



8.4. COBURG

8.4.1. INTRODUCTION

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

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

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

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

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

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

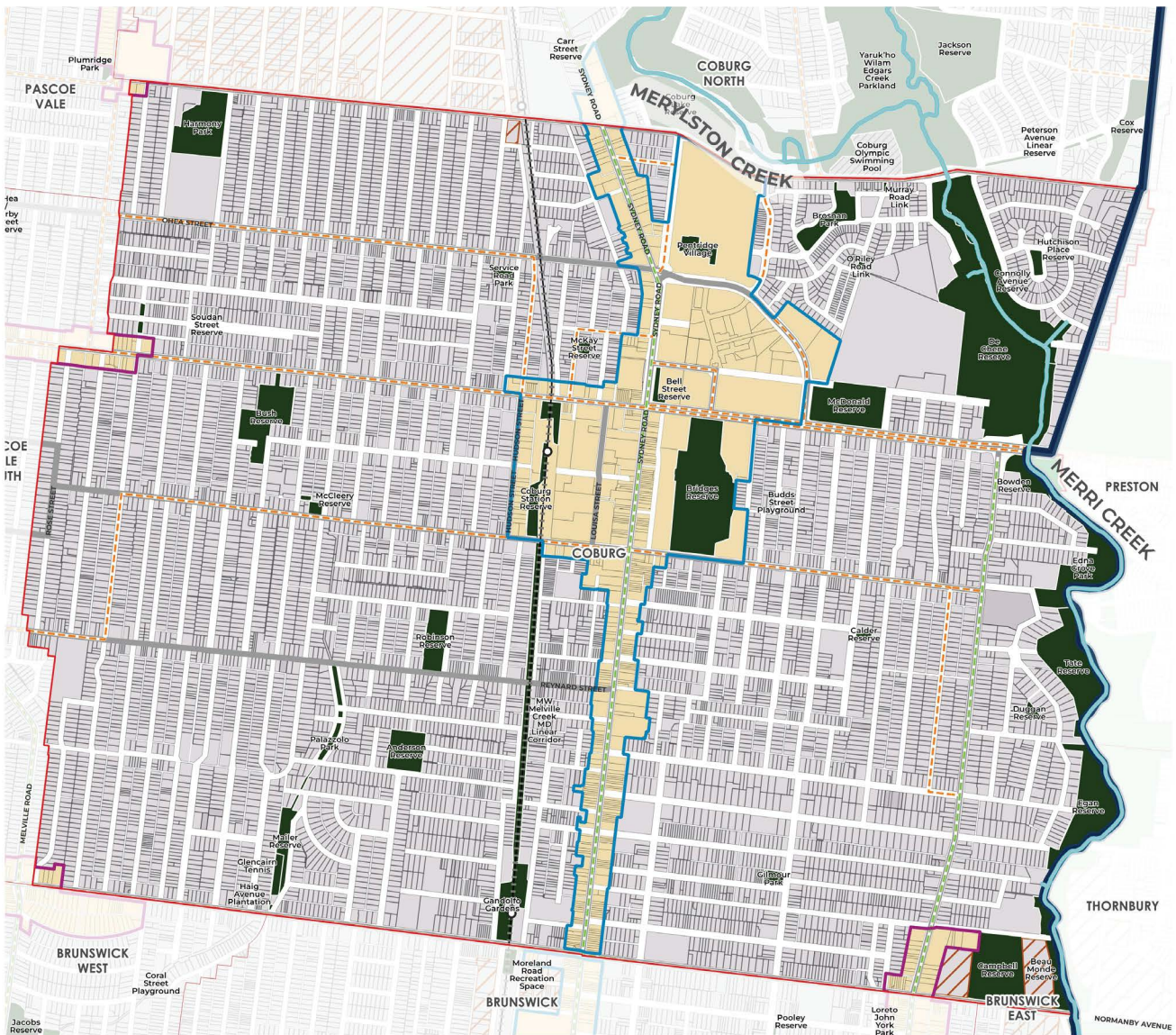
Other significant features within the suburb include the Merri Creek Trail which links a number of open spaces along the suburb's eastern boundary, the newly completed LXP works providing a series of linear open spaces along the Upfield Railway Corridor and the Pentridge Prison redevelopment including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

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

TABLE 1 - SUBURB OVERVIEW (COBURG)

Total Suburb Area - sqm	6,951,345.12
% of Suburb Area vs Municipality Area	14%
Open Space Profile	
No. of Open Space	38
Total Open Space Area - sqm	519,877.59
% of suburb open space vs all open space	9.1%
% of suburb open space area vs suburb area	7.5%
Demographic Profile	
Resident Population (2021) - persons	30,126
Worker Population (2021) - persons	8,292
Open Space per resident + worker - sqm/person	13.53

**Total open space area includes all public open space, restricted open space identified / listed in Table 3*



**COBURG
DRAWING KEY**

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

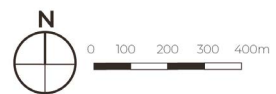


Figure 71. Coburg Existing Network

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (COBURG)

	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	38	14%	51.99	9.1%	7.5%
Restricted Open Space	0	0%	0.00	0.0%	0.0%
Hierarchy					
Regional	7	3%	25.57	4.5%	3.7%
District	4	1%	9.61	1.7%	1.4%
Neighbourhood	11	4%	2.65	0.5%	0.4%
Local	9	3%	13.91	2.4%	2.0%
Pocket	7	3%	0.25	0.0%	0.0%

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

8.4.2. EXISTING OPEN SPACE NETWORK

Table 2 identifies a total of 38 open spaces within the suburb of Coburg, amounting to a combined total area of 51.9 hectares of open space. This represents approximately 7% of the total land area of the suburb.

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

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

There is 13.53m² of open space per resident/worker within Coburg based on 2021 residential/worker population.

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

8.4.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

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

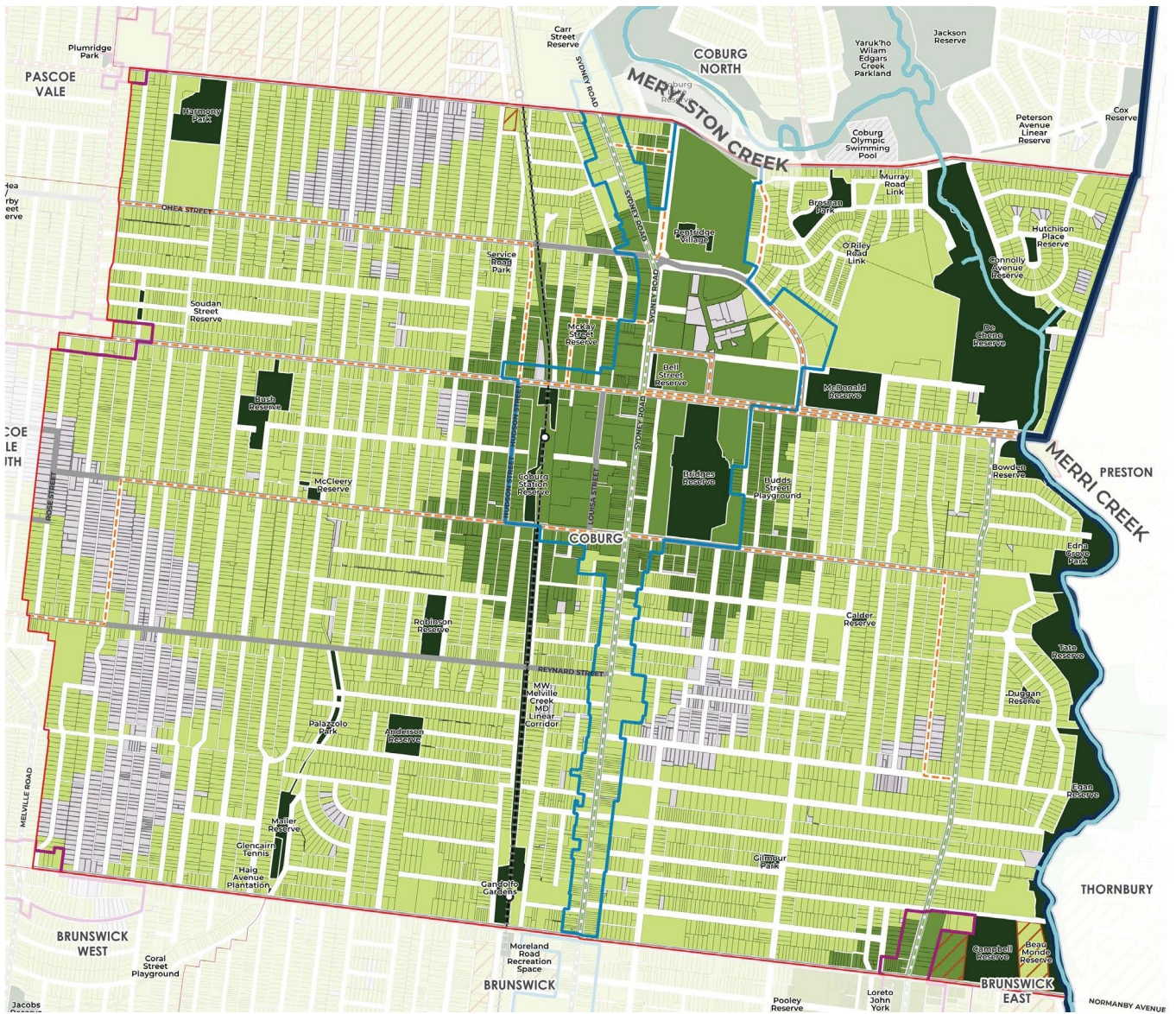
In each map, areas outside the walking catchments of the different open spaces are identified as 'gap areas'. The assessment of the existing public open space networks ability to meet the needs of future residents is informed by this analysis. Recommendations for new open space projects within the suburb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

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

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

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (COBURG)

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



COBURG
DRAWING KEY

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

- 300m Catchment
- 500m Catchment

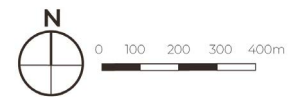
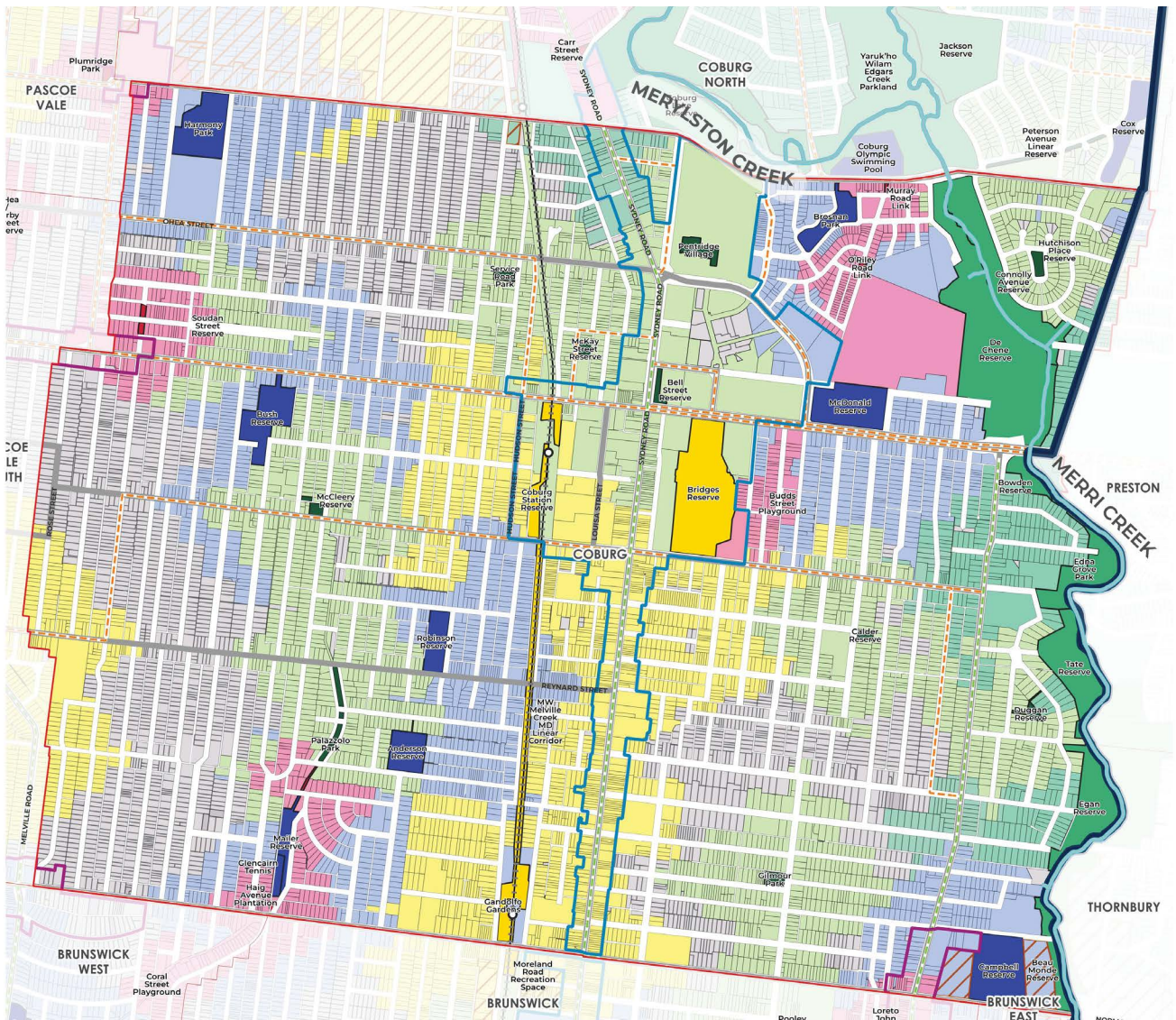


Figure 72. Coburg Baseline Service Gaps Analysis



COBURG

DRAWING KEY

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

HIERARCHY

- Pocket
- Neighbourhood
- Local
- District
- Regional

CATCHMENT

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

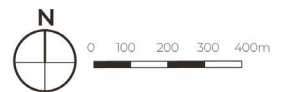
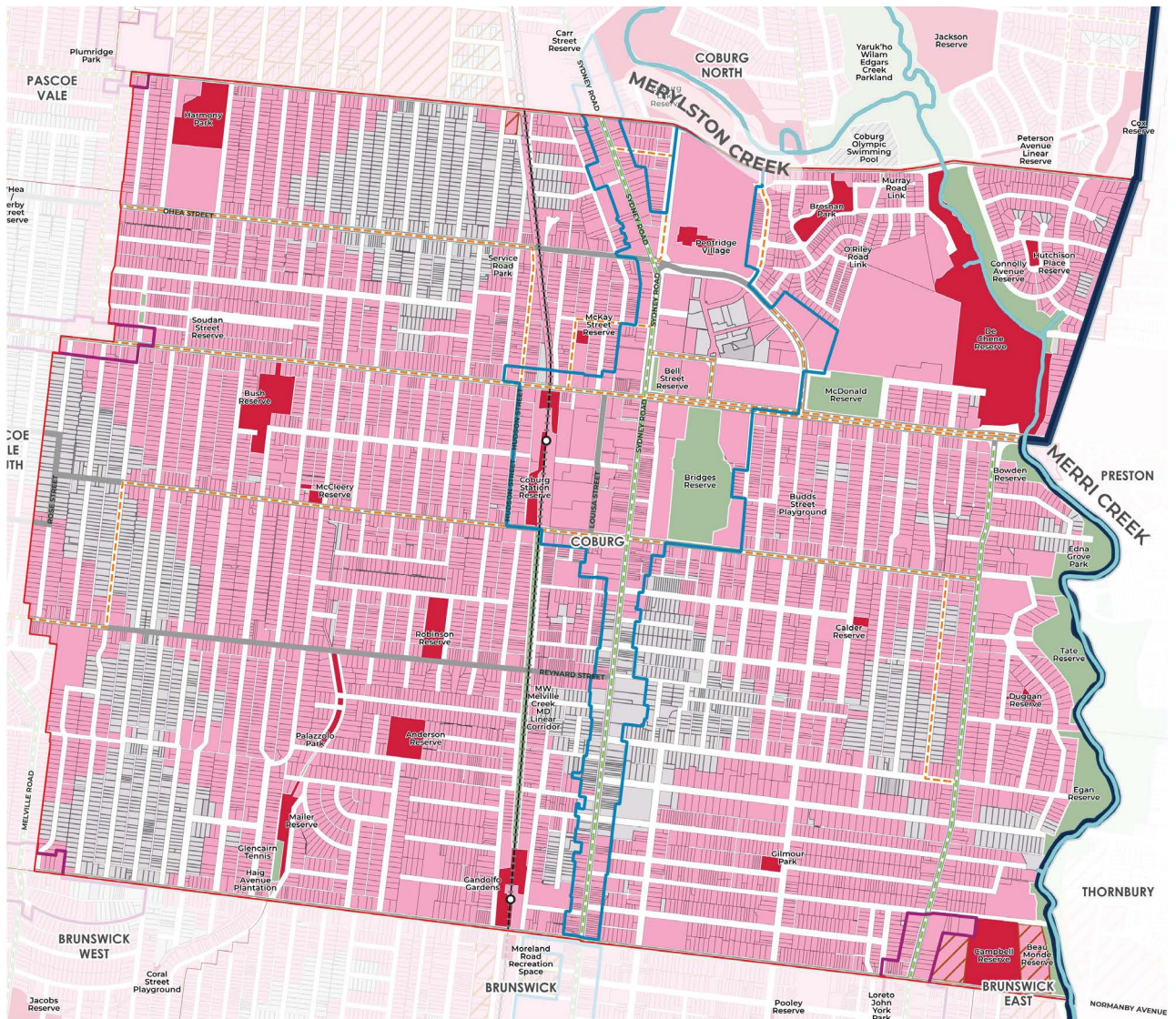


Figure 73. Coburg Hierarchy Catchment Gaps Analysis



COBURG

DRAWING KEY

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

FUNCTION

- Play Space

CATCHMENT

- 500m

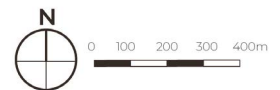
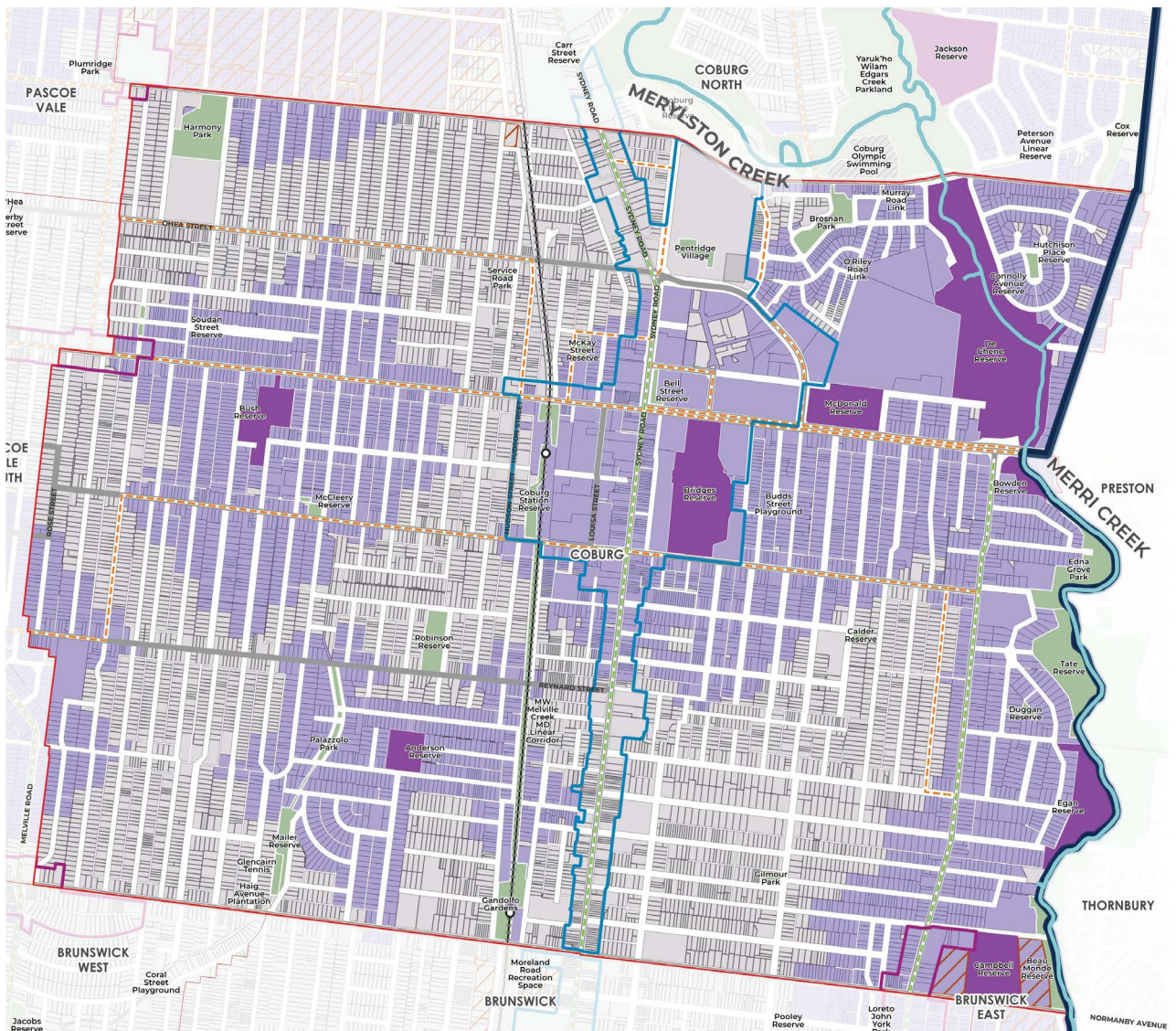


Figure 74. Coburg Function Gaps Analysis (Play Space)



COBURG

DRAWING KEY

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

FUNCTION

- Dog Park

CATCHMENT

- 500m

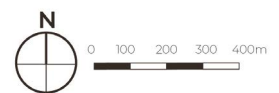
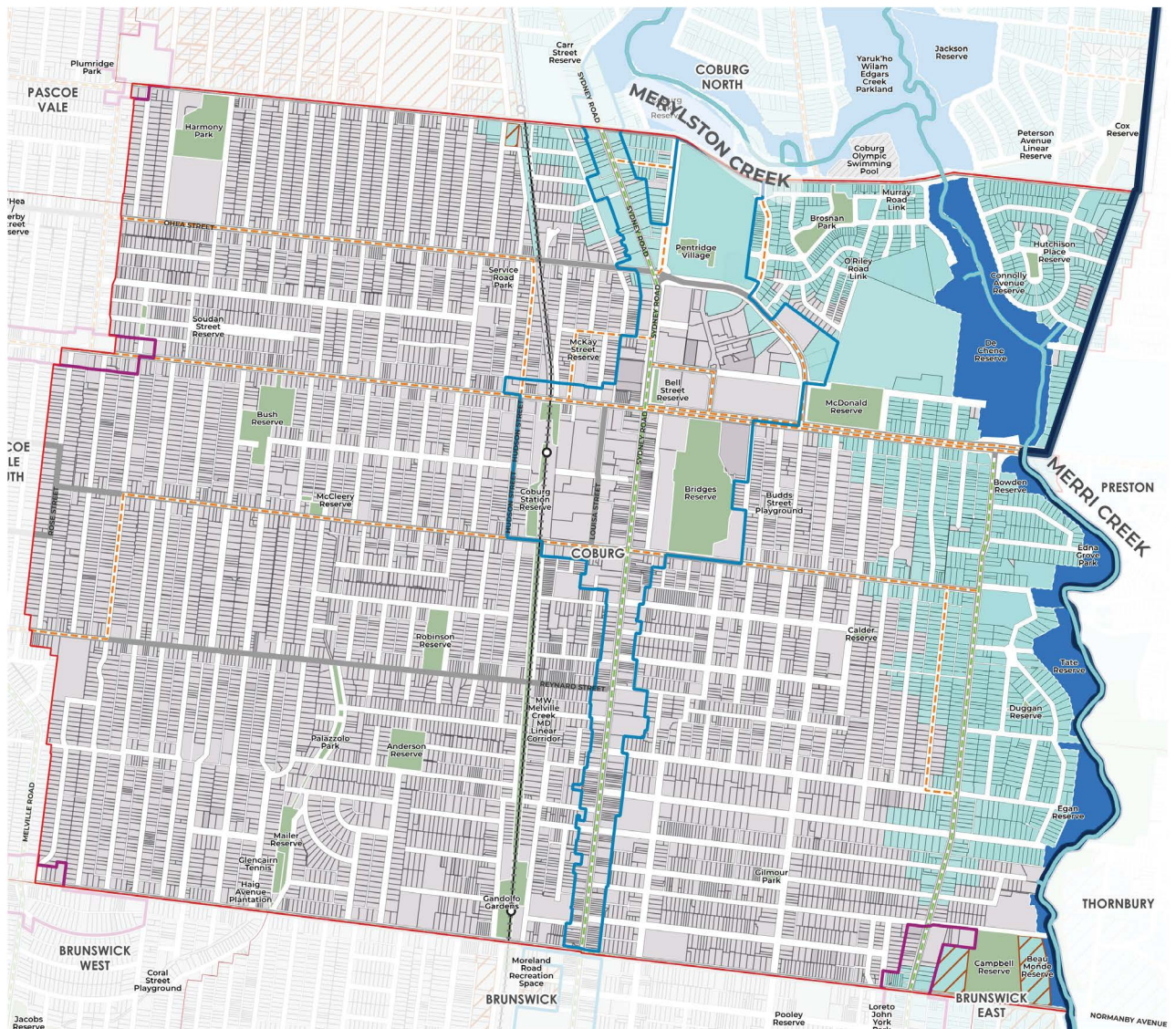


Figure 75. Coburg Function Gaps Analysis (Dog Park)



**COBURG
DRAWING KEY**

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

FUNCTION

- Creek Corridor
- Potential to improve creek corridor function

CATCHMENT

- 500m

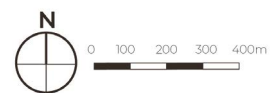
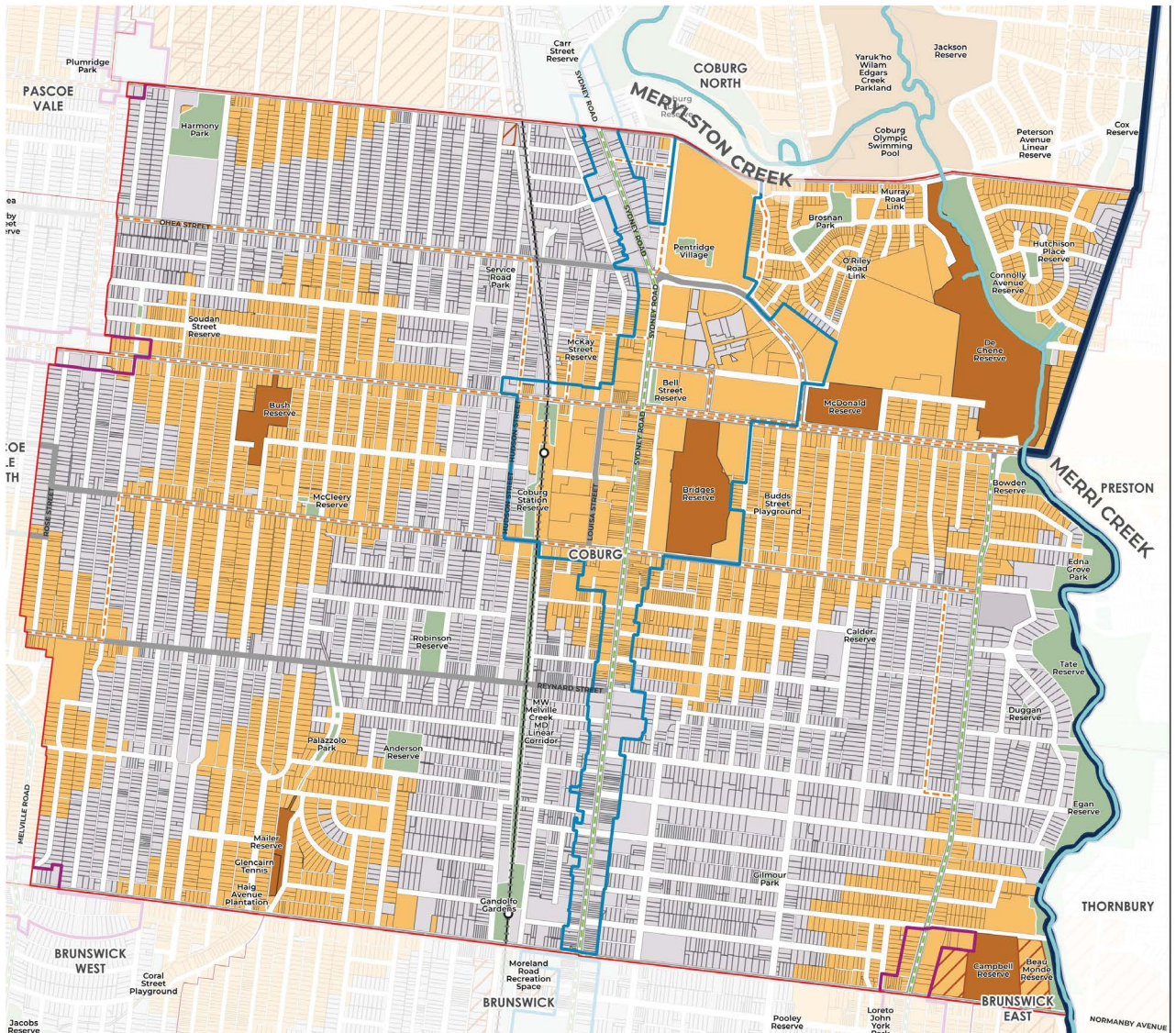


Figure 76. Coburg Function Gaps Analysis (Creek Corridor)



COBURG

DRAWING KEY

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

FUNCTION

- Formal Sport

CATCHMENT

- 500m

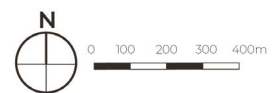


Figure 77. Coburg Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

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

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

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

HIERARCHY CATCHMENT OBSERVATIONS

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

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

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

SPECIFIC FUNCTIONS OBSERVATIONS

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

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

8.4.4. OPEN SPACE CHARACTER AND QUALITIES

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

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

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

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

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

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

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

8.4.5. COMMUNITY ENGAGEMENT INPUTS

Coburg community consultation captured:

- + Respondents enjoyed the water at Coburg Lake as a thing they liked about open space in Merri-bek. In particular, CALD respondents showed higher instances of selecting enjoy the water at Coburg Lake (49%, compared to 25% non-CALD). Coburg Lake was recognized as not accessible for people living with disability. Respondents enjoyed having parties and events in parks in particular Harmony Park, Coburg and Coburg Lake. Specific suggestions for improvements included the skate park at Coburg Lake in the focus group with young people,
- + A recommendation for drainage improvement at Campbell Reserve, Coburg causing the cancellation of sports events. The design and development of stormwater harvesting, and treatment has been included for Campbell Reserve within the identified projects list.
- + A recommendation for shade sails at Soudan St playground in Coburg to make it safer and accessible in hot weather. Soudan Street has been identified for playground upgrades within the identified projects.
- + Recommendations for a dog parks area near Edgars Reserve behind the wetland (off-leash), and on the grassed area between the Soudan Street East and West roads in the block of unused land up from the playground, Coburg (fenced).
- + Parks in close proximity are more common to residents in the North-East and South than the North-West.
- + Cycling to travel to the local park is particularly common in the North-East and South regions. Respondents from the North-East more often said they use open space as a place for children to play (58%, compared to 37% of those in the South).
- + Some of the most common formal sports fields / facilities used by survey respondents include Campbell Reserve, Coburg Leisure Centre and East Coburg Tennis Club.

8.4.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Coburg from 2021 to 2041.

Population growth is significant for the area with an estimated additional 12,312 residents anticipated by 2041 - an 41% increase in the existing population.

Worker population will also increase substantially by 2,005 - a 24% increase in the existing population.

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

At present, Coburg provides a total 13.5m² of public open space per resident/worker. In 2041, this is anticipated to reduce to 9.86m² - a reduction of 27% if the existing open space is maintained.

8.4.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

70% of future housing is anticipated to be delivered as higher density dwellings, which will be predominantly located within activity centre areas. This highlights a rapid transition to higher density housing in the suburb with the share of higher density dwellings growing from only 9% to nearly 30% of total dwellings.

Table 6 identifies that while higher density dwellings will account for 30% of suburb dwellings in the future, activity centre areas will cover only 12% of suburb land area, denoting an ongoing intensification of population in and around activity centres. This assumption excludes medium density development which will add additional pressure on existing open space assets.

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

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (COBURG)

			% of Suburb Growth		
	2021	2041	Growth	vs Overall Growth	% Change
Estimated Resident Population	30,126	42,438	12,312	20%	41%
Open Space per resident - sqm/person	17.26	12.25	5		-29%
Estimated Worker Population	8,292	10,297	2,005	10%	24%
Open Space per worker - sqm/worker	62.70	50.49	12		-19%
Estimated Resident + Worker Population	38,418	52,735	14,317	17%	37%
Open Space per Resident + Worker - sqm/person	13.53	9.86	-4		-27%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (COBURG)

	2021		2041		Growth	
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings	%
Separate Dwellings	7,203	63%	7,203	41%	-	-
Medium Density	3,227	28%	4,946	28%	1,719	29%
High Density	985	9%	5,209	30%	4,224	71%
Total	11,415	100%	17,358	100%	5,943	100%

8.4.8. CONCLUSIONS

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

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

Coburg is anticipated to support 17% of the municipality's growth in residents and workers within 14% of the municipality's land area. Only 8% of the municipality's open space is located within Coburg, representing a significant underprovision of open space relative to the suburb's anticipated importance as a place to live and work. Considering that many future dwellings will be delivered in higher density typologies, this growth will fall disproportionately on activity centre areas warranting investment in bolstering open space access in these locations and eliminating gap areas to reduce pressure on existing open spaces.

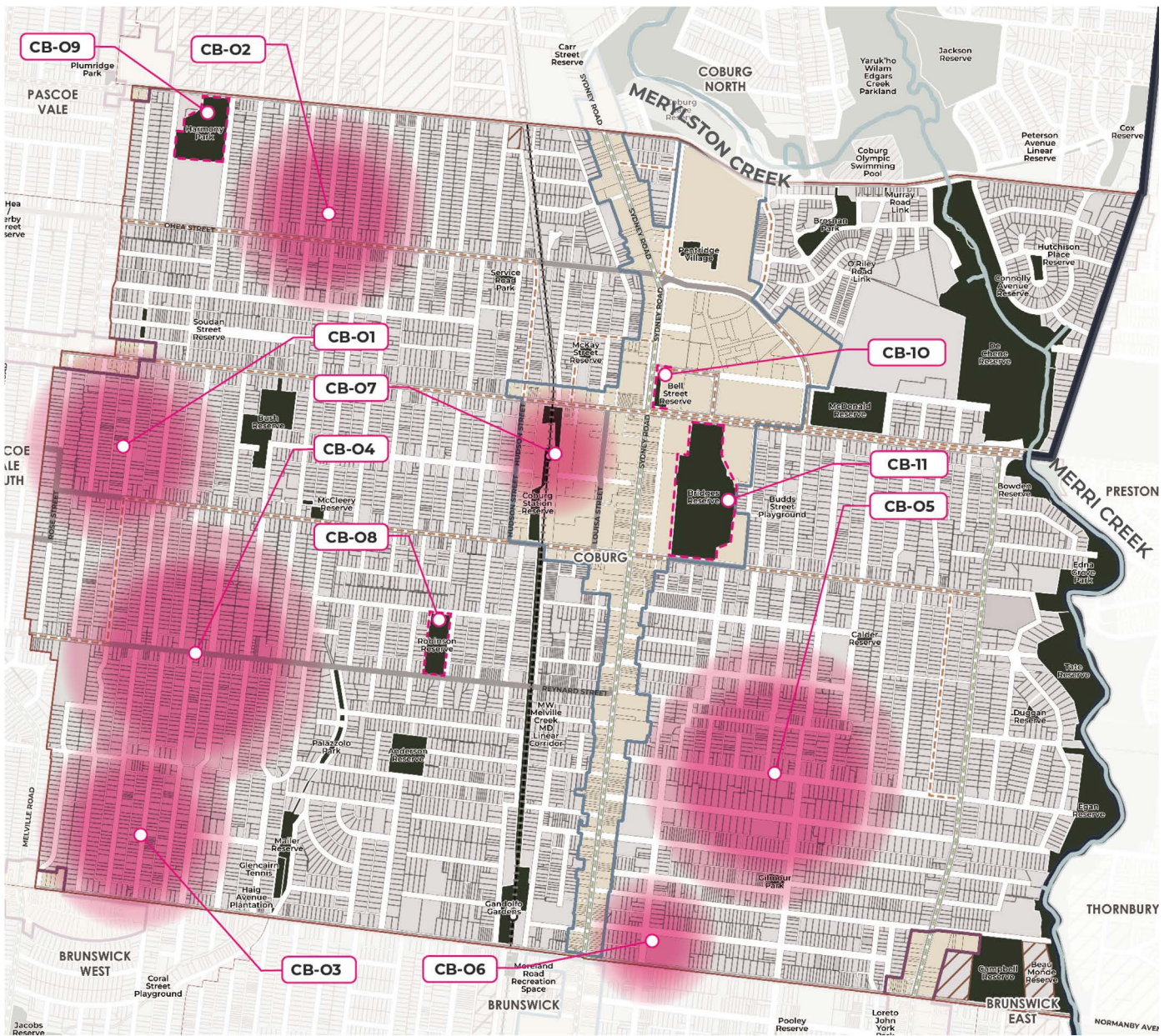
The regionally significant parklands of Merri Creek Corridor and nearby Coburg Lake Reserve provide important regional spaces however their locations at the periphery of the suburb and some distance from most activity centre limits the convenience of these open space assets for local, every-day use.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

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

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

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (COBURG)		
Suburb Area (ha)		695
	Total Area (ha)	% of Suburb Area
Major Activity Centre	77.79	11.19%
Neighbourhood Activity Centre	5.25	0.76%
Total	83.05	11.95%
Total Dwellings (2041)		17,358
Total High Density Dwellings in Suburb		5,209
Total High Density Dwellings in Suburb %		30%

TABLE 7 - SUMMARY OF CHANGE (COBURG)		
Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	14,317	17%
Total Suburb Area (sqm) and %	6,951,345.12	14%
Existing Open Space Supply		
Total Existing OS Area		519,877.59
Total Existing OS Area as % of Suburb		7%
Total Existing OS Suburb Area vs OS Municipality Area		9%
Projected High Density Settlement Pattern		
Projected High Density Dwellings and % of Dwelling Stock	5,209	30%
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	830,458	11.95%



COBURG

DRAWING KEY

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

-  ID-00 Project Identifier
-  Upgrades
-  Land Acquisition

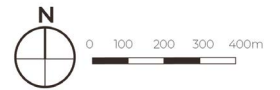


Figure 78. Coburg Open Space Key Recommendation

8.4.9. COBURG KEY PROJECTS

TABLE 8 - PROJECT LISTS						OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
CB01	New Neighbourhood Park 1 in Coburg	Deliver a new Neighbourhood Space to address part of the western gap area. This open space will be multi-functional and provide a play space integration of an off-lead area to address specific function gap.	Coburg		H	Y	Y	N	Y	N	N	\$\$\$\$	1
CB02	New Neighbourhood Park 2 in Coburg	Deliver a new Neighbourhood Space to address NW gap area. This open space will be multi-functional and provide a play space. It should also consider integration of dog park / off-lead areas if Harmony Park is not upgraded to support off-lead dog activities	Coburg		M	Y	N	N	N	N	N	\$\$\$\$	1
CB03	New Neighbourhood Park 3 in Coburg	Deliver a new Neighbourhood Space to address part of SW gap area. This open space will be multi-functional and provide a play space.	Coburg		L	Y	N	N	N	N	N	\$\$\$\$	1
CB04	New Local Park 1 in Coburg	Deliver a new Local Space to address part of the western gap area. This open space will be multi-functional and provide a play space. It should also consider integration of dog park / off-lead areas to address specific function gap.	Coburg		M	Y	N	N	N	N	N	\$\$\$\$	1
CB05	New Local Park 2 in Coburg	Deliver a new Local Space to address the eastern gap area. This open space will be multi-functional and provide a play space. It should also consider integration of dog park / off-lead areas to address specific function gap.	Coburg		L	Y	N	N	N	N	N	\$\$\$\$	1
CB06	New Pocket Park 1 in Coburg	New Pocket Park space to service gap area and increased population in adjacent AC. Provide opportunities for passive recreation and play	Coburg		M	Y	N	N	N	N	Y	\$\$\$\$	1
CB07	New Pocket Park 2 in Coburg	New Pocket Park space to service increased population in AC in higher density context. Provide opportunities for passive recreation suitable to high density context.	Coburg		M	Y	N	N	N	N	Y	\$\$\$\$	1
CB08	Robinson Reserve	Provide an off-lead dog area within Robinson Reserve to address gap area	Coburg		S	N	N	N	Y	N	Y	\$\$	4
CB09	Harmony Park	Upgrade existing skate park, and the design and construction of WSUD stormwater treatment system to improve the quality of the open space by providing additional irrigation for the public open space and providing a publicly accessible raingarden / swale for public enjoyment.	Coburg		M	N	N	Y	Y	N	N	\$\$\$\$	2, 3, 4
CB10	Bell Street Reserve	Expand functions to support increasing population in activity centre including improved seating, tables and places to linger for passive recreation opportunities.	Coburg		M	N	N	N	N	N	Y	\$	1
CB11	Bridges Reserve	Expand functions to support increasing population in the activity centre. Improved seating, tables and places to linger for passive recreation opportunities. Inclusion of a dementia friendly / age friendly outdoor toilets in close proximity to seniors exercise park. Installation of shade sail, outdoor seating for older people, sensory garden, and upgraded path to access City Oval facilities.	Coburg		M	N	Y	Y	N	N	N	\$\$\$\$	1
CB12	Central Coburg Town Square	Create new open space town square in central Coburg as part of the Coburg Square redevelopment.	Coburg		H	N	N	Y	N	N	N	\$\$\$\$	1
CB13	Soudan	Soudan Street playground and park upgrade	Coburg		H	N	N	Y	N	N	N	\$\$	1
CB14	Calder Reserve	Upgrade and enhancement of existing playground.	Coburg		H	N	N	Y	N	N	N	\$\$	1
CB15	Beau Monde Reserve	Beau Monde open space / park upgrades including: Installation of path, seating, signage, culverts to address drainage issues with revegetation of steep slopes and buffer vegetation to improve functionality of open space.	Coburg	Regional	H	N	N	Y	Y	Y	Y	\$	1, 5
CB16	Tate Reserve	Upgrade open space including revegetation, path improvements, drinking fountain, wayfinding, shelter, nature play, formal entry dog beach, land acquisition and design and construction of wetland (stormwater treatment) to improve the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity.	Coburg	Regional	H	N	N	Y	Y	Y	N	\$\$\$\$	1

TABLE 8 - PROJECT LISTS						OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
CB17	Budds Street Playground	Upgrade of existing playground.	Coburg	Pocket	M	N	N	Y	N	N	N	\$	1
CB18	McKay Street Reserve	Upgrade of existing playground.	Coburg	Neighbourhood	M	N	N	Y	N	N	N	\$\$	1
CB19	Brosnan Park	Upgrade of existing playground.	Coburg	Local	M	N	N	Y	N	N	N	\$\$	1
CB20	Hutchison Place	Upgrade of existing playground.	Coburg	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1
CB21	Duggan Reserve	Upgrade of existing playground.	Coburg	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1
CB22	Egan Reserve	Improvements including upgrade with dog beach facilities to protect the creek, NRM and stormwater bioretention to improve the quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity.	Coburg	Regional	L	N	N	Y	Y	N	N	\$\$\$\$	3, 4
CB23	McDonald Reserve	Upgrade of existing playground and sports ground surface, drainage and irrigation.	Coburg	Local	M	N	N	Y	N	N	N	\$\$\$\$	4
CB24	De Chene Reserve	Land acquisitions and upgrade of sports field lighting, playground renewal, installation of an exercise station and stormwater harvesting including improving the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment.	Coburg	Regional	M	N	N	Y	N	N	N	\$\$\$\$	1
CB25	Bush Reserve	Upgrade of existing playground.	Coburg	Local	L	N	N	Y	N	N	N	\$\$\$	1, 4
CB26	Gilmour Park	Upgrade of existing playground.	Coburg	Neighbourhood	L	N	N	Y	N	N	N	\$\$\$	1
CB27	Connolly Avenue	Upgrade of existing park.	Coburg	Regional	L	N	N	Y	N	N	N	\$	1
CB28	Campbell Reserve	Upgrade playground, design and construction of stormwater treatment and harvesting system improving the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment.	Coburg	Local	L	N	N	Y	Y	N	N	\$\$\$\$	1
CB29	Anderson Reserve	Upgrade of existing playground. Design and construction of stormwater treatment and harvesting and infiltration system.	Coburg	Local	L	N	N	Y	Y	N	N	\$\$	1
CB30	Mailer Reserve	Upgrade of existing playground.	Coburg	Local	L	N	N	Y	N	N	N	\$\$	1
CB31	Palazzolo Park	Upgrade of existing playground.	Coburg	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1
CB32	Bowden Reserve	Merri Creek Linear Reserve land acquisition to improve linear link and reconstruct SUP and access paths in Bowden Resrve (under Bell Street).	Coburg	Regional	M	N	N	N	Y	Y	N	\$\$\$\$	3, 5
CB33	Victoria Mall, Coburg	Upgrade the Victoria Mall civic open space	Coburg	Neighbourhood	M	N	N	Y	N	N	N	\$\$\$\$	1
CB34	City Oval	Revitalise Coburg City Oval Harding St parkland with a new playground within adequate distance from senior exercise park including a gathering space, revitalised bowls club, new paths, IWM, accessible toilets, and heritage works. Reconstruct playing field, with drainage and irrigation, coaches boxes, goal protective netting, new goal posts, perimeter fence and sports field lighting.	Coburg	District (within Bridges Reserve)	H	N	N	Y	N	N	N	\$\$\$\$	1, 3, 4
CB35	East Coburg and Coburg Tennis Club	Improvements to tennis courts at Coburg Tennis Club and rectify tennis courts subsidence at East Coburg Tennis Club.	Coburg	Local (at McDonald Reserve)	M	N	N	Y	N	N	N	\$\$\$	4
CB36	Richards Reserve	Upgrade playing field including leveling and turf renewal, new drainage, new irrigation system.	Coburg	District	M	N	N	Y	N	N	N	\$\$\$\$	4



8.5. COBURG NORTH

8.5.1. INTRODUCTION

Coburg North is a 4.8km² suburb located within the south-east of the municipality. Adjoining suburbs include Fawkner, Hadfield, Pascoe Vale, Coburg, Preston and Reservoir. The suburb boundaries of Coburg are irregular but are generally defined by the Merri Creek and Elizabeth Street along its eastern boundary, Murray Road to the south, Sussex Street to the west and Boundary Road to the north. Topographically, Coburg is influenced by the Merri Creek and Edgars Creek corridors. Higher ground is located to the north of Bell Street, sloping down to surrounding creek valley corridors.

Coburg North has developed with a series of distinct mixed use precincts over time. Industrial and employment areas prevail west of Sydney Road in the south-west of the suburb and to the north-east near the former Kodak factory site while residential environs prevail in the north-west and closer to the creek corridors. Coburg Lake is a regionally significance parkland reserved in 1912 located on the suburb's southern boundary with Coburg.

While significant urban renewal has been occurring to its south, Coburg North remains a predominantly lower scale suburb with some townhouse and villa unit development occurring in the suburb.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies four activity centres within Coburg. These are the Coburg MAC, Gaffney/Sussex Street and Elizabeth Street Neighbourhood Activity Centres and the Newlands Road/Carr Street Local Activity Centre.

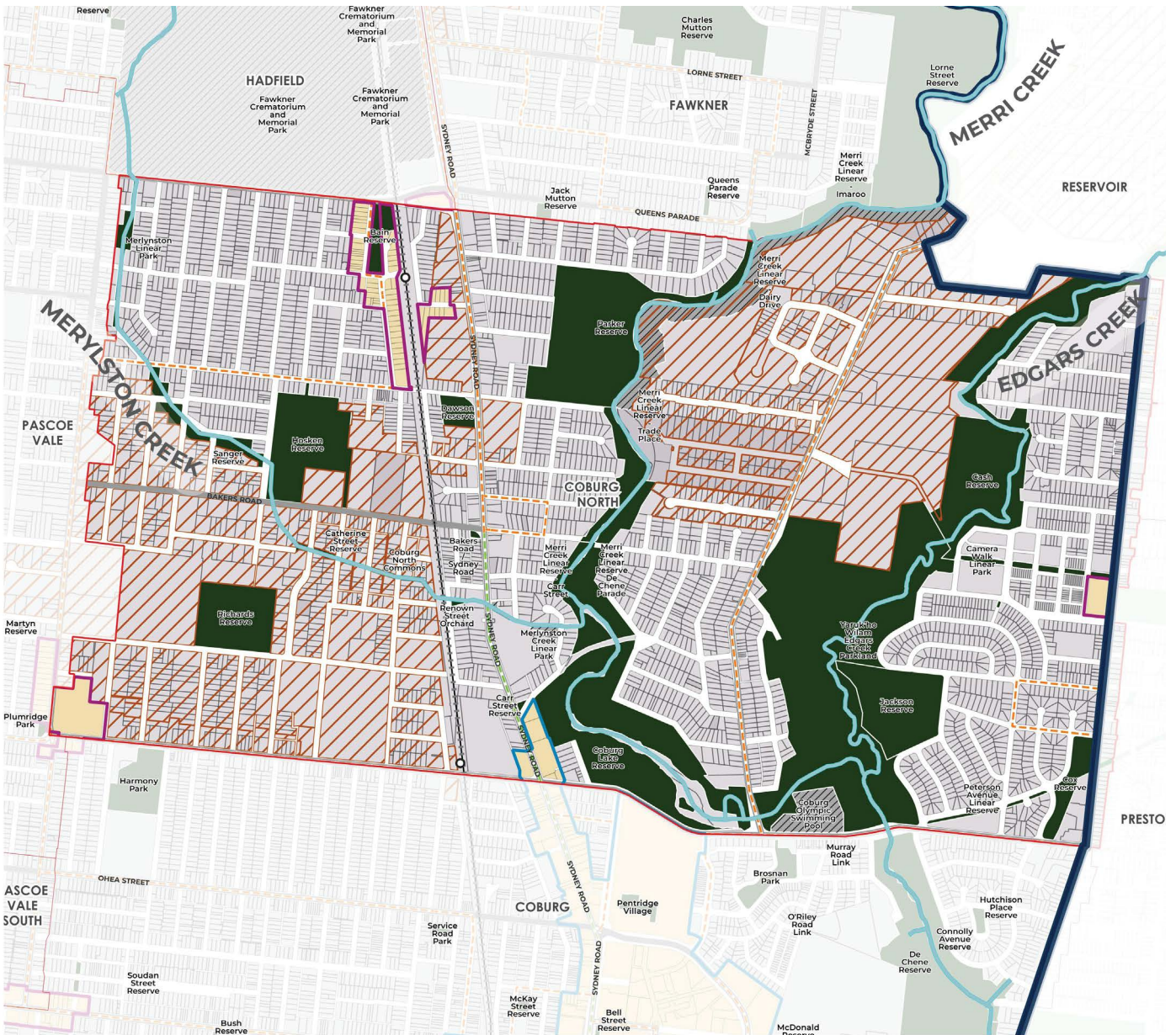
Schedule 24 of Clause 43.02 – Design and Development Overlay outlines development objectives for neighbourhood centres as lower order centres supporting increased densities.

Coburg North is the confluence of a trio of significant creek systems with Merri Creek, Edgars Creek and Merlynston Creek (piped) converging near the Coburg Lake Reserve. These creek corridors heavily influence the distribution and quality of open space within the suburb and creating a series of linear open space corridors. In the case of Merri Creek and Edgar's Creek these are largely intact and feature expansive parklands, while Merlynston Creek, being largely piped, has varying degrees of public access and passes through a more constrained urban context.

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

TABLE 1 - SUBURB OVERVIEW (COBURG NORTH)

Total Suburb Area - sqm	4,849,691.12
% of Suburb Area vs Municipality Area	9%
Open Space Profile	
No. of Open Space	28
Total Open Space Area - sqm	1,007,856.98
% of suburb open space vs all open space	17.6%
% of suburb open space area vs suburb area	20.8%
Demographic Profile	
Resident Population (2021) - persons	9,182
Worker Population (2021) - persons	7,889
Open Space per resident + worker - sqm/person	59.04
<i>*Total open space area includes all public open space, restricted open space identified / listed in Table 3</i>	



**COBURG NORTH
DRAWING KEY**

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

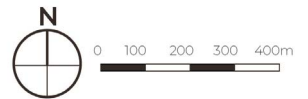


Figure 79. Coburg North Existing Network

8.5.2. EXISTING OPEN SPACE NETWORK

Table 1 identifies a total of 28 open spaces within the suburb of Coburg North, amounting to a combined total area of 100 hectares of open space. This represents approximately 21% of the total land area of the suburb.

Nine (9) public open spaces are identified as having a component of restricted open space (eg. Sports club facilities or within a larger public reserve or overland flow path in creek corridor).

Eleven (11) open spaces are located within the Merri Creek / Edgars Creek Precinct which provides a network of linked open spaces of regional significance, giving access to a broader open space network stretching north and south into adjoining suburbs.

A total of 59.4m² of open space is available per resident/worker within Coburg North based on 2021 residential/worker population.

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

8.5.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

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

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

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

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

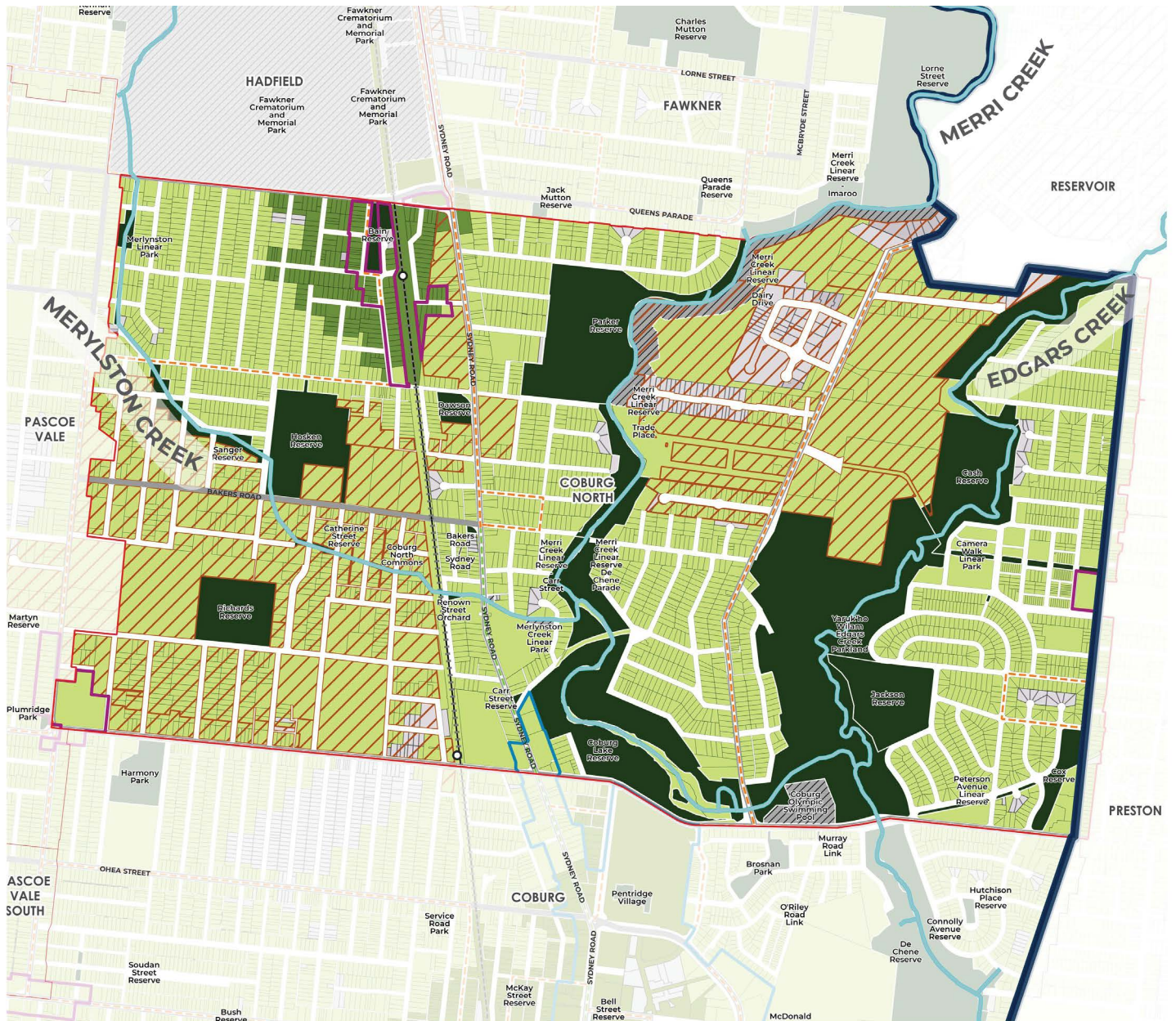
TABLE 2 - OPEN SPACE NETWORK HIERARCHY (COBURG NORTH)

	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	24	9%	93.12	16.2%	19.2%
Restricted Open Space	4	1%	7.67	1.3%	1.6%
Hierarchy					
Regional	8	3%	69.19	12.1%	14.3%
District	4	1%	22.11	3.9%	4.6%
Neighbourhood	4	1%	1.24	0.2%	0.3%
Local	7	3%	7.98	1.4%	1.6%
Pocket	5	2%	0.27	0.0%	0.1%

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

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (COBURG NORTH)

ID	Open Space Name	Area (ha)	Hierarchy	Linking Space	Play Space	Formal Sports	Informal Sports	Civic	Nature Conservation	Creek Corridor	Heritage	Passive Recreation	Utility	Horticulture	Dog Park	Undefined
11	Merri Creek Linear Reserve - Carr Str	1.34	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗	✓
23	Coburg Olympic Swimming Pool	1.88	Local	✗	✗	✓	✗	✗	✓	✗	✓	✗	✗	✗	✗	✗
45	Jackson Reserve	5.23	Regional	✗	✓	✓	✗	✗	✓	✓	✗	✗	✗	✗	✓	✗
69	Bakers Road / Sydney Road	0.05	Pocket	✗	✗	✗	✗	✗	✗	✓	✗	✓	✗	✗	✗	✗
71	Sanger Reserve	1.47	Local	✓	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗
75	Bain Reserve	0.90	Local	✗	✓	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗
77	Cox Reserve	1.51	Local	✗	✓	✗	✓	✗	✓	✗	✗	✓	✗	✗	✗	✗
102	Dawson Reserve	0.79	Local	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
116	Hosken Reserve	5.72	District	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✓	✗
118	Richards Reserve	4.05	District	✗	✓	✓	✓	✗	✗	✗	✓	✓	✗	✗	✓	✗
141	Yaruk'ho Wilam Edgars Creek Parkla	28.46	Regional	✓	✗	✓	✗	✗	✓	✓	✓	✓	✗	✗	✗	✗
144	Carr Street Reserve	0.05	Pocket	✓	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗
146	Camera Walk Linear Park	0.61	Local	✓	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
147	Unnamed #29 (Res#1, Danthonia St)	0.02	Pocket	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
154	Merri Creek Linear Reserve De Chene	1.92	Regional	✓	✓	✗	✗	✗	✓	✓	✓	✗	✗	✗	✗	✗
158	Peterson Avenue Linear Reserve	0.32	Neighbourhood	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
172	Parker Reserve	11.70	Regional	✓	✓	✓	✗	✗	✓	✓	✗	✓	✗	✗	✓	✗
183	Cash Reserve	7.29	District	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✓	✗
213	Merri Creek Linear Reserve - Trade Pl	0.44	Neighbourhood	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
214	Merri Creek Linear Reserve - Dairy Dr	5.05	District	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
217	Unnamed #14	5.70	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✓	✗
220	Spry Street Merri Creek	2.74	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
238	Coburg Lake Reserve	12.09	Regional	✓	✓	✗	✓	✗	✓	✓	✓	✓	✗	✗	✗	✗
247	Merlynston Linear Park	0.81	Local	✓	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
248	Merlynston Creek Linear Park	0.30	Neighbourhood	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
249	Catherine Street Reserve	0.17	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✓
250	Renown Street Orchard	0.07	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	✗	✗
260	Coburg North Commons	0.08	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓



COBURG NORTH

DRAWING KEY

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

- 300m Catchment
- 500m Catchment

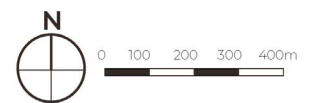
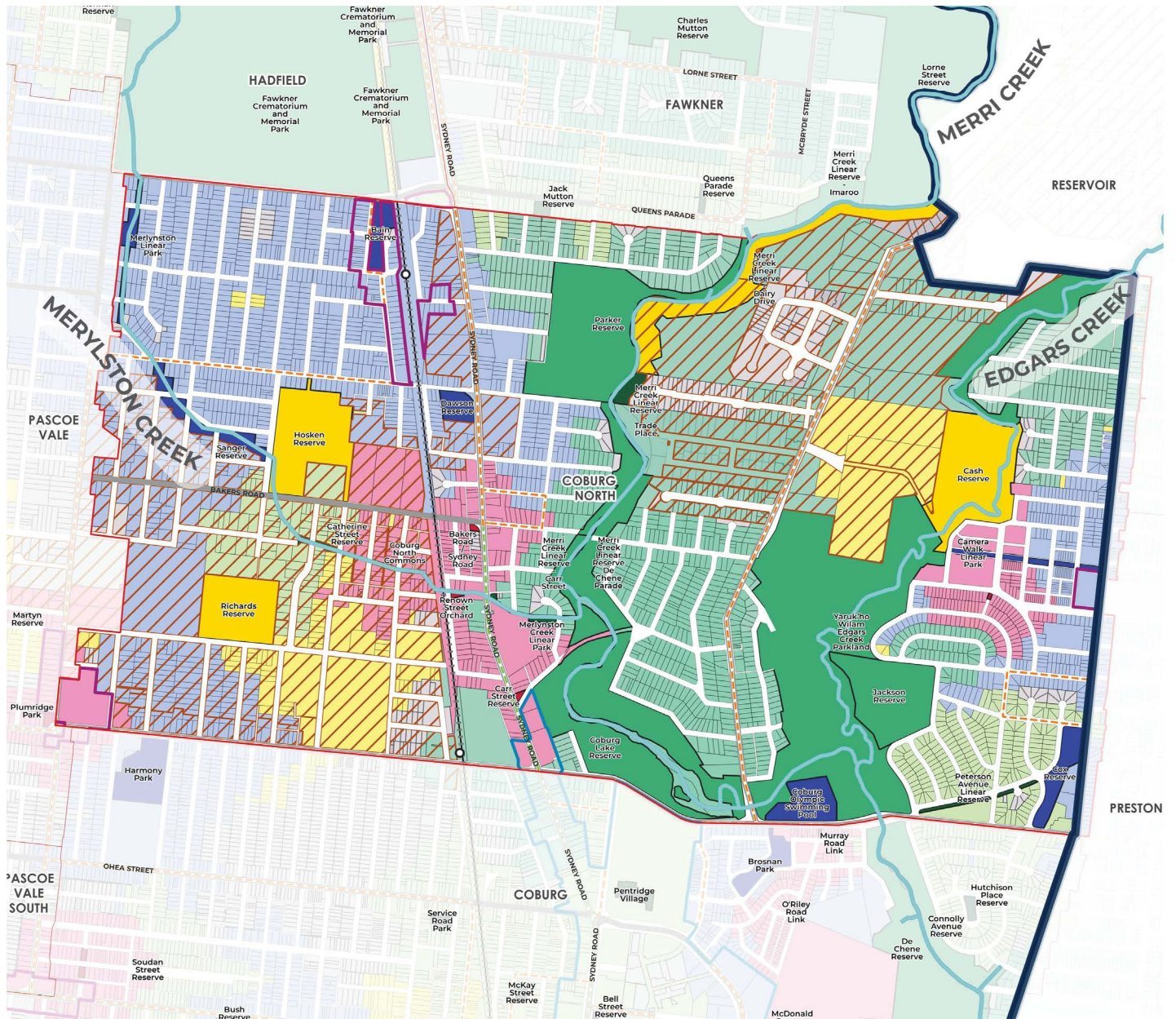


Figure 80. Coburg North Baseline Service Gaps Analysis



COBURG NORTH

DRAWING KEY

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

HIERARCHY

-  Pocket
-  Neighbourhood
-  Local
-  District
-  Regional

CATCHMENT

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

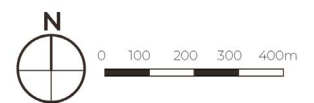
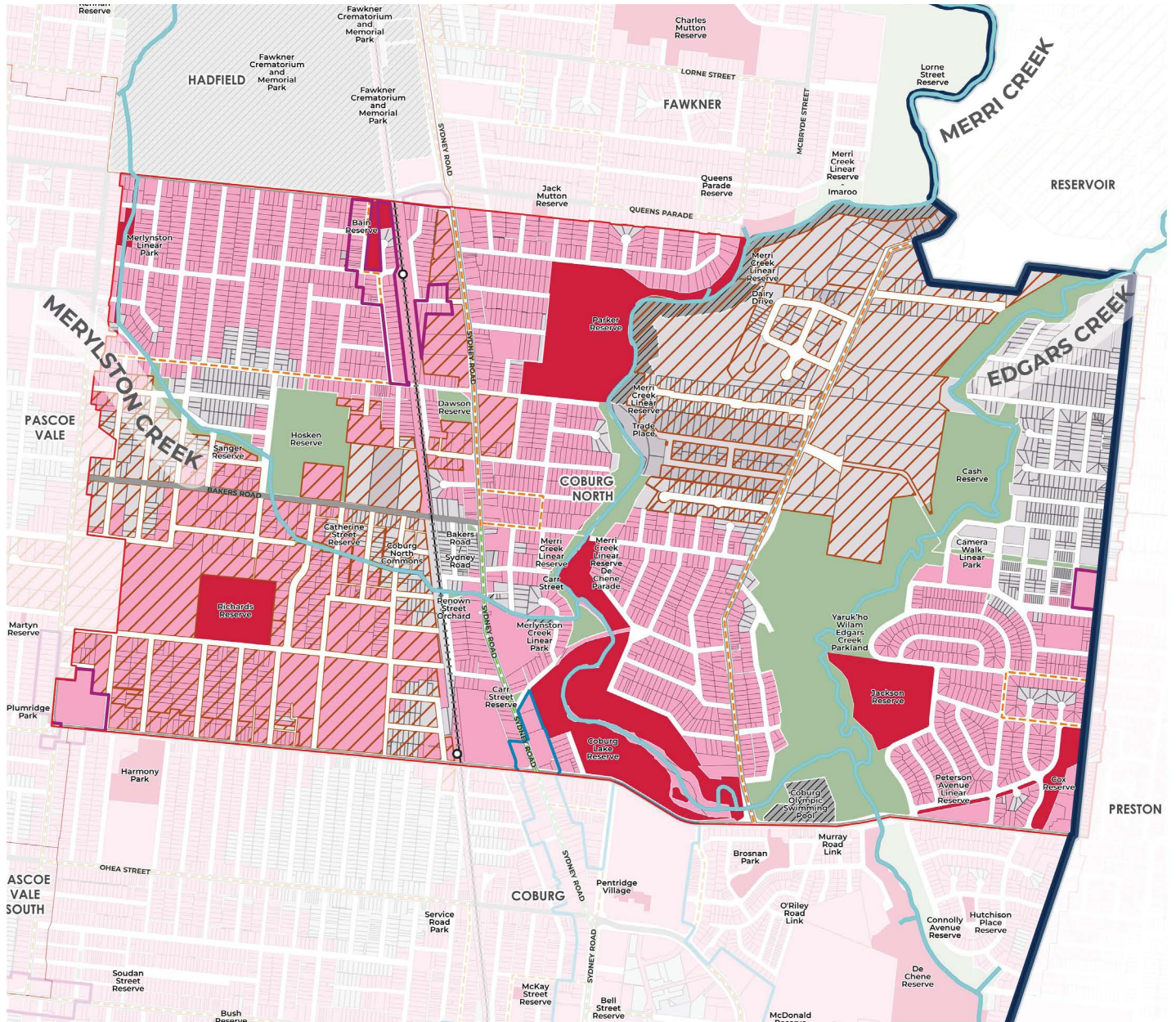


Figure 81. Coburg North Hierarchy Catchment Gaps Analysis



COBURG NORTH

DRAWING KEY

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

FUNCTION

- Play Space

CATCHMENT

- 500m

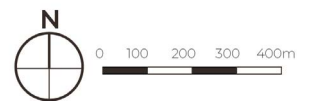
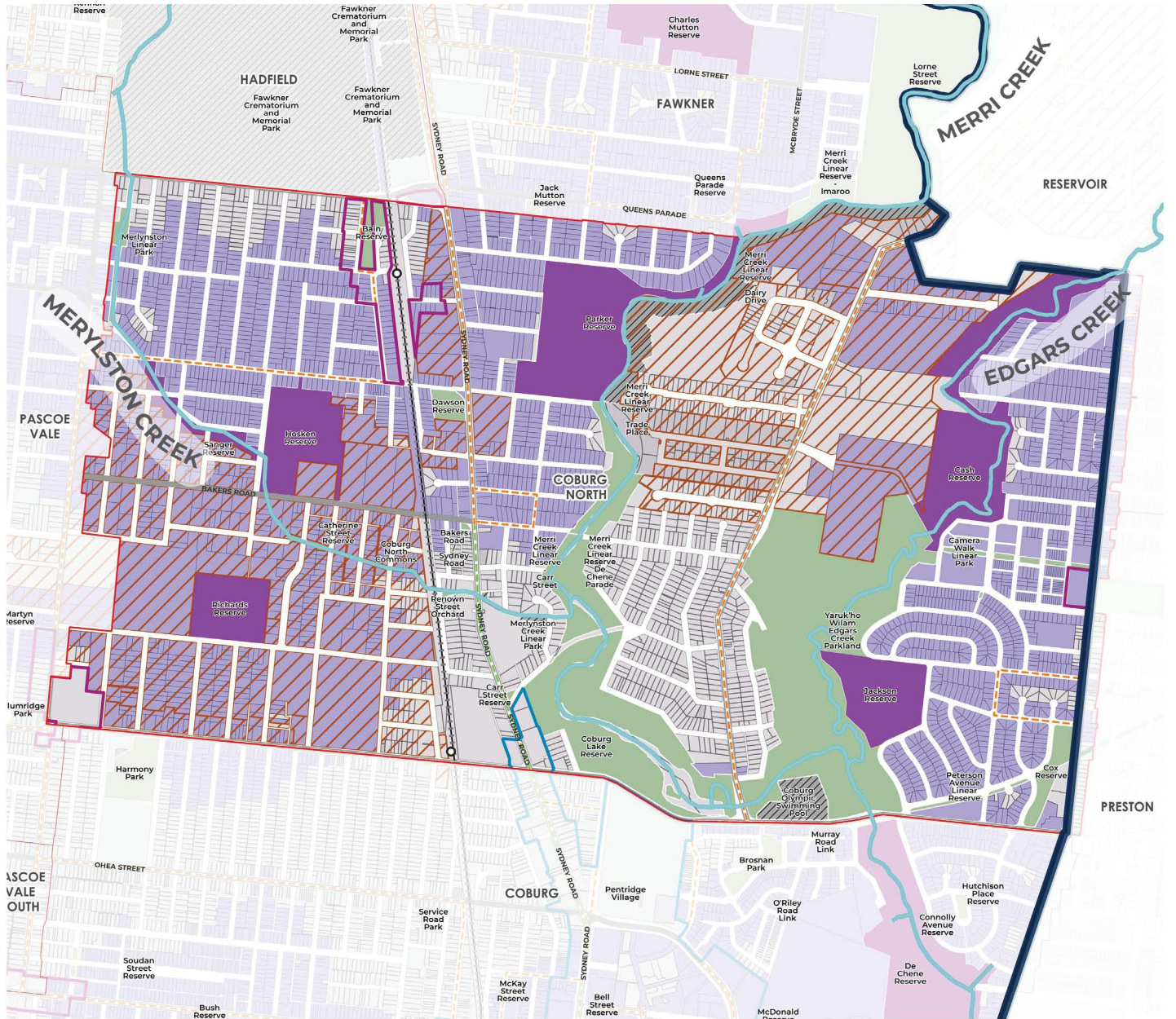


Figure 82. Coburg North Function Gaps Analysis(Play Space)



COBURG NORTH

DRAWING KEY

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

FUNCTION

- Dog Park

CATCHMENT

- 500m

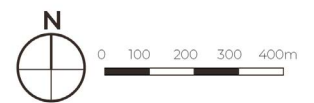
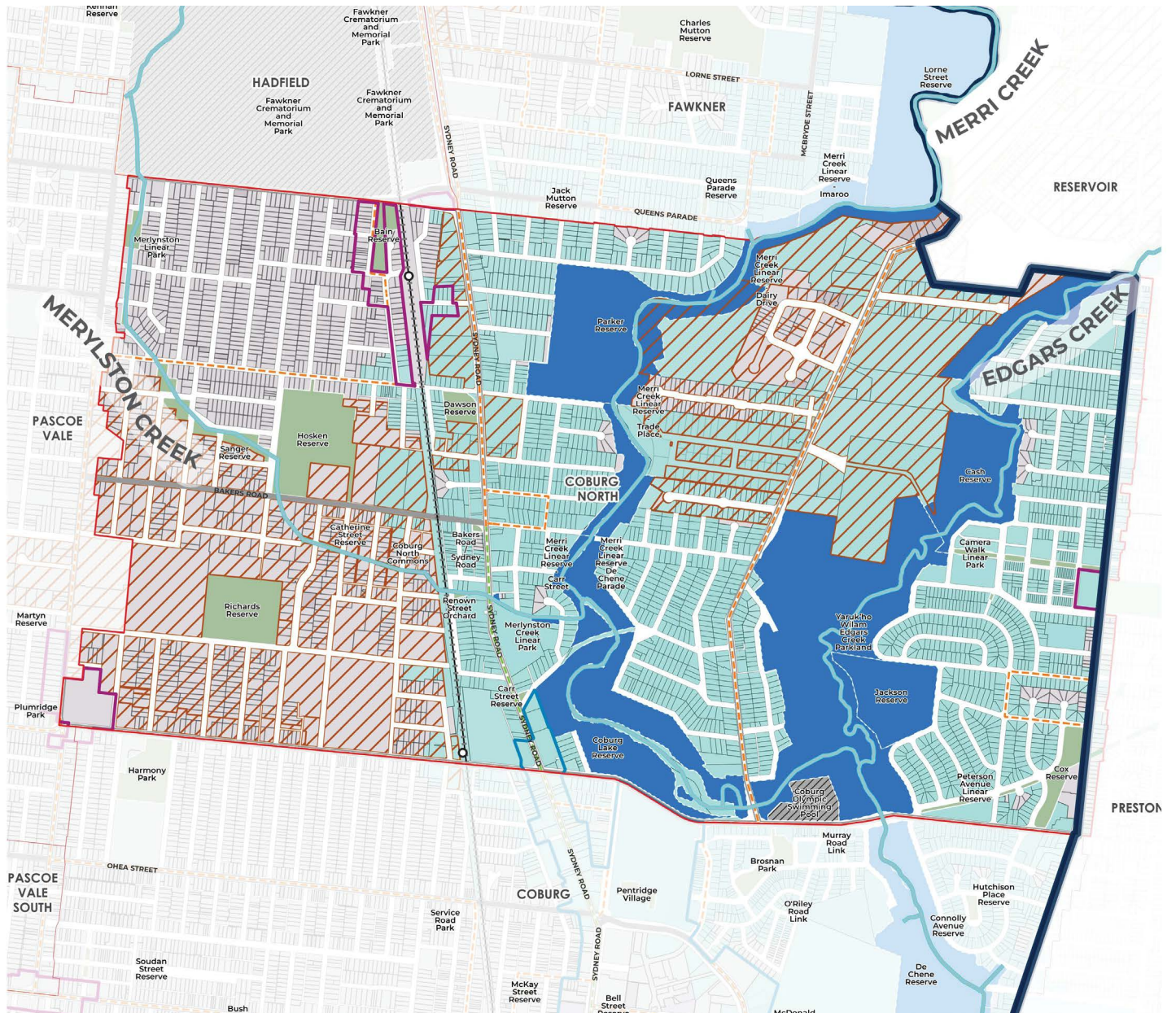


Figure 83. Coburg North Function Gaps Analysis (Dog Park)





COBURG NORTH

DRAWING KEY

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

FUNCTION

-  Creek Corridor
-  Potential to improve creek corridor function

CATCHMENT

-  500m

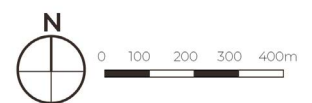
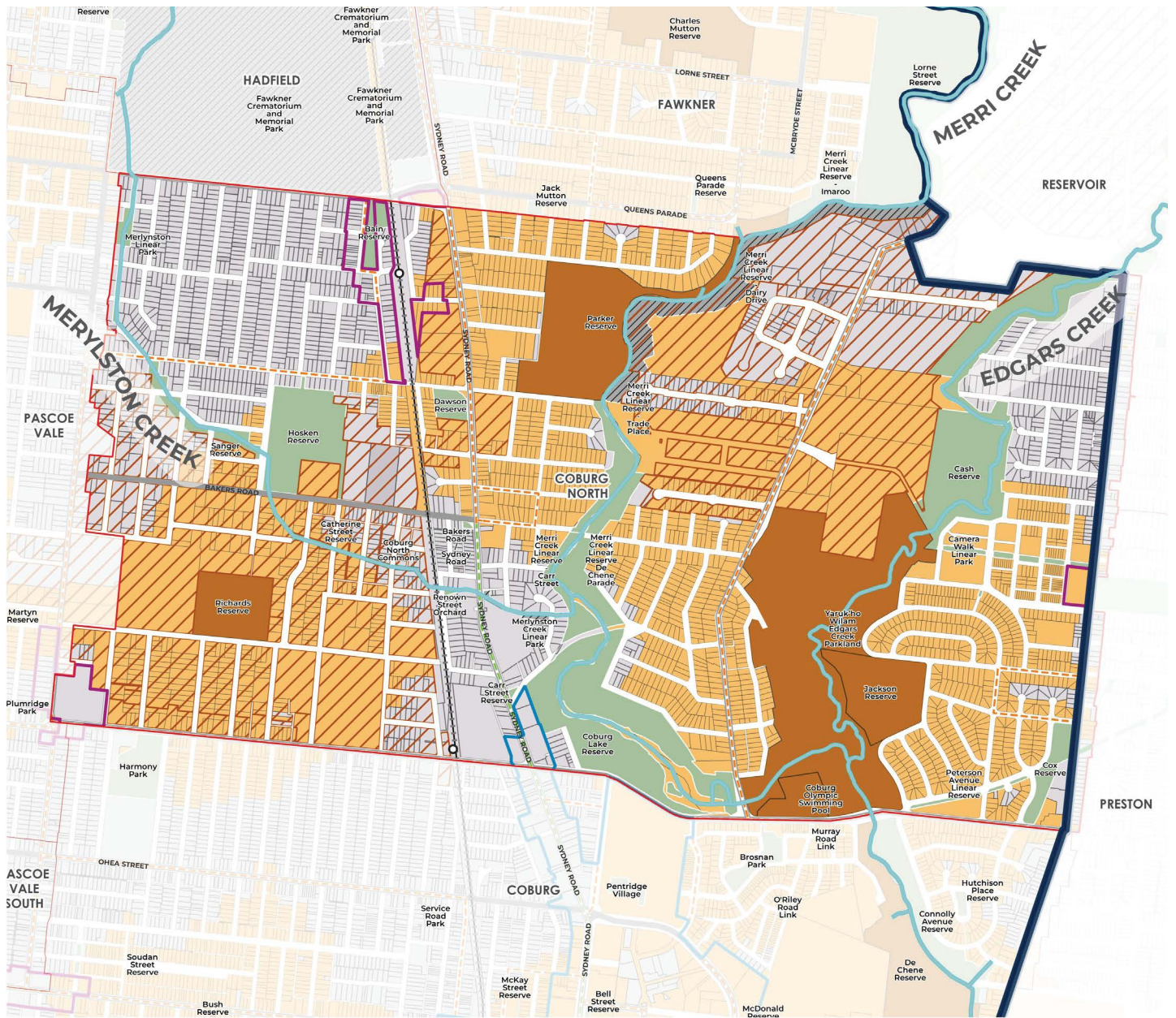


Figure 84. Coburg North Function Gaps Analysis (Creek Corridor)



COBURG NORTH

DRAWING KEY

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

FUNCTION

-  Formal Sport

CATCHMENT

-  500m

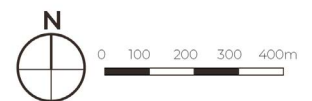


Figure 85. Coburg North Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

The impact of the regionally significant Merri Creek / Edgars Creek precinct is significant with all residential areas within Coburg North being located within the baseline threshold distances to reach any open space.

The only areas where gaps are present occur in industrial areas where the coarse street grain reduces pedestrian permeability.

HIERARCHY CATCHMENT OBSERVATIONS

The hierarchy based analysis corroborates the suburbs strong accessibility to open spaces, noting that only a small handful of locations within the suburb occur in a gap area even when the relative scale and associated catchment of each open space is taken into consideration.

SPECIFIC FUNCTIONS OBSERVATIONS

Specific function analysis identifies gaps areas however for some general open space uses. Play spaces are under provided in the north-east of the suburb and in the west of the suburb, north of Barkers Road. Given the general availability of open spaces throughout the suburb, this presents an opportunity to upgrade existing open spaces to improve their quality and function.

Dog parks are well catered for in the suburb, with the exception of in the south where the Coburg Lake Reserve and Edgars Creek Parklands do not offer dedicated off-lead or fenced areas. Given the scale of both open space assets, opportunity exists to provide an appropriate space within these reserves in the future.

8.5.4. OPEN SPACE CHARACTER AND QUALITIES

Coburg North benefits greatly from the contiguous landscape formed by the network of open spaces along the Merri-Creek and Edgars Creek corridors.

The quality of this corridor is bolstered by significant Regional scale public open spaces such as Coburg lake, Parker Reserve and Edgars Creek Parklands which provide generous landscapes that host a wide range of public open space functions and offer unique benefits.

District scale open spaces include Hosken and Jackson Reserves which provide formal sports offering with co-located play and passive recreation opportunities. While Hosken Reserve is a significant District scale open space that can readily accommodate additional functions to support future community need.

Local open spaces include Cox Reserve and Camera Walk Linear Park which are tailored to cater for the local community often with a focus on passive recreation and play, as well as significant linear spaces such as Sanger Reserve which links Hosken Reserve to Shorts Road following the alignment of Merlynston Creek.

Relatively few (3) Neighbourhood scale spaces occur within Coburg North. Only two of these are publically accessible, being Catherine Street Reserve and Peterson Ave Linear Park. These are currently underdeveloped with minimal functional open space use. Catherine Street Reserve, represents an opportunity to strengthen the Merlynston Creek linear corridor to connect Hosken Reserve and Coburg Lake.

Pocket scale open spaces in Coburg North are generally fragments of a larger linear corridor with Renown Street Orchard and Coburg North Commons both part of the Merlynston Creek corridor.

With the prevalence of open spaces aligning with creek corridors, there is an opportunity to strengthen links and access along these corridors to further link up open spaces, particularly in the suburb's west along the fragmented Merlynston Creek corridor. This will improve access across the suburb to significant existing open space assets and improve the quality of the network of open space fragments in the suburb's west.

8.5.5. COMMUNITY ENGAGEMENT INPUTS

Coburg North community consultation, captured:

- + A recommendation that Fox C Reserve (Peterson St, Coburg North) would benefit from a fence to improve safety for children, and the playground could use an upgrade.
- + One of the most commonly mentioned off-leash dog park locations and informal sports locations used by survey respondents was Hosken Reserve, Coburg North. There was general dissatisfaction of the function of the dog park as a result of the mixed use with sports clubs. As well, there was a broad desire for Hosken Reserve, Coburg North to be more available for the general public, as perceived as unavailable due to use by the soccer club.
- + A recommendation for a fenced or off-leash dog park between Golf Road and Ronald Street Bridge in Coburg North. It was identified by respondents that there is no fenced off-lead area in Coburg North, East of Sydney Rd. Consideration as been given to dog parks within the identified projects for Coburg North.
- + A recommendation to improve safety of paths for pedestrians particularly on the western side of Merri creek between Golf Rd, Conga Foods building and Kodak bridge in Coburg North.
- + A recommendation for a water play area along Edgars Creek, north of Jackson Reserve in Coburg North. The design and construction of wetland in Jackson Reserve has been a consideration of the identified projects.
- + Parks in close proximity are more common to residents in the North-East and South than the North-West. Cycling to travel to the local park is particularly common in the North-East and South regions.
- + Respondents from the North-East more often said they use open space as a place for children to play (58%, compared to 37% of those in the South).

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (COBURG NORTH)

	2021	2041	% of Suburb Growth		
			Growth	vs Overall Growth	% Change
Estimated Resident Population	9,182	13,302	4,120	7%	45%
Open Space per resident - sqm/person	109.76	75.77	34		-31%
Estimated Worker Population	7,889	15,779	7,890	38%	100%
Open Space per worker - sqm/worker	127.75	63.87	64		-50%
Estimated Resident + Worker Population	17,071	29,081	12,010	14%	70%
Open Space per Resident + Worker - sqm/person	59.04	34.66	-24		-41%

8.5.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Coburg North from 2021 to 2041.

Population growth is moderate for the area with an estimated additional 4,120 residents anticipated by 2041. As a proportion of existing population however, this is a significant increase of 45%.

Notably, worker population will be very significant over the same time period doubling by 2041 adding an additional 7,890 workers.

With Coburg MAC located to the south there are less clear destinations for projected resident population growth. Worker population growth is anticipated to grow in the west and north-east of the suburb while residential growth will likely favour the south of the suburb and designated activity centres.

At present, Coburg provides a total 59m² of public open space per resident/worker. In 2041, this is anticipated to reduce to 34m² - a reduction of 41% if the existing open space is maintained but a still significant figure well above the municipal average.

8.5.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

The bulk of housing (55%) will be delivered as medium density in Coburg North . While 45% of future housing is anticipated to be delivered as higher density dwellings, this equates to a relatively small total of 789 dwellings across the suburb. Coburg will shift from a dominant low-scale character to a more mixed character with single detached dwellings reducing from 74% of housing stock to 49% of housing stock.

With only 2% of the suburb located within a designated activity centre it is expected that medium density development will be more dispersed throughout the suburb warranting the upgrade of existing underperforming open spaces outside activity centres. Higher density development is anticipated to be focussed in designated activity centres particularly Coburg MAC near Coburg Lake and around Merlynston Station in the north, requiring open spaces in these areas to be of a high quality to meet the needs of a denser resident population.

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (COBURG NORTH)

	2021		2041		Growth	
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings	%
Separate Dwellings	2,546	74%	2,546	49%	-	-
Medium Density	837	24%	1,814	35%	977	55%
High Density	65	2%	854	16%	789	45%
Total	3,448	100%	5,214	100%	1,766	100%

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (COBURG NORTH)

Suburb Area (ha)		485
	Total Area (ha)	% of Suburb Area
Major Activity Centre	1.75	0.36%
Neighbourhood Activity Centre	7.96	1.64%
Total	9.71	2.00%
Total Dwellings (2041)		5,214
Total High Density Dwellings in Suburb		854
Total High Density Dwellings in Suburb %		16%

8.5.8. CONCLUSIONS

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

Coburg North benefits from an extensive open space network currently. Worker and resident population growth will see that open space network increasingly utilised, particularly where they occur in close proximity to designated activity centres.

The quality of open space within the suburb is variable. The Merri Creek / Edgars Creek precinct offers rich and diverse open space experiences. Open spaces in the suburbs west are more fragmented, linked to the Merlynston Creek corridor. While larger spaces such as Hosken Reserve in this area provide high quality space, some of the smaller open spaces are underutilised and will require upgrades to service the growing and worker population in future.

Completing 'missing links' in Coburg North, particularly along Merlynston Creek will unlock improved accessibility to the existing open space network, supporting new residents and workers in the west, being able to access the more regional open space assets in the suburb's east.

With Coburg North anticipated to support 14% of the municipality's residents and workers within 9% of the municipality's land area there will be densification of the urban environment. Blessed with 16% of the municipality's open space, the emphasis of open space projects should be on improving accessibility to existing open space assets and improving the quality of existing open spaces.

8.5.9. OPEN SPACE PROJECT RECOMMENDATIONS

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

The vision for Coburg North is to improve accessibility to existing open space assets and improving the quality of existing open spaces where they are currently lacking or where future population is anticipated to be directed.

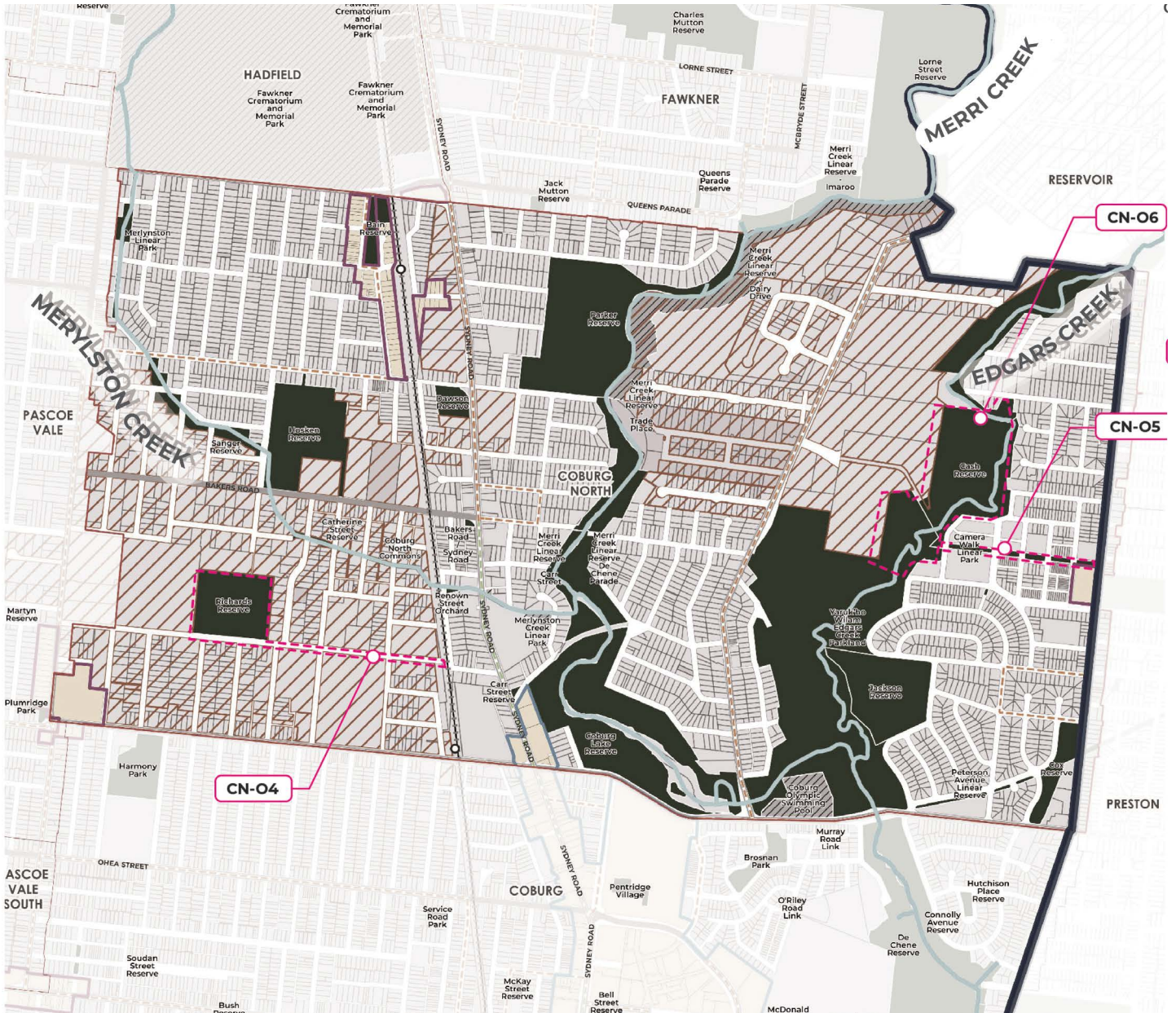
Each project is assigned a priority based on the assessed need. Existing spatial gaps are identified as a priority in order to realise an equitably distributed open space network that benefits all residents and workers. Specific needs gaps responding to identified community desires are also prioritised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

In Coburg North, key recommendations include:

- + New Pocket scale land acquisitions to link existing fragments of the Merlynston Creek corridor and improve connectivity to Hosken Reserve and Coburg Lake.
- + Improve accessibility to Richards Reserve to service the significant growth in worker population and link east towards Coburg Lake Reserve.
- + Provide upgrades to existing open spaces which provide limited open space function to support future population.
- + Provide new playgrounds in the north-east, and the west of the suburb north of Barkers Road.

TABLE 7 - SUMMARY OF CHANGE (COBURG NORTH)

Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	12,010	14%
Total Suburb Area (sqm) and %	4,849,691.12	9%
Existing Open Space Supply		
Total Existing OS Area		1,007,856.98
Total Existing OS Area as % of Suburb		21%
Total Existing OS Suburb Area vs OS Municipality Area		18%
Projected High Density Settlement Pattern		
Projected High Density Dwellings and % of Dwelling Stock	854	16%
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	97,076	2.00%



**COBURG NORTH
DRAWING KEY**

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

-  ID-00 Project Identifier
-  Upgrades
-  Land Acquisition

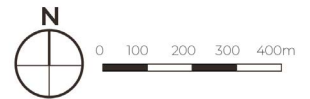


Figure 86. Coburg North Open Space Key Recommendation

8.5.10. COBURG NORTH KEY PROJECTS

TABLE 8 - PROJECT LISTS						OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
CN01	Coburg Lake	Upgrade De Chene Reserve Play-ground including Doug Hill play-ground and upgrade Coburg Lake.	Coburg North	Regional	H	N	N	Y	Y	N	Y	\$\$\$\$	1,3
CN02	New Dedicated Dog Park in Coburg	Construct dedicated dog exercise.	Coburg North	Neighbourhood	M	N	N	Y	N	N	N	\$\$	4
CN03	Merlynston Tennis Club	Renew en-tout-cas courts at Merlynston Tennis Club.	Coburg North	District (in Hosken)	L	N	N	Y	N	N	N	\$\$	4
CN04	Charles Street	Improve accessibility to Richards Reserve along Charles Street east to the rail line and through to Coburg Lake Reserve.	Coburg North	District	M	N	N	Y	N	Y	N	\$	5
CN05	Camera Walk Linear Park	Improvements to the open space including upgrades to exercise equipment and addition of a play space to address gap.	Coburg North	Local	M	N	N	N	Y	N	Y	\$\$	3,4
CN06	Cash Reserve	Function upgrades, including design and construction of wetland improving the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment and addition of playground with an upgrade and focus on nature play.	Coburg North	District	M	N	N	Y	Y	N	N	\$\$\$\$	3,4
CN07	Edgars Creek	Improvements to Edgars creek corridor and reserve, including upgrade to existing NRM, re-naturalisation of concrete section of the creek, design and delivery of pedestrian linkages and land acquisition.	Coburg North	Regional	M	N	N	Y	Y	Y	N	\$\$\$\$	1,3
CN08	Parker Reserve	Land ownership resolution, upgrade pavilion, public toilets, play ground, car park, path improvements, restore Dairy Drive wetland, install a renewed multi-purpose field and sports field lighting (min 100 lux)	Coburg North	Regional	H	N	N	Y	Y	N	N	\$\$\$\$	3,4
CN09	Cox Reserve	Create a Community Garden at Cox Reserve and Newlands Community House.	Coburg North	Local	M	N	N	Y	N	N	N	\$	4
CN10	Jackson Reserve	Jackson Reserve open space / park improvements (including play-ground upgrade, construction of wetland and walking tracks).	Coburg North	Regional	M	N	N	Y	Y	N	N	\$\$\$\$	1
CN11	Edgars-Kodak	New Local Park including a 'local' play-ground and park renewal, shelter, taps, bbq, etc (more facilities than a 'small local' with largely just a playground).	Coburg North	Local	M	N	N	Y	Y	N	Y	\$\$\$	1
CN12	Sanger Reserve	Upgrade of existing playground and upgrade exercise equipment.	Coburg North	Local	L	N	N	Y	N	N	N	\$\$\$\$	1
CN13	Hosken Reserve	Upgrade of existing playground.	Coburg North	District	L	N	N	Y	N	N	N	\$\$\$	1
CN14	Merlynston Linear	Upgrade of existing playground.	Coburg North	Local	L	N	N	Y	N	N	N	\$\$	1
CN15	Bain Reserve	Land acquisition from VicTrack to retain Bain Reserve parkland.	Coburg North	Local	H	Y	Y	N	N	Y	Y	\$\$\$\$	1



8.6. OAK PARK

8.6.1. INTRODUCTION

Oak Park is a 2km² suburb located within the north-west of the municipality. Adjoining suburbs include Glenroy, Pascoe Vale and Essendon Fields. The suburb boundaries of Oak Park are irregular but are generally defined by the Moonee Ponds Creek to the west, Devon Road to the south, Watt Avenue to the east and Victoria, St, Kiama St and Hillcrest Road to the north. Topographically, Oak Park slopes down from higher ground in the east to the Moonee Ponds Creek corridor in the west.

Oak Park was part of the John Pascoe Fawkner Estate and is predominated by low-scale residential development that was constructed in the post-war period (50-60's). Development in Oak Park was slow before this prior to the arrival of Oak Park railway station which opened in 1956.

Change has been incremental in the suburb with the historic low-scale residential character predominating.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies two activity centres within Oak Park. This is the Snell Grove Neighbourhood Activity Centre and the Winifred Local Activity Centre.

Schedule 24 of Clause 43.02 – Design and Development Overlay outlines development objectives for neighbourhood centres as lower order centres supporting increased densities.

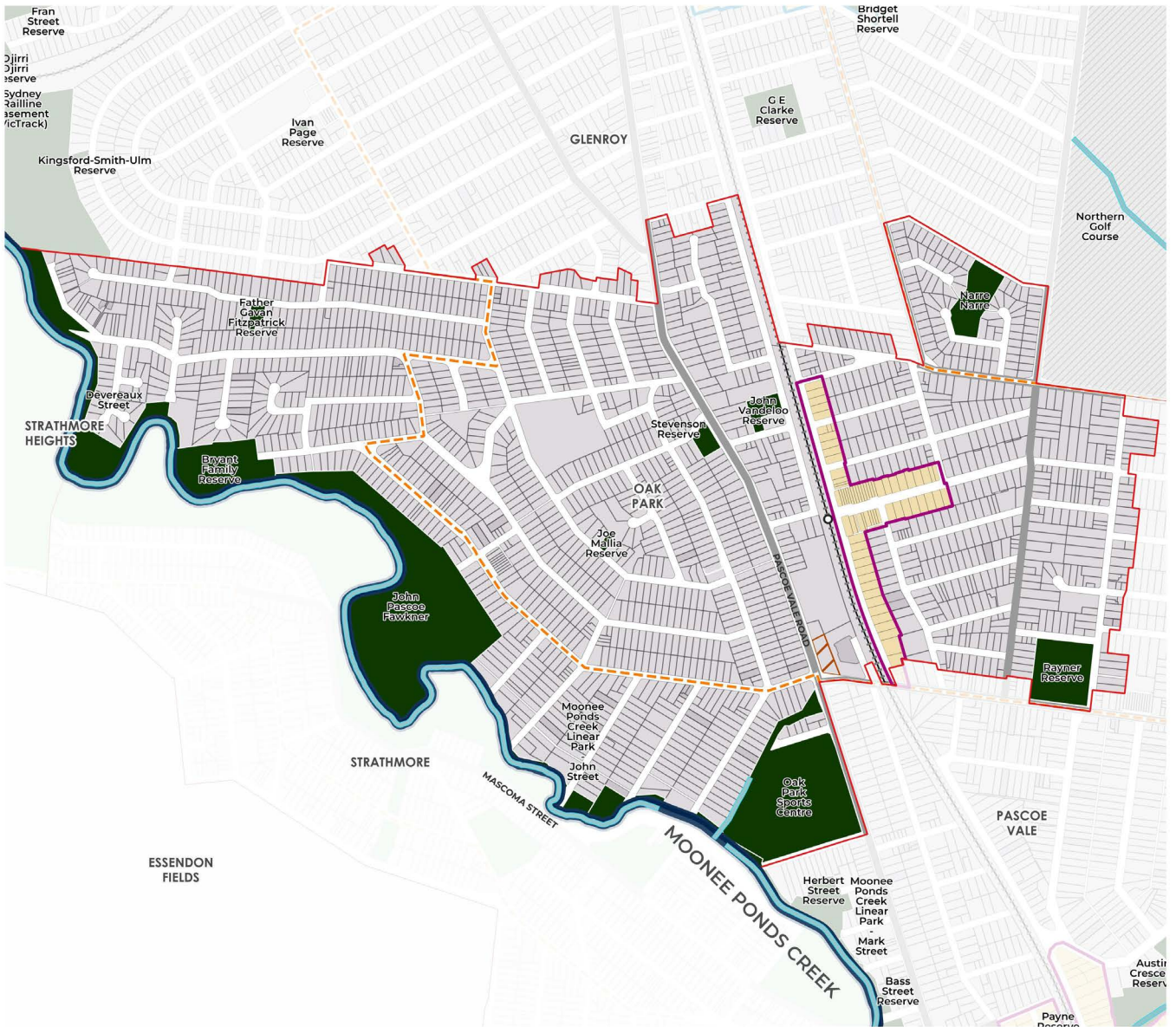
Oak Park benefits from adjacency to the regionally significant Moonee Ponds Creek and trail which provides access to a linear open space corridor connecting a

network of large and small open spaces both within and beyond the suburb.

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

TABLE 1 - SUBURB OVERVIEW (OAK PARK)

Total Suburb Area - sqm	2,072,770.92
% of Suburb Area vs Municipality Area	4%
Open Space Profile	
No. of Open Space	13
Total Open Space Area - sqm	282,967.96
% of suburb open space vs all open space	5%
% of suburb open space area vs suburb area	14%
Demographic Profile	
Resident Population (2021) - persons	7,610
Worker Population (2021) - persons	639
Open Space per resident + worker - sqm/person	34.30
<i>*Total open space area includes all public open space, restricted open space</i>	



**OAK PARK
DRAWING KEY**

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

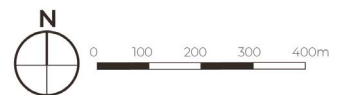


Figure 87. Oak Park Existing Network

8.6.2. EXISTING OPEN SPACE NETWORK

Table 1 identifies a total of 13 open spaces within the suburb of Oak Park, amounting to a combined total area of 28.3 hectares of open space. This represents approximately 14% of the total land area of the suburb.

Nine (9) public open spaces are identified as having a component of restricted open space (eg. Sports club facilities or within a larger public reserve or overland flow path in creek corridor).

Seven (7) of the open spaces are located along or adjacent to the Moonee Ponds Creek Corridor precinct, which provides a network of linked open spaces stretching north and south into adjoining suburbs.

Distribution of open space within Oak Park is heavily skewed to Moonee Ponds Creek with only 14% of the open space within the suburb located outside of this precinct.

A total of 34.3m² of open space is available per resident/worker within Oak Park based on 2021 residential/worker population.

Table 2 provides further information on open spaces within Oak Park to give an understanding of the distribution of open space by hierarchy and relative functions.

8.6.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

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

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

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

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

	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	13	5%	28.30	4.9%	13.7%
Restricted Open Space	0	0%	0.00	0.0%	0.0%
Hierarchy					
Regional	5	2%	23.42	4.1%	11.3%
District	0	0%	0.00	0.0%	0.0%
Neighbourhood	5	2%	1.89	0.3%	0.9%
Local	2	1%	2.92	0.5%	1.4%
Pocket	1	0%	0.07	0.0%	0.0%

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













TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (OAK PARK)



ID	Open Space Name	Area (ha)	Hierarchy	Linking Space	Play Space	Formal Sports	Informal Sports	Civic	Nature Conservation	Creek Corridor	Heritage	Passive Recreation	Utility	Horticulture	Dog Park	Undefined
55	Narre Narre	1.13	Local	✗	✓	✓	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
57	Oak Park Sports Centre	6.10	Regional	✗	✓	✓	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
64	Stevenson Reserve	0.28	Neighbourhood	✗	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
78	Father Gavan Fitzpatrick Reserve	0.17	Neighbourhood	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
90	Joe Mallia Reserve	0.07	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✓
91	John Vandelloo Reserve	0.39	Neighbourhood	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
117	Rayner Reserve	1.79	Local	✗	✓	✓	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗
139	Bryant Family Reserve	2.34	Regional	✓	✓	✗	✓	✗	✓	✓	✗	✓	✗	✗	✗	✗
140	Devereaux Street	3.74	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
142	Ethel Street Reserve	0.52	Neighbourhood	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
170	John Pascoe Fawkner	10.33	Regional	✓	✓	✓	✗	✗	✓	✓	✗	✓	✗	✗	✓	✗
218	Moonee Ponds Creek Linear Park - Jc	0.53	Neighbourhood	✓	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗
232	Unnamed #15	0.91	Regional	✗	✗	✗	✗	✗	✗	✓	✗	✓	✗	✗	✗	✗



OAK PARK

DRAWING KEY

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

-  300m Catchment
-  500m Catchment

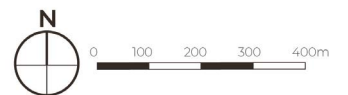
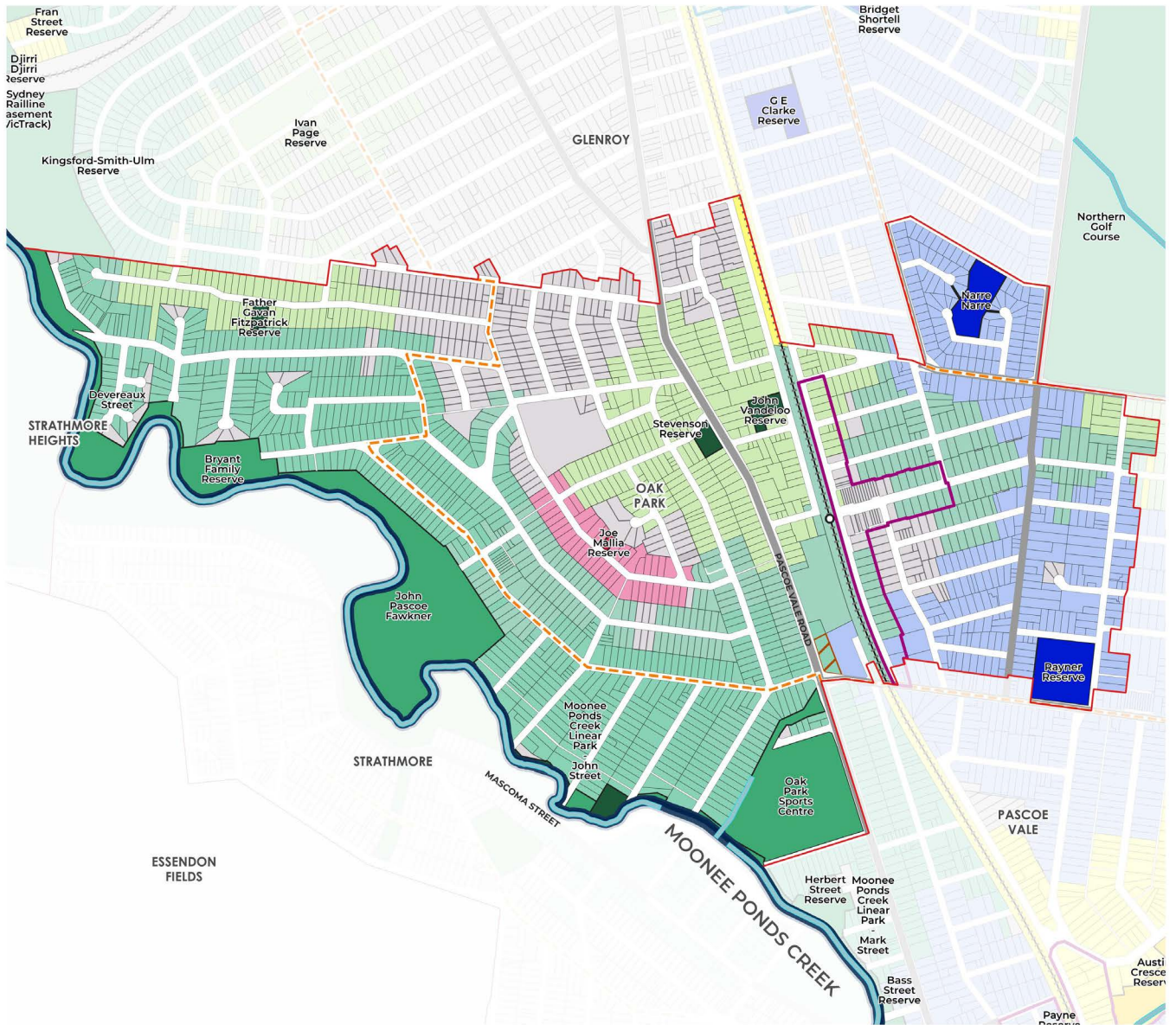


Figure 88. Oak Park Baseline Service Gaps Analysis



- OAK PARK**
DRAWING KEY
- City Boundary
 - Industrial Zone
 - Neighbourhood Activity Centre
 - Major Activity Centre
 - Restricted Open Space
 - Railway
 - Connector Road
 - Tram Route
 - Bus Route
 - Creek

- HIERARCHY**
- Pocket
 - Neighbourhood
 - Local
 - District
 - Regional

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

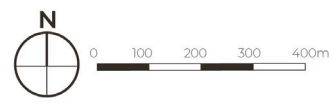
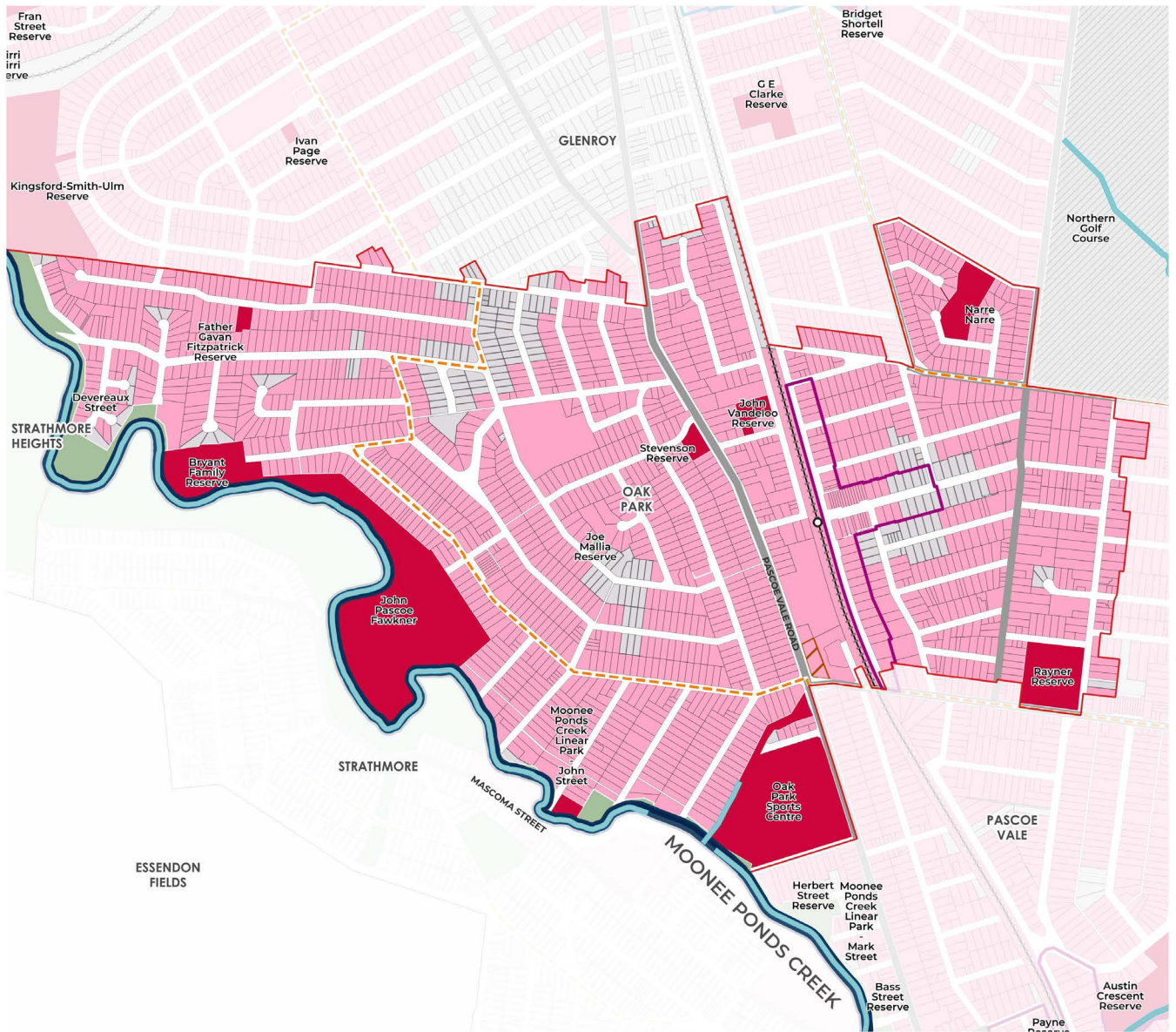


Figure 89. Oak Park Hierarchy Catchment Gaps Analysis



OAK PARK

DRAWING KEY

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

FUNCTION

- Play Space

CATCHMENT

- 500m

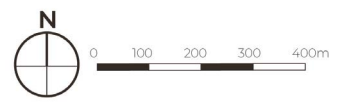
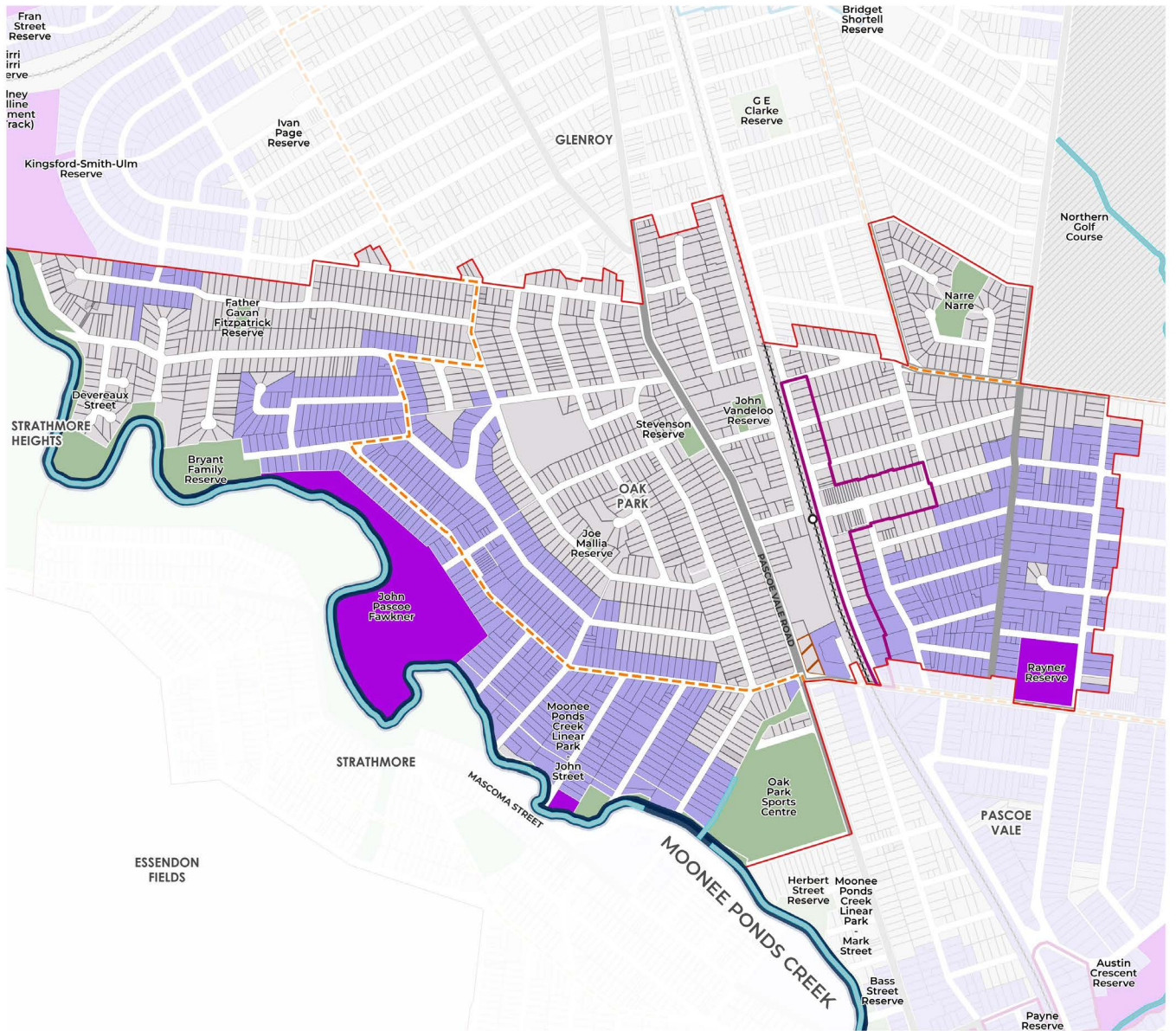


Figure 90. Oak Park Function Gaps Analysis (Play Space)



- OAK PARK**
- DRAWING KEY**
- City Boundary
 - Industrial Zone
 - Neighbourhood Activity Centre
 - Major Activity Centre
 - Restricted Open Space
 - Railway
 - Connector Road
 - Tram Route
 - Bus Route
 - Creek
- FUNCTION**
- Dog Park
- CATCHMENT**
- 500m

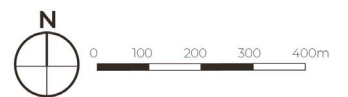
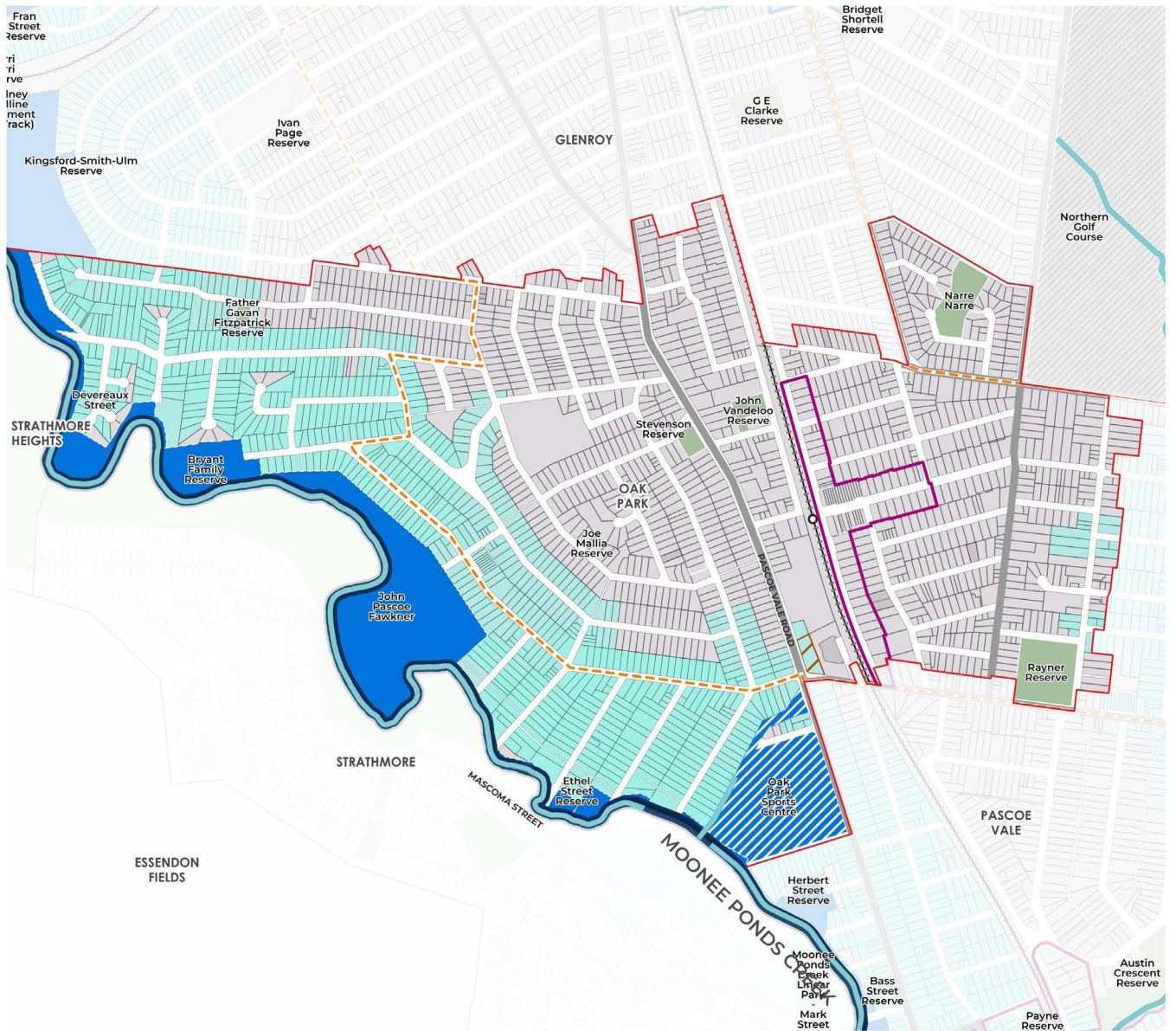


Figure 91. Oak Park Function Gaps Analysis (Dog Park)



**OAK PARK
DRAWING KEY**

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

FUNCTION

- Creek Corridor
- Potential to improve creek corridor function

CATCHMENT

- 500m

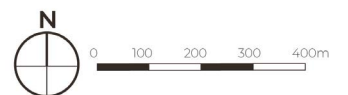
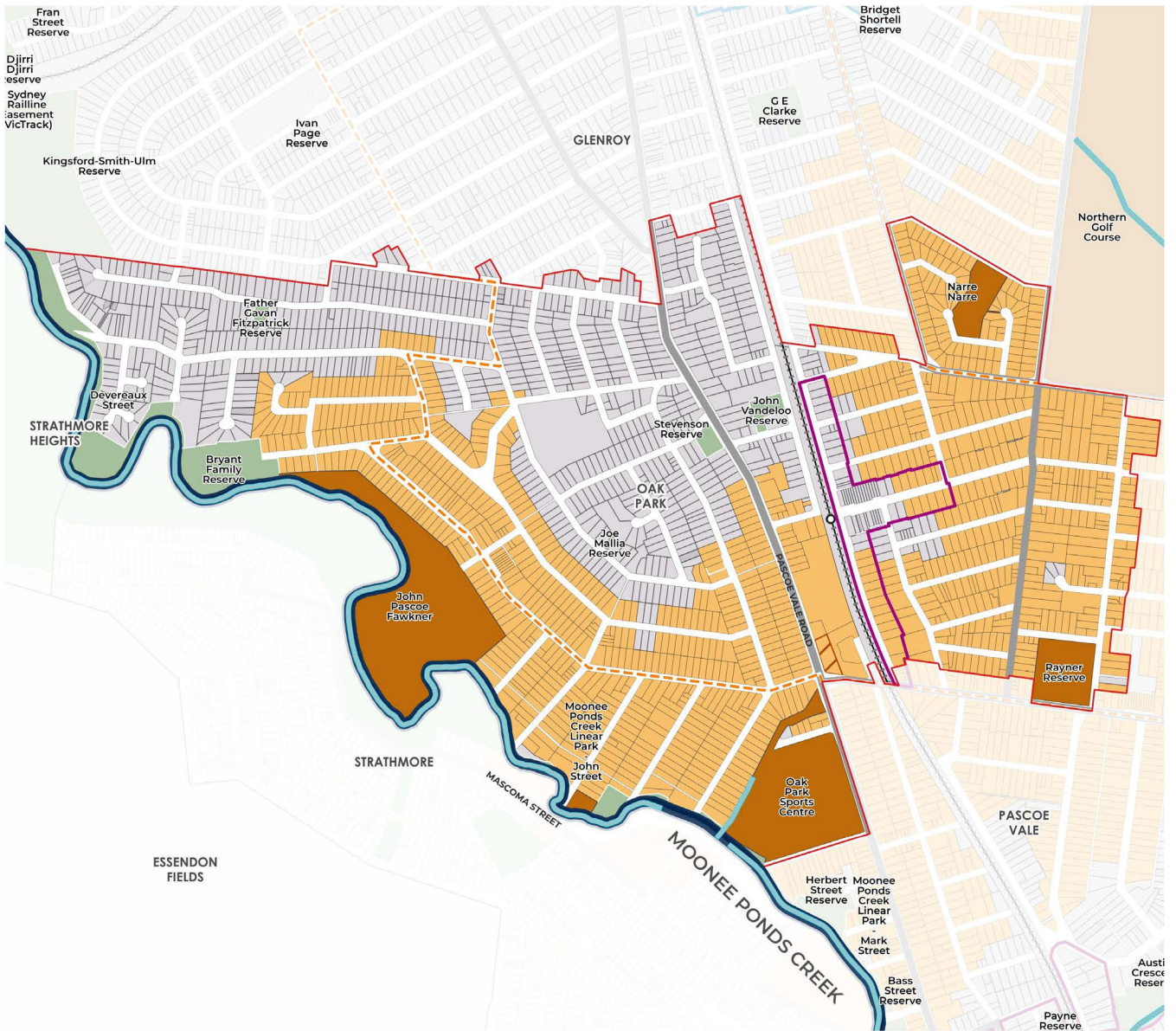


Figure 92. Oak Park Function Gaps Analysis (Creek Corridor)



- OAK PARK**
- DRAWING KEY**
- City Boundary
 - Industrial Zone
 - Neighbourhood Activity Centre
 - Major Activity Centre
 - Restricted Open Space
 - Railway
 - Connector Road
 - Tram Route
 - Bus Route
 - Creek
- FUNCTION**
- Formal Sport
- CATCHMENT**
- 500m

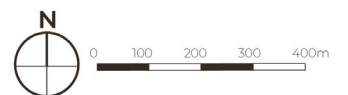


Figure 93. Oak Park Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

Baseline accessibility to any open space is generally good in the west of the suburb where the network of open spaces along Moonee Ponds Creek is located. Gap areas appear in the suburb's north abutting Glenroy and at the southern end of the Snell Grove NAC.

HIERARCHY CATCHMENT OBSERVATIONS

These gap areas are more clearly identifiable when hierarchy based catchments are applied, with the centre and east of the suburb serviced by smaller open spaces.

Gap areas are clearly identified in the north of the suburb adjoining Glenroy and on the east side of Oak Park Station. With these gap areas corroborated through both analysis, there is a potential need to provide additional open space in these gap areas to support the suburb's growing population.

SPECIFIC FUNCTIONS OBSERVATIONS

Analysis has been undertaken on specific functions to identify gap areas for some general open space uses. The previously identified gap areas are also identified for play spaces, while Oak Park has a significant gap in the provision of off-lead or fenced dog areas. With only two locations at Rayner Reserve and John Pascoe Fawkner Reserve, the centre and north of the suburb has no proximate dog park facilities. This presents an opportunity to upgrade existing open spaces to address function specific gap needs.

8.6.4. OPEN SPACE CHARACTER AND QUALITIES

Oak Park benefits from a range of open spaces from larger reserves along the Moonee Ponds Creek to local community parks in residential surrounds.

The seven open spaces within Oak Park that contribute to the Moonee Ponds Creek corridor precinct are of a range of sizes. John Pascoe Fawkner Reserve (Regional), Bryant Family Reserve (District) and Oak Park Sports Centre (District) are the major green spaces offering a wide variety of open space uses from formal sports, play, nature conservation and passive recreation. Connecting these spaces are a series of smaller, linear reserves following the creek corridor such as Ethel and John Street Reserves and Deveraux Street Reserve which primarily function as nature conservation and creek corridor buffers with some passive recreation value.

An important observation is the incomplete nature of the Moonee Ponds Creek Trail on the Oak Park side of the creek which limits accessibility to larger open spaces along this corridor. Opportunity exists to extend a sealed shared path along the east side through existing open space to leverage existing open space assets in servicing future population.

Away from the Moonee Ponds Creek, Oak Park is serviced by a series of Neighbourhood, Local and Pocket Spaces.

Narre Narre and Rayner Reserve are Local scale parks in the suburb's east providing a formal and informal sports opportunities in addition to play and passive recreation.

Neighbourhood spaces include Stevenson Reserve and John Vandeloo Reserve which offer local play space and passive recreation opportunities.

A single Pocket sized space is provided in Oak Park, Joe Mallia Reserve which provides limited passive recreation value, comprising mainly of a large tree, memorial and mown grass.

8.6.5. COMMUNITY ENGAGEMENT INPUTS

Oak Park community consultation, captured:

- + Oak Park Reserve, Oak Park was one of the most common formal sports fields / facilities used by the survey respondents.
- + More than half of those who participate in formal sport said they were dissatisfied with the facilities provided, in particular sports field lighting. Sports field lighting was a consideration within identified projects.
- + North-West residents are not as well serviced with close-proximity parks and are more reliant on their car travel to their local park.
- + CALD respondents in the North-West more often travel more than 3km to a park (26%) than their non-CALD neighbours.
- + North-West residents more often said they use/value BMX/skate tracks than those in other wards.
- + More equipment for children under 5 was selected by higher proportions of residents in the North-West (45%).

8.6.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Oak Park from 2021 to 2041.

Population growth is anticipated to be incremental in Oak Park with 972 new residents anticipated to 2041. This represents a 13% increase in the population over the time period.

Interestingly, worker population is anticipated to contract by 211 workers to 428 workers.

At present, Oak Park provides a total 34.3m² of public open space per resident/worker. In 2041, this is anticipated to reduce to 31.4m² - a reduction of 8% if the existing open space is maintained.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (OAK PARK)

			% of Suburb Growth		
	2021	2041	Growth	vs Overall Growth	% Change
Estimated Resident Population	7,610	8,582	972	2%	13%
Open Space per resident - sqm/person	37.18	32.97	-4		-11%
Estimated Worker Population	639	428	-211	-1%	-33%
Open Space per worker - sqm/worker	442.82	661.79	219		49%
Estimated Resident + Worker Population	8,249	9,010	761	1%	9%
Open Space per Resident + Worker - sqm/person	34.30	31.41	-3		-8%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (OAK PARK)

	2021		2041		Growth	
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings	%
Separate Dwellings	1,590	55%	1,590	47%	-	-
Medium Density	1,286	45%	1,740	52%	454	95%
High Density	13	0%	37	1%	24	5%
Total	2,889	100%	3,367	100%	478	100%

8.6.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

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

It is noted that medium density dwellings (units and townhouses up to 2-storeys make up 45% of the existing housing stock, suggesting medium density development is already distributed widely through the suburb.

The balance of medium density development in Oak Park will increase to 52% with 47% of housing stock remaining as separate dwellings. Higher density development is not likely to occur in Oak Park with less than 1% of new development anticipated to be of this typology.

With only 3% of the suburb within a designated activity centre and a significant amount of medium density development already present across Oak Park, it is considered that the future population will be dispersed across the neighbourhood supporting upgrades of the existing open space to improve accessibility, function and quality.

The Snell Grove NAC will likely receive some additional density warranting the upgrade of nearby open spaces.

8.6.8. CONCLUSIONS

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

Oak Park is anticipated to support 1% of the municipality's future residents and workers while occupying 4% of the municipality's land area.

The area enjoys a proportionate amount of open space with 4% of the municipality's open space located in the suburb.

Gaps analysis reveals this open space is unevenly distributed with the vast majority of it being located within the west of the suburb. Service gaps to basic open space functions such as play spaces and dog parks exist in the centre and north of the suburb as a result.

While population growth is moderate, new open spaces will be needed to meet the needs of the growing community, particularly close to the Snell Grove NAC which is located in a gap area and is likely to see a greater share of future development.

Linkages along the eastern side of the Moonee Ponds Creek corridor are incomplete and limit the ability to better utilise existing open space assets and connect them into the wider Moonee Ponds Creek corridor network. This should be addressed in future projects to encourage greater use of these spaces both from within and beyond the suburb.

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (OAK PARK)

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (OAK PARK)		
Suburb Area (ha)		207
	Total Area (ha)	% of Suburb Area
Major Activity Centre	0.00	0.00%
Neighbourhood Activity Centre	6.01	2.90%
Total	6.01	2.90%
Total Dwellings (2041)		3,367
Total High Density Dwellings in Suburb		37
Total High Density Dwellings in Suburb %		1%

TABLE 7 - SUMMARY OF CHANGE (OAK PARK)

TABLE 7 - SUMMARY OF CHANGE (OAK PARK)		
Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	761	1%
Total Suburb Area (sqm) and %	2,072,770.92	4%
Existing Open Space Supply		
Total Existing OS Area		282,967.96
Total Existing OS Area as % of Suburb		14%
Total Existing OS Suburb Area vs OS Municipality Area		5%
Projected High Density Settlement Pattern		
Projected High Density Dwellings and % of Dwelling Stock	37	1%
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	60,054	2.90%

8.6.9. OPEN SPACE PROJECT RECOMMENDATIONS

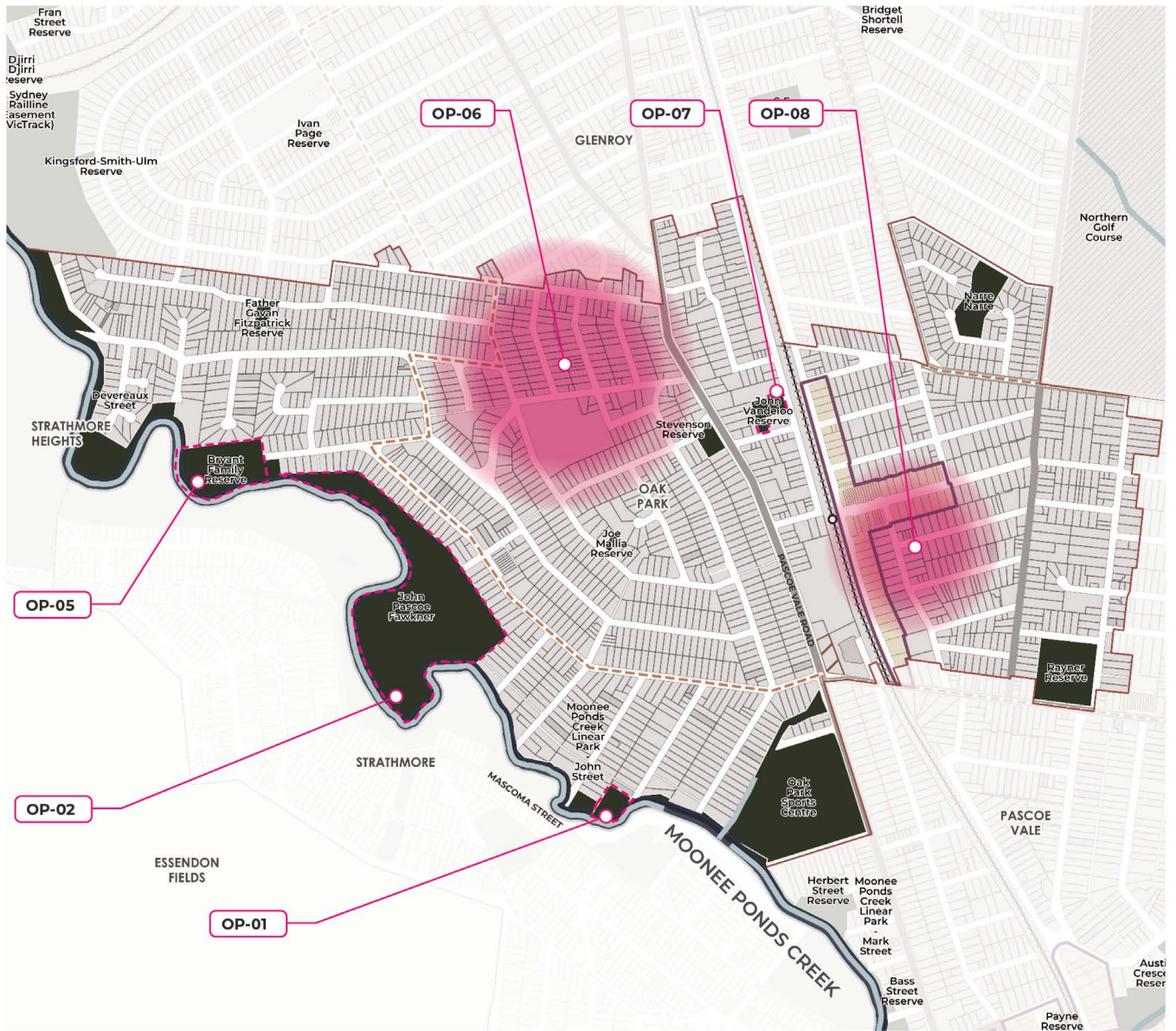
Projects have been identified which respond to the conclusions summarised in the previous sub-section.

The vision for Oak Park is to improve accessibility to and the quality of existing open space assets to support the population into the future.

Gap areas do exist within the suburb due to the distribution of open space mainly along the suburb's western edge. Additional open space is required to service these gap areas, in the north and near the NAC where increased future densities are anticipated.

In Oak Park, key recommendations include:

- + New Neighbourhood scale open space in the north to address an existing gap area in both Oak Park and Glenroy.
- + New Pocket scale open space to the east of the Snell Grove NAC to service increased density in the activity centre and address an existing gap area.
- + Improve accessibility and connectivity between open spaces along the east side of Moonee Ponds Creek through constructing a continuous pedestrian/shared path between
- + Investigate opportunities to strengthen the creek corridor near Horseshoe Bend.



OAK PARK

DRAWING KEY

-  City Boundary
-  Public Open Space
-  Restricted Open Space
-  Railway
-  Connector Road
-  Neighbourhood Activity Centre
-  Major Activity Centre
-  Industrial Zone
-  Tram Route
-  Bus Route
-  Creek
-  ID- 00 Project Identifier
-  Upgrades
-  Land Acquisition

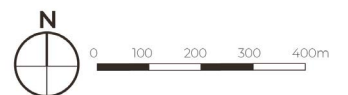


Figure 94. Oak Park Open Space Key Recommendations

8.6.10. OAK PARK KEY PROJECTS

TABLE 8 - PROJECT LISTS						OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
OP01	Ethel Street Reserve	Provide play space and dog off-lead space in space between Ethel Street and Gregory Street.	Oak Park	Neighbourhood	H	N	N	N	Y	N	Y	\$\$\$	1, 4
OP02	John Pascoe Fawcner Reserve	Upgrades including enhancement of existing playground, landscaping, raingarden and wetland, and sports grounds surface, drainage, irrigation and potentially lighting.	Oak Park	Regional	H	N	N	Y	Y	Y	Y	\$\$\$\$	1, 3, 4
OP03	Father Gavan Fitzpatrick Reserve	Upgrade of existing playground.	Oak Park	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1
OP04	Bryant Family Reserve	Upgrades including enhancement of the existing playground, landscaping, seating, tables, shelters and raingarden / wetland.	Oak Park	Regional	M	N	Y	N	N	N	Y	\$\$\$\$	1, 3
OP05	New Neighbourhood Park 1 in Oak Park	Deliver a new Neighbourhood Space to address northern gap area. This open space will be multi-functional and provide a play space and potential dog space	Oak Park	Neighbourhood	H	Y	N	N	Y	N	N	\$\$\$\$	1
OP06	John Vandelloo Reserve	Upgrades including enhancement of the existing playground, remove fencing to the Community Hall, new seating, shelter, BBQ and other facilities such as a community garden.	Oak Park	Neighbourhood	M	N	N	N	Y	N	Y	\$\$	1
OP07	New Pocket Park 1 in Oak park	Deliver a Pocket park space to address the gap area to the east of the Oak Park NAC and provide a small scale open space within close proximity to the Oak Park NAC. Should include play space and opportunities for passive recreation	Oak Park	Pocket	H	Y	N	N	Y	N	Y	\$\$\$\$	1
OP08	Oak Park Reserve	Upgrades including the sports ground surface, drainage, irrigation, potentially lighting and specific inclusions such as a new sports field (AFL/cricket).	Oak Park	Regional	M	N	N	Y	N	N	N	\$\$\$\$	1
OP09	Naree Naree	Upgrade of existing playground.	Oak Park	Local	L	N	N	Y	N	N	N	\$\$\$	1
OP10	Stevenson Reserve	Upgrade of existing playground.	Oak Park	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1
OP11	Rayner Reserve	Upgrade playing field - leveling and turf renewal, new drainage, new irrigation system, sports field lighting (min 100 lux)	Oak Park	Local	M	N	N	Y	N	N	N	\$\$\$\$	4