



# Wyndham Open Space

Strategy 2045



## Acknowledgements

The report Wyndham Open Space Strategy 2045 has been prepared by TRC Tourism ([www.trctourism.com](http://www.trctourism.com)) for Wyndham City Council.

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Wyndham City acknowledges the Kulin Nation peoples as the traditional owners of the land and pays respect to their elders past and present.



PREPARED BY



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# 1. Introduction

## 1.1 Background and context

### 1.1.1 THE VALUE AND IMPORTANCE OF OPEN SPACE

Public open spaces play a vital role in the life of a community and are highly valued. They provide the space for exercising, playing and watching outdoor sports, meeting, socialising with friends and family or relaxing and unwinding.

Open space provides relief from the built urban environment and contributes to neighbourhood character and making urban areas more attractive, more liveable and better connected. Open space can also provide habitat for flora and fauna and celebrate our cultural, heritage and landscape values.

Over the past decade a growing body of research from around the world has shown that a high quality network of public open space has direct benefits for our physical health, mental wellbeing, social interactions, sense of community identity and our local economy.

The liveability of communities is of fundamental concern to Council as it directly influences the quality of life and wellbeing of Wyndham's residents. State and local planning directives recognise the importance of providing communities with attractive, safe and accessible open space. It is also recognised that open spaces provide opportunities to improve community health and connectedness and can improve economic prosperity through reducing the costs associated with poor physical and mental health and lack of community cohesion.

Through the development of the *Wyndham City Plan (2013)*, *Quality Community Plan (2007)*, *Wyndham's Leisure Strategy (2013)* and *Wyndham Community Health, Wellbeing and Safety Plan (2013)* the Wyndham community identified accessing quality and safe open space as a top priority.

This *Wyndham Open Space Strategy 2045* (WOSS) recognises the importance and value of open space to the Wyndham community and makes recommendations to protect and improve open space values over the next 30 years.

### 1.1.2 WYNDHAM CITY – OVERVIEW

Wyndham City is a local government area in the outer south-western suburbs of Melbourne, Victoria. It is approximately half way between the Melbourne Central Business District (CBD) and the regional city of Geelong. Werribee, the CBD of Wyndham, is approximately 40 kilometres from the Melbourne CBD.

The municipality covers an area of 542 square kilometres, which encompasses:

- established urban areas of Werribee, Hoppers Crossing and Laverton North
- expanding established urban growth fronts of Point Cook, Wyndham Vale, Truganina and Tarneit
- new urban growth fronts of Manor Lakes, Tarneit, Truganina, Williams Landing and Mambourin
- the future urban periphery of Mt Cottrell and Quandong (including Eynesbury), and
- rural satellite townships of Werribee South and Little River.

The Wyndham landscape is characterised by large flat basalt plains interspersed with incised natural waterways and drainage lines. The plains include large wetlands and some remnant grasslands and tree stands although many have been altered through agricultural clearing and use. These plains run south to the coast, north into the City of Melton and west to the City of Greater Geelong where the You Yangs and the Werribee River are prominent natural landscape features.

To the south of the existing urban area are the large market gardens of Werribee South and the Melbourne Water Western Treatment Plant in Cocoroc. A narrow strip of largely undeveloped coast runs along the entire southern border of the municipality wedged between these land uses and Port Phillip Bay. The Wyndham Marina development and the township of Werribee South are located on the coast at the mouth of the Werribee River.

These landscape features are important to the Wyndham open space network.

Wyndham City Council currently manages over 503 open spaces which are considered in this Strategy. These open spaces total 1,061 hectares in area and include parks, sports grounds, encumbered land containing off-road walking and cycling pathways and drainage corridors, and heritage conservation and environmental areas.

Other regional scale conservation parks and reserves within Wyndham are managed by Parks Victoria and Committees of Management on behalf of the state government.

The municipal population at 30 June 2014 was 199,715 of which 192,332 are estimated to reside within the Wyndham urban area. The municipal population is forecast to grow to 448,658 by 2045, of which 438,821 will reside in the Wyndham urban area.

Planning for such rapid and significant population growth and urban expansion will affect how open space is planned, provided and managed now and in the future.

## 1.2 Role of council and this strategy

Council is the primary owner and manager of open spaces for its residents, workers and visitors and the key decision maker about open space and how it is planned, provided, developed, used and managed.

While Council is responsible for planning in established areas of the city, the Victorian Government's Metropolitan Planning Authority (MPA) has overall responsibility for the strategic planning of the future urban growth areas covered by precinct structure plans in consultation with Council.

To deliver open space opportunities Council may also enter into partnerships with other organisations including property developers, private providers, neighbouring councils and the state government.

In the strategic and statutory land use planning context Council is the 'planning authority' and the 'responsible authority' for land use planning and the implementation, planning and development of open space under the *Planning and Environment Act 1987*.

This open space strategy is the key council document used to determine priorities for the planning, provision and development of open space across a municipality.





## 1.3 Developing the Wyndham open space strategy 2045

### 1.3.1 THE CHANGING CONTEXT

In 2004 Council endorsed its current open space strategy. Factors affecting open space planning have changed considerably since the 2004 strategy was developed including:

- significantly higher population forecasts and growth for Wyndham
- rapid new residential development in the north, west and east of the municipality at a pace that was not anticipated
- an expanding metropolitan Urban Growth Boundary and increased land values
- a more diverse population with changing demographics, cultural backgrounds, work patterns, recreation needs and lifestyles
- changing patterns of open space use
- changing development trends including increasing housing densities
- creation of a grassland reserve on the western growth boundary of the municipality
- increased awareness of the importance of local biodiversity and heritage values, water use and climatic conditions when planning for open spaces
- updated state government planning documents affecting how open space is provided and delivered including *Plan Melbourne* (2014), *Precinct Structure Planning Guidelines* (2012), and *Practice Note 70 – Open Space Strategies* (2013)
- shifting of some responsibilities for strategic open space planning in growth areas to the MPA
- increasing costs to Council of acquiring, developing and managing open space.

Accordingly, Council must provide strong evidence and a strategic policy basis to demonstrate the quantity and quality of open space needed to serve its current and future communities.

As communities expand and the amount of undeveloped land decreases it is also desirable that open spaces serve a variety of purposes. Sound strategic planning is essential as a basis for Council to plan and negotiate timely and effective open space outcomes with property developers and state government.

Those outcomes will need to balance economic investment and community needs, while enabling sustainable capital and maintenance expenditure for Council.

### 1.3.2 PROJECT PURPOSE, OBJECTIVES AND METHODOLOGY

The purpose of the WOSS is to provide strategic direction for the future planning, provision and management of council owned and managed open space in Wyndham City from 2015 to 2045.

It is intended to address the open space needs of the existing Wyndham community and to plan for future growth by anticipating the needs of the growing Wyndham population.





The WOSS is intended to be consistent with the broader policy context set out in local and state government planning documents including the open space provision standards set out in the *Precinct Structure Planning Guidelines* (2012) and the strategic directions of *Plan Melbourne Metropolitan Planning Strategy* (2014). It is also consistent with relevant legislation including the *Planning and Environment Act 1987* and *Subdivision Act 1988*.

Council aims for the WOSS to provide the framework to deliver a high quality network of open space that supports healthy and active outdoor lifestyles and enhances Wyndham's natural landscape and heritage values.

Specifically, Council's objectives for the Strategy are to:

- guide the delivery of open space for the next 10 years, with consideration of open space requirements for the next 30 years
- determine the appropriate amount of open space for active, passive, conservation, environmental and heritage purposes while objectively looking at community needs
- assist Council with meeting the objectives of UNICEF's Child Friendly Cities initiative
- plan for an open space network that considers 'whole of life' affordability and sustainability
- improve the health and wellbeing of Wyndham City residents, workforce and visitors through increased engagement and participation in open spaces
- provide a strategic document that is capable of translation, as relevant, into the *Wyndham Planning Scheme*.

### **A six-stage process was employed to develop this Strategy:**

**Stage 1** - Undertaking situation analysis

**Stage 2** - Preparing an issues and opportunities discussion paper

**Stage 3** - Conducting community and stakeholder consultation (Phase 1)

**Stage 4** - Preparation of a draft open space strategy

**Stage 5** - Conducting community and stakeholder consultation (Phase 2)

**Stage 6** - Preparing the Final *Wyndham Open Space Strategy 2045*.

This Final Strategy now consolidates and addresses the issues identified in the Draft Strategy and the earlier *Wyndham Open Space Strategy Issues and Opportunities Discussion Paper* and the feedback received from stakeholders and the community through the two public exhibitions period, focus groups and community open houses.

### 1.3.3 COMMUNITY AND STAKEHOLDER CONSULTATION

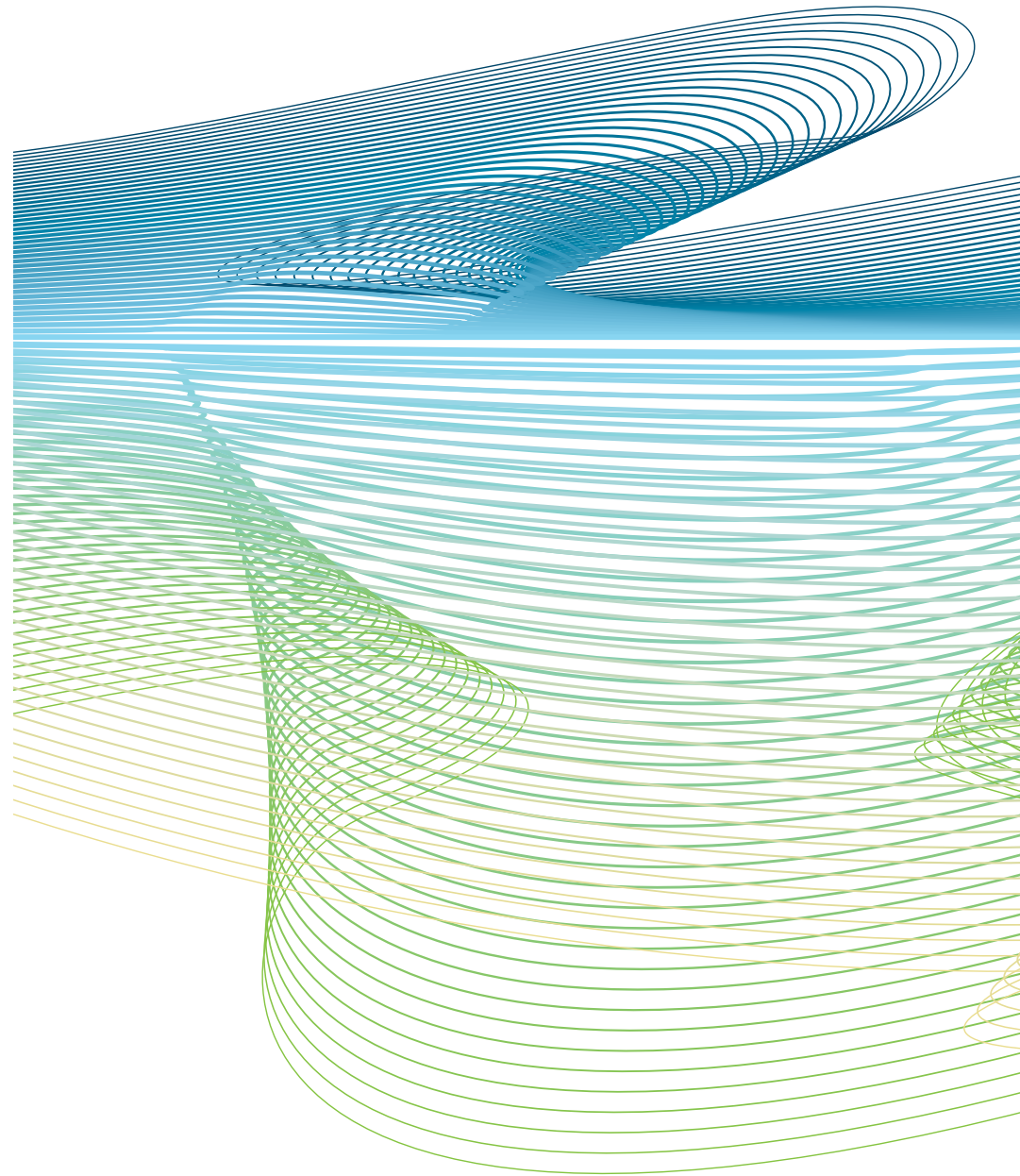
The Draft Strategy was released for public exhibition on 5 June 2015 for a six-week period. During the public exhibition period the community and stakeholders were invited to attend forums and focus groups to understand and learn about the Draft Strategy.

Key themes raised in the consultation period were:

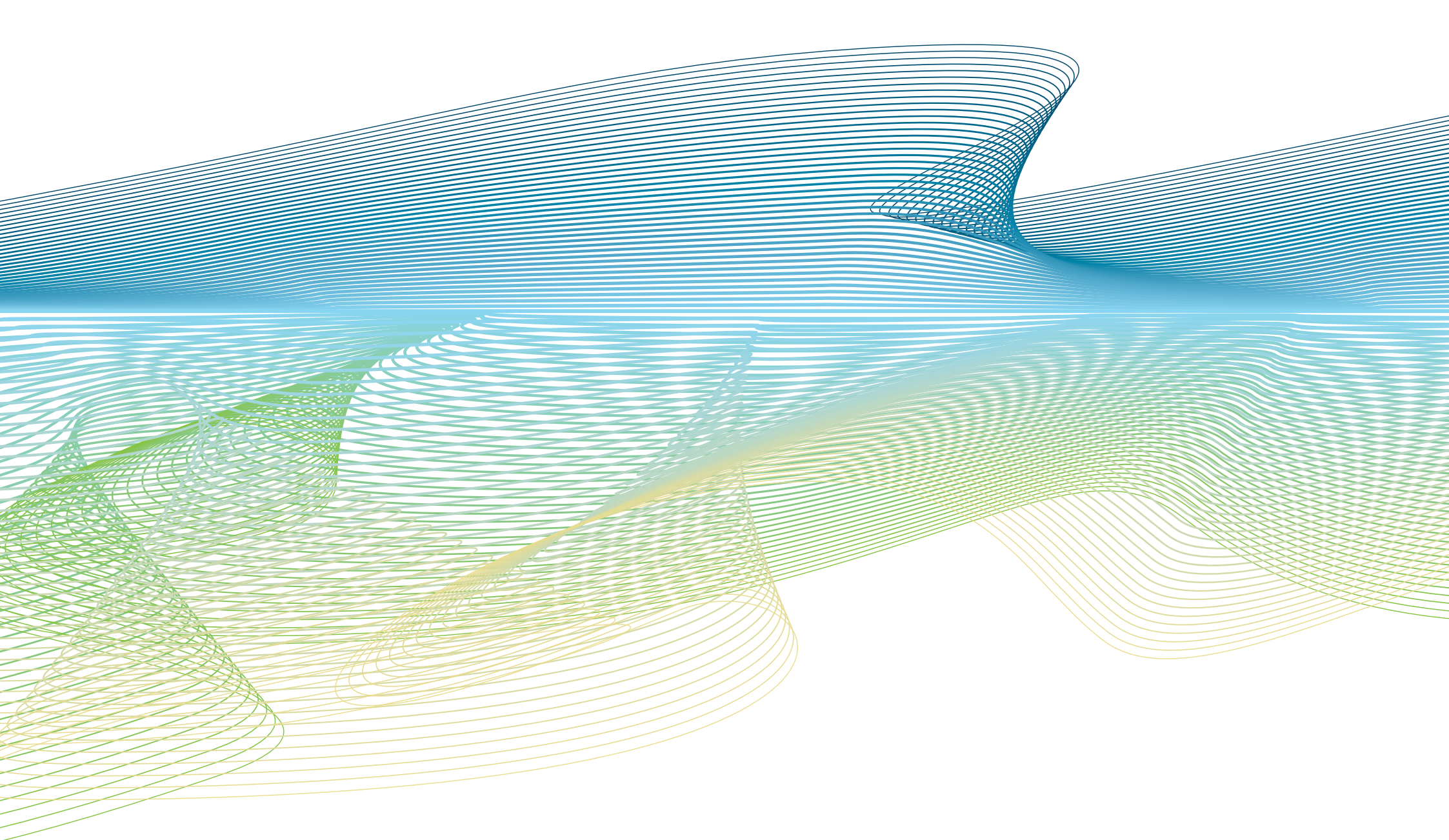
- the desire to better understand how the community uses local parks and passive recreation open spaces
- the need to clarify responsibilities for the planning and provision of regional level sporting open space.
- the need to better recognise the purpose and community benefits of active open spaces when not being used for formal sport
- to recognise that the integration of encumbered land could provide and improve opportunities within the open space network and consequently increase the developable area
- to provide suitable areas for dogs off lead
- to improve opportunities and community outcomes for co-location of open space within and adjacent to schools
- to consider future open space requirements as a result of future infill residential development.

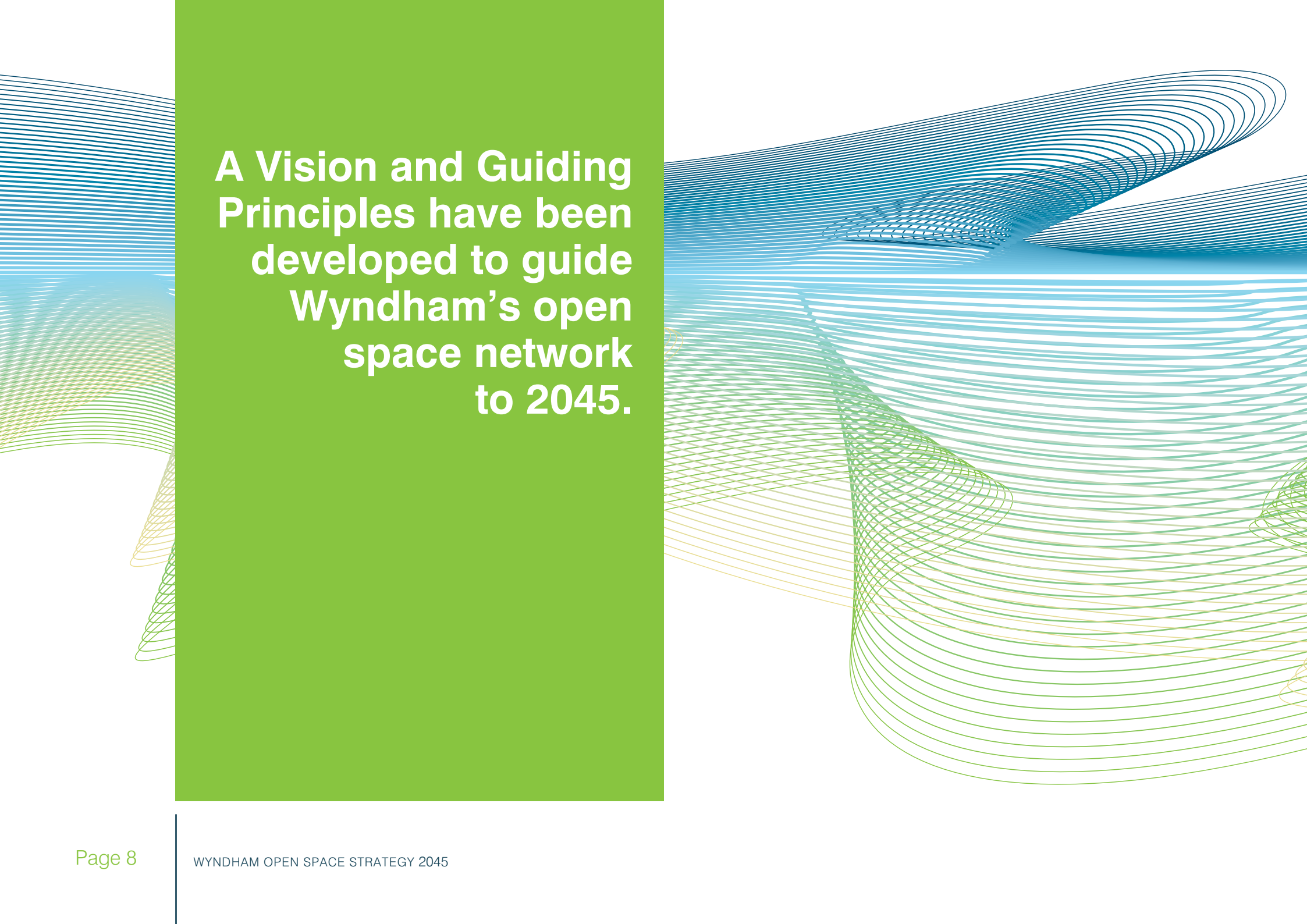
Previous documents that have informed this Strategy, including the *Draft Wyndham Open Space Strategy 2040* and *Wyndham Open Space Issues and Opportunities Discussion Paper* can be found on the Wyndham Open Space Strategy webpage:

[www.wyndham.vic.gov.au/openspacestrategy](http://www.wyndham.vic.gov.au/openspacestrategy)







The background of the page features abstract, flowing lines in shades of blue and green. These lines create a sense of movement and depth, resembling a stylized landscape or a network of paths. The lines are more densely packed in some areas, creating a textured effect, while in others, they are more sparse. The overall color palette is cool and natural, with the green lines appearing more vibrant than the blue ones.

**A Vision and Guiding  
Principles have been  
developed to guide  
Wyndham's open  
space network  
to 2045.**





## 2. Vision and Guiding Principles

## 2.1 Vision

**We will provide an accessible and well-connected open space network which contributes to the social interaction, health and wellbeing of our community and protection of our natural and cultural environment now and into the future.**

Our success will be measured by increased participation in outdoor physical activities, increased open space visitation, improved personal health and wellbeing, protection of our natural and cultural assets and community pride in our open spaces.

## 2.2 Guiding principles

The following principles will guide the future planning, provision, development and management of Wyndham's open space to ensure that Wyndham's community have diverse and attractive open spaces that can be accessed with ease.

**Accessible and equitable** – a network of fit for purpose open spaces that connects destinations and allows Wyndham residents to access, explore and enjoy their city regardless of location, age, ability or culture.

It is important to ensure the equitable provision of open space opportunities for both genders commensurate with community demand.

**Health and wellbeing** – an open space network that facilitates varied opportunities to engage in physical activity and social connectedness.

**Efficient** – planning, development and management of a range of open space settings that support a balanced diversity of leisure activities and optimise land use efficiencies and functionality.

**Nature and heritage** – siting, development and management of open space in a way that respects and recognises local biodiversity, Indigenous and European heritage values and natural landscape characteristics.

**Sustainable and adaptable** – planning, siting and development of open space that considers:

- whole of life asset management across all areas of design, construction, maintenance and disposal
- climate change and adverse effects on the environment
- Council's resource capacity in the future
- changing community needs over time, demographics, leisure participation and leisure trends.

**Partnerships** – a collaborative approach with the community, schools, all levels of government, peak sporting associations, community organisations and the private sector in the planning, provision, development, communication and management of open space.

**Safety** – siting, design and development of open space to maximise public safety, passive surveillance and security of assets.





## 3. Definition and Framework

# This section describes the definition of open space and the open space characteristics, purposes and types and provision standards that will inform the open space framework used in the WOSS.

## 3.1 Definition of ‘open space’

‘Open space’ is a broad term with a variety of meanings depending on how it is applied. As a general understanding, ‘open space’ in the WOSS refers to public outdoor spaces such as parklands, play areas, playing fields, conservation areas, linear corridors for walking and cycling and other similar spaces people use for recreation, sport and social interaction.

The open space covered by the Strategy is defined by Council as:

**‘All freely accessible land owned and/or managed by Wyndham City Council used for active, passive, conservation and heritage purposes.’**

This open space is generally reserved or zoned for the above purposes, distinguishing it from other types of public owned land. It covers:

- open space that is currently zoned Public Park and Recreation Zone (PPRZ) and is owned and managed by Council
- land determined by Council to be classified as open space but which is not zoned PPRZ.

Council considers that enabling community access to, and enjoyment of, open space is a priority consideration in the WOSS. Therefore, Council has excluded from the Strategy areas where community access is restricted or limited (including some areas zoned PPRZ). Examples include education facilities, golf courses, shooting ranges, motor sport facilities, race courses and equestrian facilities.



Reference is made in this Strategy to open space and other land with open space potential that is owned and managed by other government departments and agencies including Parks Victoria, Melbourne Water, VicTrack and the Department of Education and Training. It is recognised that, if formally integrated within the community open space network,

these lands play (or could play) an increasingly important role in the broader Wyndham open space network. However, the Strategy will not make recommendations about the use and management of such land except where Council has reached agreement with the land manager.

Privately owned open space can contribute to amenity, landscape character and, in some cases, protection of natural and cultural values. Given that ownership

of such land is private and its contribution to the open space network or public access cannot be guaranteed, private land is outside the scope of this Strategy.



## 3.2 Types of open space

This section defines the different types of open space that occur in Wyndham and discusses their different planning and management requirements.

### 3.2.1 PRIMARY AND SECONDARY PURPOSE OPEN SPACE

The allocation of open space is closely linked to its character and purpose. At the broadest level, the open space in Wyndham can be divided into primary and secondary purpose open space.

**Primary purpose open space** is set aside or managed to provide specifically for a range of community sporting, recreation, leisure and social activities. Primary purpose open space is usually delivered via developer contributions or as developer requirements. Examples include:

- sports grounds and outdoor facilities for formal outdoor sports
- recreation parks for informal, unstructured play, playgrounds and respite from the urban environment
- linear corridors for walkways and cycling pathways.

**Secondary purpose open spaces** are areas with other primary functions that are used 'opportunistically' as recreation open space. Typically they are site specific landscape features or values and are likely to be, or have been, subject to the same levels of management control irrespective of urban development and associated community requirements. Examples include areas set aside to protect environmental and heritage values, riparian corridors, beach and coastal dune areas, floodways and drainage reserves.

These spaces are sometimes integrated within or adjacent to primary open spaces. Consistent state government policy through the *Precinct Structure Planning Guidelines*, **where the land is encumbered it does not count toward the quantity of public open space delivered through developer contributions.**

Council recognises that, on a site by site basis, secondary open space areas are an important component in supplying community open space needs for passive recreation, pedestrian and cycle linkages, buffers and general amenity. Therefore, secondary open space areas are included in the Strategy.

### 3.2.2 OPEN SPACE TYPES

Open space provided for community use and leisure requirements can be separated into distinct types based on how people use or value the spaces. Council has classified its open spaces into the following categories:

- passive open spaces (informal and unstructured recreation)
- active open spaces (formal and structured sport)
- conservation open spaces
- landscape amenity open spaces
- encumbered open spaces (generally flood affected land adjacent to waterways) which may incorporate linear open spaces (for pathways, cycleways and trails).

Each type of open space has different planning and management requirements.

### 3.2.3 PASSIVE OPEN SPACE

Passive open space is open space that is intentionally set aside to meet demands for informal recreation use, unstructured physical activities, play, socialising, casual enjoyment by the community and enjoyment of nature. It also provides residents with respite from the built environment. Passive open spaces include a range of parks and open areas as well as highly modified spaces such as public gardens and town squares.

For new residential developments standards for distribution (coverage) and size of local passive open spaces are specified through the local planning scheme clauses and *Precinct Structure Planning Guidelines*.

The locations and sizes of passive open spaces will vary depending on housing densities, landscape features, integration of encumbered land, recreation opportunities and the population catchment it is intended to serve.

There may be opportunities to integrate and incorporate land that is not suitable for residential or other development in the design of passive open space. This is particularly the case for areas with heritage and conservation values which can provide improved amenity, diversity of experiences, and opportunities to learn about these values.

The management of heritage and conservation sites may require limitations on public access or provision of infrastructure such as fencing and pathways to assist in managing public use.

### 3.2.4 ACTIVE OPEN SPACE

Active open space is open space that is intentionally set aside for formal outdoor sports. It includes both the space within the bounded playing fields or courts and the surrounding space required to accommodate associated facilities. Active open spaces are likely to include the following spatial requirements:

- playing fields/courts
- run out and safety zones
- buffer zones between incompatible uses such as roads, wetlands, creeks and water bodies
- pavilions/buildings
- car parking and internal roads
- pathways and pedestrian circulation space
- associated facilities (such as fencing, cricket nets, scoreboards, storage/maintenance sheds)
- landscaping and playgrounds.

To be functional for its intended use, active open space has a number of quality requirements including:

- size (adequate to meet sporting play dimensions)
- shape
- gradient
- orientation (to avoid sun glare)
- soil stability/quality
- freedom from encumbrances which adversely affect functionality, user safety or maintenance
- access to water for turf irrigation purposes.

The size of active open spaces will vary depending on the sports being catered for and the size of population catchments (district/municipal/regional) they are intended to serve.

Encumbered land, particularly flood prone land, is generally not suitable for active open space due to the incompatible nature of sports ground developments with drainage and flood mitigation functions.

Active open space provides many of the same opportunities as passive open space when not being used for formal organised sports and the size and surface conditions of active open spaces often make these preferred sites for a range of passive recreation and informal sporting activities.

Planning schemes need to ensure that land for active open space is zoned appropriately for the intended use and enables the development of facilities required for formal sporting use such as floodlighting, goal posts and club houses.

Minimum standards for distribution and sizes of active open spaces in new residential developments are specified through the *Precinct Structure Planning Guidelines*.





### 3.2.5 CONSERVATION OPEN SPACE

Conservation open spaces are those areas of the open space network that have a primary purpose of protecting and/or improving recognised biodiversity, habitat or heritage values. Heritage values include recognised Indigenous and non-Indigenous values that have been identified through previous studies. Some heritage values are also protected within passive open spaces.

These spaces add amenity and diversity to the open space network and can provide the community with opportunities to appreciate and learn about heritage and conservation values.

Public access to conservation spaces is likely to be managed and controlled depending on the significance of the values.

Conservation areas do not count toward the quantity of public open space delivered through developer contributions.

### 3.2.6 LANDSCAPE AMENITY OPEN SPACE

Landscape amenity open spaces are small areas managed to protect and improve landmarks, signage points, natural features, views, vegetation buffers or other areas with landscape amenity value.

While these open spaces have limited opportunities for recreational use by the community they serve an important role in protecting Wyndham's natural character and providing general landscape amenity.

### 3.2.7 ENCUMBERED OPEN SPACE

Encumbered open spaces are areas of land unsuitable for urban development that may be integrated into the open space network. They include areas that have the primary function of drainage, flood protection and mitigation, wetland protection, water management and coastal buffers.

Land may also be encumbered because of utility and service requirements such as pipelines, pylons and overhead wires, and flight paths. Integration into the open space network is usually at the discretion of Council.

Encumbered land is generally not suitable for active open space due to the incompatible nature of sports ground developments with drainage and flood mitigation functions. In Wyndham, much of the linear open space network is located on encumbered land. This includes walking and cycling paths located on floodplains and stormwater buffers around waterways or wetlands or along railway corridors.

### 3.2.8 COMMUNITY FACILITIES WITHIN OPEN SPACE

Over time portions of active and passive open spaces have been subsequently used as sites for Council to develop non-recreation community facilities and associated infrastructure. This is frequently due to the location of and existing infrastructure within the active open spaces (e.g. car parking) or because no additional suitable land was available or able to be feasibly acquired / purchased for the community facility. This practice has led to the fragmentation and overall reduction and function of some open spaces, particularly in older established suburbs where additional land for community facilities was not planned at the time of development. The co-location of community facilities can provide some beneficial outcomes, particularly regarding the sharing of infrastructure such as car parking.

Note that passive and active open spaces containing community facilities are identified on maps in Appendix 1 and 2. The land used for these community facilities is included in the respective quantities calculated for 'active and 'passive' open space.

### 3.3 Wyndham's open space hierarchy

An open space hierarchy defines terminology that can be universally used to describe open spaces and their functions. It provides a framework to assist the planning, provision and analysis of open space and can assist in determining potential future needs and requirements. It can also be used as an asset management tool to assist the management and maintenance of open space 'types'.

State government *Practice Note 70 – Open Space Strategies* (2013) notes that a hierarchy should generally cover the function and user catchment.



Table 3.1 – Wyndham open space hierarchy

Hierarchy Type	Measure
<b>Regional</b>	<p>Parks that serve the broader regional population including people who live within the municipality and those from adjacent municipalities.</p> <p>Regional passive parks may also serve to protect and enhance environmental values in the regional context. These areas are typically managed by Parks Victoria or other state government agencies rather than Council.</p> <p>Where regional parks are used as active open space they may include sporting facilities that facilitate regional level competition play. Regional active open spaces have a 'regional-wide' catchment and may be located anywhere in the municipality or broader region.</p>
<b>Municipal</b>	<p>Parks (active and passive) that serve the municipal population and attract people from within the municipality.</p> <p>Municipal passive parks have a higher level of facilities and playgrounds, encouraging longer stays.</p> <p>Municipal active reserves inherently provide for low participation sports.</p> <p>Municipal open spaces have a 'municipal-wide' catchment and may be located anywhere in the municipality. There are often multiple 'municipal' level active and passive parks throughout the municipality as they provide for different experiences/sports.</p>
<b>District</b>	<p>Parks that serve a collection of adjacent neighbourhoods. These may provide for active sport and/or passive activities and are generally located within 1 kilometre of all dwellings.</p> <p>District parks may also protect sites of natural and heritage value and provide for landscape diversity and amenity.</p>
<b>Local</b>	<p>Parks that serve a neighbourhood. These generally provide for multiple informal recreation activities catering for a range of age groups and are generally located within 400 metres of all dwellings.</p> <p>Local parks cater mainly for frequent, short duration visits by residents from the surrounding walkable neighbourhoods.</p> <p>Local parks generally do not cater for formal sporting activities. Where sporting use occurs it is for junior sport, training and lower level community use.</p> <p>These parks may also protect natural and heritage values and provide for landscape diversity and amenity.</p>
<b>Pocket</b>	<p>Small parks that serve the immediate surrounding streets. In newly planned areas they are located in medium to high density residential areas and town centres. These parks provide for a variety of recreation activities and social settings and cater mainly for frequent, short duration visits by residents and workers from the surrounding walkable vicinity. In established areas development patterns have resulted in the provision of pocket parks within normal residential areas.</p> <p>These parks are provided according to development pattern and therefore have no specific distribution.</p>



Table 3.2 – Wyndham open space benchmarks

Function/Hierarchy	Quantity (ha/1000 pop)	Size/Purpose	Catchment (distance from houses)	Coverage (residential area)	Basis for standard
Passive Recreation					
Pocket Park	1.0ha/1000 (collectively)	<0.5ha	200m*	NA	WCC
Local Park		0.5 – 1.0ha	400m	95%	WPS, PSPGs
District Park		1.0 – 2.5ha	1000m	95%	WCC
Municipal Park		2.5ha +	No standard	NA	NA
Regional Park		As designated	No standard	NA	NA
Local Park (Employment)	2% NDAE	0.5 – 1.0ha	400m	95%	PSPGs
Active Recreation					
Local Reserve**	1.5ha/1000 people	Junior competition and training	1000m	NA	NA
District Reserve		District competition - top 5 sport	1000m	95%	WPS, PSPGs
Municipal Reserve	0.5ha/1000 people	District competition - minority sport	No standard	NA	NA
Regional Reserve		Regional competition	No standard	NA	NA
Other					
Conservation	NA - As identified	NA	No standard	NA	NA
Linear Paths/Trails #	NA - As identified		1000m	95%	WPS, PSPGs
Encumbered	NA		No standard	NA	NA
Landscape Amenity	NA - As identified		No standard	NA	NA

\* A 200m catchment for pocket park is only applicable in town centres and medium to high density residential areas.

\*\*Local active open spaces is not a park hierarchy Council supports, but will acquire though the PSP development.

# This standard also applies to trails/shared paths not in open space

WPS = Wyndham Planning Scheme

PSPGs = Precinct Structure Planning Guidelines

### 3.4 Standards for the provision of open space

Open space standards refer to the amount and type of open space desirable to serve a community.

Desired standards for open space (passive and active open space) have been widely used in Australian urban planning over the past forty years. Such standards have origins in the UK and the USA, although there is evidence of adaptations to take account of Australian conditions, particularly year-round participation in outdoor sports and the spatial requirements for Australian Rules football.

Such standards, when applied in the Australian urban context, have generally recommended an open space provision at the local and district level of 3–4 hectares per 1,000 population.

Where open space provision guidelines had been separated into ‘active’ and ‘passive’, they specified areas of 1.6<sup>1</sup>–2.0<sup>2</sup> hectares per 1000 population for local and district level active open space and the remainder for passive open space. Active open space provision associated with school facilities, and community access to those facilities, and the provision of accessible regional active open spaces were often important considerations in justifying amounts above 1.6 hectares per 1000 population<sup>3</sup>.

An active open space provision standard of 2.0 hectares per 1000 population has been the desirable standard in the open space policies / strategies of Melbourne growth area municipalities including Cardinia, Melton and Wyndham, prepared in the early 2000s. This quantity standard was reconfirmed and recommended in the *Planning for Community Infrastructure in Growth Areas* (ASR Research, 2008) and the *Wyndham 2040 Social Infrastructure Planning Framework* (2012).

With the exception of the *Precinct Structure Planning Guidelines* (PSPGs), first released in 2009, there have been no consistent standards previously applied in developing the existing open space areas of Wyndham. Various standards have been arbitrarily applied over the years as the city developed and this has resulted in different provision of open space between suburbs.

Council’s 2004 *Open Space Strategy* provided indicative ratios for the provision and coverage of open space within the city including 2.0 hectares of active open space per 1000 population to serve 2.0 km population catchments and ‘district’ level open spaces to serve 2.0 km population catchments. However, that strategy was not integrated within the Wyndham Planning Scheme.

Clause 56.05-2 of the *Wyndham Planning Scheme* provides **assessment standards for open space in new residential development subdivision applications**. These standards inform travel distances related to the future open space hierarchy as:

- local parks within safe walking distance of 400 metres of at least 95 percent of all dwellings
- additional small local parks or public squares in activity centres and higher density residential areas
- active open space of a least 8 hectares in an area within 1 kilometre of 95 percent of all dwellings
- linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings.

<sup>1</sup>Department of Tourism and Recreation (Commonwealth), 1975

<sup>2</sup>Urban Open Space Guidelines. National Capital Development Commission (Commonwealth), 1981

<sup>3</sup>Refer Wyndham City Council Open Space Strategy 2003

These provision standards are also included in the state government's *Precinct Structure Planning Guidelines* which inform the development of new urban communities. These guidelines also contain a provision standard for the quantity of open space to be provided:

**In residential areas, approximately 10 per cent of the net developable area is to be allocated for public open space, of which 6 per cent is to be allocated for active open space and the remaining 4 per cent for passive open space.**

**Recognising the demonstrated historical undersupply of active open space, the Wyndham City Council has negotiated with the MPA for 7 per cent of land in future growth areas to be allocated as active open space and 3 per cent as passive open space.**

In employment areas the specified standard is approximately 2 per cent of the net developable area for passive open space.

Table 2.2 proposes the standards for adoption in the WOSS for the open space network to serve residential areas. These open space standards have been influenced by the above currently adopted provision standards. These will inform the open space supply and demand analysis in the sections following.

The outcomes of applying these standards to existing residential areas already fully developed poses challenges in that:

- these areas were developed consistent to the open space planning requirements at the time
- the standards in Table 2.2 introduce additional open space categories which were not required at the time of development

- the existing built urban form, especially for areas fully developed, makes it difficult to provide additional open space
- the standards in Table 2.2 differ from those developed in the 2004 *Wyndham Open Space Strategy* which has guided open space planning for the past decade.

## 3.5 Open Space Planning Districts

Each area of Wyndham has its own unique open space characteristics. Differences in age, urban design, demographics, leisure demands, topography, location and historical application of open space standards and planning provisions mean that the open space network varies between suburbs.

Consequently, the WOSS has divided Wyndham into separate Open Space Planning Districts (OSPDs) for the purposes of open space analysis and planning. The OSPDs are shown in Map 2.1 and are similar to those used in other recent planning strategies undertaken by Council including the *Wyndham Leisure Strategy 2013 – 2017*. This allows for the analysis and recommendations to be made at the more detailed level.

The OSPD boundaries also generally align with the community profile boundaries used by .id Consulting. This allows easy comparison with demographic data from other Council strategies.



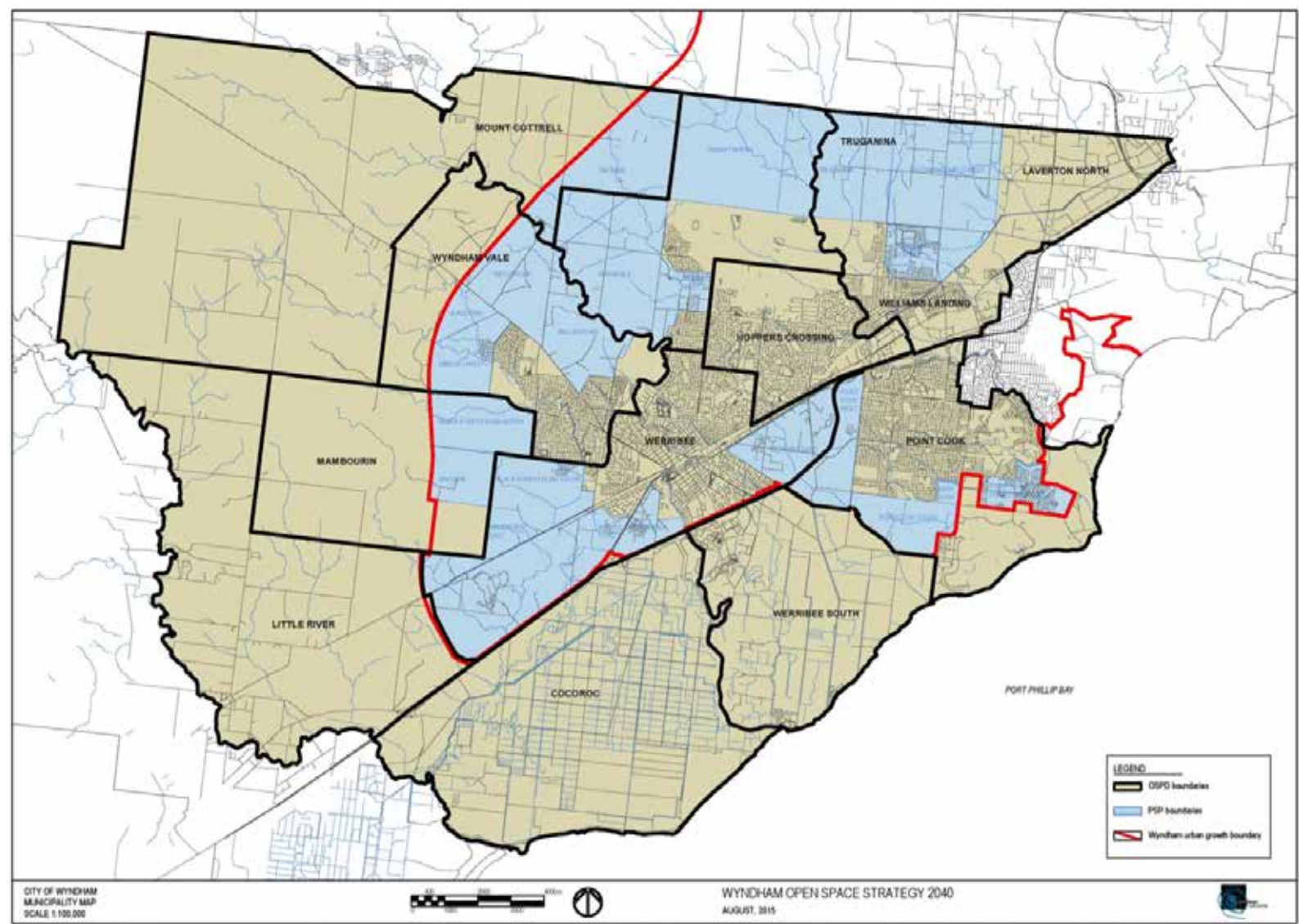


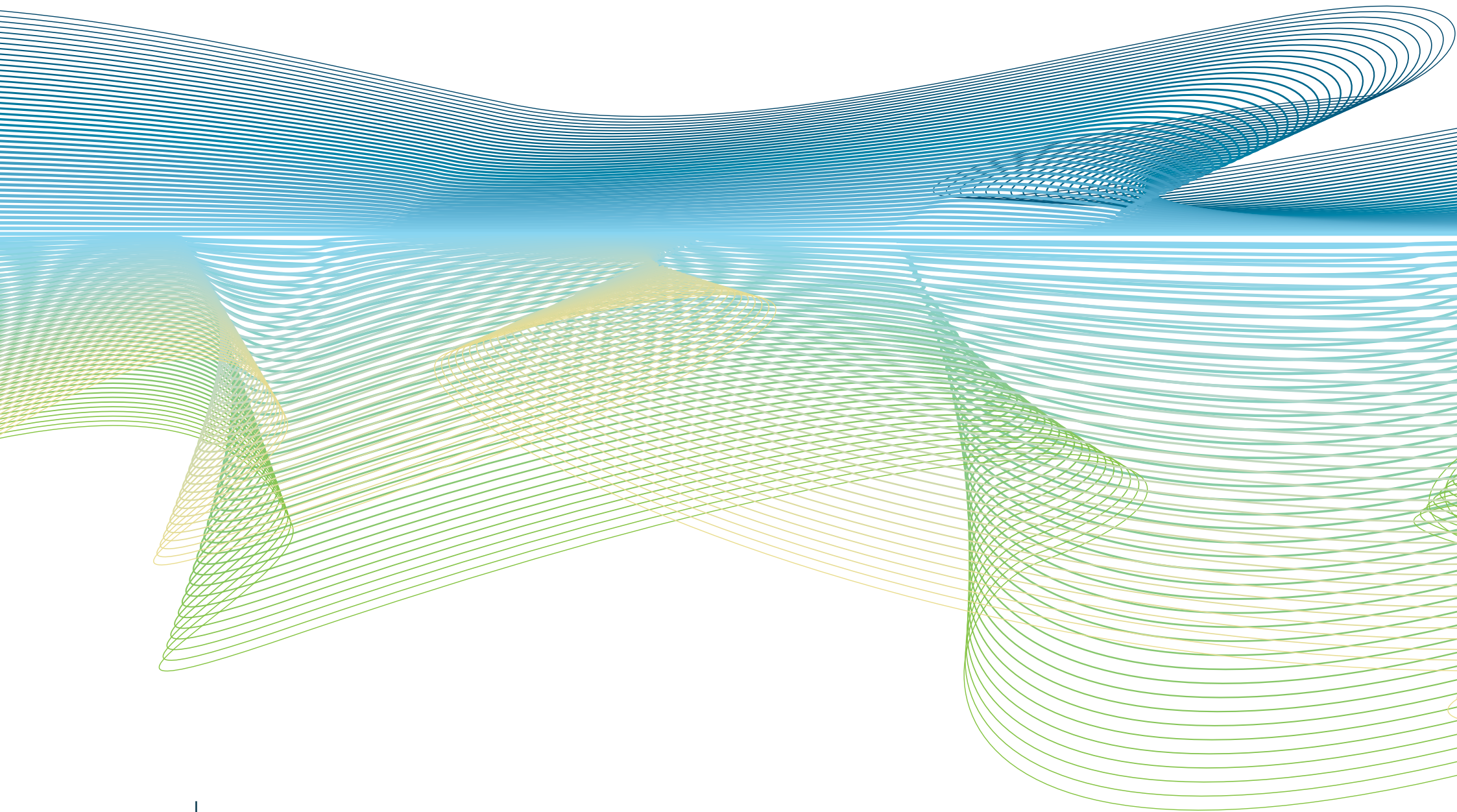
The OSPDs consist of:

- existing Wyndham urban areas of
  - Truganina, Williams Landing and Laverton North
  - Tarneit
  - Point Cook
  - Hoppers Crossing
  - Werribee
  - Wyndham Vale –Manor Lakes
- future Wyndham urban areas located within the Urban Growth Boundary (UGB) including
  - part of Mambourin within the UGB
  - part of Mount Cottrell-Quandong within the UGB (including parts of Eynesbury that lie within Wyndham City)
- rural townships of
  - Little River
  - Werribee South.

Detailed analysis and recommendations specific to each OSPD are provided in Section 8 of the Strategy.

Map 3.1 – Wyndham Municipality and Open Space Planning District (OSPD) boundaries used in the WOSS



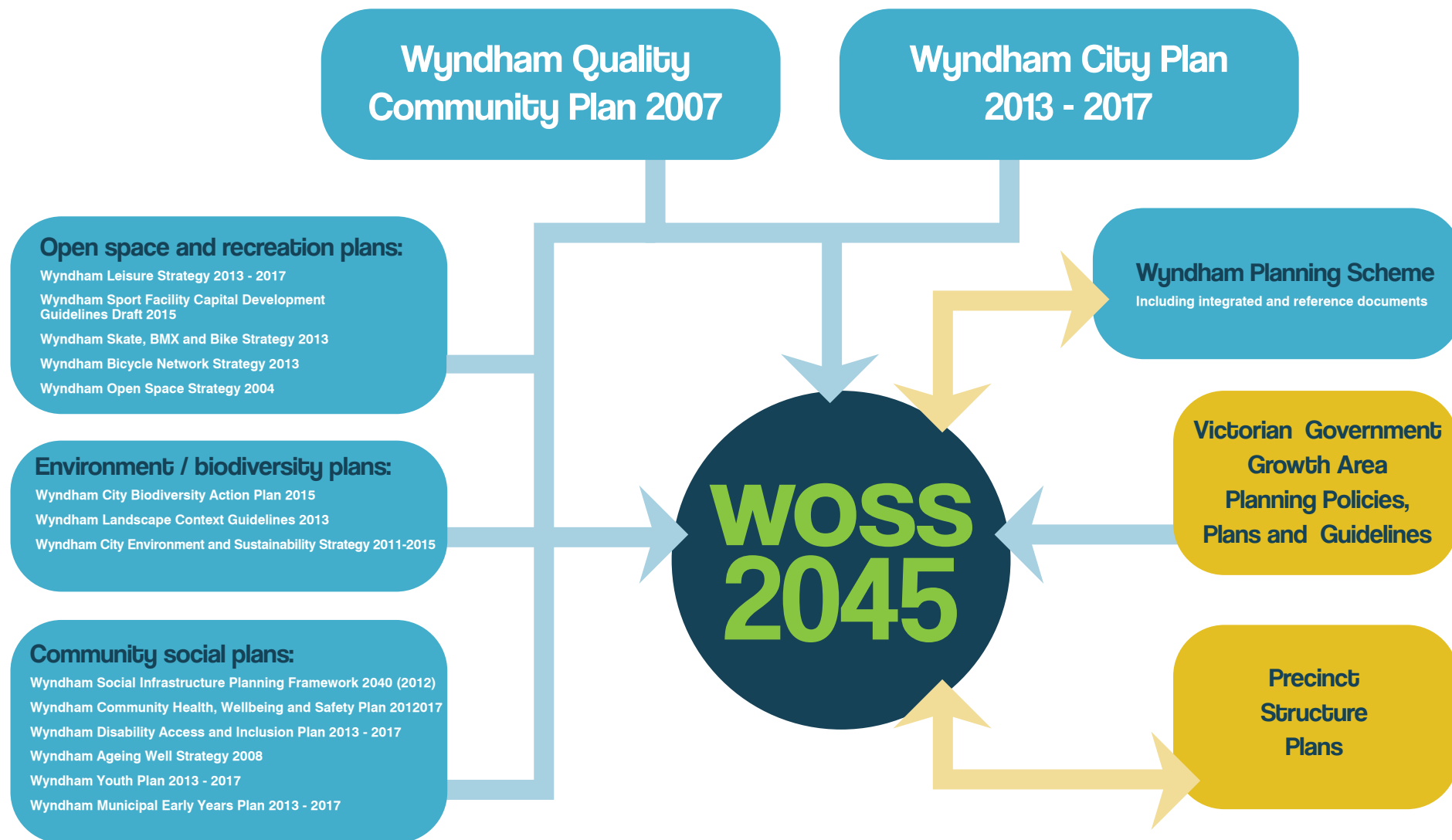






## 4. Policy Context

Figure 4.1 – Council and state government strategic documents informing the WOSS



## 4.1 Wyndham city council

In recent years Council has engaged with the community and sought input on a number of plans and strategies that have direct and indirect influences for open space planning.

### 4.1.1 HIGH LEVEL PLANS

*The Wyndham City Plan 2013 – 2017* sets out strategies to achieve the community's aspirations set out in the *Wyndham Quality Community Plan 2007*. The plan identified open space as a matter of high importance

to the existing Wyndham community. In particular the Wyndham community identified the desire for diverse active open space facilities such as a mix of soccer fields, cricket grounds, tennis courts, swimming pools and basketball courts, particularly in growth areas. The provision of facilities in public parks such as toilets, shade, equipment for children and youth, disability access and greater maintenance of Council open spaces were also identified as important.

Table 4.1 *The Wyndham City Plan 2013 – 2017* contains several themes and strategic initiatives relevant to open space, as shown below.

Theme	Relevant objectives:
People	<i>Sense of community</i> – To actively promote opportunities for building a sense of community identity, inclusion and connectedness between residents. <i>Partnerships</i> – To work in partnership with residents, community groups and agencies to educate and enable the wider Wyndham community to make changes to their lifestyles for physical and mental health and wellbeing.
Place	<i>City infrastructure</i> – To deliver and maintain Wyndham's facilities and infrastructure in an efficient and equitable manner that meets community needs. <i>Sustainable growth</i> – To ensure that Wyndham's population growth is matched by the development of new physical, social and economic infrastructure, while protecting the city's existing assets and natural environment.
Services	<i>Community</i> – To assist local residents to enhance their health, wellbeing, safety and independence through the delivery of a range of services. <i>Leisure, sports and recreation</i> – To provide residents of all ages and abilities with opportunities to participate in a wide range of leisure, sports and recreation pursuits.
Environment	<i>Natural</i> – To ensure that the natural assets and biodiversity of Wyndham are protected and managed in a sustainable manner so they can be enjoyed now and by future generations. <i>Built</i> – To work in partnership with the Wyndham community to educate and enable residents and businesses to plan and make changes to their lifestyles and practices, to contribute to a sustainable, green and clean Wyndham City.



**The Wyndham Housing & Neighbourhood Character Strategy 2015** provides a framework to guide the growth and change of residential areas across Wyndham. The Strategy:

- delineates and describes areas for limited, incremental and substantial change towards diversification of housing types and densities
- identifies areas of low, medium and high density housing, including encouragement of higher density residences around public transport nodes and activity centres
- designates preferred character types for neighbourhoods
- provides objectives related to housing design, including use of universal design housing that is suitable and adaptable for people of all abilities and ages, so that people are able to remain in their dwellings across life stages
- provides objectives relating to affordability and social housing.

Housing densities are defined as:

- low density – less than 10 dwellings per net developable area
- medium density – 16 to 30 dwellings per net developable area
- high density – more than 30 dwellings per net developable area.

The housing densities and types implemented under the strategy will be relevant to the open space needs of people in these areas.

The strategy recognises that access to open space is valued by the Wyndham community.

**Wyndham Social Infrastructure Planning Framework 2040 (2012)**

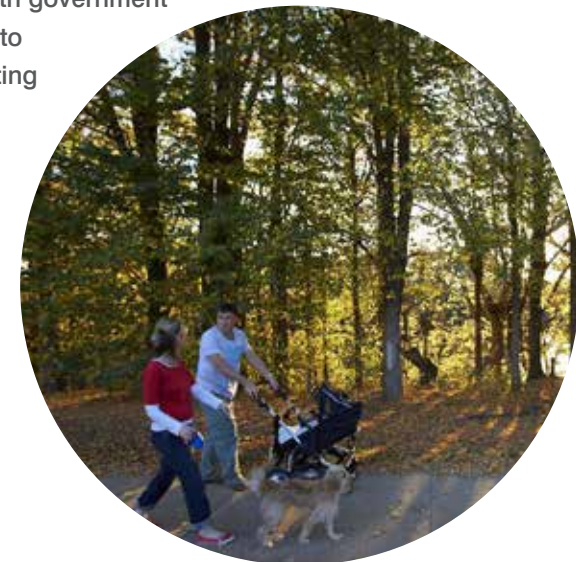
document is the updated 2009 *Wyndham Social Infrastructure Planning - 2040* report prepared by ASR Research Pty Ltd and jointly funded by the Victorian Government Growth Areas Authority (now the Metropolitan Planning Authority), Department of Planning & Community Development (now Department of Environment, Land, Water and Planning) and Wyndham City Council.

It provides a general overview of the quantity and distribution of social infrastructure likely to be required within the municipality over the next 30 years to support project population growth.

Specific to open space provision the framework contains the following standards:

- Active open space (district): 1.5 hectares per 1,000 residents
- Active open space (regional): 0.5 hectares per 1,000 residents
- Passive open space: 1.0 hectares per 1,000 people.

The framework also recommends that, where possible, the co-location of larger active open space reserves with government secondary schools will be encouraged to facilitate joint school - community sporting functions.



#### 4.1.2 OPEN SPACE, LEISURE AND RECREATION

*The Wyndham Open Space Strategy 2004* was developed in consultation with the community to guide the provision of open space to meet the needs of the current community and future population including growth areas. It was endorsed by Council in 2004.

Key directions of the 2004 Strategy identified through community and stakeholder consultation were:

- provision of an open space network to meet future and current community needs
- provision of a safe open space network along waterway corridors and drainage lines to allow passive recreation, environmental protection and connections to parkland and activity centres
- improvement of amenities within open space
- development of partnerships with schools and sport facilities to add to the open space network
- establishment of adequate open space standards for the provision of open space in new developments
- development of district level parkland to enhance and protect environments of significant value
- connection of the municipality's open space network to the regional open space network through the development of regional shared trails.

Importantly the Open Space Strategy notes that if school facilities were not available to the community or sporting clubs for use, the level required to meet the standards for sporting provision would be **2.0 hectares per 1,000 people**.

The core principle of the *Wyndham Leisure Strategy 2013 – 2017* is that participation in leisure, sport and recreation opportunities creates a strong, healthy and connected community.

That Strategy recognises that open space such as sporting fields, parks, walkways and cycle ways play a critical role in ensuring the community has access to formal and informal physical activity opportunities. It further recognises the importance of open space in improving social cohesion and connectedness through enabling opportunities for sporting activities, clubs and socialising.

Importantly, the Strategy recognises that there are some social cohorts, families and individuals who have greater difficulty in participating in leisure and therefore have less opportunity to experience the associated benefits. Ethnicity, gender, socio-economic status, age and disability are identified as contributing factors to low participation in leisure activity.

*The Wyndham Skate, BMX and Bike Strategy 2013* identifies the need to proactively plan new suburbs to better cater for the social and recreational needs of young people. This includes the provision of suitably located, designed, flexible and safe open spaces to provide for skating, BMX and bike riding activities and improvements to current facilities. The Strategy also addressed issues associated with competitive cycling activities for BMX riding (currently located at Glen Orden Reserve) and criterium road cycling.

Wyndham's *Outdoor Sports Facility Development Guidelines* are a planning tool for the future development and redevelopment of

Council's outdoor sports facilities. The guidelines establish a hierarchy of regional

(category A), community (category B) and local (category C) facilities defined according to population catchment, demographics and cultural uniqueness, sporting level, standards and scale of facilities and level of participation in the sport. Existing facilities in Wyndham are classified according to this hierarchy.

Specific facility development standards (such as number of ovals/courts, size, surface, lighting, car parking, amenities) are provided for Wyndham's most popular outdoor sports – Australian Rules football, cricket, soccer, tennis and netball. Broad standards are also provided for other outdoor sports and sporting facilities.

#### 4.1.3 COMMUNITY HEALTH AND SAFETY

*The Wyndham Community Health, Wellbeing and Safety Plan 2013 – 2017* recognises the role that open space, including the natural environment and walkways, plays in improving the physical and mental health of residents of all ages and backgrounds. That plan advocates for open space to be planned and designed to cater for community demand, to provide opportunities to interact with nature, and for safe walking and cycling opportunities.

The need for safe open spaces for all sectors of the Wyndham community is identified in the plan as a key issue for Council and the community. Perceptions of safety are identified as a barrier to participation in sport and recreation activities, particularly for women and girls. The plan indicates that design, planning and siting of open spaces performs an important role in improving safety and safety

perceptions – for example, by enabling passive surveillance of open spaces from roads and surrounding houses.

Council uses a **range of guidelines** developed by other organisations in its design of open spaces – including the National Heart Foundation's 2004 Healthy By Design Guidelines; the Planning Institute of Australia's 2009 *Healthy Spaces and Places: A national guide to designing places for healthy living*; and the *Open Space Planning and Design Guidelines 2013* developed by Parks and Leisure Australia.

#### 4.1.4 CYCLING AND WALKING STRATEGIES AND PLANS

Wyndham's walking and cycling priorities are identified through the *Wyndham Leisure Strategy 2013 – 2017*, the *Wyndham Bicycle Network Strategy 2011* and the *Werribee River Shared Trails Strategy 2013*.

*The Wyndham Leisure Strategy 2013 – 2017* identifies infrastructure for walking and cycling as a priority. It contains actions to:

- improve the design and infrastructure of the walking and cycle path network to access local destinations and for leisure. It indicates that all new settlements will need to demonstrate universal access principles to incorporate walking and cycling as a part of everyday life
- address gaps in path connectivity across Wyndham – including Skeleton Creek Trail at the Princes Freeway; an alternative trail connecting Point Cook and Werribee at the Sneydes Road Crossing; and the Werribee River Trail between Riverwalk Estate and Werribee River Regional Park.

*The Wyndham Bicycle Network Strategy 2011* identifies priority trails projects and actions required to improve the network for recreational and commuter use. Sections of the recreation network are dependent on the open space network.



The Strategy indicates that the development of the shared trail network will require:

- completion of the missing sections along the Werribee River, the creeks, the drainage reserves and linear parks
- creation of a network focusing on open space and watercourses to provide routes for recreational cyclists
- development of pathways such as the Bay Trail, the Werribee River Trail and the Skeleton Creek Trail to provide both paths of interest within the municipality and alternative links from outside the municipality
- provision of interconnecting loops for recreational cyclists
- ensuring that pathways are provided within and to new residential estates.

Council is currently involved in the preparation of the *Western Metropolitan Region Trails Strategic Plan 2015*. This plan will coordinate the planning and delivery of regional level trails in the Western metropolitan local government areas within Wyndham and the surrounding cities of Brimbank, Hobsons Bay, Maribyrnong, Melton and Moonee Valley. That plan will also identify priorities for completing gaps in the regional trails network and completing linking trails that stop short of logical destinations or connections.

Council has also commenced preparing a Wyndham Integrated Transport Strategy, including policy, strategy and action plans to shape the future transport system across the municipality. This will consider all forms of transport including cycling walking and is expected to be completed in 2016.

#### 4.1.5 ENVIRONMENT STRATEGIES AND PLANS

Through *Wyndham's Quality Community Plan, City Environment and Sustainability Strategy 2011-2015* and the *Waterways Strategy 2002* the Wyndham community identified the importance of maintaining Wyndham's biodiversity, particularly the conservation of its remaining indigenous flora and bird life. The role of some open spaces in conserving and protecting these values is also recognised.

*The Wyndham City Environment and Sustainability Strategy 2011 – 2015* seeks to achieve a sustainable Wyndham which:

- demonstrates responsible resource use and minimises the use of non-renewable resources such as fossil fuels
- encourages the community to work, live and play in Wyndham
- ensures that the impacts of activities within Wyndham are within the coping abilities of the natural environment and that the existing natural environment is protected.

The *Environment and Sustainability Strategy* highlights the need to provide open space for the city's growing population. Critical sustainability issues related to the provision and design of open space include design, water use in sports grounds and Council gardens, management of the biodiversity and control of pest plants and animals.

The Strategy aims to reduce the reliance on potable water for sports ground irrigation and for new and existing sports grounds to be usable in all climatic conditions. It also aims to use Council parks and gardens as an example to the public of the quality, amenity and functionality of recycled materials. Local community-based food production is also encouraged through identification of suitable locations and development of guidelines for establishment of community gardens.

This Strategy ends in 2015 and is currently under review.

The **Wyndham City Biodiversity Policy** was adopted in 2014 as an initiative under the Environment and Sustainability Strategy. The policy is a framework for guiding Council's protection, enhancement, management and promotion of the city's local flora, fauna, ecosystems and supporting ecosystem functions as assets which make an important contribution to life in the community. It aims to address protection of biodiversity in the context of Wyndham's increasing growth, a changing environment and climate change. Elements of the policy relevant to open space include:

- management of Council's conservation reserves and natural open spaces that contain examples of Wyndham's natural systems (grasslands, waterways, wetlands and coastal areas) to retain and enhance their biodiversity values
- retaining existing biodiversity corridors and reconnecting corridors where possible, including to neighbouring municipalities
- securing land for conservation of local ecosystems with a focus on linking existing biodiversity areas and conserving high quality flora, fauna and ecosystem.

The Wyndham **Biodiversity Action Plan 2015 – 2019** provides a 5-year plan for implementing the Biodiversity Policy. It includes actions to:

- map biodiversity habitat, species and assets and identify species, sites and assets that are vulnerable to the changing environment and climate change
- development of an Urban Habitat Corridor Plan aimed to establish vegetation connections
- develop Site Action Plans for all Council conservation reserves

- liaise with the state government on the Western Grassland Reserve.

**The Landscape Context Guidelines 2013** is a strategic document aimed at assisting Council, other authorities and developers to safeguard the visual, natural and cultural heritage values of urban and rural landscapes when developing precinct structure plans, planning schemes and development proposals. This includes protection of the distinctiveness of Wyndham's landscape such as its waterways, wetlands, diverse habitats, dry stone walls, Sugar Gum windbreaks, views across native grasslands to the You Yangs and cultural heritage sites.

The guidelines make detailed recommendations for protection of specific values and sites, including through reservation as open space.

#### 4.1.6 COHORT-SPECIFIC STRATEGIES AND PLANS

The **Wyndham Disability Access and Inclusion Strategy 2013 – 2017** articulates responsibilities and opportunities for Wyndham City to improve community access and inclusion of people living with a disability. It indicates that, based on data from 2011, 3.5 per cent of the Wyndham community live with a disability that requires assistance.

The Strategy is aimed at providing all people with opportunities to participate in leisure activities by improving physical access and reducing the social and cultural barriers to participation. It indicates that access and inclusion for people with disabilities should be considered in the design of open spaces and facilities. This includes removing barriers to improve access.

The *Wyndham Ageing Well Strategy 2008* indicates that the number of people aged over 55 years in Wyndham is expected to double between 2007 and 2021. The Strategy points out that Wyndham has diverse neighbourhoods which attract people of all ages and stages of life. The older areas of Wyndham which include Werribee and Hoppers Crossing, as well as recently developed suburbs of Point Cook and Tarneit, support populations of maturing families, couples and people ageing in place.

The Strategy indicates that preferences and demand for open space activities are likely to change as people grow older. While people will continue to want to use and enjoy open spaces, their activity preferences may evolve with age. For example, as the population ages, participation levels in lower impact activities (such as walking and cycling) increase, while participation in organised sporting activities is likely to decrease in most sports. Modifications in the planning and design of open spaces can ensure that the benefits of open spaces can be fully utilised by the ageing members of the Wyndham community.

About 17 per cent of Wyndham's population consisted of people aged between 12 and 25 in 2011. *The Wyndham Youth Plan, A Community of Opportunity and Equality – The City of Wyndham Youth Plan 2013 – 2017*, provides broad strategic directions for an integrated approach across the Council, service sectors and organisations to deliver a full range of quality services for young people in response to their diverse and varied needs, interests, and priorities.

Critical issues identified in the Wyndham Youth Plan include gaps in the geographic provision of services, lack of public transport, diverse linguistic and cultural needs, and creation of opportunities

for community connectedness and participation. These issues have implications for the provision, location and type of open space (including sporting facilities) in existing and new communities in Wyndham.

Wyndham City's *Municipal Early Years Plan 2013 – 2017* articulates Council's role in infrastructure, service provision, planning and community development for children aged between birth and 12 years (19.6 per cent of Wyndham's population in 2011). The plan provides broad strategies or themes to be implemented across Council programs and services including creating opportunities for children and families to socialise, play and learn in a range of places and spaces in the community (including having '... green spaces to play in nature with plants and animals'. Issues relating to open space for children include provision of footpaths and cycle ways and the quality and maintenance of play equipment in public parks.





## 4.2 Victorian government

The Victorian Government's strategic open space objectives and broad standards are outlined in relevant State legislation and the state-wide land use planning policy frameworks contained in the Victoria Planning Provisions.

In addition the state government's *Plan Melbourne Metropolitan Growth Strategy (2014) and Precinct Structure Planning Guidelines (2009)* provide guidance on the planning and delivery of open spaces in new residential developments in future urban growth areas such as Wyndham.

### 4.2.1 LAND USE PLANNING LEGISLATIVE FRAMEWORK RELEVANT TO OPEN SPACE

There are a number of statutory planning tools which provide guidance and support in the planning and delivery of open space.

The *Planning and Environment Act 1987* establishes the framework for planning the use, development and protection of land in Victoria. It sets out procedures for preparing and administering the Victoria Planning Provisions (VPP) and planning schemes. The Act provides the mechanisms to deliver and fund open space projects to specially defined areas of land in growth areas through Development Contributions Plans and Section 173 Agreements.

The *Subdivision Act 1988* sets out the procedures for the subdivision of land. It enables councils to require a contribution for open space from subdivision applicants. This provision may be used:

- where a requirement for public open space is not specified in the planning scheme (i.e. through Schedule to Clause 52.01 of the planning scheme), and

- if a council can demonstrate there will be a need for more open space as result of the subdivision. Generally this will be demonstrated through a council's open space strategy or policy. The open space contribution may be in the form of land for open space, a monetary contribution, or a combination of both as agreed by the applicant and council. It cannot exceed 5 per cent of the site value of the land in the subdivision unless additional open space in the locality is identified through the council's open space strategy.

### 4.2.2 LAND USE PLANNING POLICY FRAMEWORK

The land use planning framework comprises of the local planning scheme, being the *Wyndham Planning Scheme*. This scheme includes both the *State Policy Planning Framework and the Local Planning Policy Framework*, notably the Municipal Strategic Statement. The implications of these documents for open space is summarised below.

*The State Planning Policy Framework (SPPF)* sets out general principles for land use and development across Victoria. It reflects the state government's strategic direction for land use planning and development. Councils must take into account the principles and the specific policies contained in the SPPF in preparing local planning schemes. The SPPF contains the following clauses relating to public open space provision:

*Clause 11 – Settlement* – sets out objectives and strategies for open space planning in urban settings including:

- Clause 11.02-3 Structure Planning – focuses on facilitating the orderly development of urban areas, including a strategy to identify the location of open space for recreation, biodiversity

protection and/or flood risk reduction purposes in Growth Area Framework Plans

- *Clause 11.03-1 Open Space Planning* – focuses on the creation and protection of a diverse and integrated network of public open spaces for recreation and conservation of natural and cultural environments
- *Clause 11.03-2 Open Space Management* – focuses on the management and protection of public open space
- *Clause 11.04-8 Open Space Network in Metropolitan Melbourne* – focuses on the creation and protection of a network of new metropolitan parks and lists planned regional and linear parks
- *Clause 11.05-4 Regional Planning Strategies and Principles* – supports the growth and development of regional settlements by creating opportunities to enhance open space networks within and between settlements.

*Clause 14 – Natural Resource Management* – sets out strategies and guidelines to assist in the conservation and wise use of natural resources to support both environmental quality and sustainable development.

*Clause 15 – Built Environment and Heritage* – sets out strategies for ensuring that planning for new land use and development appropriately responds to its landscape, valued built form and cultural context and protects places and sites with significant heritage, cultural and other values

- *Clause 15.01.3 Neighbourhood and Subdivision Design* – indicates that subdivisions should be designed to create liveable and sustainable communities, and provides for the creation of a range of open spaces to meet a variety of needs with links to open space networks and regional parks where possible.

**Local Planning Policy Framework (LPPF)** sets out policies and provisions for use, development and protection of land within the municipality.

#### 4.2.3 LOCAL PLANNING PROVISIONS FOR OPEN SPACE PROVISION

The following clauses in the *Wyndham Planning Scheme* provide specific guidance relating to the delivery of public open space:

Clause 21.02-2 Open space states that open spaces play a variety of roles including supporting healthy lifestyles. There is a need to consolidate and improve the quality of existing public open spaces and their connectivity to surrounding areas. There is also a need to ensure that urban development is designed to connect people with open spaces that capitalise on links such as road, drainage reserves and waterway corridors.

Key issues listed under Clause 21.02-2 are:

- Developing an integrated and accessible open space network that will provide for the recreation needs of communities while preserving natural features, sustaining biodiversity and healthy waterways.
- Providing appropriate levels and types of open space to meet the needs of the community.
- Providing major sports areas as well as smaller, localised open spaces.



Objective 3 of Clause 21.02-2 is:

- To ensure adequate provision of open space in residential, commercial and industrial areas.

Strategies to achieve this objective are:

- In residential growth areas, provide a network of quality, well-distributed, multi-functional and cost effective open space catering for a broad range of users.
- In residential infill areas, provide relatively more public open space in areas of higher density development where private open space is reduced.
- In activity centres; require that space is set aside for malls, pedestrian plazas, urban parks or rest areas; and require provision of open space for residential use within activity centres at the same rate for any other residential uses.
- In industrial areas, require appropriate areas of open space based on the net developable area.
- Require the physical provision of open space, wherever practical, in greenfield and brownfield locations; and a cash contribution in infill residential areas if physical provision is impractical.
- Require any open space requirement not provided as land on a subject site to be provided in cash, or as land on another site (in addition to the open space requirement of that other site).

Objective 4 of clause 21.02-2:

- To achieve access to a range of appropriately maintained leisure, open space and recreational opportunities (active and passive).

Strategies to achieve this objective are:

- Provide active and passive open space areas in new and existing communities.
- Ensure that active open space contribution is unencumbered by flooding or easements, as appropriate.
- Ensure that any encumbrances on proposed passive open space do not restrict the suitability of the open space for its identified open space including maintenance.
- Maximise passive open space opportunities along waterways and coastal areas.
- Provide passive recreation and pedestrian and bicycle access along waterway and other linear corridors, providing that it does not compromise environmental values.
- Maximise opportunities for multi-use open space.
- Locate appropriate community and cultural facilities near open space.

Objective 5 of Clause 21.02-2 is

- To integrate landscape and environmental features into the regional open space system.

Strategies to achieve objective this are:

- Expand open space opportunities by use of shared trails linking the coast with waterway corridors and recreation reserves.
- Encourage active frontages and community surveillance of open space areas.

- Ensure that streets adjoin (and the fronts of housing face) open space reserves.
- Create a network focusing on open space and watercourses for recreational cycling and walking routes.
- Ensure the integration and connectivity of open space to surrounding land uses.
- Encourage connectivity of open space to natural environment and landscape features.
- Ensure open space assists in mitigating urban heat island effects by retaining natural features and vegetation.

Other clauses relevant to open space include:

*Clause 52.01 – Public Open Space Contribution and Subdivision* – recognises the ability of councils to obtain open space contributions under the Subdivision Act 1988 and provides the mechanism for a council to specify its own open space contribution rate to reflect local circumstances

Clause 56 is to assess subdivision applications. The following sub-clauses relate specifically to open space:

- *Clause 56.05 – Urban Landscape* – includes objectives and standards relating to the urban landscape and public open space provision
- *Clause 56.05-2 – Public Open Space Provision Objectives* – includes the following objectives and standards for local parks, active open space, linear parks and trails:
  - Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme.

- Provide a network of well-distributed neighbourhood public open space that includes:
  - Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences.
  - Additional small local parks or public squares in activity centres and higher density residential areas.
- Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is:
  - Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space.
  - Sufficient to incorporate two football/cricket ovals.
  - Appropriate for the intended use in terms of quality and orientation.
  - Located on flat land (which can be cost effectively graded).
  - Located with access to, or making provision for, a recycled or sustainable water supply.
  - Adjoin schools and other community facilities where practical.
  - Designed to achieve sharing of space between sports.
  - Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings.



- Public open space should:
  - Be provided along foreshores, streams and permanent water bodies.
  - Be linked to existing or proposed future public open spaces where appropriate.
  - Be integrated with floodways and encumbered land that is accessible for public recreation.
  - Be suitable for the intended use.
  - Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences.
  - Maximise passive surveillance.
  - Be integrated with urban water management systems, waterways and other water bodies.
  - Incorporate natural and cultural features where appropriate.

Other clauses within the planning scheme that may influence the delivery of some public open space types are Clauses 52.16 (Native Vegetation Precinct Plan), 52.17 (Native Vegetation), 56.06-2 (Walking and Cycling Network) and 52.37 (Post Boxes and Dry Stone Walls).

#### 4.2.4 STATE GOVERNMENT GUIDELINES

The state government's 2012 *Precinct Structure Planning Guidelines* (PSPGs) provide guidance for delivering communities in growth areas through Precinct Structure Plans which are statutory documents prepared for each development area within a growth area.

The following elements of the PSPGs refer to open space delivery:

- *Element 4 – Community Facilities* indicates that community facilities (such as schools, community centres, active open space) should generally be co-located with each other, and located either close to a neighbourhood activity centre or with good visual and physical links to a neighbourhood activity centre. Lower density community uses (such as active open space) should generally be further from the activity centre than higher density community uses (such as childcare and community centres)
- *Element 5 – Open Space and Natural Systems* provides detailed planning guidance in relation to the open space network, biodiversity and heritage management, and integrated water management. Element 5 provides standards on the amount, distribution and quality of public open spaces to be provided.

The relevant standards in Element 5 are:

- Standard 1 – Distribution

A network of quality, well distributed, multi-functional and cost effective open space should be provided catering for a broad range of users that includes:

- local parks within 400 metres safe walking distance of at least 95 per cent of all dwellings
- active open space within 1 kilometre of 95 per cent of all dwellings

- linear parks and trails, most often along waterways, but also linked to vegetation corridors and road reserves within 1 kilometre of 95 per cent of all dwellings.

#### • Standard 2 – Quantity

In residential areas, approximately 10 per cent of the net developable area is to be allocated for public open space, of which 6 per cent is to be allocated for active open space. Wyndham has negotiated with the MPA for 7 per cent active open space.

In addition, residential precincts should contain active indoor recreation facilities that are collocated and/or share space with schools and integrated community facilities. This should result in an active indoor sports provision of approximately 5 hectares per 60,000 residents.

#### • Standard 3 – Employment area

In major employment areas, approximately 2 per cent of the NDA is to be allocated for public open space usually with a passive recreation function.

#### • Standard 4 – Integration and Sharing

Encumbered land should be used productively for open space. The network of local and district parks should be efficiently designed to maximise the integration and sharing of space with publicly accessible encumbered land. Encumbered land usually includes land retrained for drainage, electricity, biodiversity and cultural heritage purposes.

The parkland created by such sharing and integration should be suitable for the intended open space function/s, including maintenance. In this way encumbered land will be well utilised,

while the total amount of open space can be optimised without adversely affecting the quality and functionality of the network.

#### • Standard 5 – Active Open Space provides that active open space should be:

- of an appropriate size, i.e. sufficient to incorporate 2 football/cricket ovals, but small enough to enable regular spacing of active open space provision across the precinct. This configuration would generally require at least 8 hectares.
- appropriate for its intended open space use in terms of quality and orientation
- located on flat land (which can be cost effectively graded)
- located with access to, or making provision for a recycled or other sustainable water supply
- designed to achieve sharing of space between sports, and
- linked to pedestrian and cycle paths.

#### • Standard 6 – Passive Surveillance provides that all public open space areas should be designed to maximise passive surveillance.

#### • Standard 7 – Environmental indicates that the public open space network is combined with techniques for managing urban run-off and biodiversity.

**Practice Note 70: Open Space Strategies** (2013) was prepared by the state government to provide guidance to councils on preparing an open space strategy.

It identifies the benefits that open space provides to communities and the likely increase in the importance and value of open space due to population growth, demographic change, increasing urbanisation and the effects of climate change.

#### 4.2.5 PLAN MELBOURNE

*Plan Melbourne*, released in June 2014, is the Victorian Government's planning and urban growth strategy for Metropolitan Melbourne. It is a key document for growth area councils and contains strategic responses relevant to urban growth.

Plan Melbourne recognises the community value and importance of providing functional open spaces networks and the role open space plays in creating liveable communities and in providing improved pedestrian and cycle networks as sustainable transport options. It also notes that the current shared responsibilities between State government agencies and local government for providing open space creates a lack of overall direction in strategic planning for open space across Melbourne and can lead to confusion about responsibilities for funding, planning and delivering open space.

Under *Plan Melbourne* the MPA is developing a new metropolitan open space strategy which will include measures to improve provision of open space, identify the need for new open space in areas that are expected to grow substantially, and update regulations outlining the role of all levels of government. It is anticipated that the WOSS will inform and contribute to the development of this new metropolitan open space strategy.

*Plan Melbourne* is currently under review.







## 5. Existing and Future Open Space in Wyndham



**This section provides an analysis of the quantity, distribution and quality of Wyndham's existing open space network as well as the forecast future network. This analysis is based on classification, type, quantity and area data supplied by Council.**

## **5.1 Quantity of open space in wyndham**

### **5.1.1 WYNDHAM MUNICIPALITY**

There are currently 504 open spaces managed by Council which are covered by the Strategy and included in the hierarchy and classification (shown at Map 5.1).

The existing open spaces comprise an area of 1,060 hectares as described in Table 5.1. Quantities for active and passive open spaces are also shown.

The quantity and type of open spaces for the total Wyndham municipality varies considerably across each OSPD reflecting the application of open space standards at the time of development, urban design and development styles, and landscape characteristics.

The projected Wyndham open space network to be delivered through implementation of precinct structure plans at 2045 is shown in Map 5.2. The existing open space hierarchy and classification is shown in Maps 5.3 and 5.4.

Regional scale conservation open spaces managed by Parks Victoria are also shown on the maps as they play an important role in the broader regional open space network. However these regional open spaces (and other spaces not owned or managed by council) are not included in the overall open space quantities or context in the Strategy.

A detailed breakdown of the open space hierarchy, classification, type and quantity of open space for each OSPD is at Appendix 7.

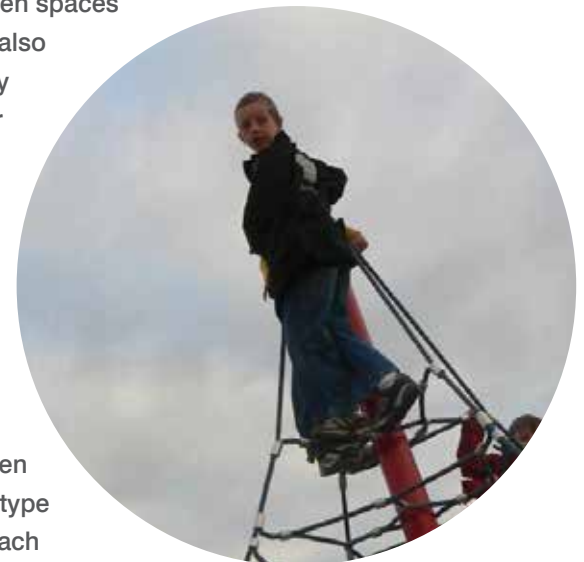


Table 5.1 – Overall quantity of open space in Wyndham 2015

OSPD Name	No. of Open Spaces	Area Open Spaces (ha)	Active open space (ha)	Passive open space (ha)
Hoppers Crossing	70	123.93	37.46	29.19
Point Cook	101	174.55	38.87	48.43
Tarneit	70	102.21	21.14	25.72
Truganina, Williams Landing, Laverton North	60	154.10	48.15	30.39
Werribee	113	214.62	56.77	43.50
Wyndham Vale – Manor Lakes	73	183.88	45.42	30.32
<b>TOTAL URBAN AREAS 2015</b>	<b>487</b>	<b>953.29</b>	<b>247.81</b>	<b>207.56</b>
<b>Future Wyndham Urban Areas 2015</b>				
Mambourin	0	0	0	
Mt Cottrell – Quandong	1	25.10	0	0
<b>TOTAL FUTURE URBAN AREAS 2015</b>	<b>488</b>	<b>978.39</b>	<b>247.81</b>	<b>207.56</b>
<b>Rural Townships 2015</b>				
Little River	9	33.09	4.67	1.35
Werribee South	6	49.71	6.72	18.97
<b>TOTAL RURAL TOWNSHIPS 2015</b>	<b>15</b>	<b>82.80</b>	<b>11.39</b>	<b>20.32</b>
<b>TOTAL WYNDHAM MUNICIPALITY 2015</b>	<b>503</b>	<b>1,061.19</b>	<b>259.20</b>	<b>227.87</b>

Note: All open space quantity and area data provided by Council



### 5.1.2 WYNDHAM URBAN AREA

The Wyndham Urban Area is taken to include the existing urban OSPDs and the future urban areas of Mambourin and Mt Cottrell-Quandong where detailed planning is still to be completed and subsequent development is not anticipated to commence until after 2020.

Based on the open space quantities in relevant Precinct Structure Plans for new developments, when development is completed at 2045 it is forecast there will be an additional 1,694 hectares of open space in the Wyndham urban area (Table 5.2), comprising an additional:

- 437 hectares of active open space
- 249 hectares of passive open space
- 276 hectares of conservation open space is proposed associated with identified values in developments in Tarneit and Wyndham Vale – Manor Lakes
- 701 hectares of encumbered open space, mainly associated with newer developments in Tarneit, Point Cook, Werribee and Wyndham Vale – Manor Lakes that reflect the location of creek and drainage lines. These encumbered open spaces are an integral part of the open space network.

Much of the encumbered open space can provide recreation opportunities, particularly for walking and cycling. However, for the conservation open spaces, public access and uses will be controlled or restricted to ensure that priority conservation values are protected.

Based on population forecast for 2045, the quantity of active open space per 1,000 residents in the Wyndham urban area will increase by 0.25 hectares while the quantity of passive open space will marginally reduce by -0.05 hectares (Table 5.3).

The increase in active open space reflects the outcomes of delivering the standards in the *Precinct Structure Planning Guidelines*. Prior to these guidelines, first released in 2009, there was only a standard to deliver a percentage of open space, based on requirements in the *Subdivision Act 1988*, rather than quantities for both active and for passive.

Table 5.2 –Change in quantity of open space types in Wyndham urban area 2015–2045

Open Space Type	2015 (ha)	2045 (ha)	Change 2015-2045 (ha)
Active	247.81	685.66	437.86
Passive	207.56	456.57	249.01
Conservation	140.26	416.80	276.54
Encumbered	378.38	1079.95	701.57
Landscape Amenity	4.38	4.38	0.00
Grand Total	978.39	2643.37	1694.42



Table 5.3 –Change in provision ratio of open space types in Wyndham urban area 2015–2045

Open Space Type	2015 (ha)	2015 (ha/1000)	2045 (ha)	Change 2015-2045 (ha)	Change per 1,000 residents (ha)
Active	247.81	1.31	685.66	1.56	+0.25
Passive	207.56	1.09	456.57	1.04	-0.05
Conservation	140.26	0.74	416.80	0.95	-0.21
Encumbered	378.38	2.00	1079.95	2.46	+0.46
Landscape Amenity	4.38	0.02	4.38	0.01	-0.01
Grand Total	978.39	5.16	2643.37	6.02	+0.86

### 5.1.3 Rural townships

For the rural townships of Little River and Werribee South, no additional open space is proposed. The current area of open space is adequate to meet the current and future populations.

## 5.2 Distribution and coverage of open space

The distribution and coverage of open space is an important factor in residents' ability to access open spaces. This section provides an analysis of the distribution and coverage of the hierarchy types of open space (current and future) across the Wyndham urban area based on the coverage standards in Table 2.2. The hierarchy of open spaces assessed include:

- District active open spaces – 1.0 kilometre catchment radius
- District passive open spaces – 1.0 kilometre catchment radius
- Local passive open spaces – 400 metre catchment radius including pocket passive open spaces that are small local parks – 200 metre catchment radius for Town Squares and Urban Parks, where applicable.

The catchment radii consider factors such as the location of railway lines, freeways, rivers and significant waterways which present physical barriers to residents conveniently accessing open space.

In the assessment higher order regional and municipal open spaces provided by Council they are considered to serve both district and local catchments.

Where regional passive open space is provided by the state government it is determined to have a broader metropolitan and state level catchment and has been excluded from the assessment.

The coverage assessment for each OSPD in the Wyndham urban area is shown in Table 5.4 and includes the additional number of open spaces required to meet the coverage standards.



Table 5.4 – Analysis of open space coverage for Wyndham urban area

OSPD Name	Coverage (%) and additional spaces required to meet standard					
	District active	Additional required	District passive	Additional required	Local passive	Additional required
Hoppers Crossing	70	1	45	3	75	5
Point Cook #	80	1	40	6	70	9
Tarneit	80	1	70	3	85	2
Truganina, Williams Landing, Laverton North*	95	0	65	2	70	4
Werribee	90	0	70	2	90	1
Wyndham Vale	90	0	75	2	70	4
Mambourin#	95	0	40	4	50	16
Mt Cottrell-Quandong#	100	0	10	4	20	12

\* Residential area only

# PSPs identifying the locations of all open spaces are yet to be completed

Overall, coverage of district level active and local passive open spaces is marginally short of the standards. Coverage of district level passive open space is well below the standard and an additional 26 open spaces are required to meet the standard. This could be addressed through the acquisition of additional land or through upgrading lower order parks to district standards.

Previous open space planning has not considered 'district passive' open spaces as a separate type. However, there is now a community expectation to have access to larger and higher quality passive open spaces to ensure a diverse range of recreation opportunities are provided.

The rural townships of Little River and Werribee South both have adequate coverage of open space types to serve their current and future populations.



## 5.3 Quality of open space in Wyndham

The quality of open space directly influences whether the space is used and meets its required purpose and function. The concept of 'quality' is subjective and influenced by a range of factors including:

- location
- size
- design
- intended use
- facilities and infrastructure
- functionality
- condition
- maintenance, management and enforcement
- safety for users (both real and perceived)
- surrounding land uses
- ground surface material and condition.

As a strategic planning document the Strategy is not intended to provide an assessment of the quality of each open space. The factors affecting open space quality should be considered in Council's open space master planning processes and addressed through Council's ongoing asset management program.

Council will also collect information on quality from its regular interactions with open space users and stakeholders and will continue to survey residents annually to assess the level of satisfaction with the parks network.



## 5.4 Community use and value of open space

An overall intention of the WOSS is to improve the use of Wyndham's open spaces by residents irrespective of gender, age, ability or cultural background. This section provides an overview of how the community uses Wyndham's open spaces and also highlights factors important to encouraging community use.

### 5.4.1 STRUCTURED SPORT AND RECREATION

Wyndham's active open spaces are used by more than 85 outdoor sporting clubs for formal training and competition play, schools and also by residents for structured informal sporting play and passive recreation activities when not being used for formal sporting activities.

The increasing cultural diversity of Wyndham's residents, has seen increased ad-hoc use of vacant sporting grounds for organised social sport. Monitoring of this informal use and the development of use and booking arrangements which allow more informal access to sports facilities needs to be considered.

Over the past decade Council has invested strongly in the provision of new sporting grounds in growth areas as well as improving the quality and functionality of active open spaces within established areas of the municipality. This ensures these spaces can sustain increased use as population, sports participation and sports club memberships grows.

Sports grounds require a significant area of space and maintenance costs are higher than for other open space types. When compared with the number of sporting participants that use the spaces, Council investment per participant is higher than for other open space types.

### 5.4.2 UNSTRUCTURED AND INFORMAL USES AND EVENTS

Wyndham's open spaces are enjoyed by residents for a range of informal and unstructured activities such as socialising, play and physical exercise. These activities occur mainly within passive open spaces which provide grassed and shaded spaces of varying sizes for relaxation and respite from the movement and noise of the urban environment.

Depending on the location, size and facilities provided in the open space, activities can range from short repeat visits to longer visits.

Parks with higher level embellishments such as playgrounds, picnic areas and toilets generally encourage longer stay visits from a wider catchment than parks with only basic embellishments.

Wyndham's passive open spaces are also used by the community for a variety of formal and informal events that include local events and expos, farmers markets, school sports days, birthdays, weddings, cultural celebrations and municipal events run by Council.

While the vast majority of events are of an informal nature, Council maintains a booking register for formal community events. The register shows that the number of bookings has increased annually since 2011 with 13 event bookings, reaching 53 in 2014. Larger events, both formal and informal, can result in asset management issues for other park users. To avoid these issues a more formal approach to facilitating events and managing events bookings needs to be considered.

Additionally, the Wyndham community, clubs and environmental groups play an essential role in assisting Council to maintain and enhance its open spaces through revegetation, weed control and litter clean-up activities.

### 5.4.3 WALKING AND CYCLING PATHWAYS

Walking, jogging and cycling have very high participation rates compared to other forms of exercise, recreation and physical activity. Consequently, walking and cycling paths are frequently the most used open space infrastructure.

Council believes it is important to provide a network of quality safe walking and cycling pathways so residents and visitors can enjoy and explore Wyndham on foot and on bicycles. Many of these pathways can also be used by people exercising, jogging, walking prams and pushchairs, walking dogs, and by commuters walking or cycling to work or school.

Much of Wyndham's network of off-road pathway network is located within open spaces, particularly those encumbered open spaces within drainage reserves, floodways and along drainage lines and waterways such as the Werribee River, Skeleton Creek, Kororoit Creek and Lollypop Creek. These are also important areas to enjoy trees and nature. These pathways link to the on-road bicycle and pedestrian footpath network.

Wyndham's walking and cycling network and priorities (both off-road and on-road) are identified through the *Wyndham Leisure Strategy 2013 – 2017*, *Wyndham Bicycle Network Strategy 2011*, *Werribee River Shared Trails Strategy 2013* and *Western Metropolitan Region Trails Strategy 2015*.

Council has also commenced preparing a *Wyndham Integrated Transport Strategy*, which will consider all forms of transport including cycling walking, both on-road and off-road, and is expected to be completed in 2016.

### 5.4.4 SAFETY IN OPEN SPACES

Through the Community Health, Wellbeing and Safety Plan 2013, the Wyndham community identifies the need for safe spaces for all residents irrespective of age or gender.

Council supports the objectives of the UNICEF Child Friendly Cities Initiative which aims to recognise children's rights in decision-making and achieve safe environments where children and young people can play without active adult supervision.

Council recognises that design, planning and siting of open spaces are important ways to improve safety and safety perceptions. Guidelines to assist the design of safer public places such as *Healthy by Design* (Heart Foundation, 2012) and *Safer Design Guidelines* (Victoria Government, 2005) incorporate the internationally recognised *Crime Prevention Through Environmental Design* (CPTED) principles which seek to:

- maximise visibility and surveillance of the public environment
- provide safe movement, good connections and access
- maximise activity in public places
- clearly define private and public space responsibilities
- manage public space to ensure that it is attractive and well used.

The *Safer Design Guidelines for Victoria* are policy guidelines within the State Planning Policy Framework of the Victoria Planning Provisions and must be considered when assessing the design and built form of new development if relevant.

Reasons that people may feel unsafe and which may prevent them from using open space include:

- lack of, or obstructed, passive surveillance of open space
- topography and vegetation preventing or reducing passive surveillance
- remoteness of open space facilities from houses and roads preventing or reducing passive surveillance
- siting of open spaces adjacent to land uses such as industrial areas, freeways, rail lines where there is currently limited or no passive surveillance
- inappropriate uses or evidence of such uses including graffiti, arson, drug use and sexual activities
- inadequate lighting of and to facilities
- build-up of litter and graffiti suggesting a lack of maintenance and cleanliness and enforcement
- conflicts between user groups – such as cyclists and walkers on shared pathways, dog walkers (on lead) on shared use pathways, dogs off lead near playgrounds, and between formal and informal users
- lack of enforcement presence.

Some of these reasons will be resolved over time as population growth, urban expansion and changing land uses will improve the passive surveillance of some open spaces.

#### 5.4.5 AMENITY AND NATURE

Open spaces that contain natural elements such as landscape features, trees, grassed areas and other vegetation, are enjoyed for their ecosystem services, and for the amenity they provide and contribute to the diversity of the open space network.

The Wyndham coastline is also a high quality open space asset for residents and visitors alike.

Open space for the protection and improvement of nature conservation, ecosystem services and processes, and heritage values also provides opportunities for passive recreation activities, play and learning about and understanding the values. Where appropriate these areas are also used by community members and groups for maintenance and improvement activities such as revegetation and weed control.

#### 5.4.6 PLAYGROUNDS AND PLAY SPACES

Wyndham has 206 playgrounds, 3 skate facilities and one dedicated BMX facility.

Playgrounds, play spaces and landscapes that provide for play activities are frequently an attraction for children, parents, caregivers, mothers' groups and families. Young people also use playgrounds and play facilities suitable to their interest, age and abilities – such as skate and BMX facilities.

Playgrounds and play facilities are an important reason people visit open spaces. Council intends to commence development of a *Wyndham Play Space Strategy* which will provide strategic directions for the location, provision, diversity design, maintenance and management of its current playground portfolio as well as playgrounds for the future.



# 6. Influences on Open Space Planning





# Planning for the provision and management of open space in Wyndham is influenced by a range of factors which have been taken into account in developing this Strategy.

These factors include:

- population growth and urban expansion
- the aim of providing open space to improve access, physical activity and health
- improving conservation and heritage values within open spaces
- mitigating the impacts of climate change
- integrating encumbered land within open spaces.

## 6.1 Population Growth And Urban Expansion

### 6.1.1 FORECAST RESIDENTIAL POPULATION AND DWELLING CHANGES

Wyndham is one of the fastest growing municipalities in Australia. Wyndham's 2014 population is forecast to more than double by build-out at 2045 to 448,658 residents (Table 6.1).

Population growth and urban expansion of the OSPDs comprising the Wyndham Urban Area will see additional open space being delivered through the rollout of the precinct structure plans.

While the majority of population growth will occur within OSPDs located within the expanding urban growth fronts, growth is also forecast in the established areas of Hoppers Crossing, Werribee. Point Cook and Wyndham Vale – Manor Lakes associated with in-fill housing and changing demographics that will result in increased demand for open space. This style of this in-fill growth is forecast to be higher density housing but with smaller household sizes and fewer occupants per household than at present.

Table 6.1 – Forecast population growth 2014 – 2045

Open Space Planning District	2014*	2026*	2036*	2045 #
Hoppers Crossing	38,388	37,602	37,739	39,626
Point Cook	43,299	66,012	72,729	77,093
Tarneit	27,853	43,319	65,710	82,138
Truganina, Williams Landing, Laverton Nth	19,141	39,385	46,084	51,384
Werribee	39,518	62,183	78,666	86,533
Wyndham Vale	21,184	37,121	57,502	71,878
Mambourin	6	747	7,789	11,684
Mt Cottrell – Quandong	246	3,525	12,325	18,488
TOTAL WYNDHAM URBAN AREA	189,653	289,894	378,544	438,821
Little River	904	979	1,045	1,082
Werribee South	1,793	2,409	4,686	8,755
TOTAL WYNDHAM CITY	192,332	293,282	384,275	448,658

\* Source: .id Consulting current and forecast population

# Source: Population projection on continued percentage of growth from .id Consulting's 2031-2036 forecast figures

The state government has defined the Urban Growth Boundary (UGB) as the outer limit of urban growth for metropolitan Melbourne and identified how land will be developed within that boundary. Through adopted structure plans, zoning changes and the precinct structure planning process, planning is near complete for land within the Wyndham UGB.

The distribution of open space is detailed in the development of Precinct Structure Plans (PSPs) which apply to areas proposed for future urban development. In Wyndham there are currently 24 PSPs being implemented or in preparation (Map 6.1).

Preparation has yet to commence on PSPs Oakbank, Bayview, Mambourin East, Werribee Junction and Aviators Field. The status of these PSPs is shown in Table 6.2. On-ground works generally commence within two years of a PSP being approved and gazetted by the Minister for Planning.

Urban development in the Mambourin and Mount Cottrell-Quandong OSPDs is not expected till after 2020. Council should seek to discourage earlier development in these areas due to other priorities in the capital works program.

In order to ensure adequate open space for new residential areas Council works closely with the state government agencies and developers to ensure necessary community infrastructure (including open space) is planned well in advance of new developments commencing.

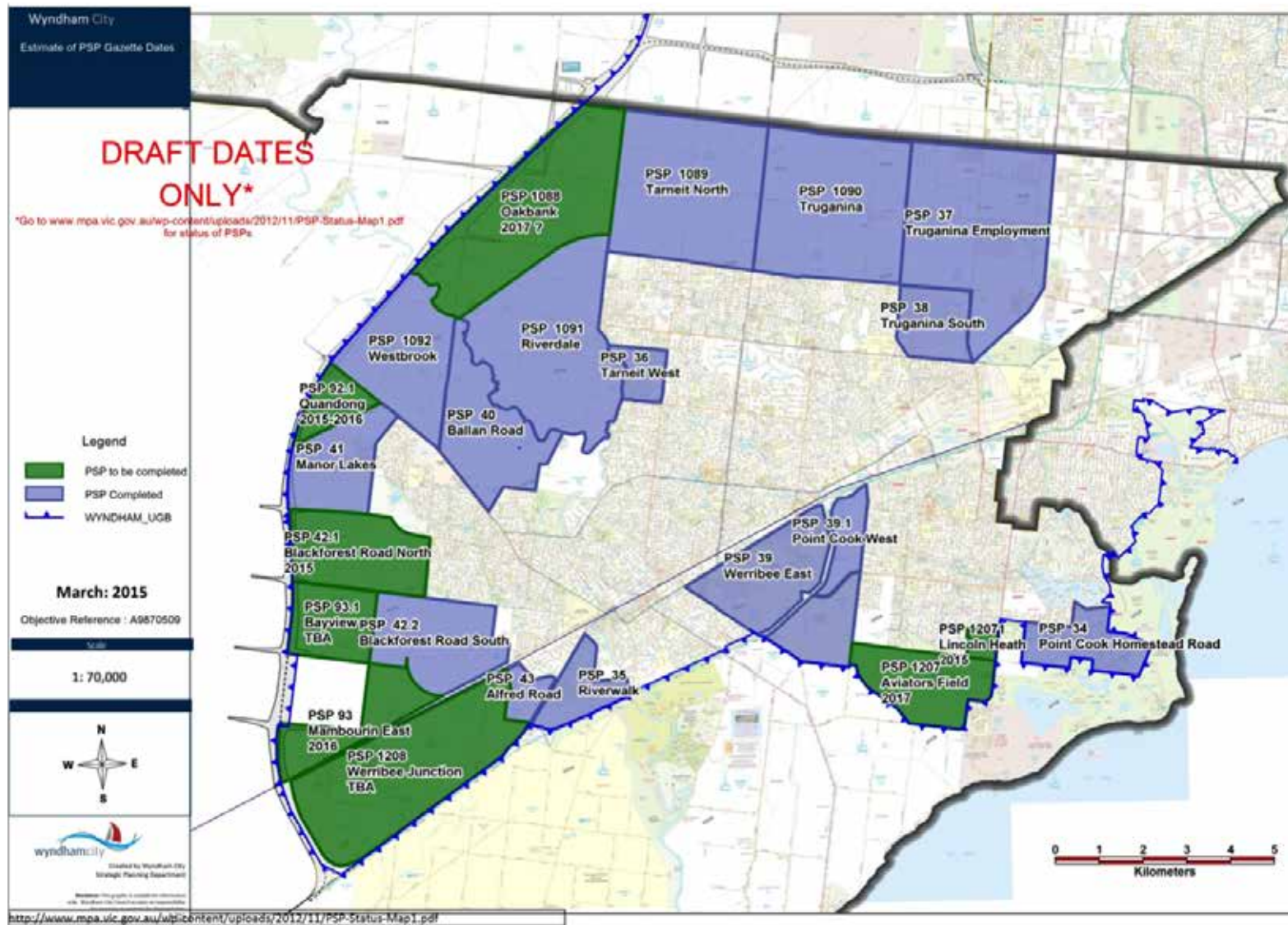
It is critical that open spaces are provided and delivered in a timely manner so that new residents have access to nearby open space. Otherwise existing open spaces in other areas may become overcrowded or overused requiring additional maintenance and repair costs by Council.

Table 6.2 – Wyndham precinct structure plans – status

PSP No.	PSP Name	Status of Plan
PSP 34	Point Cook Homestead Road	Completed
PSP 39.1	Point Cook West	Completed
PSP 39	Werribee East	Completed
PSP 43	Alfred Road	Completed
PSP 35	Riverwalk	Completed
PSP 42.2	Blackforest Road South	Completed
PSP 41	Manor Lakes	Completed
PSP 1092	Westbrook	Completed
PSP 40	Ballan Road	Completed
PSP 1091	Riverdale	Completed
PSP 36	Tarneit West	Completed
PSP 1089	Tarneit North	Completed
PSP 1090	Truganina	Completed
PSP 37	Truganina Employment	Completed
PSP 38	Truganina South	Completed
PSP 1207.1	Lincoln Heath	To be completed 2015
PSP42.1	Blackforest Road North	To be completed 2015
PSP 93	Mambourin East	To be completed 2016
PSP 92.1	Quandong	To be completed 2016
PSP 1088	Oakbank	To be completed 2017
PSP 1207	Aviators Field	To be completed 2017
PSP93.1	Bayview	To be announced
PSP 1208	Werribee Junction	To be announced

Source: Data provided by Wyndham City Council

Map 6.1 – Wyndham precinct structure plans status and timing (as at March 2015)





### 6.1.2 QUALITY LAND IS SCARCE AND COSTLY

Land within the UGB zoned suitable for future urban development can cost up to \$1 million per hectare. Land outside the UGB, industrial land and encumbered land not suitable for development costs considerably less.

Residential development provides a significantly greater financial return than other land uses such as open space. As new residential populations require a range of community infrastructure (such as education facilities, health facilities and community centres) the allocation of land for different uses in future growth areas is becoming increasingly competitive. Thus Council must justify and demonstrate the need for the quantity and type of open space to meet future community demands.

Planning and providing land to meet open space demands is challenging for Council, especially given the extent of quality land required for active open spaces. Where there is need for additional open space there are a variety of mechanisms available for Council to acquire land including:

- open space contributions under section 18 of the *Subdivision Act 1988* enables councils to require a contribution for open space from subdivision applicants. Open space contributions may be in the form of land for open space, a monetary contribution, or a combination of both not exceeding 5 per cent of the (unimproved) site value of the land in the subdivision. Council may seek to obtain a contribution of greater than 5 per cent where such an amount is specified in the planning scheme or where council can demonstrate that there will be a need for more open space as a result of the subdivision
- purchase of open space using developer contributions levies through an approved Development Contributions Plan where

open space is specified. This is usually provided through a combination of provision under a Development Contribution Plan introduced into the planning scheme via Clause 45.06 and a specific schedule to Clause 52.01

- conversion of other land uses to open space (both Council owned land and land owned by another government agencies)
- direct purchase of land by Council
- compulsory acquisition of land by Council.

### 6.1.3 DISPLACEMENT OF 'HARD TO LOCATE' ACTIVITIES INCOMPATIBLE WITH RESIDENTIAL LIVING

Urban expansion is increasingly displacing some recreation activities which have traditionally been provided for in rural Wyndham, but are not compatible with encroaching residential development. Examples are activities such as motor sports, equestrian sports and firearms / projectile sports due to noise, risk and broad acre needs.

Participants are concerned with encroaching site pressures and are seeking Council to review future opportunities for these sports.

Land for these activities, as well as golf courses, is excluded from the definition of 'open space' as, compared to other open spaces considered in this strategy, land for these activities is generally not accessible to the public. Council is currently undertaking a project addressing this matter separately to this strategy.



#### 6.1.4 URBAN DENSITY AND DESIGN

The density of urban development has been increasing over the last decade. Increased housing density, modern urban residential housing, street design and infill housing have led to a reduction in private backyard space and a reduction in private grassed areas that were often used for relaxation, play, gardening and socialising. As population densities increase, the need and demand for accessible open space also tends to increase.

The PSPG seeks to achieve residential densities of 15 lots per hectare in new developments. Recent precinct structure plans for Wyndham propose residential densities of 15 to 19 lots per hectare. This compares with the previous lower development densities of 10 to 12 lots per hectare in established areas and older parts of growth areas.

The percentage of open space specified through the PSPG or section 18 of the *Subdivision Act 1988* has no logical relationship to demand and does not take into account the increase in housing density which results in a greater population in the catchments for open space types.

To meet open space provision standards based on hectares per 1000 population, the greater the population density, the more open space will be required. This is the rationale for council negotiating with the MPA that PSPs deliver 7 per cent of the net developable area as active open space rather than the specified 6 per cent.

This issue has been identified by the Victoria Planning Panel which recommended that MPA should review the standard for the provision of active open space in the PSP guidelines to assess whether a 'population' or 'developable area' based approach would be more suitable in the future.

#### 6.1.5 OPEN SPACES FOR ACTIVE OPEN SPACE

Research by Sport and Recreation Victoria indicates that metropolitan growth area councils, including Wyndham, have less active open space than the metropolitan average.

The demographics of growth area communities are characterised by populations with a lower median age of adults and greater percentage of young children. These are the most physically active age cohorts and most likely to participate in the outdoor formal field sports. There is evidence that the provision of sporting parks is essential to meeting community sporting demands.

Council has previously identified the undersupply of sports grounds in its older growth areas<sup>4</sup> and has taken significant steps to address this undersupply through the provision and planning of new sporting grounds and facilities in recent years.

The PSPG specifies that, of the 10 per cent of the net developable area to be provided for open space, 6 per cent should be provided for active open space with the remaining 4 per cent as passive open space. Council has demonstrated that this percentage for active open space is inadequate at proposed residential densities and has negotiated with the MPA for **new PSPs to deliver a minimum 7 percent of a developable area as active open space**. This percentage is derived through demand based planning models which, at proposed development rates of 15–17 lot per hectare, indicate that a provision rate of approximately 1.5 hectares of district active open space is required per 1,000 population to meet demand for the popular outdoor sports. This provision rate is underpinned by research undertaken by Sport and Recreation Victoria. Current and proposed future levels of active open space provision in the Wyndham urban area are below this level.

<sup>4</sup>Wyndham Open Space Strategy, 2003, Active Open Space and Recreation in Wyndham Growth Areas, Final Report, (2008), Planning for Community Infrastructure in Growth Areas (2008)

Seeking a clear solution is further complicated as the PSP guidelines do not specify if the active open space is to meet municipal or regional purposes. Currently responsibilities for provision beyond the district level is not clear and the current Corridor Growth Plan for Wyndham does not identify the locations for regional active open space. It is expected that this issue may be resolved through work being undertaken by the MPA as part of the Metropolitan Open Space Strategy.

Council has previously raised concerns that the open space quantities specified through the *Subdivision Act 1988* and the Precinct Structure Planning Guidelines cannot deliver enough active open space to meet projected community demands in new PSP areas. PSPs are prepared by the MPA.

At development densities sought through PSPs, an active open space quantity of 2.0 hectares per 1,000 population is required to meet community demand based on participation rates in popular outdoor sports.

Council aims to deliver 1.5 hectares per 1,000 population of district level active open space through the implementation of PSPs with the remaining 0.5 hectares being regional active open space. These standard are outlined at Table 2.2.

The PSP guidelines do not make clear responsibilities and quantities for regional active open space. Consequently in 2013 Council sought advice from the Victoria Planning Panel on this matter on PSPs in the Wyndham North area (Amendment C175 – 177). The panel has made the following recommendations:

- The MPA should review the standard for the provision of active open space in the PSP guidelines to assess whether a revised standard should be introduced in response to increasing dwelling densities in growth areas. The review should assess whether a ‘population’ or ‘developable area’ based approach would be more suitable in the future
- The MPA and Council should work together to identify the location of regional active open space which is to be shown on the PSPs within the Wyndham North area, and is not to be funded by the Development Contribution Plan. Panel recommends that the Council owned land form part of this regional active open space provision.
- Regional active open spaces should be identified in the PSPs.

Council supports these Victoria Planning Panel recommendations (as above) and they have been considered in the development of the recommendations of this Strategy.

## 6.1.6 ADDITIONAL OPEN SPACE NEEDS

Implementation of the current PSPs will see the provision of an additional 442 hectares of active open space and 250 hectares of passive open space to complete build-out of the Wyndham urban area by 2045.

However, when assessing the quantities of existing and proposed open space in the Wyndham urban area and the projected population by 2045 against the open space benchmarks in Table 2.2 it is forecast that, at proposed housing densities, there will be:

- a further need for 76.98 hectares of district level active open space
- access to a further 140.14 hectares of regional active open space
- adequate quantity of passive open space.

Table 6.3 – Additional open space required to meet strategy benchmark

OSPD	District active open space (ha)	Regional active open space (ha)	Passive open space (ha)
Hoppers Crossing	-21.98	-19.81	-10.44
Point Cook	-44.53	-30.85	-10.05
Tarneit	-3.46	-27.61	+16.98
Truganina etc.	-14.78	-3.68	+10.44
Werribee	-24.85	-30.94	+11.11
Wyndham Vale–Manor Lakes	-16.87	-12.17	-5.95
Mambourin	+19.64	-5.84	+5.42
Mount Cottrell-Quandong	+29.91	-9.24	+0.20
TOTALS	-76.93	-140.14	+17.75

Appendix 4 details the specific OSPD location of these identified shortfalls, which are summarised in Table 6.3 below.

Additional open space requirements identified at the OSPD level cannot be resolved through the rollout of the current PSPs therefore the following opportunities should be considered by Council:

- purchase of additional open space within the UGB
- purchase of additional open space outside of the UGB
- negotiation with Parks Victoria regarding land swap and leasing opportunities for suitable land within the Werribee Township Regional Park



- negotiation with Melbourne Water regarding leasing open space opportunities within the Western Treatment Plant
- negotiation with the Royal Australian Air Force regarding open space opportunities within the RAAF Laverton Base if future redevelopment of site was to occur
- negotiation with the management of Werribee Racecourse regarding open space opportunities to develop and access land within the centre of the racecourse if future redevelopment of site was to occur.

Council could also consider strategic land purchases outside of the UGB for future active open space and continue to work closely with the MPA to identify sites in unplanned precinct structure plan areas for future regional active open spaces.

#### 6.1.7 CO-LOCATION OF OPEN SPACES AND SCHOOLS

Public access to open space within the grounds of schools for after hours' community use has reduced significantly. For security and safety reasons most school grounds are now fenced and locked, which prevents community access.

School use (particularly overuse and unscheduled use) of Council open space adjacent to schools has been problematic as it can prevent community access and lead to an increase in wear and maintenance needs.

State government planning guidelines for new residential developments encourage the joint use of school grounds for community sporting use and the location of Council active open spaces adjacent to schools.

However, the size, quality and of maintenance of active spaces within the school sites often make them unsuitable and unsafe for community sporting uses. Where the size and quality is suitable, a formal agreement should be sought between the school and Council on community access and maintenance.

Some of these issues could be addressed and resolved if Council, the Department of Education and Training and the MPA engaged regularly throughout the planning and development of new school sites to facilitate positive outcomes for the local community and for schools seeking to utilise adjacent Council open spaces.

#### 6.1.8 DEVELOPER-LED OPEN SPACES

In subdivisions, developers are required to allocate and provide land for passive and active recreation. For passive parks it is generally the developer's responsibility to fund the design and development of the open space.

In regards to active open space, the Developer Contribution Plan determines the amount of financial input and extent of works.

Developers are increasingly taking proactive steps to provide high quality local passive open spaces as a marketing and selling feature in new housing estates. Council and developers need to better work together in the design and creation of these spaces to ensure they meet community expectations, are efficient for Council to maintain in the future, and contain features that can be easily maintained, repaired or replaced.

## 6.2 Open space to improve access, physical activity and health

While in some cases these open space developments may only be temporary marketing features of a development, they can lead to community expectations of permanence. Over-development of open spaces can lead to community perceptions of inequity between new estates and older estates. It can raise resident expectations about the quality of open space to be provided and maintained over the long term by Council once the development is completed.

If not well designed, developer led open spaces can also be problematic for users and surrounding residents when open spaces are built with some but not all required elements for the site to function as the public expects (such as lack of toilets, disabled access and parking).

All new open space developments require Council's approval. All designs and construction are required to conform to the *Wyndham City Standards and Specification Manual for Subdivision Landscape Works*.

Work has started on the development of the Landscape Design Guidelines document referenced in Section 7 of this strategy. The level of infrastructure and embellishment of individual parks should be consistent with the hierarchy and classification of the park as identified at Appendix 3.



Council's *Quality Community Plan* and the *Wyndham Leisure Strategy*, encourage involvement in physical activity and sporting activities because it is beneficial to the physical, mental and social wellbeing of the community.

The link between sport, recreation, physical activity and health (both physical and mental) is well established and documented. The Victorian Government's health promotion foundation, VicHealth, has 'encouraging regular physical activity' as a key public health platform. While the health benefits of physical activity are well-recognised, the Australian Health Survey<sup>5</sup> has consistently found over recent years that a minority of Australians undertake enough physical activity to benefit their health.

Research shows that passive and active open spaces such as parks and sportsgrounds are the most popular sites to undertake sport, recreation and physical activity<sup>6</sup>. Participation in sport and recreation also plays an important role in involving people in community life and is an indicator of a strong and connected community<sup>7</sup>.

### 6.2.1 PARTICIPATION IN SPORT AND PHYSICAL ACTIVITIES

Most outdoor physical activities and sports are dependent on accessing open spaces including open spaces containing walking and cycling paths.

As urban development increases more open spaces may need to be delivered for community sport, recreation and physical activity where commensurate with community needs and demographic factors influencing participation in outdoor sport.

<sup>5</sup>Australian Bureau of Statistics (2014), Australian Health Survey, 2011 – 2013.

<sup>6</sup>Australian Bureau of Statistics ABS Cat 4177.0 – Participation in Sport and Physical Recreation, Australia, 2011-12

<sup>7</sup>Department for Victoria Communities (2004), Indicators of Community Strength in Victoria.

Planning, developing and managing open space for outdoor sports and physical activities in Wyndham to meet the needs of the community should consider:

- current and forecast participation rates in different outdoor sports, recreation and physical activities (see Table 6.3)
- the growth in informal physical activities
- Wyndham's population structure is characterised by a lower adult median age and a greater percentage of couples / families with young children than the Melbourne average. These are the most physically active age groups and most likely to participate in the formal and informal outdoor field sports within active open space.
- the physical activity needs of families, children and youth through design and delivery of cohort and age specific play infrastructure within passive and active open spaces
- cultural and gender diversity. There is a need to ensure that open space infrastructure and sporting clubs consider and facilitate access for women and people from non-English speaking backgrounds.

There are many other sports and physical activities that use open spaces. Council will work with sport and recreation groups to assist them to access Council spaces in which to practice their sports and activities.

Increasingly, many people now use open space to participate in unstructured/informal group activities rather than structured team or group activities. Council should consider activities including:

- casual exercise and fitness groups
- walking groups
- dog walking and dog exercising groups
- playing with children in mothers and parent groups
- events and informal sporting activities for culturally diverse communities.

## 6.2.2 DEVELOPMENT AND MAINTENANCE OF OPEN SPACE

The costs of developing and maintaining open space continue to rise as Council's open space portfolio expands. Council's maintenance budget in this area has increased from \$6.4 million in 2007 to \$17.1 million in 2014.

Sports grounds are costly for Council to develop and maintain compared to other types of open space. When not being used for sporting play and training, the gradient, surface and infrastructure at sports grounds make them suitable to be used and enjoyed by the community for a range of informal recreation and sporting activities.

Other significant considerations in the development of sports grounds are:

- grounds of a suitable size and quality to be functional and 'fit for purpose'. This includes having adequate space for safety zones, buffers, pavilions, car parking and pedestrian circulation .
- location close to main roads and on public transport routes or connected to trails and paths
- provision of multiple facilities to increase financial viability – such as multiple fields for both junior and senior play and, where possible, co-location of winter and summer sports (such as netball and tennis courts) to maximise use and, where possible, to provide for both genders.

Table 6.3 – Projected Wyndham community participation in outdoor sport, recreation and physical activities 2011 – 20318

ACTIVITY	2016	2021	2026	2031
Walking (for exercise)	55,882	68,307	80,574	91,268
Cycling	38,151	46,537	53,841	60,006
Running/ Jogging	19,391	23,702	27,959	31,670
Tennis	12,824	15,663	18,339	20,645
Golf	11,362	13,887	16,369	18,531
Australian Rules football	10,903	13,313	15,555	17,481
Football (Soccer)	9,424	11,498	13,334	14,890
Netball	8,389	10,252	11,947	13,397
Cricket (outdoor)	6,951	8,488	9,922	11,155
Lawn bowls	2,748	3,359	3,963	4,489
Rugby (Union/League )	2,342	2,853	3,268	3,612
Athletics	1,783	2,175	2,508	2,787
Hockey (outdoor)	1,718	2,096	2,436	2,726
Softball / Baseball	1,167	1,424	1,648	1,837

\*Source: Australian Sports Commission Exercise Recreation and Sport Surveys 2001 – 2010.

Council needs to consider how best to utilise its open space budget to deliver the best outcomes for the broader Wyndham community in the allocation and management of sports grounds. While Council provides open spaces for many formal sporting activities it cannot feasibly or practically provide dedicated spaces and facilities for all the activities in which residents may wish to participate. Hence there is a move to providing flexible sporting surfaces that can be adapted to meet the needs of multiple sports.

Peak sporting bodies and clubs increasingly will need strategic foresight and an evidence base to support their future open space requirements. Specific sporting groups may need to work closely with Council on the provision and management of areas for their desired purposes. Council continues to work with these groups in the future planning of open space.





### 6.2.3 PHYSICAL ACTIVITY FOR AGEING POPULATION AND RESIDENTS WITH A DISABILITY

Established parts of Wyndham such as Hoppers Crossing and Werribee have a significant proportion of ageing residents. Future facilities for ageing residents will also be developed throughout the municipality.

As people age they are likely to participate less in formal outdoor sports and more in less physically vigorous informal activities such as walking. The elderly will seek a range of physical activities and well located open spaces where they feel safe and have opportunities for continued physical activity and social contact.

Similarly, open space should also be accessible to people of all abilities, including those residents living with a disability or caring for those with a disability. Council should ensure that accessibility requirements and standards are considered in any open space design guidelines.

Council should also consider the location of residential and community facilities catering for disabled, aged care and retirement in the planning, development and improvement of the local open space network.

### 6.2.4 COMMUNITY GARDENS

Encouraging community horticulture through community gardens for sustainable food supply, education and social interactions is becoming increasingly important, particularly as housing densities increase and the size of backyards decreases.

Community gardens are best suited to land where passive surveillance and associated facilities (water supply, irrigation, storage sheds) are present such as community centres, civic centre and schools.

Council is currently forming a position on how best to deliver community garden opportunities.

## 6.3 Improving conservation and heritage values

This section discusses the importance of open space in maintaining and improving Wyndham's conservation and heritage values.

### 6.3.1 CONSERVATION VALUES

Wyndham's land, waterways and coast are home to an extensive variety of native fauna and flora, some of which are listed as nationally significant.

State government land, including Point Cook Coastal Park, Cheetham Wetland, Werribee River Park and coastal areas of the Melbourne Water Western Treatment Plant, are recognised as an internationally significant wetland habitat for migratory bird species.

Sections of the Werribee River and surrounds, and various Council reserves contain critically endangered species and/or their habitat, and nationally significant ecological communities including the Plains Grasslands and Seasonal Herbaceous Wetlands ecological communities.

Through *Wyndham's Quality Community Plan*, *City Environment and Sustainability Strategy 2011-2015*, *Biodiversity Policy 2014* and *Waterways Strategy 2002* the Wyndham community identified the importance of maintaining Wyndham's biodiversity, particularly the conservation of its remaining indigenous flora and bird life. Some open spaces may play a role in conserving and protecting these values.

Open spaces in urban areas can protect and support a diversity of plant and animal species and provide essential links between otherwise isolated ecological communities. Conservation open spaces also assist with protection of water and air quality, soil stabilisation, community education and landscape values and provide amenity, health and wellbeing benefits.

### 6.3.2 HERITAGE VALUES

There are many historic sites of importance throughout Wyndham that are either of Aboriginal importance, or have European settlement or farming significance. Within the existing open space network there are 11 identified heritage sites and a further 21 sites proposed for inclusion in the future open space network **Appendix 6**.

Wyndham's Indigenous heritage can be observed in physical evidence in the landscape including culturally scarred trees, artefact scatters, shell middens, stone grinding grooves, rock art, earth mounds, stone features, stone arrangements and burial/reburial places.

The *Victorian Aboriginal Heritage Act 2006* provides protection for Aboriginal cultural heritage in Victoria regardless of whether that heritage is known (recorded) or unknown and regardless of land tenure. Cultural Heritage Management Plans are mandatory for high impact activities proposed for areas of cultural heritage sensitivity. High impact activities include developments with the potential to cause significant changes to the landscape, such as large infrastructure projects or residential developments.

European heritage can be observed in settlement sites, buildings and historic planting such as wind breaks. Where possible these features should be protected. In particular, dry stone walls are one of the characteristic features of Wyndham's western basalt plains. They were constructed as part of the general fencing of private property, and were often among the first European constructions on the plains.

The *Wyndham Dry Stone Walls Study (2014)* details the quantity and significance of dry stone walls and notes that Precinct Structure Plans

are underway in parts of Wyndham in areas where dry stone walls are present. Given their historic significance, areas containing dry stone walls are not compatible with residential development and are consequently proposed as open space to be managed by Council.

The MPA recommends that where possible, heritage features should be retained and form part of the urban form within open space. The inclusion of conservation areas and historic sites within open space impacts on the design, use and function of the open space. It also encourages people to engage with the infrastructure which without proper controls could risk damaging and degrading their values.

Given the fragility of some historic site infrastructure (such as dry stone walls and historic buildings) the protection, maintenance and management of such areas can be a significant cost to Council.

Recommendations to improve the conservation and heritage values of open spaces are provided in Section 7.

## 6.4 Mitigating The Impacts Of Climate Change

The changing climate and associated climatic and weather events such as flooding, droughts and storms will influence open space and the role open space plays in adapting to the effects.

Wyndham is among the driest municipalities in the Greater Melbourne area with an average rainfall in the range of 400 to 500 mm. The largest contributors to water usage are open spaces, particularly turfed active open spaces.

For much of the last 15 years Wyndham has been affected by drought conditions and restricted water use. This has led to a greater emphasis on implementing sustainable water sources to irrigate open spaces and incorporating water sensitive initiatives into open space design.

Council's *Water Action Plan 2015–2020* includes actions to minimise use of potable water on sports grounds by the use of recycled and stormwater.

In previous drought conditions Council continued to irrigate active open spaces but did not irrigate passive open spaces. This resulted in a lack of grassed areas providing open space amenity and also an increase in soil breakdown and dust in open spaces.

In urban areas open space can play a role in mitigating trapped heat through the provision of shade trees and grassed areas which retain moisture.

Climatic changes have also seen an increase in storm intensities resulting in flood events. Much of Wyndham's encumbered open space is provided to mitigate the effects of such events. This has seen Wyndham's rivers, major creeks and coast affected by erosion and sediment movement associated with high rainfall and storm events. Infrastructure located within open spaces in these areas is also at risk of damage.

Recommendations to mitigate the impacts of climate change are provided in Section 7.



## 6.5 Incorporating Encumbered Land In Open Spaces

Encumbered open space plays an important role in stormwater management in Wyndham. The topography of the local area means that significant areas of land are required specifically to manage stormwater and flood risk. Wyndham has more hectares of drainage reserves than it does hectares of sports grounds.

Land that is set aside for flood plains along waterway corridors, stormwater flows and stormwater detention can function as secondary open space and be integrated into the open space network, particularly for walkways and cycleways. This is common in the planning and design of new residential estates.

Established areas of Wyndham such as Werribee, Hoppers Crossing and Wyndham Vale have significant areas of purpose-built floodways, drainage reserves, drainage lines, swales and retarding basins which can be perceived as poorly developed open space.

However, floodways and drainage areas, by their nature and purpose, have encumbrances which may limit or prevent developments and uses as open space. Provision of infrastructure that could impede the flow of floodwaters such as buildings, fences and trees needs to be carefully considered. This can be problematic for some open space uses, particularly where sports grounds have been established that require fences, cricket nets, floodlights and pavilions, and parks that require playgrounds.

**Encumbered open space delivered by developers does not count towards the delivery of 10 per cent net developable areas as specified in the PSP guidelines.**



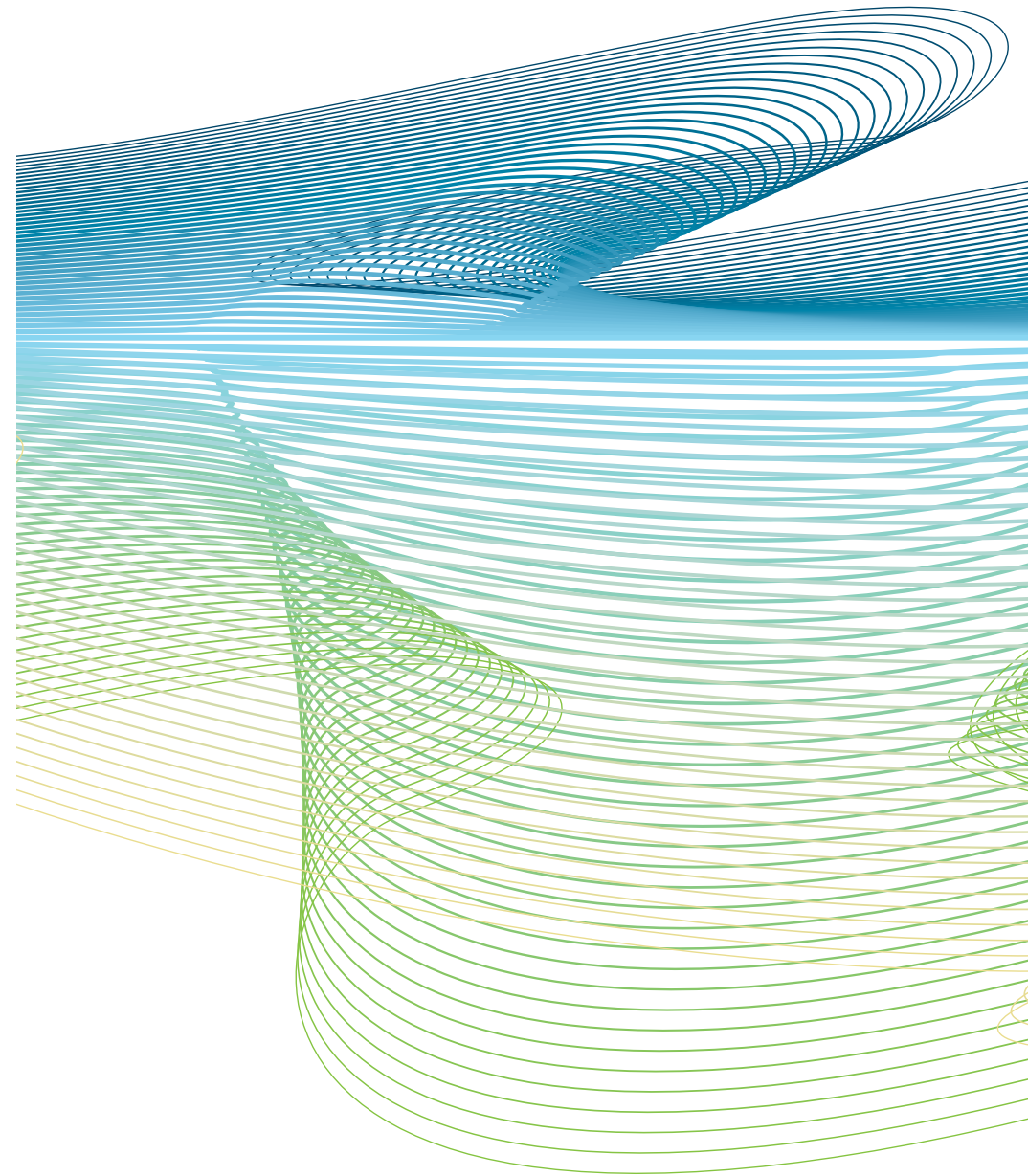
As a general rule, Council only accepts unencumbered land for active open space development.

In new residential estates developers, the MPA and Council work together to integrate stormwater management within open space, including incorporating wetlands and other natural water features where appropriate. Natural drainage features have a primary function of controlling stormwater and sediment entering into waterways but can sometimes add to the character and diversity of open spaces.

This type of integration must be well planned and designed to ensure that the enjoyment, function and future development of these open spaces is not compromised, and that residents appreciate the dual purpose of the land.

The provision of utilities infrastructure on, above or beneath open space raises challenges for future use, management and maintenance. In recently developed estates in Wyndham there are examples of utilities infrastructure such as substations and mobile towers being located within open space. This reduces the amenity and functionality of the areas for the public and creates maintenance issues.

Land encumbered by transmission line corridors may have the potential to act as a suitable trail corridors but may only be suitable for very select other open space uses due to the constraints imposed by overhead towers and cables. Landscape and recreation activities are limited below transmission lines and within transmission line corridors. Some of Wyndham's transmission line corridors contain Melbourne Water and Barwon Water trunk water mains. These also limit development of infrastructure and activities.





## 7. City-wide Recommendations



## 7.1 Open Space Hierarchy And Classification

Council's *Open Space Hierarchy and Classification* is described in **Appendix 3**. The infrastructure requirements (referred to as 'embellishments') for each hierarchy classification and type in Appendix 3 will provide guidance to Council, developers and the community when developing open spaces.

No.	Action
1	Apply the open space hierarchy, classification and embellishments in <b>Appendix 3</b> to guide the planning and provision across the Wyndham open space network.
2	Apply the open space benchmarks at <b>Table 2.2</b> in assessing open space proposals for future residential developments.



## 7.2 Future Open Space Provision

### 7.2.1 FUTURE MUNICIPAL AND REGIONAL OPEN SPACE

The provision of future **regional-level passive** open space is typically the responsibility of the Victorian Government. The Werribee River, which has significant conservation and landscape values, has been identified as the key regional open space corridor for the region in the metropolitan regional open space strategy '*Linking People and Spaces*' (Parks Victoria, 2002).

Planning for future regional passive open space is being undertaken by the MPA, Parks Victoria, and Council. This includes finalising of the boundaries for the future Werribee Township Regional Park immediately north of Presidents Park. While **regional passive open space** benefits the community beyond the Wyndham Municipality acquisition of such land is funded by the state government primarily for conservation purposes and not through the open space contributions associated with urban developments.

Council has responsibility for the provision of **municipal / regional active open space** in growth areas. The MPA with Council has a role in identifying sites of future **regional level active open space**.

Applying the benchmarks at Table 2.2 this Strategy has identified that the Wyndham urban area requires an additional 140.14 hectares of municipal / regional active open space by 2045. The distribution of these requirements is detailed at Appendix 4.

To provide certainty the MPA and council should seek to have such areas identified through Growth Corridor Plans and Precinct Structure Plans.

No.	Action
3	Continue to work closely with the MPA and Parks Victoria in the planning and design of new regional active open space to ensure that opportunities to integrate regional open space (active and passive) within the Wyndham open space network are identified in relevant Growth Corridor Plan and Precinct Structure Plans. Priority OSPDs to be serviced with additional regional active open space are: <ul style="list-style-type: none"><li>• Werribee (30.94ha)</li><li>• Point Cook (30.85ha)</li><li>• Tarneit (27.61ha).</li></ul>
4	Work with the MPA to identify the location of regional active open space which is to be shown on the PSPs within the Wyndham North area and which is not to be funded by the Development Contribution Plan. The Victoria Planning Panel recommends that the Council- owned land form part of this regional active open space provision.
5	Identify partnership opportunities with relevant state government agencies and public land managers regarding the lease, use and development of public land for future regional / municipal active open spaces including connectivity and trail opportunities.



## 7.2.2 FUTURE DISTRICT AND LOCAL OPEN SPACE

The MPA and the Council is responsible for the provision and planning of **local and district open space** through the PSP process. District level active and passive open spaces, and local level passive open space needs have been identified in the relevant PSPs and structure planning documents.

Applying the benchmarks at Table 2.2 this Strategy has identified that by 2045 the Wyndham urban area requires an **additional**:

- 76.93 hectares of district level active open space
- 4 district level active open spaces
- 26 district level passive open spaces
- 43 local level passive open spaces.

The distribution of these requirements is detailed in **Appendix 4**.

No.	Action
6	Program the timely development of local and district open spaces identified in relevant PSPs, structure planning documents and developer contribution plans. The development of open spaces must occur concurrent with the pace of residential development.
7	Where additional land is proposed or considered for future active or passive open space it is the criteria in <b>Table 7.1</b> to determine its suitability.
8	Use the provision benchmarks at <b>Table 2.2</b> to guide the future quantities of open space within the Wyndham urban area.
9	Identify sites to purchase additional of district level active open spaces to serve the following OSPDs as priority: <ul style="list-style-type: none"> <li>• Point Cook (44.53ha)</li> <li>• Werribee (24.75ha)</li> <li>• Wyndham Vale – Manor Lakes (16.87ha).</li> </ul>
10	Identify sites to to improve the coverage of district level active open spaces to serve the following OSPDs as priority: <ul style="list-style-type: none"> <li>• Point Cook</li> <li>• Tarneit</li> <li>• Hoppers Crossing.</li> </ul>
11	Identify sites to purchase for future passive open space to serve the following OSPDs as priority: <ul style="list-style-type: none"> <li>• Point Cook (10.44ha)</li> <li>• Wyndham Vale – Manor Lakes (5.95ha)</li> <li>• Hoppers Crossing (10.05ha).</li> </ul>

No.	Action
12	Identify sites and/or upgrade existing open spaces to improve the coverage of district level passive open spaces to serve the following OSPDs as priority: <ul style="list-style-type: none"> <li>• Point Cook (6)</li> <li>• Hoppers Crossing (3)</li> <li>• Tarneit (3).</li> </ul>
13	Subdivision of existing residential areas within the Wyndham urban area where an undersupply of open space has been identified will result in an open space contribution of up to 8 per cent of the unimproved land value to be used to provide additional open space or to upgrade existing open space to meet future resident needs.  Application of the Subdivision Act 1988 will be exercised until the strategic assessment of high and medium growth areas has been performed to ascertain the correct open space contribution. Once the open space contribution has been adopted it will supersede the Subdivision Act obligations.
14	Undertake a strategic assessment of population increases from the recommendations of the Wyndham Housing and Neighbourhood Character Strategy and its impact on open space.
15	Work with the MPA to review and update Standard 2 in the PSP Guidelines to assess whether a revised open space provision standard, based on population rather than percentage of net developable area, should be introduced in response to increasing dwelling densities in growth areas.
16	Ensure that all passive and active open spaces are zoned as Public Park and Recreation Zone. Rezone land when parcels are transferred to Council ownership or land is converted to open space.

No.	Action
17	Review and update the Municipal Strategic Statement and Clause 22.07 Open Space Policy of the Wyndham Planning Scheme to reflect the vision and principles of this Strategy and other contemporary open space outcomes desired through the planning scheme including the benchmark standards at <b>Table 2.2</b> .
18	Develop a 'Wyndham Open Space Policy' suitable for integration into the Wyndham Planning Scheme. The policy should specify open space quantities / types to be sought in specific locations and specify the quantity of open space sought of through developer contributions giving consideration to open space shortfalls and gaps identified at <b>Appendix 4</b> and through the Wyndham Housing and Neighbourhood Character Strategy.
19	Work with the MPA and the Department of Education and Training to formalise the planning and use of active open spaces co-located within and adjacent to schools to better enable shared access and use by the community and schools. This includes: <ul style="list-style-type: none"> <li>• Engaging with schools throughout the planning and design process for new school sites</li> <li>• Engaging with schools where Council open space is proposed adjacent to school sites</li> </ul> Open space quantities delivered through PSPS will not be reduced where community access to school sporting fields is achieved.
20	Liaise with developers in the initial development applications stage to achieve desired outcomes for open space in this strategy.
21	Require new open space to be included in development plans in accordance with this strategy.
22	Work with adjoining municipalities to mutually beneficial open space outcomes and projects.

Table 7.1 – Criteria for assessing the provision of additional open space in Wyndham City

Criteria	
Accessibility	Access to the site including entry points, its location to roads and public transport, pedestrian and bicycle access based on its hierarchy.
Amenity	The extent to which the location and site conditions will provide users with amenity or improve local open space amenity.
Conservation	Whether the site has conservation values (biodiversity and heritage) that can be protected and /or improved through including it in the open space network.
Cost effective	Whether the costs of acquiring the land, development, maintenance and management are practicable, affordable, cost effective and appropriate.
Network	How the site will add to or improve the network of recreation settings and opportunities available within the open space network.
Equity	Whether the site is located in an area where there is an undersupply of open space.
Encumbrances	Whether the site has encumbrances that restrict or limit its future use or development as open space.
Functionality	How well the site is suited to its intended use.
Linkages	How the site contributes to connecting and expanding the open space network.
Safety	Whether the site is safe for users or the modifications and costs required to make the site safe.
Surrounding land uses	How adjacent and surrounding land uses influence use of the site, now and in the future.

### 7.2.3 CONSERVATION OPEN SPACE

Council is responsible for the planning, protection and management of conservation (biodiversity and heritage) open space it owns and/or manages.

No.	Action
23	Develop and implement conservation management plans for conservation open spaces that contain, or are proposed to contain, biodiversity and habitat values of identified significance.
24	Protect and improve identified conservation values and habitat corridors along waterways within the open space network. Ensure buffers between residential areas and waterways are adequate to protect biodiversity and habitat values year-round and to enable maintenance.
25	Apply appropriate zonings, overlays and statutory controls to open spaces with identified biodiversity, cultural and heritage values.
26	Develop and implement conservation management plans for open spaces that contain, or are proposed to contain, identified heritage values. Conservation management plans should be prepared prior to a master plan (if required) to ensure that heritage values are properly considered in the preparation of the master plan. Completed plans are to be implemented and reviewed as appropriate.
27	Where the location of cultural heritage sites are made public investigate ways for the community to understand and interpret identified heritage values in open spaces. For Indigenous values this should occur in consultation with Aboriginal Affairs Victoria. This may require the development of Cultural Heritage Management Plans.
28	Develop guidelines for the integration and management of heritage values within open spaces in such a way that the values do not reduce the functionality of the open space.

## 7.3 Open space disposal

While no open space has currently been identified for disposal, Council should consider the criteria given in **Table 7.2** in determining any future disposal of open space.

Table 7.2 – Criteria for assessing the disposal of open space in Wyndham City

Criteria
<p>Decisions to dispose of open space should be considered and assessed against the following criteria:</p> <ul style="list-style-type: none"> <li>• how the disposal will affect open space opportunities in the local area including connections to and within the walking and cycling networks</li> <li>• the contribution the land makes to the open space network</li> <li>• environmental, conservation or biodiversity values of significance</li> <li>• historical and cultural values of significance</li> <li>• impacts on adjacent land, including activities undertaken on adjacent land</li> <li>• any conditions attached to the land when it was purchased, acquired or gifted to Council</li> <li>• any encumbrances associated with the land (such as flood mitigation, drainage, easements, underground utilities)</li> <li>• whether the land, if rezoned, would be compatible with adjacent land use zones</li> <li>• whether the benefits of disposing of the land outweigh the costs of retaining the land</li> <li>• whether the net market return on the land is sufficient to fund improvements to the public open space network in that OSPD</li> <li>• whether disposing of the land will improve urban design outcomes.</li> </ul>

## 7.4 Open space quality and use

The quality of open spaces is important to how they are used and valued by the community. The following actions will guide the improvement of the quality of open space in Wyndham.

No.	Action
29	<p>Prepare <i>Open Space Infrastructure Design Guidelines</i> for the development of active and passive open spaces based on the relevant hierarchy and classification to ensure that open spaces provide a diverse range of recreation opportunities and settings, are functional and support increasing use and enjoyment by all sectors of the community.</p> <p>The guidelines will inform the design and maintenance of developer-led passive open spaces and the integration of drainage, wetland features and other encumbrances within open spaces in a way that does not adversely affect the functionality, value and use of open space by the community.</p> <p>The guidelines must consider Council's open space hierarchy and classification system and asset management capacity.</p>
30	<p>Review and update Council's Outdoor Sport Facility Guidelines for the development of active open spaces to ensure the active open spaces support increased participation in formal sporting activities and formal social sporting activities every 5 years.</p>
31	<p>Prepare a Wyndham Sports Strategy to guide and prioritise future investment in sporting facilities to serve Wyndham's sporting clubs and the community. The strategy will consider the relevant open space hierarchy and classification.</p>
32	<p>Integrate informal recreation and physical activity uses into the design of district active and passive open space to encourage physical activity, improve connectivity, health and fitness, safety, other informal uses and social interaction.</p>



#### 7.4.1 SAFETY AND ACCESSIBILITY

No.	Action
33	Prepare a <i>Play Space Strategy</i> to address the location, provision, design, management, upgrade and maintenance of Council's playground portfolio and other dedicated play spaces for children, young people and their families.
34	Review and prioritise its park renewal and master planning programming against the supply analysis in this Strategy.
35	Develop an Open Space Asset Management Plan
36	Engage with culturally diverse communities to facilitate their use of open spaces for events and sporting uses.
37	Ensure renewal of active open spaces support flexible and sustainable design and considers the changing sporting demands and demographics.
38	Undertake a strategic assessment of district/municipal/regional passive parks suitable for irrigation to provide green turf coverage throughout the year.

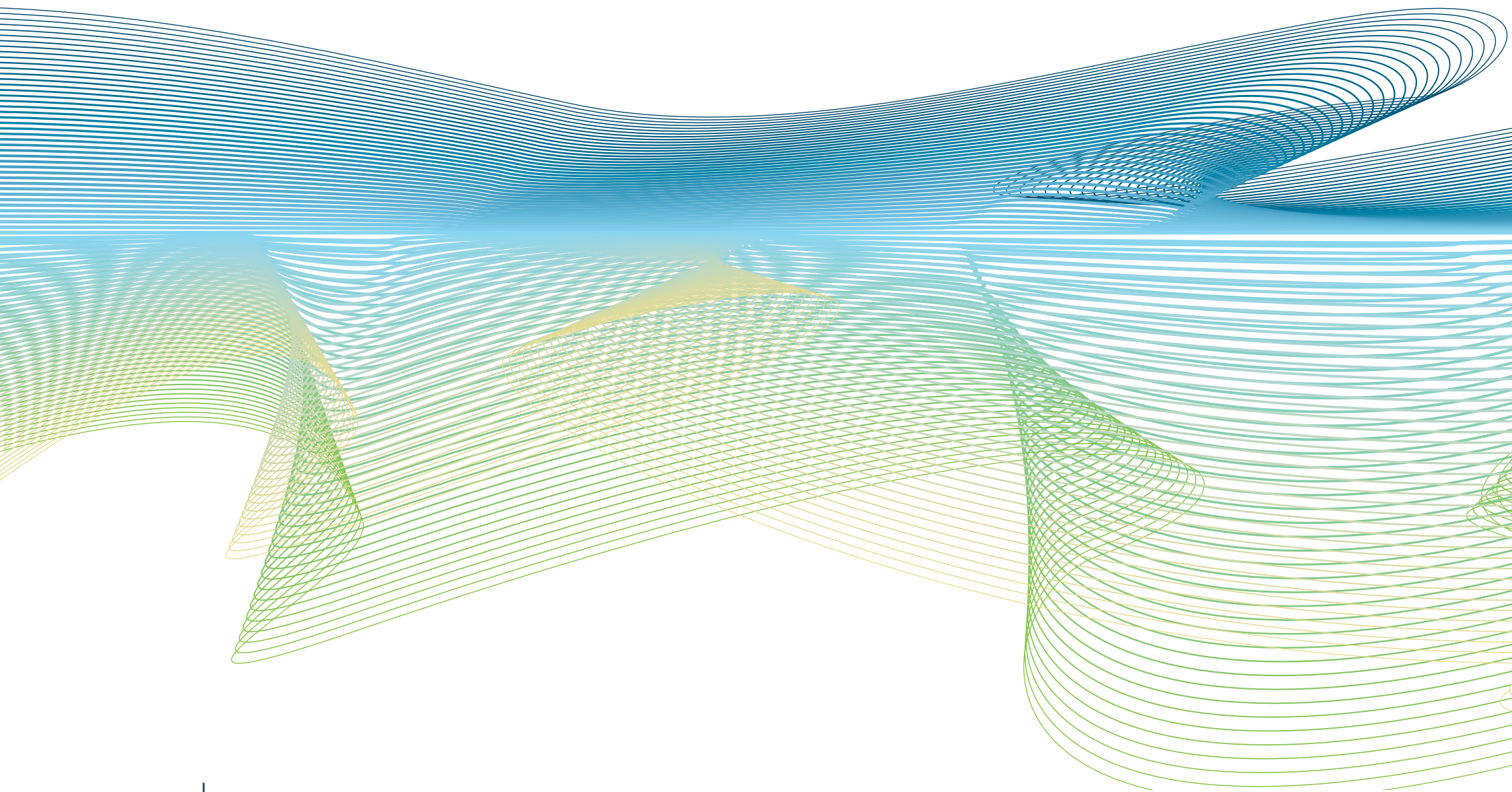
No.	Action
39	Ensure that all open space designs including landscaping and associated facility designs are consistent with the <i>Safe By Design</i> and <i>Healthy By Design</i> principles and consider the rights of children as outlined in the <i>UNICEF Child Friendly Cities Initiative</i> .
40	Access existing open space against the <i>Safe By Design</i> , <i>Healthy By Design</i> and <i>CTPED</i> principles to identify design, maintenance and enforcement issues to be addressed through Council's capital works and/or asset management and renewal program.
41	<p>Prepare guidelines for all-abilities access to open space which consider:</p> <ul style="list-style-type: none"> <li>• an inclusive approach to design of open spaces</li> <li>• meeting design standards and best practice for all abilities access, including at open space entry points</li> <li>• connections to adjacent pedestrian and shared pathways and car parks</li> <li>• accessibility and connections to the nearby public transport network</li> <li>• play requirements for all abilities.</li> </ul>
42	<p>Identify suitable open space areas for dog off-lead exercise parks. Planning and design of off-lead enclosures should contain appropriate infrastructure such as car parking, pathways to entry points, double gates, bins, bags, covered seating, shade, trees, dog agility training items, water, car parking, signage, maintenance and emergency access.</p> <p>Dog off-lead areas are gazetted through the state government.</p>
43	Consider the location of residential and community facilities catering for disabled, aged care and retirement in the planning, development and improvement of surrounding passive open spaces.
44	Adopt and apply an open space naming convention that will be used across Council.

## 7.4.2 ENVIRONMENTAL SUSTAINABILITY

No.	Action
45	<p>Implement environmentally sustainability and climate change adaptations for open space consistent with relevant Council strategies and plans including:</p> <ul style="list-style-type: none"> <li>• update or replace the Computerised Irrigation Management System (CIMS) with consideration for water use efficiency features</li> <li>• review sports reserve and landscape capital works program and operations to identify recycled water and stormwater harvesting opportunities and implement</li> <li>• develop turf management plans for established sports reserves</li> <li>• continued use of warm season grasses for irrigation</li> <li>• location of water tanks underground where feasible</li> </ul>

## 7.4.3 OPEN SPACE DESIGN AND MAINTENANCE

No.	Action
46	<p>Develop an Open Space Design Guidelines document recognising and supporting the level of infrastructure and embellishment of individual parks consistent with Appendix 3. An amendment to <i>Wyndham City Standards and Specification Manual for Subdivision Landscape Works</i> will be required to call ensure it is read in conjunction with the Open Space Design Guidelines.</p> <p>Topics to consider including in the guideline are:</p> <ul style="list-style-type: none"> <li>• cultural heritage</li> <li>• landform</li> <li>• landscape space typologies / categories</li> <li>• space, spatial mapping and scale</li> <li>• infrastructure (utilities)</li> <li>• infrastructure (furniture)</li> <li>• barriers</li> <li>• circulation (pedestrian and cycling)</li> <li>• playgrounds</li> <li>• natural play spaces</li> <li>• open grassed areas and kick about spaces</li> <li>• materials (soft and hard)</li> <li>• sports and active park elements</li> <li>• encumbered reserves</li> <li>• linear reserves</li> <li>• planting and irrigation</li> <li>• lighting</li> <li>• seat</li> <li>• furniture</li> <li>• maintenance considerations</li> <li>• sustainability.</li> </ul>
47	<p>Investigate and calculate the accurate cost of maintaining active and passive open spaces to better understand the true cost of maintaining open spaces as a benchmark for future planning, management and the calculation of fees and charges.</p>







## 8. OSPD Analysis and Recommendations



## 8.1 Hoppers Crossing

Hoppers Crossing is an established older residential suburb of the Wyndham urban area. It is fully built out but additional dwellings are forecast through in-fill housing and urban regeneration. This will result in some areas of medium to high density housing (town houses, units, apartments) within walking distance of activity centres and public transport nodes. These areas are identified in the *Wyndham Housing and Neighbourhood Character Strategy 2015*.

Table 8.1.1 – Forecast population and dwelling numbers

Hoppers Crossing	2014	2016	2021	2026	2036	2045
Population	38,388	38,239	37,866	37,602	37,739	39,626
Dwellings	NA	13,939	14,065	14,141	14,315	15,240

While dwelling numbers are forecast to slightly increase by 2036 population is projected to decline slowly to 2026 and then marginally increase (by 3 per cent) by 2045.

While Hoppers Crossing still has a relatively young population, the numbers of people in older age groups are expected to increase as the community matures. In 2036 the population is projected to have:

- 24 per cent between the ages of 0 and 17 years
- 42 per cent between the ages of 18 and 49
- 34 per cent over 50 years.

Population projections are based on current planning projections and do not factor in changes as a result of the *Wyndham Housing and Neighbourhood Character Strategy 2015*. Assessment of the open space network in 'change' areas will be undertaken once population modelling is complete. It is expected that there will be need for addition or upgrading of the open space network due to increases in demand.

Hoppers Crossing is home to the newly refurbished Wyndham Leisure and Entertainment Centre, *AquaPulse*.



### 8.1.1 DESCRIPTION:

The open space quantities and distribution for Hoppers Crossing reflect the historical provision standards, developer contributions and design styles applied at the time of development.

Compared with newer residential areas, open space in Hoppers Crossing is characterised by larger active open spaces, larger passive open spaces and large drainage reserves that are not well integrated within passive open spaces.

The district level active open spaces are well developed and some contain district level passive facilities (e.g. playgrounds, picnic facilities, exercise circuits and landscaping amenities) thus serving as both 'active' and 'passive' open spaces. These district level open spaces include:

- Mossfiel Reserve (Active / Passive)
- Grange Reserve (Active / Passive)
- Cambridge Reserve (Active / Passive)
- Hogans Road Reserve (Active / Passive).

The local passive open spaces are mainly open grassed areas of lower landscape amenity or diversity than newer residential areas.

### 8.1.2 QUANTITY:

Based on the 2014 and 2045 population projections, residents of Hoppers Crossing have:

Table 8.1.2 –Change in quantity and ratio of open space to 2045

Hoppers Crossing	2015			2045		
	No. of Parks	Hectares	Provision (ha/1000)	No. of Parks	Hectares	Provision (ha/1000)
Active	5	37.46	0.98	5	37.46	0.95
Passive	34	29.19	0.76	34	29.19	0.74
Conservation	5	8.72	0.23	5	8.72	0.22
Encumbered	20	45.85	1.19	20	45.85	1.16
Landscape Amenity	6	2.70	0.07	6	2.70	0.07
Grand Total	70	123.93	3.23	70	123.93	3.13

Both the current and future supply is below council's aspirational benchmark for both active and passive open space.

Based on council benchmarks, current and future open space supply and build-out population projections by 2045 Hoppers Crossing residents will require:

- an additional 21.98 hectares of district level active open space
- access to 19.81 hectares of municipal / regional active open space
- an additional 10.44 hectares of passive open space.

### 8.1.3 COVERAGE AGAINST BENCHMARKS:

Table 8.1.3 –Coverage of district and local open space against standards

OSPD	Coverage (%) and additional number of spaces required to meet standard					
	District active	Additional required	District passive	Additional required	Local passive	Additional required
Hoppers Crossing	70	1	45	3	75	5

#### Active open space:

- Current and future coverage of active open space is adequate except for the area between Morris Road and Skeleton Creek.

#### Passive open space:

- Current and future coverage of local passive open space is adequate except for the residential areas north of Hogans Road Reserve to Sayers Road; a proportion of which occurs in the large lot subdivision south and west of the drainage reserve.

#### Connections:

- A shared path network provides off-road connectivity via Skeleton Creek and the D1 Drainage Reserve (which run north to south) and the drainage reserves (which run west to east).

### 8.1.4 OPEN SPACE PLANNING INFLUENCES:

Hoppers Crossing has a lower provision of open space based on the benchmarks proposed in this strategy. The existing development pattern makes the provision of additional open space difficult. Improvement of the amenity and embellishments should be considered to enhance community use and benefits of the existing parks.

Future subdivision of existing low density development may enable some opportunity to incorporate additional open space, or financial contribution to improve existing open space, as part of increasing housing densities in this area.

Connectivity of the open space network was not a priority when the area was developed. Pedestrian and cycle access relies on the street network, which is further complicated by the cul-de-sac urban design. There are, however, a number of drainage corridors and Skeleton Creek that provide major links through the OSPD, and connect a small number of open spaces, especially those located along the D1 drain.

As the population ages in Hoppers Crossing their open space needs will change, this should be considered in the range of open space amenities and future embellishment of existing spaces.

There are gaps in the provision of passive open space where large lot development has occurred. If these areas are to be redeveloped with higher residential density, an open space contribution should be sought to provide or fund open space.

Some larger school sites contain sports grounds and facilities which may provide opportunities for community use outside of school hours.



#### 8.1.5 RECOMMENDATIONS:

1. Increase the diversity, landscaping and embellishments of passive parks in accordance with the open space hierarchy and classification at Appendix 3.
2. Consider opportunities for older people in any open space renewal or improvement activities.
3. Seek to acquire land in open space shortfall areas, where possible.  
Alternatively:
  - explore opportunities to partner with local schools to facilitate shared community use of their playgrounds, sporting fields and facilities,
  - improve connections to other open space areas for these residents.
4. Seek to deliver district passive open space to areas of undersupply. This will either be through:
  - the acquisition of land,
  - by raising an existing local passive open space to district standard – increasing size may be problematic, but increasing the level of enhancement is valid, or
  - integrating district passive provision into an existing district active open space, by increasing the level of passive enhancements.
5. In recognition of the under supply of open space, ensure future subdivision activities deliver open space contributions to improve existing open space or acquire additional open space.

MAPS FOR HOPPERS CROSSING OSPD ARE AT APPENDIX 2A.



## 8.2 Point Cook

Point Cook is an establishing suburb and growth front. The most significant Wyndham suburban area on the eastern side of the Princes Freeway, it has experienced rapid growth over the past 15 years. The recently adopted *Wyndham Housing and Neighbourhood Character Strategy 2015* has nominated a 'substantial change' area around the Point Cook Town Centre and Palmers Road with the balance of the OSPD to be an 'incremental change' area.

The total population in Point Cook is forecast to increase each year, reaching a projected 77,093 by 2045.

Table 8.2.1 –Forecast population and dwelling numbers

Point Cook	2014	2016	2021	2026	2036	2045
Population	43,299	48,972	59,545	66,012	72,729	77,093
Dwellings	NA	16,804	20,252	22,219	24,482	25,957

Point Cook will continue to have a young population. By 2021 people under 15 years are expected to make up 26 per cent of the population and families with dependents expected to make up 50 per cent of all households. People over 65 years are expected to form only 5.6 per cent of the population.

Point Cook has the highest percentage of high household incomes compared with the rest of Wyndham.

### 8.2.1 DESCRIPTION:

As a relatively new development area Point Cook has a diversity of open space settings. The planning of much of the northern part of Point Cook predates the application of the standards specified in the *Precinct Structure Planning Guidelines*. This has resulted in a high provision of poorly connected small dispersed local passive open spaces and an undersupply of active open space.

Over the past fifteen years Council has invested significantly in providing and developing active open space in Point Cook to address this undersupply and to ensure that future residents have access to adequate active open space opportunities.

Comparatively, more recently planned development areas, such as to the south and west of the OSPD, have improved open space diversity, integration of encumbered land and connectivity.

Encumbered open space along with Skeleton Creek provides important cycling and pedestrian opportunities through the OSPD. This connection though stops at the Princess Freeway and therefore doesn't permit access north.

The Sanctuary Lakes development covers some 20 per cent of the OSPD. This development is around a large lake and an 18-hole golf course which, while providing high scenic and amenity value to residents has meant that active and passive open spaces were not required to be provided at the time of development. Where passive open spaces are supplied, some are owned and managed by the body corporate rather than Council.

The nearby Point Cook Coastal Park and Cheetham Wetlands, managed by Parks Victoria for conservation purposes, provides a limited range of passive recreation opportunities for residents and visitors.

District level active open spaces are well developed and contain passive facilities (e.g. playgrounds, picnic facilities, exercise circuits and landscaping amenities) thus serving as both 'active' and 'passive' open spaces.

District level open space include:

- Dunnings Road Reserve (Active)
- Jamieson Way Reserve (Active)
- Point Cook Homestead Road Reserve (Active)
- Prudence Parade Reserve (Active)
- Saltwater Reserve (Active and Passive)
- Tom Roberts Parade Reserve (Active)
- Windorah Drive Reserve (Active)
- The Strand Drainage Reserve (Passive).

Open space associated with Skeleton Creek also provides important cycling and pedestrian opportunities through the OSPD.

Point Cook has a diversity of open space settings. Its development has resulted in the number of local passive open spaces being well above the average for the Wyndham urban area. The cost of maintaining these small dispersed open spaces is a concern to Council.

Over the past fifteen years Council has invested significantly in providing and developing active open space in Point Cook to address a previous critical undersupply in active open spaces (in terms of both quantity and functional size).

Rollout of the East Werribee Employment Precinct PSP (west of Maltby Bypass) will deliver additional active and passive open spaces that will be accessible to residents of west Point Cook.

The nearby Point Cook Coastal Park and Cheetham Wetlands, managed by Parks Victoria for conservation purposes, provides a limited range of passive recreation opportunities for residents and visitors.

The open space quantities and distribution for the older parts of Point Cook reflect the historical provision standards, developer contributions and design styles applied at the time of development.



### 8.2.2 QUANTITY:

Based on the 2014 and 2045 population projections, residents of Point Cook have:

Table 8.2.2 –Change in quantity and ratio of open space to 2045

Point Cook 2015	2015			2045		
Open Space Type	No. of Parks	Hectares	Provision (ha/1000)	No. of Parks	Hectares	Provision (ha/1000)
Active	6	38.87	0.90	11	78.81	1.02
Passive	59	48.43	1.12	72	67.04	0.87
Conservation	4	21.21	0.49	6	50.53	0.66
Encumbered	28	65.76	1.52	33	110.68	1.44
Landscape Amenity	4	0.27	0.27	4	0.27	0.00
Grand Total	101	174.55	4.03	127	307.34	3.99

Both the current and future population projections the open space supply is below council's aspirational benchmark for both active and passive open space. Future population projections will see a 10 per cent increase in the quantity of active space per 1,000 residents and a 10 per cent decrease in the quantity of passive open space per 1,000 residents. Based on council benchmarks, future open space supply and build-out population projections to 2045, Point Cook residents will require:

- an additional 44.53 hectares of district level active open space
- access to 30.85 hectares of municipal / regional active open space
- an additional 10.05 hectares of local / district passive open space.

### 8.2.3 COVERAGE AGAINST BENCHMARKS:

Table 8.2.3 –Coverage of district and local open space against standards

OSPD Name	Coverage (%) and number of additional spaces required to meet standard					
	District active	Additional required	District passive	Additional required	Local passive	Additional required
Point Cook	80	1	40	6	70	9

#### Active open space:

- Current and future coverage of active open space is adequate except for Sanctuary Lakes.

#### Passive open space:

- Current and future coverage of local passive open space is adequate.
- Coverage of district level open space in the north of the OSPD is adequate except for Sanctuary Lakes.
- No district level passive open space is available south of Sneydes Road.

#### Connections:

- Contiguous drainage reserves along Skeleton Creek provide adequate off road connectivity for the north of the OSPD.
- Off-road connectivity south of Dunnings Road to Sneydes Road is poor. However, this is resolved through on-road connections.
- Encumbered open space south-central of Sneydes Road provides adequate connectivity.

### 8.2.4 OPEN SPACE PLANNING INFLUENCES:

Compared to other urban areas of Wyndham, Point Cook has a large number of small dispersed passive parks which present a maintenance concern to Council.

Point Cook has an undersupply of active open space.

The Princes Freeway and Maltby Bypass are a major barrier for walking and cycling access north and west of Point Cook.

Most open spaces recently developed have been undertaken by private developers to increase the attraction of their estates to prospective buyers. The level of developer-provided facilities in some local open spaces has led to increased visitation and length of stay to some parks which do not have the full suite of facilities (such as car parking and toilets) to provide for such.

Council has raised concerns about the over-embellishment of some developer-provided open spaces and its ability to maintain them to the same standard in the future.



The co-location of active open space adjacent to new school sites has been problematic and largely unsuccessful from a Council and community perspective. Some schools are reluctant to allow community access outside school hours and the size, quality and maintenance of active spaces within the schools makes them unsuitable for community sporting uses. School use, particularly overuse, of adjacent Council active open spaces has created issues for both community use/access and Council maintenance.

In response to future urban development expected over the next 15 years, the precinct structure plans for Point Cook Homestead Road, Point Cook West, Lincoln Heath, Aviators Field and the East Werribee Employment Precinct (east of Princess Freeway) will deliver an estimated 45 hectares of active open space and 13 hectares of passive open space to serve new and future communities.

The balance of the East Werribee Employment Precinct development is expected to deliver active and passive open spaces which will be accessible to the Western Point Cook community.

### 8.2.5 RECOMMENDATIONS:

1. Ensure that open spaces provided through the rollout of PSPs is delivered in a timely manner concurrent with population growth and rate of urban expansion.
2. Seek to acquire land in open space shortfall areas, where possible. Alternatively:
  - explore opportunities to partner with local schools to facilitate shared community use of their playgrounds, sporting fields and facilities.
  - improve connections to other open space areas for these residents.

3. Seek to deliver district passive open space to areas of undersupply. This will either be through:

- the acquisition of land,
- by raising an existing local passive open space to district standard – increasing size may be problematic, but increasing the level of enhancement is valid, or
- integrating district passive provision into an existing district active open space, by increasing the level of passive enhancements.

4. In recognition of the under supply of open space, ensure future subdivision activities deliver open space contributions to improve existing open space or acquire additional open space.
5. Review supply and use of undersized local parks.
6. Identify parks that are over-embellished and, in consultation with the community, implement an asset management program consistent with open space hierarchy, classification and embellishments to ensure these open spaces meet their intended embellishment level.
7. Ensure that, at time of development, open spaces are designed and developed consistent with open space hierarchy, classification and embellishments to ensure these open spaces meet their intended embellishment level.

### MAPS FOR THE POINT COOK OSPD ARE AT APPENDIX 2B

Disclaimer: The location of open space shown in Aviators Field is indicative only and precise locations are yet to be determined.

## 8.3 Tarneit

The Tarneit OSPD is one of the fastest growing areas of the municipality. It has established communities and major new community developments proposed after 2021 through the implementation of the Tarneit North, Riverdale and Tarneit West PSPs.

Table 8.3.1 – Forecast population and dwelling numbers

Tarneit	2014	2016	2021	2026	2036	2045
Population	27,853	31,158	37,026	45,319	65,710	81,138
Dwellings	NA	10,776	13,198	16,215	23,725	29,397

Tarneit North is projected to grow from a 2014 population of 27,853 to 81,138 in 2045. The established communities in the precinct (Baden Powell, Tarneit Central and Davis Creek) are expected to increase slowly or remain at relatively stable populations.

Under the recently adopted *Wyndham Housing and Neighbourhood Character Strategy 2015*, 'substantial change' corridors have been identified along the major roads of Morris, Derrimut, Tarneit and Sayers Roads, and around the existing and proposed train stations.

Currently Tarneit is a new and maturing family based community with population peaks in the under 15 and 30 to 44 age groups. The young population structure will continue as new residential areas are developed.

Tarneit has a high proportion of migrant families from non-English speaking background.

### 8.3.1 DESCRIPTION:

Much of the residential development is detached housing on small blocks with minimal private open spaces.

Almost half the open space network in Tarneit is encumbered or set aside for conservation.

Future development areas north of Leakes Road and to the west and south of Davies Road contain significant areas of encumbered land as floodways and drainage reserves which provide connectivity opportunities, as does open space associated with Skeleton Creek.

District level open spaces include:

- Wooten Road Recreation (Active)
- Goddard Street Reserve (Active)
- Hummingbird Boulevard Reserve (Active)
- Dairy Park Recreation Reserve (Passive)



### 8.3.2 QUANTITY:

Based on the 2014 and 2045 population projections, residents of Tarneit have:

Table 8.3.2 –Change in quantity and ratio of open space to 2045

Tarneit	2015			2045		
Open Space Type	No. of Parks	Hectares	Provision (ha/1000)	No. of Parks	Hectares	Provision (ha/1000)
Active	3	21.14	0.76	15	133.21	1.62
Passive	32	25.72	0.92	109	99.11	1.21
Conservation	9	7.12	0.26	11	45.26	0.55
Encumbered	19	47.91	1.72	26	295.93	3.60
Landscape Amenity	7	0.32	0.01	7	0.32	0.00
Grand Total	70	102.21	3.67	168	573.84	6.99

Both the current (2015) and future (2045) supply is below council's aspirational benchmark for both active and passive open space.

Based on council benchmarks, current and future open space supply and build-out population projections by 2045 Tarneit residents will require:

- an additional 3.46 hectares of district level active open space
- access to 27.61 hectares of municipal / regional active open space.



### 8.3.3 COVERAGE AGAINST BENCHMARKS:

Table 8.3.3 –Coverage of district and local open space against standards

OSPD Name	Coverage (%) and number of additional spaces required to meet standard					
	District active	Additional required	District passive	Additional required	Local passive	Additional required
Tarneit	80	1	70	3	90	2

#### Active open space:

- Coverage of existing and future active open space is adequate except for a pocket north of Sayers Road and east of Derrimut Road. If additional open space cannot be provided council should investigate if larger school sites in this area can provide opportunities for community use of school sporting fields.

#### Passive open space:

- Coverage of local passive open space is 90%.
- There is a not an adequate coverage of district passive open spaces in developed areas of the OSPD.

#### Connections:

- Contiguous drainage reserves running throughout the north and west of the OSPD, along Skeleton Creek, Davies Creek and the Werribee River provide adequate off road connectivity.

### 8.3.4 OPEN SPACE PLANNING INFLUENCES:

Connectivity opportunities include the Davis Creek Corridor, Werribee River Corridor, Skeleton Creek Corridor and future drainage reserves.

The Werribee River will become a key open space feature to the west of the Tarneit Growth Area.

Skeleton Creek Trail in the east (adjoining Truganina) will be an important asset providing links with the local area and to adjoining precincts.

The future Werribee Township Regional Park, to be managed by Parks Victoria, will provide conservation, amenity and connectivity along the Werribee River.

Precinct structure plan development will deliver an additional 471 hectares of open space including 112 hectares of active open space and 73 hectares of passive open space.

Planning for Oakbank PSP is yet to commence.

Land associated with the Regional Rail Link and encumbered land beneath SPAusNet transmission corridors will provide opportunities for available for shared pathways, improving connectivity within and beyond OSPD



### 8.3.5 RECOMMENDATIONS:

1. Ensure that local and district open spaces provided through the rollout of PSPs are delivered in a timely manner concurrent with population growth and rate of urban expansion.
2. Identify opportunities to address the under-provision of municipal / regional active open space.
3. Seek to deliver district passive open space to areas of undersupply. This will either be through:
  - the acquisition of land,
  - by raising an existing local passive open space to district standard – increasing size may be problematic, but increasing the level of enhancement is valid, or
  - integrating district passive provision into an existing district active open space, by increasing the level of passive enhancements.
4. Work with school sites (Thomas Carr College and Baden Powell College) to identify, secure and improve community access to school playing fields to assist in covering the active open space shortfall in that area.
5. Retain any mature trees, wind-rows and identified historic sites and structures proposed in open space.
6. Coordinate the timely development of pedestrian / cycleway links to and along Regional Rail and SPAusNet corridors.

MAPS FOR THE TARNEIT OSPD ARE AT APPENDIX 2C

Disclaimer – The location of open space shown in the Oakbank PSP is indicative only and precise locations are yet to be determined.

## 8.4 Truganina, Williams Landing, Laverton North

Truganina and Williams Landing are residential communities which will experience rapid population growth over the next two decades. Overall population is projected to more than double in size from its 2014 population of 19,141 people. The population is projected to reach 34,487 people in 2021 and 51,384 people in 2045 with the implementation of the Truganina and Truganina South PSPs.

Table 8.4.1 – Forecast population and dwelling numbers

Truganina etc.	2014	2016	2021	2026	2036	2045
Population	19,141	24,170	34,487	39,385	46,084	51,384
Dwellings	NA	8,019	11,477	13,170	15,783	17,657

Most population growth will occur in new residential areas in Truganina and Truganina South, with smaller levels of growth in Westbourne and Williams Landing, previously part of the former RAAF Laverton Base .

The future population is expected to be characterised by young families with children under 15 years forming a high percentage of the population.

The area has a high proportion of migrant families from non-English speaking background.

Laverton North, in the north west of the OSPD, is a largely industrial area that will cater for a high proportion of workers rather than residents. Development will be influenced through implementation of the Truganina Employment PSP which will deliver a minimum of 2 per cent of the net developable area of as open space.

### 8.4.1 DESCRIPTION:

One third of the open space network is active open space, mainly associated with 22 hectares of Laure Emmins Reserve. Municipal and district level open space includes:

- Lawrie Emmins Reserve (Municipal Active)
- Williams Landing Reserve (Active)
- Clearwood Drive Reserve (Active)
- Federation Boulevard Reserve (Active)
- Cheviot Drive Park (Passive)
- Forsyth Drive Park (Passive).

Open space associated with Skeleton Creek and Dohertys Creek also provide off-road connectivity opportunities through the OSPD.

The downscaling of the Laverton RAAF Base may present future open space opportunities to council.

### 8.4.2 QUANTITY:

Based on the 2014 and 2045 population projections, residents of Truganina, Williams Landing and Laverton North have:

Table 8.4.2 –Change in quantity and ratio of open space to 2045

Truganina, Williams Landing, Laverton North	2015			2045		
Open Space Type	No. of Parks	Hectares	Provision (ha/1000)	No. of Parks	Hectares	Provision (ha/1000)
Active	6	48.15	2.52	11	100.42	1.95
Passive	23	30.39	1.59	52	61.87	1.20
Conservation	4	9.93	0.52	8	91.32	1.78
Encumbered	26	65.01	3.40	34	192.83	3.75
Landscape Amenity	1	0.62	0.03	1	0.62	0.01
Grand Total	60	154.10	8.05	106	447.06	8.70

Both the current and future supply is achieves council's aspirational benchmark totals for both active and passive open space. However, the quantity of Laurie Emmins Reserve (municipal open space) skews this result.

Based on council benchmarks, current and future open space supply and build-out population projections by 2045 Truganina, Williams Landing and Laverton North will require:

- an additional 14.98 hectares of district level active open space
- access to 3.68 hectares of municipal / regional active open space.

### 8.4.3 COVERAGE AGAINST BENCHMARKS:

Table 8.4.3 –Coverage of district and local open space against standards

OSPD Name	Coverage (%) and number of additional spaces required to meet standard					
	District active	Additional required	District passive	Additional required	Local passive	Additional required
Truganina, Williams Landing, Laverton North	95	0	65	2	70	4

#### Active open space:

- Coverage of existing and future active open space is adequate for the residential area of the OSPD.

#### Passive open space:

- There is a not an adequate coverage of district passive open spaces in residential areas of the OSPD.
- Coverage of passive open space and connections to and within the industrial area of Laverton North is poor.

#### Connections:

- Contiguous drainage reserves following creek and drainage lines running north to south through OSPD provide adequate off road connectivity.
- Connectivity to and within the industrial area of Laverton North could be improved.

### 8.4.4 OPEN SPACE PLANNING INFLUENCES:

Laverton North, while predominantly an employment area, has a low level of open space for workers, which is an indication of the era in which it was development. Newer industrial area of Truganina Employment area achieve 2% of net developable area as open space.

Sayers Road acts as a barrier between existing open spaces and those proposed in the growth front.

Lawrie Emmins Reserve has the capacity to provide for active and passive uses once fully developed. Approximately one third of this reserve area is suitable for active open space. A master plan for the future of this reserve has been developed by Council in 2007. Some current uses of the reserve may not be compatible with urban development and may need to be considered for relocation.



#### 8.4.5 RECOMMENDATIONS:

1. Ensure that local and district open spaces provided through the rollout of PSPs is delivered in a timely manner concurrent with population growth and rate urban expansion.
2. Seek to deliver district passive open space to areas of undersupply. This will either be through:
  - the acquisition of land,
  - by raising an existing local passive open space to district standard – increasing size may be problematic, but increasing the level of enhancement is valid, or
  - integrating district passive provision into an existing district active open space, by increasing the level of passive enhancements.
3. Review / refresh and implement master plan for Lawrie Emmins Reserve
4. Identify passive open spaces and connectivity connections for workers in Laverton North consistent to achieve 2% of net developable area as open space.
5. Investigate future open space opportunities associated with the RAAF Laverton Base.

MAPS FOR THE TRUGANINA, WILLIAMS LANDING, LAVERTON NORTH  
OSPD ARE AT APPENDIX 2D

## 8.5 Werribee

Werribee is the oldest and most established urban area of the Wyndham. It is expected to experience demographic changes due to ageing of established communities and growth of young family households in significant new residential developments.

Table 8.5.1 –Forecast population and dwelling numbers

Werribee	2014	2016	2021	2026	2036	2045
Population	39,518	40,866	49,300	62,183	78,666	86,533
Dwellings	NA	15,877	18,786	23,333	30,285	33,410

Populations in the established areas of Riverdene, Glen Devon, and Heathdale are projected to remain stable or decline slightly. Some additional dwellings are forecast through in-fill housing and urban regeneration. This will result in development of areas of medium to higher density housing (town houses, units, apartments) within walking distance of activity centres and public transport nodes. These areas are identified through the *Wyndham Housing and Neighbourhood Character Strategy*.

Future growth is forecast to occur through the roll-out of the Riverwalk, Alfred Road, Black Forest Road South and Mambourin PSPs which will deliver a further 47,000 residents by build-out at 2045.

### 8.5.1 DESCRIPTION:

The open space layout for the established parts of Werribee reflect the historical provision standards, developer contributions and design styles applied at the time of development. The established parts of Werribee are fully developed and the provision of additional open space is difficult. Increased housing densities within the established parts of Werribee through subdivision will provide open space development contributions. These contributions are to be used to either improve existing open spaces or to acquire additional land for open space, as it is important to provide sufficient open space of suitable quality in areas where use will increase due to increases in population density.

The existing open space network is adjacent Presidents Park, a municipal level active / passive open space.

Encumbered open space associated with Lollypop Creek provides a range of passive recreation opportunities and pedestrian / cycling linkages.

District level open spaces (current and future) include:

- EWEP AOS2 and AOS3 (Active)
- Galvin Reserve (Active)
- Heathdale Glen Orden Reserve (Active)
- Soldiers Reserve (Active)
- Wyndham Vale South Reserve (Active)
- Alfred Road OS3 (Passive)
- Black Forest Road South OS4 (Passive)
- Bloom Street Park (Passive)
- Cambridge Crescent Park (Passive)
- EWEP P39-03 (Passive)
- EWEP P39-04 (Passive)
- Werribee Junction PSP (Active and Passive)
- Mambourin East PSP (Active and Passive).

### 8.5.2 QUANTITY:

Based on the 2014 and 2045 population projections, residents of Werribee have:

Table 8.5.2 – Change in quantity and ratio of open space to 2045

Werribee	2015			2045		
Open Space Type	No. of Parks	Hectares	Provision (ha/1000)	No. of Parks	Hectares	Provision (ha/1000)
Active	7	54.47	1.38	14	125.09	1.45
Passive	56	43.18	1.09	85	97.48	1.13
Conservation	18	36.98	0.94	19	71.38	0.82
Encumbered	27	77.10	1.95	36	235.82	2.73
Landscape Amenity	3	0.27	0.01	3	0.27	0.00
Grand Total	111	212.00	5.36	161	530.03	6.13

Both the current and future (2045) active and passive open space supply are marginally below council's aspirational benchmark, and by 2045 Werribee will require

- an additional 24.85 hectares of district level active open space
- access to 30.94 hectares of municipal / regional active open space.

### 8.5.3 COVERAGE AGAINST BENCHMARKS:

Table 8.5.3 – Coverage of district and local open space

OSPD Name	Coverage (%) and number of additional spaces required to meet standard					
	District active	Additional required	District passive	Additional required	Local passive	Additional required
Werribee	90	0	70	2	90	1

#### Active open space:

- Coverage of existing and future active open space is adequate within the OSPD.

#### Passive open space:

- Coverage of existing and future passive open space is adequate except for coverage of district level passive open space in the north of the OSPD.

#### Connections:

- Contiguous drainage reserves associated with the Glen Orden Wetlands, the floodway north of Wyndham Vale South Reserve and encumbered open space along the Werribee River provide off-road connectivity.
- Development of shared trail along Lollypop Creek with the Black Forest Road South PSP will improve connectivity north to Wyndham Vale.

### 8.5.4 OPEN SPACE PLANNING INFLUENCES:

An ageing population in Werribee may have differing open space needs to the current population and this should be considered in the range of open space amenities and future embellishments.

As a result of connectivity of the open space network not being a priority in planning the open space in established areas of the OSPD, pedestrian and cycle access relies predominantly on the street networks. This is further complicated by the cul-de-sac urban design of its time which can increase travel time to access open spaces.

The Princes Highway and railway line are barriers to accessing open space.



#### 8.5.5 RECOMMENDATIONS:

1. Ensure that local and district open spaces provided through the rollout of PSPs are delivered in a timely manner concurrent with population growth and rate of urban expansion.
2. Identify opportunities to address the under-provision of district active open space and access to additional municipal / regional active open space including exploring partnership opportunities with Werribee Racecourse for additional open space.
3. Explore opportunities for local schools to make their sporting fields and facilities available for community use in areas undersupplied with open space.
4. Ensure that future subdivision activities deliver open space contributions to improve existing open space or acquire additional open space.
5. Ensure land adjoining the Werribee River (western bank) between Geelong Road and the Princes Freeway is available for pedestrian / cycleway connections and to protect associated biodiversity values.

MAPS FOR THE WERRIBEE OSPD ARE AT APPENDIX 2E

## 8.6 Wyndham Vale - Manor Lakes

Wyndham Vale – Manor Lakes is a mix of older established areas and new growth communities. Steady growth is expected as the Manor Lakes, Quandong, Westbrook and Ballan Road PSPs are implemented. This will result in steady growth in this OSPD with a population forecast to increase to 71,878 by build-out at 2045.

Table 8.6.1 –Forecast population and dwelling numbers

Wyndham Vale - Manor Lakes	2014	2016	2021	2026	2036	2045
Population	21,184	22,853	28,121	37,121	57,502	71,878
Dwellings	NA	8,155	9,990	13,299	20,502	25,670

The main growth areas are:

- Wyndham Vale North – the population is projected to increase to an estimated 13,318 people in 2036
- Manor Lakes West – the population will grow to a projected 21,937 in 2036
- President's Park and Wyndham Vale East – these established communities will gradually increase.

The Wyndham Vale – Manor Lakes community is likely to be characterised by young families. The next 10 years are expected to see growth in the numbers of young children and some increase in residents aged over 50 years.

### 8.6.1 DESCRIPTION:

The open space network is largely characterised by Presidents Park, the Werribee River, a network of encumbered drainage lines and Lollypop Creek.

Presidents Park provides municipal level active / passive open space as well as conservation open space. Presidents Parks will have connectivity links with the future Werribee Township Regional Park managed by Parks Victoria.

Off-road connectivity to and from Presidents Park from the west of the OSPD is generally poor, reflecting the north-south drainage lines. The future PSPs will go some way to addressing connectivity issue.

There are few open spaces proposed west of Hobbs Road and there is generally poor connectivity aside from Lollypop Creek, Werribee River and other drainage lines.

District level open spaces (current and future) include:

- Haines Drive Reserve (Active)
- Manor Lakes Area C (Passive)
- Wyndham Vale North Reserve (Active)
- Howqua Way Reserve (Active)
- Manor Lakes PSP (Active)
- Ballan Road PSP (Active)
- Quandong PSP (Active)
- Westbrook PSP (Active)
- Ballan Road P5 PSP (Passive)
- Manor Lakes 7 PSP (Passive)
- Quandong P2 PSP (Passive)
- Westbrook P6 PSP (Passive)
- Westbrook P7 PSP (Passive)

### 8.6.2 QUANTITY:

Based on the 2014 and 2045 population projections, residents of Wyndham Vale – Manor Lakes have:

Table 8.6.2 –Change in quantity and ratio of open space to 2045

Wyndham Vale - Manor Lakes	2015			2045		
Open Space Type	No. of Parks	Hectares	Provision (ha/1000)	No. of Parks	Hectares	Provision (ha/1000)
Active	4	39.36	1.86	11	111.69	1.55
Passive	22	30.32	1.43	61	65.92	0.92
Conservation	13	31.19	1.47	17	124.48	1.73
Encumbered	32	76.74	3.62	38	178.17	2.48
Landscape Amenity	1	0.20	0.01	1	0.20	0.00
Grand Total	72	177.82	8.39	128	480.47	6.68

Whilst the overall current supply (2015) meets Council’s benchmark for open space, the future supply (2045) will not meet the benchmark for either passive or active open space. The supply of active open space is skewed due to the large municipal active open space within Presidents Park. There is an undersupply of 18.47 hectares of district level active open space within the OSPD.

By 2045 Wyndham Vale – Manor Lakes will require:

- an additional 16.87 hectares of district level active open space
- access to 12.17 hectares of municipal / regional active open space
- an additional 5.95 hectares of passive open space.

### 8.6.3 COVERAGE AGAINST BENCHMARKS:

Table 8.6.3 –Coverage of district and local open space

OSPD Name	Coverage (%) and number of additional spaces required to meet standard					
	District active	Additional required	District passive	Additional required	Local passive	Additional required
Wyndham Vale – Manor Lakes	90	0	75	2	70	4

#### Active open space:

- Coverage of existing and future active open space is adequate except for a small pocket north of Greens Road to Ballan Road.

#### Passive open space:

- Coverage of local passive open space is 70% with a small gap associated with the Quandong PSP area which is still to be finalised, Manor Lakes and adjacent Werribee River.
- There is a district passive open space gap north of Greens Road – this may be addressed through recent negotiations with developers.

#### Connections:

- Lollypop Creek, the Werribee River and drainage lines provide major connectivity routes throughout the OSPD. However, most connectivity runs north – south along drainage lines within encumbered open spaces.

### 8.6.4 OPEN SPACE PLANNING INFLUENCES:

Currently the established areas of the OSPD are service by four district level active open space reserves and multiple local level passive open space. There are a few gaps in the network and these will be predominantly addressed during PSP implementation.

Presidents Park is a municipal level active and passive open space area that also serves the immediate area as a district and local park.

The future Werribee Township Regional Park, to be managed by Parks Victoria, will provide conservation, amenity and connectivity along the Werribee River north of Presidents Park. Depending on the finalised boundary and land parcels within the future park, there may be opportunities for Council to negotiate for suitable unencumbered land to provide for future active open space.

The future Regional Rail Link will provide open space connectivity opportunities.



#### 8.6.5 RECOMMENDATIONS:

1. Ensure that local and district open spaces provided through the rollout of PSPs is delivered in a timely manner consistent and concurrent with population growth and urban expansion.
2. Seek to acquire land in open space shortfall areas, where possible. Alternatively:
  - explore opportunities to partner with Parks Victoria
3. Ensure network connectivity links south to the Mambourin OSPD during the PSP implementation.
4. Ensure that future subdivision activities deliver open space contributions to improve existing open space or acquire additional open space.
5. Ensure the development of shared trail links to and along the Regional Rail Link during the PSP implementation.

MAPS FOR THE WYNDHAM VALE – MANOR LAKES OSPD ARE AT APPENDIX 2F

## 8.7 Mambourin

Mambourin is a sparsely populated rural area with fewer than 10 residents. Once developed, the OSPD will be partly contained within the future urban area and the balance will remain rural and extractive industries (quarry). The future Outer Metropolitan Ring/E6 Transport Corridor forms the Urban Growth Boundary (UGB). The timeframe of its development is unknown at this stage.

Table 8.7.1 –Forecast population and dwelling numbers

Mambourin	2014	2016	2021	2026	2036	2045
Population	6	6	6	747	7,789	11,864
Dwellings	NA	2	2	227	2,953	4,511

### 8.7.1 DESCRIPTION:

There is currently no open space provided in the Mambourin precinct. The landscape is characterised by rural land uses and scatters of mature trees.

Development of the OSPD is forecast to commence after 2021 and will see the provision of 74.93 hectares of open space of which almost half will be active open space.

### 8.7.2 QUANTITY AND COVERAGE:

Based on 2045 population projections, residents of Mambourin will have:

Mambourin	2045		
Open Space Type	No. of Parks	Hectares	Provision (ha/1000)
Active	3	37.17	3.18
Passive	19	17.10	1.46
Encumbered	1	20.66	1.77
Grand Total	23	74.93	6.41

Table 8.7.3 –Coverage of district and local open space

OSPD Name	Coverage (%) and number of additional spaces required to meet standard					
	District active	Additional required	District passive	Additional required	Local passive	Additional required
Mambourin	95	0	40	4	50	6

The 2045 supply will achieve council’s benchmarks for active and passive open space. Coverage of active and passive open spaces is adequate within the planned PSP areas of the OSPD. However, consideration should be given to ensuring that future planning considers the need for district and local level passive open spaces. Analysis against the coverage standards indicates that four additional district level passive open spaces and six additional local passive open spaces are required.

In terms of future regional active open space residents of Mambourin will require access to an additional 5.84 hectares. The planned delivery of active open space for this OSPD above the standard required is because the PSP’s in this OSPD were considered as part of the active open space network across Wyndham West sub-region, and provide provision beyond the Mambourin catchment.

### 8.7.3 OPEN SPACE PLANNING INFLUENCES:

The PSPs will influence the size and location of the open spaces in Mambourin. Detailed planning has commenced for Black Forest Road North and residential development is expected to commence in 2021. Planning has yet to commence for Bayview PSP. Open space quantities have been ascertained from the Development Contributions Plan for Wyndham West.

### 8.7.4 RECOMMENDATIONS:

1. Ensure that local and district open spaces provided through the rollout of PSPs is delivered in a timely manner concurrent with population growth and rate of urban expansion.
2. Ensure connectivity to the neighbouring OSPD is achieved in detailed future planning.
3. Retain any suitable mature trees, wind-rows and identified historic sites/structures proposed in future open space.

MAPS FOR THE MAMBOURIN OSPD ARE AT APPENDIX 2G.

## 8.8 Mount Cottrell - Quandong

Mount Cottrell-Quandong is a rural area with a small current population. Once the Oakbank PSP is finalised and gazetted, development will see a population increase to an estimated 18,488 by 2045 with the OSPD partly contained within the future urban area and the balance will remain rural.

The future Outer Metropolitan Ring/E6 Transport Corridor forms the Urban Growth Boundary (UGB). The timeframe of its development is unknown at this stage.

The population is estimated to be dominated by children and younger adults – 30 per cent of the population is forecast to be 17 years old and younger and 45 per cent between the ages of 18 and 39 years.

Table 8.8.1 –Forecast population and dwelling numbers

Mt Cottrell - Quandong	2014	2016	2021	2026	2036	2045
Population	246	242	1,298	3,525	12,325	18,488
Dwellings	NA	109	510	1,111	4,113	NA

Future development of Mount Cottrell-Quandong proposes to deliver an additional 76 hectares of open space of which 57.64 will be active open space.

### 8.8.1 DESCRIPTION:

The Mount Cottrell-Quandong OSPD has one conservation area of 25.10 hectares along the Werribee River at Cobbledicks Reserve, located outside of the urban growth boundary.

The landscape identified for future residential development is characterised by rural land uses and scatters of mature trees.

Development of the OSPD is forecast to commence after 2021 will see the provision of 101.43 hectares of open space of which almost half will be active open space.

### 8.8.2 QUANTITY AND COVERAGE:

Based on 2045 population projections and planning to date, residents of Mount Cottrell – Quandong will have:

Table 8.8.2 –Quantity and ratio of open space to 2045

Mount Cottrell-Quandong	2045		
Open Space Type	No. of Parks	Hectares	Provision (ha/1000)
Active	4	57.64	3.12
Passive	2	18.69	1.01
Conservation	1	25.10	1.36
Grand Total	7	101.43	5.49

Consideration should be given to ensuring that future PSP development considers the need for both district and local level passive open spaces. Analysis against the coverage standards indicates that an additional 10 district level passive open spaces and 12 local level passive open spaces are required.

Table 8.8.3 –Coverage of district and local open space

OSPD Name	Coverage (%) and number of additional spaces required to meet standard					
	District active	Additional required	District passive	Additional required	Local passive	Additional required
Mt Cottrell-Quandong	100	0	10	4	20	12

### 8.8.3 OPEN SPACE PLANNING INFLUENCES:

The Oakbank PSP will influence the size and location of the open spaces in Mount Cottrell - Quandong.

Detailed planning for residential development is expected to commence in for 2016. Open space quantities have been ascertained from the Development Contributions Plan for Wyndham North.

The area contains significant native grasslands and mature trees.

Significant conservation values (natural and heritage) have been identified in Mount Cottrell-Quandong and the protection of these values should be considered need to be protected in developing and managing future open space.

Currently the rural area is used for recreation activities that are incompatible with populated areas – such as the Werribee International Shooting Complex and paintball facilities. Informal activities such as trail bike riding and four-wheel driving also occur. Appropriate locations for these uses are to be considered as urban development advances.

The Werribee River runs through part of the OSPD. Connectivity to and along the river should be an important consideration. Acquiring land abutting the Werribee River to provide for future trail connections should remain a high priority.

Use of encumbered land beneath transmission lines may provide for a linear trail corridor.

The Regional Rail Link runs through the north of the precinct and will provide an additional open space linear corridor for trails.

### 8.8.4 RECOMMENDATIONS:

1. Ensure that local and district open spaces provided through the preparation and rollout of PSPs is delivered in a timely manner concurrent with population growth and rate urban expansion.
2. Ensure that preparation of the Oakbank PSP considers coverage for passive open space.
3. Identify connectivity and land acquisition opportunities along the Werribee River to link Cobbledicks Ford into a trail network that links Werribee to Melton.
4. Retain any suitable mature trees, wind-rows and identified historic sites/structures proposed in future open space.

MAPS FOR THE MT COTTRELL-QUANDONG OSPD ARE AT PPENDIX 2H

Disclaimer – Open space shown in Oakbank PSP is indicative only and precise locations are still to be determined.



## 8.9 Little River

Little River is a small rural township located at the western edge of the municipality approximately 14 kilometres from Werribee. Land on the southern side of Little River lies within the City of Greater Geelong.

The small population of Little River is expected to increase marginally by 15 per cent to over 1,082 residents by 2045.

An increase in persons aged over 60 years is forecast.

Table 8.9.1 – Forecast population and dwelling numbers

Little River	2014	2016	2021	2026	2036	2045
Population	904	931	950	979	1,045	1,082
Dwellings	NA	327	342	357	387	NA

### 8.9.1 DESCRIPTION:

Little River is better serviced with open space compared to the Wyndham urban area. It has 33.09 hectares of open space comprising:

- 1 district level active open space (Little River Reserve - 4.67 hectares)
- 1 district level passive open space (Possy Newland Park - 1.35 hectares)
- 7 conservation reserves located along the Little River (27.06 hectares).

Current open spaces and facilities provide for active and passive recreation opportunities for residents of all ages and include district sporting facilities that cater for football, tennis, netball, cricket, skate and casual basketball.

Conservation spaces located along the Little River are not contiguous.

### 8.9.2 OPEN SPACE PLANNING INFLUENCES:

The 2004 *Open Space Strategy* states that the Little River precinct has adequate provision of open space to cater for project growth. Analysis as part of the WOSS supports this.

The open space is an important part of the 'identity' of Little River.

Consideration of local open space needs is required as the population increases and ages.

Contiguous open space connections to and along the Little River waterway should be an important consideration. The inability to negotiate and provide a trail connection under the rail bridges prevents connectivity both north and south along the river.

### 8.9.3 RECOMMENDATIONS:

1. Investigate opportunities to create a loop walking track from the Little River Reserve car park to McNaughton Nature Reserve, including any land acquisition opportunities.
2. Investigate opportunities to create a loop walk from Possy Newland Park to Rothwell Reserve, including any land acquisition opportunities.
3. Identify opportunities to improve open space amenities and picnic areas along the Little River commensurate with community demand.
4. Continue discussion with stakeholders and landowners to seek to resolve trail connectivity beneath the Little River rail bridges.
5. Consider the open space needs for an increasing ageing population in any open space renewal activities.

MAPS FOR THE LITTLE RIVER OSPD ARE AT APPENDIX 2I

## 8.10 Werribee South

Werribee South is a coastal township situated at the mouth of the Werribee River approximately 6 kilometres from the Werribee CBD. Its current population is estimated at 1,100 residents.

Due to the river mouth and coastal location, Werribee South's open space has high amenity value and protects conservation values. The Werribee South boat ramp is considered a regional level facility attracting users from within and beyond Wyndham City.

The township is separated from the Wyndham urban area by a major non-urban food production area (Green Wedge), protected from urban growth by the planning scheme. This area has a small dispersed population.

Only marginal growth is expected in Werribee South to 2021. New developments are well underway, including leisure-based developments in the foreshore and Wyndham Harbour areas located between Werribee South Beach and Campbells Cove. This is expected to lead to growth in the number of people over 50 years of age.

Table 8.10.1 – Forecast population and dwelling numbers

Werribee South	2014	2016	2021	2026	2036
Population	1,793	2,312	2,492	2,409	4,686
Dwellings	NA	895	1,222	1,805	3,715

### 8.10.1 DESCRIPTION:

Werribee South has 7 open spaces totalling 49.71 hectares of which:

- 24.01 hectares is for conservation purposes
- 18.97 hectares is for passive purposes associated with coastal recreation
- 6.73 hectares for active recreation.

Key open spaces include:

- Price Reserve (Active and Passive)
- Grahams Wetland Conservation Reserve (Conservation)
- Campbells Cove Road Reserve (Conservation)
- Grahams Wetland Conservation Reserve (Conservation)
- James D Bellin Reserve (Passive).

Council currently has one regional passive open space in James D Bellin Reserves in Werribee South, and is designated as such due to its site specific embellishments (boat ramp) that attracts users from across and beyond the municipality.

The new Werribee River Park (226 hectares managed by Parks Victoria) extends from the Princes Freeway to the river mouth at Port Phillip Bay. Currently the first stage of a shared path provide access to the western bank of the Werribee River south of the Maltby Bypass to Farm Road for cyclists, walkers and other passive users.

Council proposes to work with Parks Victoria to establish a shared path linking Werribee Park (in the Werribee precinct) to Werribee South through the Werribee River Park.

Additional pedestrian connectivity is provided from J.D. Bellin Reserve which terminates at Duncans Road.

### 8.10.2 OPEN SPACE PLANNING INFLUENCES:

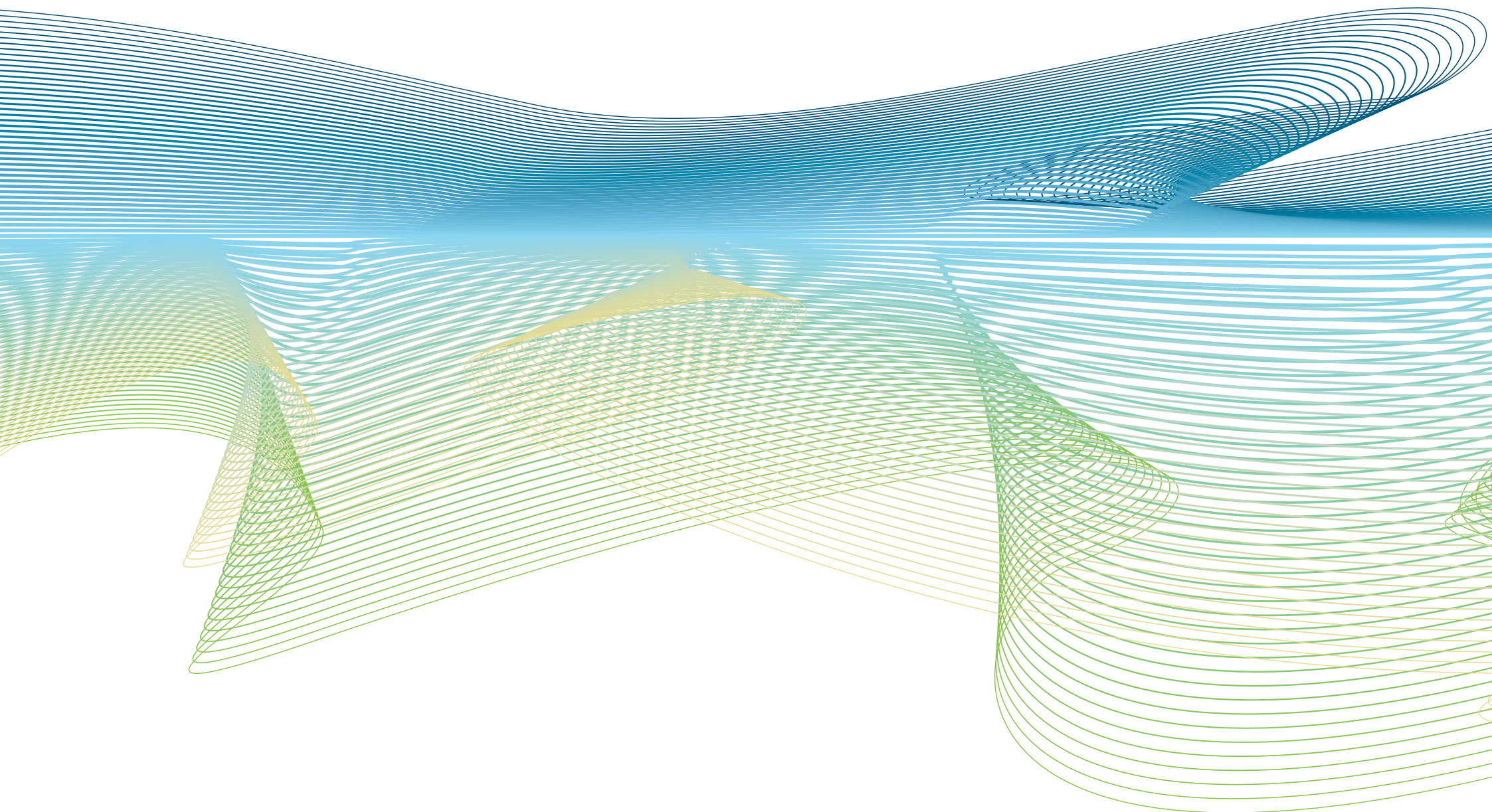
Werribee South OSPD has a small population expected to age and experience only marginal growth.

Werribee South precinct has significant coastal open space, natural and cultural values, and a boating facilities precinct that are important municipal / regional assets used by Wyndham residents and visitors from other municipalities.

### 8.10.3 RECOMMENDATIONS:

1. Provision of open space suitable for a wide cross-section of the population including provision for river and waterfront access should be considered.
2. Seek to develop a continuous open space corridor along the coast from the Werribee River mouth to Campbells Cove and to the mouth of Skeleton Creek to facilitate the Wyndham Bay Trail. Negotiations with RAAF Point Cook will be required or alternative route found.
3. Continue to work with Parks Victoria to deliver the shared trail connection linking Werribee Park to the Werribee South township through the Werribee River Park.
4. Review current management of the Wyndham coastline to respond to changing land use to ensure capital investment and maintenance is commensurate with demand.

MAPS FOR THE WERRIBEE SOUTH OSPD ARE AT APPENDIX 2J







## 9. Implementation and Monitoring



**This strategy has  
an implementation  
timeframe of 10  
years.**



It will be implemented in accordance with the recommendations proposed in this at both municipal and OSPD level. A detailed Implementation Plan is at Appendix 6.

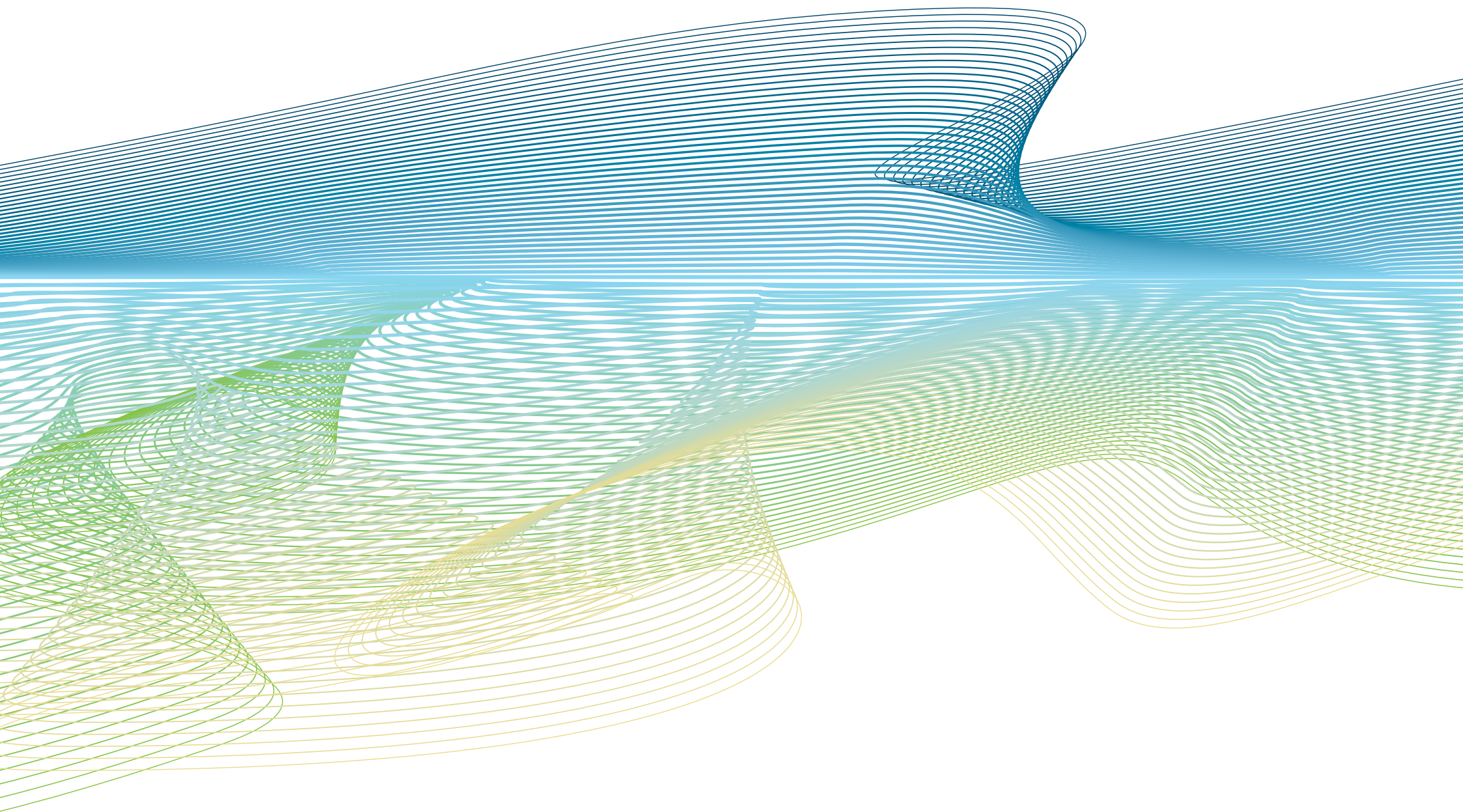
Some recommendations are in response to forecast development projections and population growth. Some recommendations associated with these forecasts may require adjustment to respond to changes in the forecasts over the life of the strategy including:

- changes in land development trends
- changes in state government policy relating to land development
- allocation of Council resources and funding to implement the strategy
- other unexpected or unforeseen changes.

Implementation and monitoring of the strategy will aim to:[56]

- establish a system of planning and reporting the works completed from the Strategy
- Regularly monitor the implementation of the strategy to assess the progress and success
- report annually on the strategy progress
- integrate the implementation of the strategy with other existing and future Council plans and strategic documents.

Funding sources to implement actions will include council revenue, developer contributions, developer works, open space contributions and grants.



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