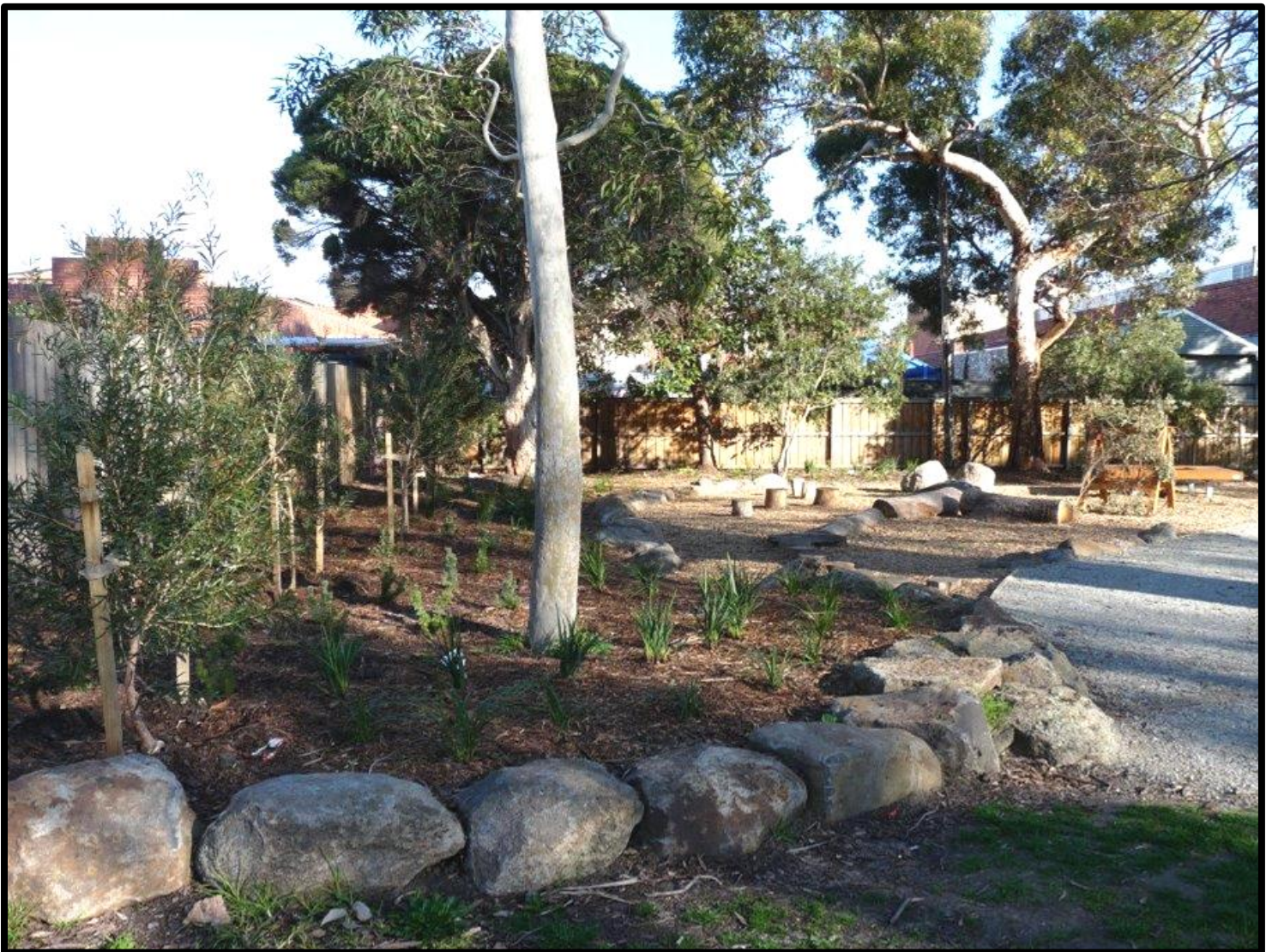


Park Close to Home: A Framework to Fill Open Space Gaps

Background Report

December 2017



About this document:

This Background Report is to be read in conjunction with The Park Close to Home: A Framework to Fill Open Space Gaps (December 2017). It provides the background research and analysis to support the Framework, and provides full detail of how the gap areas identified in the Framework were determined.

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The Park Close to Home Background Report

Purpose of this Background Report

This report provides the detail and research to support the Park Close to Home: A Framework to Fill Open Space Gap Areas. It should be read in conjunction with the Park Close to Home.

The Report contains the following four parts:

1. Open Space Contributions and the Open Space Fund: *An overview of the Open Space Fund in Moreland, including the past and predicted future income and expenditure*
2. The Framework Steps Explained: *A detailed explanation of how the steps in the Framework should be undertaken, and the outputs of these steps including gap area scores and prioritisation*
3. Monitoring the Open Space Fund: *A detailed list of the items that will be monitored and inform the Annual Report*
4. "Suburb Snapshots" – *Maps to show each suburb within Moreland, the gap areas and their priority identified in the Park Close to Home (adopted December 2017).*

Part 1: Open Space Contributions and the Open Space Fund

This part of the Background Report details the past, current and predicted income and expenditure of the open space fund, and how the fund operates. Income to Council from Public Open Space Contributions is increasing in value annually, mirroring increases to the rate of development and increased land values across Moreland.

Open Space Contributions – Purpose and Principles

The Public Open Space Contribution (POSC)

The *Subdivisions Act 1988* ('the Subdivision Act') allows local government to seek a cash payment or land contribution (or a combination of both) for the purpose of providing public open space. This is called a Public Open Space Contribution (POSC). Moreland has historically pursued a cash rather than land contribution as this allows revenue to be consolidated and spent strategically.

How Public Open Space Contributions are collected

In Moreland, the POSC is set through a schedule to Clause 52.01 (Public Open Space Contribution and Subdivision) in the Moreland Planning Scheme. The POSC required is specific to each suburb (see table 1) and is expressed in percentage terms, as 'the rate'. The POSC is collected by Council at time of subdivision, pursuant to the Subdivisions Act.

Council has its POSC rates in the Moreland Planning Scheme at Clause 52.01 as follows:

Table 1. Public Open Space Contribution rates - Moreland Planning Scheme (schedule to Clause 52.01)

Suburb	Rate
Brunswick East/North Fitzroy	5.7%
Brunswick	6.3%
Brunswick West	2.5%
Coburg	6.8%
Pascoe Vale South	3.4%
Coburg North	4.3%
Pascoe Vale	3.7%
Oak Park	3.1%
Fawkner	5.7%
Hadfield	4.3%
Glenroy	6.5%
Gowanbrae Tullamarine	4.7%

How open space contributions can be spent

Public Open Space (POS) contributions received under clause 52.01 of the Scheme must be used in accordance with section 20 of the Subdivisions Act

In summary, section 20(2) requires funds collected as POS contributions to be used to either:

- purchase land for use as public open space;
- improve land set aside, zoned or reserved for use as public open space; or
- improve land not set aside, zoned or reserved for use as public open space, but only with the approval of the Minister.

'Public open space' is not defined in the Scheme or the *Planning and Environment Act 1987*. However, the language used in s 20(2) mirrors the definition of 'public open space' in the *Subdivision Act*, which provides that:

Public open space means land set aside in a plan or land in a plan zoned or reserved under a planning scheme –

- for public recreation or public resort
- as parklands, or
- for similar purposes.

Open Space Contributions are collected into the Public Recreation Resort and Land Fund (PRRLF). Legal advice provided to Council indicates that the use of the fund for the purchase of land for open space would extend to the human resources associated with the buying of the land and converting it to open space, along with funding all aspects of its conversion to open space, such as engaging contractors to design open space or deliver play equipment.

There is no requirement to spend the Open Space Fund in the suburb from which it was collected. Creation and improvement of open space improves the open space provision for the whole municipality (not just the suburb within which the open space is created). New and improved open

space also benefits not just existing residents, but future residents. Thus, although the open space contribution is received as a result of new subdivisions creating increased need for open space, there is no requirement to spend the Fund within the suburb from which it was collected. The contribution requires a link between the subdivision and the resulting open space need to be established to justify the contribution being sought, but the expenditure of the sum collected can be made in any location in Moreland as long as it is allocated to open space.

Earnings to date – All of Moreland

Table 2 indicates the yearly earnings over the past ten years. In recent times, expenditure has not met the rate of earnings, which means that Council is in a positive financial position to enable a proactive program for fund expenditure to be guided by this Framework.

Table 2. Past 10 years of PRRLF earnings expenditure (includes notation on Planning Scheme Amendments that made major changes to the Open Space Contribution Rate at Clause 52.01)

Financial Year	Overall Earnings	Expenditure	Balance at close of financial year
2007-08	\$1,751,450	Nil	\$7,024,397
2008-09	\$4,417,730	\$1,094,765	\$10,347,362
2009-10	\$3,467,641	\$7,357,395	\$6,457,607
2010-11 * C85 gazetted 23 September 2010	\$4,835,010	\$3,528,341	\$7,764,276
2011-12	\$3,985,771	\$3,706,294	\$8,043,753
2012-13	\$5,092,555	\$7,236,886	\$5,899,422
2013-14 * C122 gazetted 10 October 2013	\$5,422,730	\$3,375,185	\$7,946,966
2014-15	\$7,327,490	\$3,332,558	\$11,941,897
2015-16	\$13,838,620	\$920,760	\$24,859,757
2016-17	\$12,352,355	\$730,288	\$36,491,824
Total 2007/08 – 2016/17	\$62,491,352	\$31,282,472	

Earnings to date – per suburb

Table 3 and Figure 1 provide the income and expenditure of POSC on a suburb basis for the past 8 years (suburb based data was not readily available for the full ten year period). Table 3 provides the raw data, and Figure 1 provides this same data in a graph.

Table 3. Eight Year Open Space Income and Expenditure by Suburb, 2009/10-2016/17

Suburb	Income	Expenditure
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	Total	%	Total	%
Brunswick	\$8,278,995	15%	\$2,499,007	8%
Brunswick East	\$7,630,116	14%	\$652,363	2%
Brunswick West	\$2,280,395	4%	\$513,039	2%
Coburg	\$6,200,764	11%	\$4,824,282	16%
Coburg North	\$3,116,710	6%	\$1,259,313	4%
Fawkner	\$2,037,460	4%	\$2,532,803	8%
Glenroy	\$12,841,225	23%	\$9,483,451	31%
Gowanbrae	\$0	0%	\$1,470,090	5%
Hadfield	\$1,759,879	3%	\$336,567	1%
Oak Park	\$2,421,110	4%	\$351,344	1%
Pascoe Vale	\$7,928,288	14%	\$2,071,046	7%
Pascoe Vale South	\$1,715,840	3%	\$547,023	2%
Tullamarine	\$111,390	0%	\$5,231	0%
Total	\$56,322,172	100%	\$30,157,361	100%

Figure 1. Graph to show information in Table 1 – Income and Expenditure (Eight year total income as a percentage of overall total)

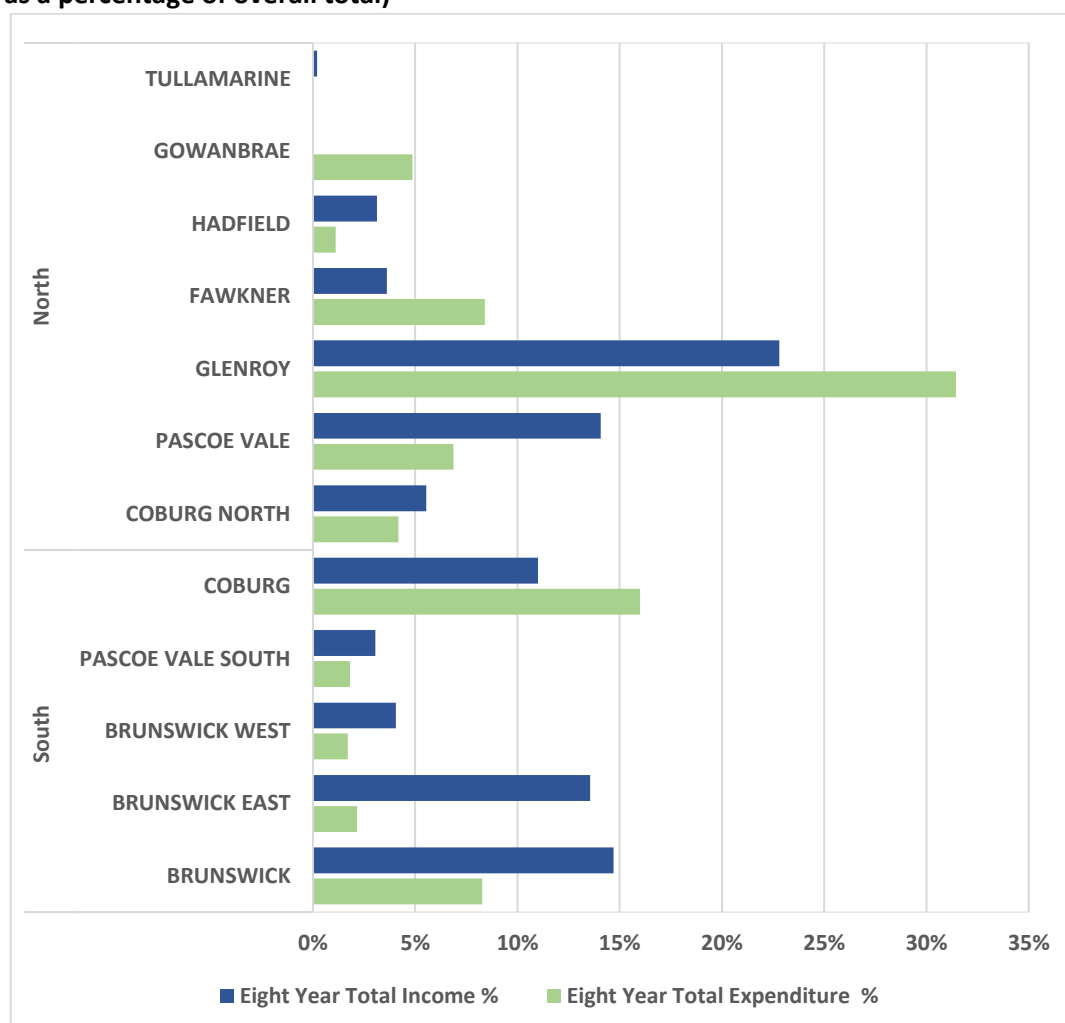


Table 3 and Figure 1 indicate that the income to the fund has been spread across the municipality, and across both the southern and northern suburbs of Moreland. It is not only apartment type dwellings that are major contributors to the fund (such as those more typically seen in southern suburbs), but also infill unit and townhouse type development (more typically seen in the northern suburbs). Tables 4 and 5 provide the breakdown for income and expenditure for each suburb for each of the past 8 years.

Projected earnings across Moreland

The growth in earnings to the fund is projected to continue. Modelling of the growth of the fund indicates that the fund will continue to grow at a rate of around \$7-\$15 million per year, depending on the amount of subdivision per year and whether land values continue to rise.

Expenditure to date – Municipal wide

Table 2 relates to expenditure on both the purchase of new open space and upgrades to existing open space. It can be seen that income has far outstripped expenditure, leaving Council in a positive financial position to enable proactive, strategic expenditure on creating new open space.

Expenditure to date – per suburb

It is observed in Table 3 and Figure 1 that in the suburb data that Glenroy has received the highest proportion of fund expenditure in recent years, this is due to the purchase of two large land holdings in Glenroy (part of the Northern Golf Course and the Primary School on Wheatsheaf Road).

Tables 4 and 5 on the following page show the open space income and expenditure by suburb for each year between 2009/10 and 2016/17.

Table 4. Suburb Income 2009/10 to 2016/17

Suburb	2009/10	2010/11	2011/12	2012/2013	2013/2014	2014/2015	2015/2016	2016/17	Total	%
BRUNSWICK	\$261,510	\$1,083,840	\$382,540	\$726,795	\$432,470	\$1,430,490	\$2,107,770	\$1,853,580	\$8,278,995	15%
BRUNSWICK EAST	\$222,000	\$718,440	\$300,720	\$492,880	\$1,206,220	\$895,470	\$2,380,320	\$1,414,066	\$7,630,116	14%
BRUNSWICK WEST	\$549,770	\$65,250	\$113,750	\$299,250	\$187,250	\$223,000	\$261,000	\$581,125	\$2,280,395	4%
COBURG	\$213,550	\$807,610	\$690,604	\$803,740	\$572,900	\$816,000	\$826,880	\$1,469,480	\$6,200,764	11%
COBURG NORTH	\$200,550	\$200,320	\$118,580	\$112,740	\$91,160	\$115,670	\$1,856,290	\$421,400	\$3,116,710	6%
FAWKNER	\$126,750	\$162,520	\$246,810	\$172,710	\$220,020	\$308,370	\$371,070	\$429,210	\$2,037,460	4%
GLENROY	\$936,160	\$672,850	\$999,000	\$1,166,400	\$1,193,140	\$1,794,850	\$2,967,600	\$3,111,225	\$12,841,225	23%
GOWANBRAE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0%
HADFIELD	\$43,700	\$108,150	\$65,790	\$129,860	\$136,310	\$278,640	\$460,100	\$537,329	\$1,759,879	3%
OAK PARK	\$266,265	\$291,900	\$271,405	\$150,350	\$247,380	\$249,240	\$403,620	\$540,950	\$2,421,110	4%
PASCOE VALE	\$623,886	\$632,330	\$691,762	\$907,610	\$937,950	\$1,105,190	\$1,689,050	\$1,340,510	\$7,928,288	14%
PASCOE VALE SOUTH	\$23,500	\$91,800	\$63,920	\$130,220	\$148,580	\$89,420	\$514,920	\$653,480	\$1,715,840	3%
TULLAMARINE	\$0	\$0	\$40,890	\$0	\$49,350	\$21,150	\$0	\$0	\$111,390	0%
Total	\$3,467,641	\$4,835,010	\$3,985,771	\$5,092,555	\$5,422,730	\$7,327,490	\$13,838,620	\$12,352,355	\$56,322,172	100%

Table 5. Suburb Expenditure 2009/10 to 2016/17

Suburb	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total	%
BRUNSWICK	\$391,697	\$974,556	\$328,868	\$514,529	\$35,207	\$0	\$126,834	\$127,317	\$2,499,007	8%
BRUNSWICK EAST	\$264,306	\$7,200	\$30,075	\$120,964	\$0	\$0	\$100,070	\$129,747	\$652,363	2%
BRUNSWICK WEST	\$376,945	\$26,184	\$0	\$108,630	\$0	\$0	\$1,280	\$0	\$513,039	2%
COBURG	\$321,865	\$845,022	\$850,312	\$1,678,405	\$663,043	\$133,945	\$97,918	\$233,773	\$4,824,282	16%
COBURG NORTH	\$167,683	\$118,603	\$522,604	\$400,637	-\$205,537	\$0	\$227,322	\$28,000	\$1,259,313	4%
FAWKNER	\$112,130	\$264,646	\$134,806	\$362,249	\$1,534,817	\$0	\$123,148	\$1,007	\$2,532,803	8%
GLENROY	\$703,008	\$356,179	\$1,248,675	\$3,252,343	\$831,130	\$2,847,277	\$64,067	\$180,771	\$9,483,451	31%
GOWANBRAE	\$200,069	\$344,931	\$298,371	\$270,383	\$5,000	\$351,336	\$0	\$0	\$1,470,090	5%
HADFIELD	\$22,093	\$104,740	\$0	\$0	\$0	\$0	\$180,121	\$29,613	\$336,567	1%
OAK PARK	\$311,344	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$351,344	1%
PASCOE VALE	\$802,225	\$455,992	\$292,584	\$48,719	\$471,526	\$0	\$0	\$0	\$2,071,046	7%
PASCOE VALE SOUTH	\$66,996	\$0	\$0	\$480,027	\$0	\$0	\$0	\$0	\$547,023	2%
TULLAMARINE	\$5,231	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,231	0%
Total	\$7,357,396	\$3,498,052	\$3,706,294	\$7,236,886	\$3,375,186	\$3,332,559	\$920,760	\$730,228	\$30,157,361	100%

Open Space projects eligible for the Open Space Fund

Although the open space contribution is received as a result of new subdivisions creating increased need for open space, there is no requirement to spend the Fund within the suburb or area from which it was collected. There is also no requirement to allocate the fund to solely new open space that would service the 'future' population or be needed only as a result of increased population.

Moreland's Open Space Fund can be spent on all eligible open space projects that either create or improve open space within Moreland.

Below is a list of all projects derived from relevant policies and strategies that would be eligible for funding through the fund. These are listed in no particular order, but are detailed here to highlight the multiple opportunities to utilise the fund.

- Closing high and medium priority open space gap areas identified in the MOSS (Goal 1)/Park Close to Home.)
- As opportunities arise, acquiring land within 50m/30m of the main waterways through Moreland in accordance with MOSS (MOSS Goal 3), and as identified in Merri and Moonee Ponds Creek Strategies endorsed by Council. (*Merri Creek and Environs Strategy 2009-2014, Moonee Ponds Creek Strategic Action Plan*)
- Funding Open Space projects (new open space, upgrades to open space and improving linkages to open space) identified in Activity Centre Structure Plans for Coburg, Brunswick and Glenroy, and the 12 Neighbourhood Activity Centres (*areas where the highest rates of population growth and activity are encouraged through the Municipal Strategic Statement in the Moreland Planning Scheme*).
- The reactive purchase of land identified as surplus to State Government or other authority requirements
- Provision of active recreation facilities, including indoor active recreation facilities (as eligible for PRRLF spending) as set out in the *Moreland Sport and Physical Activity Strategy (2014-2018)*
- Upgrades to existing open spaces in accordance with the MOSS and the Play Strategy (2016-2020), and acquiring land to implement the *Play Strategy*.
- Acquiring land to address any flood mitigation works within open space areas.
- Undertaking projects to ensure adequate access to the various types of open space across Moreland (e.g. District, Local, Shared Trail, Sport etc.) as set out in the MOSS
- Improving linkages to existing open spaces (pedestrian/visual links) to improve the open space network as set out in the *MOSS Goal 7*.
- To fund in some circumstances, depending on the nature of the agreement, *Shared Use Agreements or Committees of Management* to provide access to open space and active recreation spaces in private or state government ownership as set out in the MOSS (e.g. Schools).
- Eligible open space projects identified within the following Council and stakeholder strategies, including the following:
 - Moreland Play Strategy 2016 -2026
 - Moreland Urban Forest Strategy 2017-2027
 - Moonee Ponds Creek Action Plan 2011-2016
 - Edgars Creek Conservation and Development Plan 2013-2023
 - Westbreen Creek Parklands – An Environmental Park
 - Moonee Ponds and Merri Creek Resting Places Strategy 2002

- Merri Creek Trail Review 2007
- Merri Creek Trail Signage Strategy 2007
- Merri Creek Environs Strategy 2009-2014

Part 2: The Framework Steps Explained

This section of the Background Report provides a detailed explanation of how each step in the Framework should be undertaken, and identifies the open space gap areas and their priority as per the Park Close to Home adopted by Council in December 2017.

The Framework (Figure 1 in The Park Close to Home)



Step 1 – Identify and quantify open space gap areas.

Summary: In accordance with MOSS policy, identify the areas within an Activity Centre (Neighbourhood and Major Activity Centres) that are more than 300m from any open space (any type, size, use), and the areas outside of an Activity Centre that are more than 500m from open space by undertaking a walking catchment analysis, and label these areas as ‘gap areas.’

Detailed explanation: Use the GIS to identify existing open spaces across Moreland. This includes all unrestricted open space areas, of any size or type, as long as they are one of the following:

- owned by Moreland City Council and maintained predominately as open space
- registered as either a Reserve or open space on title, or by inclusion in the Public Park and Recreation Zone, (or planned to be included in this zone).
- not owned by Council but developed with significant Council owned assets (eg. a playground).
- not owned by Council but secured as open space through an Agreement/Committee of Management.

For the purposes of identifying gap areas, the following types of open space have not been identified as 'existing open space':

- restricted open space areas (e.g. areas not generally open to the public such as the Fawkner Cemetery or Northern Golf Course),
- land not owned by Council but maintained by Council without a formalised agreement (e.g. VicRoads owned land that Council maintains)
- road reserves (nature strips).

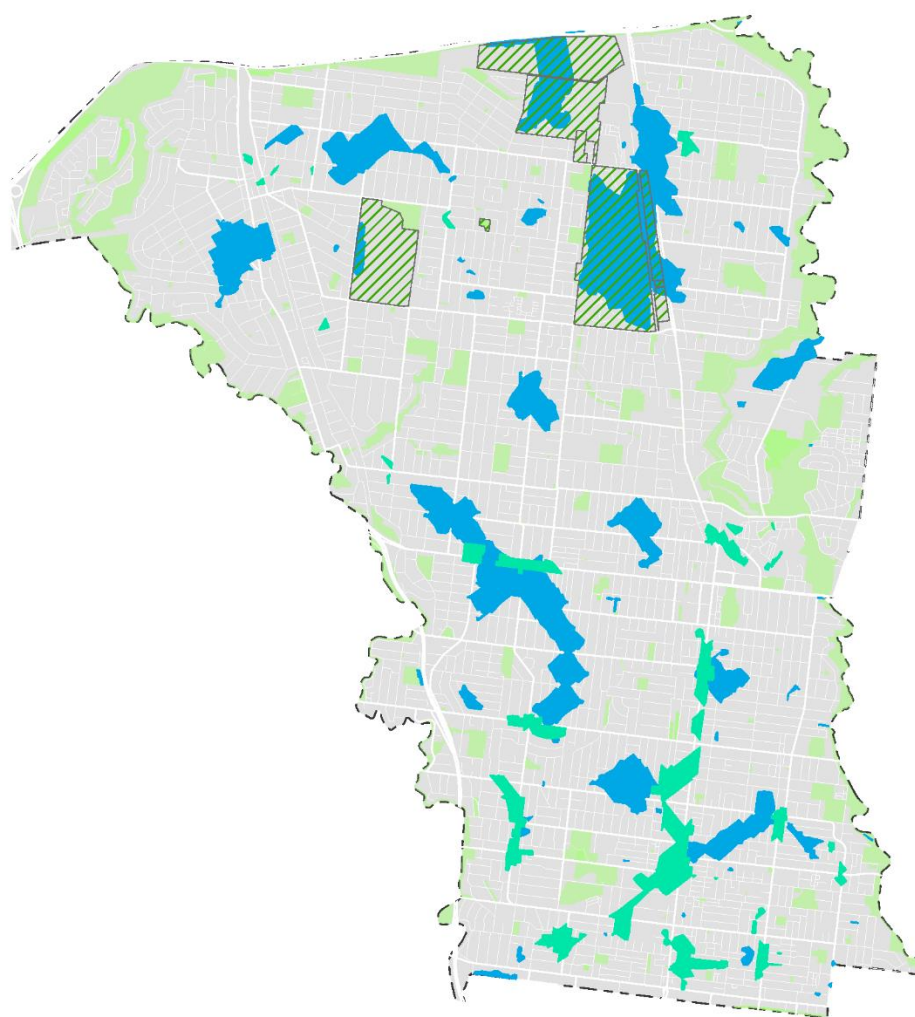
Using the existing road network, and adding in pedestrian routes with guaranteed continuing 24 hour a day access, identify a 300m and 500m walking distance from open space. Properties within an Activity Centre that are more than 300m walking distance from the open space, are identified to be within a gap area. Properties not within an Activity centre and more than 500m walking distance from the open space are also identified to be within a gap area.

Road centrelines are used to measure distances. Bluestone laneways are generally not included in the walkability analysis due to accessibility considerations.

Impact of the 300m walking distance policy for Activity Centres

The MOSS policy for open space to be provided within 300m of an Activity Centre (as opposed to 500m) results in the provision of more open space within and close to Activity Centres. This ensures that more open space is provided where population is most anticipated to grow and where densities will be highest. The below Map 1 indicates (when compared to the actual gap areas at Map 2) that MOSS policy for a 300m walkable distance results in bigger gap areas, and thus more open space being provided. Without the 300m walkable distance requirements, only the smaller blue gap areas would exist.

Map One: Open Space Gap Areas – the impact of the 300m distance for Activity Centres



Legend

- Open Space Gap Area 500m
- Open Space Gap Area 300m
- Open Space
- Restricted Open Space

0 0.5 1 2 Kilometers



Part 2: Quantify the open space gap areas

Summary: For each gap area, identify the number of properties within the gap area.

Detailed explanation:

- If a property within a gap area has the centroid of the polygon included in the gap area, include this property within the calculations.
- Label those areas as 'gap areas' that are not within 500m of an open space (where the property is not within an activity centre), using the suburb name the gap area is mostly located within, and a number (E.g. PV3=Pascoe Vale 3). Label those properties within an activity centre that are not within 300m of an open space using the suburb name the gap area is mostly located within, the letter 'a' or 'n' and a number (e.g. BEa2=Brunswick East, Activity Centre, Gap 2 or PVS_n1 = Pascoe Vale South Neighbourhood Centre 1). *Note: There are a number of gap areas that straddle two suburbs. (See the Part 4 - Suburb Snapshots for detailed information on gap area locations and boundaries) Activity Centre boundaries and major roads have been used as a boundary to designate gap areas that adjoin one another, rather than breaking up gap areas based on suburb boundaries.*
- Identify how many properties are included within each gap area and include in a table (very small gap areas are not identified with a label). Include the property in the calculations of how many properties are within the gap area only if the centroid of the property sits within the gap area. For all properties, include in the calculation the number of actual parcels or lots within the property (e.g. for an apartment block containing 55 dwellings, this would be counted as 55 properties, not one)
- Gap areas located entirely within a Core Industry and Employment Area within the Moreland Industrial Land Strategy (shown hatched on the Gap Area Maps) are not considered as a gap area requiring closure as a priority for consideration under this Framework. This is due to the primary purpose of these areas being industrial land use, with this use being the preferred use for these areas into the long term, as set out in the Moreland Local Planning Policy Framework. The only gap area this applies to is within the Newlands Industrial Area. (Note: As set out in section 5.0 of a Park Close to Home, further work will be undertaken to review of the total open space fund income received from land within industrial zones, and whether the Framework should be reviewed to consider prioritising open space gap areas located within industrially zoned areas based on open space needs within these areas.)

An example to demonstrate the above explanation is shown below in Images A and B:

IMAGE A

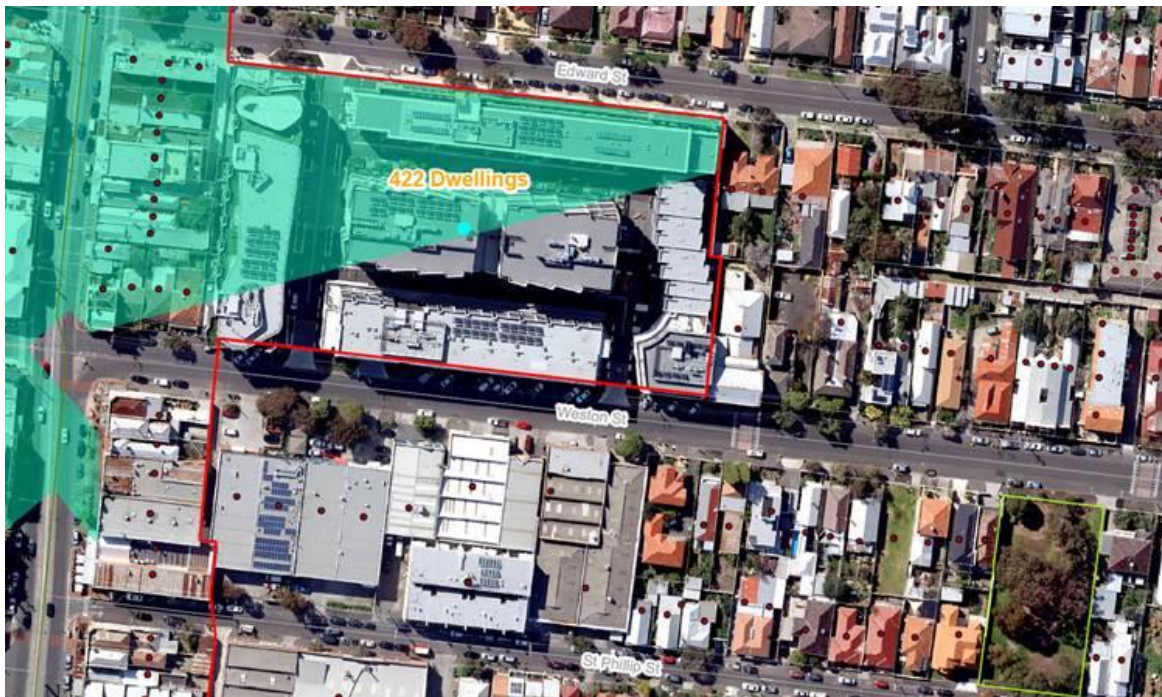
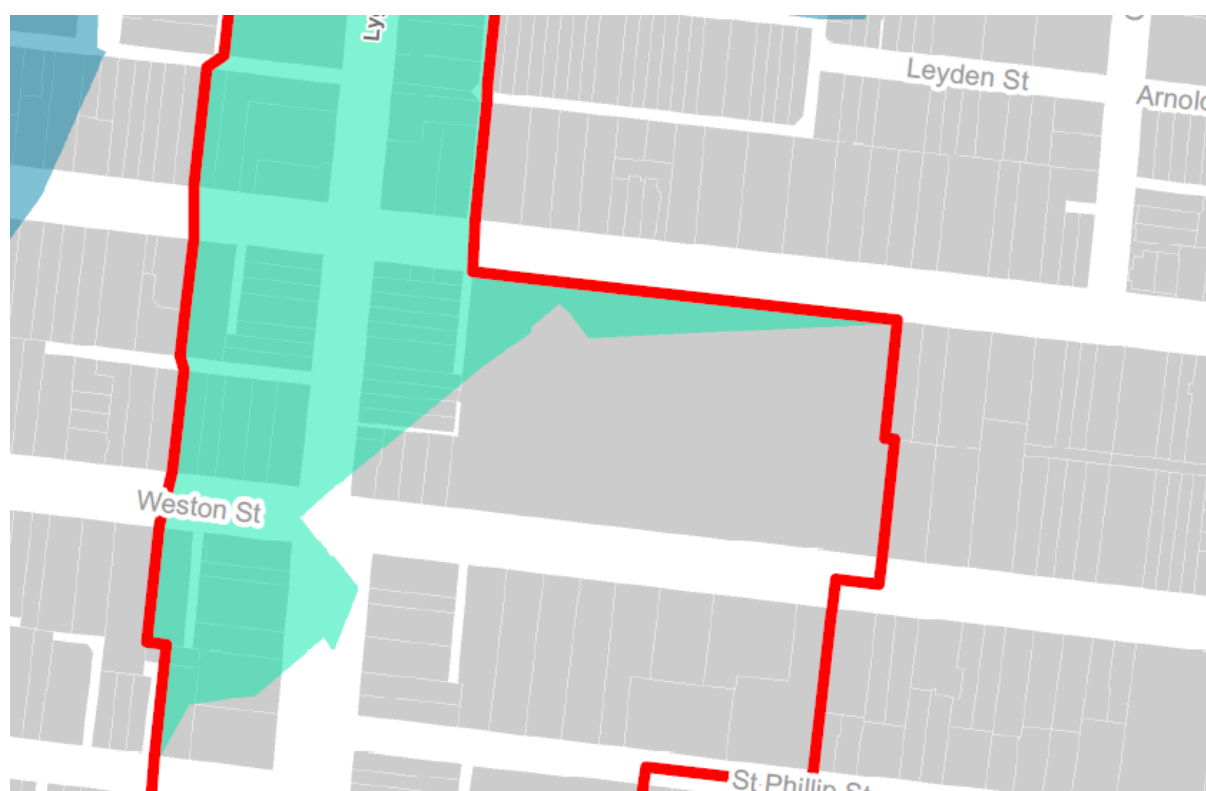


Image A above shows an existing park (Douglas Reserve) in the bottom right of the aerial photo. A walking distance of 300m and 500m has been measured from this park, and red dots on properties denote that these properties are within the 300m of the park. Those properties shown in green are within an activity centre (as denoted by the red line) and more than 300m from a park, and thus are within a gap area. If there was not an Activity Centre in this location, these properties would not be in a gap area, as they would only need to be 500m from open space, not 300. Thus, this demonstrates how the gap areas are larger in and around Activity Centres, so that more open space will be provided where population growth will occur.

Image A above shows a pedestrian walkway through the left hand side of the large building labelled '422 dwellings.' The calculations made for the walkability analysis on Image A did not include this laneway as a walkable path. Image B below does include this laneway as a walkable path. These images demonstrate that when laneways are included in walkability assessments, the gap area will actually narrow, as seen on the below map. To qualify, a pedestrian path has to have unrestricted public access and be of a size and type that allows easy walkability for all abilities. Only the top part of the large site labelled with 422 dwellings is now within a gap area, as the laneway improves walkability to Douglas Reserve. These 422 dwellings have therefore not been included in the number of dwellings within the gap area, as the centroid of the property is not within the gap area.

IMAGE B



Step 2: Identify medium and high priority open space gap areas

Summary:

The prioritisation of gap areas allows for an informed and strategic approach to the purchase of land, as prioritisation will identify the gap areas most susceptible to population growth pressures.

The gap areas have been prioritised with a scoring system that has regard to the size of the gap area, population within the gap area, population growth, existing open space service levels and dwelling densities within and around the gap areas.

The MOSS policy for a 300m measurement for open space walkability in Activity Centres results in bigger gap areas in and around where population will grow the most.

A high, medium or low priority rating is given to each labelled gap area, based on the scoring system. The scoring and weighting systems are fully explained below.

Detailed Explanation:

The gap areas have been prioritised to establish an understanding of which gap areas need the most urgent action to acquire land. High and medium priority areas will be the focus for action under the Framework.

Low priority gap areas will not be the subject of proactive purchase under this Framework. The prioritisation of gap areas will be regularly reviewed as gap areas close and this Framework is reviewed (*See Section 5.0 in the Framework for how ongoing Reporting and Monitoring of the Framework will be undertaken*). Identification of a gap area as a 'low' priority does not mean it will never be addressed. Rather, it means that any decision to purchase land to close a low priority gap

area as an opportunity becomes available, must be considered against the need to address high and medium gap areas as a first priority.

Methodology for gap area prioritisation:

A scoring and weighting system has been developed to provide a transparent way of comparing each gap area. Four factors have been used to determine the gap area priorities; namely:

- the number of properties and estimated population within the gap area,
- the existing density within the gap area,
- the amount of existing open space in the suburb the gap area sits within, and
- the predicted population growth in the surrounding area.

The following Table 1 sets out the factors, the weighting given to each factor, and the rationale for the factors and the weighting.

Table 1. Factors, Weighting and Rationale for Gap Area Prioritisation

Factors	Weighting	How this factor was calculated	Rationale for including this factor	Rationale for weighting of this factor
A. Number of properties and people that will benefit (50%) – Prioritising the biggest gaps				
1.Properties in a gap area, and estimated population within the gap area	50%	Relevant data collected for each gap area based on property data (the population estimate and property numbers have been combined to create a single score)	<p>The number of properties/estimated population in a gap area is a direct indication of how many people/properties will benefit if the gap area is closed through creation of open space. The higher the number of properties and population, the more significant in size the gap area, and the more distributed the need.</p> <p>An indication of both property numbers and an estimated population number has been used, as whilst the property number can be accurately calculated, the population within the gap areas can only be estimated. Thus, to ensure an accurate determinate of the extent of the gap area, both inputs have been used. The population has been estimated by multiplying the number of properties within a gap area by the average household size for the suburb.</p>	The number of properties/population has been given the highest weighting of 50%. These areas currently have no walkable access to open space, and therefore should be the priority for providing new open space. Any future growth in these areas will exacerbate the existing under provision of open space.

Factors	Weighting	How this factor was calculated	Rationale for including this factor	Rationale for weighting of this factor
B. Density, Current Open Space Service Levels and Growth (50%) – Prioritising the gaps with the most need				
2.Density within the gap area	15%	Relevant data collected for each gap area based on area (sqm) and property data. This was calculated by dividing the number of properties within the gap area by the area (sqm) of the gap area. This was based on current information about how many properties are within a gap area in a zone conducive to residential use (eg. a Residential Zone, Commercial Zone, Mixed Use Zone).	Density is considered to generally reflect the type of dwellings in a gap area i.e. higher density dwellings generally have limited outdoor space. Where densities are highest, it is necessary that easy walking access to open space be provided as a priority, as higher density dwelling types generally will not have access to a large backyard.	This is considered to be an important factor when considering the need for ready access to open space. As an element of higher density living has been considered in the calculation of the gap areas (through the requirement for more open space to be provided in Activity Centres) a relatively lower weighting of 15% has been given to this factor.
3.Existing Open Space Service Levels within each suburb	25%	This factor is based on a calculation of the existing amount of Open Space per 1000 people (hectare) by suburb. Data was collected for all open space across each suburb, which allowed a calculation of the total hectares of open space available in each suburb. This was then divided by the 2016 Census population estimates for each suburb to derive a hectare per 1000 people calculation.	The amount of open space per person takes into consideration the potential demand for existing open space and the likely usage rate of existing open space (e.g. if there is less open space, it will be in higher demand and receive higher use).	This is considered to be a very important factor in determining which gap areas should be prioritised, to ensure that new open space is provided in suburbs that have the lowest existing service levels, to improve overall access for that suburb.
4.Future population growth in the	10%	This factor is calculated by identifying the future growth in population by ID Small Area 2016	Population growth will continue to occur within all gap areas, and this growth increases the	This is considered to be a relevant factor, but as population growth is already factored in through

Factors	Weighting	How this factor was calculated	Rationale for including this factor	Rationale for weighting of this factor
surrounding area Use population not dwellings		to 2036. (Population and dwelling projections are undertaken by ID consulting for Council on a biennial basis. This information is available on Council's website.) ID small areas were chosen because they are the smallest projection geography available, and thus most accurately reflect the growth within the open space gap area. The population forecast used to be in each small area at 2036 was used in the scoring.	need to ensure proactive acquisition of land within gap areas for existing and future residents.	the MOSS policy to ensure more open space is provided in activity centres, this factor it given a lower weighting of 10%.

How the scores were derived:

The following system was used to develop scores for the gap area once the required data was collated.

'High' priority areas are:

- The gap areas that scored 50 points or over out of 100 are deemed to be the highest priority areas.

'Medium' priority areas are:

- The gap areas that achieved a score of between 40 and 49 out of 100 are deemed to be medium priority.

'Low' priority areas are:

- All remaining gap areas.

Steps taken to derive the scores for each gap area are set out below, as well as how it was determined which score should be attributed to a high, medium or low priority gap area:

1. For factors 1, 2 and 4 detailed in Table 4, the gap areas were ordered in descending order and a scoring scale of 0-100 was used. The largest value in each factor achieved the highest score (100) and the remaining areas were scored based on their relevant position in the order.
2. For factor 3, the data for the gap areas were ordered in ascending order so areas with lowest amount of open space per 1,000 people received the highest score. A scoring scale of 0-100 was then applied to the gap areas.

3. The relative weightings set out in the Table 4 were then applied to the gap area scores for each factor.
4. The scores for each gap area were then totalled. The maximum score a gap area could achieve is 100.
5. Very few gap areas scored over 50 out of 100 and most of those that did scored significantly over 50 (the highest score was 92 out of 100). Gap areas that scored over 50 have been given the highest priority.
6. In terms of determining the medium priority gap areas, there was a cluster of seven gap areas that had scores of between 40 and 49; four out of the seven had scores of well over 40. This cluster has been used to determine a suitable cut off point for grouping the medium priorities. Table 7 lists the high, medium and low priority gap areas. (This information is replicated on a suburb basis in the suburb snapshots at Appendix 1, and shown spatially on Map 2.) Appendix 2 provides the data and weighted scores for each gap area.

Step 1 and 2 Output -

Output: Open Space Gap Areas Mapping and the Gap area priority table

The below Map 2 illustrates the gap areas across Moreland and should be read in conjunction with the Suburb Snapshots at Part 4 of this Background Report, which provide a map of each suburb showing the gap areas, along with a summary of the main factors relevant to each suburb. Table 2 provides the data for all gap areas across Moreland and identifies their score and priority. Table 3 provides the raw data that informed the scoring shown in Table 2.

Map 2: Open Space Gap Areas – All of Moreland

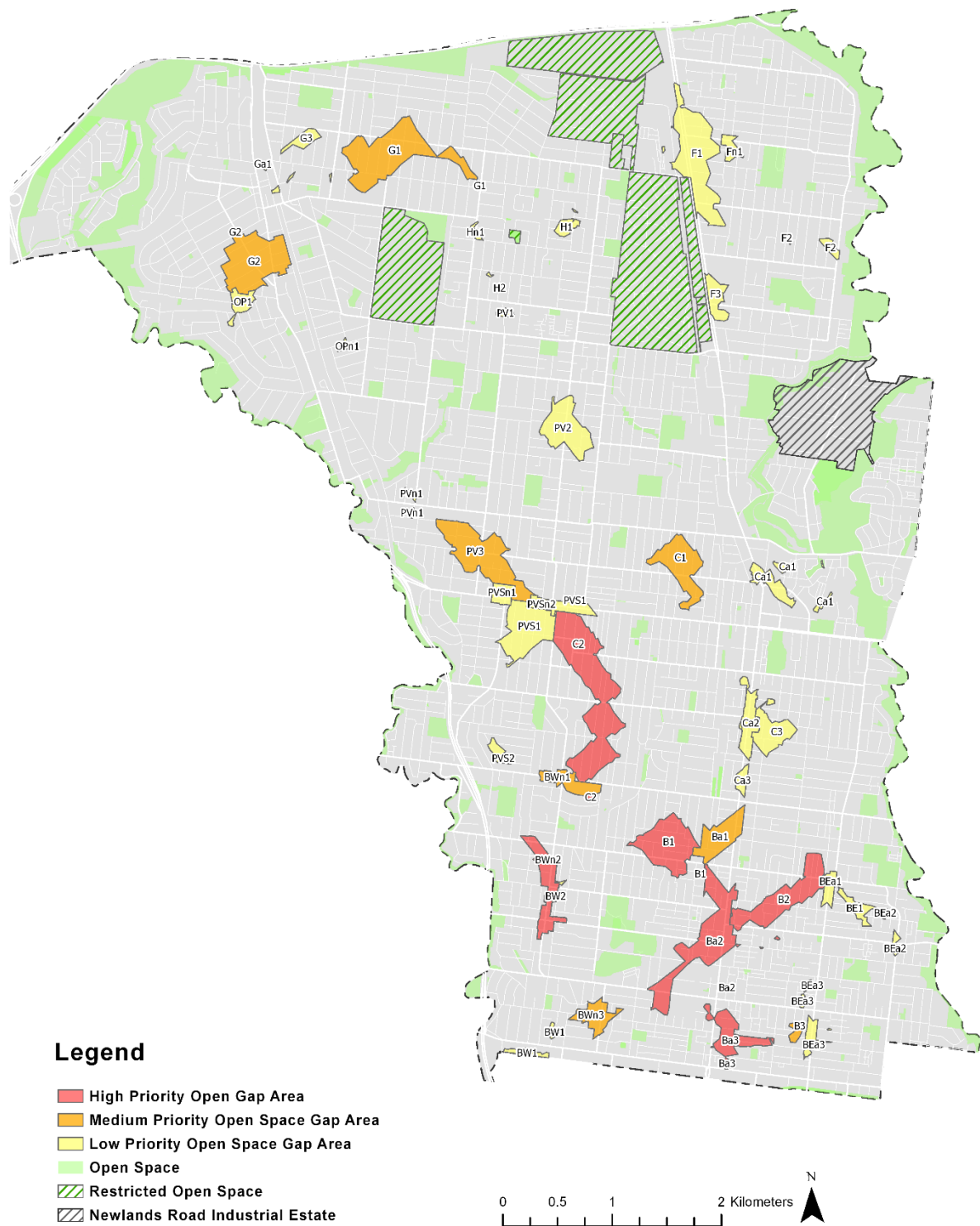


Table 2. High, Medium and Low Priority Gap Areas with Scores

	Factor 1		Factor 2	Factor 3	Factor 4	
Gap Area	Input 1: Number of properties (50% of Factor 1)	Input 2:Population Estimation (50% of Factor 1)	Density within Gap Area (Addresses Divided by HA) Score	Open Space (HA) per 1000 people – 2016 Score	id Small Area Population 2036 Score	Total Score
Max Score	50 (total of input 1 and 2)		15	25	10	100
High Priority						
Ba2	25	25	13	25	6	94
C2	17	20	6	13	8	63
B2	10	10	7	25	10	62
B1	11	11	8	25	5	61
BWn2	9	9	11	23	4	56
Ba3	7	7	10	25	6	55
Medium Priority						
PV3	12	13	6	11	6	48
G2	10	12	6	9	10	47
BWn3	5	5	10	23	4	47
BWn1	3	3	7	23	10	47
Ba1	3	3	4	25	10	46
B3	1	1	10	25	6	44
G1	9	11	4	9	8	41
C1	6	7	6	13	8	40
Low Priority						
Ca3	2	2	12	13	9	37
C3	4	4	6	13	10	36
PV2	6	7	6	11	6	36
BEa1	3	3	15	10	4	35
PVS1	5	6	4	12	7	35
BW2	0	0	6	23	4	34
Ca2	3	3	5	13	9	33
H1	1	1	6	17	7	32
BW1	1	1	4	23	4	32
PVSn2	2	3	6	12	7	30
Hn1	0	0	5	17	7	30
Ca1	2	2	4	13	9	30
BEa3	2	2	8	10	6	29

H2	0	0	3	17	7	28
F1	6	8	3	5	7	28
Ga1	0	1	6	9	10	26
PV1	0	1	7	11	7	26
PVSn1	1	1	3	12	7	24
G3	1	1	4	9	8	23
PVS2	1	1	5	12	4	23
BE1	1	1	6	10	4	23
BEa2	1	1	5	10	7	23
PVn1	0	0	4	11	7	23
OP1	1	1	4	7	10	20
Fn1	1	1	5	5	7	20
OPn1	0	0	4	7	7	18
F2	1	1	4	5	8	17
F3	1	1	2	5	8	17

Table 3. Data Used to Calculate Gap Areas Scores

Gap Area	Input 1: 50% of Number of Properties in Gap Area	Input 2: 50% of Estimated Population in Gap Area	Density within Gap Area (Properties Divided by HA)	Open Space (HA) per 1000 People – 2016	id Small Area Population 2036
B1	277	606	29	0.97	6,030
B2	248	543	26	0.97	11,153
B3	26	56	36	0.97	7,211
Ba1	81	177	15	0.97	11,153
Ba2	628	1375	47	0.97	6,690
Ba3	179	392	35	0.97	6,378
BE1	35	75	21	2.50	4,621
BEa1	82	174	52	2.50	4,621
BEa2	14	30	18	2.50	7,464
BEa3	57	121	28	2.50	6,978
BW1	16	35	14	1.05	4,123
BW2	9	19	21	1.05	4,123
BWn1	81	177	24	1.05	11,086
BWn2	225	492	39	1.05	4,556
BWn3	122	266	36	1.05	4,123
C1	155	392	21	1.86	8,953
C2	425	1078	20	1.86	8,788
C3	95	240	20	1.86	10,658
Ca1	49	123	14	1.86	9,675
Ca2	67	169	18	1.86	9,675
Ca3	43	109	42	1.86	9,675
F1	143	413	10	5.12	7,962
F2	13	38	13	5.12	8,519
F3	23	66	9	5.12	8,519

Fn1	26	74	19	5.12	7,962
G1	222	579	15	2.60	8,875
G2	252	656	21	2.60	10,699
G3	22	57	15	2.60	8,875
Ga1	12	30	22	2.60	10,699
H1	25	62	20	1.43	8,357
H2	2	4	12	1.43	8,357
Hn1	7	16	18	1.43	8,357
OP1	26	66	14	3.71	8,081
OPn1	4	9	12	3.71	8,081
PV1	12	29	24	2.23	7,546
PV2	152	369	20	2.23	6,931
PV3	289	702	22	2.23	6,931
PVn1	4	10	13	2.23	8,299
PVS1	134	326	15	2.08	8,299
PVS2	23	55	19	2.08	4,318
PVSn1	20	47	11	2.08	8,299
PVSn2	63	152	21	2.08	8,299

Step 3: Identify ways to address the gap area and potential land for purchase

Summary: Undertake an assessment of each gap area to identify opportunities to address the gap area, with a focus on identifying land to purchase for future conversion into open space.

Step explained:

Identifying land:

The focus of this Framework is the proactive purchasing of land to create new open space to address a gap area. Other means of addressing gap areas will also be explored where purchasing is not the most appropriate option. Other options include shared use agreements, conversion of other existing Council/State agency owned land, improving access of existing open space, and others.

A set of criteria to identify potential sites to convert for open space within or adjacent to each gap area will inform the identification of appropriate sites.

The criteria is as follows:

Criteria	Commentary
Connectivity	<ul style="list-style-type: none"> -Surrounded by a permeable street/cycle/pathway network which means the site is easily accessible from a large number of properties (e.g. not hidden down dead-end streets). -Located on main pedestrian routes (e.g. connecting retail, transport, schools or other active spaces). -Selected to ensure maximum access to households in the mapped gap area, to most effectively reduce the gap area.
Activation	As many street or active frontages as possible (at least 2 or more?) / substantially bounded by streets or pedestrian paths
Passive surveillance	Maximise opportunities for casual surveillance with sightlines or at least design/development potential of adjoining properties for this to occur

Minimum Size / Dimensions	minimum 1,200 square metres for each site with access points >10m wide
Issues and Dependencies	services, parking, housing, heritage, planning, potential contamination of land (e.g. contamination from previous industrial uses)

Each gap area will be inspected and analysed through a desktop and on site analysis by Councils Open Space Planner to identify sites for potential purchase or conversion that would meet the above criteria, with a focus on identifying land for acquisition. Any sites identified will be discussed with Council Officers within the Places Team, Urban Design Unit, Property Unit, Strategic Planning Unit, Transport Unit and Open Space Unit to identify Issues and Dependencies. (Issues and Dependencies refer to potential impediments or considerations pertaining to acquisition and design and may impact upon the effective use of the site for open space, such as services, parking, heritage overlays, potential contamination and remediation required, or other planning considerations.) At least one potential site that would address each gap area will be identified, along with alternative options to also pursue

Council will also consider the purchase of properties that would address a gap area that come onto the open market for sale that were not identified through the above analysis. Properties on the open market will be assessed in accordance with this Framework in consultation with relevant units (Property, Open Space, Strategic Planning, Transport and Urban Design) to determine whether any on market sites should be pursued in addition to, or instead of, those sites already identified for proactive purchase.

A process will also be created whereby the intention of landowners to redevelop large, strategic redevelopment sites within the high and medium priority gap areas not will be made known, ideally prior to a planning permit pre-application discussion, to ensure any opportunities to negotiate the purchase of part of a large the site for a future open space, or the contribution of land rather than cash to meet the requirements of Clause 52.01, are also pursued.

Walkability assessment:

The walkability assessment will indicate the extent to which each potential new open space location would close a gap area. The walkability assessment will show, based on road centrelines and any permanently accessible pedestrian thoroughfares, how many properties would be located within 300m of the new open space (if the properties are within an activity centre) or within 500m of the open space (if the properties are outside of a Centre.) These assessments will inform which sites to pursue for new open space within each gap area.

Costing projects:

An approximate cost for the conversion of sites identified for conversion into an open space would be prepared by the Open Space Unit in consultation with other relevant units. This approximate costing would inform potential implications for resourcing and prioritisation of open space conversion.

Estimated costings will be developed using a per square metre cost calculation, applied together with site specific considerations and a review of past project costs. Costs for equipment at each site would be informed by Councils Play Strategy, to identify whether a playground, toilet, BBQ area or shelter would be appropriate for the space.

An estimate of probable cost should be undertaken for site remediation costs including soil remediation and remediation or demolition of any buildings on site. Management of potential contaminated soil should also be considered and testing regarding the suitability of the site for public recreation use be undertaken prior or as part of acquisition negotiations where possible.

Ongoing maintenance costs based on a service level and asset depreciation would also be estimated for each project.

A confidential business case will be prepared by Open Space Unit and submitted for consideration, seeking funds to plan, design, consult and convert the land to open space, when successful land purchase is likely or confirmed.

It is necessary for the output of this step in the Framework to remain an internal working document. Public release of preferred site details may effect property values and unnecessarily cause concern to current landowners. Although preferred sites for acquisition will be identified through this framework, and their purchase will be pursued, it is a key tenant of this framework that any land acquisition would be through a negotiated process. There will be multiple sites identified within each gap area, to ensure there are options available to Council. If the potential sites were not kept confidential, it may unnecessarily burden land with some uncertainty. Furthermore, ongoing review of potential sites will occur to ensure that as land appropriate for open space is identified within gap areas it can be considered for negotiated purchase.

Step 4: Negotiate purchase of land

Step Explained:

Focusing on high and medium priority gap areas, negotiate purchase of the land identified for purchase at Step 3 of this Framework, or purchase land on the open market if applicable. Council will identify land suitable for purchase at Step 3 of this Framework, and facilitate a process of negotiated purchase of this land. Compulsory acquisition would not be pursued.

A price ceiling for reporting to Council as part of a confidential report to Council, prior to any purchase being undertaken will be determined (as per standard land purchasing Council decision making and reporting arrangements.)

Step 5: Consider how and when acquired land will be developed

Summary: Assess the existing parks surrounding the gap areas to identify the best open space outcome for the area, and how the land acquired can best be developed to serve the needs of the gap area and wider population.

Step explained: Following acquisition of each parcel of land in accordance with this Framework, a review of the open space needs in the surrounding area will be undertaken to ensure informed decisions on the type, form, purpose, and timing of delivery and design of any open space to be created. This work is eligible for Open Space Fund funding as it will directly inform the development of a particular piece of land into a specific open space. It will also be necessary to ensure that Service Unit Plans for the relevant Council Units involved in delivering open space clearly identify the roles, responsibilities, and timing for open space delivery. A decision will also need to be made on what land purchased will be used for until it is converted into open space.

Step 6: Plan, design consult and then convert land to open space

Summary: As resources allow (utilising the PRRLF where eligible), plan, design and consult on the new open space. Following this process, convert the acquired land into open space.

Step 6 Explained: Once the land has been secured, and consideration has been made of how and when acquired land will be developed, Council will commence the planning, design and community consultation process on converting the land to open space. This may be undertaken by Council Officers, or by contracted consultants depending on resources available.

Following this process of planning, design and consultation, conversion of land into open space is aimed to be completed within a three year timeframe of the land being transferred into Councils ownership.

Land will be rezoned into a Public Park and Recreation Zone (PPRZ) where appropriate, and as resources within the Strategic Planning Unit allow, most likely to be undertaken as a 'bulk' rezoning, including multiple properties that have been purchased for open space. There is potential for this Planning Scheme Amendment to be undertaken as a 'fast track' Section 20(4) amendment (see Section 20 (4) of the *Planning and Environment Act 1987*) to expedite the process. Land does not need to be rezoned before it is converted into an open space – the rezoning should occur as soon as possible after the land is purchased, when resources within the Strategic Planning Unit allow and preferably in conjunction with other land rezoning to ensure efficiency of resourcing.

Processes to ensure the land is appropriately reserved on title as an open space (Reserve) or appropriate determination will also be pursued.

Step 7: Budget for new open space maintenance

Explanation: Appropriate maintenance funding will be established by ensuring yearly budget review cycle includes funding to maintain newly created open space areas, with funding to be obtained from rates base, aligned so that it is available at the practical completion of the project.

Part 3: Monitoring the Open Space Fund

This part of the Background Report sets out the detail on the monitoring that will be undertaken, identified in Section 5.0 of the Park Close to Home.

As set out in Section 5.0, to enable an understanding of the successful implementation of the Framework, and to identify any need to update or change the Framework approach, collection of the following data will be undertaken on an ongoing basis, to inform an annual report and Action Plan:

(1) Information recorded when a contribution is charged:

- Project address and zone of land
- Planning permit number, financial year issued and description
- Contribution type (land and/or cash)
- Dollar contribution charged/land area of land contribution

(2) Dollar value of funds from contributions:

- Contributions collected monthly, including any land contributions with information on the overall distribution of collections across suburbs.
- Contributions spent during the current financial year with information on the overall distribution or allocation of expenditure, and expenditure across suburbs.
- Proportion of total open space program budget attributed to contributions.
- Contributions held in reserve fund.
- Anticipated expenditure for the following financial year (once the annual budget is finalised).

(3) Information recorded by open space project (capital and acquisition):

- Suburb and post code of open space location
- Location (street address, name of reserve if applicable)
- Budget line item reference number and financial year of allocation
- Expenditure purpose (land purchase, improvements)
- Total project dollar value
- Strategic basis for expenditure (Eg. Park Close to Home, Activity Centre Structure Plan)
- Extent of any gap area closure
- Method of gap area closure (eg. land purchase, shared use agreement, re-purposing of existing open space, land rather than cash contribution etc)
- Recording of the process followed for the gap area closure (eg. for acquisition, the process followed for identifying the site and pursuing purchase)
- Record of the quantum of time and resources that were required to resource the purchase of land/creation of open space (who, how many hours spent, success of the process)

(4) Gap area prioritisation factors (collation of updated data for an annual report)

- Number of properties within each gap area and estimated population,
- existing open space provision in a suburb,
- density within a gap area,
- and population growth.

Part 4: Suburb Snapshots (Summary of gap areas on a suburb basis)

BRUNSWICK– Suburb Snapshot



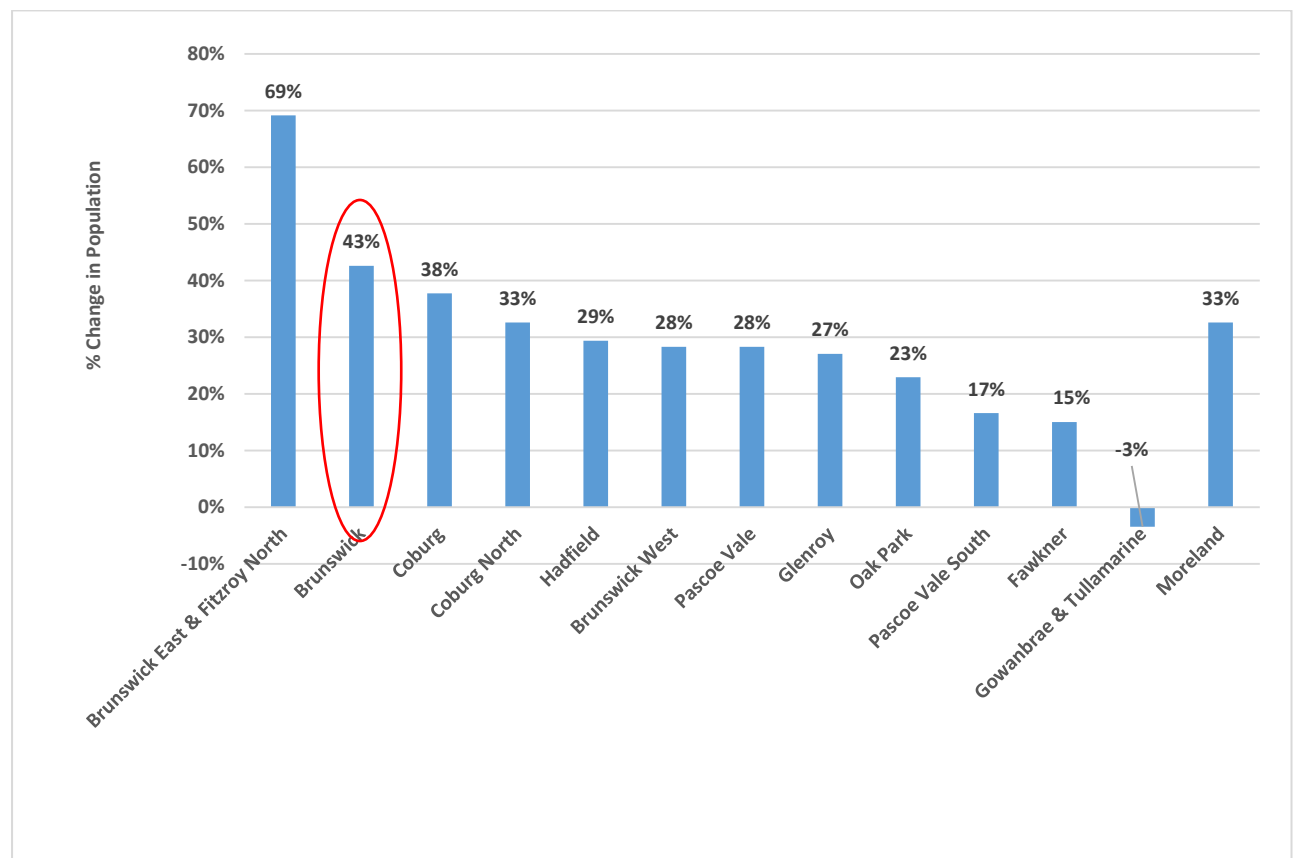
Moreland City Council

A. Demographics

The 2016 population of Brunswick was 24,473 people¹. The Brunswick population is forecast to increase by 43% between 2016 and 2036, which is higher than the overall population growth rate for the municipality, 33%.

The Brunswick Major Activity Centre (BMAC) is located across Brunswick and Brunswick East, and the majority of the forecasted population growth in these suburbs will occur in the BMAC.

Chart: Forecasted % Change in Suburb and Moreland Population, 2016 to 2036²



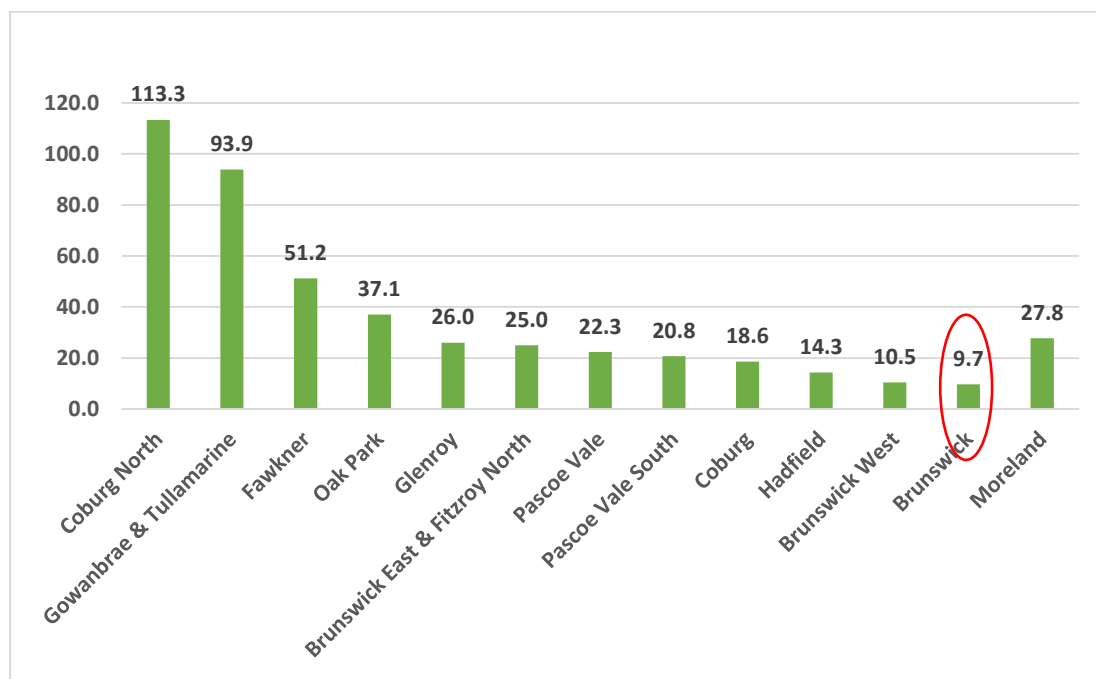
¹ Australian Bureau Statistics, Census of Population and Housing 2016

² id Consulting, Moreland Population and Household Forecasts 2017, accessed 22nd August

B. Open Space

In 2016, there was 9.7 square metres of unrestricted open space per person in Brunswick, which is the lowest amount in Moreland.

Chart: Sqm of Open Space per Person by Suburb and Moreland, 2016³



C. Open Space Gap Areas

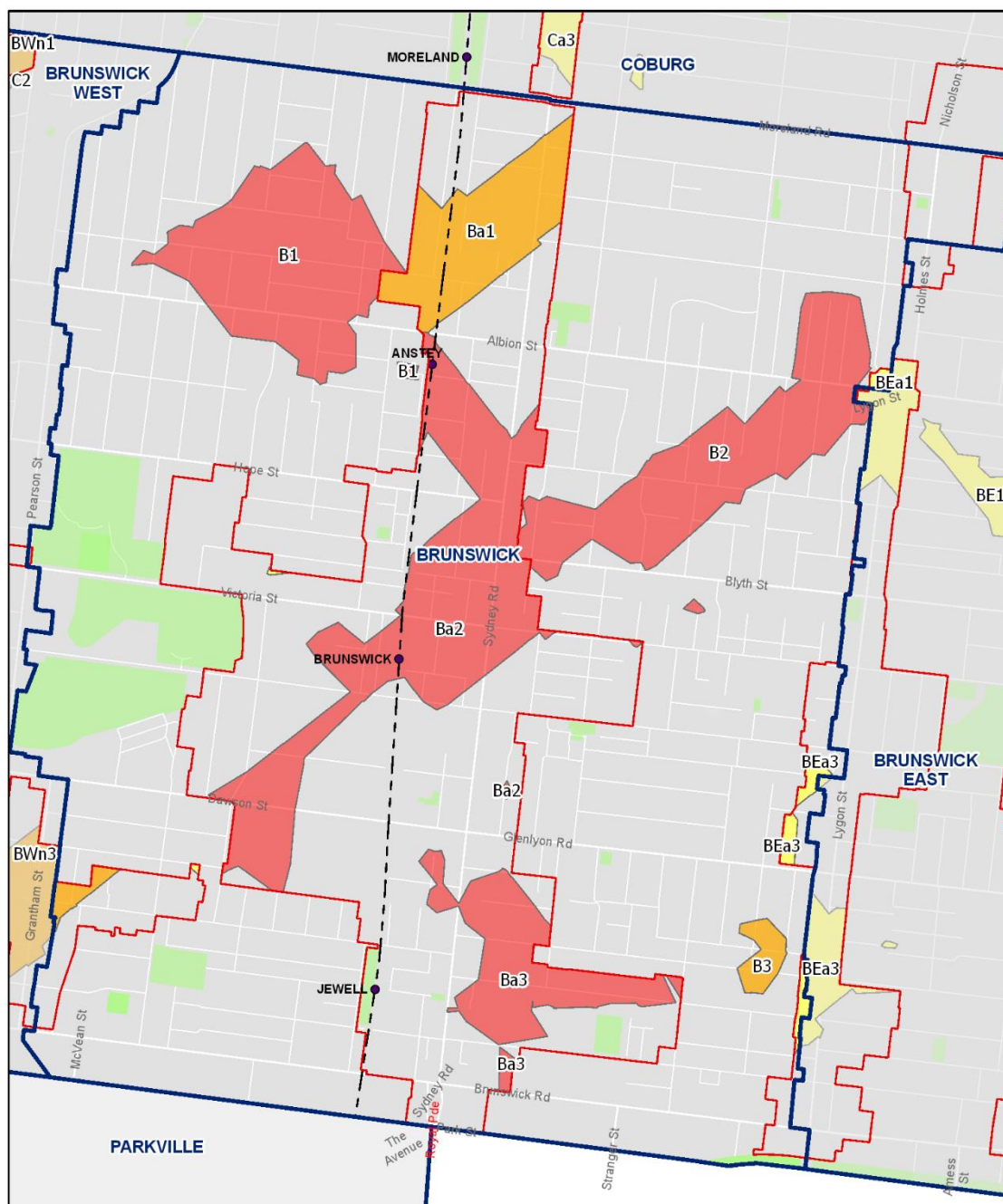
There are 42 open space gap areas in Moreland, 14 of which have been assessed as either a high or medium priority for creating open space⁴. Six of the 14 priority areas are in the suburb of Brunswick as set out in the following table and map. (Note: BWn3 is identified in the Brunswick West – Suburb Snapshot. BWn3 is predominately located in Brunswick West – a small part is located in Brunswick.)

Table: Descriptor of Gap Areas, Priority and Assessment Score

Gap Area Name	Priority	Score (Max 100)
Ba2	High	94
B2	High	62
B1	High	61
Ba3	High	55
B3	Medium	44
Ba1	Medium	46

³ Analysis by Moreland City Council using data from Council GIS system and 2016 Census of Population and Housing

Map: Brunswick and Open Space Gap Areas



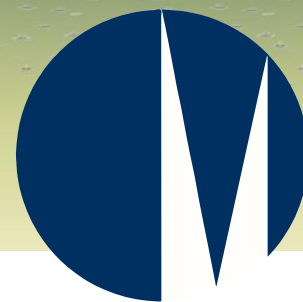
Legend

- High Priority Open Gap Area
- Medium Priority Open Space Gap Area
- Low Priority Open Space Gap Area
- Activity Centre Boundary
- Suburb Boundary
- Railway Station
- Open Space
- Restricted Open Space
- B1 Gap Area Name

0 0.17 0.35 0.7 Kilometers



BRUNSWICK EAST/FITZROY NORTH – Suburb Snapshot



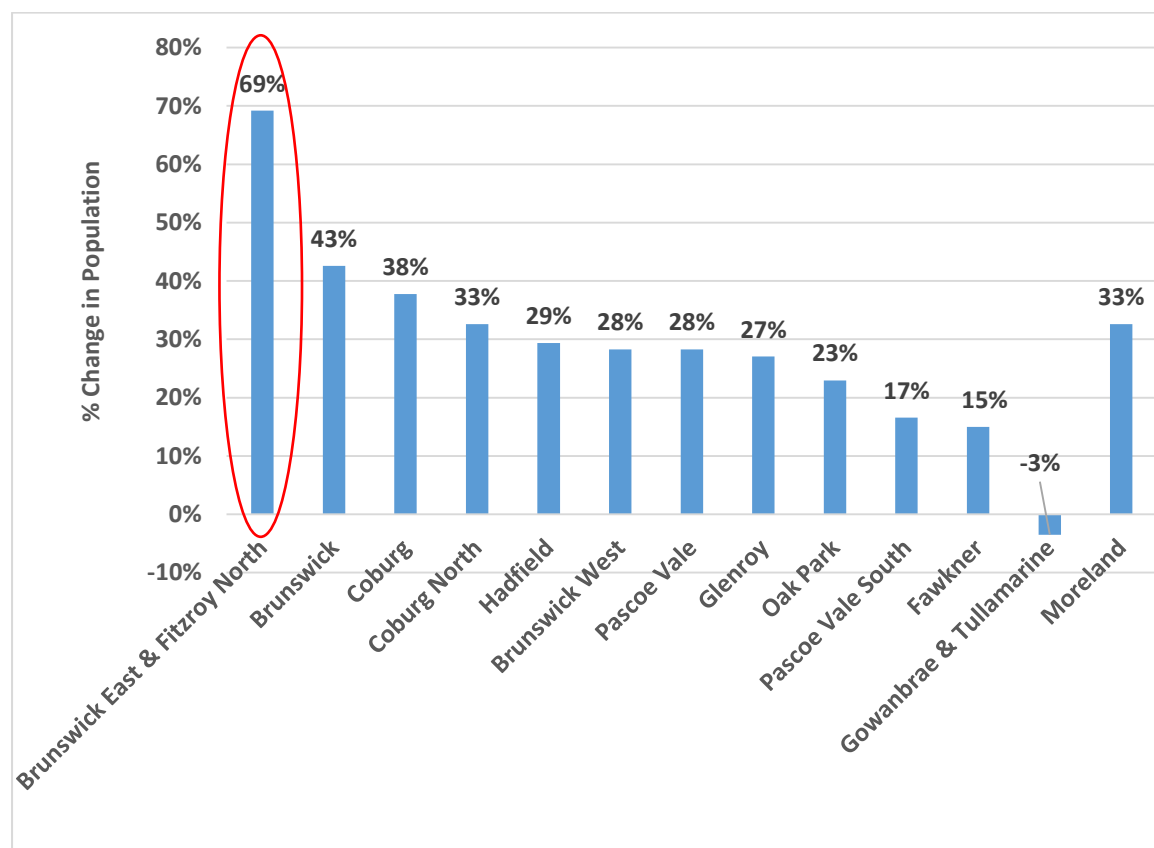
Moreland City Council

A. Demographics

In 2016 the population of Brunswick East and Fitzroy North was 11,504 people⁵. The Brunswick East and Fitzroy North population is forecast to increase by 69% between 2016 and 2036, which is the highest rate of forecasted population growth in the municipality.

The Brunswick Major Activity Centre (BMAC) is located across the suburbs of Brunswick and Brunswick East, and the majority of the forecasted population growth in these suburbs will occur in the BMAC.

Chart: Forecasted % Change in Suburb and Moreland Population, 2016 to 2036

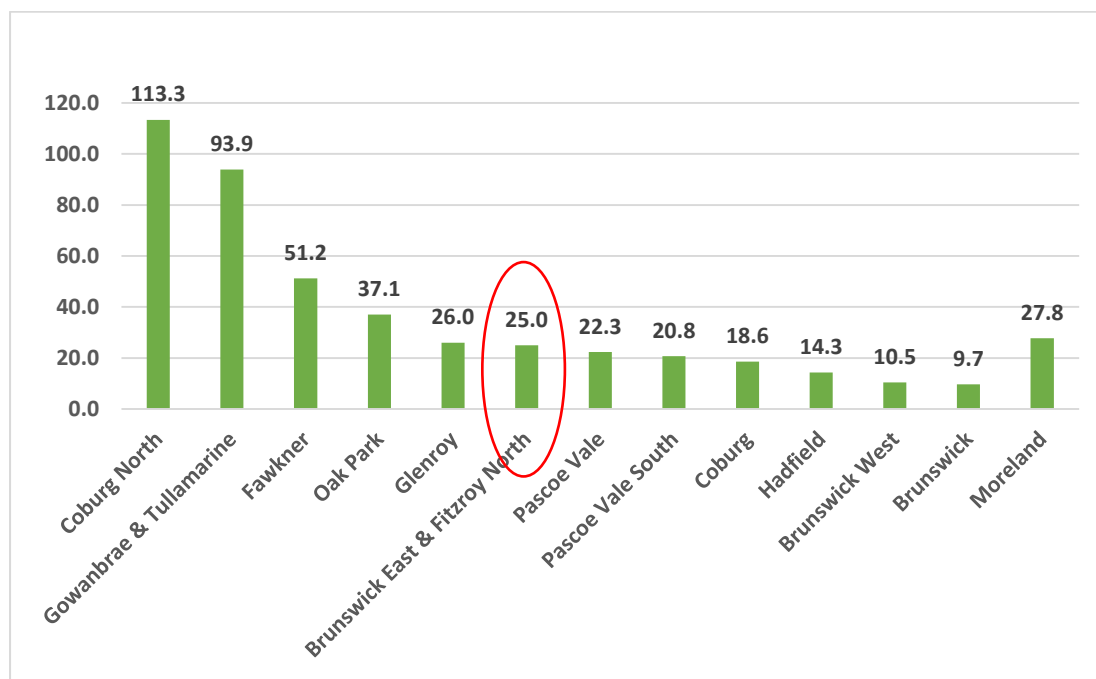


⁵ Australian Bureau of Statistics, Census of Population and Housing 2016

B. Open Space

In 2016, there was 25.0 square metres of unrestricted open space per person in Brunswick East and Fitzroy North.

Chart: Sqm of Open Space per Person by Suburb and Moreland, 2016⁶



C. Open Space Gap Areas

There are 42 open space gap areas in Moreland, 14 of which have been assessed as either a high or medium priority for creating open space⁷. There are four gap areas in Brunswick East which have been assessed as low priority, primarily due to their small size and the moderate level of open space per person in Brunswick East relative to other areas.

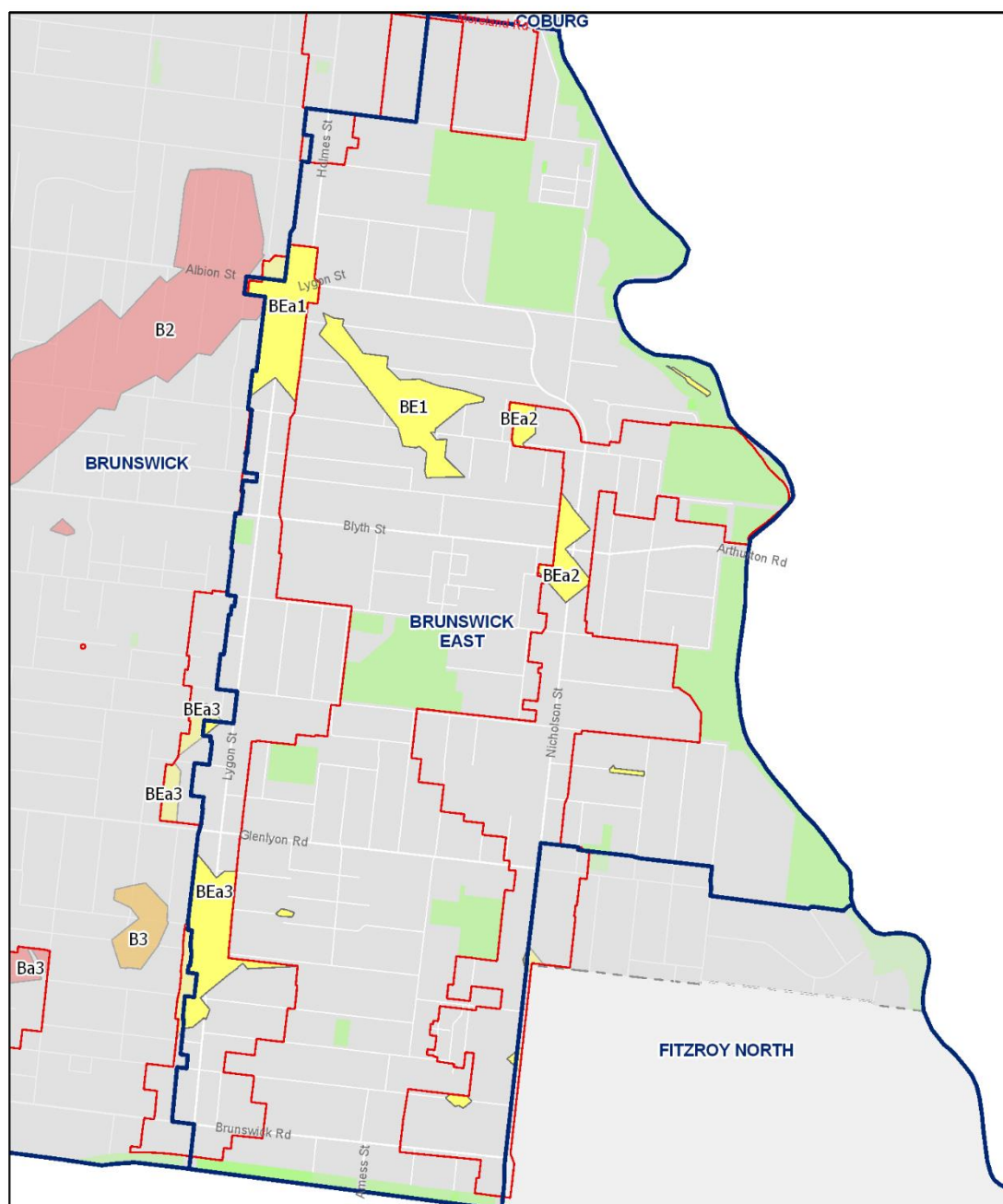
The following table and map sets out the gap areas in Brunswick East, the level of priority and the assessment score.

Table: Descriptor of Gap Areas, Priority and Assessment Score

Gap Area Name	Priority	Score (Max 100)
BEa1	Low	35
BEa3	Low	29
BEa2	Low	23
BE1	Low	23

⁶ Analysis by Moreland City Council using data from Council GIS system and 2016 Census of Population and Housing

Map of Brunswick East and Open Space Gap Areas



Legend

- High Priority Open Gap Area
- Medium Priority Open Space Gap Area
- Low Priority Open Space Gap Area
- Activity Centre Boundary
- Suburb Boundary
- Railway Station
- Open Space
- Restricted Open Space
- BW1 Gap Area Name

0 0.15 0.3 0.6 Kilometers



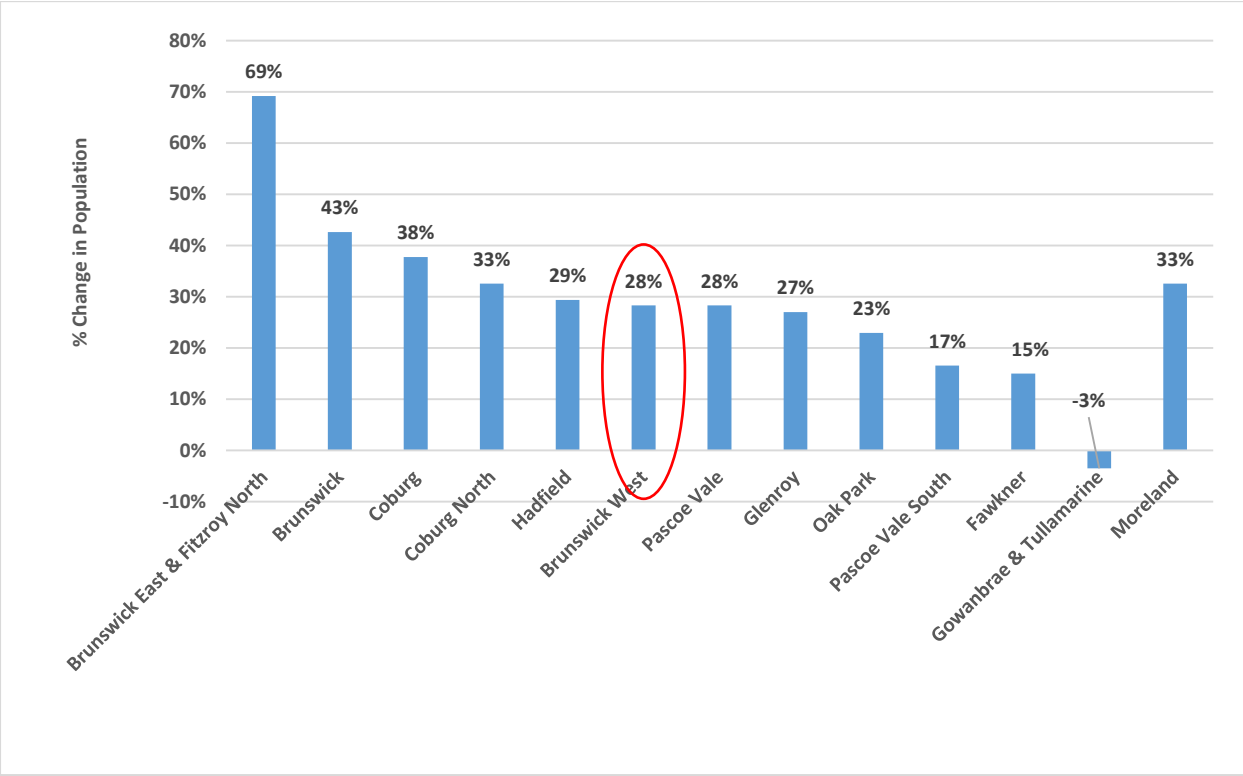


Demographics

The 2016 population of Brunswick West was 14,160 people⁸. The Brunswick West population is forecast to increase by 28% between 2016 and 2036, which is lower than the overall population growth rate for the municipality, 33%.

In Brunswick West, there are three Neighbourhood Activity Centres (NAC), namely the Melville Road/Albion Street/Victoria Street Centre, the Grantham Street/Union Street, and the Melville Road/Moreland Road Centre.

Chart: Forecasted % Change in Suburb and Moreland Population, 2016 to 2036

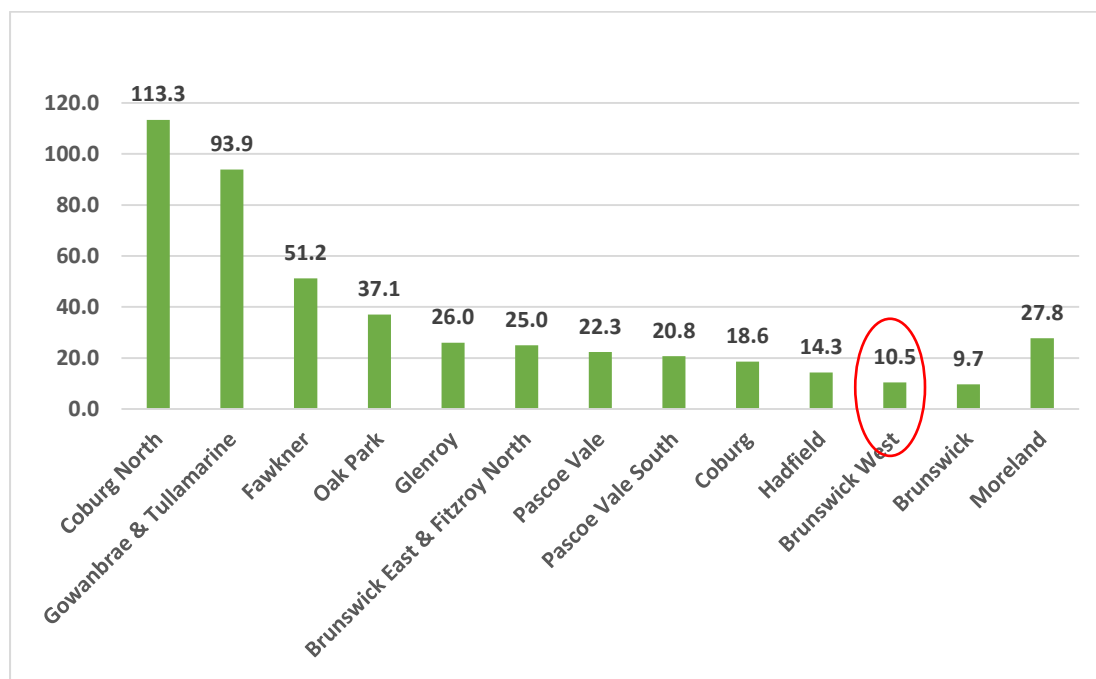


⁸ Australian Bureau of Statistics, Census of Population and Housing 2016

B. Open Space

In 2016, there was 10.5 square metres of unrestricted open space per person in Brunswick West, which is the second lowest amount in Moreland.

Chart: Sqm of Open Space per Person by Suburb and Moreland, 2016⁹



C. Open Space Gap Areas

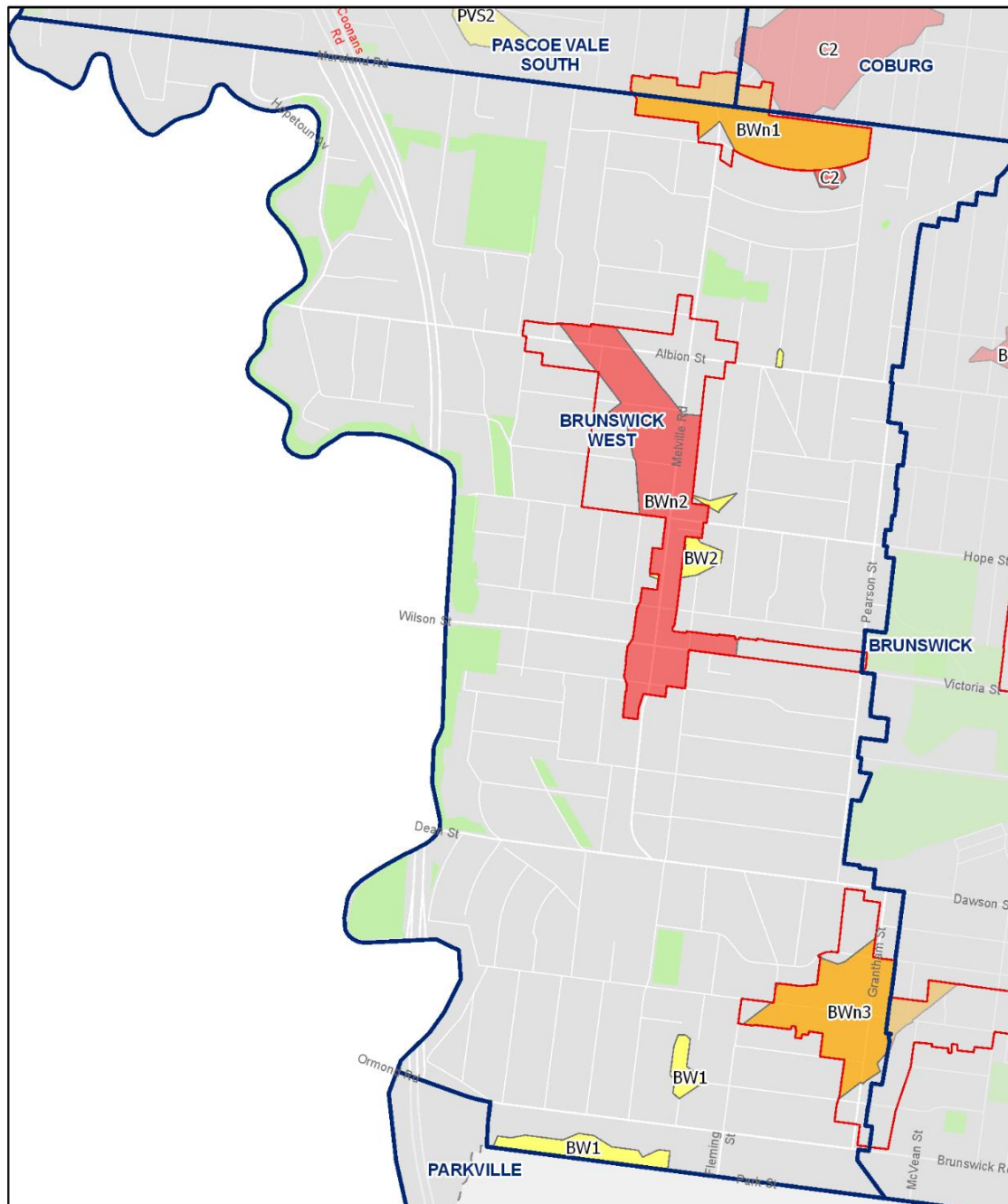
There are 42 open space gap areas in Moreland, 14 of which have been assessed as either a high or medium priority for creating open space¹⁰. Three of the high and medium priority areas are in the suburb of Brunswick West.

Table: Descriptor of Gap Areas, Priority and Assessment Score

Gap Area Name	Priority	Score (Max 100)
BWn2	High	56
BWn1	Medium	47
BWn3	Medium	47
BW2	Low	34
BW1	Low	32

⁹ Analysis by Moreland City Council using data from Council GIS system and 2016 Census of Population and Housing

Map: Brunswick West and Open Space Gap Areas



Legend

- High Priority Open Gap Area
- Medium Priority Open Space Gap Area
- Low Priority Open Space Gap Area
- Activity Centre Boundary
- Suburb Boundary
- Railway Station
- Open Space
- Restricted Open Space
- BW1 Gap Area Name

0 0.17 0.35 0.7 Kilometers



COBURG – Suburb Snapshot



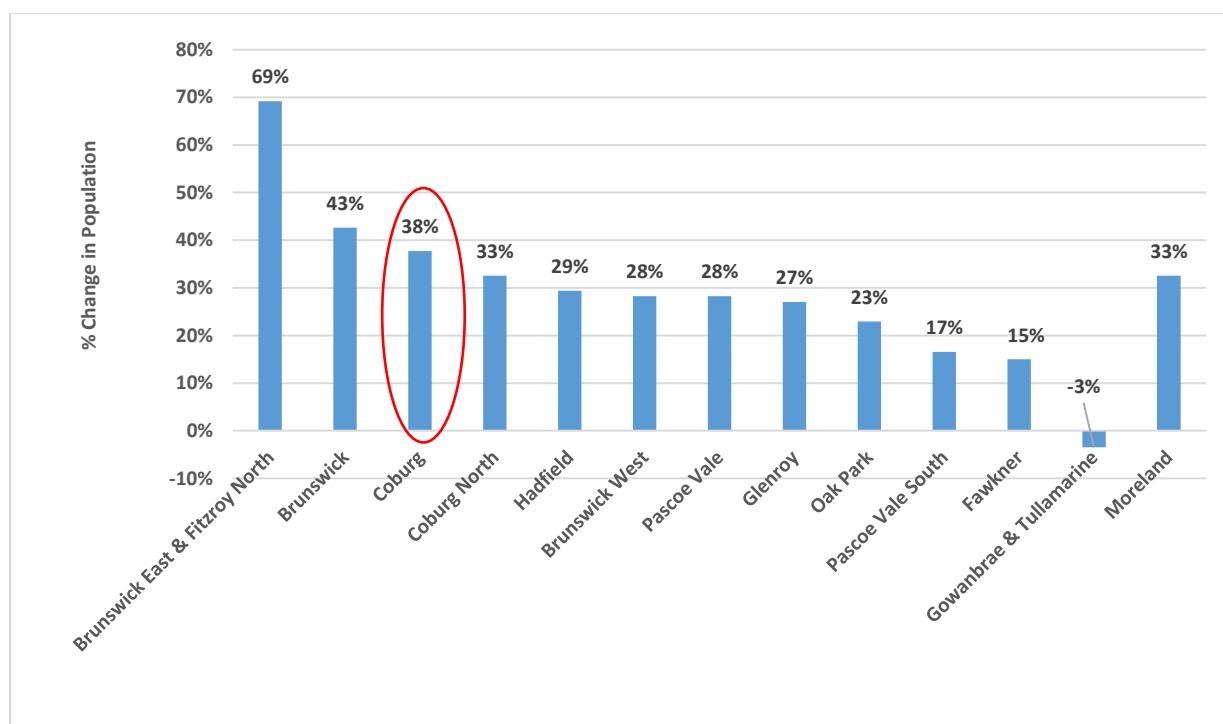
Moreland City Council

A. Demographics

The 2016 population of Coburg was 26,178 people¹¹. The Coburg population is forecast to increase by 38% between 2016 and 2036, which is higher than the overall population growth rate for the municipality, 33%.

Most of the population growth forecasted to occur in Coburg will occur in the Coburg Major Activity Centre (CMAC), which is located in this suburb.

Chart: Forecasted % Change in Suburb and Moreland Population, 2016 to 2036¹²



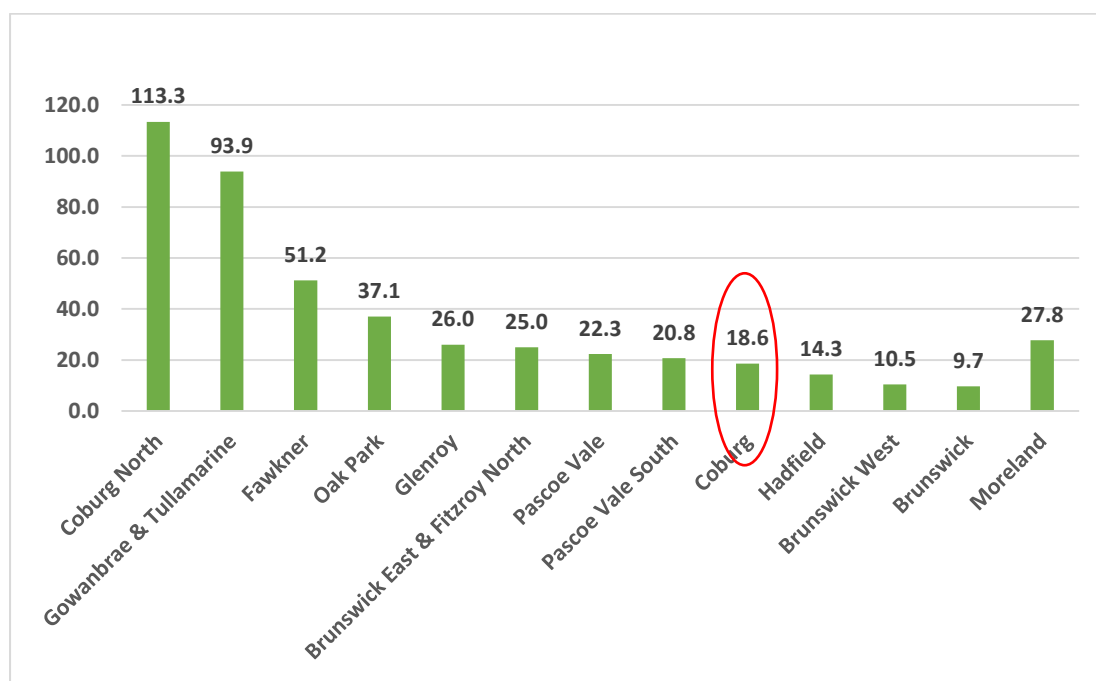
¹¹ Australian Bureau of Statistics, Census of Population and Housing 2016

¹² id Consulting, Moreland Population and Household Forecasts 2017, accessed 22nd August

B. Open Space

In 2016, there was 18.6 square metres of unrestricted open space per person in Coburg, which is lower than the overall Moreland amount per person, 27.8 sqm per person.

Chart: Sqm of Open Space per Person by Suburb and Moreland, 2016¹³



C. Open Space Gap Areas

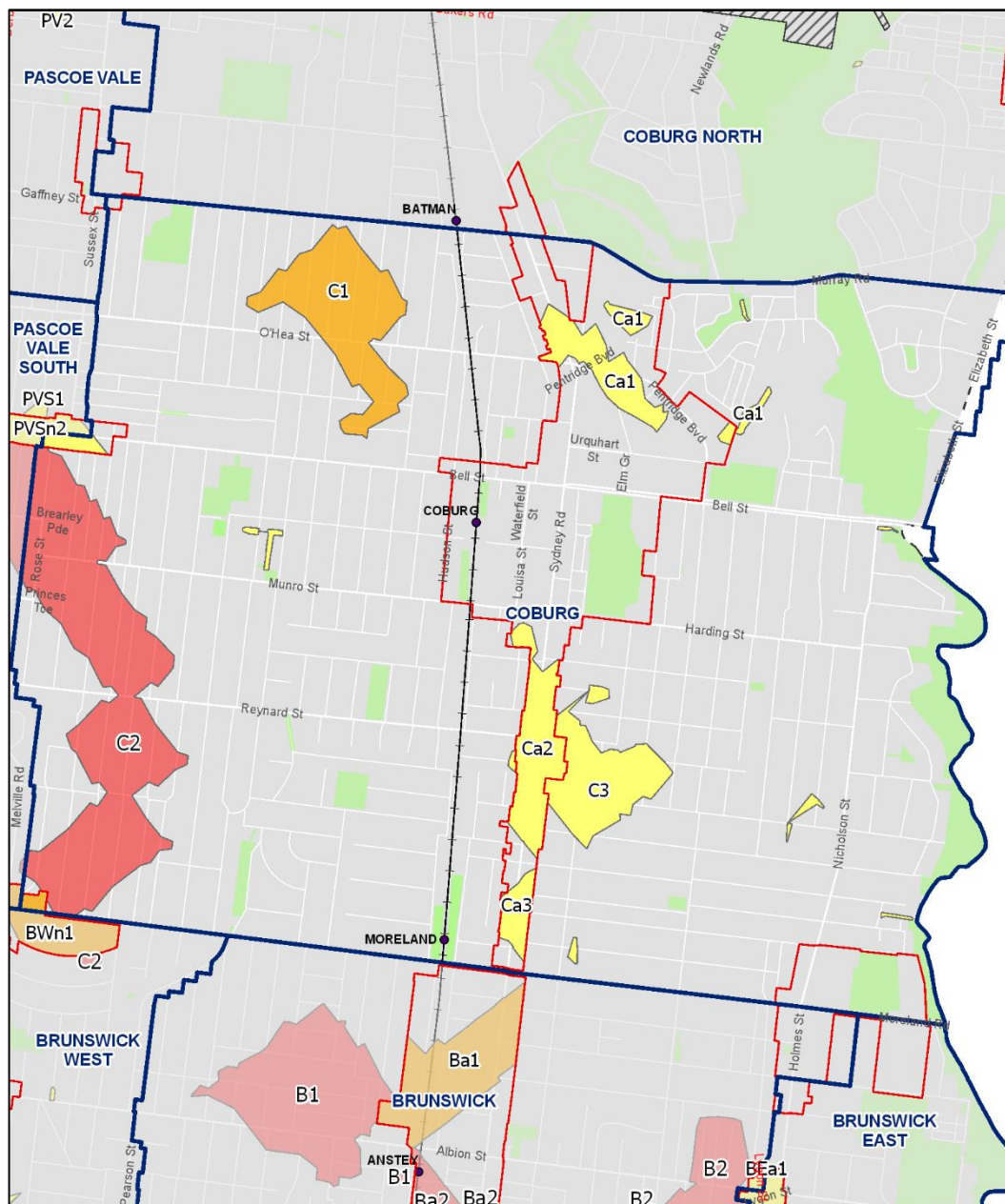
There are 42 open space gap areas in Moreland, 14 of which have been assessed as either a high or medium priority for creating open space¹⁴. Two of the high and medium priority areas are in the suburb of Coburg. (Note: A small part of C2 is located in Pascoe Vale South. The majority of C2 is located in Coburg.)

Table: Descriptor of Gap Areas, Priority and Assessment Score

Gap Area Name	Priority	Score (Max 100)
C2	High	63
C1	Medium	40
Ca3	Low	37
C3	Low	36
Ca2	Low	33
Ca1	Low	30

¹³ Analysis by Moreland City Council using data from Council GIS system and 2016 Census of Population and Housing

Map: Coburg and Open Space Gap Area



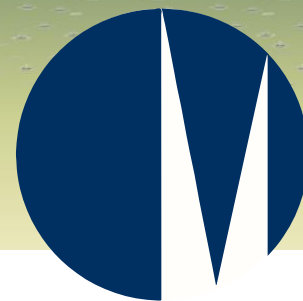
Legend

- High Priority Open Gap Area
- Medium Priority Open Space Gap Area
- Low Priority Open Space Gap Area
- Activity Centre Boundary
- Suburb Boundary
- Open Space
- Railway Station

C1 Gap Area Name

0 0.23 0.45 0.9 Kilometers



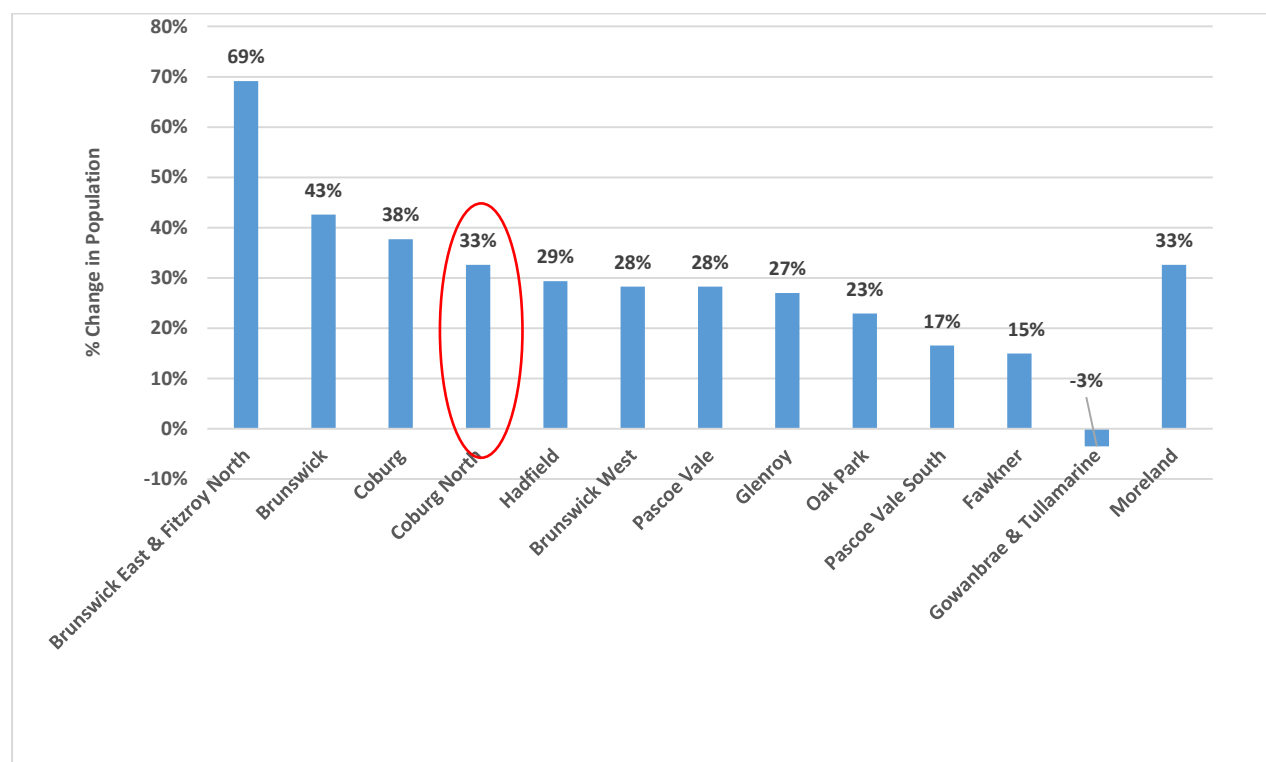


A. Demographics

The 2016 population of Coburg North was 7,601 people¹⁵. The Coburg North population is forecast to increase by 33% between 2016 and 2036, which is the same as the overall population growth rate for the municipality.

The Gaffney Street/Sussex Street, Elizabeth Street and Merlynston Neighbourhood Activity Centres are located in this suburb.

Chart: Forecasted % Change in Suburb and Moreland Population, 2016 to 2036¹⁶



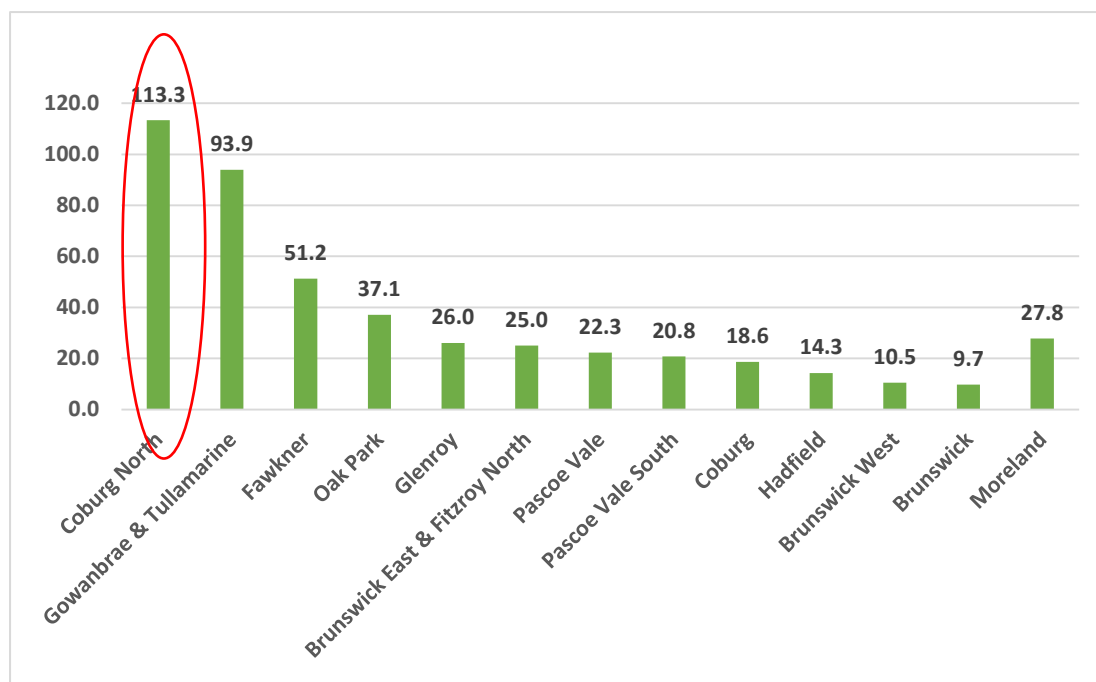
¹⁵ Australian Bureau of Statistics, Census of Population and Housing 2016

¹⁶ id Consulting, Moreland Population and Household Forecasts 2017, accessed 22nd August

B. Open Space

In 2016, there was 113.3 square metres of unrestricted open space per person in Coburg North.

Chart: Sqm of Open Space per Person by Suburb and Moreland, 2016¹⁷



C. Open Space Gap Areas

There are 42 open space gap areas in Moreland, 14 of which have been assessed as either a high or medium priority for creating open space¹⁸. There are no open space gap areas in Coburg North that require closure.

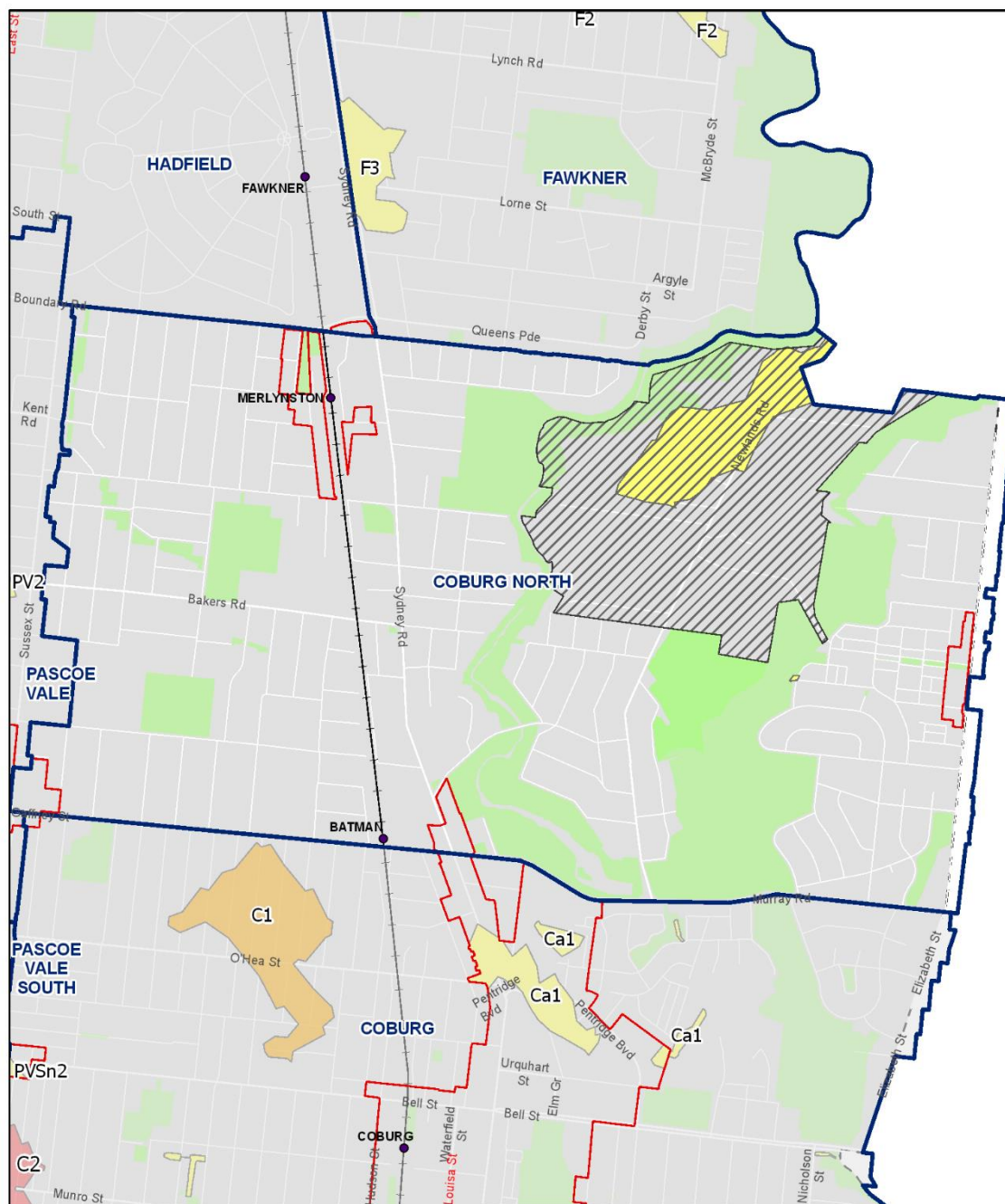
Gap areas located entirely within a Core Industry and Employment Area within the Moreland Industrial Land Strategy are not identified as a gap area requiring closure. The only gap area this applies to is within the Newlands Industrial Area. *Note: See the Part 2 of this Background Report for detail regarding why this gap area is not identified for closure, and how this will be considered in further work.*

Table: Descriptor of Gap Areas, Priority and Assessment Score

Gap Area Name	Priority	Score (Max 100)
There are no gap areas in Coburg North requiring closure	N/A	N/A

¹⁷ Analysis by Moreland City Council using data from Council GIS system and 2016 Census of Population and Housing

Map: Coburg North and Open Space Gap Areas



Legend

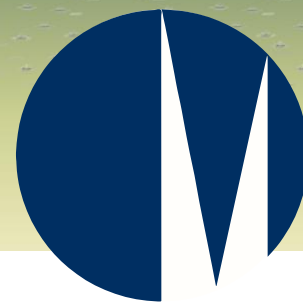
- High Priority Open Gap Area
- Medium Priority Open Space Gap Area
- Low Priority Open Space Gap Area
- Activity Centre Boundary
- Suburb Boundary
- Open Space
- Railway Station
- Newlands Road Industrial Estate

C1 Gap Area Name

0 0.23 0.45 0.9 Kilometers



FAWKNER – Suburb Snapshot



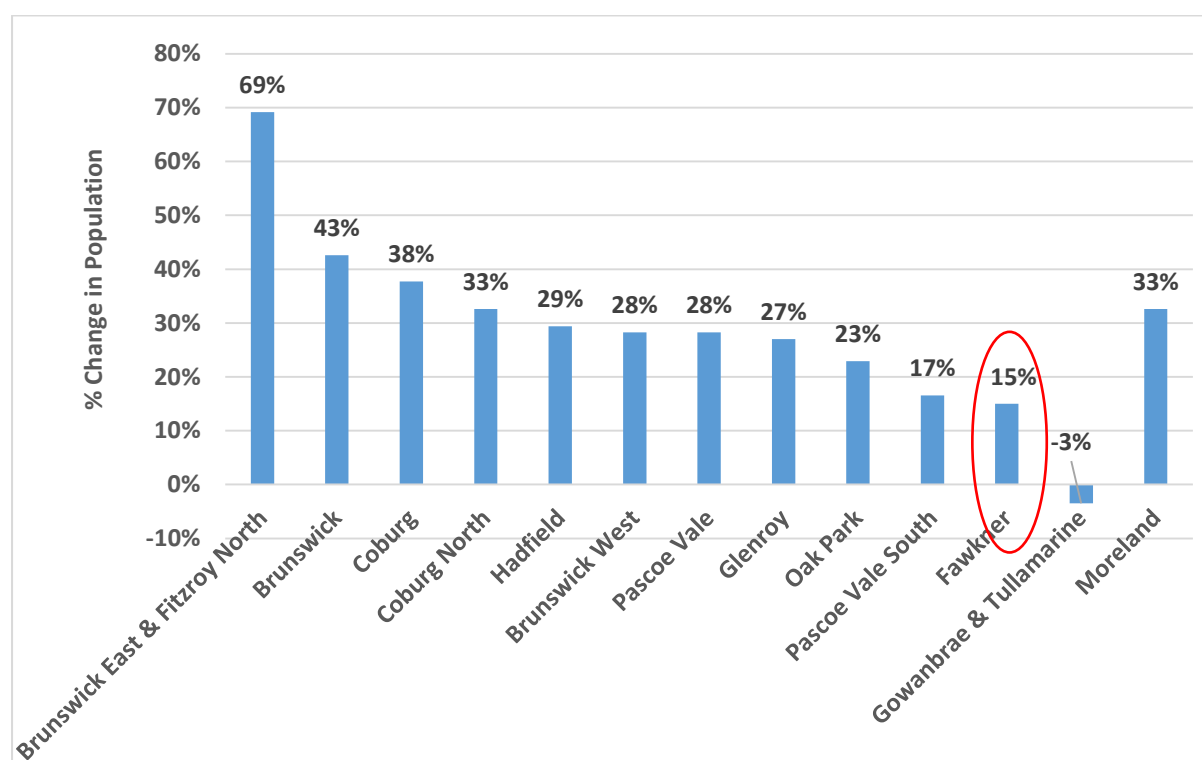
A. Demographics

Moreland City Council

The 2016 population of Fawkner was 14,040 people¹⁹. The Fawkner population is forecast to increase by 15% between 2016 and 2036, which is lower than the overall population growth rate for the municipality, 33%.

The Bonwick Street Neighbourhood Activity Centre is located in this suburb.

Chart: Forecasted % Change in Suburb and Moreland Population, 2016 to 2036²⁰



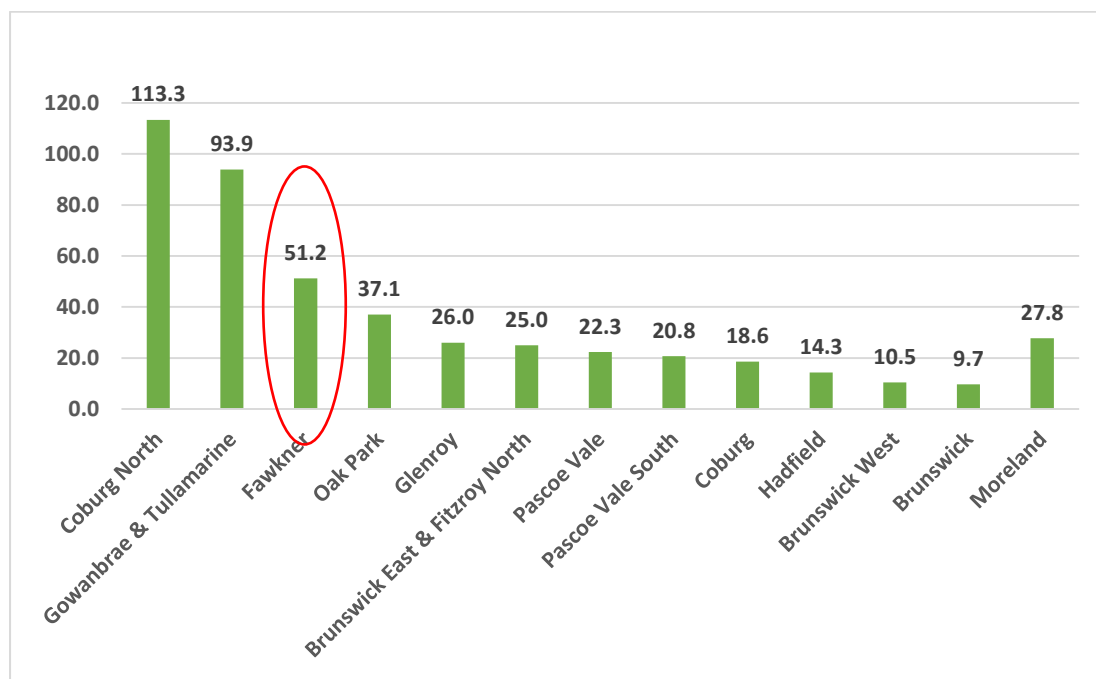
¹⁹ Australian Bureau of Statistics, Census of Population and Housing 2016

²⁰ id Consulting, Moreland Population and Household Forecasts 2017, accessed 22nd August

B. Open Space

In 2016, there was 51.2 square metres of unrestricted open space per person in Fawkner, which is the third largest amount per person in Moreland.

Chart: Sqm of Open Space per Person by Suburb and Moreland, 2016²¹



B. Open Space Gap Areas

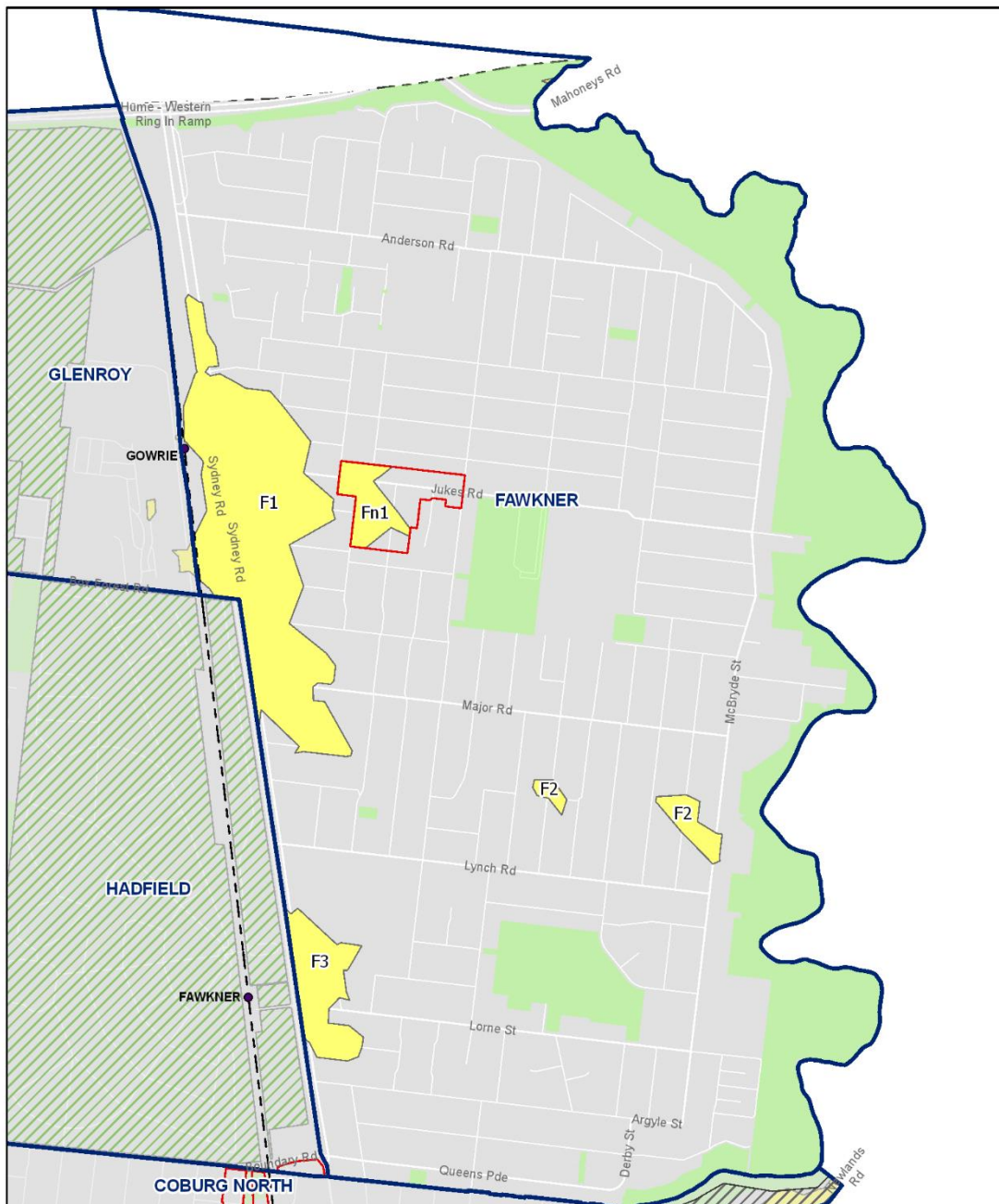
There are 42 open space gap areas in Moreland, 13 of which have been assessed as either a high or medium priority for creating open space²². None of the high or medium priority areas is in the suburb of Fawkner.

Table: Descriptor of Gap Areas, Priority and Assessment Score

Gap Area Name	Priority	Score (Max 100)
F1	Low	28
Fn1	Low	20
F2	Low	17
F3	Low	17

²¹ Analysis by Moreland City Council using data from Council GIS system and 2016 Census of Population and Housing

Map: Fawkner and Opens Space Gap Areas



Legend

- High Priority Open Gap Area
- Medium Priority Open Space Gap Area
- Low Priority Open Space Gap Area
- Activity Centre Boundary
- Suburb Boundary
- Railway Station
- Open Space
- ▨ Restricted Open Space
- F1 Gap Area Name

0 0.2 0.4 0.8 Kilometers



GLENROY– Suburb Snapshot



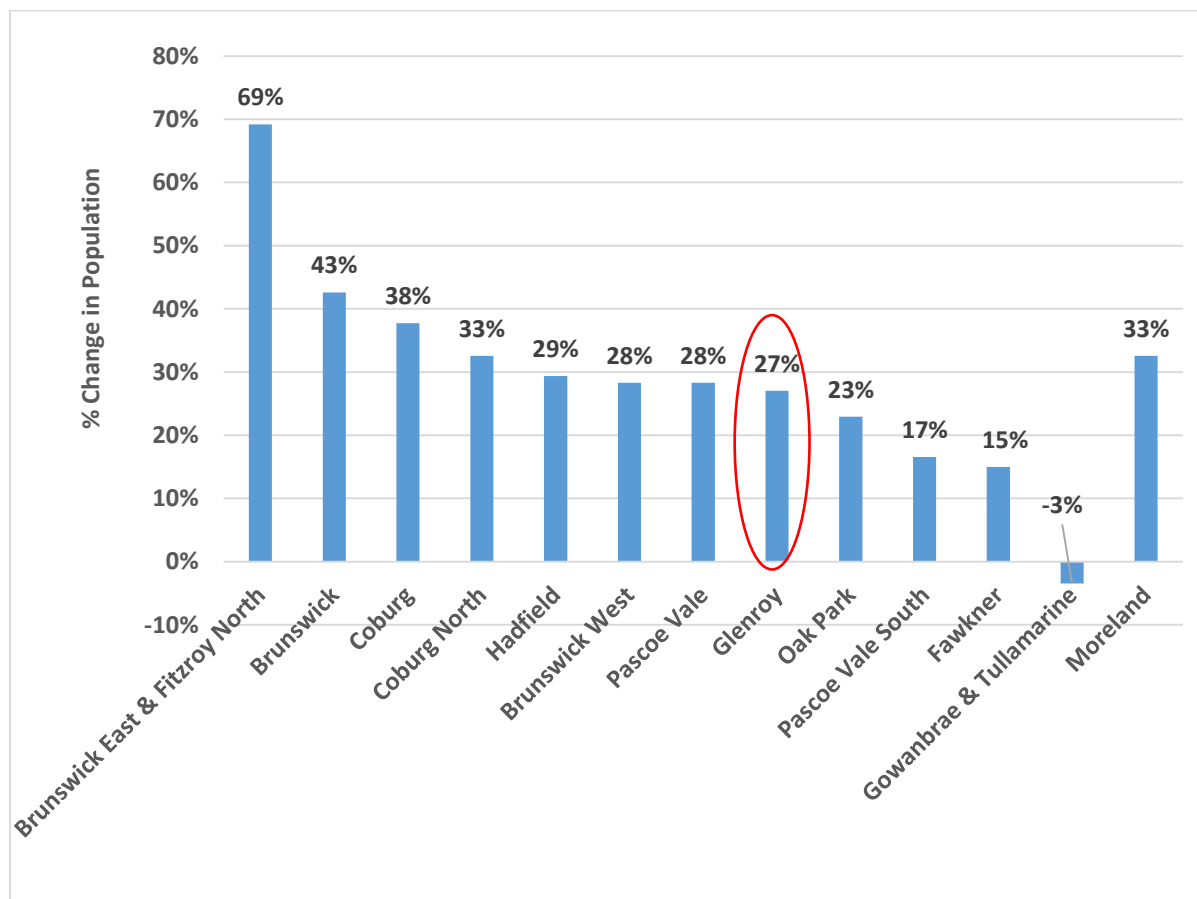
Moreland City Council

A. Demographics

The 2016 population of Glenroy was 22,245 people²³. The Glenroy population is forecast to increase by 27% between 2016 and 2036, which is lower than the overall population growth rate for municipality, 33%.

The Glenroy Major Activity Centre (GMAC) is located in this suburb.

Chart: Forecasted % Change in Suburb and Moreland Population, 2016 to 2036²⁴



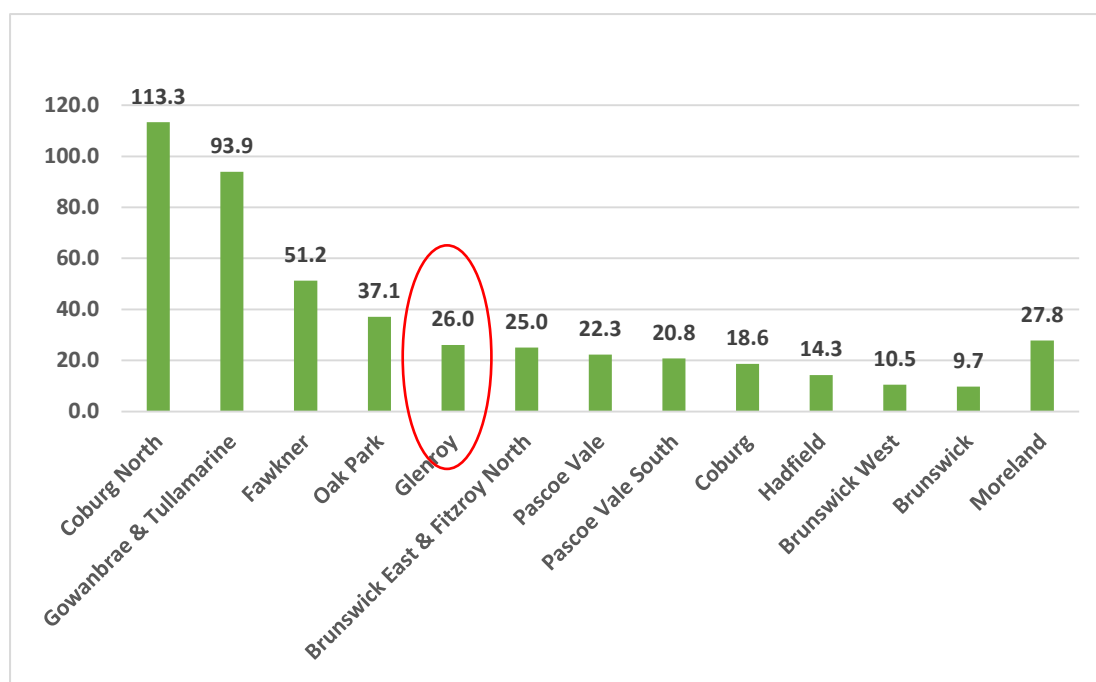
²³ Australian Bureau of Statistics, Census of Population and Housing 2016

²⁴ id Consulting, Moreland Population and Household Forecasts 2017, accessed 22nd August

B. Open Space

In 2016, there was 26.0 square metres of unrestricted open space per person in Glenroy.

Chart: Sqm of Open Space per Person by Suburb and Moreland, 2016²⁵



B. Open Space Gap Areas

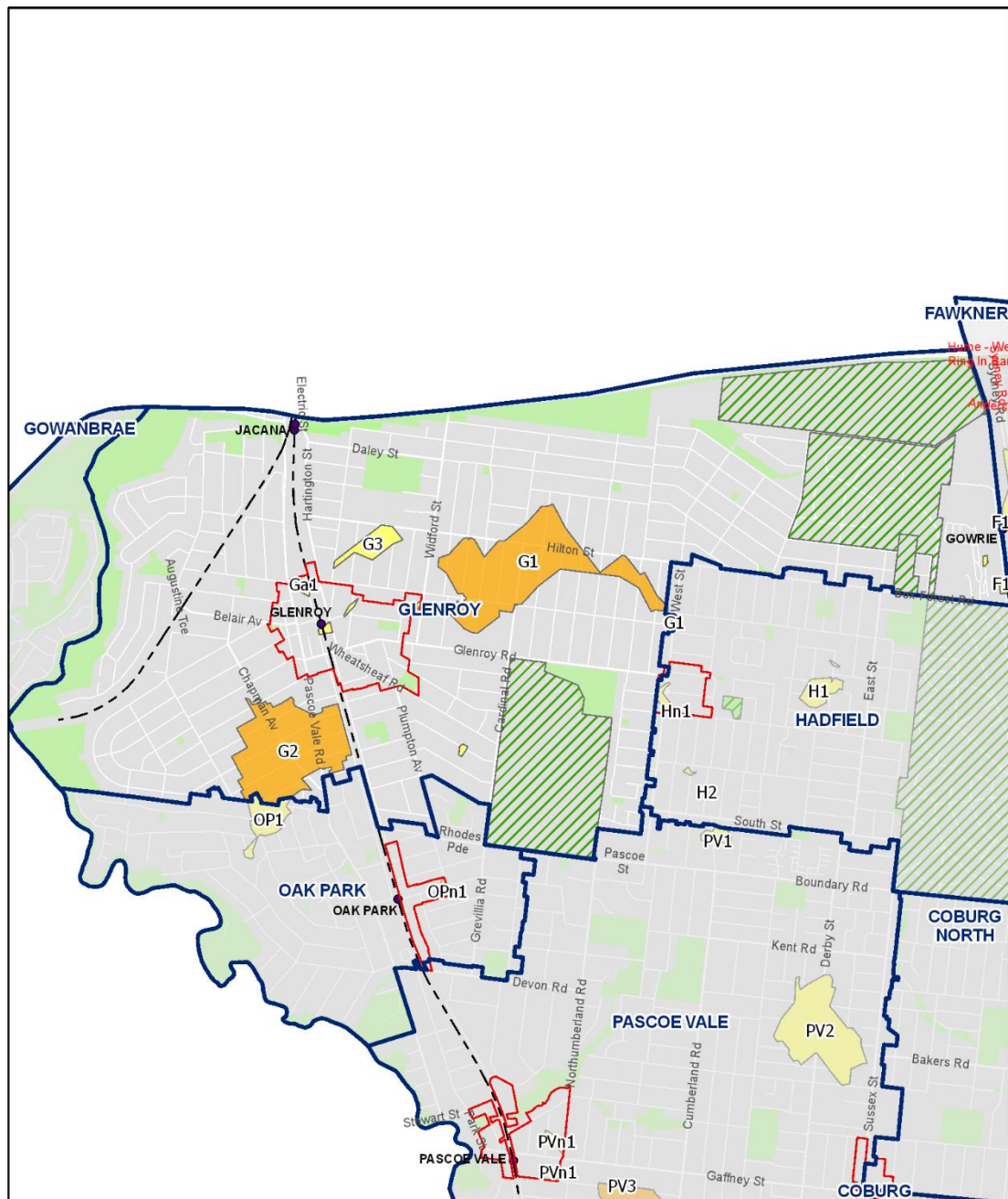
There are 42 open space gap areas in Moreland, 14 of which have been assessed as either a high or medium priority for creating open space²⁶. Two of the high or medium priority areas is in the suburb of Glenroy. *Note: The Gap Area OP1 is partially located in Glenroy, but is covered in the Oak Park Suburb Snap Shot as it is predominately located within Oak Park.*

Table: Descriptor of Gap Areas, Priority and Assessment Score

Gap Area Name	Priority	Score (Max 100)
G2	Medium	47
G1	Medium	41
G3	Low	23
Ga1	Low	26

²⁵ Analysis by Moreland City Council using data from Council GIS system and 2016 Census of Population and Housing

Map: Glenroy and Open Space Gap Areas



Legend

- High Priority Open Gap Area
- Medium Priority Open Space Gap Area
- Low Priority Open Space Gap Area
- Activity Centre Boundary
- Suburb Boundary
- Railway Station
- Open Space
- Restricted Open Space
- G1 Gap Area Name

0 0.4 0.8 1.6 Kilometers



GOWANBRAE/TULLAMARINE – Suburb Snapshot



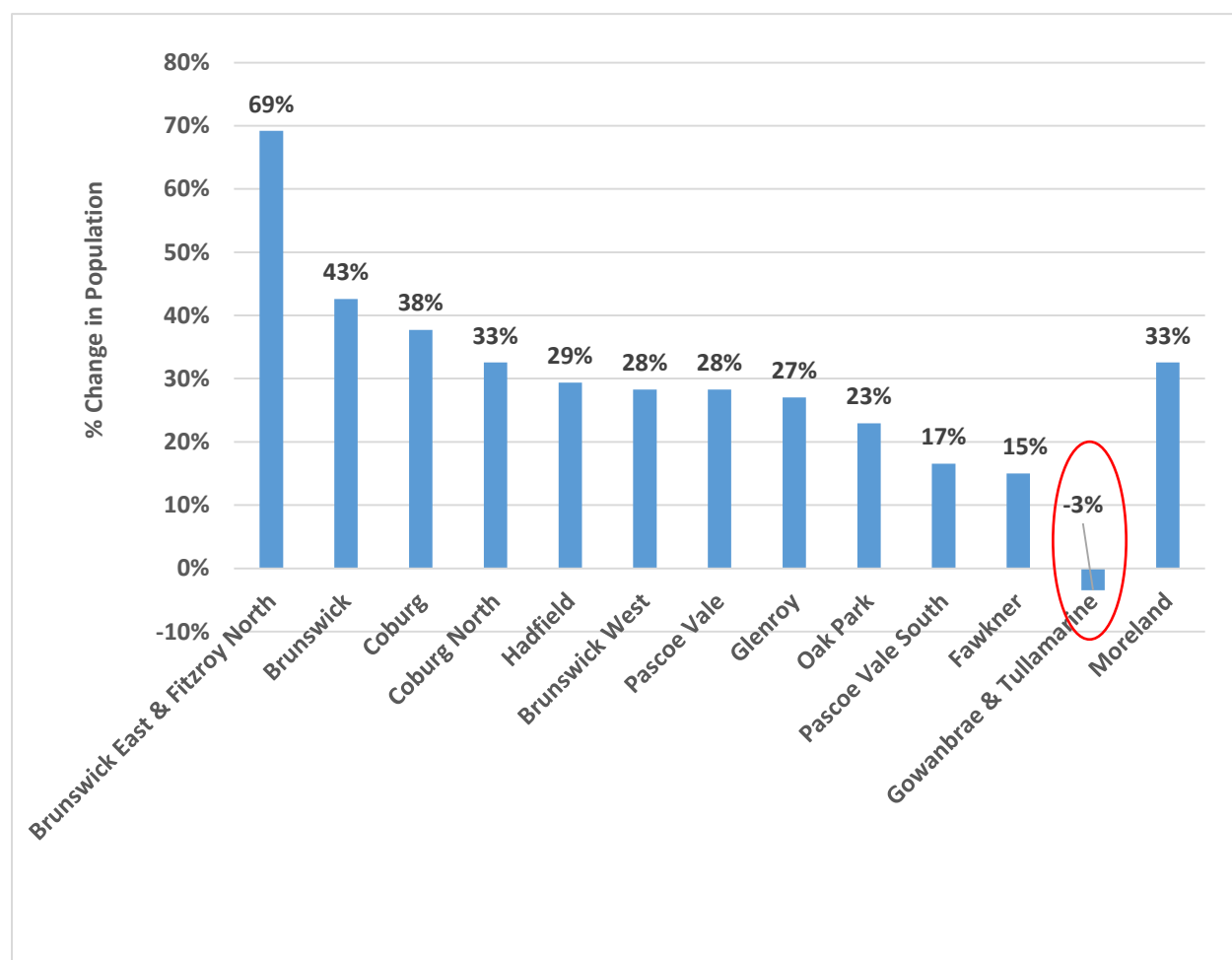
Moreland City Council

A. Forecasted Population Change

The 2016 population of Gowanbrae and Tullamarine was 6,205 people²⁷. Gowanbrae and Tullamarine is the only area in Moreland that is forecast to have a decrease in population between 2016 and 2036, a loss of 3%.

There is no Neighbourhood Activity Centre in Gowanbrae and Tullamarine.

Forecasted % Change in Suburb and Moreland Population, 2016 to 2036²⁸



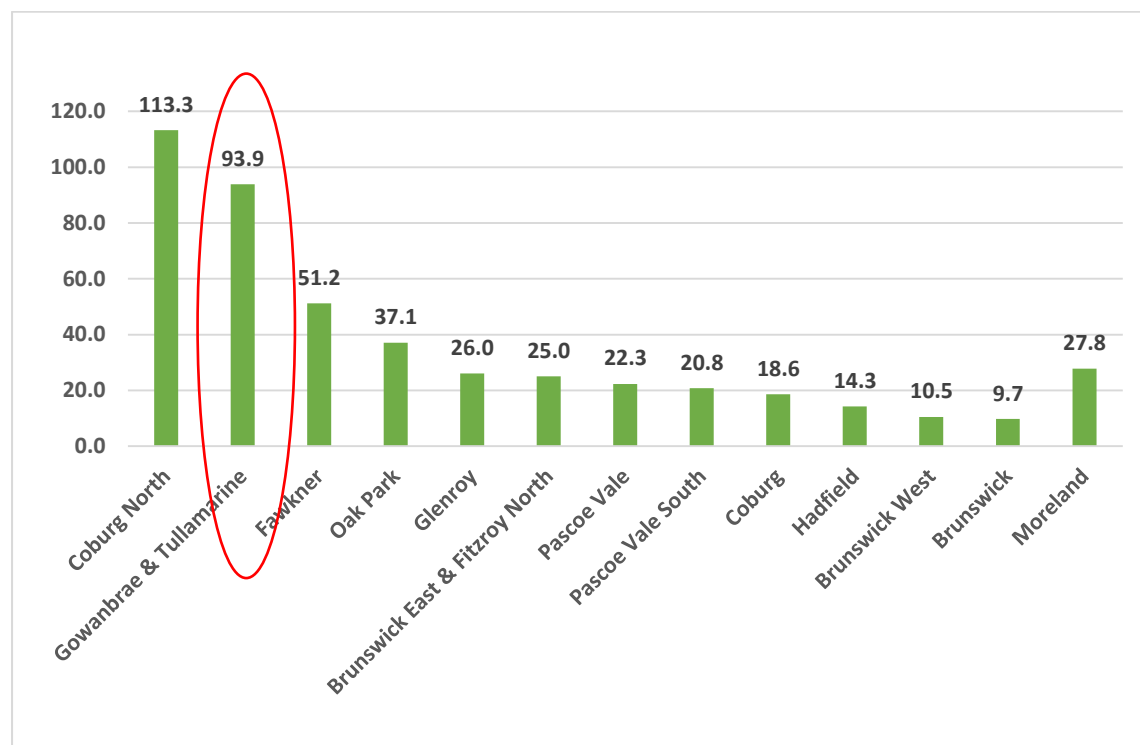
²⁷ Australian Bureau of Statistics, Census of Population and Housing 2016

²⁸ id Consulting, Moreland Population and Household Forecasts 2017, accessed 22nd August

B. Open Space

In 2016, there was 93.9 square metres of unrestricted open space per person in Gowanbrae and Tullamarine, which is the second largest amount in Moreland.

Chart: Sqm of Open Space per Person by Suburb and Moreland, 2016²⁹



B. Open Space Gap Areas

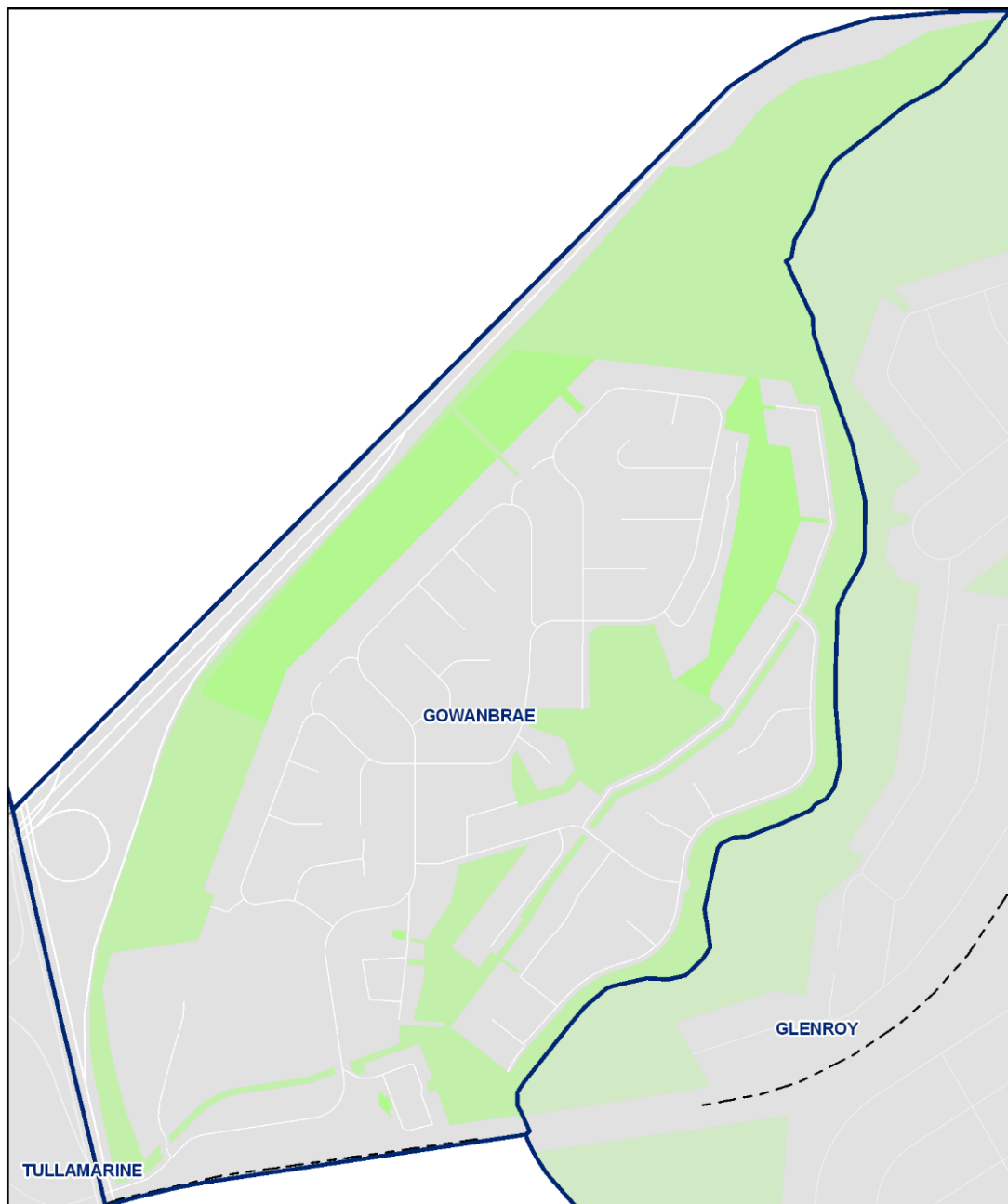
There are 42 open space gap areas in Moreland, 14 of which have been assessed as either a high or medium priority for creating open space³⁰. There are no open space gap areas in Gowanbrae.

Table: Descriptor of Gap Areas, Priority and Assessment Score



Gap Area Name	Priority	Score (Max 100)
There are no gap areas in Gowanbrae	N/A	N/A

²⁹ Analysis by Moreland City Council using data from Council GIS system and 2016 Census of Population and Housing

Map: Gowanbrae and Tullamarine Open Space Gap Area



Legend

-  Suburb Boundary
-  Open Space

0 0.1 0.2 0.4 Kilometers



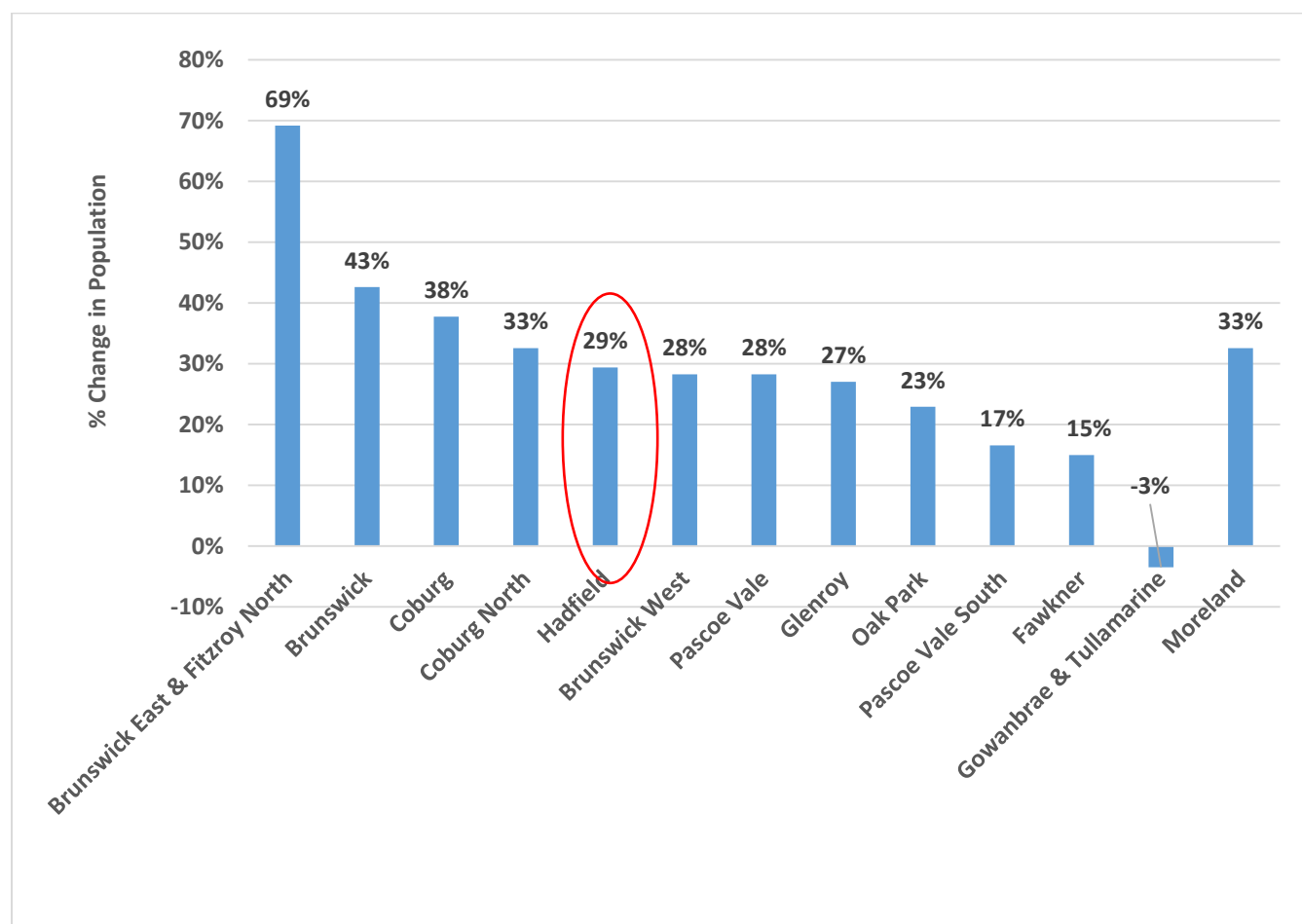


A. Demographics

The 2016 population of Hadfield was 5,606 people³¹. The Hadfield population is forecast to increase by 29% between 2016 and 2036, which is lower than the overall population growth rate for municipality, 33%.

The West Street/Hadfield Neighbourhood Activity Centre (NAC) is located in this suburb.

Forecasted % Change in Suburb and Moreland Population, 2016 to 2036³²



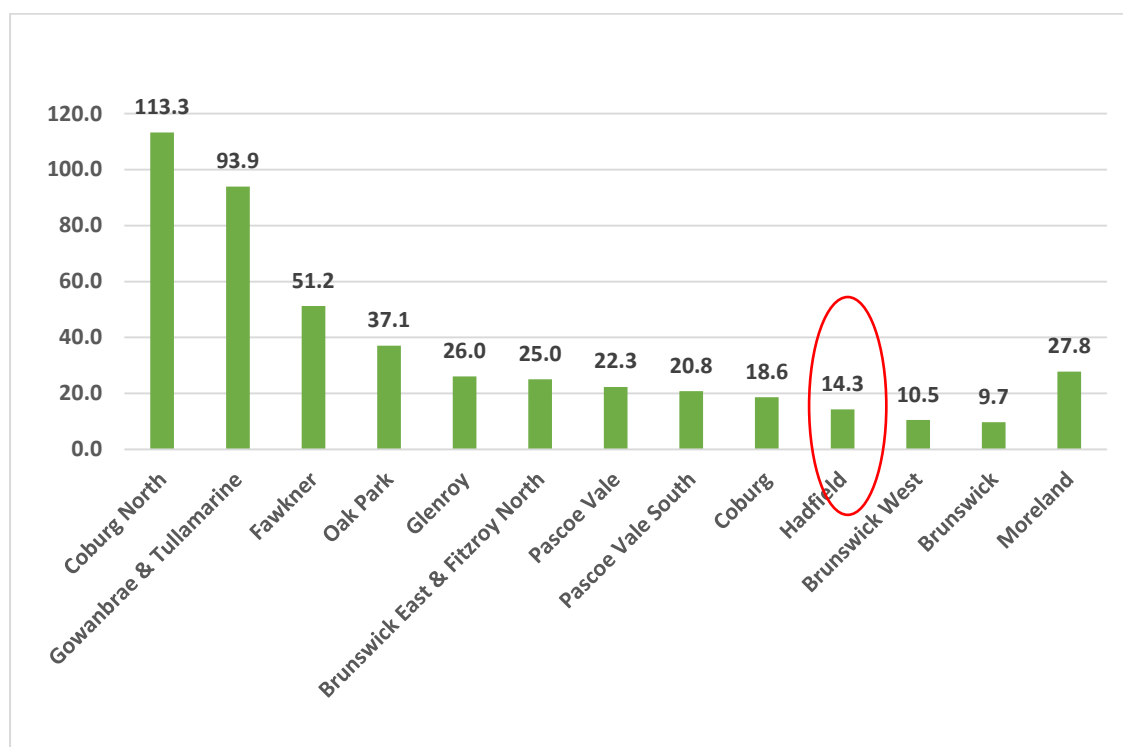
³¹ Australian Bureau of Statistics, Census of Population and Housing 2016

³² id Consulting, Moreland Population and Household Forecasts 2017, accessed 22nd August

B. Open Space

In 2016, there was 14.3 square metres of unrestricted open space per person in Hadfield, which is the third lowest amount in Moreland.

Chart: Sqm of Open Space per Person by Suburb and Moreland, 2016³³



B. Open Space Gap Areas

There are 42 open space gap areas in Moreland, 14 of which have been assessed as either a high or medium priority for creating open space³⁴. None of the high or medium priority areas are in Hadfield.

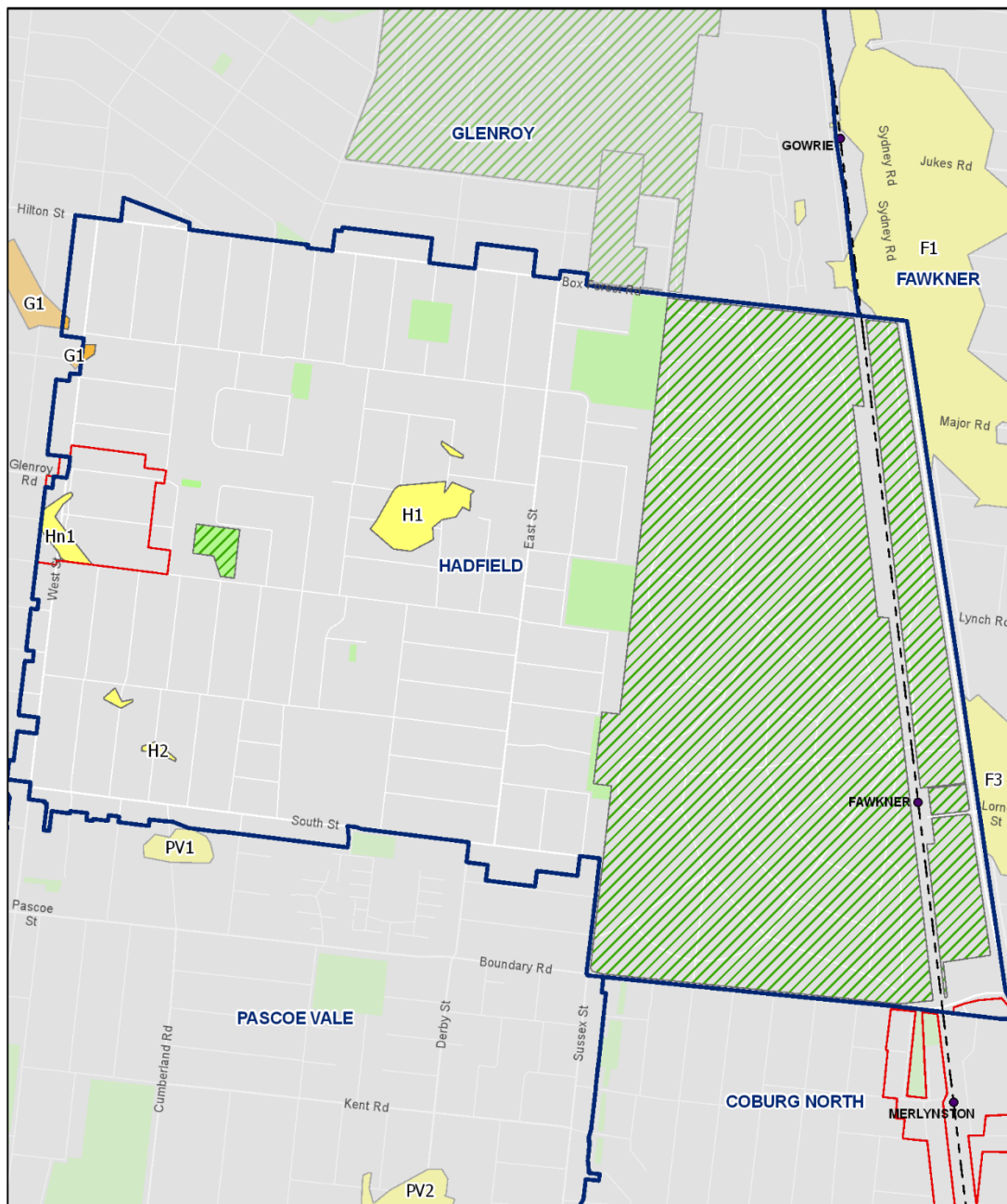
Table: Descriptor of Gap Areas, Priority and Assessment Score

Gap Area Name	Priority	Score (Max 100)
H1	Low	32
Hn1	Low	30
H2	Low	28

³³ Analysis by Moreland City Council using data from Council GIS system and 2016 Census of Population and Housing

³⁴ Further information on how the scores for each gap area were derived can be found in A Park Close to Home: A Framework to Fill Open Space Gaps report. Appendix 2: Gap Area Data and Scores in the report provides a breakdown of each gap area score.

Map: Hadfield and Open Space Gap Areas

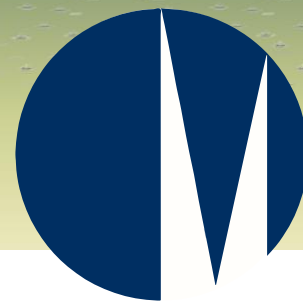


Legend

- High Priority Open Gap Area
- Medium Priority Open Space Gap Area
- Low Priority Open Space Gap Area
- Activity Centre Boundary
- Suburb Boundary
- Railway Station
- Open Space
- Restricted Open Space
- H1 Gap Area Name

0 0.15 0.3 0.6 Kilometers





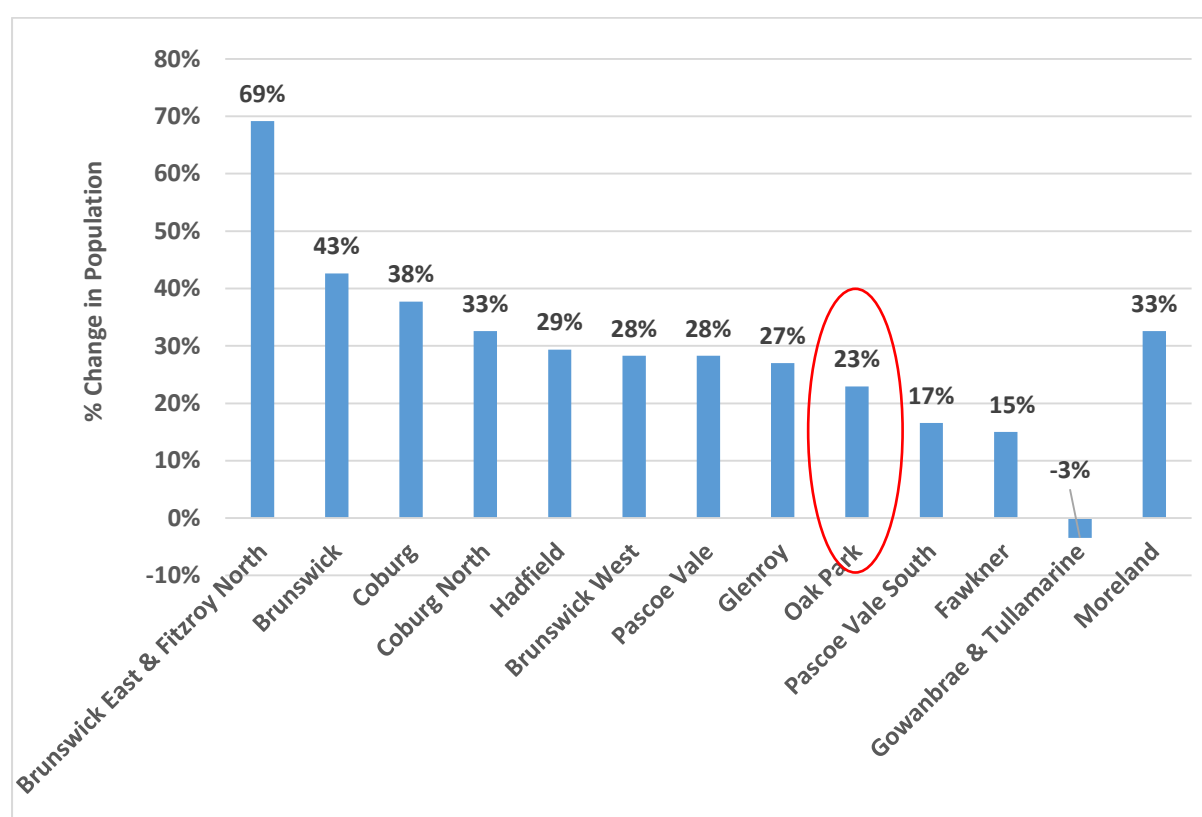
A. Demographics

Moreland City Council

The 2016 population of Oak Park was 6,205 people³⁵. The Oak Park population is forecast to increase by 23% between 2016 and 2036, which is lower than the overall population growth rate for municipality, 33%.

The Snell Grove Neighbourhood Activity Centre (NAC) is located in this suburb.

Forecasted % Change in Suburb and Moreland Population, 2016 to 2036³⁶



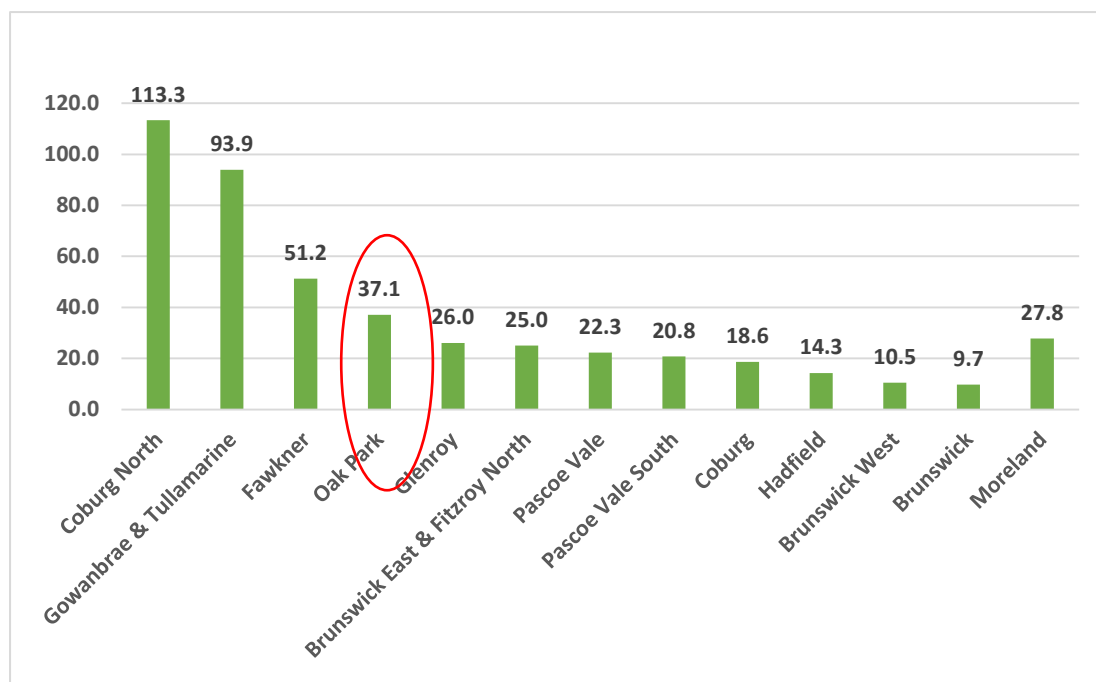
³⁵ Australian Bureau of Statistics, Census of Population and Housing 2016

³⁶ id Consulting, Moreland Population and Household Forecasts 2017, accessed 22nd August

B. Open Space

In 2016, there was 37.1 square metres of unrestricted open space per person in Oak Park.

Chart: Sqm of Open Space per Person by Suburb and Moreland, 2016³⁷



B. Open Space Gap Areas

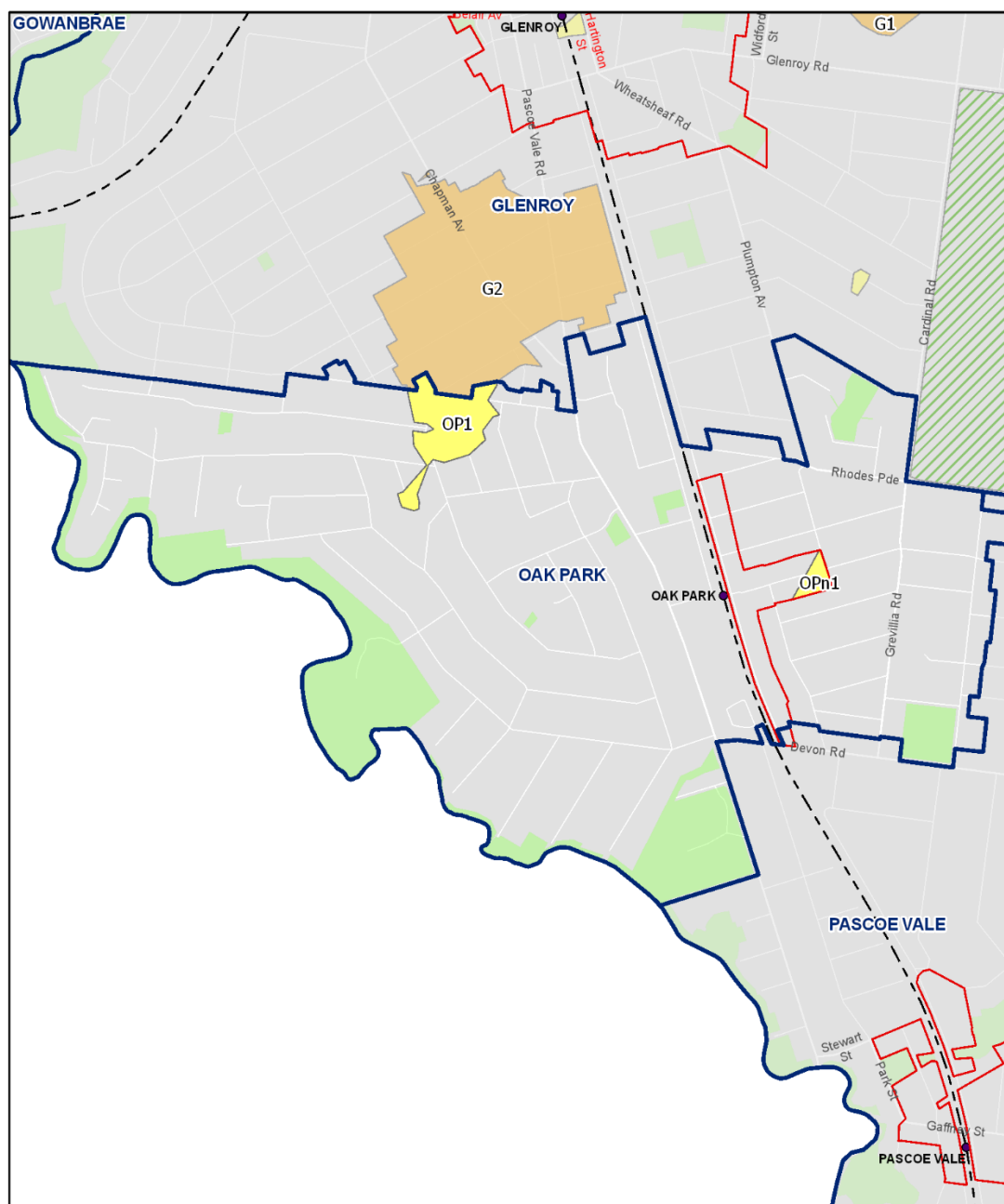
There are 42 open space gap areas in Moreland, 14 of which have been assessed as either a high or medium priority for creating open space³⁸. None of the high or medium priority areas is in the suburb of Oak Park.

Table: Descriptor of Gap Areas, Priority and Assessment Score

Gap Area Name	Priority	Score (Max 100)
OP1	Low	22
OPn1	Low	18

³⁷ Analysis by Moreland City Council using data from Council GIS system and 2016 Census of Population and Housing

Map: Oak Park and Open Space Gap Areas



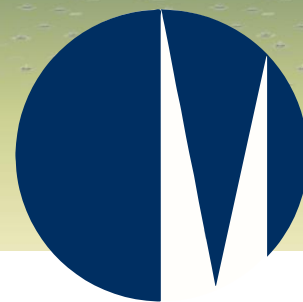
Legend

- High Priority Open Gap Area
- Medium Priority Open Space Gap Area
- Low Priority Open Space Gap Area
- Activity Centre Boundary
- Suburb Boundary
- Railway Station
- Open Space
- Restricted Open Space
- OP1 Gap Area Name

0 0.17 0.35 0.7 Kilometers



PASCOE VALE – Suburb Snapshot

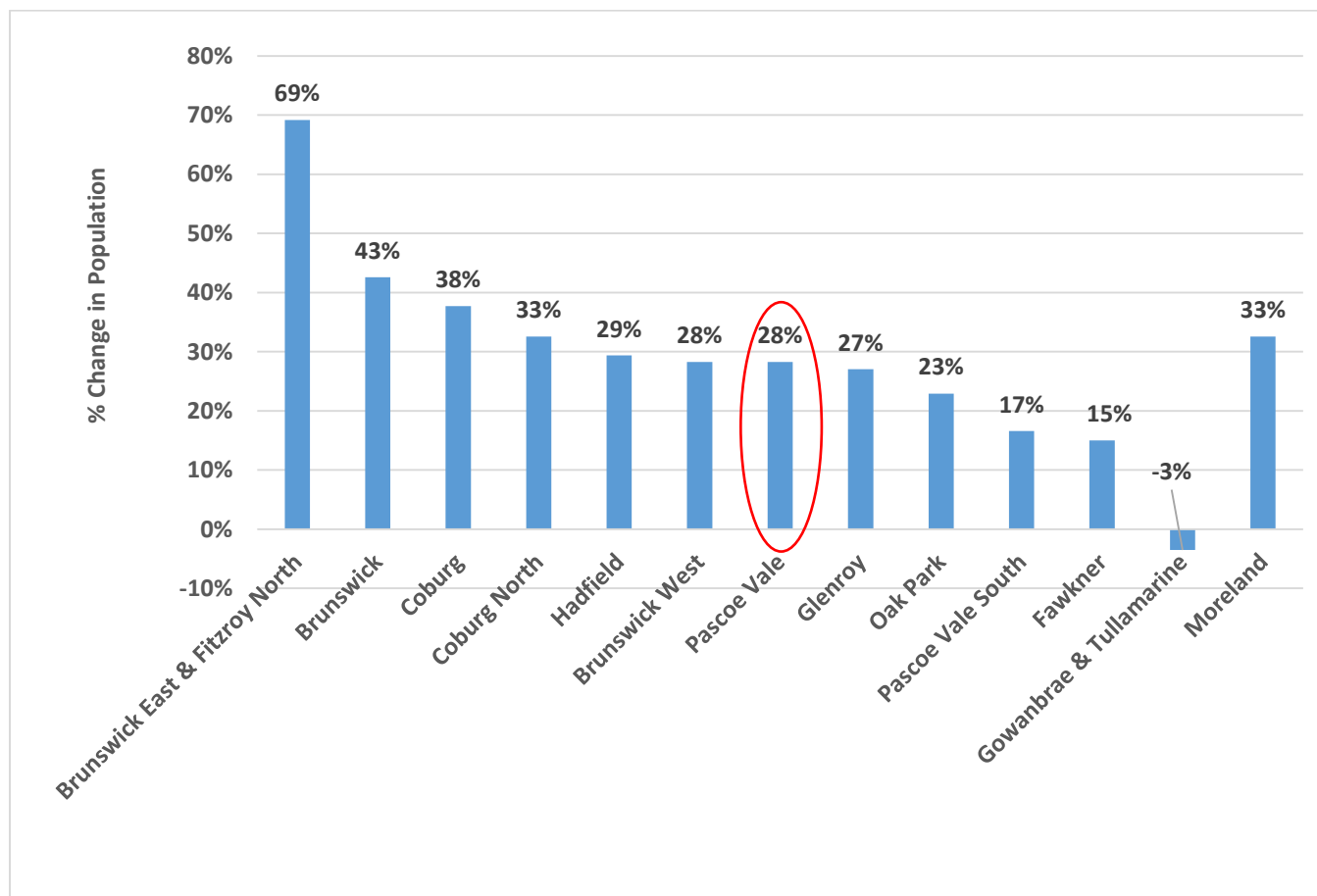


A. Demographics

The 2016 population of Pascoe Vale was 10,067 people³⁹. The Pascoe Vale South population is forecast to increase by 28% between 2016 and 2036, which is lower than the overall population growth rate for municipality, 33%.

The Gaffney Street/Pascoe Vale Station Neighbourhood Activity Centre is within Pascoe Vale.

Forecasted % Change in Suburb and Moreland Population, 2016 to 2036⁴⁰



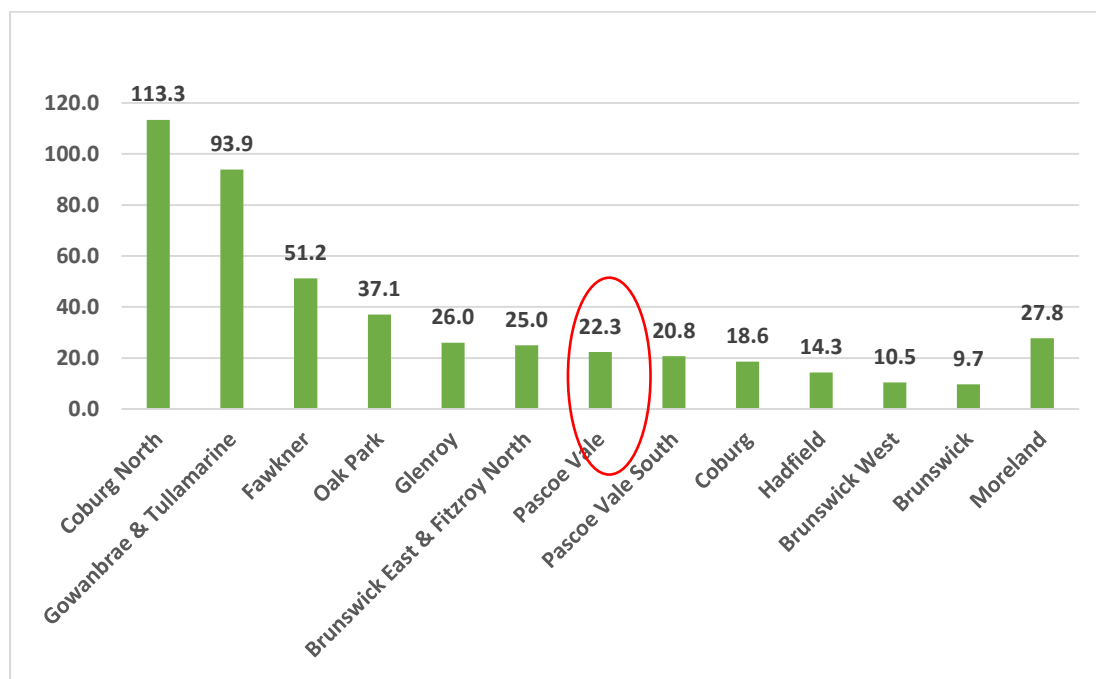
³⁹ Australian Bureau Statistics, Census of Population and Housing 2016

⁴⁰ id Consulting, Moreland Population and Household Forecasts 2017, accessed 22nd August

B. Open Space

In 2016, there was 22.3 square metres of unrestricted open space per person in Pascoe Vale, which is lower than the Moreland amount, 27.8 sqm per person.

Chart: Sqm of Open Space per Person by Suburb and Moreland, 2016⁴¹



B. Open Space Gap Areas

There are 42 open space gap areas in Moreland, 14 of which have been assessed as either a high or medium priority for creating open space⁴². One of the high or medium priority areas is in the suburb of Pascoe Vale. *Note: Gap Area PV3 is partially located in the suburb of Pascoe Vale South.*

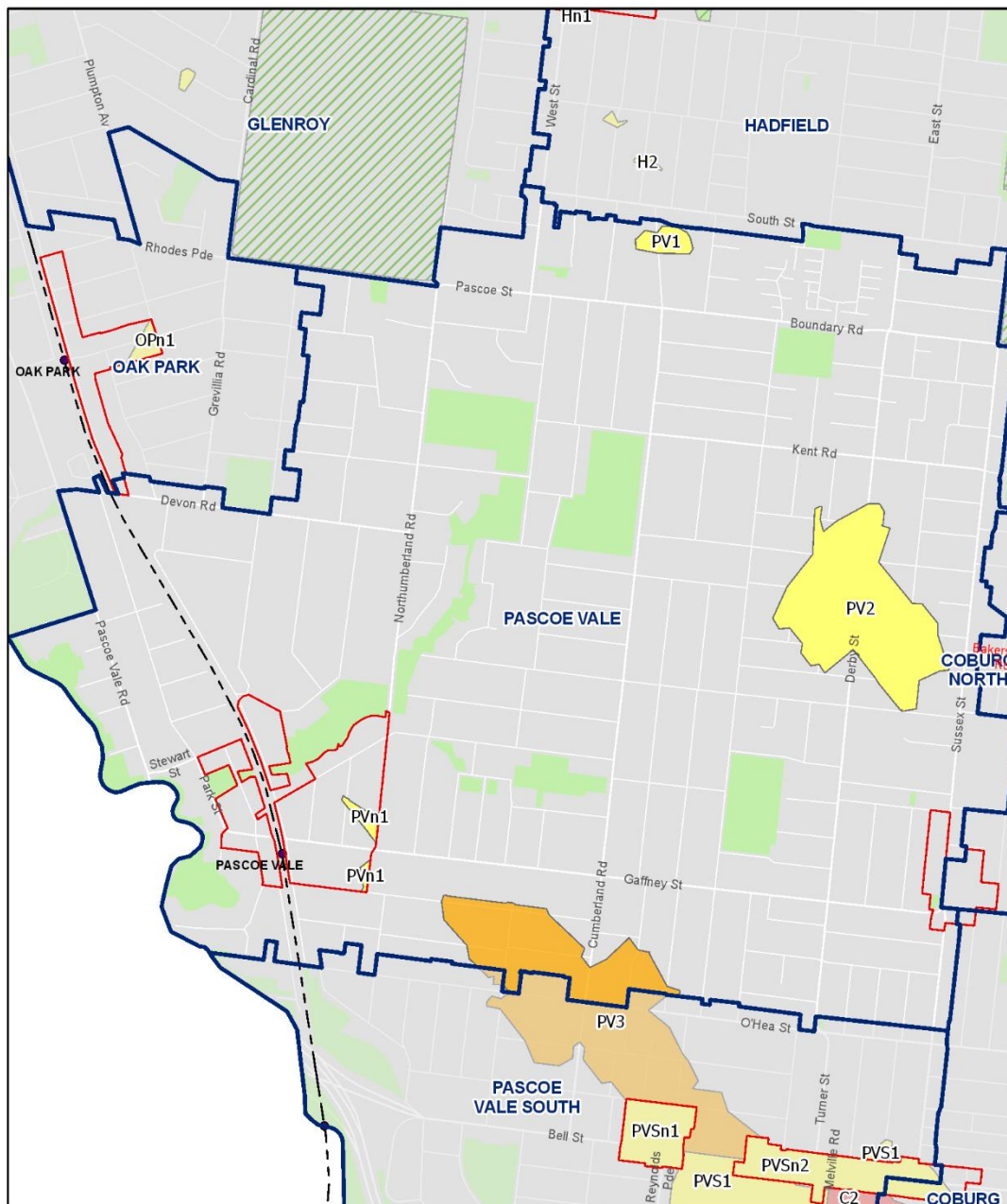
Table: Descriptor of Gap Areas, Priority and Assessment Score

Gap Area Name	Priority	Score (Max 100)
PV3	Medium	48
PV2	Low	36
PV1	Low	26
PVn1	Low	23

⁴¹ Analysis by Moreland City Council using data from Council GIS system and 2016 Census of Population and Housing

⁴² Further information on how the scores for each gap area were derived can be found in A Park Close to Home: A Framework to Fill Open Space Gaps report. Appendix 2: Gap Area Data and Scores in the report provides a breakdown of each gap area score.

Map: Pascoe Vale and Open Space Gap Areas



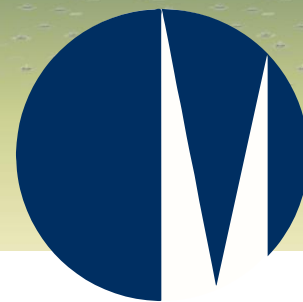
Legend

- High Priority Open Gap Area
- Medium Priority Open Space Gap Area
- Low Priority Open Space Gap Area
- Activity Centre Boundary
- Suburb Boundary
- Railway Station
- Open Space
- Restricted Open Space
- PV1 Gap Area Name

0 0.2 0.4 0.8 Kilometers



PASCOE VALE SOUTH – Suburb Snapshot



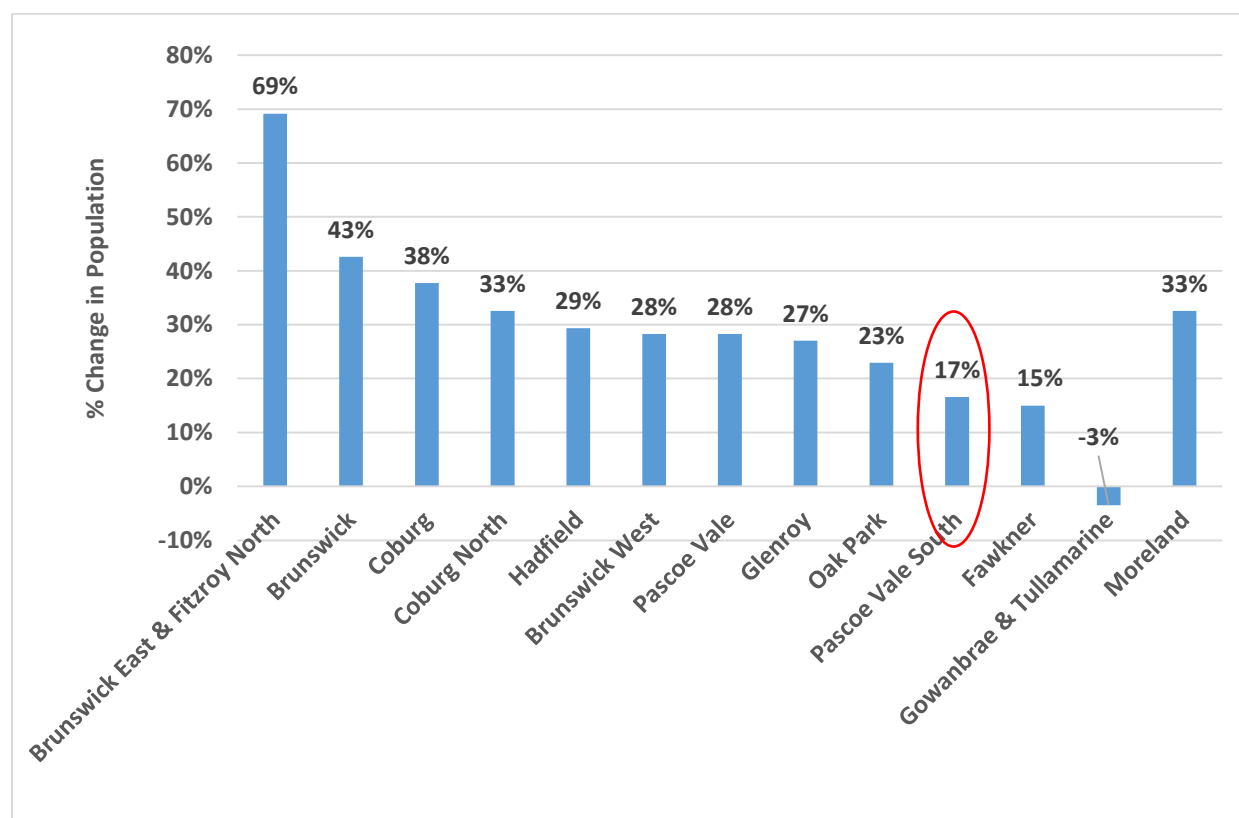
Moreland City Council

A. Demographics

The 2016 population of Pascoe Vale South was 10,069 people⁴³. The Pascoe Vale South population is forecast to increase by 17% between 2016 and 2036, which is lower than the overall population growth rate for municipality, 33%.

The Bell Street/Melville Road Neighbourhood Activity Centre (NAC) is within Pascoe Vale South.

Forecasted % Change in Suburb and Moreland Population, 2016 to 2036⁴⁴



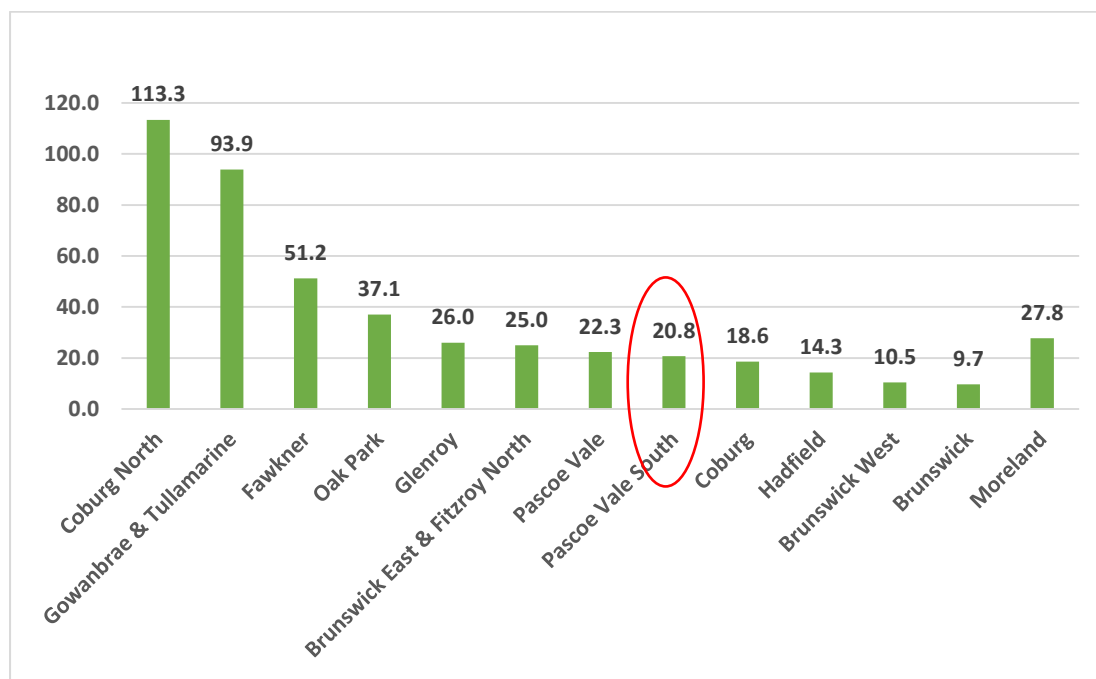
⁴³ Australian Bureau of Statistics, Census of Population and Housing 2016

⁴⁴ id Consulting, Moreland Population and Household Forecasts 2017, accessed 22nd August

B. Open Space

In 2016, there was 20.8 square metres of unrestricted open space per person in Pascoe Vale South, which is lower than the overall Moreland amount, 27.8 sqm per person.

Chart: Sqm of Open Space per Person by Suburb and Moreland, 2016⁴⁵



B. Open Space Gap Areas

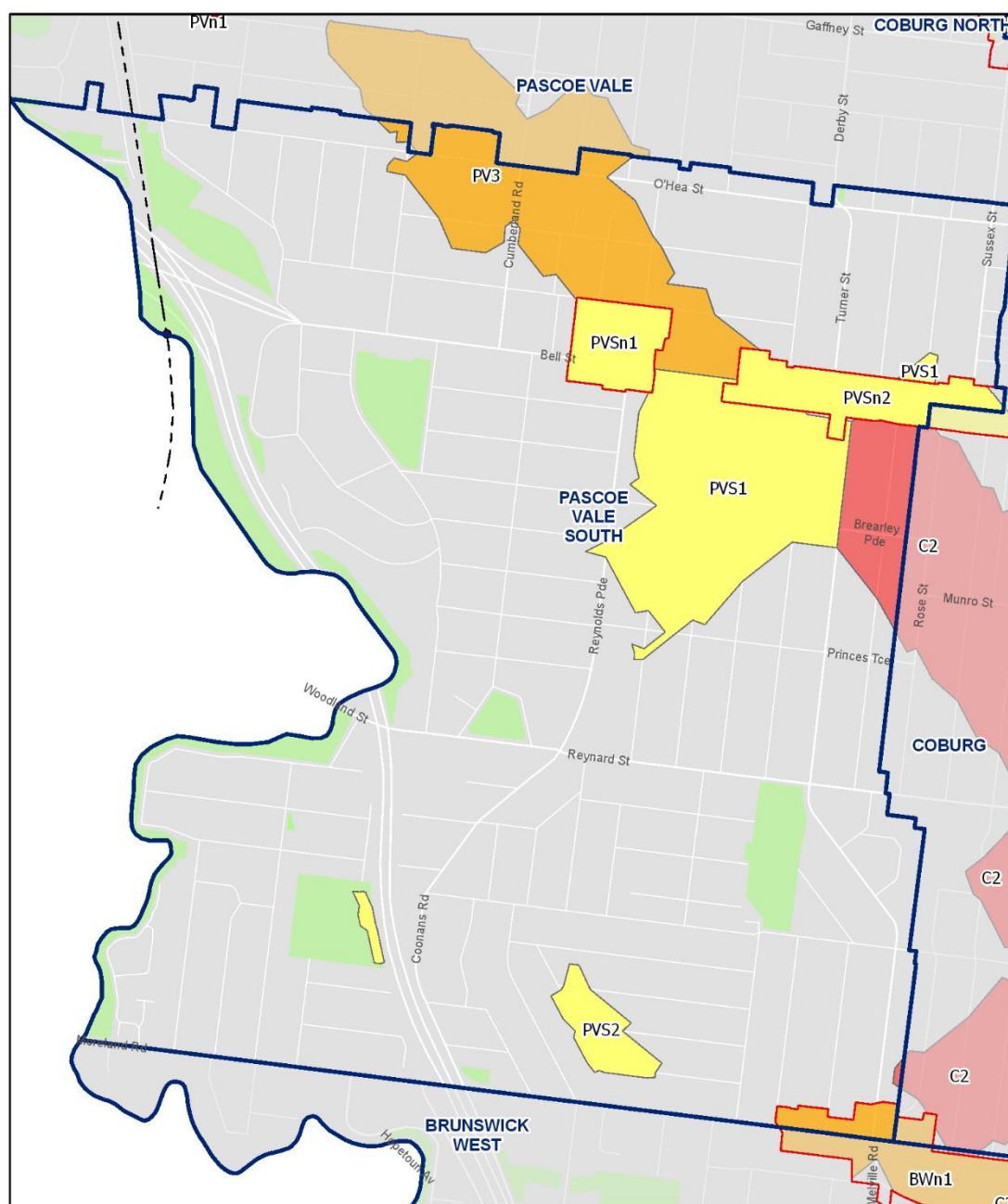
There are 42 open space gap areas in Moreland, 14 of which have been assessed as either a high or medium priority for creating open space⁴⁶. None of the high or medium priority areas are in the suburb of Pascoe Vale South. *Note gap area C2 is partially located in Pascoe Vale South and is a high priority gap area. Gap area PV3 and BWn1 are also partially located in Pascoe Vale South, and are medium priority gap areas.*

Table: Descriptor of Gap Areas, Priority and Assessment Score

Gap Area Name	Priority	Score (Max 100)
PVS1	Low	35
PVS _n 2	Low	30
PVS _n 1	Low	24
PVS2	Low	23

⁴⁵ Analysis by Moreland City Council using data from Council GIS system and 2016 Census of Population and Housing

Map: Pascoe Vale South and Open Space Gap Areas



Legend

- High Priority Open Gap Area
 - Medium Priority Open Space Gap Area
 - Low Priority Open Space Gap Area
 - Activity Centre Boundary
 - Suburb Boundary
 - Railway Station
 - Open Space
 - Restricted Open Space
- PVS1 Gap Area Name

0 0.15 0.3 0.6 Kilometers





Moreland City Council

For further information, contact Moreland City Council by:

Phone: 9240 1111

Moreland Language Link

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Moreland Belediyesi hakkında bilgi almak için arandığınız telefon	9280 1914	including 汉语, Croatian,	
hầu muốn biết thêm chi tiết về thị trấn Thị trấn phố Moreland, xin gọi số gọi là	9280 1915	Tagalog, Indonesia, Polski,	
ਬਾਧੇਤਰ ਸਿਟੀ ਕਾਊਂਸਲ 'ਤੇ ਵਾਧੇ ਜੋ ਜਾਣਕਾਰੀ ਕਰਨ ਬਾਰੇ 'ਤੇ ਟਿੱਪਣੀ ਕਰੋ	9280 1918	Español, اردو, ગુજરાતી	9280 1919

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