

## Bayside Open Space Strategy: Suburb Analysis and Action Plan



August 2012

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## Acronyms

BBEA	Bayside Business Employment Area
BBR	Beach Based Recreation
CR	Conservation Reserve
DSE	Department of Sustainability and Environment
Ha	Hectares
NAC	Neighbourhood Activity Centre (Large)
MAC	Major Activity Centre
M	Metres
PAC	Principal Activity Centre
RF	Recreation Facilities
SNAC	Small Neighbourhood Activity Centre
SFR	Social Family Recreation
SG	Sportsground

# 1. Introduction

This document is the accompanying document to the *Bayside Open Space Strategy (April 2012)*. It provides details as to how the principles, policies and actions developed in the *Bayside Open Space Strategy (April 2012)* will be applied at a local level.

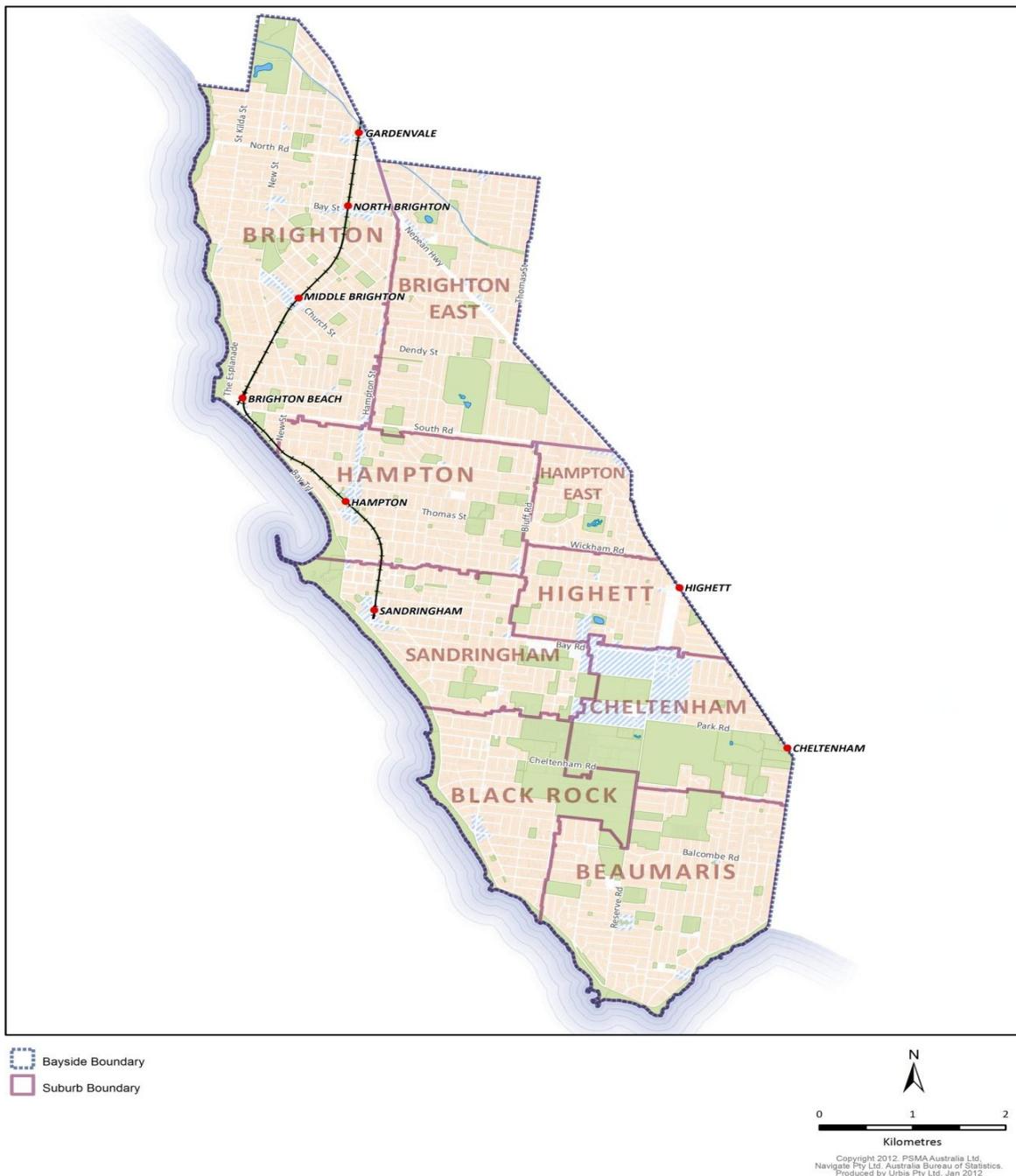
The document looks in detail at each suburb in Bayside, addressing the current provision of open space in the suburb, the current community living in the suburb and the potential impacts of future population and development change within the suburb on open space.

It provides priority actions to improve the open space network within each suburb.

## 2. Suburb based analysis

This chapter contains a suburb based analysis and provides recommendations in relation to the open space network and local spaces. It essentially outlines the key initiatives that should be undertaken within each suburb to improve the open space offer in response to principles, guidelines and recommendations outlined in Chapter 5 of the *Bayside Open Space Strategy (April 2012)*.

**Figure 1** Suburbs of Bayside



## 2.1 Beaumaris

### 2.1.1 Overview

The suburb of Beaumaris is bounded by Weatherall Road, Reserve Road, Fairleigh Avenue, Keating Street, Beach Road and Charman Road. When Beaumaris was developed, commencing in the 1950s, many people were attracted by the natural setting, indigenous vegetation, sandy tracks and interesting architecture. Many early residents were artists, writers and architects<sup>1</sup>.

Beaumaris' most unifying and distinguishing characteristic is its indigenous vegetation communities, represented by the bushland reserves that exist within the suburb. Indigenous vegetation in Beaumaris is highly valued by the community, and retention is encouraged under current planning controls for vegetation that apply throughout the suburb. Modern housing development in the area is resulting in less area being available for the existence and planting of indigenous vegetation in private yards. This places greater emphasis on protecting and enhancing Beaumaris' characteristic indigenous vegetation as part of our open spaces, including the bushland reserves.

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<sup>1</sup> Community Neighbourhood Audit, 2007.

## Existing Open Space

Figure 2 Open space in Beaumaris

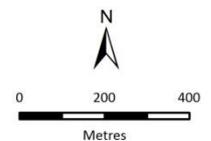


**Public Open Space Hierarchy**

- Regional / Municipal
- District
- Local

- Private Golf Course
- Commercial
- Incidental Spaces

- Bayside Boundary
- Suburb Boundary



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**Table 1** Open space in Beaumaris

Ref No.	Name of Site	Suburb	Catchment	Prime function	Owner	Area (ha)
7a	BALCOMBE PARK – OVAL	Beaumaris	Local	SG	BCC	0.9
7b	BALCOMBE PARK – BUSHLAND (oval surrounds)	Beaumaris	District	CR	BCC	2.52
9	BANKSIA RESERVE	Beaumaris	District	SG	BCC	3.84
13	BEAUMARIS CLIFFS (BLSC to Moysey Gardens)	Beaumaris	M / R	CR	DSE	2.07
14	BEAUMARIS FORESHORE QUIET CORNER (McGregor to BLSC)	Beaumaris	M / R	CR	DSE	1.37
15	BEAUMARIS FORESHORE SOUTH CHARMAN ROAD TO MOYSEY GARDENS (Cromer Road)	Beaumaris	M / R	CR	DSE	3.49
16	BEAUMARIS RESERVE	Beaumaris	District	SG	BCC	5.25
130	BEAUMARIS COMMUNITY CENTRE	Beaumaris	District	RF	BCC	
30	CORNER AGNES STREET & RESERVE ROAD	Beaumaris	Local	R	BCC	0.09
32	CONCOURSE GREEN	Beaumaris	Local	R	BCC	0.26
38a	DONALD MACDONALD RESERVE – West	Beaumaris	District	SG	BCC	2.26
38b	DONALD MACDONALD RESERVE – East	Beaumaris	District	CR	BCC	3.91
41	F L YOTT RESERVE	Beaumaris	Local	RF	BCC	2.07
48	GRAMATAN AVE HEATHLAND SANCTUARY	Beaumaris	M / R	CR	BCC	0.3
59	ILLAROO RESERVE	Beaumaris	District	SFR	BCC	0.92
68	LONG HOLLOW HEATHLAND	Beaumaris	M / R	CR	DSE	2.37
76	MOYSEY GARDENS	Beaumaris	M / R	SFR	DSE	1.07
80	PASADENA AVENUE PARK	Beaumaris	Local	R	BCC	0.2
91	RICKETTS POINT LANDSIDE (Road Reserve north-east of Beach Road between Haydens and Reserve Road)	Beaumaris	Local	CR	VR	2.4
92	RICKETTS POINT (Beaumaris Yacht Club to Beaumaris LSC)	Beaumaris	M / R	BBR	DSE	3.59
102	SUE KIRKPATRICK PARK	Beaumaris	Local	R	BCC	0.08
114	W F VALE RESERVE	Beaumaris	Local	R	BCC	0.43
129	WATKINS BAY BEACH (Burgess Street to Dalgetty Road)	Beaumaris	District	BBR	DSE	0.2
<b>Total</b>						<b>39.59</b>

## Ancillary open space

Other open space that is not provided or managed by Council is usually intended for the exclusive use of the school / agency / private company that owns it. This type of open space in Beaumaris is shown below.

**Table 2** *Ancillary open space in Beaumaris*

Ref No.	Name of Site	Hierarchy / Values	Ownership	Management	Counted as part of the open space network?
132	Beaumaris North Primary School	Local	DEECD	School	No
134	Sandringham Secondary College, Beaumaris Campus	Local	DEECD	School	No

## Sportsgrounds and Conservation Reserves

In the suburb of Beaumaris there are two Sportsgrounds – Balcombe Park and Donald MacDonald Reserve – that have significant conservation values. It is a priority that management plans are developed for these parks to ensure that these two competing roles can coexist.

## Other facilities

There is a ‘Leathers Playground’ on the grounds of Beaumaris Primary School that was built by the local community approximately 20 years ago. Whilst this does not form part of the open space network, it is acknowledged that this is a community asset used by the local area on weekends and out of school hours.

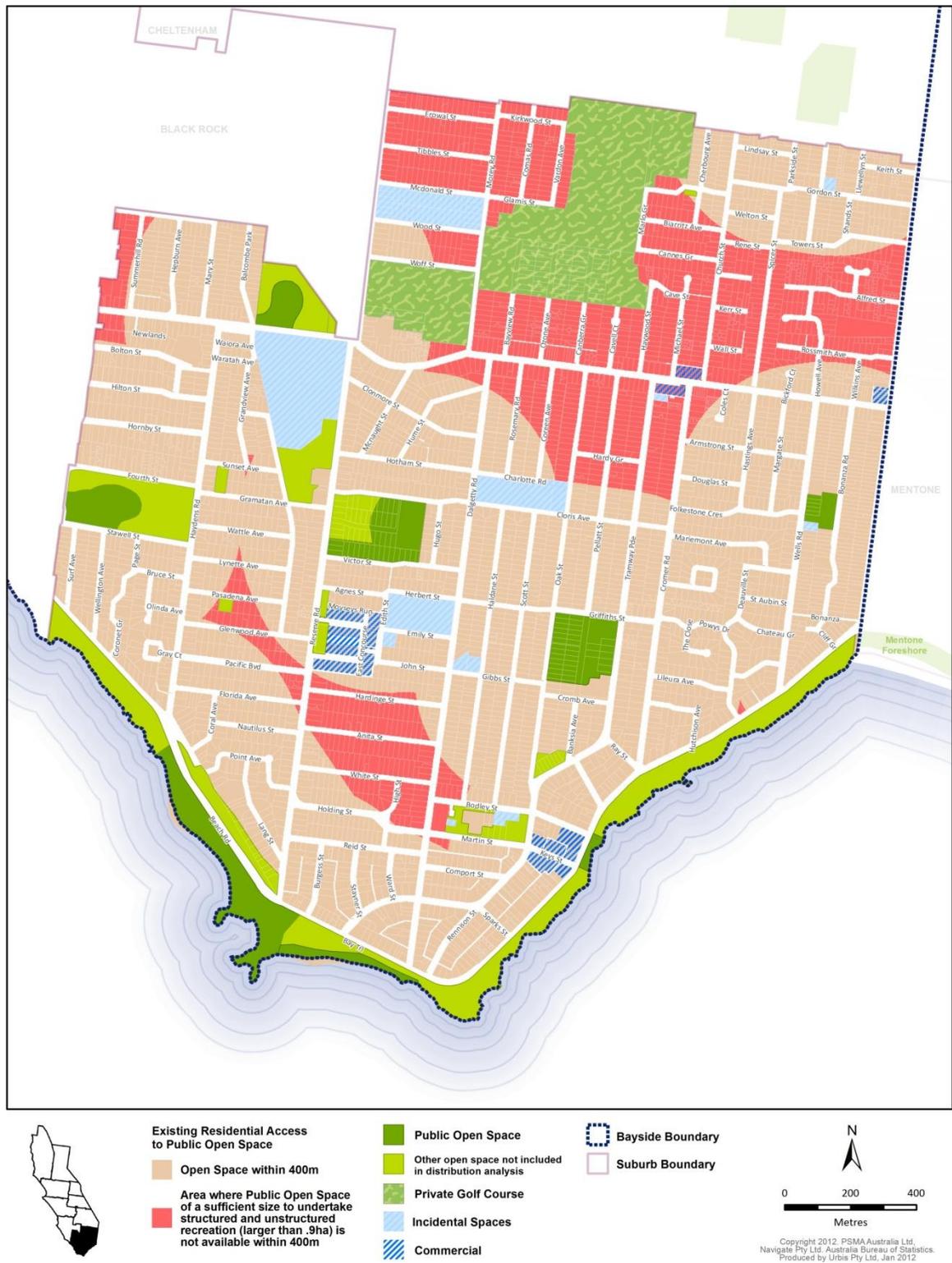
## Dog off leash areas

**Table 3** Dog off leash areas in Beaumaris

Ref No.	Name of Site	DOL areas
1	BALCOMBE PARK – OVAL	DOL (24 / 7) unfenced areas only Prohibited in fenced areas
7b	BALCOMBE PARK – BUSHLAND (oval surrounds)	DOL (24 / 7) unfenced areas only. Prohibited in fenced areas
9	BANKSIA RESERVE	DOL (24 / 7)
14	BEAUMARIS FORESHORE QUIET CORNER (McGregor to BLSC)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March
15	BEAUMARIS FORESHORE SOUTH CHARMAN ROAD TO MOYSEY GARDENS (Cromer Road)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March
38a	DONALD MACDONALD RESERVE – West	DOL (24 / 7)
48	GRAMATAN AVE HEATHLAND SANCTUARY	DOL (24 / 7) unfenced areas only. Prohibited in fenced areas
68	LONG HOLLOW HEATHLAND	DOL (24 / 7) unfenced areas only. Prohibited in fenced areas
92	RICKETTS POINT (Beaumaris Yacht Club to Beaumaris LSC)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March
129	WATKINS BAY BEACH (Burgess Street to Dalgetty Road)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March

## Distribution and nature of open space

Figure 3 Deficiencies in open space in Beaumaris



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The distribution of open space in the southern part of Beaumaris indicates that generally residents have access to open space that is either a Sportsground, Social Family Recreation space or Beach Based Recreation space that is within 400 metres walking distance from their home. It is important that people are located within 400 metres of any of the three abovementioned spaces to ensure that they can access open space that will provide them with significant structured and unstructured recreation opportunities.

A number of other spaces available in Beaumaris play an important role in the area, for example a Conservation Reserve, but may not provide the same opportunities for structured and unstructured recreation. The corner of Agnes Street and Reserve Road and Sue Kirkpatrick Park are the two open spaces within Beaumaris that are considered to be insufficient in size for significant structured or unstructured recreational opportunities.

The distribution of open space in the north and north-east part of Beaumaris fails to meet the 400 metres threshold of being within the proximity of a Sportsground, Social Family Recreation space or Beach Based Recreation space. Golf courses and schools are located within this area, but because of the specific nature of their use, they are not counted as open space for local neighbourhood access.

Beaumaris has a significantly high number of Conservation Reserves, seven in total, five Sportsgrounds and five Relaxation spaces. It has two Beach Based Recreation spaces and two Recreation Facilities. The Sportsgrounds are four to five hectares which is large when compared to all the sportsgrounds across the municipality. Beaumaris is therefore considered well catered for with space for active recreation. Generally the parks in Beaumaris are of a sufficient size and well developed with the exception of the north and north-east area of the suburb that has a shortfall in the distribution and availability of open space.

## Trails

**Table 4** Opportunities to improve trails in Beaumaris

Linkages and Connections	
<b>Existing Opportunities</b>	Improvements in the condition of the following: <ul style="list-style-type: none"> <li>• Bay Trail</li> <li>• road and footpath network</li> <li>• on road bike path network</li> </ul>
<b>Potential Opportunities</b>	<ul style="list-style-type: none"> <li>• connect the community of Beaumaris, particularly in the south and south-east to Cheltenham train station</li> <li>• improve the amenity and safety of Reserve Road from Beach Road to Bay Road to improve connections, particularly to the Bayside Business Employment Area (BBEA)</li> <li>• potential pedestrian and cycle access through Victoria and Cheltenham Golf Clubs to the Cheltenham train station.</li> </ul>

## Implications for the Open Space Strategy

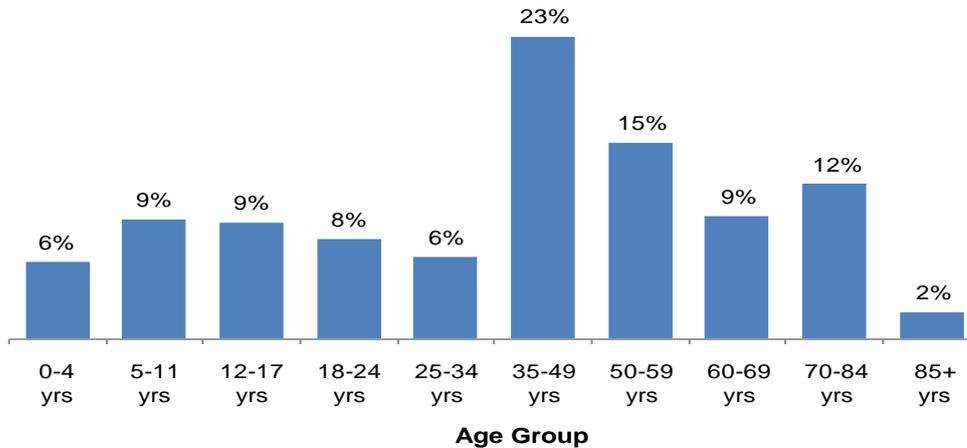
- Recognise that the north and north-east of Beaumaris is particularly deficient in open space.
- Recognise the potential for the following trails:
  - improve accessibility through the northern and north-east area of Beaumaris to existing open spaces
  - connect the community of Beaumaris, particularly in the south and south-east to the Cheltenham and Mentone train stations
  - improve the amenity and safety of Reserve Road from Beach Road to Bay Road to improve connections, particularly to the BBEA
  - potential pedestrian access through the periphery of the Victoria and Cheltenham Golf Clubs to the Cheltenham train station.
- Prioritise the preparation of management plans for Balcombe Park (a&b) and Donald MacDonald Reserve (a&b).
- Recognise the high number of Conservation Reserves in Beaumaris and the special management needs these spaces require.
- Encourage the planting of indigenous vegetation species through Beaumaris' open spaces to complement the existing vegetation character of the area.
- A review of the Coastal Strategy is underway, which will result in a new Coastal Management Plan (CMP).

### 2.1.2 Demographic profiles

In 2006, the usual resident population of Beaumaris was 12,118 persons, with some pockets of high residential density particularly in the central to eastern area. Over the 2011–2026 period, Beaumaris is forecast to have a substantial increase in persons aged 60–69 and 70–79 years.

## Age structure

Figure 4 Age groups (service age groupings), Beaumaris, 2006



Source: i.d. consulting, *City of Bayside Community Profile, 2007*

The median age of all persons in Beaumaris was 43 years, higher than the City of Bayside median of 41 years and the metropolitan Melbourne median of 36 years.

## Household types

In 2006, there were 4533 households in Beaumaris – of these 75.3 per cent were family households, 20.1 per cent were lone person households and 4.6 per cent were group or other households.

Family households include couples without children (both younger and older couples), couples with children, or one parent families and other family groupings such as two siblings living together. In Beaumaris, 62.1 per cent of all families were couples or single parents with children. Couples without children comprised 37.2 per cent of all Beaumaris families.

## Dwelling types

Three-quarters of all dwellings in Beaumaris were separate houses (74.5 per cent), followed by semi-detached terrace and townhouses (13.2 per cent) and flats and apartments in one to two storey blocks (3.0 per cent). There were a small number of dwellings attached to offices or shops. In Beaumaris 8.8 per cent of the dwellings were unoccupied at the last census (2006). Compared to the Bayside municipality, Beaumaris had a higher proportion of separate houses and lower proportions of flats and apartments.

**Table 5** Dwelling structure, Beaumaris, 2006

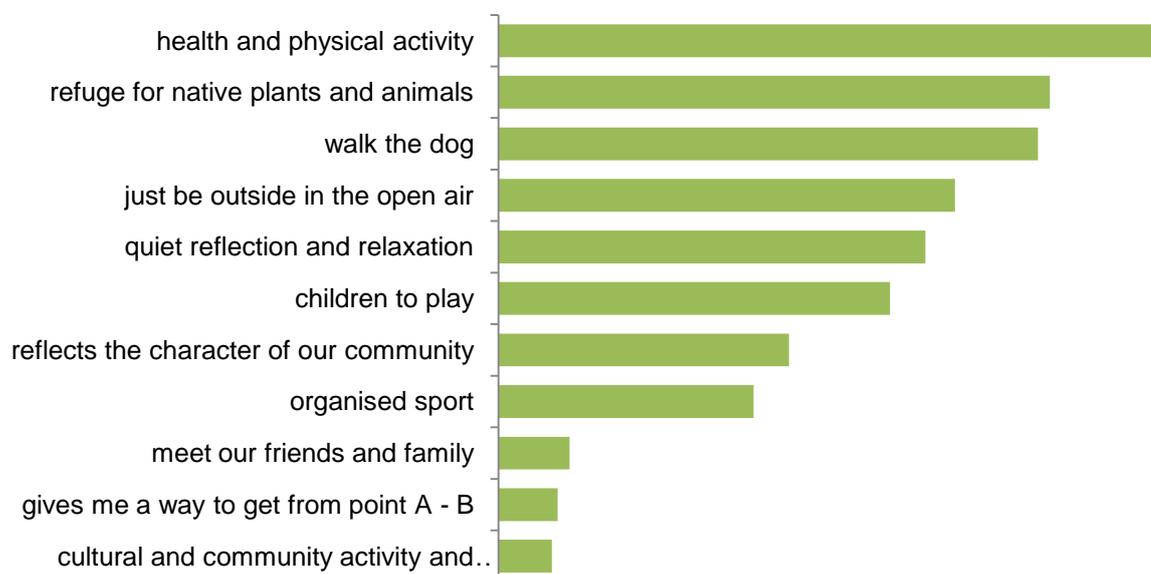
Dwelling structure	Beaumaris	City of Bayside
Separate houses	74.5%	62.9%
Terrace / townhouses, flats / apartments in one to two storey blocks	16.2%	26.2%
Flats / apartments in three to four storey blocks	0.1%	1.5%
Other dwellings including flats attached to shops, offices	0.7%	0.6%
Unoccupied dwellings	8.8%	8.8%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

Source: i.d. consulting, *Customised Report*, 2010

## Household survey outcomes

In June 2010, a random sample of 631 Beaumaris households received a hardcopy survey on the topic of open space. In total, 127 surveys were completed with the majority received from the mail out to households. The survey was also placed online and promoted through the project website.

**Figure 5** Values relating to open space rated as 'most liked' by Beaumaris residents, 2010



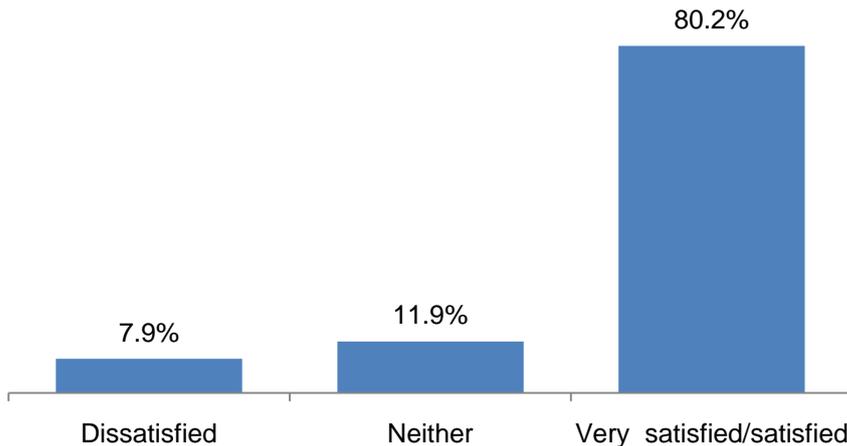
Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

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Compared to Bayside respondents overall, Beaumaris respondents rated some of the value statements differently:

- they had higher ratings for ‘a place of refuge for native plants and animals’
- they had lower ratings for ‘a place for children to play’.

**Figure 6** Beaumaris residents’ satisfaction with open space in the City of Bayside, 2010



Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

### Implications for the Open Space Strategy

- Beaumaris is forecast to have a substantial increase in persons aged 60–69 and 70–79 years. These two age cohorts make up a total of 38 per cent of the Beaumaris population.
- 74.5 per cent of all households in Beaumaris were separate houses. This correlates directly to the community feedback which indicated that there were lower ratings for places for children to play. This result could potentially be due to the high number of households that have large, private backyards and rely less on public open space.
- The high number of separate houses existing in Beaumaris could also potentially be due to the planning overlays, in particular the Vegetation Protection Overlay (VPO), which creates additional requirements for development.
- The outcomes of the household survey clearly demonstrate that conservation is highly regarded in this suburb, being the second highest value on the survey. The highest value was for health and physical activity.

## 2.1.3 Population and housing projections

### Population and housing projections

Beaumaris is forecast to have an additional population of 347 persons, and an additional 285 dwellings between 2011 and 2026. Over the 2011–2026 period, Beaumaris is forecast to have substantial increases in persons aged 60–69 and 70–79 years<sup>2</sup>.

**Table 6** Forecast population by age groups (10 year cohorts), Beaumaris, 2011 and 2026

Age Groups	2011	2026	% Change 2011 – 2026
0–9 years	1602	1566	-2.2%
10–19 years	1851	1822	-1.6%
20–29 years	1131	1110	-1.9%
30–39 years	1297	1312	1.2%
40–49 years	2142	2017	-5.8%
50–59 years	2052	2022	-1.5%
60–69 years	1466	1719	17.3%
70–79 years	985	1,335	35.5%
80 years and over	775	745	-3.9%
<b>Total</b>	<b>13,301</b>	<b>13,648</b>	<b>2.6%</b>

Source: i.d. consulting, *City of Bayside Population Forecasts*, 2008

### Activity Centres

The suburb of Beaumaris has five Activity Centres in total, which are outlined below:

- Beaumaris Concourse Large Neighbourhood Activity Centre
- Balcombe Park Small Neighbourhood Activity Centre
- Balcombe Road / Charman Road Small Neighbourhood Activity Centre shared with Kingston City Council
- Keys Street Small Neighbourhood Activity Centre
- Seaview Shopping Centre Small Neighbourhood Activity Centre.

A Structure Plan has been prepared for Beaumaris Concourse and incorporated into the *Bayside Planning Scheme* (at Clause 21.11-1). This Structure Plan identifies opportunities for incremental housing growth in the form of shop top housing within the Activity Centre.

<sup>2</sup> i.d. consulting, *City of Bayside Population Forecasts*, 2008.

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## Housing Strategy

Council's preferred housing growth strategy, as outlined in the *Bayside Housing Strategy (draft April 2012)*, identifies the Large Neighbourhood Activity Centre and the Small Neighbourhood Activity Centres as areas of moderate housing growth within the boundaries of their commercial footprint. Established residential areas outside of these Activity Centres have been identified as areas for minimal housing growth.

## Strategic redevelopment sites

There are currently no strategic redevelopment sites located in the suburb of Beaumaris. However, there is the potential for these sites to become available in the future.

## Independent living units and public housing

There are two small clusters of independent living units for older adults and disabled adults in Beaumaris, consisting of 24 dwellings in total. Council owns eight of these dwellings and is currently seeking an alternative organisation to assist in managing and operating this facility.

In Beaumaris there are also six public housing dwellings owned by the Victorian Government's Office of Housing.

## Implications for the Open Space Strategy

- Projected population growth will have a minimal impact on the demand for open space in Beaumaris over the next 20 years.

## 2.1.4 Analysis

### Accessibility

**Table 7** Accessibility of open space in Beaumaris

Provision of open space	Average for Beaumaris	Average for Bayside
All open space in Beaumaris counted as part of the open space network	39.59 ha	
Open space per 1000 resident population 2011 (13,301)	2.98 ha	3.15 ha
Open space per 1000 resident population 2026 (13,648)	2.9 ha	2.88 ha

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Open space provision in Beaumaris is only just falling short of the Bayside average, but there are still deficiencies with provision, distribution and linkages / connections. With the small projected increase in population, this provision will still fall short by 2026, assuming there is no change to the open space network in the suburb.

There is a significant shortage of usable open space in the northern and north-eastern areas of Beaumaris. There is a need to explore greater usability of existing open spaces prior to considering adding further to the open space network.

There are opportunities for additional open space to be provided for in this community through shared use of school grounds, subject to suitable facilities and if school councils and principals are willing to enter partnership agreements with Council. Generally the open space in the Beaumaris area is of a good quality and well developed to offer a range of recreation opportunities for residents.

Opportunities that can improve the provision and accessibility of open space in Beaumaris include:

- seeking discussions with providers of other open space (eg. schools, golf courses) to improve access for the local community
- improving and creating existing and potential linkages
- providing additional open space in the areas where open space is deficient through Council's planning provisions.

### Appropriateness

The open space available in Beaumaris is currently meeting the needs of the community, particularly in the south, south-east and west. There is a significant shortage of open space to the north and north-east of the suburb. Ideally more Sportsgrounds and Social Family Recreation spaces should be located in this area. In the absence of additional space, improved or new connections to existing space, particularly to Donald MacDonald Reserve should be provided.

There is opportunity for Council to:

- review the number of Sportsgrounds and Social Family Recreation spaces in Beaumaris in the areas that are deficient and improve the connections to those existing.

### Affordability

Ideally Council needs to increase the amount of open space in this suburb because the amount per head is less than in other suburbs and parts are quite deficient. However, it must be acknowledged that it is unlikely that new space will become available and purchasing additional space may be beyond Council's financial capabilities.

There is opportunity for Council to:

- accept land in lieu of cash for public open space contributions in areas identified as deficient in access.

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## Environmental sustainability

Bayside retains pockets of highly significant biodiversity value and Beaumaris has seven open spaces that have been identified as Conservation Reserves (refer to Table 16 in the *Bayside Open Space Strategy*). It is a priority to retain and enhance the biodiversity and conservation values they contain, in order to maintain habitat for local native fauna and flora, preserve tracts of indigenous vegetation and provide the community with examples of the pre-contact landscape in Bayside and the region.

Six of the seven Conservation Reserves within Beaumaris allow dogs off leash at various times across the year. Council's policy in relation to Conservation Reserves is to manage Conservation Reserves to minimise threatening processes. Beaumaris has a range of other spaces which may be suitable as replacement dog off leash areas.

There is opportunity for Council to:

- review dog off leash areas in Conservation Reserves in Beaumaris
- retain and enhance the biodiversity and conservation values of the Conservation Reserves.

## Connectedness

Beaumaris is currently deficient in a number of key pedestrian and cycle links, in particular in the south and south-east to the Cheltenham and Mentone train stations and from Beach Road to Bay Road. There is the potential to create walking and cycle links through the periphery of the Cheltenham and Victoria Golf Clubs.

The following trail improvements have been identified:

- Bay Trail
- road and footpath network
- on road bike path network
- connect the community of Beaumaris, particularly in the south and south-east to Cheltenham train station
- improve the amenity and safety of Reserve Road from Beach Road to Bay Road to improve connections, particularly to the BBEA
- potential pedestrian and cycle access through Victoria and Cheltenham Golf Clubs to the Cheltenham train station.

## Communication

The key communication activities for Beaumaris are:

- maintaining continued sound relationships with the Department of Sustainability and Environment (DSE) and Parks Victoria in relation to the management of the foreshore and Ricketts Point Marine Sanctuary respectively.
- working with members of 'friends of groups' for Conservation Reserves in Beaumaris

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- advocating for improved open space outcomes, among other things, as part of the Sandringham Secondary College review being undertaken by the State Government
- ongoing work with the community to manage the pressures on Donald MacDonald Reserve due to the wide ranges of values and functions on this site.

### 2.1.5 Priority actions

- Accept land in lieu of cash in areas identified as deficient in open space to the north and north-east of the suburb.
- Prioritise the preparation of master plans with associated management plan functions for Balcombe Park (a&b) and Donald MacDonald Reserve (a&b).
- Improve trails through the northern and north-east area of Beaumaris to existing open spaces.
- Improve trails to better connect Beaumaris with Cheltenham and Mentone train stations.
- Improve the safety of Reserve Road as a trail connecting Beach Road with Bay Road and the Bayside Business Employment Area.
- Review dog off leash access to Balcombe Park Bushland (oval surrounds), Beaumaris Foreshore, Gramatan Avenue Heathland Sanctuary, Long Hollow Heathland and Ricketts Point.
- Continue to seek the formalisation of the provision of ongoing community access and use to the open space at the Sandringham College, Beaumaris campus.

## 2.2 Black Rock

### 2.2.1 Overview

The suburb of Black Rock is bounded by Edward Street, Tulip Street and Cheltenham Road in the north, Reserve Road, Fairleigh Avenue, Iluka and Keating Streets and McGregor Avenue in the east, and the Port Phillip Bay foreshore in the west. It is a medium to low density suburb.

Existing open space

Figure 7 Open space in Black Rock



**Table 8** Open space in Black Rock

Ref No.	Name of Site	Suburb	Catchment	Prime Function	Owner	Area (ha)
18	BLACK ROCK GARDENS BLACK ROCK (LSC to car park opposite 307 Beach Rd)	Black Rock	M / R	SFR	DSE	1.81
44	FOURTH STREET RESERVE	Black Rock	Local	R	MW	0.15
111	TRICKS RESERVE	Black Rock	District	R	BCC	1.04
120	SANDRINGHAM GOLF CLUB	Black Rock	M / R	RF	BCC	18.11
132	BLACK ROCK CIVIC CENTRE	Black Rock	District	RF	BCC	
140	BLACK ROCK BOWLING AND TENNIS CLUB	Black Rock	District	RF	Private	
19	BLACK ROCK HOUSE	Black Rock	M / R	G	BCC	0.39
20	BLACK ROCK SOUTH FORESHORE (Black Rock Gardens to McGregor Ave)	Black Rock	M / R	CR	DSE	3.31
50	HALF MOON BAY FORESHORE RED BLUFF TO ARKARINGA CRESCENT	Black Rock	M / R	CR	DSE	1.82
90	RED BLUFF CLIFF FACES	Black Rock	M / R	CR	DSE	0.54
127	HALF MOON BAY BEACH (South of Love Street to Black Rock Yacht Club)	Black Rock	M / R	BBR	DSE	0.43
128	BLACK ROCK BEACH (Black Rock Yacht Club to Second Street)	Black Rock	M / R	BBR	DSE	2.29
<b>Total</b>						<b>29.89</b>

### Ancillary open space

Other open space that is not provided by Council is usually intended for the exclusive use of the school / agency / private company that owns it. This type of open space in Black Rock is shown below.

**Table 9** Ancillary open space in Black Rock

Ref No.	Name of Site	Hierarchy / Values	Ownership	Management	Counted as part of the open space network?
133	Black Rock Primary School	Local	DEECD	School	No
140	Black Rock Bowling and Tennis Club	District	Private	Private	No

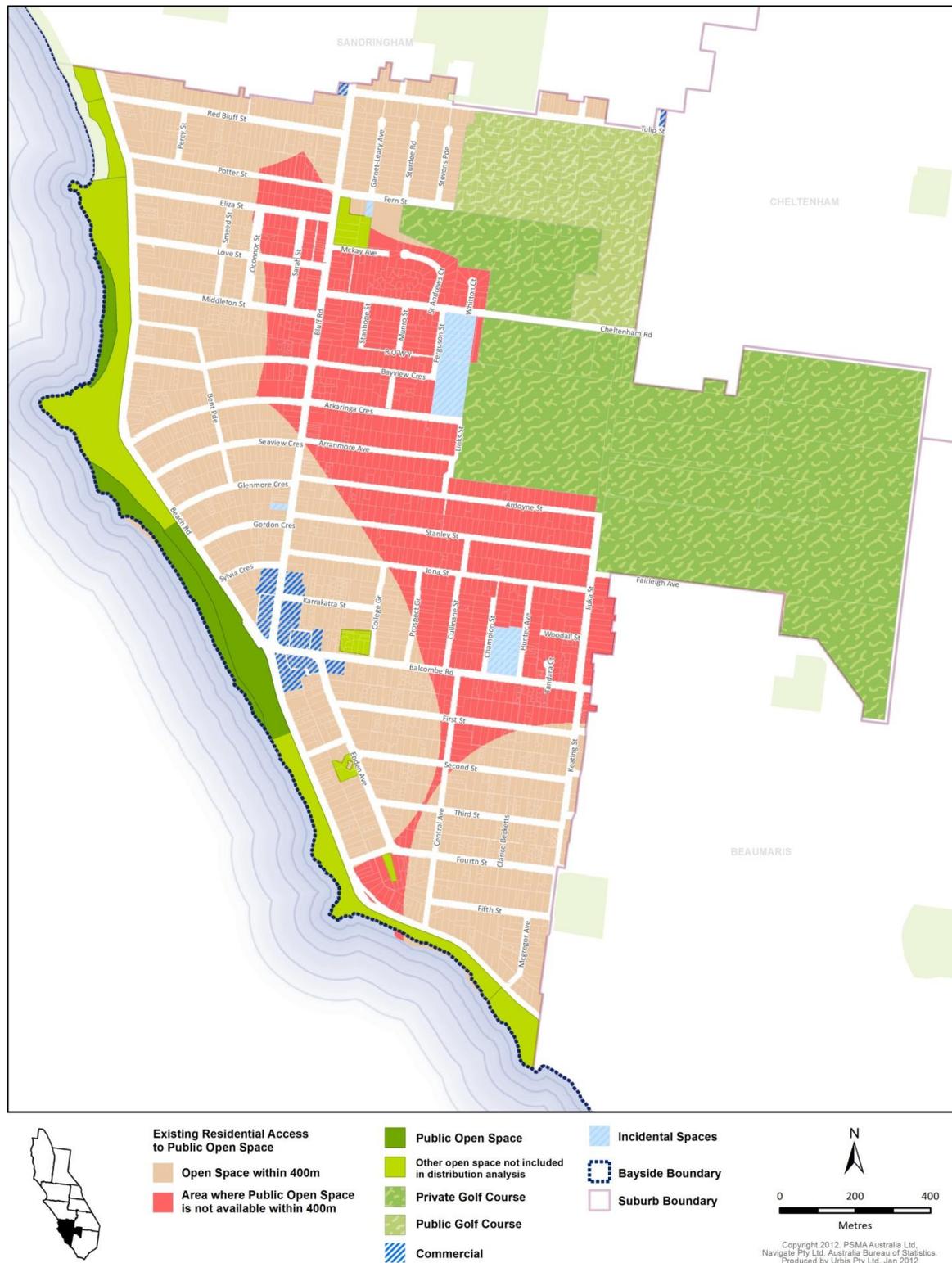
## Dog off leash areas

**Table 10** Dog off leash areas in Black Rock

Ref No.	Name of Site	DOL areas
18	BLACK ROCK GARDENS BLACK ROCK (LSC to car park opposite 307 Beach Road)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March
20	BLACK ROCK SOUTH FORESHORE (Black Rock Gardens to McGregor Avenue)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March
50	HALF MOON BAY FORESHORE (Red Bluff to Arkaringa Crescent)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March
127	HALF MOON BAY BEACH (South of Love Street to Black Rock Yacht Club)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March
128	BLACK ROCK BEACH (Black Rock Yacht Club to Second Street)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March

Distribution and nature of open space

Figure 8 Deficiencies in open space in Black Rock



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The suburb of Black Rock has a variety of open spaces, but the numbers of these spaces are particularly low with a significant lack of Sportsgrounds and only one Social Family Recreation space. There are two Beach Based Recreation spaces available, but it is important to note that if the foreshore became inaccessible, Black Rock would be severely deficient in any form of open space where structured and unstructured recreation could take place.

The central and eastern parts of Black Rock are particularly deficient in open space. It is however largely in an area near a school and golf courses. There is potential to improve access to open space through these existing facilities, although the quantity of open space generally in Black Rock should be increased as indicated in the section above. Improvements in linkages would help to provide a higher quality and accessible open space system in this precinct.

The size of open space that exists in the Black Rock area is generally very good with all parks being larger than 0.12 hectares. But the largest open space available in Black Rock is the Black Rock Beach at 2.29 hectares which is significantly smaller than the open space found in other suburbs.

### Trails

**Table 11** Opportunities to improve trails in Black Rock

Linkages and Connections	
<b>Existing Opportunities</b>	Improvements in the condition of the following: <ul style="list-style-type: none"> <li>• Bay Trail</li> <li>• road linkages and footpaths</li> <li>• pedestrian access to foreshore</li> </ul>
<b>Potential Opportunities</b>	<ul style="list-style-type: none"> <li>• potential pedestrian and cycle access through the periphery of Royal Melbourne Golf Club and Sandringham Golf Club.</li> </ul>

### Implications for the Open Space Strategy

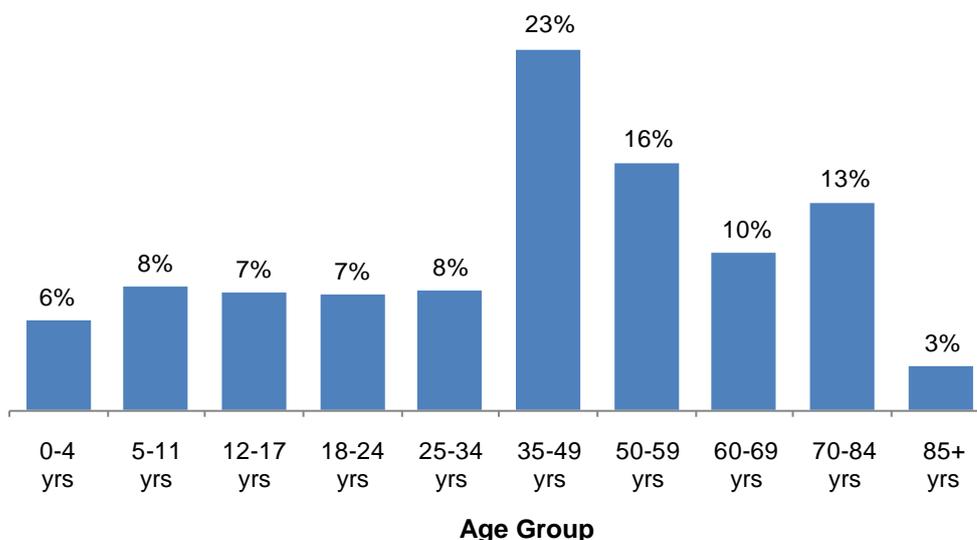
<ul style="list-style-type: none"> <li>• Recognise that Black Rock, particularly to the north, north-east and centre are deficient in open space.</li> <li>• Recognise that there are no Sportsgrounds available within this suburb and only one Social Family Recreation space.</li> <li>• Recognise the potential for the following trails:           <ul style="list-style-type: none"> <li>○ pedestrian and cycle access through the periphery of Royal Melbourne Golf Club and Sandringham Golf Club.</li> </ul> </li> <li>• A review of the Coastal Strategy is underway, which will result in a new Coastal Management Plan (CMP).</li> </ul>
--

## 2.2.2 Demographic profiles

The population of Black Rock is 6052 (2006) with medium to low residential density. There is a projected decline in the number of people aged under 24 years in the projected population to 2021, and a small increase in older age groups, resulting in a small population increase overall.

### Age structure

**Figure 9** Age groups (service age groupings), Black Rock, 2006



Source: i.d. consulting, *City of Bayside Community Profile, 2007*

The median age of all persons in Black Rock was 44 years, higher than the City of Bayside median of 41 years and the metropolitan Melbourne median of 36 years. The population of Black Rock had the highest median age of all nine suburbs in Bayside.

### Household types

In 2006, there were 2315 households in Black Rock – of these, 68.7 per cent were family households, 26.1 per cent were lone person households and 5.2 per cent were group or other households.

Family households include couples without children (both younger and older couples), couples with children, or one parent families and other family groupings such as two siblings living together. In Black Rock, 58.0 per cent of all families were couples or single parents with children. Couples without children comprised 40.9 per cent of all Black Rock families, the highest proportion of all nine suburbs in Bayside.

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## Dwelling types

Over half of all dwellings in Black Rock were separate houses (57.8 per cent), followed by semi-detached terrace and townhouses (15.0 per cent) and flats and apartments in one to two storey blocks (14.9 per cent). There were a small number of dwellings attached to offices or shops, and a small number of flats / apartments in three to four storey blocks. In Black Rock 10.3 per cent of the dwellings were unoccupied. Compared to the Bayside municipality, Black Rock had a lower proportion of separate houses and a higher proportion of townhouses or flats / apartments in one to two storey blocks.

**Table 12** Dwelling structure, Black Rock, 2006

Dwelling structure	Black Rock	City of Bayside
Separate houses	57.8%	62.9%
Terrace / townhouses, flats / apartments in one to two storey blocks	29.8%	26.2%
Flats / apartments in three to four storey blocks	1.0%	1.5%
Other dwellings including flats attached to shops, offices	1.0%	0.6%
Unoccupied dwellings	10.3%	8.8%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

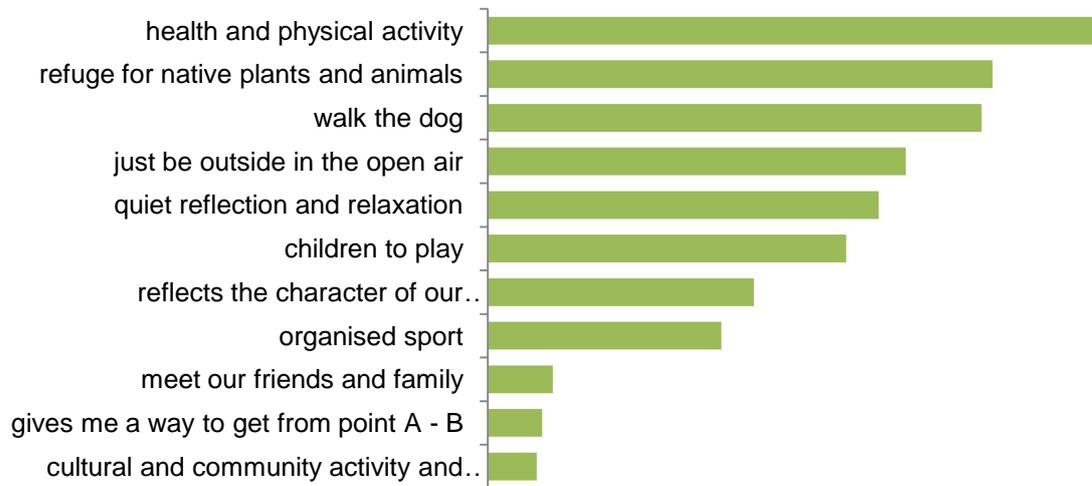
Source: i.d. consulting, *Customised Report*, 2010

Based on this, it is likely that on average Black Rock residents have less access to private open space than the Bayside average.

## Household survey outcomes

In June 2010, a random sample of 382 Black Rock households received a hardcopy survey on the topic of open space. In total, 47 surveys were completed with the majority received from the mail out to households. The survey was also placed online and promoted through the project website.

**Figure 10** Values relating to open space rated as 'most liked' by Black Rock residents, 2010

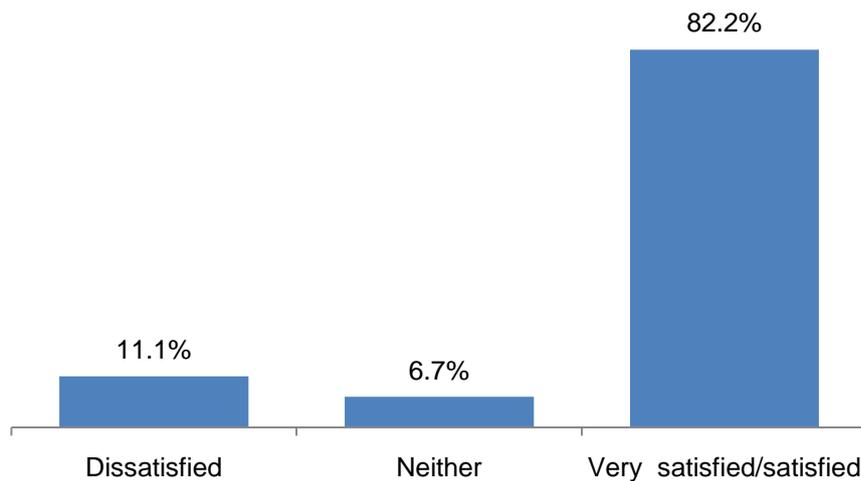


Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

Compared to Bayside respondents overall, Black Rock respondents rated some of the value statements differently:

- they had higher ratings for 'a place of refuge for native plants and animals'
- they had lower ratings for 'a place for children to play'.

**Figure 11** Black Rock residents' satisfaction with open space in the City of Bayside, 2010



Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

## Implications for the Open Space Strategy

- Couples without children comprised of 40.9 per cent of all Black Rock families, the highest proportion of all Bayside suburbs.
- Compared to the whole Bayside municipality, Black Rock has a lower proportion of separate house and higher proportion of townhouse or flats / apartments in one to two storey blocks. This figure, coupled with the fact that 68.7 per cent of households in Black Rock are family households, it is important to ensure that there is enough open space for structured and unstructured activity as access to private open space is significantly lowered given the higher number of townhouses or flats / apartments.
- Spaces for health and physical activity, refuge for native plants and animals and space to walk the dog are the three highest values relating to open space in Black Rock.
- Although 82.2 per cent of the community are very satisfied / satisfied with open space in Black Rock it is important that the deficiencies of open space in this suburb are dealt with appropriately.

### 2.2.3 Population and housing projections

Black Rock is forecast to have an additional population of 177 persons, and an additional 165 dwellings between 2011 and 2026. Over the 2011–2026 period, Black Rock is forecast to have substantial increases in persons aged 60–69 and 70–79 years<sup>3</sup>.

**Table 13** Forecast population by age groups (10 year cohorts), Black Rock, 2011 and 2026

Age Groups	2011	2026	% Change 2011 – 2026
0–9 years	663	615	-7.2%
10–19 years	696	693	-0.4%
20–29 years	594	576	-3.0%
30–39 years	559	573	2.5%
40–49 years	959	841	-12.3%
50–59 years	1026	1008	-1.8%
60–69 years	782	930	18.9%
70–79 years	441	688	56.0%
80 years and over	412	385	-6.6%
<b>Total</b>	<b>6132</b>	<b>6309</b>	<b>2.9%</b>

Source: i.d. consulting, *City of Bayside Population Forecasts*, 2008

<sup>3</sup> i.d. consulting, *City of Bayside Population Forecasts*, 2008.

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## Activity Centres

The suburb of Black Rock has two Activity Centres in total, which are outlined below:

- Black Rock Village Large Neighbourhood Activity Centre
- Bluff Road and Love Street Small Neighbourhood Activity Centre.

Council is currently pursuing Amendment C90, which is implementing the *Black Rock Village Structure Plan*. Council's recent decision in February 2012 to retain the existing coastal height controls (Design and Development Overlay Schedule 1, DDO1) means that the future development for the centre will be less than previously expected.

## Housing Strategy

Council's preferred housing growth strategy, as outlined in the *Bayside Housing Strategy (draft April 2012)* identifies the Large Neighbourhood Activity Centre and the Small Neighbourhood Activity Centre within Black Rock as areas of moderate housing growth. Established residential areas outside of these Activity Centres have been identified as areas for minimal housing growth.

Minimal change is anticipated in the remaining parts of Black Rock, based on 0.2 per cent of lots being developed per annum.

## Strategic redevelopment sites

There are currently no strategic redevelopment sites located in the suburb of Black Rock. However, there is the potential for these sites to become available in the future.

## Independent living units and public housing

There are no clusters of independent living units for older adults, or any known public housing dwellings located in Black Rock.

## Implications for the Open Space Strategy

- Projected population growth will not have a significant impact on the demand for open space in Black Rock over the next 20 years.

## 2.2.4 Analysis

### Accessibility

**Table 14** Accessibility of open space in Black Rock

Provision of open space	Average for Black Rock	Average for Bayside
All open space in Black Rock counted as part of the open space network	29.89 ha	
Excluding publically owned golf courses	11.78 ha	
Open space per 1000 resident population 2011 (6132)	1.92 ha	3.15 ha
Open space per 1000 resident population 2026 (6309)	1.87 ha	2.88 ha

Open space provision in Black Rock is falling significantly short of the average for Bayside and will continue to fall short as the population increases. Although the projected population growth will not have a significant impact on the suburb over the next 20 years, it is important to provide a higher number of open spaces within Black Rock and create new and improved existing pedestrian and cycle connections to existing open space to Beaumaris and Sandringham.

The open space found in Black Rock is not currently meeting the needs of the community particularly in the centre, the east and a small pocket to the south. These areas have shortages of open space, particularly Social Family Recreation spaces and Sportsgrounds. It would be considered appropriate and necessary that more Sportsgrounds and Social Family Recreation spaces are located in this suburb to help deal with the severe shortages of open space in Black Rock.

There is opportunity for Council to:

- improve the existing and create new pedestrian and cycle links to link areas of the suburb with poor access to significant open space within the suburb or in the neighbouring suburbs
- investigate shared uses of open space with schools in the area of both private and public, to formalise arrangements for the community to access school ovals and playgrounds
- increase the amount of Social Family Recreation spaces and Sportsgrounds located in the suburb.

### Appropriateness

The types of open spaces available to the Black Rock community are limited in the opportunities that they can offer for structured and unstructured recreation. There are a number of spaces that are also not easily used by the wider community for a range of recreational and relaxation activities. For example, Black Rock South foreshore, Half Moon Bay foreshore and Red Bluff Cliffs play a primary conservation role and Black Rock House is a formal garden, however these have limited usability for recreational pursuits. These spaces account for nearly half of those available in Black Rock.

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There is opportunity for Council to:

- review the range of uses that can be supported in less accessible open space in Black Rock, particularly in the areas identified as being deficient in open space to assist with accessibility
- increase the number of Sportsgrounds and Social Family Recreation spaces in Black Rock.

### Affordability

Ideally Council should increase the amount of open space in this suburb as the amount per head is far less than in other suburbs and the majority of Black Rock is deficient in open space. However, it must be acknowledged that it is unlikely that new space will become available and purchasing additional space may be beyond Council's financial capabilities.

There is opportunity for Council to:

- accept land in lieu of cash for public open space contributions in areas identified as deficient in access.

### Environmental sustainability

Black Rock has three Conservation Reserves located along the foreshore: Black Rock South foreshore, Half Moon Bay foreshore and Red Bluff Cliffs. The first two of these Conservation Reserves allow for dog off leash access at particular times of the day during summer, and all day during winter. Council's policy in relation to Conservation Reserves is to manage them to minimise threatening processes.

There is opportunity for Council to:

- review dog off leash areas in Conservation Reserves in Black Rock.

### Connectedness

Black Rock is well served with pedestrian and cycle links, particularly along the foreshore. If new open space is acquired, then it would be a key objective to improve cycle and pedestrian links along Balcombe Road towards Mentone and Cheltenham train stations and link with the existing Beaumaris Trails.

Council has identified the following opportunities for trail improvements in Black Rock:

- potential pedestrian and cycle access around the perimeter of Royal Melbourne Golf Club and Sandringham Golf Club.

## Communication

The key communication issues for Black Rock are going to be around the following:

- maintaining continued sound relationships with the Department of Sustainability and Environment in relation to the management of the foreshore
- seeking discussions with providers of other space (eg. schools and golf courses) to improve access for the local community
- improving existing and creating potential linkages
- providing additional open space in the areas where open space is deficient through Council's planning provisions.

## 2.2.5 Priority actions

- Prioritise acquisition of land in Black Rock (and Highett) over other suburbs in the municipality, if opportunity arises.
- Accept land in lieu of cash in areas identified as being deficient in open space to the centre, east and a small portion to the south.
- Develop a pedestrian and cycle access way around the perimeter of the Sandringham Golf Course.
- Encourage the Royal Melbourne Golf Club to develop a pedestrian and cycle access way around the perimeter of the golf course.
- Improve trails from Black Rock to nearby Sportsgrounds and Social Family Recreation spaces including: Donald MacDonald Reserve, Tjilatjirrin Reserve and Royal Avenue Parklands.
- Review dog off leash access to Black Rock South foreshore and Half Moon Bay foreshore.

## 2.3 Brighton

### 2.3.1 Overview

Brighton is bounded by Head Street and Glen Huntly Road in the north, Nepean Highway and Hampton Street in the east, South Road and New Street in the south, and the Port Phillip Bay foreshore in the west.

In 1841, Henry Dendy selected his Special Survey in the Parish of Moorabbin. This area was initially to be known as Waterville (later Brighton) and at the time was the site of a number of cattle runs. The Special Survey was mapped by T S Townsend in April 1841. The land was to be divided into a village, marine residences, suburban and cultivation allotments, with the remainder being divided into country sections. By the end of May the land was being advertised for sale as the 'Brighton Estate'. The name Brighton, after the fashionable English seaside resort, was attributed to Dendy, but had already been used at Sandridge (now Port Melbourne).

The first Government Land Sales were held in May 1851, six months after the separation of the Colony of Victoria from New South Wales and ten years after Dendy had made his selection. In the Parish of Moorabbin the land directly fronting the beach was reserved for public purposes, unlike the land in Dendy's Special Survey.

Thomas Bent purchased large areas of Brighton's market gardens and became the largest landowner in the area. When Nicholas Were sold his portion of the Brighton Estate, comprising one-eighth of the municipal area between New Street and Hampton Street, Bent purchased the land for £80,000. Bent first subdivided in 1873 in Church Street; he then bought the Elmhurst Estate, centrally located in Church Street, and subdivided that. He took over some of Dendy's Special Survey when Dendy went bankrupt and the land had soon increased in value by 1000 per cent. After Bent, as Minister of Railways, extended the railway line to Sandringham, land values increased again.

In 1859, Brighton was declared as a municipality.

Brighton underwent the most expansion in the area during the Land Boom. In 1880, there were 870 houses and almost 5000 residents; this had increased to 2110 houses and nearly 10,000 residents by 1890. Houses increased in value by 680 per cent. Thomas Bent was mayor of Brighton for most of this period and he loaned the municipality money for street construction and lighting; and the first subdivision roads were also constructed by the Council. This practice was stopped however, and from then the cost was shared by the Council and the speculator. A town hall was erected at the cost of £10,000 in Wilson Street. Bent became vice-president of the Department of Works and was able to utilise this position to reorganise Brighton's water supply.

By 1888, Brighton was described by Alexander Sutherland:

a fashionable watering-place and residential suburb of the metropolis ... North Brighton ... is the business end of the town; Middle Brighton is the residential part, containing numerous pretty villas and handsome mansions, the dwellings of Melbourne merchants and professional men, and no inconsiderable number of boarding-houses, which are usually well occupied during the summer months. Brighton Beach ... is that portion most favoured by excursionists and picnic parties, large numbers of whom visit for the sake of its pleasant sands, and to inhale the

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pure, invigorating, and salubrious breeze which blows across the bay ... Brighton has a handsome town hall and public offices, a free library of 2500 volumes, two state-schools ... nine hotels, and numerous places of worship. The Melbourne Orphan Asylum ... is in Middle Brighton ... Within the borough are also a college and grammar school, several ladies' schools, and a school of design with over 100 pupils. The local institutions comprise yachting, boating, football, cricket, tennis, and other clubs and benefit societies, and there is a weekly newspaper, the *Southern Cross*. The principal streets are asphalted, and lighted with gas ...<sup>4</sup>

Brighton is the largest suburb in Bayside and has the largest population of the municipality. It has extensive foreshore, which coupled with its development adds to the high value of the land in this suburb.

Brighton has two Major Activity Centres and a number of smaller centres which contribute to its accessibility by public transport.

Due to this suburb's lengthy and wealthy development with a number of large and historically important homes, there are a number of heritage properties located within the suburb and as such a higher than usual number of formal spaces and gardens that are associated with these buildings.

Brighton has the highest number of swimming pools and tennis courts in the municipality with a total of 1048 swimming pools and 109 tennis courts. It also has the highest concentration of private schools and residential aged care accommodation.

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<sup>4</sup>

Allom Lovell and Associates 1999, *Bayside Heritage Review: Thematic History* vol 1.

Existing open space

Figure 12 Open space in Brighton

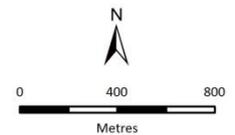


Public Open Space Hierarchy

- Regional / Municipal
- District
- Local

- Public Golf Course
- Commercial

- Incidental Spaces
- Bayside Boundary
- Suburb Boundary



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Table 15 Open space in Brighton

Ref No.	Name of site	Suburb	Catchment	Prime Function	Owner	Area (ha)
12	SANDOWN STREET BEACH (also listed as Bay Street to Brighton Yacht Club)	Brighton	M / R	BBR	BCC	3.17
73	MIDDLE BRIGHTON BATHS (Yacht Club south of Park Street)	Brighton	M / R	BBR	BCC	2.17
74	MIDDLE BRIGHTON BEACH (south of Park Street to Keith Court)	Brighton	M / R	BBR	BCC	1.83
123	DENDY STREET BEACH (Keith Court to Were Street)	Brighton	M / R	BBR	DSE	1.64
124	BRIGHTON BEACH (Brighton Beach station to New Street)	Brighton	M / R	BBR	DSE	1.53
61	JIM WILLIS RESERVE / BRIGHTON DUNES	Brighton	M / R	CR	BCC	3.88
106	TOMMY BENT STATUE AND SURROUNDS	Brighton	District	G	BCC	0.04
71	MARION STREET RESERVE	Brighton	Local	G	VicTrack	0.32
17	BILLILLA GARDENS	Brighton	M / R	G	BCC	1.66
23	BRIGHTON TOWN HALL & LIBRARY GARDENS	Brighton	M / R	G	BCC	1.02
63	KAMESBURGH GARDENS	Brighton	M / R	G	BCC	1.79
31	CNR CHAVASSE & NEW STREET RESERVE	Brighton	Local	R	BCC	0.05
33	CORA LYNN PARK	Brighton	Local	R	BCC	0.34
54	HANBY STREET RESERVE	Brighton	Local	R	BCC	0.85
58	ICE WORKS RESERVE	Brighton	Local	R	BCC	0.06
93	ROBERT GRIEVE RESERVE	Brighton	Local	R	BCC	0.35
98	CROSS STREET	Brighton	Local	R	BCC	0.08
66	LEWIS RESERVE	Brighton	Local	R	BCC	0.05
24	BRIGHTON RECREATION CENTRE	Brighton	Local	RF	BCC	0.24
122	ELSTERNWICK GOLF CLUB	Brighton	M / R	RF	BCC	12.35
49	GREEN POINT PARKLAND	Brighton	M / R	SFR	BCC / DSE	3.07
55	HEAD STREET TO NORTH ROAD	Brighton	M / R	SFR	DSE	2.82
78	NORTH ROAD TO BAY STREET	Brighton	M / R	SFR	DSE	5.72
22	BRIGHTON BEACH OVAL	Brighton	District	SG	DSE	2.38
116	WHYTE STREET RESERVE	Brighton	Local	SG	BCC	1.14
117	WILLIAM STEET RESERVE	Brighton	Local	SG	BCC	2.27
118	WILSON RECREATION RESERVE	Brighton	Local	SG	BCC	1.73
39	ELSTERNWICK PARK NORTH	Brighton	M / R	SG	DSE / BCC	5.64
40	ELSTERNWICK PARK SOUTH	Brighton	M / R	SG	DSE	15.4
<b>Total</b>						<b>73.59</b>

## Ancillary open space

Other open space that is not provided by Council is usually intended for the exclusive use of the school/agency/private company that owns it. This type of open space in Brighton is shown below.

**Table 16** Ancillary open space in Brighton

Ref No.	Name of Site	Hierarchy / Values	Ownership	Management	Counted as part of the open space network?
137	Brighton Secondary College	District	DEECD	School	No

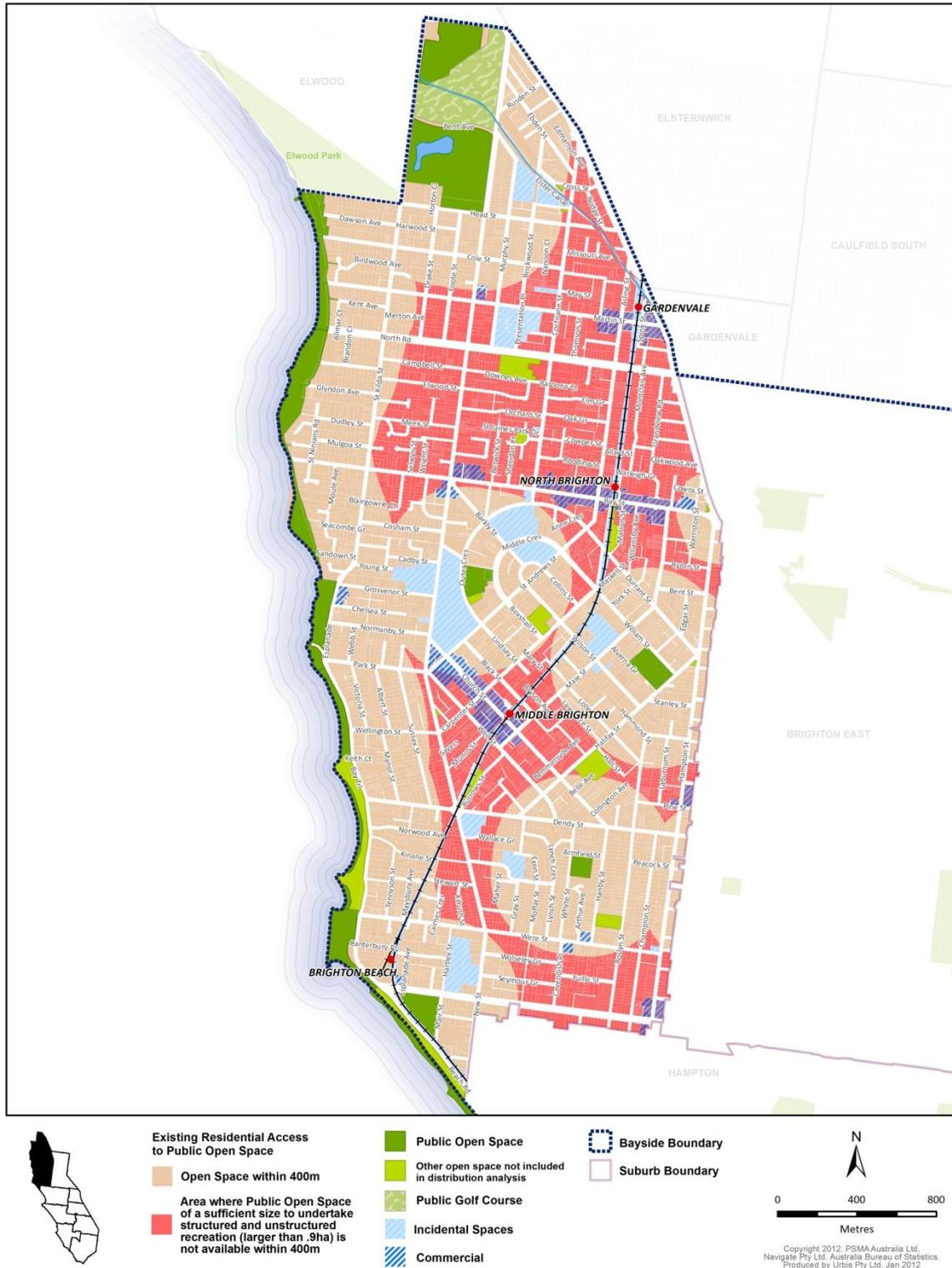
## Dog off leash areas

**Table 17** Dog off leash areas in Brighton

Ref No.	Name of Site	DOL areas
12	SANDOWN STREET BEACH (also listed as Bay Street to Brighton Yacht Club)	DOL (24 / 7)
40	ELSTERNWICK PARK SOUTH	Part DOL (24 / 7)
74	MIDDLE BRIGHTON BEACH (south of Park Street to Keith Court)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March
117	WILLIAM STEET RESERVE	DOL (24 / 7)
123	DENDY STREET BEACH (Keith Court to Were Street)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March
124	BRIGHTON BEACH (Brighton Beach station to New Street)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March

## Distribution and nature of open space

Figure 13 Deficiencies in open space in Brighton



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Brighton generally has a good distribution of open space, but there is a significant deficiency in North Brighton and east of St Kilda Street centred around Bay Street and Selwyn – this area has a reasonably high population density and will experience higher population growth within the Bay Street Major Activity Centre. Additionally a pocket of Brighton around the intersection of North Road and Nepean Highway also has no access to open space within 400 metres of residences, and a further small pocket exists in the southern area of the precinct near South Road and middle Brighton around Dendy Street. Church Street Major Activity Centre also has a deficiency in open space.

While there is a range of small parks within the Brighton area, there is a good distribution of larger parks to complement the provision and these parks are well distributed throughout the suburb.

There are a number of formal parks that are of a good quality within Brighton and offer diverse opportunities. While there appears to be less active recreation space than in other areas, what is available is of a high standard. Improvements could be made to the open space network with the potential to enter into an agreement with schools for access to the facilities. It is also noted that there are less bushland areas within Brighton than elsewhere throughout Bayside.

### Trails

**Table 18** Opportunities to improve trails in Brighton

Linkages and Connections	
<b>Existing Opportunities</b>	Improvements in the condition of the following: <ul style="list-style-type: none"> <li>• Bay Trail</li> <li>• road and footpath network</li> <li>• safe crossing across Beach Road</li> </ul>
<b>Potential Opportunities</b>	<ul style="list-style-type: none"> <li>• pedestrian and cycle links along the railway line</li> <li>• Elster Canal</li> <li>• safer pedestrian and cycle links along Nepean Highway</li> <li>• pedestrian and cycle links to and from the Major Activity Centres (foreshore)</li> <li>• cycle link along Cochrane Street</li> <li>• pedestrian and cycle linkage from the Bay Street Major Activity Centre and the Martin Street Major Activity Centre.</li> </ul>

## Implications for the Open Space Strategy

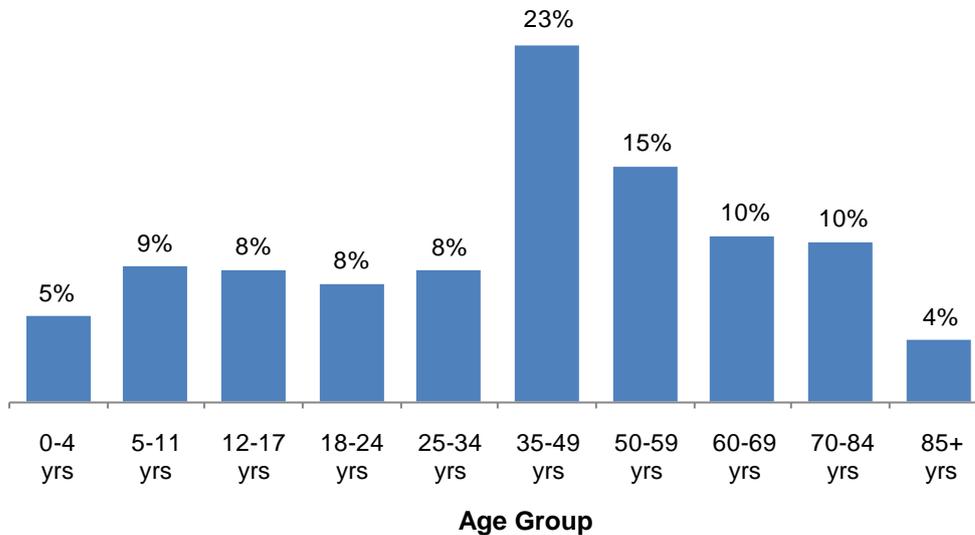
- Recognise that there are some pockets in Brighton that are particularly deficient in accessible open space in which to participate in active recreation.
- Raise issues around the two Major Activity Centres being areas of future higher population growth and that both of these are deficient in open space.
- Recognise the potential for the following trails:
  - pedestrian and cycle links along the Sandringham railway line
  - expansion of the link which is along the Elster Canal
  - pedestrian and cycle links along Nepean Highway
  - pedestrian and cycle links to and from the Major Activity Centres, particularly to the foreshore
  - through to Elsterwick Park
  - cycle link along Cochrane Street as it links from the Bay Street Major Activity Centre, to a number of community services, schools along Cochrane Street and connects to the Martin Street Major Activity Centre
  - pedestrian and cycle linkage from the Bay Street Major Activity Centre and the Martin Street Major Activity Centre along Asling and Cochrane Streets.
- Recognise the need for more dog off leash areas, depending on the availability of suitable space.
- Opportunities for indigenous planting as there is a shortage of conservation areas.
- A review of the Coastal Strategy is underway, which will result in a new Coastal Management Plan (CMP).

### 2.3.2 Demographic profiles

In 2006, the population of Brighton was 20,937 persons. Brighton was the largest suburb in terms of population size in the City of Bayside.

## Age structure

Figure 14 Age groups (service age groupings), Brighton, 2006



Source: i.d. consulting, *City of Bayside Community Profile*, 2007

The median age of all persons in Brighton was 43 years, higher than the City of Bayside median of 41 years and the metropolitan Melbourne median of 36 years.

## Household types

In 2006, there were 7790 households in Brighton – of these, 68.5 per cent were family households, 24.5 per cent were lone person households and 7.0 per cent were group or other households.

Family households included couples without children (both younger and older couples), couples with children, or one parent families and other family groupings such as two siblings living together. In Brighton, 61.1 per cent of all families were couples or single parents with children. Couples without children comprised 37.4 per cent of all Brighton families.

## Dwelling types

Over half of all dwellings in Brighton were separate houses (54.4 per cent), followed by semi-detached terrace and townhouses (17.4 per cent) and flats and apartments in one to two storey blocks (14.8 per cent). There was a small percentage of flats / apartments in three to four storey blocks (2.4 per cent). In Brighton 10.4 per cent of the dwellings were unoccupied. Compared to the Bayside municipality, Brighton had a lower proportion of separate houses and a higher proportion of townhouses or flats / apartments.

**Table 19** Dwelling structure, Brighton, 2006

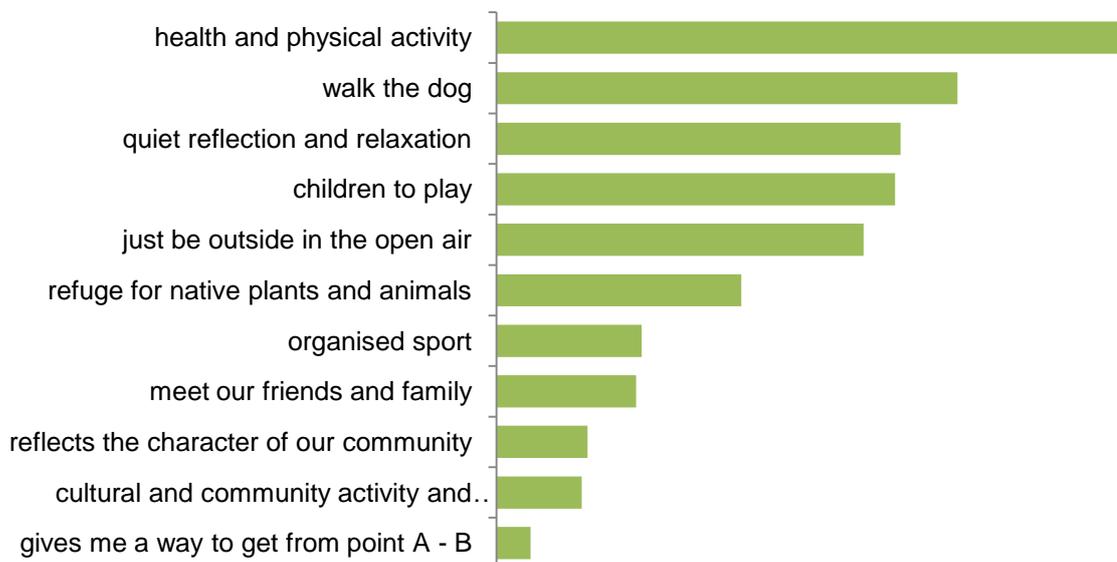
Dwelling structure	Brighton	City of Bayside
Separate houses	54.4%	62.9%
Terrace / townhouses, flats / apartments in one to two storey blocks	32.2%	26.2%
Flats / apartments in three to four storey blocks	2.4%	1.5%
Other dwellings including flats attached to shops, offices	0.7%	0.6%
Unoccupied dwellings	10.4%	8.8%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

Source: i.d. consulting, *Customised Report*, 2010

## Household survey outcomes

In June 2010, a random sample of 1253 Brighton households received a hardcopy survey on the topic of open space. In total, 226 surveys were completed with the majority received from the mail out to households. The survey was also placed online and promoted through the project website.

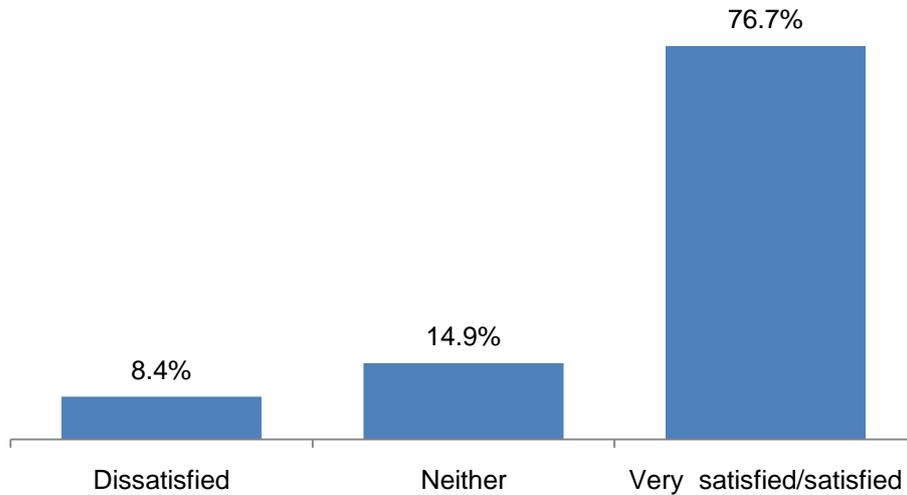
**Figure 15** Values relating to open space rated as ‘most liked’ by Brighton residents, 2010



Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

Compared to Bayside respondents overall, Brighton respondents rated some of the value statements differently, in particular they had higher ratings for ‘a place for quiet reflection and relaxation’.

Figure 16 Brighton residents' satisfaction with open space in the City of Bayside, 2010



Source: Bayside City Council, *Open Space Strategy Household Survey, 2010*

## Implications for the Open Space Strategy

- It would appear from research to date that the levels of open space in Brighton are not appropriate to serve the current or future population. An analysis of the distribution of open space indicates a deficiency and improvements to linkages could improve connectivity to other open space throughout Bayside.
- The household survey outcomes demonstrated clearly that more spaces to walk dogs are required. The dog off leash table shows that currently there are only six areas currently available for this activity. This number is significantly low compared to other parts of the municipality and in relation to the size of suburb.
- Brighton has a higher number of townhouses or flats / apartments which will increase with the development of the MACs. It is important that adequate open space is provided for to meet the demands of the growing community.

### 2.3.3 Population and housing projections

#### Population and housing projections

Brighton is forecast to have an additional population of 1530 persons, and an additional 1003 dwellings between 2011 and 2026. Over the 2011–2026 period, Brighton is forecast to have substantial increases in persons aged 60–69, 70–79 and 80–89 years<sup>5</sup>.

<sup>5</sup> i.d. consulting, *City of Bayside Population Forecasts, 2008*.

**Table 20** Forecast population by age groups (10 year cohorts), Brighton, 2011 and 2026

Age Groups	2011	2026	% Change 2011 – 2026
0–9 years	2486	2544	2.3%
10–19 years	2779	2804	0.9%
20–29 years	2241	2222	-0.8%
30–39 years	2249	2406	7.0%
40–49 years	3433	3263	-5.0%
50–59 years	3348	3455	3.2%
60–69 years	2773	3100	11.8%
70–79 years	1608	2440	51.7%
80 years and over	1610	1823	13.2%
<b>Total</b>	<b>22,527</b>	<b>24,057</b>	<b>6.8%</b>

Source: i.d. consulting, *City of Bayside Population Forecasts*, 2008

## Activity Centres

The suburb of Brighton has seven Activity Centres in total, which are outlined below:

- Bay Street Major Activity Centre
- Church Street Major Activity Centre
- Part of the Elsternwick Major Activity Centre
- Martin Street Large Neighbourhood Activity Centre
- Part of Dendy Village Small Neighbourhood Activity Centre with the remainder in Brighton East
- Brighton Beach Small Neighbourhood Activity Centre
- Were Street Small Neighbourhood Activity Centre.

Structure Plans have been prepared for each of the Major Activity Centres, supported by a detailed strategic analysis and specialist reports relating to economics, housing yields, traffic and parking. The time horizon for the Structure Plans is 20–30 years. Community feedback reveals a real concern regarding the lack of open space in and around the Activity Centres. Council is currently progressing Amendments C101 (Bay Street) and C102 (Church Street) to incorporate the Structure Plans into the *Bayside Planning Scheme*.

An Outline Development Plan was prepared for the Martin Street Activity Centre by the former City of Brighton and incorporated into the *Bayside Planning Scheme* (at Clause 21.11-3). This Plan identifies opportunities for incremental housing growth in the form of shop top housing within the Activity Centre.

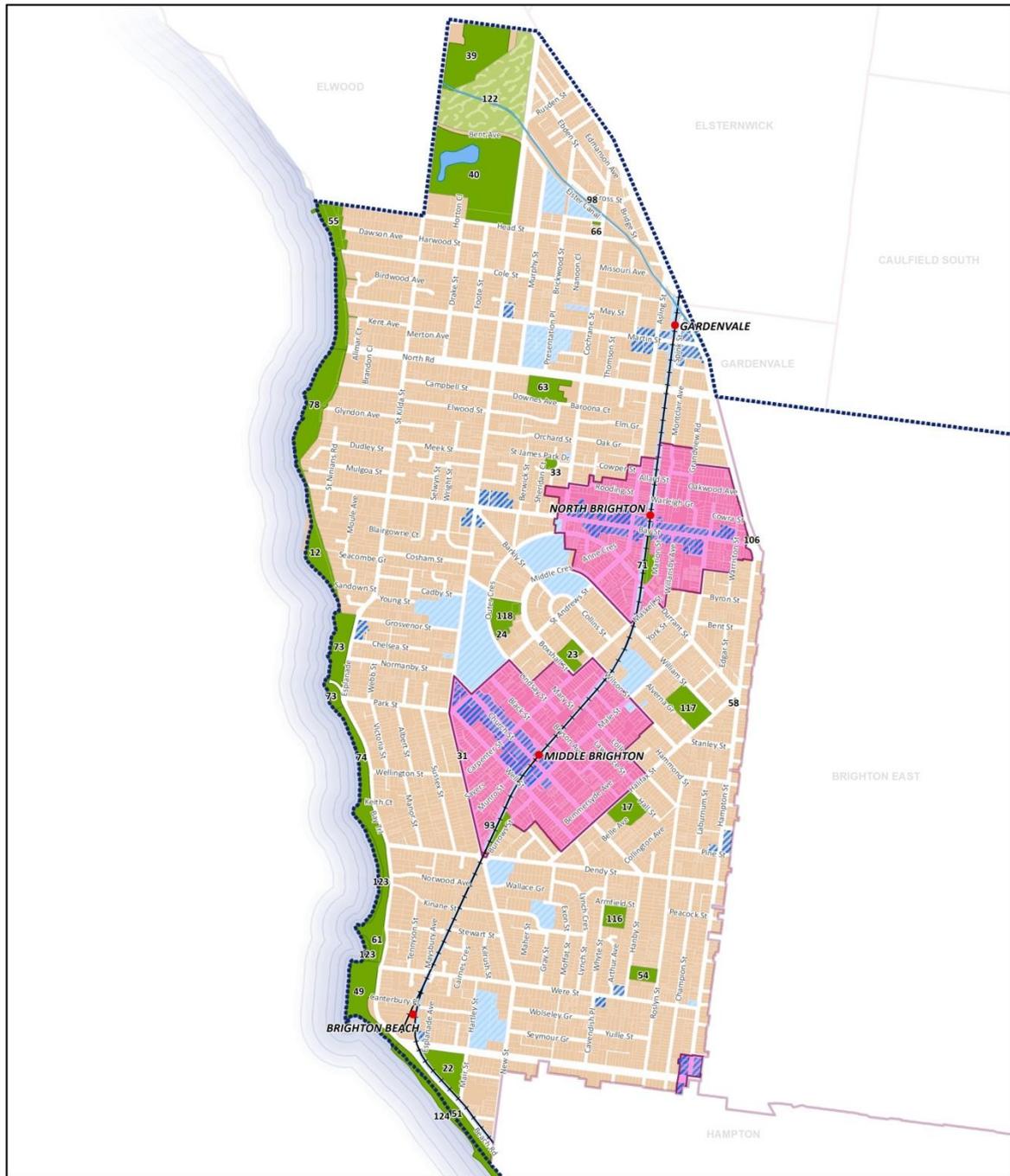
## Housing Strategy

Council's preferred housing growth strategy, as outlined in the *Bayside Housing Strategy (draft April 2012)* identifies the Major Activity Centres within Brighton as areas for housing growth, with the commercial precincts within the Major Activity Centres identified as areas of key focus for medium and high density residential development, while the surrounding residential precincts within the Major Activity Centre boundaries are identified for moderate housing growth and the Martin Street Large Neighbourhood Activity Centre and Dendy Village Small Neighbourhood Activity Centre as areas for moderate change.

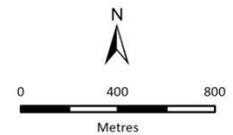
Only a small part of the north-eastern tip of Brighton is within close proximity to the Elsternwick train station, which sits within Glen Eira City Council. The Elsternwick Major Activity Centre forms part of the Glen Eira Planning Scheme's group of 'Urban Villages'. The Housing strategy therefore identifies the Bayside part of the Elsternwick Major Activity Centre, which is predominantly residential, as a moderate housing growth area.

The Were Street and Brighton Beach Small Neighbourhood Activity Centres and established residential areas outside of these Activity Centres have been identified as areas for minimal housing growth.

Figure 17 Major Activity Centres in Brighton



- Public Open Space
- Public Golf Course
- Projected Development Intensification Area
- Commercial
- Incidental Spaces
- Bayside Boundary
- Suburb Boundary



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## Strategic redevelopment sites

The area to the west of the Brighton Beach railway station, surrounding Milano's and south of Canterbury Place is identified as a strategic redevelopment site, however due to its coastal location will remain within the coastal controls areas (DDO1).

Further, there is the potential for other sites to become available in the future.

## Independent living units and public housing

In Brighton there are seven clusters of independent living units for older adults, consisting of 239 dwellings in total. Two of these sites have more than 70 dwellings at each location:

- Rylands of Brighton, 71 dwellings in Outer Crescent – nearest open space is Wilson Reserve
- The Brighton on Bay, 75 dwellings in Asling Street – no easily accessible open space apart from Cora Lynn.

The suburb of Brighton has 154 public housing dwellings, most of which are located in the northern part of the suburb at the Elsternwick estate. The Elsternwick estate has 223 residents, many of whom are older single adults, single-parent families and single adult households. The Elsternwick estate dwellings are low-rise flats and the estate adjoins the canal and Elsternwick Park (north and south).

## Implications for the Open Space Strategy

- Projected population growth will have a significant impact on the demand for open space in Brighton over the next 20 years.

## 2.3.4 Analysis

### Accessibility

**Table 21** Accessibility of open space in Brighton

Provision of open space	Average for Brighton	Average for Bayside
All publically accessible open space in Brighton	73.59 ha	
Excluding publically owned golf courses	61.24 ha	
Open space per 1000 resident population 2011 (22,527)	2.72 ha	3.15 ha
Open space per 1000 resident population 2026 (24,057)	2.55 ha	2.88 ha

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Whilst the overall provision of open space in Brighton is not a significant issue, the distribution of the open space within Brighton means that some pockets are deficient in accessible open space in which to participate in active recreation.

Projected population growth will have a significant impact on the demand for open space in Brighton over the next 20 years. Brighton's population will be significantly older so it is important that as the population ages, that open space can provide for more passive uses, such as walking. It is still important to ensure that there is variety of open spaces available in Brighton for structured and unstructured uses.

The open space available in Brighton is not currently meeting the needs of the community. As Brighton experiences a significant increase in population and density, particularly around the Major Activity Centres, there will be a higher demand for open space. Although the amount of open space provision appears to be appropriate especially by 2026, there are still issues accessing open space for the Brighton community.

There is opportunity for Council to:

- improve the trail network to link places with poor access to significant open space in the suburb
- investigate shared uses of open space with schools in the area, both private and public, to formalise arrangements for the community to access school ovals and playgrounds
- increase the amount of public open space which may be in the form of urban spaces and squares in Activity Centres as part of the ongoing development of those centres.

### Appropriateness

A number of the open spaces in Brighton are not able to be easily used by the wider community for a wide range of recreational and relaxation activities. For example, Billilla and Kamesburgh are counted as open space but have limited usability for recreational pursuits.

There is opportunity for Council to:

- review the range of uses that can be supported in less accessible open space in Brighton particularly in the areas identified as being deficient in open space to assist with accessibility.

### Affordability

Ideally Council would want to increase the amount of open space within Brighton because the amount of open space in this suburb is far less than in other suburbs and parts are quite deficient. However, it must be acknowledged that it is unlikely that new space will become available and purchasing additional space may be beyond Council's financial capabilities.

There is opportunity for Council to:

- accept land in lieu of cash for public open space contributions in areas identified as deficient in access.

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## Environmental sustainability

As Brighton experiences an increase in population growth and housing density, there will be significant pressure on the open space network. It is important that the open space can provide for a range of uses for a range of ages and needs.

Urban heat island effect is an important environmental consideration, particularly in the suburb of Brighton. It is important that provision of open space in the Major Activity Centre areas is sufficient. The planting of large canopies in open space will help mitigate this effect.

Unlike the south of the municipality, there are no Conservation Reserves in Brighton apart from two locations along the foreshore.

There is opportunity for Council to:

- ensure adequate shade is provided in the form of public realm plantings in Activity Centres to provide relief for visitors and address the urban heat island effect
- consider indigenous plantings in the open spaces in Brighton if appropriate.

## Connectedness

Brighton has a significant pedestrian and cycle network along the foreshore. These connections need to be strengthened particularly to and from the Major Activity Centres to the foreshore and other parts of the municipality. It is important that these connections are safe and aesthetically pleasing.

Council has identified the following opportunities for trail improvements in Brighton:

- Sandringham railway line
- Elster canal
- Nepean Highway
- Major Activity Centres to foreshore
- through Elsternwick Park
- along Cochrane Street
- along Asling Street.

## Communication

The key communication activities for Brighton are going to be around the following:

- maintaining continued sound relationships with the Department of Sustainability and Environment in relation to the management of the foreshore
- opportunities for further shared access agreements
- advocating to VicTrack regarding the potential Sandringham railway line trail
- advocating to Melbourne Water for improved access along Elster Creek, where not owned or managed by Council
- way finding to spaces along trails or from Major Activity Centres.

## 2.3.5 Priority actions

- Accept land in lieu of cash in areas identified as being deficient in open space.
- Review the role that Billilia and Kamesburgh House play in the open space network, and investigate whether their role could be broadened.
- Actively plan for the creation of additional open space in the Martin Street, Bay Street and Church Street Activity Centres.
- Improve cycle and pedestrian links from the Martin Street, Bay Street and Church Street Activity Centres to the foreshore.
- Develop a trail along Cochrane or Asling Streets to link key destinations along these routes including schools, Activity Centres and community facilities.
- Enhance the Elster Creek Trail (including through Elsternwick Park) to connect from Bentleigh to North Brighton.
- Improve the Nepean Highway shared trail.
- Develop improved trail links along Sandringham railway line.
- Advocate to VicRoads, or other appropriate planning processes, to consider the Sandringham railway trail as a potential link on the Principal Bicycle Network.
- Identify additional dog off leash spaces.

## 2.4 Brighton East

### 2.4.1 Overview

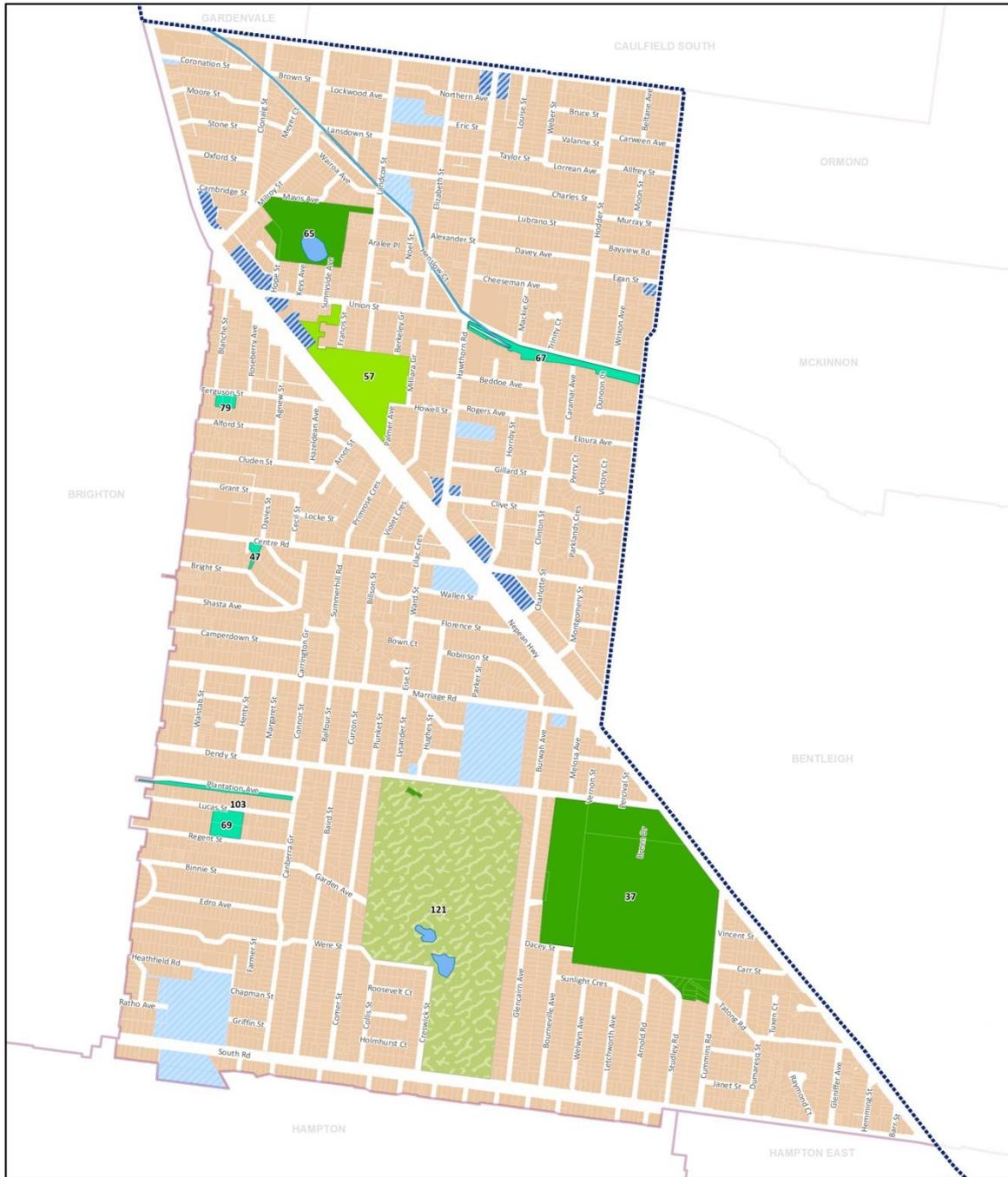
Brighton East is bounded by North Road in the north, Thomas Street and Nepean Highway in the east, South Road in the south, and Hampton Street and Nepean Highway in the west.

The suburb of Brighton East is predominately residential in nature with a large frontage to Nepean Highway. Brighton East has minimal commercial development.

Some of the key open spaces found in this suburb are Elster Creek, Dendy Park, Hurlingham Park and Brighton Golf Club.

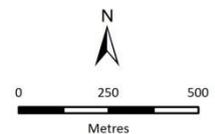
## Existing open space

Figure 18 Open space in Brighton East



**Public Open Space Hierarchy**

- Regional / Municipal
- District
- Local
- Public Golf Course
- Commercial
- Incidental Spaces
- Bayside Boundary
- Suburb Boundary



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**Table 22** Open space in Brighton East

Ref No.	Name of site	Suburb	Catchment	Prime Function	Owner	Area (ha)
47	GLEN EDWARD RICE RESERVE	Brighton East	Local	R	BCC	0.18
79	OLD DAIRY RESERVE	Brighton East	Local	R	BCC	0.3
103	THE PLANTATION	Brighton East	Local	R	BCC	0.78
67	LITTLE BRIGHTON RESERVE	Brighton East	Local	SFR	BCC	1.29
69	LUCAS STREET RESERVE	Brighton East	Local	SFR	BCC	0.84
65	LANDCOX PARK	Brighton East	M / R	SFR	BCC	5.03
57	HURLINGHAM PARK	Brighton East	M / R	SG	BCC	5.5
37	DENDY PARK	Brighton East	M / R	SG	BCC	26.87
121	BRIGHTON GOLF CLUB	Brighton East	M / R	RF	BCC	34.39
<b>Total</b>						<b>75.18</b>

*\*It should be noted that 33.91 ha is public golf course*

## Ancillary open space

There is no ancillary open space within the suburb of Brighton East.

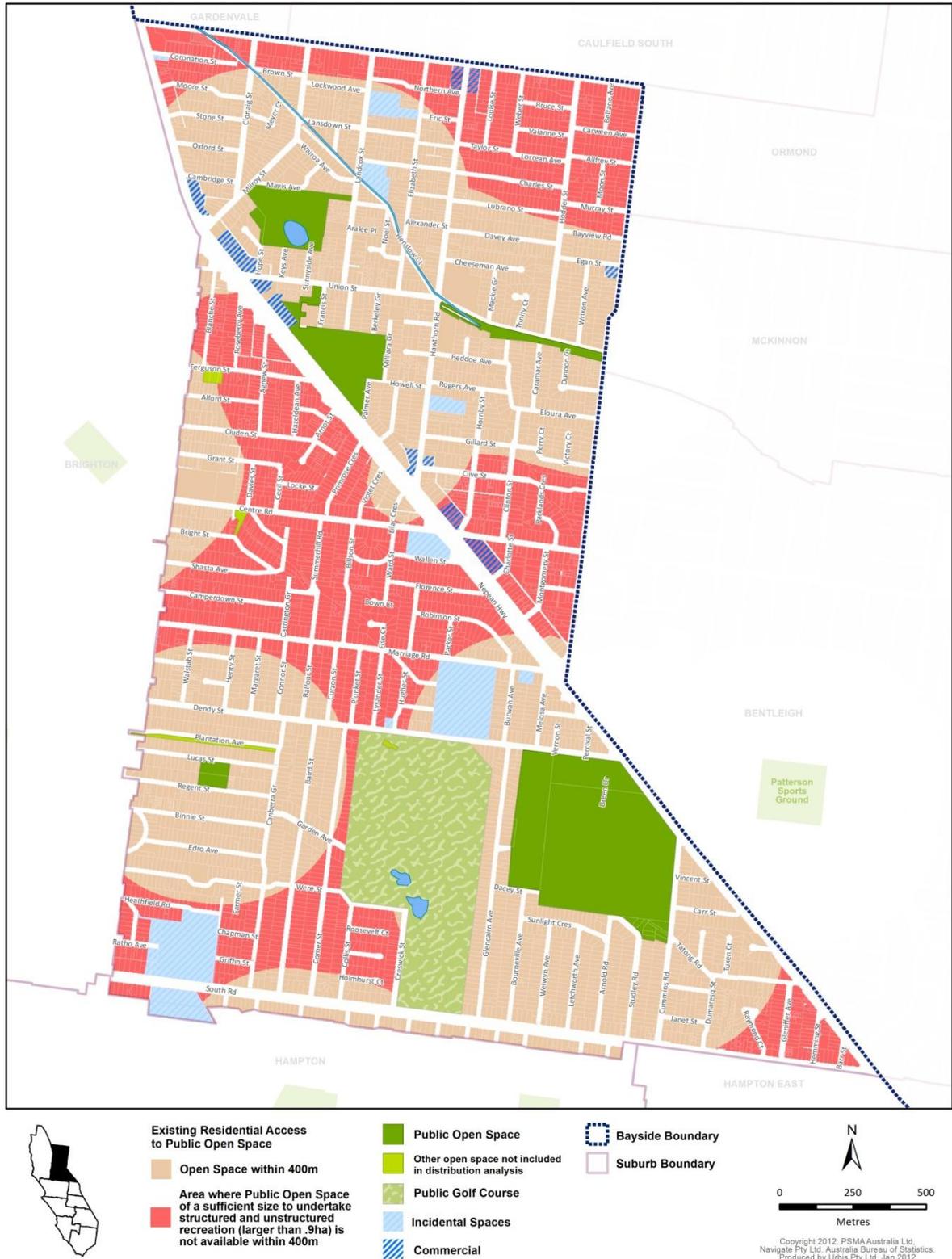
## Dog off leash areas

**Table 23** Dog off leash areas in Brighton East

Ref No.	Name of Site	DOL areas
37	DENDY PARK	Part DOL (24 / 7)
57	HURLINGHAM PARK	DOL (24 / 7)

Distribution and nature of open space

Figure 19 Deficiencies in open space in Brighton East



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Brighton East is particularly deficient in open space to the north, centre and to the south-east and west. The area in the north-east corner is some distance away from Princes Park and E E Gunns Reserve in the City of Glen Eira.

There is an opportunity to create a safe crossing for the southern area of Brighton East at Comer Street and South Road, which would assist access to open space to Castlefield Park.

There are three large parks within this suburb that offer a range of opportunities and meet the needs of the community and neighbouring communities well. They are Dendy Park, Landcox Park and Hurlingham Park.

## Trails

**Table 24** Opportunities to improve trails in Brighton East

Linkages and Connections	
<b>Existing Opportunities</b>	Improvements in the condition of the following: <ul style="list-style-type: none"> <li>road and footpath network</li> </ul>
<b>Potential Opportunities</b>	<ul style="list-style-type: none"> <li>Nepean Highway</li> <li>pedestrian and cycle connections along the railway corridor in Brighton North</li> <li>improve links to Princes Park and E E Gunns Reserve in Glen Eira</li> <li>potential improvement of pedestrian and cycle links to Princes and E E Gunns Reserve in the City of Glen Eira</li> <li>improved pedestrian trail along Elster Creek to connect to Bentleigh and Brighton North</li> <li>links into Dendy Park from other areas</li> <li>potential link through the periphery of Brighton Golf Club to Dendy Park.</li> </ul>

## Implications for the Open Space Strategy

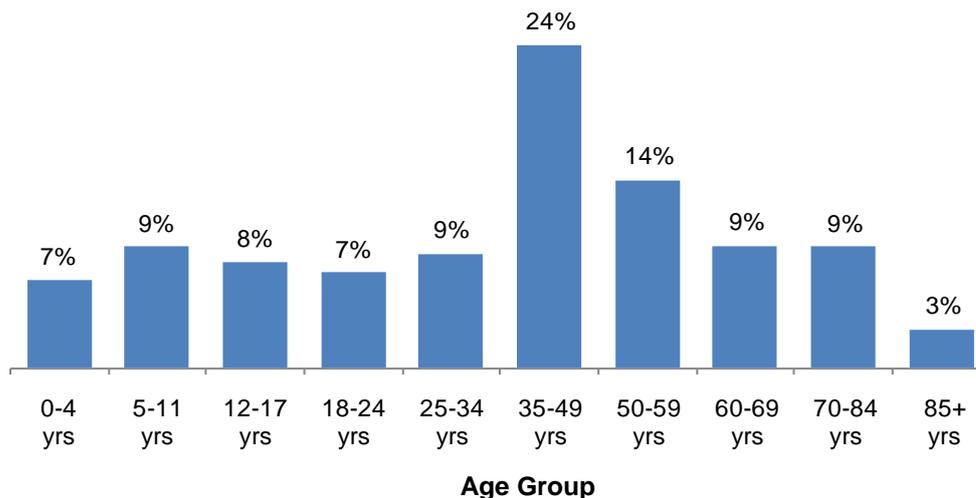
- Recognise that the north, north-east, centre, south-east and south-west areas of the suburb are particularly deficient in open space.
- Recognise the potential for the following trails:
  - pedestrian and cycle links along Nepean Highway
  - pedestrian and cycle connection to the railway corridor in North Brighton
  - potential improvement of pedestrian and cycle links to Princes Park and EE Gunns Reserve in the City of Glen Eira
  - improved pedestrian trail along Elster Creek to connect to Bentleigh and Brighton North
  - links into Dendy Park from other areas
  - potential link through the periphery of Brighton Golf Club to Dendy Park.
- Recognise the potential for more dog off leash areas.
- Recognise the south-east corner part of the Moorabbin Major Activity Centre which will experience additional development.

## 2.4.2 Demographic profiles

In 2006, the population of Brighton East was 14,296 persons. Brighton East was the second largest suburb in terms of population size in the City of Bayside.

### Age structure

**Figure 20** Age groups (service age groupings), Brighton East, 2006



Source: i.d. consulting, *City of Bayside Community Profile*, 2007

The median age of all persons in Brighton East was 42 years, higher than the City of Bayside median of 41 years and the metropolitan Melbourne median of 36 years.

### Household types

In 2006, there were 5453 households in Brighton East – of these, 71.7 per cent were family households, 21.9 per cent were lone person households and 6.3 per cent were group or other households.

Family households include couples without children (both younger and older couples), couples with children, or one parent families and other family groupings such as two siblings living together. In Brighton East, 65.9 per cent of all families were couples or single parents with children. Couples without children comprised 33.1 per cent of all Brighton East families.

### Dwelling types

Over half of all dwellings in Brighton East were separate houses (68.1 per cent), followed by semi-detached terrace and townhouses (15.6 per cent) and flats and apartments in one to two storey blocks (8.3 per cent). In Brighton East 7.4 per cent of the dwellings were unoccupied. Compared to the Bayside municipality, Brighton East had a higher proportion of separate houses and lower proportion of townhouses and flats / apartments.

**Table 25** Dwelling structure, Brighton East, 2006

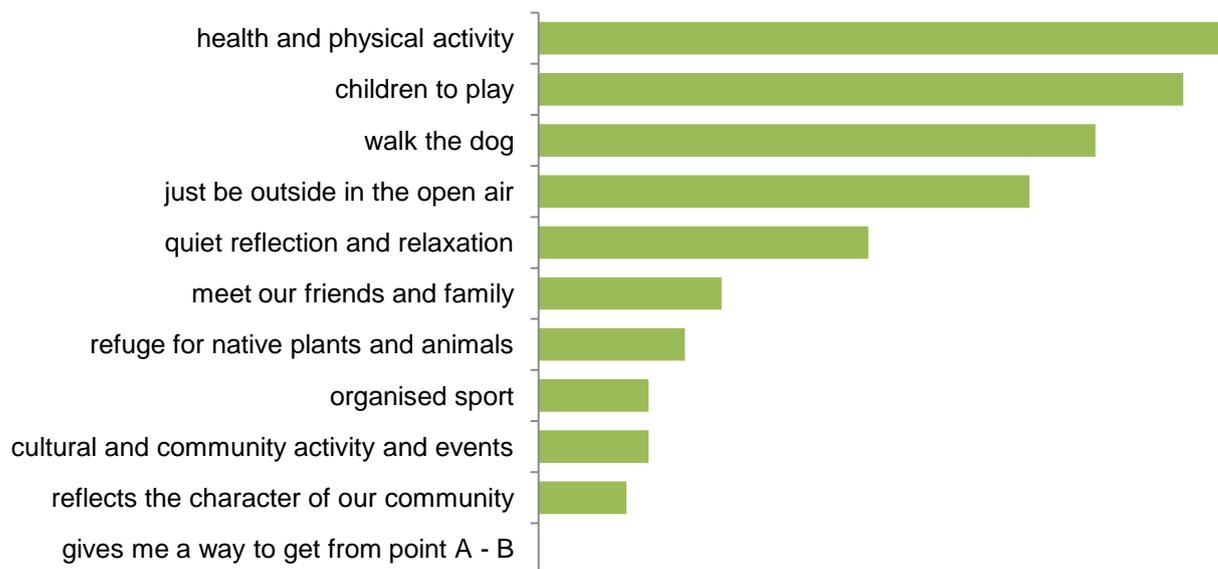
Dwelling structure	Brighton East	City of Bayside
Separate houses	68.1%	62.9%
Terrace / townhouses, flats / apartments in one to two storey blocks	23.9%	26.2%
Flats / apartments in three to four storey blocks	0.2%	1.5%
Other dwellings including flats attached to shops, offices	0.5%	0.6%
Unoccupied dwellings	7.4%	8.8%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

Source: i.d. consulting, *Customised Report*, 2010

### Household survey outcomes

In June 2010, a random sample of 792 Brighton East households received a hardcopy survey on the topic of open space. In total, 110 surveys were completed with the majority received from the mail out to households. The survey was also placed online and promoted through the project website.

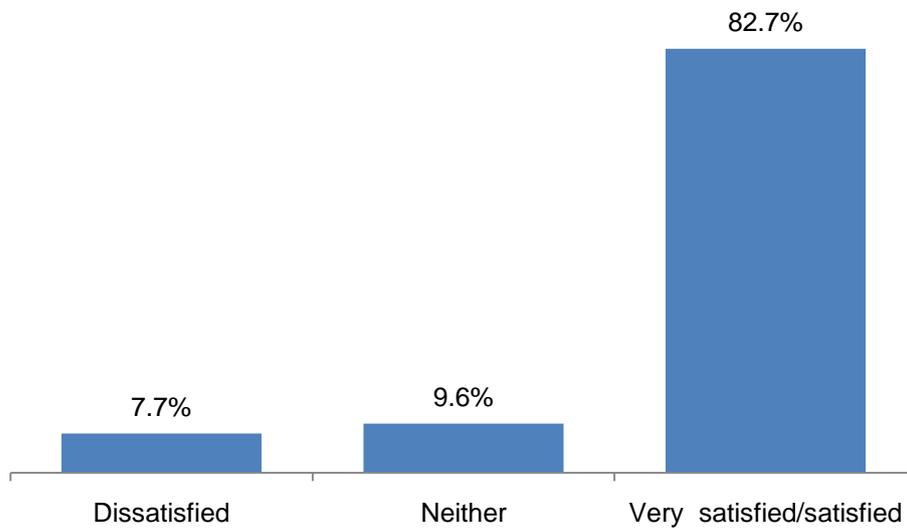
**Figure 21** Values relating to open space rated as ‘most liked’ by Brighton East residents, 2010



Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

Brighton East respondents rated the value statements similarly to Bayside respondents overall, with only slight differences in ranking.

**Figure 22** Brighton East residents' satisfaction with open space in the City of Bayside, 2010



Source: Bayside City Council, Open Space Strategy Household Survey, 2010

## Implications for the Open Space Strategy

- 65.9 per cent of the population in Brighton East are couples or single parents with children. It is important the open space in Brighton East can cater for the families in the suburb, while providing adequate open space for a range of uses. Having a space for children to play was the second highest value demonstrated in the household survey.
- The third highest value from the household survey was residents wanting a place to walk the dog. This want is emphasised by the fact that there are only two dog off leash areas available within this suburb.

### 2.4.3 Population and housing projections

#### Population and housing projections

Brighton East is forecast to have an additional population of 174 persons, and an additional 324 dwellings between 2011 and 2026. Over the 2011–2026 period, Brighton East is forecast to have substantial increases in persons aged 60–69 and 70–79 years<sup>6</sup>.

<sup>6</sup> i.d. consulting, *City of Bayside Population Forecasts*, 2008.

**Table 26** Forecast population by age groups (10 year cohorts), Brighton East, 2011 and 2026

Age Groups	2011	2026	% Change 2011 – 2026
0–9 years	1916	1763	-8.0%
10–19 years	1982	1882	-5.0%
20–29 years	1447	1436	-0.8%
30–39 years	1693	1630	-3.7%
40–49 years	2535	2114	-16.6%
50–59 years	2352	2268	-3.6%
60–69 years	1756	2120	20.7%
70–79 years	974	1584	62.6%
80 years and over	1051	1083	3.0%
<b>Total</b>	<b>15,706</b>	<b>15,880</b>	<b>1.1%</b>

Source: i.d. consulting, *City of Bayside Population Forecasts*, 2008

## Activity Centres

The suburb of Brighton East has four Activity Centres in total, which are outlined below:

- Hawthorn Road Small Neighbourhood Activity Centre
- Part of Dendy Village Small Neighbourhood Activity Centre with the remainder in Brighton
- Thomas and Egan Small Neighbourhood Activity Centre
- East Brighton Small Neighbourhood Activity Centre.

## Housing Strategy

Council's preferred housing growth strategy, as outlined in the Bayside Housing Strategy (draft April 2012) identifies the Hawthorn Road, Dendy Village and East Brighton Small Neighbourhood Activity Centres within Brighton East as areas of moderate housing growth. The Thomas and Egan Small Neighbourhood Activity Centre along with established residential areas outside of these Activity Centres have been identified as areas for minimal housing growth.

## Strategic redevelopment sites

There are three key strategic redevelopment sites within Brighton East. One of these sites is at the corner of North Road and Nepean Highway (current BP service station site) with the other at the corner of Nepean Highway and Milroy Street (current BMW dealership and vicinity). Both of these sites have been identified for moderate housing growth.

The third strategic site is located on Barr Street adjacent to Nepean Highway to the very south-east corner of the suburb. This site is expected to produce a significant residential development.

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There is the potential for additional sites within Brighton East to become available in the future.

## Independent living units and public housing

In Brighton East there are three clusters of independent living units for older adults, consisting of 204 dwellings in total. Two of these sites have more than 70 dwellings at each location:

- Halcyon Senior Citizens Village, 70 dwellings in Centre Road – nearest open space is a small local park (Glen Edward Rice Reserve)
- Oak Grange Village, 100 dwellings in Hawthorn Road – adjoins a small local park (Little Brighton Reserve) and is located near Hurlingham Park.

Mayflower Brighton (located next door to Halcyon) is a large aged care site consisting mostly of residential beds but also includes 24 independent living dwellings, with plans to increase these to 84 dwellings by the year 2015.

The suburb of Brighton East has 46 public housing dwellings, scattered throughout the area.

## Implications for the Open Space Strategy

- Projected population growth will have a minimal impact on the demand for open space in Brighton East over the next 20 years.

## 2.4.4 Analysis

**Table 27** Accessibility of open space in Brighton East

Provision of open space	Average for Brighton East	Average for Bayside
All open space in Brighton East counted as part of the open space network	75.18 ha	
Excluding publically owned golf courses	40.79 ha	
Open space per 1000 resident population 2011 excluding golf courses (15,706)	2.6 ha	3.15 ha
Open space per 1000 resident population 2026 excluding golf courses (15,880)	2.57 ha	2.88 ha

The amount of open space in the Brighton East precinct is 2.6 hectares per 1000 people, which is lower than the Bayside average of 3.15 hectares. The supply of open space is not currently meeting the needs of the community and there are issues around access to public open space.

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There are a total of two Sportsgrounds and three Social Family Recreation spaces in Brighton East. However, their locations are concentrated to the north-west and to the south-east and west which is leaving the centre and the northern and southern tips with deficiencies. The issue of distribution of accessible space should be addressed by Council and linkages and safe crossings could further enhance opportunities to access open space.

There is the potential to receive a land contribution from the Barr Street and / or a cash contribution to help fund existing open space or linkage improvements to deal with the deficiency in the south-east corner which also extends into Hampton East.

There is opportunity for Council to:

- improve the trail network to link places with poor access to significant open space in the suburb
- investigate shared uses of open space with schools in the area both private and public to formalise arrangements for the community to access school ovals and playgrounds
- provide a Social Family Recreation space or a Sportsground to the centre and northern and southern tips of the suburb
- seek land in lieu of cash through the Barr Street development to assist in alleviating the deficiency in the south-eastern point of the suburb.

### Appropriateness

The types of open space that are currently found in Brighton East are appropriate for the community. The number of and accessibility to these spaces is not sufficient.

There is opportunity for Council to:

- improve the trail network to link places with poor access to significant open space in the suburb
- provide a Social Family Recreation space or a Sportsground to the centre and northern and southern tips of the suburb.

### Affordability

Ideally Council would want to increase the amount of open space in this suburb, particularly the centre of the suburb. It would be considered appropriate that more Social Family Recreation spaces and Sportsgrounds are located in Brighton East, particularly the central section of the suburb. However, it must be acknowledged that it is unlikely that new space will become available and purchasing additional space may be beyond Council's financial capabilities.

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## Environmental sustainability

Unlike the south of the municipality there are no Conservation Reserves in Brighton East.

There is opportunity for Council to:

- encourage indigenous plantings to be considered in open spaces in Brighton East if appropriate.

## Connectedness

Brighton East could benefit greatly from improved pedestrian and cycle links, particularly to the north into Glen Eira and to the south through the periphery of Brighton Golf Club into Dendy Park and improved pedestrian trail along Elster Creek.

Council has identified the following opportunities for trail improvements in Brighton East:

- pedestrian and cycle links along Nepean Highway
- pedestrian and cycle connection to the railway corridor in Brighton North
- potential improvement of pedestrian and cycle links to Princes Park and E E Gunns Reserve in the City of Glen Eira
- improved pedestrian trail along Elster Creek to connect to Bentleigh and Brighton North
- links into Dendy Park from other areas
- potential link through the periphery of Brighton Golf Club into Dendy Park.

## Communication

The key communication issues for Brighton East are going to be around the following:

- advocating to VicRoads for pedestrian and cycle improvements along Nepean Highway
- advocating to VicTrack for improvements along railway lines
- advocating to the City of Glen Eira for improved pedestrian and cycle improvements into Princes Park and E E Gunns Reserve
- advocating to Melbourne Water for improved access along Elster Creek, where not owned or managed by Council
- opportunities for further shared access agreements.

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## 2.4.5 Priority actions

- Accept land in lieu of cash in areas identified as being deficient in open space.
- Improve trails to Dendy Park and Hurlingham Park from other parts of Brighton East.
- Improve links from Brighton East to Princes Park and E E Gunns Reserve in the City of Glen Eira.
- Enhance the Elster Creek Trail (including through Elsternwick Park) to connect from Bentleigh to Brighton North.
- Develop a pedestrian and cycle access way around the perimeter of the Brighton Golf Club.
- Improve pedestrian and cycle connections to Brighton Beach station, Middle Brighton station, Moorabbin station and Patterson station.
- Improve the Nepean Highway shared trail.

## 2.5 Cheltenham

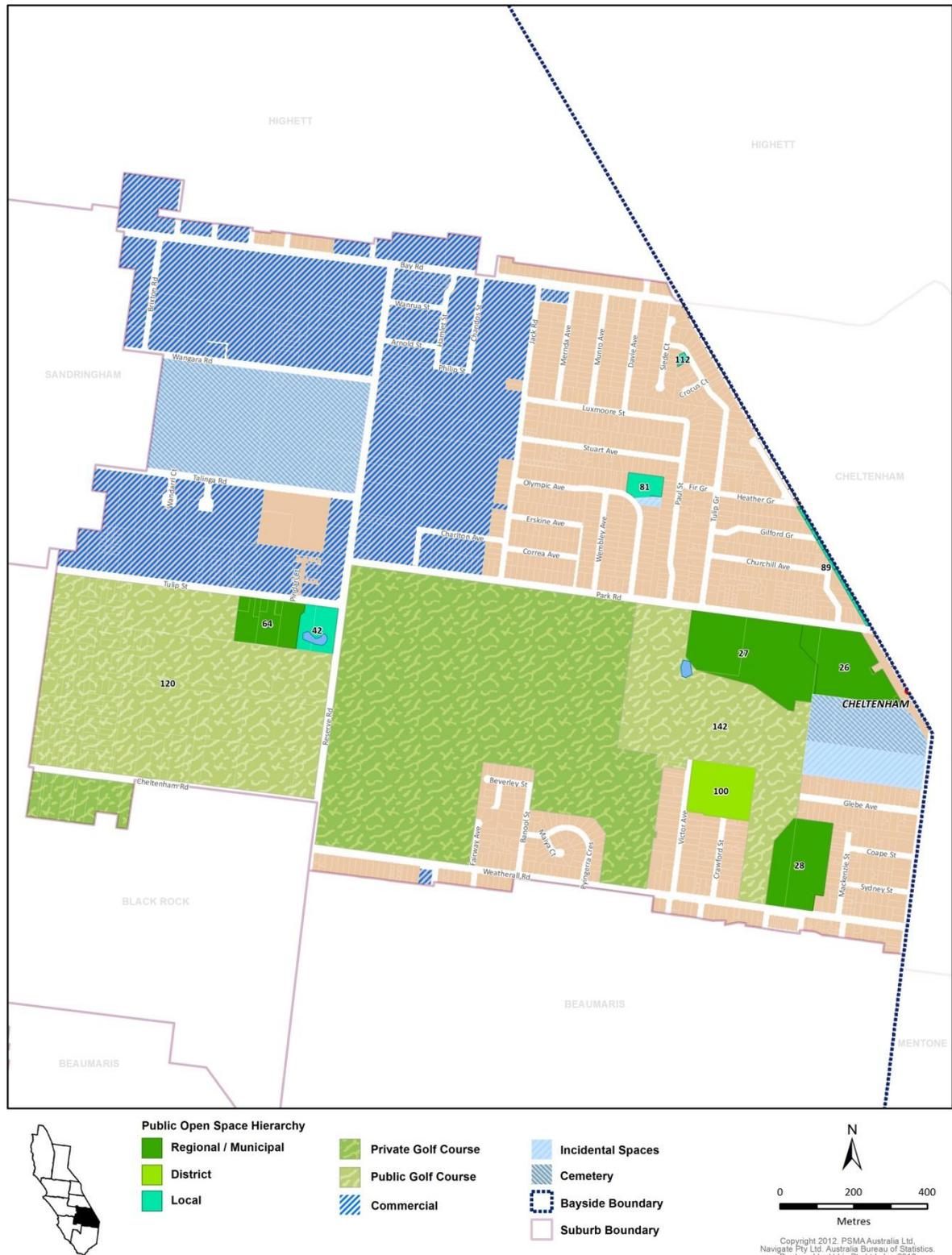
### 2.5.1 Overview

The section of Cheltenham within the City of Bayside is bounded by Bay Road in the north, the Frankston railway line and Charman Road in the east, Weatherall and Cheltenham Roads in the south and George Street and its southerly extension through the Sandringham Golf Course in the west.

Bayside has a small proportion of Cheltenham, the majority of which falls into the City of Kingston. Located in Cheltenham's residential land are the BBEA (Bayside's only employment area), a number of golf courses and the two cemeteries within Bayside.

## Existing open space

Figure 23 Open space in Cheltenham



**Table 28** Open space in Cheltenham

Ref No.	Name of Site	Suburb	Catchment	Prime Function	Owner	Area (ha)
29	CHELTENHAM ROAD	Cheltenham	Local	CR	BCC	1.56
26	CHELTENHAM FLORA & FAUNA RESERVE	Cheltenham	M / R	CR	DSE	3.62
81	PENNYDALE PARK	Cheltenham	Local	R	BCC	0.64
89	RAILWAY TURF ABUTTING WALKWAY PARK ROAD TO HEATHER GROVE	Cheltenham	Local	R	VicTrack	0.11
112	TULIP GROVE PLAYGROUND	Cheltenham	Local	R	BCC	0.06
64	SANDRINGHAM FAMILY LEISURE CENTRE	Cheltenham	M / R	RF	BCC	2.15
139	VICTORIA GOLF CLUB	Cheltenham	M / R	RF	Private	
42	SANDRINGHAM FAMILY LEISURE CENTRE RESERVE	Cheltenham	Local	SFR	BCC	1.24
100	SHIPSTON RESERVE	Cheltenham	District	SG	BCC	2.52
27	CHELTENHAM PARK	Cheltenham	M / R	SG	DSE	6.24
142	CHELTENHAM PARK GOLF CLUB	Cheltenham	M / R	RF	DSE	17.09
120	SANDRINGHAM GOLF CLUB	Cheltenham	M / R	RF	BCC	37.04
28	CHELTENHAM RECREATION RESERVE	Cheltenham	M / R	SG	DSE	3.48
<b>Total</b>						<b>75.75</b>

*\*It should be noted that 31.25 ha is public golf course*

### Ancillary open space

Other open space that is not provided by Council is usually intended for the exclusive use of the school / agency / private company that owns it. This type of open space in Cheltenham is shown below.

**Table 29** Ancillary open space in Cheltenham

Ref No.	Name of Site	Hierarchy / Values	Ownership	Management	Counted as part of the open space network?
139	Victoria Golf Club	M / R	Private	Private	No
143	Cheltenham Pioneer Cemetery	District	Cheltenham Cemetery Trust	Private	No
144	New Cheltenham Cemetery	M / R	Cheltenham and Regional Cemetery Trust	Private	No

Historically, cemeteries have provided recreation space for communities and the Cemeteries Trust is pursuing a policy to demystify its cemeteries. From time to time tours are conducted by the Trust as part of this policy.

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## Sportsgrounds and Conservation Reserves

In the suburb of Cheltenham the sportsground Cheltenham Park also has significant conservation values and as such is part conservation reserve. It is a priority that a management plan is developed for this park to ensure that these two competing uses can coexist without detriment to the conservation areas of the park.

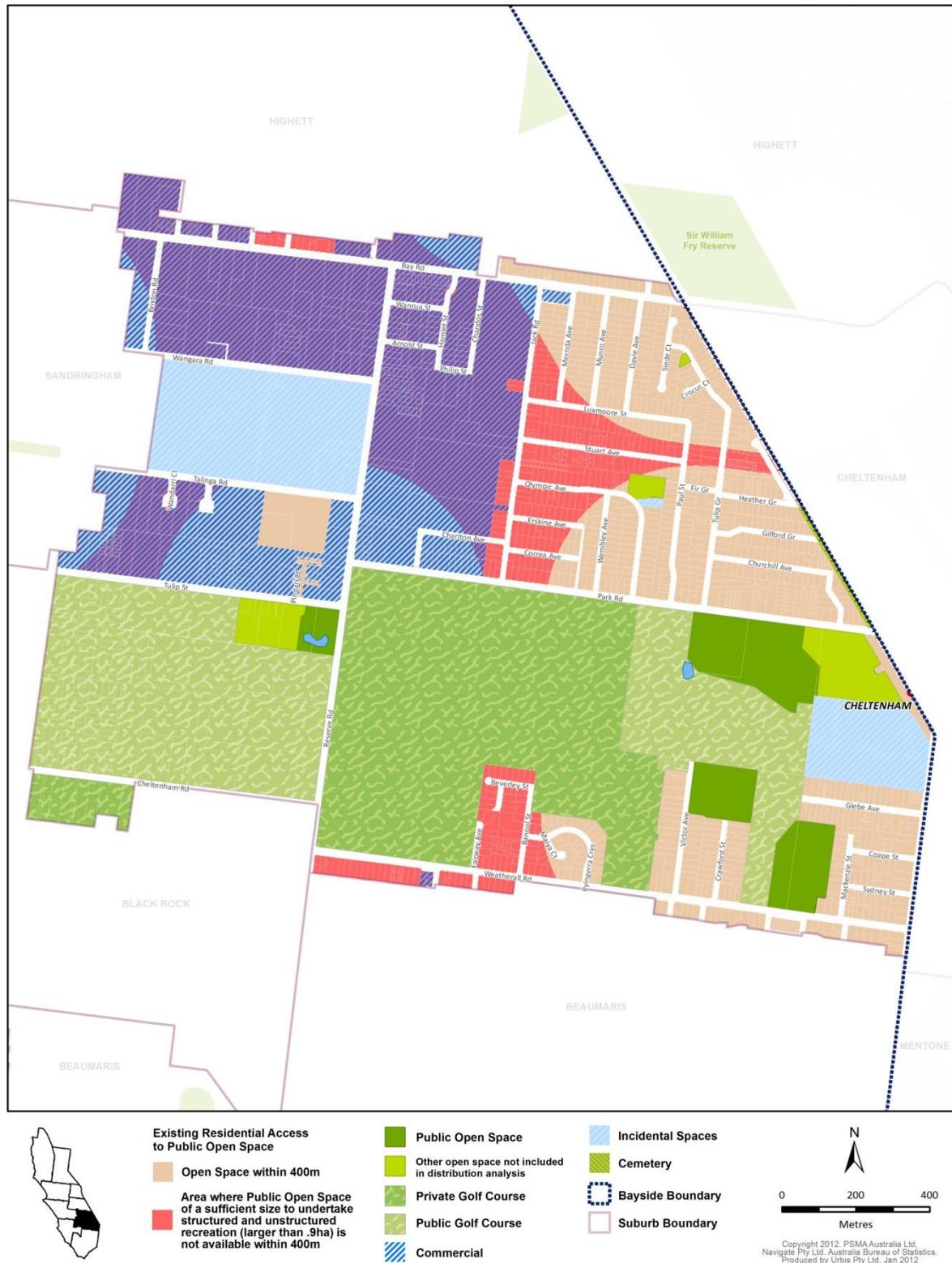
## Dog off leash areas

*Table 30 Dog off leash areas in Cheltenham*

Ref No.	Name of Site	DOL areas
27	CHELTHENHAM PARK	DOL (24 / 7)

## Distribution and nature of open space

Figure 24 Deficiencies in open space in Cheltenham



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An area to the north of Cheltenham demonstrates a large deficiency in open space. This area is identified as the Bayside Business Employment Area (BBEA) and extends through the residential area to the east. Through the redevelopment of this land (refer to the *Bayside Open Space Strategy*) the open space contribution expected for this area will create new open space. Land at the corner of Jack Road and Charlton Avenue was rezoned in 2011, including the application of the Development Plan Overlay. The Schedule to the Overlay requires that five per cent open space be provided, with an opportunity for this contribution to be in the form of land, providing additional open space to the local network.

The future development of the CSIRO site should assist in improving pedestrian and cycle links on and north of Bay Road.

There is an area of deficiency to the south of Cheltenham. This deficiency could be reduced with the potential of a pedestrian and cycle link through the periphery of Victoria Golf Club to new open space in the BBEA and / or to Cheltenham Park and to Shipston and Cheltenham Recreation Reserves.

There is only one dog off leash area available to the Cheltenham community which is located at Cheltenham Park.

Parks within the Cheltenham suburb are generally of a good size to provide for a range of opportunities. The small Tulip Grove Reserve is well complemented by Pennydale Park within a reasonable distance.

### Trails

**Table 31** Opportunities to improve trails in Cheltenham

Linkages and Connections	
<b>Existing Opportunities</b>	<p>Improvements in the condition of the following:</p> <ul style="list-style-type: none"> <li>safer pedestrian and cycle links along Nepean Highway</li> <li>improve pedestrian and cycle safety and amenity along the Frankston railway line</li> <li>road and footpath network</li> </ul>
<b>Potential Opportunities</b>	<ul style="list-style-type: none"> <li>improve the amenity and safety of Reserve Road from Beach Road to Bay Road to improve connections, particularly to the BBEA</li> <li>potential pedestrian and cycle links along the Frankston railway line</li> <li>potential to create pedestrian and cycle access through the periphery of the Victoria and Cheltenham Golf Club to Cheltenham Park, Shipston Reserve, Cheltenham Recreation Reserve and Cheltenham train station.</li> </ul>

## Implications for the Open Space Strategy

- Recognise that the north and a small pocket to the south of Cheltenham are deficient in open space, particularly the northern section of the suburb which is clearly severely deficient.
- Support the ongoing preparation of a master plan with associated management plan functions for Cheltenham Park.
- Recognise the potential for the following trails:
  - improve the amenity and safety of Reserve Road from Beach Road to Bay Road to improve connections, particularly to the BBEA
  - potential pedestrian and cycle links along the Frankston railway line
  - potential to create pedestrian and cycle access through the periphery of the Victoria and Cheltenham Golf Clubs to Cheltenham Park, Shipston Reserve, Cheltenham Recreation Reserve and Cheltenham train station.
- Recognise the low number of dog off leash areas and increase the provision of these spaces where suitable space is available.
- Recognise the need to create new open space in the BBEA, with an opportunity for a new additional site at the Jack Road Development precinct.

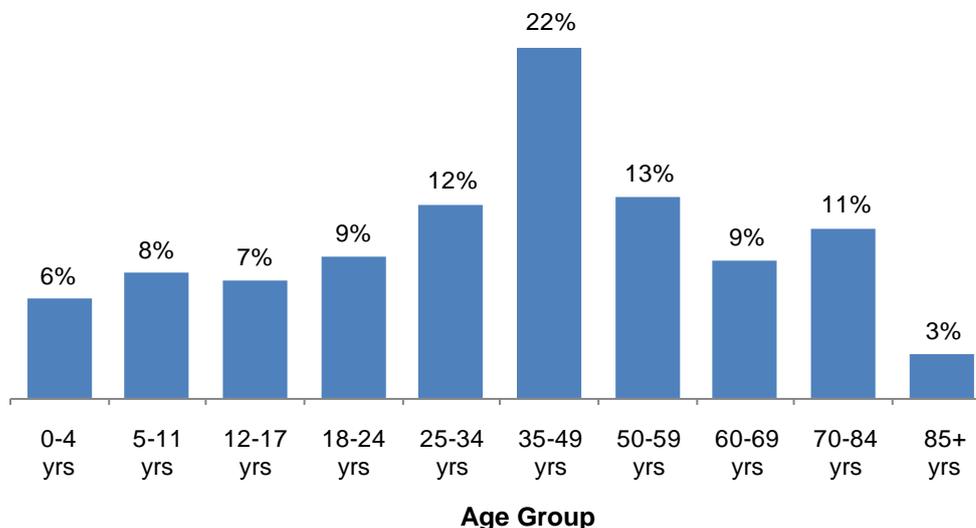
### 2.5.2 Demographic profiles

As noted above, the suburb of Cheltenham is spread across two local government areas – Kingston (84 per cent of population) and Bayside (16 per cent of population). The following demographic information relates to only the population living in the City of Bayside portion of Cheltenham.

In 2006, the population of Cheltenham was 3139 persons. Cheltenham was the smallest suburb in terms of population size in the City of Bayside.

## Age structure

**Figure 25** Age groups (service age groupings), Cheltenham, 2006



Source: i.d. consulting, *City of Bayside Community Profile*, 2007

The median age of all persons in Cheltenham<sup>7</sup> was 40 years, lower than the City of Bayside median of 41 years but higher than the metropolitan Melbourne median of 36 years.

## Household types

In 2006, there were 1161 households in Cheltenham – of these, 65.8 per cent were family households, 28.7 per cent were lone person households and 5.5 per cent were group or other households.

Family households include couples without children (both younger and older couples), couples with children, or one parent families and other family groupings such as two siblings living together. In Cheltenham, 61.7 per cent of all families were couples or single parents with children. Couples without children comprised 35.2 per cent of all Cheltenham families.

## Dwelling types

Over half of all dwellings in Cheltenham were separate houses (62.8 per cent), followed by semi-detached terrace and townhouses (18.5 per cent) and flats and apartments in one to two storey blocks (11.4 per cent). In Cheltenham 7.7 per cent of the dwellings were unoccupied. Compared to the Bayside municipality, Cheltenham had a similar proportion of separate houses and a higher proportion of townhouses and flats / apartments in one to two storey blocks.

<sup>7</sup> This statistic refers to the entire gazetted suburb of Cheltenham (both Kingston and Bayside portions).

**Table 32** Dwelling structure, Cheltenham, 2006

Dwelling structure	Cheltenham	City of Bayside
Separate houses	62.8%	62.9%
Terrace / townhouses, flats / apartments in one to two storey blocks	18.5%	26.2%
Flats / apartments in three to four storey blocks	11.4%	1.5%
Other dwellings including flats attached to shops, offices	0%	0.6%
Unoccupied dwellings	7.7%	8.8%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

Source: i.d. consulting, *Customised Report*, 2010

### Household survey outcomes

In June 2010, a random sample of 210 Cheltenham households received a hardcopy survey on the topic of open space. In total, 27 surveys were completed with the majority received from the mail out to households. The survey was also placed online and promoted through the project website. Survey results should be interpreted with caution given the small number of responses.

**Figure 26** Values relating to open space rated as ‘most liked’ by Cheltenham residents, 2010

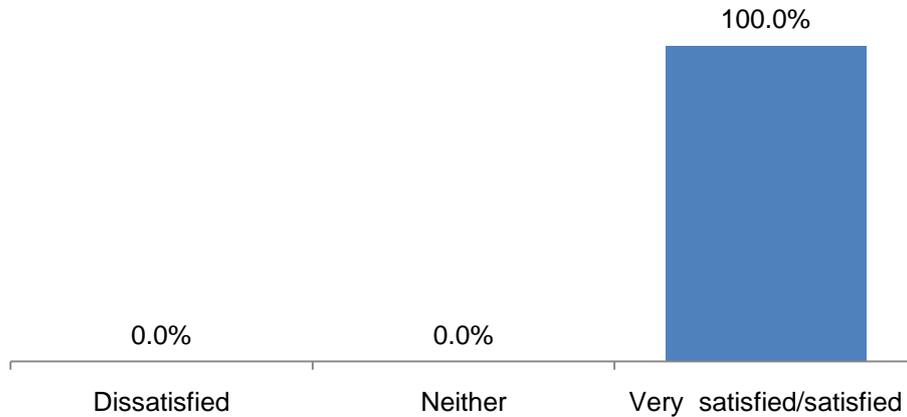


Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

Compared to Bayside respondents overall, Cheltenham respondents rated some of the value statements differently:

- they had higher ratings for ‘a place to walk the dog’, ‘a place of refuge for native plants and animals’, and ‘a place for cultural and community activity and events’
- they had much lower ratings for ‘a place for children to play’.

**Figure 27** Cheltenham residents' satisfaction with open space in the City of Bayside, 2010



Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

## Implications for the Open Space Strategy

- 62.8 per cent of households in Cheltenham are separate houses which is only point one per cent below the average for Bayside. This means that over half of the population has access to private open space.
- Cheltenham has a significantly high number of flats / apartments in three to four storey blocks and combining that figure with the number of those living in terrace / townhouse, flats / apartments in one to two storey blocks brings the total to 29.9 per cent of the population with minimal or no open space that require access to public open space.

The outcomes of the household survey clearly demonstrate that more dog off leash areas are required. People also highly value spaces for health and physical activity and refuge for native plants and animals. A space for children to play is the least valued in terms of open space in Cheltenham.

## 2.5.3 Population and housing projections

### Population and housing projections

Cheltenham is forecast to have an additional population of 283 persons, and an additional 129 dwellings between 2011 and 2026. Whilst the size of the forecast population increases are small in number, Cheltenham is forecast to have increases in children and teenagers, adults aged 30–39 and 40–49 years, and older adults aged 70–79 years<sup>8</sup>.

<sup>8</sup> i.d. consulting, *City of Bayside Population Forecasts*, 2008.

**Table 33** Forecast population by age groups (10 year cohorts), Cheltenham, 2011 and 2026

Age Groups	2011	2026	% Change 2011 – 2026
0–9 years	345	390	13.0%
10–19 years	320	360	12.5%
20–29 years	406	374	-7.9%
30–39 years	428	507	18.5%
40–49 years	426	477	12.0%
50–59 years	392	398	1.5%
60–69 years	312	340	9.0%
70–79 years	206	276	34.0%
80 years and over	156	152	-2.6%
<b>Total</b>	<b>2991</b>	<b>3274</b>	<b>9.5%</b>

Source: i.d. consulting, *City of Bayside Population Forecasts*, 2008

## Activity Centres

The suburb of Cheltenham has three Activity Centres in total, which are outlined below:

- part of the Southland Principal Activity Centre
- Cheltenham Major Activity Centre
- Bay and Jack Roads Small Neighbourhood Activity Centre.

Both the Southland Principal Activity Centre and Cheltenham Major Activity Centre are shared with Kingston City Council.

## Housing Strategy

Council's preferred housing growth strategy, as outlined in the *Bayside Housing Strategy (draft April 2012)* identifies the Principal Activity Centre and the Major Activity Centre as areas of housing growth. Neither the Southland Principal Activity Centre, or the Bayside part of the Cheltenham Major Activity Centre have current Structure Plans to guide where and how growth may occur in the future. The Housing Strategy recommends that further work be undertaken in preparing a Structure Plan for both centres, so that their role in accommodating housing growth can be resolved. With the potential of a future railway station at Southland, and its role as a Principal Activity Centre, it is likely that Southland will play a key role in accommodating housing growth future population change. Kingston City Council have already prepared a Structure Plan for the Kingston part of the Cheltenham Major Activity Centre, with the Bayside part predominantly residential in nature. While further strategic work is to be prepared for this area, it is identified as an area for moderate housing growth. Further, the Bay and Jack Roads Small Neighbourhood Activity Centre is also identified for moderate housing growth.

Established residential areas outside of these Activity Centres have been identified as areas for minimal housing growth.

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## Strategic redevelopment sites

The Bayside Business Employment Area (BBEA) is a key strategic redevelopment area in the suburb of Cheltenham. Within the BBEA, the Jack Road precinct, at the corner of Jack Road and Charlton Avenue is an identified strategic redevelopment site, with the site rezoned from the Business 3 Zone to the Mixed Use and Business 2 Zones in 2011 to facilitate a mixed use development. The Development Plan Overlay (Schedule 1) will guide the development of this site in the future, with the schedule requiring the contribution of five per cent public open space.

Further, there is the potential for additional sites within Brighton East to become available in the future.

## Independent living units and public housing

There are no clusters of independent living units for older adults in the Bayside portion of Cheltenham. The suburb of Cheltenham has 26 public housing dwellings, scattered throughout the area.

## Implications for the Open Space Strategy

- Projected population growth will have a significant impact on the demand for open space in Cheltenham over the next 20 years.
- Southland Principal Activity Centre is likely to have a key role in the future in accommodating housing growth and population change.
- There are open space deficiencies within this area that need to be further addressed if housing growth is directed to the Southland Principal Activity Centre area.
- With the potential construction of a railway station at Southland, there is an opportunity to improve access to the Sir William Fry Reserve within Kingston City Council (corner of Frankston railway line and Bay Road).
- At least five per cent land based contribution will be provided at the Jack Road precinct, reducing the deficiency in the western area of Cheltenham.

## 2.5.4 Analysis

### Accessibility

**Table 34** Accessibility of open space in Cheltenham

Provision of open space	Average for Cheltenham	Average for Bayside
All open space in Cheltenham counted as part of the open space network	75.75 ha	
Excluding publically owned golf courses	21.62 ha	
Open space per 1000 resident population 2011 excluding golf courses (2991)	7.23 ha	3.15 ha
Open space per 1000 resident population 2026 excluding golf courses (3274)	6.60 ha	2.88 ha

The amount of open space in the Cheltenham precinct is 7.23 hectares per 1000 people, easily exceeding the Bayside average of 3.15 hectares. Whilst it appears that the open space provided for in this suburb is adequate, it is important to note that Cheltenham has the lowest population in Bayside and a high proportion of this suburb is made up of golf courses and the BBEA. There is still a deficiency of open space within the BBEA and to the south of the municipality. Improvements need to be made on the connections to existing open space and additional open space needs to be acquired, particularly in the BBEA for both workers and residents. Therefore, there is a need for new commercial and employment based developments to contribute to additional open space.

There is opportunity for Council to:

- improve the trail network to link places with poor access to significant open space within the suburb
- investigate shared uses of open space with schools in the area both private and public to formalise arrangements for the community to access school ovals and playgrounds
- accept land in lieu of cash for public open space contributions in the BBEA.

### Appropriateness

There is a variety of open space that currently exists in Cheltenham. However, access to this space is poor and connections need to be improved. The number of SFRs in Cheltenham is low; with only one being within 400 metres and it would be considered appropriate to increase this number, particularly within the BBEA and to the south of the suburb.

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There is opportunity for Council to:

- accept land contributions in lieu of cash contributions in the BBEA
- increase the number of Sportsgrounds and / or Social Family Recreation spaces particularly in the BBEA and southern area of the suburb
- improve connections to existing open space.

### Affordability

Ideally Council would want to increase the connections to open space within Cheltenham and to neighbouring suburbs. Open space also needs to be increased within the BBEA. However, it must be acknowledged that it is unlikely that new space will become available and purchasing additional space may be beyond Council's financial capabilities.

There is opportunity for Council to:

- accept land in lieu of cash for public open space contributions in the BBEA.

### Environmental sustainability

Bayside retains pockets of highly significant biodiversity value and Cheltenham has two open spaces that have been identified as Conservation Reserves. It is a priority to retain and enhance the biodiversity and conservation values that these spaces contain, in order to maintain habitat for local native fauna, preserve tracts of indigenous vegetation and provide the community with examples of the pre-contact landscape in Bayside and the region.

### Connectedness

Cheltenham is currently deficient in a number of pedestrian and cycle links that could benefit the local community immensely.

Council has identified the following opportunities for trail improvements in Cheltenham:

- improve the amenity and safety of Reserve Road from Beach Road to Bay Road to improve connections, particularly to the BBEA
- potential pedestrian and cycle links along the Frankston railway line
- potential to create pedestrian and cycle access through the periphery of the Victoria and Cheltenham Golf Clubs to Cheltenham Park, Shipston Reserve, Cheltenham Recreation Reserve and Cheltenham train station.

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## Communication

The key communication issues for Cheltenham are going to be around the following:

- working with members of 'friends of groups' of Conservation Reserves in Cheltenham
- working with the community and developers in ensuring appropriate open space is acquired and developed within the BBEA
- advocating to VicRoads for amenity and safety improvements along Reserve Road
- advocating to VicTrack regarding the potential Frankston railway line trail
- advocating for shared access agreements with the owners of Victoria and Cheltenham Golf Clubs.

## 2.5.5 Priority actions

- Accept land in lieu of cash in areas identified as deficient in open space.
- Support the ongoing preparation of a master plan with associated management plan functions for Cheltenham Park.
- Create a developer funded open space in the BBEA to serve the open space needs of employees within the BBEA as well as residents in the north of Cheltenham and Highett.
- Develop a pedestrian and cycle trail between the BBEA and Cheltenham train station (and potential Southland train station).
- Improve pedestrian and cycle links along the Frankston railway line.
- Improve pedestrian links from Cheltenham to Sir William Fry Reserve in Kingston City Council.
- Improvements to Pennydale Park to service the open space needs of the suburb north of Park Street.
- Improve the safety of Reserve Road as a trail connecting Beach Road with Bay Road and the BBEA.
- Identify additional dog off leash spaces.
- Monitor the impact of future development in and around Southland, including a potential new railway station, on the open space needs of Cheltenham.

## 2.6 Hampton

### 2.6.1 Overview

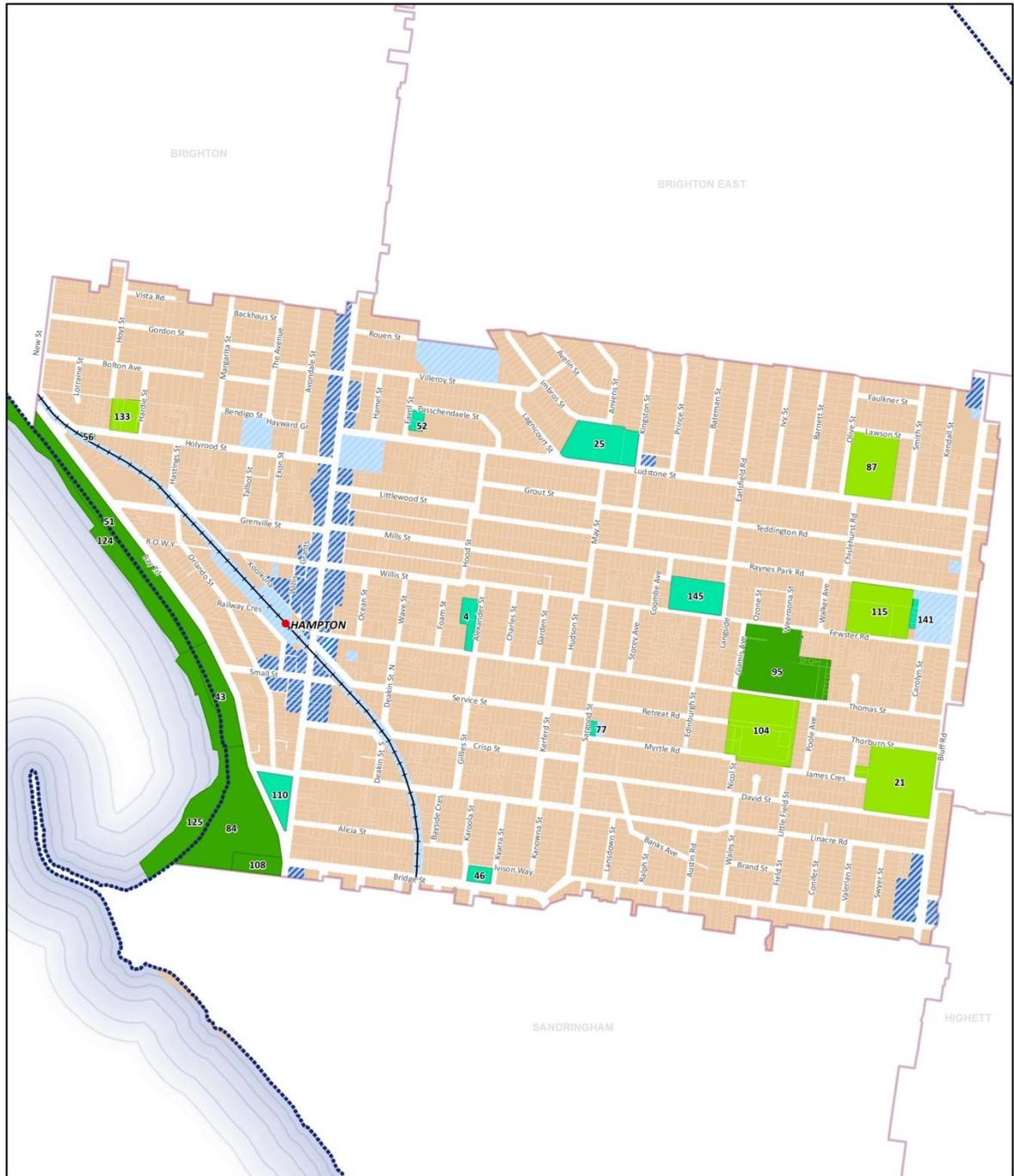
The suburb of Hampton is bounded by South Road in the north, Bluff Road in the east, Bridge Street and Highett Road in the south, and New Street and the Port Phillip Bay foreshore in the west.

Hampton is a Major Activity Centre located on the Sandringham train line, with Hampton train station well integrated into the commercial surround, providing good access to public transport. It has close proximity to the Port Phillip Bay foreshore.

Hampton was developed during the interwar and post war periods and this is reflected strongly in the architecture along Hampton Street and the surrounding residential streets.

## Existing open space

Figure 28 Open space in Hampton

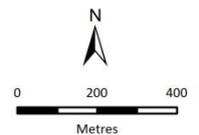


**Public Open Space Hierarchy**

- Regional / Municipal
- District
- Local

- Commercial
- Incidental Spaces

- Bayside Boundary
- Suburb Boundary



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**Table 35** Open space in Hampton

Ref No.	Name of Site	Suburb	Catchment	Prime Function	Owner	Area (ha)
125	HAMPTON BEACH (New Street to Sandringham Yacht Club)	Hampton	M/R	BBR	DSE	4.64
51	HAMPTON GARDENS SOUTH ROAD TO FERDINANDO GARDENS	Hampton	M/R	CR	DSE	4.74
4	ALEXANDER PARK	Hampton	Local	R	BCC	0.56
46	GIPSY VILLAGE PARK	Hampton	Local	R	BCC	0.37
52	HAMPTON HIGH RESERVE / PASSCHENDAELE / FAVRIL RESERVE HAMPTON	Hampton	Local	R	BCC	0.24
56	HOLYROOD STREET PARK	Hampton	Local	R	BCC	0.06
110	TRIANGLE GARDENS	Hampton	Local	R	BCC	1.1
77	MYRTLE ROAD PLAYGROUND	Hampton	Local	R	BCC	0.11
145	HAMPTON BOWLS CLUB	Hampton	District	RF	BCC	1.47
95	SANDRINGHAM ATHLETICS CENTRE	Hampton	M / R	RF	BCC	2.70
99	SANDRINGHAM NETBALL COURTS	Hampton	M / R	RF	BCC	1.29
104	THOMAS STREET RESERVE	Hampton	District	SFR	BCC	3.77
43	FERDINANDO GARDENS	Hampton	M / R	SFR	DSE	0.9
21	BOSS JAMES RESERVE	Hampton	District	SG	BCC	3.93
87	R J SILLITOE RESERVE	Hampton	District	SG	BCC	2.54
115	W L SIMPSON RESERVE	Hampton	District	SG	BCC	2.66
25	CASTLEFIELD RESERVE	Hampton	Local	SG	BCC	2.3
<b>Total</b>						<b>33.38</b>

## Ancillary open space

Other open space that is not provided by Council is usually intended for the exclusive use of the school / agency / private company that owns it. This type of open space in Hampton is shown below.

**Table 36** Ancillary open space in Hampton

Ref No.	Name of Site	Hierarchy / Values	Ownership	Management	Counted as part of the open space network?
141	Immaculate Heart of Mary Tennis Courts (Fewster Road)	Local	Private	Private	No

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## Incidental open space

There is a large pocket of road reservation between Hastings Street and the railway reserve. This space is well planted with trees and has the potential to form a pocket of local open space for the community and to service visitors to Hampton Major Activity Centre.

## Other facilities

There is a 'Leather's Playground' on the grounds of Thomas Street Reserve that was built by the local community about 25 years ago. Whilst this doesn't form part of the open space network, it is acknowledged that this is a community asset used by the local area on weekends and out of school hours.

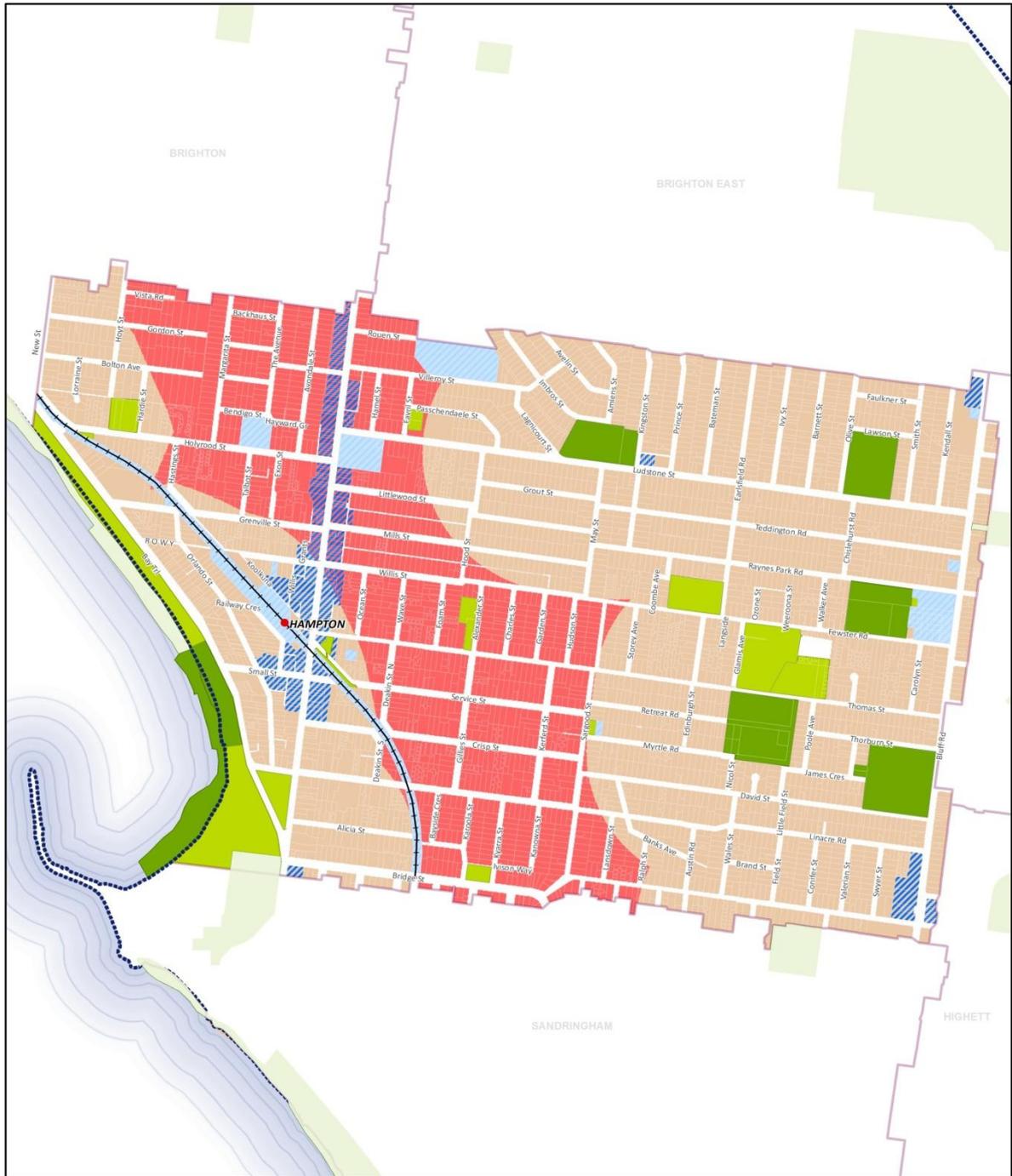
## Dog off leash areas

**Table 37** Dog off leash areas in Hampton

Ref No.	Name of Site	DOL areas
87	R J SILLITOE RESERVE	DOL (24 / 7)
115	W L SIMPSON RESERVE	DOL (24 / 7)
125	HAMPTON BEACH (New Street to Sandringham Yacht Club)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March

## Distribution and nature of open space

Figure 29 Deficiencies in open space in Hampton



Existing Residential Access to Public Open Space

Open Space within 400m

Area where Public Open Space of a sufficient size to undertake structured and unstructured recreation (larger than .9ha) is not available within 400m

Public Open Space

Other open space not included in distribution analysis

Incidental Spaces

Commercial

Bayside Boundary

Suburb Boundary

N

0 200 400

Metres

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Distribution of open space in Hampton is very good, particularly the eastern area of Hampton with access to a number of larger open spaces. There are significant deficiencies to the north, central and southern parts of the suburb, running parallel with the Sandringham railway line to the east. Appropriate open space is not available in an acceptable distance to this part of the community. The foreshore is not an arduous distance away and there could be the possibility for new and improved pedestrian and cycle links to connect these areas to the foreshore.

There are three parks in Hampton that are less than the suggested 0.12 hectares that is identified as an appropriate size for usable open space. But despite these small parks, the general sizes of the parks within Hampton are not a significant issue as there is a wide diversity of open space types within this suburb.

### Trails

**Table 38** Opportunities to improve trails in Hampton

Linkages and Connections	
<b>Existing Opportunities</b>	Improvements in the condition of the following: <ul style="list-style-type: none"> <li>current road and footpath network</li> </ul>
<b>Potential Opportunities</b>	<ul style="list-style-type: none"> <li>pedestrian and cycle links along the Sandringham railway line to connect to other parts of the municipality</li> <li>access through the periphery of Brighton Golf Club to Dendy Park</li> <li>improve pedestrian and cycle links to and from the Major Activity Centre to the foreshore and other open spaces.</li> </ul>

### Implications for the Open Space Strategy

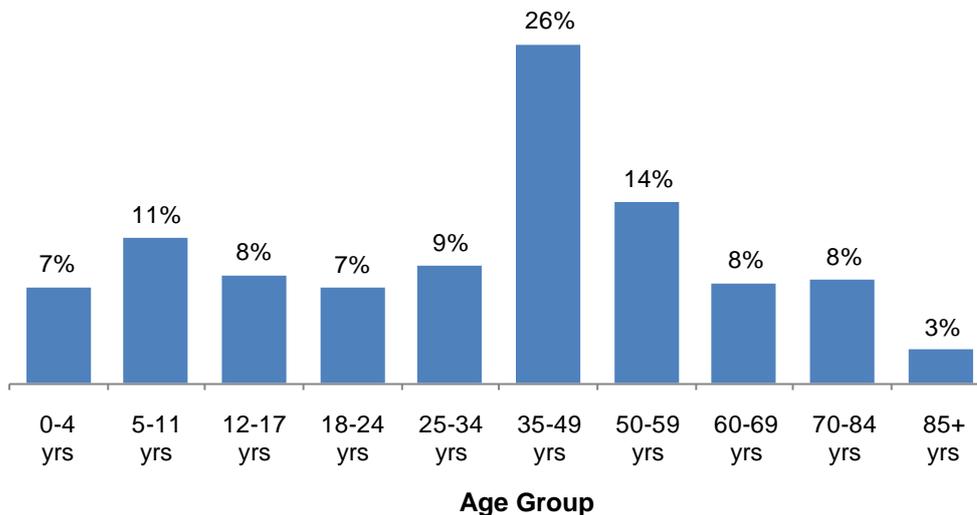
- Recognise that the north, central and southern parts of Hampton are severely deficient in appropriate open space, running along the eastern side of the Sandringham railway line.
- Recognise the potential for the following trails:
  - pedestrian and cycle links along the Sandringham railway line to connect to other parts of the municipality
  - access through the periphery of Brighton Golf Club to Dendy Park
  - improve pedestrian and cycle links to and from the Major Activity Centre to the foreshore and other open spaces.
- Investigate whether the strip of land between Hastings Street and the railway line can be formalised as open space to serve the local area including the Hampton Major Activity Centre.
- A review of the Coastal Strategy is underway, which will result in a new Coastal Management Plan (CMP).

## 2.6.2 Demographic profiles

In 2006, the population of Hampton was 11,761 persons.

### Age structure

**Figure 30** Age groups (service age groupings), Hampton, 2006



Source: i.d. consulting, *City of Bayside Community Profile*, 2007

The median age of all persons in Hampton was 39 years, lower than the City of Bayside median of 41 years but higher than the metropolitan Melbourne median of 36 years.

### Household types

In 2006, there were 4337 households in Hampton – of these, 70.2 per cent were family households, 23.7 per cent were lone person households and 6.2 per cent were group or other households.

Family households include couples without children (both younger and older couples), couples with children, or one parent families and other family groupings such as two siblings living together. In Hampton, 69.1 per cent of all families were couples or single parents with children. Couples without children comprised 29.5 per cent of all Hampton families.

### Dwelling types

Over half of all dwellings in Hampton were separate houses (67.3 per cent), followed by semi-detached terrace and townhouses (11.1 per cent) and flats and apartments in one to two storey blocks (12.4 per cent). A small number of dwellings were flats attached to shops or offices. In Hampton 7.0 per cent of the dwellings were unoccupied. Compared to the Bayside municipality, Hampton had a higher proportion of separate houses and lower proportions of townhouses and flats / apartments in one to two storey blocks.

**Table 39** Dwelling structure, Hampton, 2006

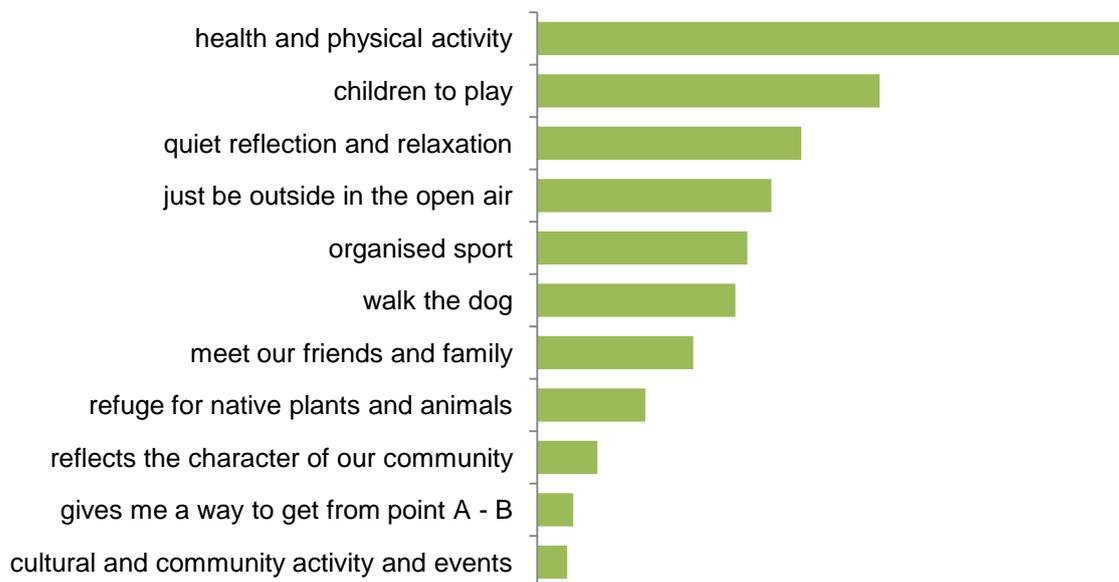
Dwelling structure	Hampton	City of Bayside
Separate houses	67.3%	62.9%
Terrace / townhouses, flats / apartments in one to two storey blocks	23.4%	26.2%
Flats / apartments in three to four storey blocks	1.9%	1.5%
Other dwellings including flats attached to shops, offices	0.5%	0.6%
Unoccupied dwellings	7.0%	8.8%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

Source: i.d. consulting, *Customised Report*, 2010

### Household survey outcomes

In June 2010, a random sample of 633 Hampton households received a hardcopy survey on the topic of open space. In total, 78 surveys were completed with the majority received from the mail out to households. The survey was also placed online and promoted through the project website.

**Figure 31** Values relating to open space rated as ‘most liked’ by Hampton residents, 2010



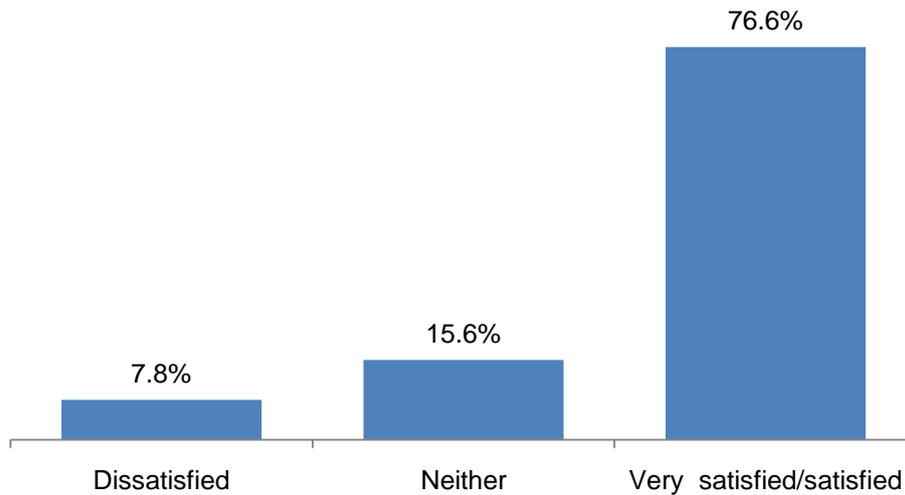
Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

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Compared to Bayside respondents overall, Hampton respondents rated some of the value statements differently:

- they had higher ratings for ‘a place for quiet reflection and relaxation’ and ‘a place for organised sport’
- they had lower ratings for ‘a place to walk the dog’.

**Figure 32** Hampton residents’ satisfaction with open space in the City of Bayside, 2010



Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

### Implications for the Open Space Strategy

- The household survey has indicated that spaces for health and physical activity were the most highly valued in this suburb. A space for children to play was the second highest and third most valued was a place for quiet reflection and relaxation. There is only one Social Family Recreation space available in Hampton and these could be potentially increased in the areas that are most deficient to assist in aligning the open space available with the community’s values.

## 2.6.3 Population and housing projections

### Population and housing projections

Hampton is forecast to have an additional population of 174 persons, and an additional 376 dwellings between 2011 and 2026. Over the 2011–2026 period, Hampton is forecast to have substantial increases in persons aged 60–69 and 70–79 years<sup>9</sup>.

**Table 40** Forecast population by age groups (10 year cohorts), Hampton, 2011 and 2026

Age Groups	2011	2026	% Change 2011 – 2026
0–9 years	1803	1776	-1.5%
10–19 years	1714	1682	-1.9%
20–29 years	1206	1229	1.9%
30–39 years	1459	1491	2.2%
40–49 years	2150	1929	-10.3%
50–59 years	1776	1779	0.2%
60–69 years	1255	1544	23.0%
70–79 years	622	1053	69.3%
80 years and over	517	515	-0.4%
<b>Total</b>	<b>12,502</b>	<b>12,998</b>	<b>4.0%</b>

Source: i.d. consulting, *City of Bayside Population Forecasts*, 2008

### Activity Centres

The suburb of Hampton has four Activity Centres in total, which are outlined below:

- Hampton Street Major Activity Centre
- South Road Plaza Small Neighbourhood Activity Centre
- Bluff and Highett Roads Small Neighbourhood Activity Centre shared with Hampton East
- Ludstone Street Small Neighbourhood Activity Centre.

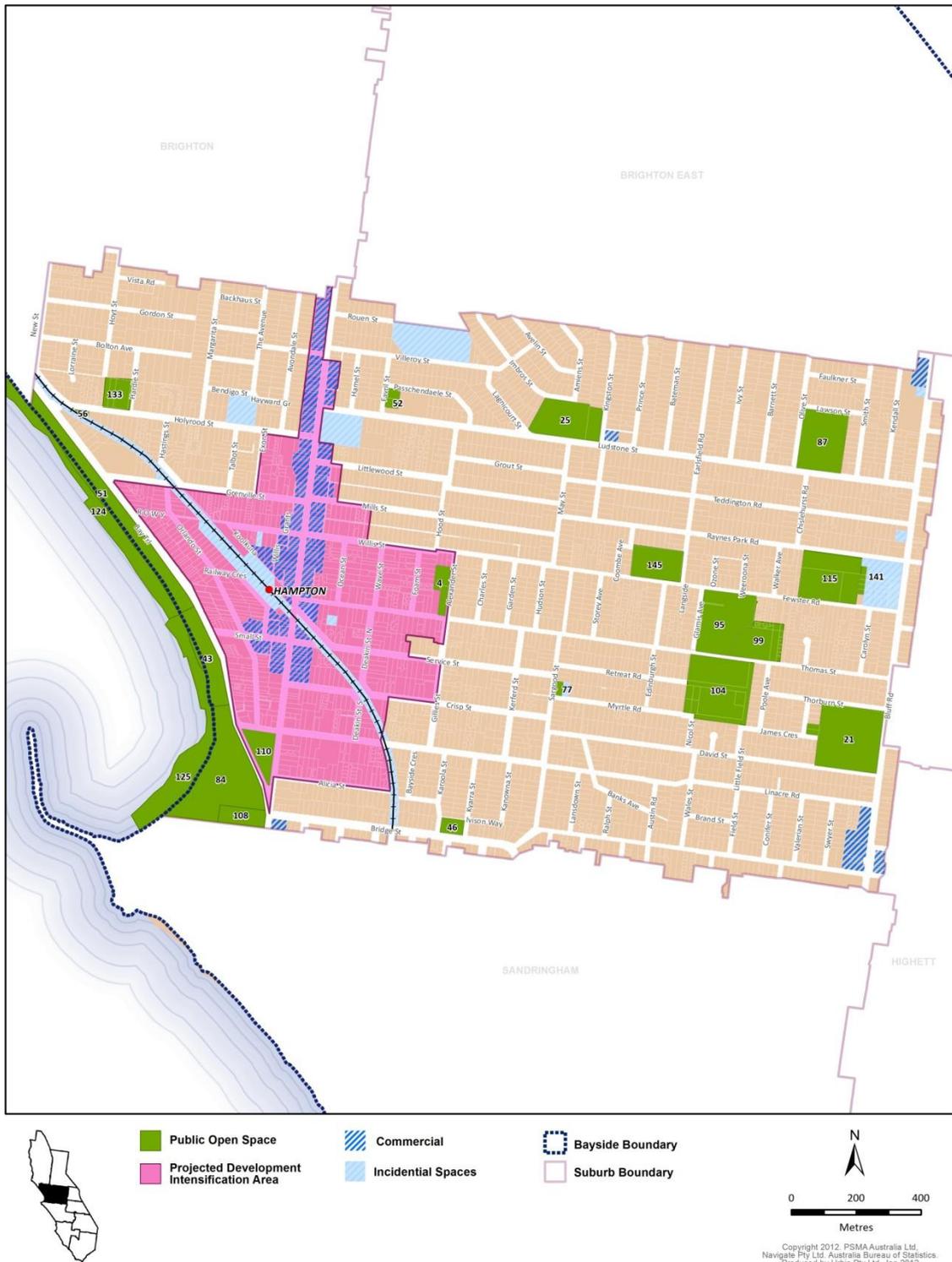
### Housing Strategy

Council’s preferred housing growth strategy, as outlined in the *Bayside Housing Strategy (draft April 2012)* identifies the Hampton Street Major Activity Centre as an area of housing growth, with the commercial precincts within the Major Activity Centre identified as an area of key focus for medium and high density residential development, while the surrounding residential precinct within the Major Activity Centre boundary were identified for moderate housing growth. Further, the South Road Plaza and Bluff and Highett Roads Small Neighbourhood Activity Centres are areas identified for moderate housing growth.

<sup>9</sup> i.d. consulting, *City of Bayside Population Forecasts*, 2008.

The Ludstone Street Small Neighbourhood Activity Centre along with established residential areas outside of these Activity Centres, has been identified as an area for minimal housing growth.

Figure 33 Hampton Major Activity Centre



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## Strategic redevelopment sites

There are currently no strategic redevelopment sites located in the suburb of Hampton. However, there is the potential for these sites to become available in the future.

## Independent Living Units and Public Housing

In Hampton there is one cluster of independent living units for older adults, consisting of 18 dwellings in total. This site is located opposite Hampton Bowls Club and the nearest open space is the Sandringham Athletics Centre.

The suburb of Hampton has 280 public housing dwellings, with about two-thirds of the dwellings scattered across the suburb. The remaining dwellings are clustered into two small estates:

- 40 dwellings in Kendall Street–Bluff Road – townhouses and single storey dwellings, with the nearest open space being R J Sillitoe Reserve
- 42 dwellings in Ludstone-Passchendaele Streets – single storey dwellings adjoining a local park (Passchendaele Park). Residents of this estate are older adults aged 60 years and over.

Council also owns a group of independent living units in Bridge Street, Hampton which are managed and operated by the Department of Human Services.

## Implications for the Open Space Strategy

- Projected population growth will have a minimal impact on the demand for open space in Hampton over the next 20 years.

## 2.6.4 Analysis

### Accessibility

**Table 41** Accessibility of open space in Hampton

Provision of open space	Average for Hampton	Average for Bayside
All open space in Hampton counted as part of the open space network	33.38 ha	
Open space per 1000 resident population 2011 (12,502)	2.67 ha	3.15 ha
Open space per 1000 resident population 2026 (12,998)	2.57 ha	2.88 ha

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The amount of open space in the Hampton precinct is 2.67 hectares per 1000 people, falling short of the average provision of 3.15 hectares per 1000 people in Bayside. Projected population growth through to 2026 will see this quantity decrease if there is no change to the open space system in this suburb, particularly as population intensifies around the Major Activity Centre.

There are a number of existing linkages that could be improved and there is the potential for new linkages or open space. The eastern area of the suburb is well provided with larger parks.

The open space available in Hampton is not currently meeting the needs of the community and is falling well short of the average amount per 1000 people for Bayside. There is a significant shortage of Social Family Recreation spaces that could be improved if provision was made in the northern, central and southern parts of the suburb, running along the east of the Sandringham railway line.

### Appropriateness

The number of the different types of open space available in Hampton is high. However, the location and access to these open spaces is poor.

There is opportunity for Council to:

- improve pedestrian and cycle links to existing open space within the suburb to help alleviate deficiencies.

### Affordability

Ideally Council would want to increase the amount of open space in this suburb as the provision of open space is falling well short of the average amount. There are sections of Hampton that are severely deficient in the type of open space that allows structured and unstructured recreation. However, it must be acknowledged that it is unlikely that new space will become available and purchasing additional space may be beyond Council's financial capabilities.

### Sustainability

As Hampton experiences an increase in population growth and housing density, there will be significant pressure on the open space network and the need to acquire more open space within the Activity Centre. It is important that the open space can provide for a range of uses and suit a range of ages and needs.

Urban heat island effect is an important environmental consideration, particularly in the activity centre of Hampton. It is important that provision of open space in our Major Activity Centre area is sufficient, along with the planting of large canopies in open space, as these measures will assist in mitigating the heat island effect.

There is opportunity for Council to:

- ensure adequate shade is provided in the form of public realm plantings in Activity Centres to provide relief for visitors and address the urban heat island effect.

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## Connectedness

Hampton is in certain areas very well serviced with open space. There is potential opportunity to improve linkages provided by the rail corridor. Council should seek discussions with providers of other open space (e.g. VicTrack, schools, golf course) to improve access and connectivity for the local community where possible. It is important the Major Activity Centre has adequate links to and from the foreshore and other areas.

## Communication

The key communication issues for Hampton are going to be around the following:

- maintaining continued sound relationships with the Department of Sustainability and Environment in relation to the management of the foreshore
- advocating to VicTrack regarding the potential Sandringham railway line trail.

### 2.6.5 Priority actions

- Accept land in lieu of cash in areas identified as deficient in open space.
- Develop improved trail links along Sandringham railway line.
- Advocate to VicRoads, or other appropriate planning processes, to consider the Sandringham railway trail as a potential link on the Principal Bicycle Network.
- Investigate turning the strip of land between Hastings Street and the railway line into a local park to serve the Hampton Major Activity Centre.
- Actively plan for the creation of additional open space in the Hampton Activity Centre.
- Improve cycle and pedestrian links from the Hampton Major Activity Centre to the foreshore.

## 2.7 Hampton East

### 2.7.1 Overview

Hampton East is bounded by South Road in the north, Nepean Highway and the Frankston railway line in the east, Wickham Road in the south and Bluff Road in the west.

Hampton East shares a municipal boundary with the City of Kingston and in turn includes the residential component of the Moorabbin Major Activity Centre.

Hampton East was developed predominately during the post war era and there are large areas of what was public housing after World War Two, some of which still remain.

As properties in the inner and middle ring suburbs of Melbourne become scarcer, Hampton East has seen a significant increase in property values in the last five to ten years.

Existing open space

Figure 34 Open space in Hampton East

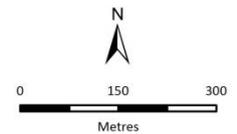


Public Open Space Hierarchy

- Regional / Municipal
- District
- Local

- Commercial
- Incidental Spaces

- Bayside Boundary
- Suburb Boundary



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**Table 42** Open space in Hampton East

Ref No.	Name of Site	Suburb	Catchment	Prime Function	Owner	Area (ha)
36	CURLY ROURKE RESERVE	Hampton East	Local	R	BCC	0.26
101	SPRING ROAD PARK	Hampton East	Local	R	BCC	0.28
119	WISHART RESERVE	Hampton East	Local	SFR	BCC	1.91
10	BASTERFIELD PARK	Hampton East	M / R	SFR	BCC	4.6
2	A W OLIVER BASEBALL RESERVE	Hampton East	District	SG	BCC	2.2
75	MOORABBIN WEST RESERVE	Hampton East	Local	SG	BCC	2.34
<b>Total</b>						<b>11.59</b>

## Ancillary open space

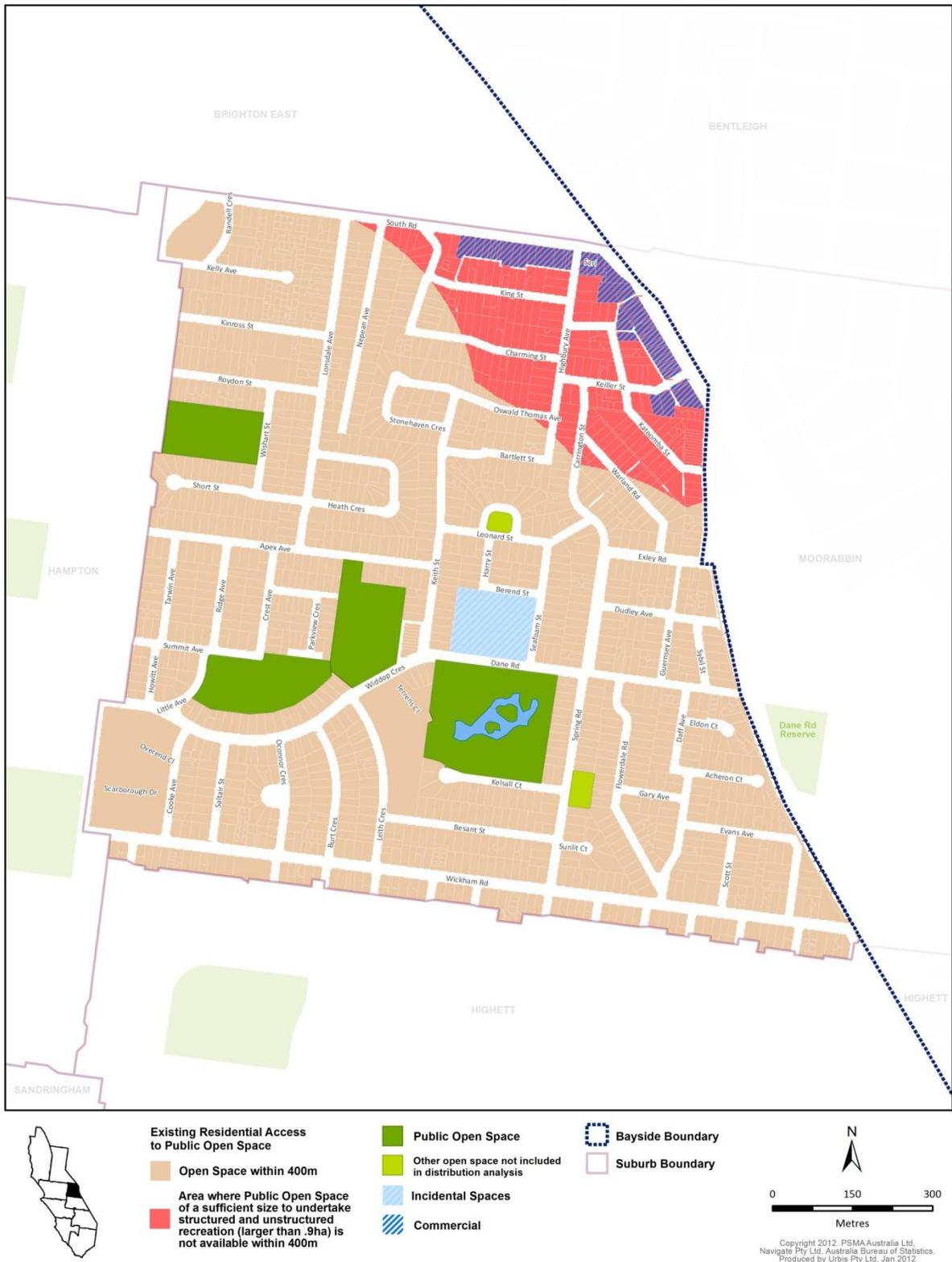
There is no ancillary open space within the suburb of Hampton East.

## Dog off leash areas

There are no dog off leash areas available in the suburb of Hampton East.

## Distribution and nature of open space

Figure 35 Deficiencies in open space in Hampton East



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Hampton East is generally well serviced by open space. However, there is a small area to the north of Hampton East (picked up in Brighton East also) that is deficient. This area also forms part of the Moorabbin Major Activity Centre that has not yet had a Structure Plan prepared.

This deficiency has reinforced the issue of a shortage of open space in the area around South Road on the eastern boundary of the City of Bayside.

Considering the absence of open space in the northern sector of Hampton East, Curly Rourke Reserve has created a catchment within 400 metres that picks up much of this area, but is too small to provide a range of open space opportunities. Other open space across the suburb is of a good size to provide opportunities and diversity.

This area is very well serviced by high quality parks – Basterfield Park and Wishart Reserve.

## Trails

**Table 43** Opportunities to improve trails in Hampton East

Linkages and Connections	
<b>Existing Opportunities</b>	Improvements in the condition of the following: <ul style="list-style-type: none"><li>• road and footpath network</li></ul>
<b>Potential Opportunities</b>	<ul style="list-style-type: none"><li>• potential pedestrian and cycle links along the Frankston railway line</li><li>• safer pedestrian and cycle links along Nepean Highway.</li></ul>

## Implications for the Open Space Strategy

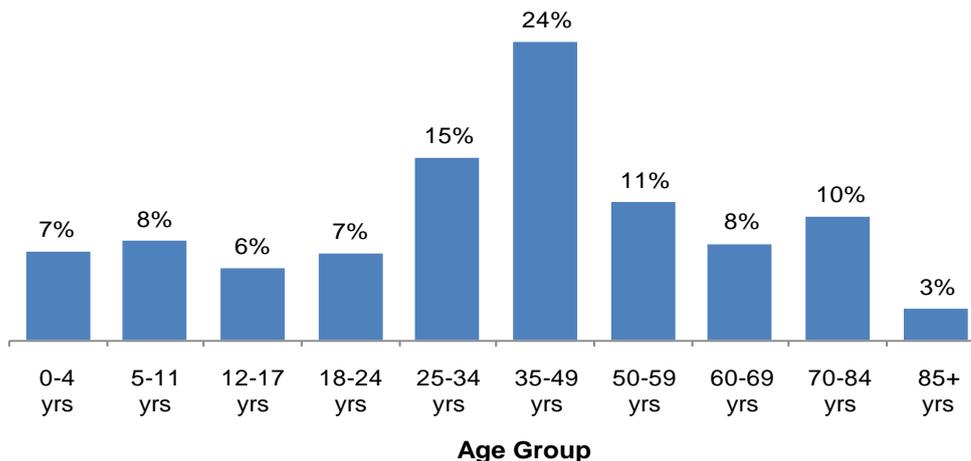
- Recognise that the area to the north-east part of Hampton East is deficient in public open space.
- Recognise the potential for the following trails:
  - pedestrian and cycle links along the Frankston railway line
  - safer pedestrian and cycle links along Nepean Highway.
- Recognise that there are no dog off leash open spaces available in Hampton East.

## 2.7.2 Demographic profiles

In 2006, the population of Hampton East was 4316 persons.

### Age structure

**Figure 36** Age groups (service age groupings), Hampton East, 2006



Source: i.d. consulting, *City of Bayside Community Profile, 2007*

The median age of all persons in Hampton East was 38 years, lower than the City of Bayside median of 41 years but higher than the metropolitan Melbourne median of 36 years.

### Household types

In 2006, there were 1853 households in Hampton East – of these, 60.7 per cent were family households, 31.9 per cent were lone person households and 7.4 per cent were group or other households.

Family households include couples without children (both younger and older couples), couples with children, or one parent families and other family groupings such as two siblings living together. In Hampton East, 69.1 per cent of all families were couples or single parents with children. Couples without children comprised 29.5 per cent of all Hampton East families.

### Dwelling types

Over half of all dwellings in Hampton East were separate houses (54.8 per cent), followed by semi-detached terrace and townhouses (7.8 per cent) and flats and apartments in one to two storey blocks (27.7 per cent). In Hampton East 8.6 per cent of the dwellings were unoccupied. Compared to the Bayside municipality, Hampton East had a lower proportion of separate houses and a higher proportion of townhouses and flats / apartments in one to two storey blocks.

**Table 44** Dwelling structure, Hampton East, 2006

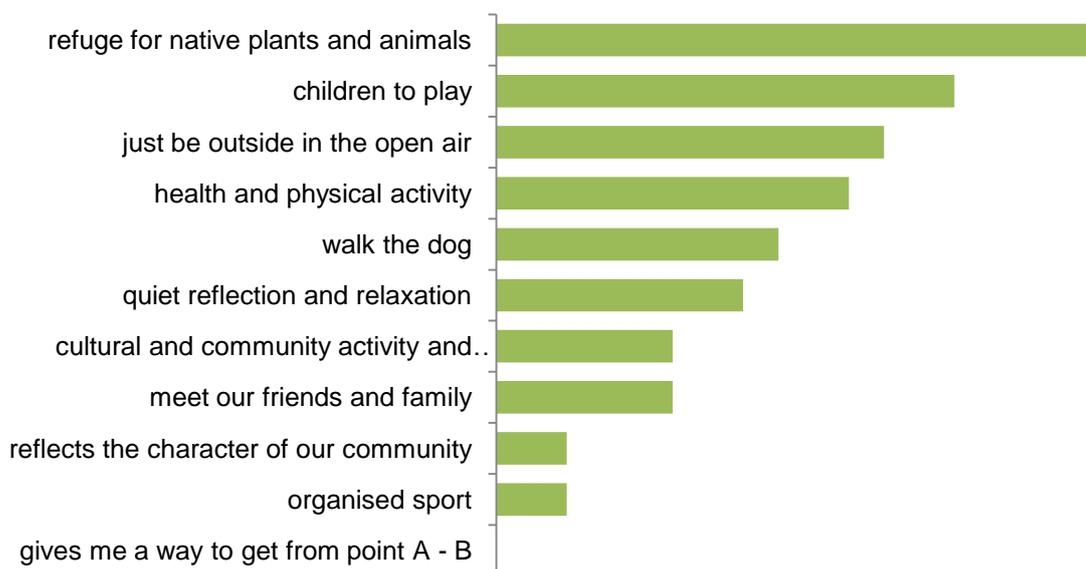
Dwelling structure	Hampton East	City of Bayside
Separate houses	54.8%	62.9%
Terrace / townhouses, flats / apartments in one to two storey blocks	35.4%	26.2%
Flats / apartments in three to four storey blocks	1.5%	1.5%
Other dwellings including flats attached to shops, offices	0.1%	0.6%
Unoccupied dwellings	8.6%	8.8%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

Source: i.d. consulting, *Customised Report*, 2010

## Household survey outcomes

In June 2010, a random sample of 258 Hampton East households received a hardcopy survey on the topic of open space. In total, 16 surveys were completed with the majority received from the mail out to households. The survey was also placed online and promoted through the project website. Survey results should be interpreted with caution given the small number of responses.

**Figure 37** Values relating to open space rated as 'most liked' by Hampton East residents, 2010



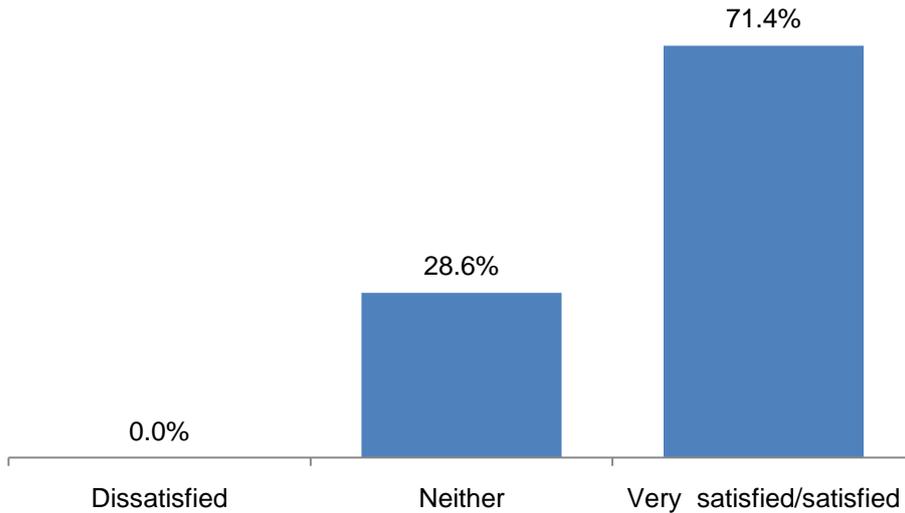
Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

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Compared to Bayside respondents overall, Hampton East respondents rated some of the value statements differently:

- they had higher ratings for ‘a place of refuge for native plants and animals’
- they had lower ratings for ‘a place for health and physical activity’ and ‘a place to walk the dog’.

**Figure 38** Hampton East residents’ satisfaction with open space in the City of Bayside, 2010



Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

### Implications for the Open Space Strategy

- 69.1 per cent of all families in Hampton East have children. This is a significantly high proportion of the population. Although Hampton East may currently have high levels of provision of open space, it is important that these levels are maintained.
- The second highest value from the household survey was having adequate open space for children to play in. This correlates directly with the high proportion of families in Hampton East that have children and again it is important to maintain the high level and standard of these spaces.

## 2.7.3 Population and housing projections

### Population and housing projections

Hampton East is forecast to have an additional population of 465 persons, and an additional 255 dwellings between 2011 and 2026. Over the 2011–2026 period, Hampton East is forecast to have population increases in all age groups, but particularly in persons aged 50–59, 60–69 and 70–79 years<sup>10</sup>.

**Table 45** Forecast population by age groups (10 year cohorts), Hampton East, 2011 and 2026

Age Groups	2011	2026	% Change 2011 – 2026
0–9 years	574	586	2.1%
10–19 years	464	496	6.9%
20–29 years	575	628	9.2%
30–39 years	815	841	3.2%
40–49 years	745	797	7.0%
50–59 years	543	695	28.0%
60–69 years	388	485	25.0%
70–79 years	296	341	15.2%
80 years and over	259	255	-1.5%
<b>Total</b>	<b>4659</b>	<b>5124</b>	<b>10.0%</b>

Source: i.d. consulting, *City of Bayside Population Forecasts*, 2008

### Activity Centres

The suburb of Hampton East has two Activity Centres in total, which are outlined below:

- Moorabbin Major Activity Centre
- Bluff and Highett Roads Small Neighbourhood Activity Centre shared with Hampton
- Keith and Widdop Small Neighbourhood Activity Centre.

The Moorabbin Major Activity Centre is shared between Bayside, Kingston and Glen Eira City Councils. The Bayside part falls within the suburb of Hampton East, while the Glen Eira part falls within the suburb of Bentleigh.

<sup>10</sup> i.d. consulting, *City of Bayside Population Forecasts*, 2008.

## Housing Strategy

Council's preferred housing growth strategy, as outlined in the *Bayside Housing Strategy (draft April 2012)* identifies the Bayside part of the Moorabbin Major Activity Centre as an area of housing growth, with the commercial precincts within the Major Activity Centre identified as an area of key focus for medium and high density residential development, while the surrounding residential area for moderate housing growth.

The Bayside part of the Moorabbin Major Activity Centre does not currently have a Structure Plan to guide where and how growth may occur in the future. The *Housing Strategy* recommends that further work be undertaken in preparing a Structure Plan for the Major Activity Centre, so that its role in accommodating housing growth can be further resolved.

Kingston City Council have already prepared a Structure Plan for the Kingston part of the Moorabbin Major Activity Centre, while Glen Eira City Council identifies its part of the centre as a Neighbourhood Centre, with a focus for housing diversity. It appears that the Glen Eira classification differs due to the designation of the centre occurring prior to the current Activity Centre hierarchy being formed and the small area of the centre within that municipality.

Further, the Bluff and Highett Roads Small Neighbourhood Activity Centre is an area identified for moderate housing growth. The Keith and Widdop Small Neighbourhood Activity Centre, along with established residential areas outside of these Activity Centres, have been identified as areas for minimal housing growth.

## Strategic redevelopment sites

There are currently no strategic redevelopment sites located in the suburb of Hampton East. However, there is the potential for these sites to become available in the future.

## Independent Living Units and Public Housing

In Hampton East there is one cluster of independent living units for older adults, consisting of 85 dwellings in total (Aveo Concierge Bayside). This facility is located on the corner of Bluff and South Roads and the nearest open space is at R J Sillitoe Reserve or Wishart Reserve.

The suburb of Hampton East has 398 public housing dwellings, many of which are located in two main estates:

- there are 146 low-rise flats in the estate bounded by Bluff Road, Cooke Avenue, Wickham Road and Widdop Crescent. This estate has some open space surrounding the flats and adjoins Boss James Reserve
- there are 105 low-rise flats in the estate bounded by Leith Crescent, Besant Street and Terrens Close. This estate has some open space surrounding the flats and adjoins A W Oliver Baseball Park and Moorabbin West Reserve.

Several other sites of four to eight public housing dwellings are scattered across the suburb.

## Implications for the Open Space Strategy

- Projected population growth will have an impact on the demand for open space in Hampton East over the next 20 years.

## 2.7.4 Analysis

### Accessibility

**Table 46** Accessibility of open space in Hampton East

Provision of open space	Average for Hampton East	Average for Bayside
All open space in Hampton East counted as part of the open space network	11.59 ha	
Open space per 1000 resident population 2011 (4569)	2.54 ha	3.15 ha
Open space per 1000 resident population 2026 (5124)	2.26 ha	2.88 ha

The amount of open space available in Hampton East is under the average for Bayside. The addition of open space to the north-east of the suburb and any other potential areas should assist in improving the provision of public open space within this suburb.

It is important to note that there is a high concentration of social housing in this suburb. It is important that adequate and appropriate open space of a high quality is continued to be provided to those living in social housing as private open space is not available and there is a heavy reliance on public open space.

There is opportunity for Council to:

- improve the trail network to link places with poor access to significant open space in the suburb
- identify potential open space and linkages through the Moorabbin Structure Plan.

### Appropriateness

There are two Social Family Recreation spaces and two Sportsgrounds currently available in Hampton East, which are appropriate types of open space for people to undertake structured and unstructured activities. Additions of either type of spaces would assist in increasing the current provision of open space in this suburb.

There are no dog off leash open spaces available in Hampton East. Open space that allows this use should be accommodated for where appropriate.

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There is opportunity for Council to:

- review the different types of open spaces in Hampton East and create more or improve linkages to the open spaces that the suburb is currently deficient in
- provide dog off leas areas in open space where appropriate.

### Affordability

Ideally Council would want to increase the amount of open space in this suburb to increase the per hectare amount and reduce the deficiency in the north-eastern part of the suburb. However, it must be acknowledged that it is unlikely that new space will become available and purchasing additional space may be beyond Council's financial capabilities.

### Environmental sustainability

The ongoing development of the Moorabbin Major Activity Centre, situated in the north-east of Hampton East and the increase in population and housing growth will place significant pressure on the open space network.

Urban heat island effect is an important environmental consideration, particularly in the Moorabbin Major Activity Centre. It is important that the provision of open space in the Major Activity Centre area is adequate with the planting of large canopy trees to help mitigate this effect.

There is the opportunity for Council to:

- ensure adequate shade is provided in the form of public realm plantings in Activity Centres to provide relief for visitors and to address the urban heat island effect.

### Connectedness

Generally Hampton East is well connected internally and externally to the suburb. There is the potential to improve existing connections and provide new connection opportunities, particularly to remove the deficiency in the north-eastern part of the suburb.

Council has identified the following opportunities for trail improvements in Hampton East:

- pedestrian and cycle links along the Frankston railway line
- safer pedestrian and cycle links along Nepean Highway.

### Communication

The key communication issues for Hampton East are going to be around the following:

- advocating to VicTrack regarding the potential Frankston railway line trail
- advocating to VicRoads for improved pedestrian and cycle links along the Nepean Highway.

## 2.7.5 Priority actions

- Accept land in lieu of cash in the area identified as deficient (north-east corner).
- In any future structure planning for Moorabbin Activity Centre, identify a location for sizeable open space (at least 2000 sqm) near the Activity Centre.
- Improve pedestrian and cycle links along the Frankston railway line.
- Improve the Nepean Highway shared trail.
- Identify a dog off leash area.

## 2.8 Highett

### 2.8.1 Overview

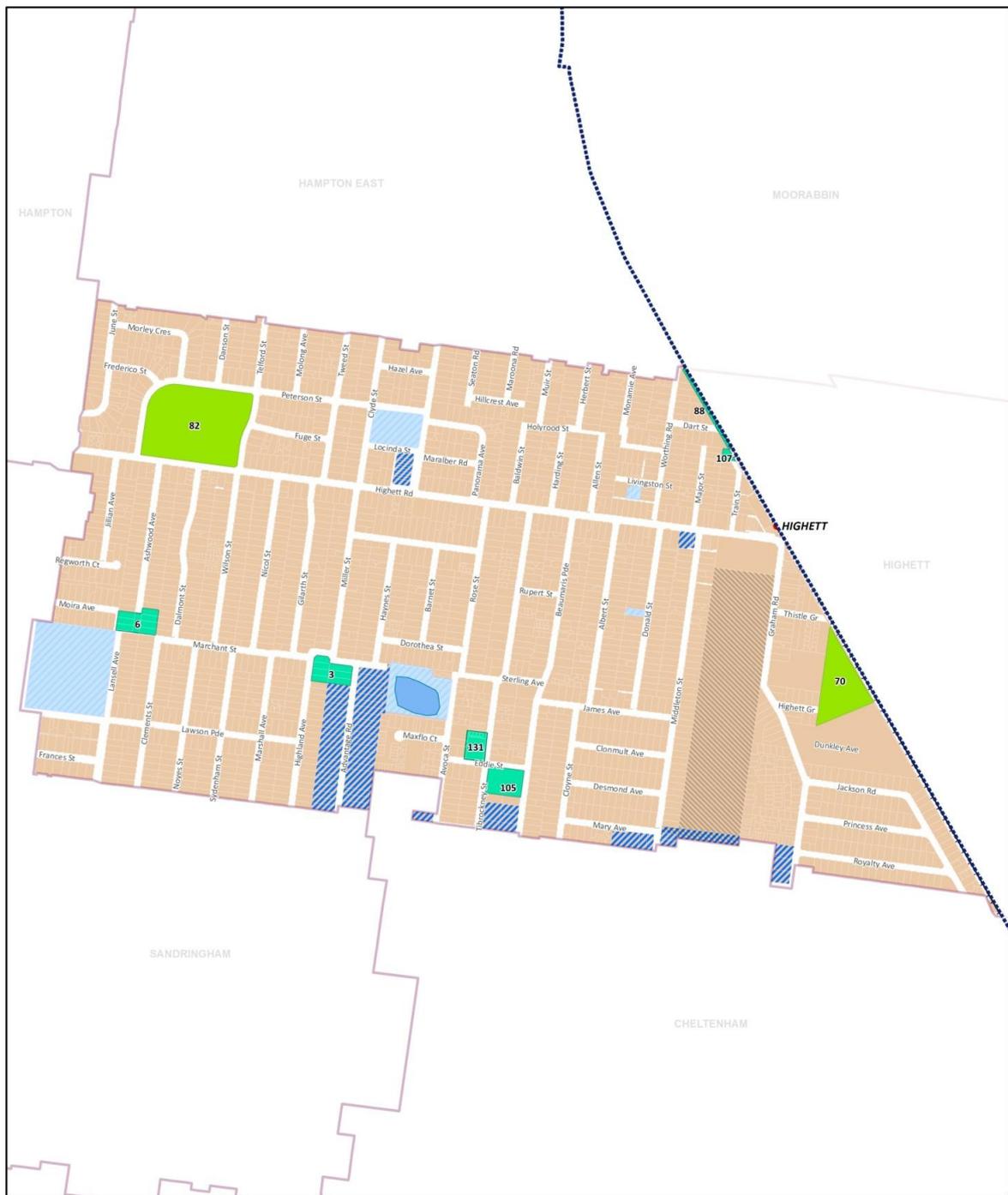
The section of Highett within the City of Bayside is bounded by Wickham Road in the north, the Frankston railway line in the east, Bay Road in the south and Bluff Road in the west and is shared with the City of Kingston.

Highett was predominately developed during the post war era and was more of a working class suburb. It had a high industrial focus which has now become residential. It holds the last large tract of undeveloped land in Bayside, the CSIRO site. This is a large site and creates a significant divide between parts of the suburb.

As properties in the inner and middle ring suburbs of Melbourne become scarcer, Highett has seen a significant increase in property values in the last five to ten years.

## Existing open space

Figure 39 Open space in Highett

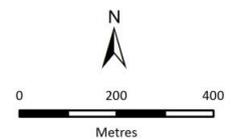


**Public Open Space Hierarchy**

- District
- Local

- Commercial
- Incidental Spaces
- Commonwealth Land

- Bayside Boundary
- Suburb Boundary



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**Table 47** Open space in Highett

Ref No.	Name of Site	Suburb	Catchment	Prime Function	Owner	Area (ha)
3	ADVANTAGE ROAD PARK	Highett	Local	R	BCC	0.5
6	ASHWOOD AVENUE PARK	Highett	Local	R	BCC	0.42
88	RAILWAY TURF ABUTTING WALKWAY HIGHETT STATION CAR PARK TO WICKHAM ROAD	Highett	Local	R	VicTrack	0.07
105	TIBROCKNEY STREET PARK	Highett	Local	R	BCC	0.6
107	TRAIN STREET PARK	Highett	Local	R	BCC	0.06
131	HIGHETT (STREET ST STEPHAN'S) TENNIS COURTS	Highett	Local	RF	BCC	
70	LYLE ANDERSON RESERVE	Highett	District	SFR	BCC	1.56
82	PETERSON RESERVE	Highett	District	SG	BCC	4.16
<b>Total</b>						<b>7.37</b>

## Ancillary open space

Other open space that is not provided by Council is usually intended for the exclusive use of the school / agency / private company that owns it. This type of open space in Highett is shown below.

**Table 48** Ancillary open space in Highett

Ref No.	Name of Site	Hierarchy / Values	Ownership	Management	Counted as part of the open space network?
135	Sandringham Secondary College – Highett Campus	Local	DEECD	School	No

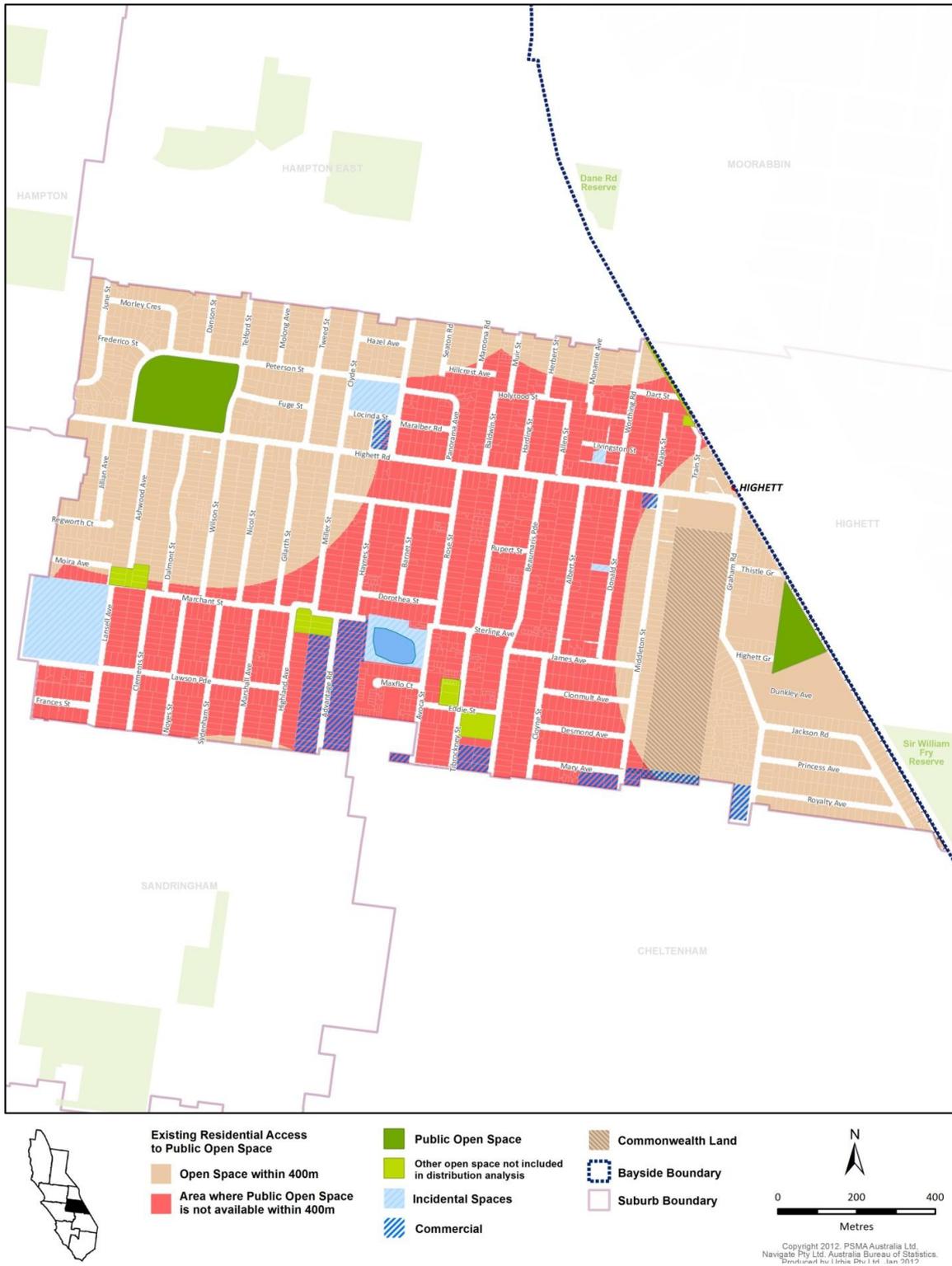
## Dog off leash areas

**Table 49** Dog off leash areas in Highett

Ref No.	Name of Site	DOL areas
70	LYLE ANDERSON RESERVE	DOL (24 / 7)

## Distribution and nature of open space

Figure 40 Distribution and nature of open space in Highett



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The area to the north-east, the south-west and the central part of Highett is deficient in open space. While open space seems to be well distributed, a shortage of open space quantity in this area would indicate that additional open space should be sought.

The small park sizes in Highett add to the deficiency of open space because the existing parks are unlikely to accommodate the full range of needs and demand placed on open space. The CSIRO site currently limits access from the west; this should be remedied as part of its future development.

The open space that does exist in Highett has good quality amenity and provides a range of opportunities, including sporting, parkland and play facilities.

## Trails

**Table 50** Opportunities to improve trails in Highett

Linkages and Connections	
Existing Opportunities	Improvements in the condition of the following: <ul style="list-style-type: none"> <li>road and footpath network</li> </ul>
Potential Opportunities	<ul style="list-style-type: none"> <li>pedestrian and cycle links along the Frankston railway line</li> <li>pedestrian and cycle links to and from the CSIRO site to the Highett train station</li> <li>pedestrian and cycle linkage from Highett train station to the BBEA</li> <li>links through the CSIRO site as part of a future development, from west to east, particularly toward Lyle Anderson Reserve. Access to Sir William Fry Reserve in Highett.</li> </ul>

## Implications for the Open Space Strategy

The open space provision in Highett is deficient in terms of amount, distribution and size of parks as well as linkages that might connect this suburb to other open space destinations.

Opportunities that Council might consider to improve open space in Highett include:

- seeking discussions with providers of other open space (eg. Melbourne Water, schools) to improve access to open space for the local community
- improving existing and providing new pedestrian and cycle links to other open space
- providing additional open space in the area where open space is deficient through Council's planning provisions
- seeking opportunities through the future use of the CSIRO site for additional open space to be provided, including the conservation of areas of environmental significance
- recognise the potential for the following trails:
  - pedestrian and cycle links along the Frankston railway line
  - pedestrian and cycle links to and from the CSIRO site to the Highett train station
  - pedestrian and cycle linkage from Highett train station to the BBEA
  - links through the CSIRO site as part of a future development, from west to east, particularly toward Lyle Anderson Reserve. Access to Sir William Fry Reserve in Highett.

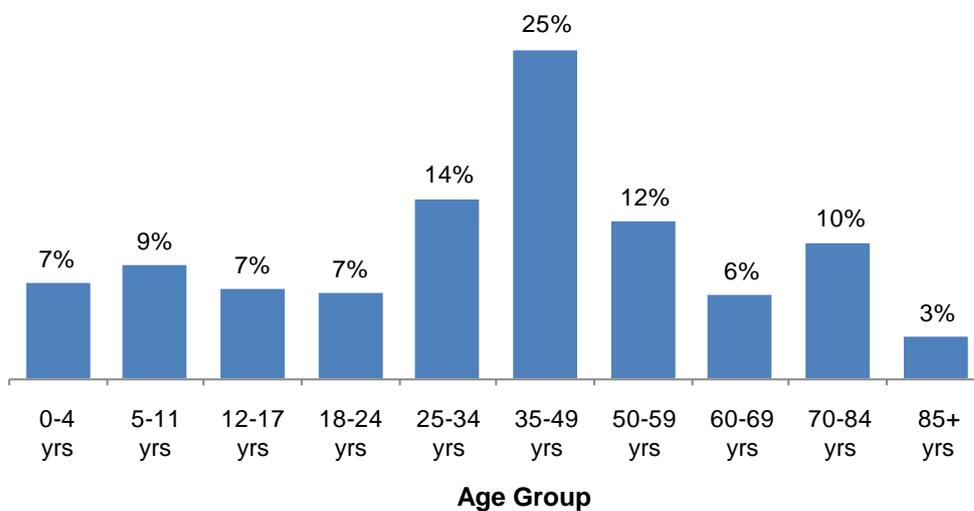
## 2.8.2 Demographic profiles

As noted above, the suburb of Highett is spread across two local government areas – Kingston (31 per cent of population) and Bayside (69 per cent of population). The following demographic information relates to only the population living in the City of Bayside portion of Highett.

In 2006, the population of Highett was 6065 persons.

### Age structure

**Figure 41** Age groups (service age groupings), Highett, 2006



Source: i.d. consulting, *City of Bayside Community Profile*, 2007

The median age of all persons in Highett was 39 years, lower than the City of Bayside median of 41 years but higher than the metropolitan Melbourne median of 36 years.

### Household types

In 2006, there were 2679 households in Highett – of these, 65.7 per cent were family households, 27.6 per cent were lone person households and 6.7 per cent were group or other households.

Family households include couples without children (both younger and older couples), couples with children, or one parent families and other family groupings such as two siblings living together. In Highett, 65.0 per cent of all families were couples or single parents with children. Couples without children comprised 32.7 per cent of all Highett families.

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## Dwelling types

Over half of all dwellings in Highett were separate houses (68.7 per cent), followed by semi-detached terrace and townhouses (9.8 per cent) and flats and apartments in one to two storey blocks (14.3 per cent). In Highett 6.6 per cent of the dwellings were unoccupied. Compared to the Bayside municipality, Highett had a higher proportion of separate houses and lower proportions of townhouses and flats / apartments.

**Table 51** Dwelling structure, Highett, 2006

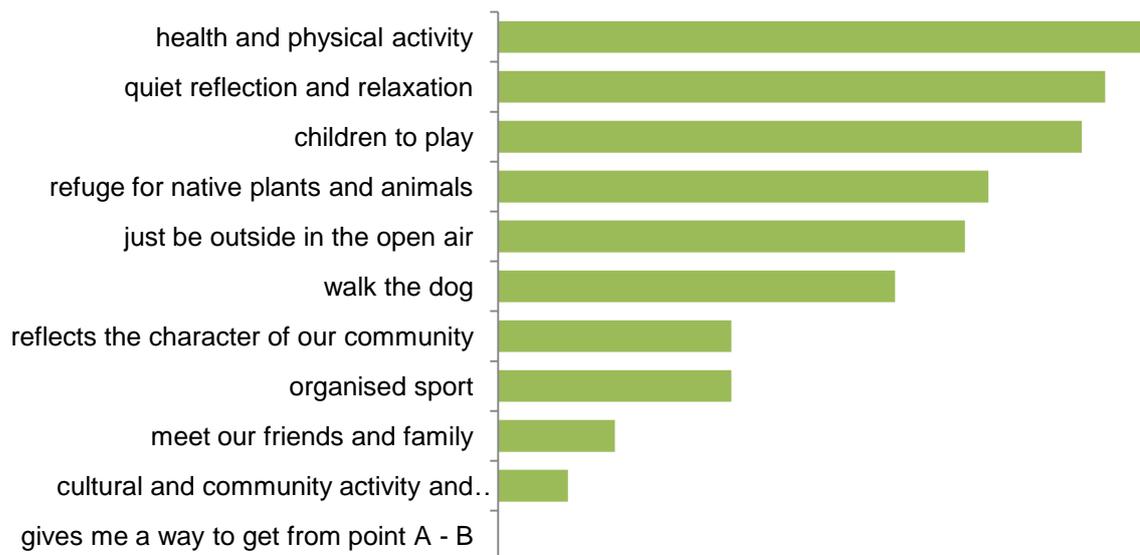
Dwelling structure	Highett	City of Bayside
Separate houses	68.7%	62.9%
Terrace / townhouses, flats / apartments in one to two storey blocks	24.0%	26.2%
Flats / apartments in three to four storey blocks	0.1%	1.5%
Other dwellings including flats attached to shops, offices	0.7%	0.6%
Unoccupied dwellings	6.6%	8.8%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

Source: i.d. consulting, *Customised Report*, 2010

## Household survey outcomes

In June 2010, a random sample of 352 Highett households received a hardcopy survey on the topic of open space. In total, 33 surveys were completed with the majority received from the mail out to households. The survey was also placed online and promoted through the project website.

**Figure 42** Values relating to open space rated as 'most liked' by Highett residents, 2010



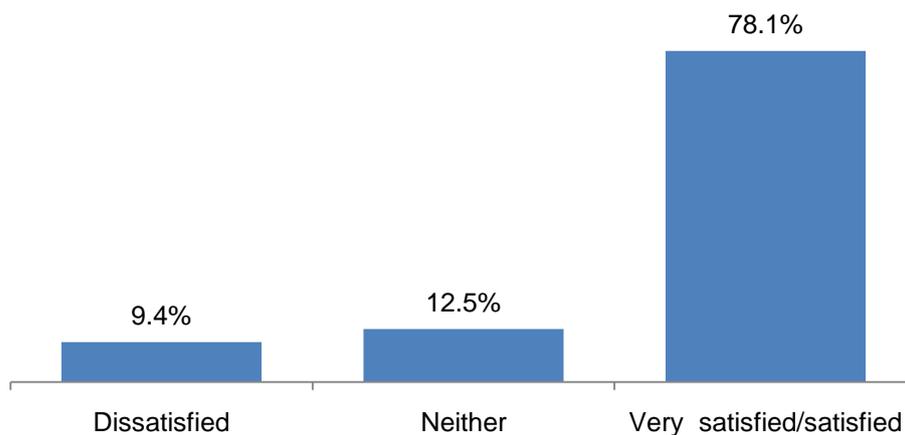
Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

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Compared to Bayside respondents overall, Highett respondents rated some of the value statements differently:

- they had higher ratings for ‘a place for quiet reflection and relaxation’ and ‘a place of refuge for native plants and animals’
- they had lower ratings for ‘a place to walk the dog’.

**Figure 43** Highett residents’ satisfaction with open space in the City of Bayside, 2010



Source: Bayside City Council, Open Space Strategy Household Survey, 2010

### Implications for the Open Space Strategy

- 65 per cent of all families in Highett have children. This is a significantly high proportion of the population.
- There is only one Social Family Recreation space and Sportsground in the suburb of Highett. Given the high proportion of the families with children in Highett, it is important the levels of this type of open space are increased.
- The highest value for the community of Highett was to have enough space for health and physical activity. The second highest value was to have a place for quiet reflection and relaxation and the third highest value was to have open space in which children can play. This emphasises the need to increase the number of Social Family Recreation spaces and Sportsgrounds in the suburb.

## 2.8.3 Population and housing projections

### Population and housing projections

Highett is forecast to have an additional population of 1111 persons, and an additional 573 dwellings between 2011 and 2026. Over the 2011–2026 period, Highett is forecast to have population increases in almost all age groups, but particularly in persons aged 50–59, 60–69 and 70–79 years<sup>11</sup>.

**Table 52** Forecast population by age groups (10 year cohorts), Highett, 2011 and 2026

Age Groups	2011	2026	% Change 2011 – 2026
0–9 years	913	1072	17.4%
10–19 years	730	788	7.9%
20–29 years	809	899	11.1%
30–39 years	1180	1354	14.7%
40–49 years	1173	1321	12.6%
50–59 years	832	1057	27.0%
60–69 years	573	737	28.6%
70–79 years	332	496	49.4%
80 years and over	456	385	-15.6%
<b>Total</b>	<b>6998</b>	<b>8109</b>	<b>15.9%</b>

Source: i.d. consulting, *City of Bayside Population Forecasts*, 2008

### Activity Centres

The suburb of Highett has four Activity Centres in total, which are outlined below:

- Highett Large Neighbourhood Activity Centre
- Highett and Spring Road Small Neighbourhood Activity Centre
- Bay and Avoca Small Neighbourhood Activity Centres.

A Structure Plan has been prepared for the Highett Large Neighbourhood Activity Centre and incorporated into the *Bayside Planning Scheme* (at Clause 21.11-2) along with controls in the form of DDO. This Structure Plan identifies opportunities for incremental housing growth in the form of shop top housing within the Activity Centre.

### Housing Strategy

Council's preferred housing growth strategy, as outlined in the *Bayside Housing Strategy* (draft April 2012) identifies the Large Neighbourhood Activity Centre and Bay and Avoca Small Neighbourhood Activity Centres as areas of moderate housing growth.

<sup>11</sup> i.d. consulting, *City of Bayside Population Forecasts*, 2008.

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The Highett and Spring Road Small Neighbourhood Activity Centre, along with established residential areas outside of these Activity Centres, have been identified as areas for minimal housing growth.

## Strategic redevelopment sites

There are two significant strategic redevelopment sites in Highett. They are the Bayside Business Employment Area (BBEA), discussed within the Cheltenham chapter, and the CSIRO site, discussed previously within this chapter.

## Independent Living Units and Public Housing

In Highett there are no clusters of independent living units for older adults.

The suburb of Highett has 201 public housing dwellings, half of which are located in one main estate. The Dunkley Avenue-Fox Close estate has 105 townhouses and adjoins the Lyle Anderson Reserve.

## Implications for the Open Space Strategy

- Projected population growth will have a significant impact on the demand for open space in Highett over the next 20 years.

## 2.8.4 Analysis

### Accessibility

**Table 53** Accessibility of open space in Highett

Provision of open space	Average for Highett	Average for Bayside
All open space in Highett counted as part of the open space network	7.37 ha	
Open space per 1000 resident population 2011 (6998)	1.05 ha	3.15 ha
Open space per 1000 resident population 2026 (8109)	0.9 ha	2.88 ha

The amount of open space in Highett is 1.05 hectares per 1000 people, falling significantly short of the average provision of 3.15 hectares per 1000 people in Bayside. This figure will decrease further through to 2026 with the projected population growth expected for this suburb. Highett has the lowest amount of per capita of open space by area in Bayside and pressure on this open space will increase as Highett's population is expected to grow considerably.

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There is opportunity for Council to:

- improve the trail network to link places with poor access to significant open space in the suburb
- investigate shared uses of open space with schools in the area, both private and public, to formalise arrangements for the community to access school ovals and playgrounds
- seek a land contribution to be given in lieu of cash at the CSIRO site to alleviate some of the suburb's open space deficiencies.

### Appropriateness

The current levels of open space are not sufficient for Highett and are falling well short of meeting the community's needs. There is a severe shortage of Sportsgrounds and Social Family Recreation spaces in this suburb which are critical in providing the community with spaces to undertake structured and unstructured recreation and give children a place to play and recreate.

There are only two dog off leash areas available to the residents of Highett. Open space that allows for this use should be accommodated for where appropriate and possible.

There is opportunity for Council to:

- increase the number of or linkages to Sportsgrounds and Social Family Recreation spaces
- provide dog off leash areas in open space where appropriate.

### Affordability

Council needs to increase the provision of open space within this suburb as the current and future provision of open space in Highett is at a very low level. However, it must be acknowledged that it is unlikely that new space will become available and purchasing additional space may be beyond Council's financial capabilities.

There is the opportunity to gain open space through the development of major sites, such as the CSIRO site.

### Environmental sustainability

The CSIRO site has a number of sites of conservation significance. It is important that these sites are appropriately protected and preserved.

## Connectedness

Highett could benefit greatly with the provision of new pedestrian and cycle links throughout the suburb.

Council has identified the following opportunities for trail improvements in Highett:

- pedestrian and cycle links along the Frankston railway line
- safer pedestrian and cycle links along Nepean Highway
- pedestrian and cycle links to and from the CSIRO site to the Highett train station
- pedestrian and cycle linkage from Highett train station to the BBEA
- links through the CSIRO site as part of a future development, from west to east, particularly toward Lyle Anderson Reserve. Access to Sir William Fry Reserve in Highett.

## Communication

The key communication issues for Highett are going to be around the following:

- advocating to CSIRO for contributions in land rather than cash
- advocating to VicTrack regarding the potential Sandringham railway line trail
- advocating to VicRoads for improved pedestrian and cycle links along Nepean Highway.

## 2.8.5 Priority actions

- Prioritise acquisition of land in Highett (and Black Rock) over other suburbs in the municipality, if opportunity arises.
- Secure additional unencumbered open space for Highett through the redevelopment of the CSIRO site.
- Appropriately protect the significant indigenous vegetation on the CSIRO site when the land is redeveloped.
- Ensure that appropriate trails are developed linking a redeveloped CSIRO site to key destinations including Sir William Fry Reserve, Lyle Anderson Reserve, Highett Activity Centre (Gasworks site), the BBEA and Southland Principal Activity Centre train station.
- Improve pedestrian links from Highett to Sir William Fry Reserve in Kingston.
- Improve pedestrian and cycle links along the Frankston railway line.
- Develop a pedestrian and cycle trail between the BBEA and Highett train station.
- Enter into discussions with Melbourne Water to see if shared access arrangements can be entered into to provide additional public open space on the reservoir land off Advantage Road.

## 2.9 Sandringham

### 2.9.1 Overview

Sandringham is bounded by Bridge Street and Highett Road in the north, Bluff Road, Bay Road and George Street in the east, Tulip and Edwards Streets in the south and the Port Phillip Bay foreshore in the west.

Sandringham was one of Bayside's earlier settlements, particularly around Gipsy Village. There is also some interwar development in Sandringham. Further to the east was developed around the post war era.

Sandringham is a Major Activity Centre with the Sandringham train station well integrated into the commercial core of the centre. The Sandringham train station is also the last station on the line. What is now known as the Sandringham railway line once ended at Brighton Beach before being extended to Hampton and then completing the line with an extension to Sandringham.

Sandringham comprises a large portion of the foreshore areas of Port Phillip Bay.

Existing open space

Figure 44 Open space in Sandringham

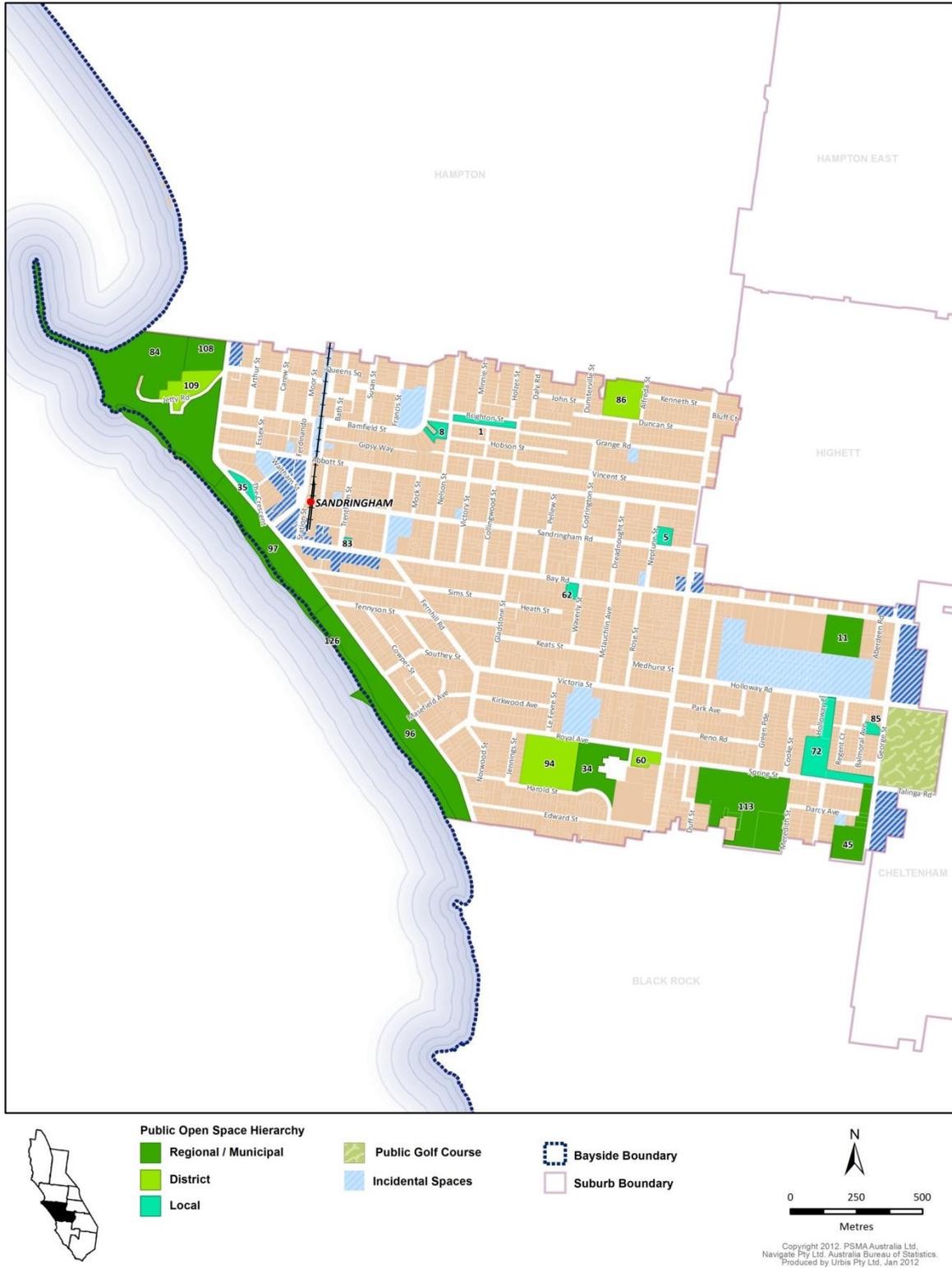


Table 54 Open space in Sandringham

Ref No.	Name of Site	Suburb	Catchment	Prime Function	Owner	Area (ha)
126	SANDRINGHAM BEACH (Jetty Road – Eliza Street)	Sandringham	M / R	BBR	DSE	5.42
11	BAY ROAD HEATHLAND SANCTUARY	Sandringham	M / R	CR	BCC	2.09
45	GEORGE STREET BUSHLAND RESERVE	Sandringham	M / R	CR	BCC	2.16
84	PICNIC POINT CRESCENT GARDENS TO NORTH OF LINACRE ROAD	Sandringham	M / R	CR	DSE	24.47
96	SANDRINGHAM FORESHORE SOUTH TENNYSON TO RED BLUFF STREET	Sandringham	M / R	CR	DSE	8.63
62	JOHN BATMAN GARDENS	Sandringham	Local	G	BCC	0.27
34	CORPORATE CENTRE	Sandringham	M / R	G	BCC	2.15
60	INDIGENOUS RESOURCE GARDEN	Sandringham	District	R	BCC	0.6
1	A J STEELE RESERVE	Sandringham	Local	R	BCC	0.64
5	ALLAMBEE PARK	Sandringham	Local	R	BCC	0.4
8	BAMFIELD STREET PARK	Sandringham	Local	R	BCC	0.41
35	CRESCENT GARDENS	Sandringham	Local	R	BCC	0.4
83	PICNIC GARDENS	Sandringham	Local	R	BCC	0.14
85	POBBLEBONK PARK	Sandringham	Local	R	BCC	0.24
94	ROYAL AVE PARKLAND	Sandringham	District	SFR	BCC	3.97
72	MERINDAH PARK AND THE URBAN FOREST	Sandringham	Local	SFR	BCC	2.59
97	SANDRINGHAM GARDENS TENNYSON TO CRESCENT GARDEN	Sandringham	M / R	SFR	DSE	1.7
86	R G CHISHOLM RESERVE	Sandringham	District	SG	BCC	2
109	TREY BIT RESERVE	Sandringham	District	SG	DSE	0.58
108	TREVOR BARKER BEACH OVAL	Sandringham	M / R	SG	DSE	2.55
113	TJILATJIRRIN RESERVE (Tulip Street, Spring Street and Destructor Ovals)	Sandringham	M / R	SG	BCC	8.46
<b>Total</b>						<b>69.87</b>

*\*It should be noted that 63.93 ha is public golf course*

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## Ancillary open space

Other open space that is not provided by Council is usually intended for the exclusive use of the school / agency / private company that owns it. This type of open space in Sandringham is shown below.

**Table 55** Ancillary open space in Sandringham

Ref No.	Name of Site	Hierarchy / Values	Ownership	Management	Counted as part of the open space network?
188	Sandringham Secondary College	District	DEECD	School	No

## Other facilities

There is a 'Leather's Playground' on the grounds of Sandringham Primary School that was built by the local community approximately 20 years ago. Whilst this doesn't form a part of the open space network, it is acknowledged that this is a community asset used by the local area on weekends and out of school hours.

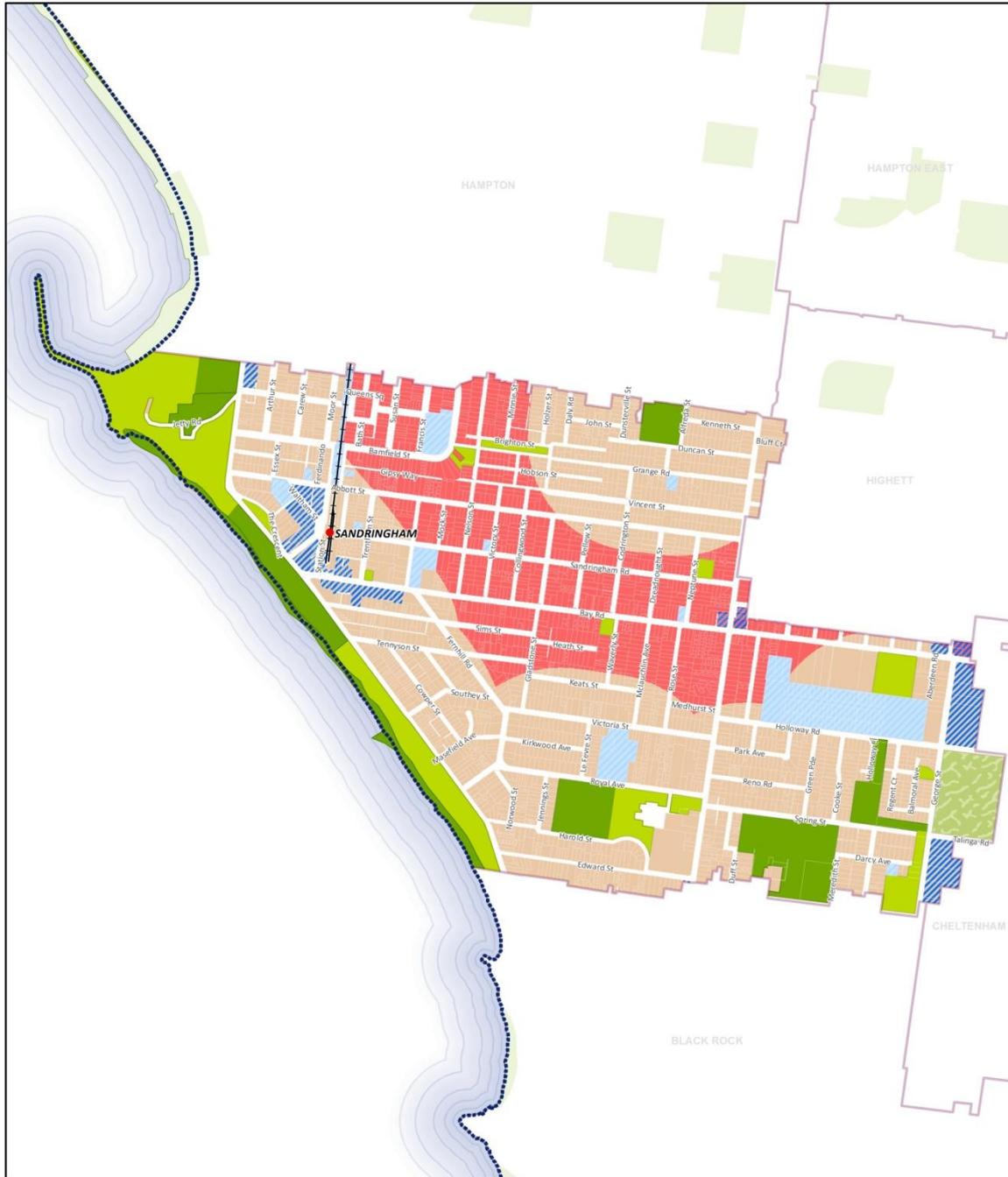
## Dog off leash areas

**Table 56** Dog off leash areas in Sandringham

Ref No.	Name of Site	DOL areas
11	BAY ROAD HEATHLAND SANCTUARY	DOL (24 / 7) unfenced areas only Prohibited in fenced areas
45	GEORGE STREET BUSHLAND RESERVE	DOL (24 / 7) unfenced areas only Prohibited in fenced areas
72	MERINDAH PARK AND THE URBAN FOREST	DOL (24 / 7)
86	R G CHISHOLM RESERVE	Part DOL (24 / 7)
94	ROYAL AVENUE PARKLAND	Part DOL (24 / 7)
126	SANDRINGHAM BEACH (Jetty Road – Eliza Street)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March

Distribution and nature of open space

Figure 45 Deficiencies in open space in Sandringham

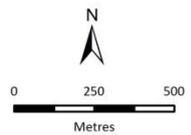


**Existing Residential Access to Public Open Space**

- Open Space within 400m
- Area where Public Open Space of a sufficient size to undertake structured and unstructured recreation (larger than .9ha) is not available within 400m

- Public Open Space
- Other open space not included in distribution analysis
- Public Golf Course
- Incidental Spaces
- Commercial

- Bayside Boundary
- Suburb Boundary



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Sandringham is well above the average amount per hectare of open space when compared to the Bayside average. It is comprised of a high number of Conservation Reserves and relaxation spaces which are not appropriate for the consideration of open space in which people can undertake structured and unstructured recreation. As a result the area in hectares is extremely high but the deficiencies in accessing open space are also high. Safe crossings of Beach Road provide good access to foreshore open space. However there are deficiencies to the north and central parts of the suburb that need to be addressed

There is the potential for some possible improvements to linkages that are worthy of consideration. It would also be considered appropriate that Council considers acquiring open space to increase the number of Social Family Recreation spaces and Sportsgrounds within the suburb to help alleviate some of the deficiencies.

### Trails

**Table 57** Opportunities to improve trails in Sandringham

Linkages and Connections	
<b>Existing Opportunities</b>	Improvements in the condition of the following: <ul style="list-style-type: none"> <li>• Bay Trail</li> <li>• road and footpath network</li> <li>• safe crossing across Beach Road</li> </ul>
<b>Potential Opportunities</b>	<ul style="list-style-type: none"> <li>• pedestrian and cycle links along the Sandringham railway line</li> <li>• pedestrian and cycle links to and from the Major Activity Centre to the foreshore and other areas of the suburb.</li> </ul>

### Implications for the Open Space Strategy

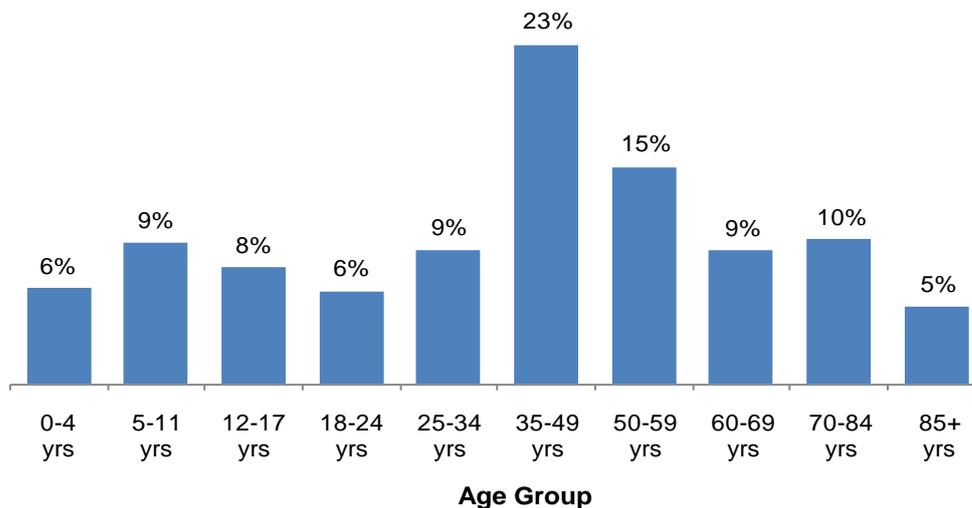
- Recognise that there are large areas of Sandringham that are particularly deficient in open space.
- Raise issues around the Major Activity Centre being an area for future higher population growth and the importance of open space being available to the future residents.
- Recognise the potential for the following trails:
  - pedestrian and cycle links along the Sandringham railway line
  - pedestrian and cycle links to and from the Major Activity Centre to the foreshore and other areas of the suburb.
- A review of the Coastal Strategy is underway which will result in a new Coast Management Plan (CMP).

## 2.9.2 Demographic profiles

In 2006, the population of Sandringham was 8552 persons.

### Age structure

**Figure 46** Age groups (service age groupings), Sandringham, 2006



Source: *i.d. consulting*, City of Bayside Community Profile, 2007

The median age of all persons in Sandringham was 42 years, higher than the City of Bayside median of 41 years and the metropolitan Melbourne median of 36 years.

### Household types

In 2006, there were 3245 households in Sandringham – of these, 69.4 per cent were family households, 26.4 per cent were lone person households and 4.3 per cent were group or other households.

Family households include couples without children (both younger and older couples), couples with children, or one parent families and other family groupings such as two siblings living together. In Sandringham, 63.9 per cent of all families were couples or single parents with children. Couples without children comprised 35.2 per cent of all Sandringham families.

### Dwelling types

Over half of all dwellings in Sandringham were separate houses (58.7 per cent), followed by semi-detached terrace and townhouses (17.3 per cent) and flats and apartments in one to two storey blocks (7.8 per cent). In Sandringham 4.6 per cent of dwellings were flats and apartments in three storey blocks and 10.7 per cent of the dwellings were unoccupied. Compared to the Bayside municipality, Sandringham had a lower proportion of separate houses and a higher proportion of flats / apartments in three to four storey blocks.

**Table 58** Dwelling structure, Sandringham, 2006

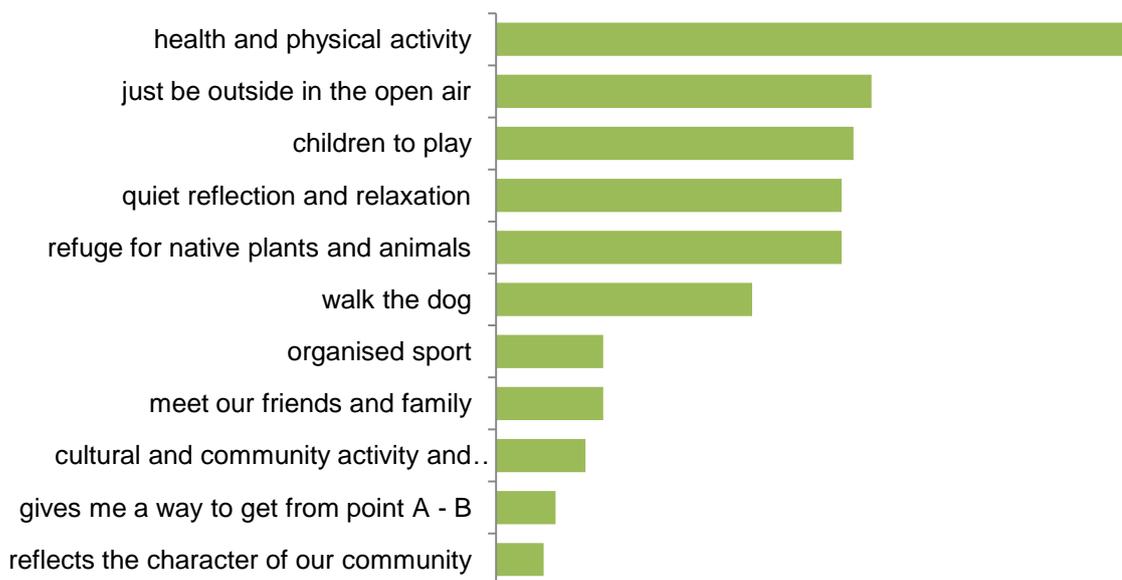
Dwelling structure	Sandringham	City of Bayside
Separate houses	58.7%	62.9%
Terrace / townhouses, flats / apartments in one to two storey blocks	25.1%	26.2%
Flats / apartments in three to four storey blocks	4.8%	1.5%
Other dwellings including flats attached to shops, offices	0.7%	0.6%
Unoccupied dwellings	10.7%	8.8%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

Source: i.d. consulting, *Customised Report*, 2010

### Household survey outcomes

In June 2010, a random sample of 489 Sandringham households received a hardcopy survey on the topic of open space. In total, 86 surveys were completed with the majority received from the mail out to households. The survey was also placed online and promoted through the project website.

**Figure 47** Values relating to open space rated as 'most liked' by Sandringham residents, 2010

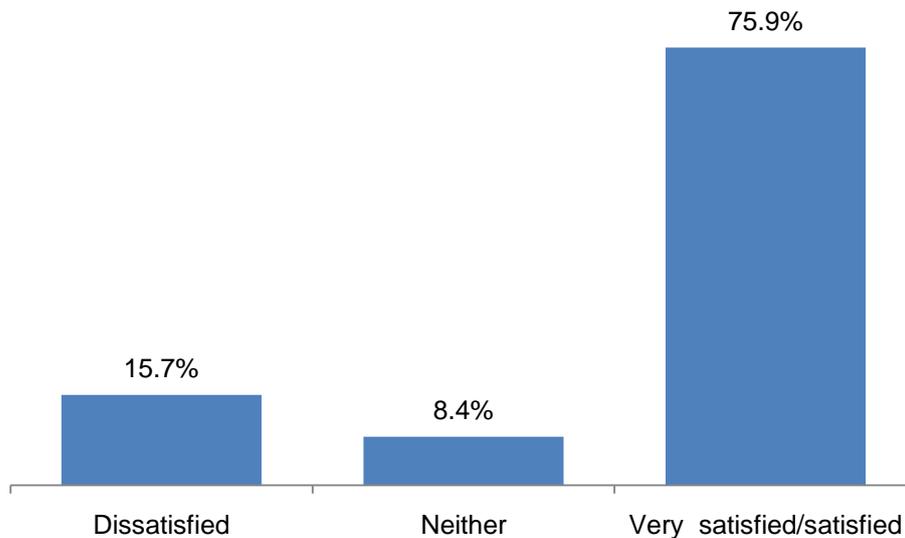


Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

Compared to Bayside respondents overall, Sandringham respondents rated some of the value statements differently:

- they had higher ratings for 'a place to just be outside in the open air'
- they had lower ratings for 'a place to walk the dog'.

**Figure 48** Sandringham residents' satisfaction with open space in the City of Bayside, 2010



Source: Bayside City Council, *Open Space Strategy Household Survey*, 2010

## Implications for the Open Space Strategy

- 63.9 per cent of the population of Sandringham are families with children.
- There are only two Social Family Recreation spaces available in Sandringham and given the high proportion of families with children in Sandringham, it is important the levels of this type of open space are increased.
- The highest value for the community of Sandringham was to have enough space for health and physical activity. The second highest value was to just be outside in the air and the third highest value was to have open space in which children can play. This emphasises the need to increase the number of Social Family Recreation spaces and Sportsgrounds in the suburb.
- Sandringham has four Conservation Reserves and it is important that these areas are retained and managed appropriately.

## 2.9.3 Population and housing projections

### Population and housing projections

Sandringham is forecast to have an additional population of 641 persons, and an additional 423 dwellings between 2011 and 2026. Over the 2011–2026 period, Sandringham is forecast to have substantial increases in persons aged 60–69, 70–79 and 80–89 years.<sup>12</sup>

<sup>12</sup> i.d. consulting, *City of Bayside Population Forecasts*, 2008.

**Table 59** Forecast population by age groups (10 year cohorts), Sandringham, 2011 and 2026

Age Groups	2011	2026	% Change 2011 – 2026
0–9 years	1235	1244	0.7%
10–19 years	1110	1129	1.7%
20–29 years	805	803	-0.2%
30–39 years	1169	1188	1.6%
40–49 years	1434	1420	-1.0%
50–59 years	1301	1325	1.8%
60–69 years	1058	1177	11.2%
70–79 years	618	1015	64.2%
80 years and over	755	825	9.3%
<b>Total</b>	<b>9485</b>	<b>10,126</b>	<b>6.8%</b>

Source: i.d. consulting, *City of Bayside Population Forecasts*, 2008

## Activity Centres

The suburb of Sandringham has two Activity Centres in total, which are outlined below:

- Sandringham Major Activity Centre
- Bay and Bluff Small Neighbourhood Activity Centre.

## Housing Strategy

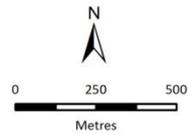
Council's preferred housing growth strategy, as outlined in the *Bayside Housing Strategy (draft April 2012)* identifies the Sandringham Major Activity Centre as an area of housing growth, with the commercial precincts within the Major Activity Centre identified as an area of key focus for medium and high density residential development, while the surrounding residential precinct within the Major Activity Centre boundary identified for moderate housing growth. Further, the Bay and Bluff Small Neighbourhood Activity Centre is an area is identified for moderate housing growth.

Established residential areas outside of these Activity Centres have been identified as areas for minimal housing growth.

Figure 49 Sandringham Major Activity Centre



- Public Open Space
- Projected Development Intensification Area
- Public Golf Course
- Commercial
- Incidental Spaces
- Bayside Boundary
- Suburb Boundary



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## Strategic redevelopment sites

The Bayside Business Employment Area (BBEA) is a key strategic redevelopment site in the suburb of Cheltenham, adjoining Sandringham to the east. The BBEA is further discussed in the Cheltenham chapter.

Land at the corner of Beach Road and Georgiana Street, Sandringham is identified as a strategic redevelopment site also, however due to its coastal location will remain within the coastal controls areas (DDO1).

## Independent Living Units and Public Housing

In Sandringham there are three clusters of independent living units for older adults, consisting of 95 dwellings in total. The largest site, Aveo The George, has 71 dwellings and its nearest open space is the Bay Road Heathland Sanctuary, Pobblebonk Park and Merindah Park.

Sandringham has 89 public housing dwellings, most of which are clustered into one small estate. The Kenneth Street estate is bounded by Bluff and Highett Roads and has 72 low-rise flats. The estate adjoins R G Chisholm Reserve.

## Implications for the Open Space Strategy

- Projected population growth will have a minimal impact on the demand for open space in Sandringham over the next 20 years.

## 2.9.4 Analysis

### Accessibility

**Table 60** Accessibility of open space in Sandringham

Provision of open space	Average for Sandringham	Average for Bayside
All open space in Sandringham counted as part of the open space network	69.87 ha	
Open space per 1000 resident population 2011 excluding golf courses (9485)	7.37 ha	3.15 ha
Open space per 1000 resident population 2026 excluding golf courses (10,126)	6.90 ha	2.88 ha

The amount of open space in Sandringham is 7.37 hectares per 1000 people, easily exceeding the average for Bayside which is 3.15 hectares. Whilst it appears that the open space provided for in this suburb is adequate there are still a number of deficiencies within Sandringham.

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There is opportunity for Council to:

- improve the trail network to link places with poor access to significant open space in the suburb
- investigate shared uses of open space with schools in the area, both private and public, to formalise arrangements for the community to access school ovals and playgrounds.

### Appropriateness

There are four Conservation Reserves located in Sandringham which are not able to be easily used by the wider community for a wide range of recreational and relaxation activities. For example, Bay Road Heathland Sanctuary, George Street Bushland Reserve, Picnic Point Crescent Gardens (24.47 hectares) to the north of Linacre Road and Sandringham foreshore south of Tennyson to Red Bluff Street are counted as open space, but have limited usability for recreational pursuits.

Two of the four Conservation Reserves within Sandringham allow dogs off leash at various times across the year. Council's policy in relation to Conservation Reserves is to manage them to minimise threatening processes. Sandringham has a range of other spaces which may be suitable as replacement dog off leash areas.

There is opportunity for Council to:

- review the range of uses that are supported in less accessible open space in Sandringham, particularly in the areas identified as being deficient in open space to assist with accessibility.
- Review dog off leash access to Bay Road heathland Sanctuary and George Street Bushland Reserve.

### Affordability

Ideally Council would want to increase the amount of open space in this suburb as there are a number of deficiencies in open space. There are sections of Sandringham that are severely deficient in the type of open space that allows structured and unstructured recreation. However, it must be acknowledged that it is unlikely that new space will become available and purchasing additional space may be beyond Council's financial capabilities.

### Environmental sustainability

As Sandringham experiences an increase in population growth and housing density, there will be significant pressure on the open space network and the need to acquire more open space within the Activity Centre. It is important that the open space can provide for a range of uses and ages.

Urban heat island effect is an important environmental consideration, particularly in the Activity Centre of Sandringham. It is important that provision of open space in the Major Activity Centre area is sufficient, along with the planting of large canopies in open space, as these measures will assist in mitigating the heat island effect.

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There is opportunity for Council to:

- provide adequate shade in the form of public realm plantings in the Major Activity Centre to provide relief for visitors and address the urban heat island effect.

### Connectedness

Sandringham is in parts very well serviced with open space. There is potential opportunity to improve existing and create new linkages and trails.

Council has identified the following opportunities for trail improvements in Sandringham:

- pedestrian and cycle links along the Sandringham railway line
- pedestrian and cycle links to and from the Major Activity Centre to the foreshore and other areas of the suburb.

### Communication

The key communication issues for Sandringham are going to be around the following:

- maintaining continued sound relationships with Department of Sustainability and Environment in relation to the management of the foreshore
- working with members of 'friends of groups' of Conservation Reserves in Sandringham
- advocating to VicTrack regarding the potential Sandringham railway line trail.

## 2.9.5 Priority actions

- Accept land in lieu of cash in areas identified as deficient in open space.
- Develop improved trail links along Sandringham railway line.
- Advocate to VicRoads, or other appropriate planning processes, to consider the Sandringham railway trail as a potential link on the Principal Bicycle Network.
- Review dog off leash access to Bay Road Heathland Sanctuary and George Street Bushland Reserve.

### 3 Consolidated Suburb Action Plan

The consolidated suburb action plan draws together all of the Priority Actions outlined for each suburb.

#	Action	Responsibility (First listed is lead department)	Priority	External Agency
<b>Beaumaris</b>				
BEA1	Accept land in lieu of cash in areas identified in deficient in open space to the north and north-east of the suburb.	US	High	
		SP	Ongoing	
BEA2	Prioritise the preparation of master plans with associated management plan functions for Balcombe Park (7a and 7b) and Donald MacDonald Reserve (38a and 38b).	ESOS, RESD	Medium	
BEA3	Improve trails through the northern and north-east area of Beaumaris to existing open spaces.	AMS, RESD, ESOS, US	Medium	
BEA4	Improve trails to connect Beaumaris better with Cheltenham and Mentone train stations.	AMS, RESD, ESOS, US	Medium	Kingston City Council
BEA5	Improve the safety of Reserve Road as a trail connecting Beach Road with Bay Road and the Bayside Business Employment Area.	AMS, RESD, ESOS, US	High	Vic Roads
BEA6	Review dog off leash access to Balcombe Park Bushland (oval surrounds), Beaumaris foreshore, Gramatan Avenue Heathland Sanctuary, Long Hollow Heathland and Ricketts Point.	AP, RESD	Medium	
<b>Black Rock</b>				
BLR1	Prioritise acquisition of land in Black Rock (and Highett) over other suburbs in the municipality, if opportunity arises.	CS, US, SP	Medium	
BLR2	Accept land in lieu of cash in areas identified as being deficient in open space to the centre, east and a small portion to the south.	US	High	
		SP	Ongoing	
BLR3	Develop a pedestrian and cycle access way around the perimeter of the Sandringham	AMS, RESD, ESOS, CS	Medium	Golf Course tenant

#	Action	Responsibility (First listed is lead department)	Priority	External Agency
	Golf Course.			
BLR4	Encourage the Royal Melbourne Golf Club to develop a pedestrian and cycle access way around the perimeter of the golf course.	AMS, RESD, ESOS, US	Low	Royal Melbourne Golf Course
BLR5	Improve trails from Black Rock to nearby Sportsgrounds and Social Family Recreation spaces including: Donald MacDonald Reserve, Tjilatjirrin Reserve and Royal Avenue Parklands.	AMS, RESD, ESOS, US	Medium	
BLR6	Review dog off leash access to Black Rock South foreshore and Half Moon Bay foreshore.	AP, ESOS	Medium	
<b>Brighton</b>				
BRI1	Accept land in lieu of cash in areas identified as being deficient in open space.	US	High	
		SP	Ongoing	
BRI2	Review the role that Billilia and Kamesburgh House play in the open space network, and investigate whether their role could be broadened.	ESOS, RESD, CS	Medium	
BRI3	Actively plan for the creation of additional open space in the Martin Street, Bay Street and Church Street Activity Centres.	US, ESOS, RESD, SP, CS	High	
BRI4	Improve cycle and pedestrian links from the Martin Street, Bay Street and Church Street Activity Centres to the foreshore.	AMS, RESD, ESOS, US	Medium	
BRI5	Develop a trail along Cochrane or Asling Streets to link key destinations along these routes including schools, Activity Centres and community facilities.	AMS, RESD, ESOS, US	Medium	
BRI6	Enhance the Elster Creek Trail (including through Elsternwick Park) to connect from Bentleigh to Brighton North.	AMS, RESD, ESOS, US	High	Melbourne Water
BRI7	Improve the Nepean Highway shared trail.	AMS, RESD, ESOS, US	High	VicRoads
BRI8	Develop improved trail links along Sandringham railway line.	AMS, RESD, ESOS, US	Low	VicTrack
BRI9	Investigate the provision of additional dog off leash spaces.	AP, RESD, ESOS	Medium	
BRI10	Advocate to VicRoads, or other appropriate planning processes, to consider the Sandringham railway trail as a potential link on the Principal Bicycle Network.	AMS, RESD, ESOS, US	Medium	VicRoads

#	Action	Responsibility (First listed is lead department)	Priority	External Agency
<b>Brighton East</b>				
BRE1	Accept land in lieu of cash in areas identified as being deficient in open space.	US	High	
		SP	Ongoing	
BRE2	Improve trails to Dendy Park and Hurlingham Park from other parts of Brighton East.	AMS, RESD, ESOS, US	Medium	
BRE3	Improve links from Brighton East to Princes Park and E E Gunns Reserve in the City of Glen Eira.	AMS, RESD, ESOS, US	Low	Glen Eira City Council
BRE4	Enhance the Elster Creek Trail (including through Elsternwick Park) to connect from Bentleigh to Brighton North.	AMS, RESD, ESOS, US	High	Melbourne Water Glen Eira City Council
BRE5	Develop a pedestrian and cycle access way around the perimeter of the Brighton Golf Club.	AMS, RESD, ESOS, US, CS	Medium	
BRE6	Improve pedestrian and cycle connections to Brighton Beach station, Middle Brighton station, Moorabbin station and Patterson station.	AMS, RESD, ESOS, US	Medium	Glen Eira City Council Kingston City Council VicRoads
BRE7	Improve the Nepean Highway shared trail.	AMS, RESD, ESOS, US	High	VicRoads
BRE8	Prioritise the preparation of a master plan with associated management plan functions for Hurlingham Park.	ESOS, RESD	High	
<b>Cheltenham</b>				
CHE1	Accept land in lieu of cash in areas identified as deficient in open space.	US	High	
		SP	Ongoing	
CHE2	Support the ongoing preparation of a master plan with associated management plan functions for Cheltenham Park.	ESOS, RESD	High	
CHE3	Create a developer funded open space in the BBEA to serve the open space needs of employees within the BBEA as well as residents in the north of Cheltenham and Highett.	US, SP	Medium	

#	Action	Responsibility (First listed is lead department)	Priority	External Agency
CHE4	Develop a pedestrian and cycle trail between the BBEA and Cheltenham train station (and potential Southland train station).	AMS, RESD, ESOS, US	Medium	Vic Roads
CHE5	Improve pedestrian and cycle links along the Frankston railway line.	AMS, RESD, ESOS, US	Low	VicTrack
CHE6	Improve pedestrian links from Cheltenham to Sir William Fry Reserve in Kingston City Council.	AMS, RESD, ESOS, US	Medium	Kingston City Council
CHE7	Improve Pennydale Park to service the open space needs of the suburb north of Park Street.	ESOS, RESD	High	
CHE8	Improve the safety of Reserve Road as a trail connecting Beach Road with Bay Road and the BBEA.	AMS, RESD, ESOS, US	High	VicRoads
CHE9	Identify additional dog off leash spaces.	AP, RESD, ESOS	Medium	
CHE10	Monitor the impact of future development in and around Southland, including a potential new railway station, on the open space needs of Cheltenham.	US, ESOS, RESD	Medium	Department of Transport Public Transport Authority Department of Planning and Community Development Kingston City Council
<b>Hampton</b>				
HAM1	Accept land in lieu of cash in areas identified as deficient in open space.	US	High	
		SP	Ongoing	
HAM2	Develop improved trail links along Sandringham railway line.	AMS, RESD, ESOS, US	Medium	VicTrack
HAM3	Investigate turning the strip of land between Hastings Street and the railway line into a local park to serve the Hampton Major Activity Centre.	ESOS, RESD, US, AMS	High	VicTrack
HAM4	Actively plan for the creation of additional open space in the Hampton Major Activity Centre.	US, ESOS, RESD, SP, CS	High	
HAM5	Improve cycle and pedestrian links from the Hampton Major Activity Centre to the foreshore.	AMS, RESD, ESOS, US	High	
HAM6	Advocate to VicRoads, or other appropriate planning processes, to consider the Sandringham railway trail as a potential link on the Principal Bicycle Network.	AMS, RESD, ESOS, US	Medium	VicRoads

#	Action	Responsibility (First listed is lead department)	Priority	External Agency
<b>Hampton East</b>				
HAE1	Accept land in lieu of cash in the area identified as deficient (north-east corner).	US	High	
		SP	Ongoing	
HAE2	In any future structure planning for Moorabbin Major Activity Centre, identify a location for sizeable open space (at least 2000 sqm) near the Activity Centre.	US, ESOS, RESD, SP, CS	High	
HAE3	Improve pedestrian and cycle links along the Frankston railway line.	AMS, RESD, ESOS, US	Medium	VicTrack
HAE4	Improve the Nepean Highway shared trail.	AMS, RESD, ESOS, US	Medium	VicRoads
HAE5	Investigate the provision of a dog off leash area.	AP, RESD, ESOS	High	
<b>Highett</b>				
HIG1	Prioritise acquisition of land in Highett (and Black Rock) over other suburbs in the municipality, if opportunity arises.	CS, US, SP	Ongoing	
HIG2	Secure additional unencumbered open space for Highett through the redevelopment of the CSIRO site.	US, SP	High	CSIRO
HIG3	Appropriately protect the significant indigenous vegetation on the CSIRO site when the land is redeveloped.	US, SP	High	Future land owner
HIG4	Ensure that appropriate trails are developed linking a redeveloped CSIRO site to key destinations including Sir William Fry Reserve, Lyle Anderson Reserve, Highett Activity Centre (Gasworks site), the BBEA and Southland PAC train station.	US, AMS, SP	Medium	Kingston City Council VicTrack Vic Roads
HIG5	Improve pedestrian links from Highett to Sir William Fry Reserve in Kingston.	AMS, RESD, ESOS, US	Medium	Kingston City Council VicTrack Vic Roads
HIG6	Improve pedestrian and cycle links along the Frankston railway line.	AMS, RESD, ESOS, US	Low	VicTrack
HIG7	Develop a pedestrian and cycle trail between the BBEA and Highett train station.	AMS, RESD, ESOS, US	Medium	
HIG8	Enter into discussions with Melbourne Water to see if shared access arrangements can be entered into to provide additional public open space on the reservoir land off Advantage Road.	RESD, ESOS, US	Medium	Melbourne Water

#	Action	Responsibility (First listed is lead department)	Priority	External Agency
<b>Sandringham</b>				
SAN1	Accept land in lieu of cash in areas identified as deficient in open space.	US	High	
		SP	Ongoing	
SAN2	Develop improved trail links along Sandringham railway line.	AMS, RESD, ESOS, US	Low	VicTrack
SAN3	Review dog off leash access to Bay Road Heathland Sanctuary and George Street Bushland Reserve.	AP, ESOS	Medium	
SAN4	Advocate to VicRoads, or other appropriate planning processes, to consider the Sandringham railway trail as a potential link on the Principal Bicycle Network.	AMS, RESD, ESOS, US	Medium	VicRoads
SAN5	Continue to seek the formalisation of the provision of ongoing community access and use to the open space at the Sandringham College, Beaumaris campus.	RESD, ESOS, US	Medium	DEECD School

**Priority**

High = 1 – 3 years  
 Medium = 4 – 7 years  
 Low = 7 plus years

**Responsibility**

ESOS: Environmental Sustainability and Open Space Department  
 US: Urban Strategy Department  
 RESD: Recreation, Events and Social Development Department  
 AMS: Asset Management Services Department

CCS: Communications and Customer Service Department  
 CS: Commercial Services Department  
 AP: Amenity Protection Department  
 SP: Statutory Planning Department