

**STRATEGIES
FOR CREATING
OPEN SPACE**



City of
STONNINGTON





EXECUTIVE SUMMARY

OPEN SPACE IS A HIGHLY VALUED COMMUNITY PRIORITY AND IT IS BECOMING INCREASINGLY SCARCE AS POPULATION GROWTH AND DEVELOPMENT DENSITY IN STONNINGTON CONTINUE TO PLACE PRESSURE ON ALL AREAS OF THE MUNICIPALITY.

Stonnington has the second lowest amount of public open space at 6.7% (20 sqm per person) of any Victorian municipality and with the population increasing, the current average rate of 20 sqm of open space per person is continuing to decline.

This strategic implementation plan summarises the investigations and presents options on a range of possible strategic purchases of suitable land as it becomes available across the municipality. The aim is to establish strategies and a sustainable model of acquisition and action to deliver increased public and accessible open space across the municipality.

With this in mind, a comprehensive approach and review of open space needs and opportunities has been undertaken over eighteen months. The approach used Council's adopted Public Realm Strategy (2010) as a key base and over 450 strategic opportunities were identified across the municipality for detailed investigation.

MUNICIPAL-WIDE OBJECTIVES AND ACTIONS

STRATEGIC IMPLEMENTATION PLAN

Establish strategies to deliver increased public and accessible open space across the municipality.

Identification of land

- To provide additional open space within the municipality.
- To improve accessibility to existing open space and recreational reserves.
- To improve the safety and accessibility of bike and shared paths.
- Adjoining Council facilities.
- With drainage and overland flood issues where these can then provide useful areas of open space.

Sustainable plan

- Develop a sustainable financial model for the creation of open space.
- Develop and plan a systematic approach to property purchase, ensuring that future opportunities can be assessed in light of ongoing strategic work and Council direction.
- Increase open space developer's contribution requirements through a planning scheme amendment.
- Annual contribution to the Future Fund towards land purchase.

Conversion of at grade car parks

- Investigate the feasibility of undergrounding, or decking activity centre 'at grade car parks' to provide additional open space.
- These studies will form the basis of, or provide a potential model for, future car park investigations.

Partnerships, negotiations and agreements

- Investigation of partnerships, negotiations and development models.
- Discussions and negotiations with State Government and authorities to expand and improve linkages within the off-road bike network and shared path.
- Discussions and negotiations with State Government, authorities and not-for-profit organisations to expand and improve linkages as well as an increase in open space and recreation (including schools).
- To ensure access to existing open space in perpetuity where the exiting open space is held by State Government and authorities.
- Investigate and systematically assess other State Government and authority land within the municipality for future potential.

Links

- Progressing structure plans in activity centres, providing strategic links and opportunities to improve public realm.
- Improving accessibility and visibility by encouraging access to the Yarra River and existing under-utilised open space.

Alternative spaces

- Promote and encourage the implementation of green roofs as both public and private open space across the municipality, in particular in areas of increased densification.
- Promote and encourage the use of green walls across the municipality.
- Improve the amenity and accessibility of the public realm and the development of new urban and green spaces.
- Potential to develop streets as linear forms of open space.
- Importance of streets as key recreation spaces for walking and bike riding, with enhanced amenity through use of trees, traffic calming, gardens and canopy trees.



SOUTH YARRA

OPPORTUNITIES INCLUDE:

- Investigate the long-term security of Lovers Walk open space. Potential to negotiate future decking over rail line for improvement to and widening of Lovers Walk and landscaping of the rail corridor if and when there is a development over the South Yarra railway station.
- Ensure significant portion of the Horace Petty Housing Estate is retained and opened up as open space, linking to Princes Gardens and Dye Works Park.
- Promote new options for open space including green roofs and walls in Forrest Hill and Chapel reVision area.
- Explore options for converting existing at grade car parks to open space or green roofs by moving part or all of the parking underground.
- Encourage access to the Yarra River and existing under-utilised open space.

IMPACT

- Currently within South Yarra there is around 11 sqm of open space per person.
- The population in South Yarra in 2011 was estimated at 15,812, by 2021, it is estimated to be 22,279.
- The most significant impact on future open space will come from the inclusion of the 5,000 sqm Surrey Road Park in 2013 and the potential for a significant tract through Horace Petty Housing Estate. Anticipating two hectares from the Horace Petty Estate by 2021 and the inclusion of Surrey Road Park in 2013 and the recommended purchases, the open space ratio would be around 9 sqm per person by 2021.



PRAHRAN

OPPORTUNITIES INCLUDE:

- Potential for the conversion of existing at grade car parks to create additional open space, either through the undergrounding of car parks with open space above (ie, Cato Street approx 9,000 sqm) or alternative development options which provide additional open space.
- Explore options for opening up alternatives including green roofs on both private and public buildings.
- Providing improved linkages through to existing open space.

IMPACT

- Currently within Prahran there is around 7.8 sqm of open space per person.
- The population in Prahran in 2011 was estimated at 11,788, by 2021, it is estimated to be 14,942.
- If all land identified as a High or Medium priority for 0–10 years is purchased and the Cato Street car park is converted to underground parking with open space above, the open space ratio per person by 2021 will be less than 7 sqm per person.



WINDSOR

OPPORTUNITIES INCLUDE:

- Exploration and improvements in linkages to Albert Park, St Kilda Road Boulevard and Alma Park.
- Explore opportunities to underground car parking.

IMPACT

- Currently within Windsor there is around 4.7 sqm of open space per person.
- The population in Windsor in 2011 was estimated at 6,793, by 2021 it is estimated to be 7,631.
- If all land identified as High or Medium priority for 0–10 years is purchased the open space ratio by 2021 would be 4.3 sqm. In the following ten years, there is the opportunity to increase this to around 5.8 sqm.



TOORAK

OPPORTUNITIES INCLUDE:

- Areas of land owned by public authorities to improve public realm – these include the railway and Yarra corridors. Negotiations to ensure areas owned by public authorities and currently used as open space continue to be used as open space.
- To provide drainage and open space potential including a viewing platform on land which is currently a road reserve.
- Encourage access to the Yarra River.

IMPACT

- Currently within Toorak there is around 1.8 sqm of open space per person.
- The population in Toorak in 2011 was estimated at 13,585, by 2021, it is estimated to be 14,278.
- If all land identified as High or Medium priority for years 0–10 is purchased the open space ratio per person by 2021 would be 1.9 sqm.

ARMADALE

OPPORTUNITIES INCLUDE:

- Opportunities exist to improve car parks that service the High Street shopping precinct, which would also allow an improvement to the public realm in this area.
- Potential to expand open space by demolishing existing Fulton Street pavillion and relocating to expanded Toorak Park pavillion.

IMPACT

- Currently within Armadale there is around 1.8 sqm of open space per person.
- The population in Armadale in 2011 was estimated at 9,501, by 2021, it is estimated to be 10,099.
- If land identified as High priority is purchased and land is converted from the subsequent road closures, the open space ratio per person by 2021 will be around 5 sqm per person.



KOORYONG

OPPORTUNITIES INCLUDE:

- Co-location of recreation and open space.

IMPACT

- Currently within Kooyong there is around 154 sqm of open space per person.
- If land identified as a High priority for 0–10 years is purchased, the open space ratio per person by 2021 will be around 154 sqm.
- Although the open space ratio is high, the open space in Kooyong is used extensively by both Toorak (1.8 sqm per person) and Malvern (12 sqm per person) residents.



MALVERN

OPPORTUNITIES INCLUDE:

- A number of other properties have been earmarked as opportunities, either for monitoring to ensure continued use as sporting or open space, or for future civic priorities.
- Opportunity to move 3–9 Edsall Street car park underground to create 3,388 sqm of open space.

IMPACT

- Currently within Malvern there is around 12.20 sqm of open space per person.
- The population in Malvern in 2011 was estimated at 10,080 the population will rise moderately to an estimated 11,014 by 2021.
- A number of sites however provide for future opportunities over the 5 to 20 year time frame, these properties will be monitored.
- It is envisaged that the open space in adjoining suburbs of Kooyong, Glen Iris and Malvern East will become even more important.





GLEN IRIS

NEGOTIATION

Properties identified for negotiation:

- Crown land adjacent to Council facilities to ensure that the land remains in Council control.

OPPORTUNITIES INCLUDE:

- Widen and improve existing paths / bike tracks along Gardiners Creek.
- Landscape and access to Gardiners Creek can continue to be improved.

IMPACT

- Currently within Glen Iris there is around 22.3 sqm of open space per person.
- The population in Glen Iris in 2011 was estimated at 9,035 the population will rise moderately to an estimated 9,345 by 2021.
- If all land identified as High or Medium priority for 0–10 years is purchased, the open space ratio by 2021 would be 22.8 sqm



MALVERN EAST

OPPORTUNITIES INCLUDE:

- High priorities exist to expand existing open space and paths using VicTrack land.
- Negotiations with State Government authorities for the continued use of sites as open space.
- A number of sites will be monitored to see if they become available.

IMPACT

- Currently within Malvern East there is around 26.21 sqm of open space per person.
- The population in Malvern East in 2011 was estimated at 21,668. The population will rise moderately to an estimated 22,590 by 2021.
- The purchase of land identified as high priorities over the next 10 years would have a large impact on the shared path in Malvern East through widening of the path in areas identified as pinch points.

ASSESSMENT AND IDENTIFICATION PROCESS

A comprehensive approach and review of open space needs and opportunities has been undertaken over eighteen months. The approach used Council's adopted Public Realm Strategy (2010) as a key base.

Given that Stonnington is a well developed municipality, there is a lack of broad areas of open space available for acquisition hence there is an emphasis in the strategy placed on opportunities to acquire land through negotiations with State Government organisations and other land owners. The review also highlighted the need to create streets as linear forms of recreation and to look at other strategies to increase both public and private open space.

Financial

Council currently has an open space reserve fund of \$28.115m for the purchase of open space.

Council has undertaken financial modelling to ensure Stonnington is in a position to take up strategic opportunities as they arise.







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