

Doveton-Eumemmerring Local Open Space Assessment 2020



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1 Introduction

1.1 Project Scope

To conduct an Open Space Assessment for the Doveton and Eumemmerring study area to understand supply and demand of open space and provide recommendations to inform future projects and capital works programs.

The Study Area encompasses the suburbs of Doveton and Eumemmerring. The following key scope items are to be addressed within the Open Space Assessment:

- » Undertake a local open space needs assessment for the Doveton-Eumemmerring study Area (figure 1).
- » Utilise Councils relevant strategies, policies and guidelines as key references.
- » Undertake desktop assessments of all existing open space within the study area.
- » Provide a spatial plan of all existing open space within the study area and analysis of the open space distribution and demand (current and future), referred to as the Gap Analysis.
- » Provide recommendations for the open space system in relation to disposal, acquisition, and enhancement
- » Conduct a desktop assessment of the current Contribution Rate for the study area and ascertain whether adjustments are justified.
- » Consideration of the future use of the Doveton Pool in the Park site based on findings of Gap Analysis.

1.2 Study Area

The suburbs of Doveton and Eumemmerring are located in the north east corner of the City of Casey bordering the City of Greater Dandenong. The suburbs are surrounded by the Dandenong Creek, the Monash Freeway / South Gippsland Highway and the Pakenham Railway Line. Within Doveton and Eumemmerring there are several major roads which can limit walkability to open space across the suburbs.



Figure 1. Map of Doveton and Eumemmerring (study area)

1.3 Value of Open Space

As noted in the City of Casey Open Space Strategy (2015) and previous Open Space Assessment engagements, open space contributes to livability and community health and wellbeing, including:

- » Being outside in the fresh air, sunlight and in contact with nature.
- » Places to relax and unwind.
- » Presence of trees.
- » Being a place for children to play.
- » Protecting and improving biodiversity including remnant vegetation and opportunities to reintroduce indigenous vegetation and native fauna.
- » Participation in structured sport and recreation.
- » Exercising informally.
- » Social and physical development in children.
- » Social contact with the local community and friends.
- » Places for holding community events and festivals.
- » Protecting cultural heritage.
- » Mitigating effects of climate change and urban heat.

2 Strategic Context

2.1 City of Casey Open Space Framework

Summary of the City of Casey Open Space Strategy

The Open Space Strategy (the Strategy) sets the overall direction and framework for open space in the City of Casey, with the following four key pillars' guiding the advocacy and planning of open space:

- » A planned city – provides direction for the for the planning, design and decision making regarding open space
- » A green city – a greater diversity of experiences and environmental experience
- » City of trails – a regional network of trails connecting to neighbouring municipalities
- » Active city – the importance of open space to facilitate physical activity

Open Space hierarchy

The Strategy includes an open space hierarchy which influences the level of infrastructure provision and maintenance standards applied (table 1).

Walkability is also referenced in the Strategy and is associated with walking, cycling and public transport use, as well as greater street connectivity and mixed land uses. Best practice suggests that every household should have access to open space within 400m from their home without needing to cross major roads. This measurement has been used to understand gaps within the open space network in Doveton and Eumemmerring.

Table 1: Hierarchy of open space within Casey

Hierarchy	Description	Catchment*
Local	<p><i>Predominantly provided to serve an immediate local catchment i.e. relatively small in size, servicing daily and weekly neighbourhood, generally accessed by bicycle or foot from the surrounding catchment.</i></p> <p><i>Local level parks include areas for play, kick-about-space, paths, seating and landscaping and can vary in size from 0.3 hectare to 1.5 hectare.</i></p>	400 meters
District	<p><i>Generally larger areas of a greater complexity (perhaps with supporting facilities) that serve a group of suburbs or a precinct, with significance for the precinct as a whole or a substantial part of it (due to the size, function or diversity in the space), where there may also be local significance (conservation, cultural value, or for large social gatherings) and where residents might be expected to drive for access.</i></p> <p><i>District level parks include play areas, open-kick about spaces, seating, paths, dog-off leash areas, considerable vegetation and may include other infrastructure such as toilets, barbeques and car parking and are generally a minimum of 2 hectare in size.</i></p>	1 kilometre
Regional	<p><i>Areas that serve regional catchments (whole of, or broader than the municipality) that they may host significant sites, including of flora and fauna species, or, by virtue of their size, that offer diversity of opportunities or levels of development that would not necessarily be available for all primary functions and in every municipality, and that may attract high numbers of people, including tourists.</i></p> <p><i>Regional level parks include significant shade and shelter, seating, BBQ, public toilets and access to refreshments and other commercial services. Provision of lights for some night activities and public art provision, with no defined size.</i></p>	Municipal and beyond

* Radius around the perimeter of the open space to identify service catchment and trigger of need.

Open Space Functions

The Strategy includes four open space functions. Open spaces can be made up of a single function or fulfil a range of functions within the one space.

Table 2: Open Space Functions within Casey

Function	Description
Nature	<p><i>Areas dedicated for environmental values promoting flora and fauna sustainability and connecting residents with nature. These include stand-alone sites of significant vegetation as well as nodes of vegetation incorporated into parks and reserves, consisting of remnant and newly created vegetation. These sites will promote environmental sustainability, provide habitat corridors, reduce the heat effect across the City and connect people with nature. Where appropriate these sites will be accessible to the community through dedicated formed pathways which will seek to restrict damage.</i></p>
Trails and waterways	<p><i>Land which is set aside or has a secondary function to accommodate trail linkages or open space corridors/walkways. These include walkways between streets and neighbourhoods, open space corridors, waterways, tree reserves, wetland areas and transmission line easements which accommodate service infrastructure. Melbourne Water acknowledges that it is committed to supporting multiple use of its waterways</i></p>

Function	Description
	<i>to contribute to livability outcomes. However, restriction may be in place to allow for flooding, drainage and transfer of water supply and sewerage.</i>
Local parks /District (social-family recreation) and Regional	<i>Local parks service the local catchment and will be distributed throughout the City to provide all residents with access to quality open space. These parks are smaller in their size and have fewer facilities than the social - family recreation sites. Social - family recreation sites service a district and regional catchment and are destination places. These sites provide opportunities for a range of age groups typically catering for play, picnics, casual ball games, trail activities and environmental qualities. Social - family recreation sites will replace single purpose play function parks over time.</i>
Sport	<i>Land set aside to provide for organised sport. These open spaces should also provide for non-organised recreational uses and at the district and regional level act as community hubs.</i> <i>*Hierarchy of sport (Active Open Space) includes local, district, municipal and regional level.</i>

2.2 Community characteristics and influences

Summary of demographics and growth

The Doveton - Eumemmerring catchment area has approximately 12,200 residents, which is forecast to increase by 13.93% by 2041, bringing the total population to 13,900. It has a diverse community with one quarter of Doveton's population arriving from a non-English speaking country (NESC) in the ten years prior to the 2016 Census. Of Casey's 29 suburbs, Doveton has the highest rate of residents who were born overseas in non-English speaking countries (48.1%) and the highest rate of those who have low English proficiency (14.2%). This presents significant cultural and linguistic barriers to participation in community life. Almost a third of the NESC-born cohort who are aged 15-64 are not engaged in work or study.

Doveton - Eumemmerring are relatively small suburbs within the city of Casey, with a total land area of 521 hectare (5km²), with population density at 23.57 people per hectare. The number of dwellings in Doveton - Eumemmerring is forecast to grow by an average of 33 dwellings per annum to 5,181 in 2041.

In 2016, 87.3% of people were employed (8.4% looking for full-time work and 4.3% looking for part-time work), which is 5.9% lower than Greater Melbourne. Of those employed 76.9% of people travel to work by car, 8.6% take public transport and 1.3% ride or walk.

Eumemmerring has a high proportion of older people aged 65 and over (19.1%), with over a third (34%) living alone, which is the highest rate in Casey. There are also a high proportion of people who are aged 80 and over (5.4%). This is partly due to 101 of the 834 dwellings being self-contained retirement villages (Census DLOD). Eumemmerring also has the highest presence of social housing in Casey (rented from either a government housing authority, co-op, community or church groups) with 9% of private dwellings. Doveton and Eumemmerring has the highest rates of persons aged 15-64 with a disability with 5.5% in Doveton and 5% in Eumemmerring (ABS 2016).

Doveton - Eumemmerring has a significant Aboriginal and Torres Strait Islander community, consisting of 1.1% of the community compared to 0.5% of the broader Casey Community. Doveton also has high levels of complex and entrenched socioeconomic disadvantage, scoring 825.8 on the SEIFA Index. In addition, it has the high rates of psychological distress at 22.3%, which is the highest rate of any Population Health Area in Victoria.

2.3 Summary of other background information

2.3.1 Relevant State documents

Plan Melbourne (2017 – 2050)

Plan Melbourne recognises the need to strengthen the integrated metropolitan open space network as part of Mark Melbourne Cooler and Greener (Direction 6.4) and to ensure Melbourne's growing population is provided with and has access to quality open space.

Draft Metropolitan Open Space Strategy (2019)

The Strategy will provide a strategic framework for publicly owned land and waters that are accessible to the public, as well as making use of other types of public land for open space where possible. It will provide the following:

- » A vision for Melbourne's open space network for the next 30-years
- » Provide goals to action
- » Principles to guide how we will plan and work as land managers to deliver the vision
- » Short term investment priorities, with \$154 million committed to by the Victorian State Government
- » Enable actions that will support the longer-term sustainability of the network; and
- » New governance arrangements to collectively oversee delivery of the strategy and investment priorities and maximise the public good unlocked from public open space.

2.3.2 Relevant Council documents

Casey Planning Scheme – Clause 53.01 – Public Open Space Contribution and Subdivision

The Planning Scheme states that a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the *Subdivision Act 1988*.

For Doveton and Eumemmerring, the schedule states that a contribution rate of 10% be applied.

Casey Planning Scheme Zoning

The existing public open space identified in this document includes various zones including: Commercial, General Residential, Industrial, Public Park and Recreation (PPRZ), Public Conservation and Resource (PCRZ), Public Use (PUZ) and Urban Floodway Zones (UFZ). In order to retain public open space in perpetuity consideration must be given to zoning the open space as public land via either Public Park and Recreation, Public Conservation or Public Use.

Open Space Strategy 2011 (superseded by Open Space Strategy 2015)

Although this Strategy has been superseded, it included the last open space assessment for Doveton and Eumemmerring. This assessment report identified the need for a District Social Family Recreation (SFR) Park to be acquired at the former Doveton Secondary College site (64-70 Box Street, Doveton) as no SFR Park existed at the time. In addition, it suggested off-road trails align with the Dandenong Creek and Eumemmerring Creek, which would also provide a drainage function and spaces for relaxation rather than play and sport functions.

Since then, the former Doveton Secondary College site has been sold to a private developer and subdivided for residential housing, with no provision of passive open space provided for the local residents, given its proximity to the adjacent Thomas P Carroll Reserve.

In addition to this, since the 2011 Open Space Strategy the Autumn Place Master Plan was developed and adopted in 2016, which has provided a local level park with a District Social Family Recreation function.

Open Space Strategy (2015)

Refer to Section 2.1 City of Casey Open Space Framework - Summary of the City of Casey Open Space Strategy.

Walk and Ride Strategy (2019-2041)

The Walk & Ride in Casey Strategy provides guidance and direction to plan and deliver footpaths, shared paths, bicycle lanes and separate lanes that allow our community to freely commute and recreate on a connected path network. The figure and table below identify future walk and ride projects for the Doveton and Eumemmerring area.



Figure 2. Map of Doveton and Eumemmerring Walk and Ride infrastructure

Table 3: Walk and Ride infrastructure to be provided in Doveton and Eumemmerring

No.	Location	Approximate Distance (metres)
1	Eumemmerring Creek to Lysterfield Lake (Regional Trail)	2647
2	Dandenong Creek Trail from Kidds Road to Heatherton Road (Regional Trail and partial Strategic Cycling Link)	1582
3	Monash Freeway – South Gippsland Fwy Path (Primary Arterial Missing Path)	3995
4	Princes Hwy (Strategic Cycling Link)	1392
5	Box Street – Paperbark (Strategic Cycling Link)	1731
6	Grevillea Street – Wattle Drive (Strategic Cycling Link)	730
7	Reid Recreation Reserve (Recreational Trail)	308

All projects are subject to further investigation including feasibility and prioritisation through the Walk & Ride in Casey Strategy implementation process. Projects will be realised through inclusion in Council's annual budget process or alternative funding streams.

Autumn Place Masterplan (2015-2025)

The Autumn Place Master Plan aims to create a thriving neighbourhood activity centre focused around a central heart which unites the community and provides a sense of pride and ownership. The Centre will have high quality public realm which promotes walking and cycling and maximises community safety. Community facilities will be better integrated, and shopping and business provision will be enhanced.

One of the relevant actions includes:

- » Deliver public realm improvements to create a safe, convenient, sustainable and well-lit environment

2.3.3 Doveton Pool in the Park Master Plan related documents

Aquatic Facilities Strategy (2019-2041)

In 2019 Council developed an Aquatic Facilities Strategy that considered the current and future aquatic and leisure facility needs and the services offered in the face of a rate capped environment and future population growth.

Four key strategic objectives guide the provision for aquatic and leisure facilities in Casey, which include:

1. High quality with capacity to grow
2. Accessible, affordable and inclusive facilities and participation opportunities
3. Well planned, maintained and managed
4. Environmentally sustainable and universally designed facilities

Table 4: Aquatic Facilities Strategy recommendations for Doveton Pool in the Park

Aquatic Facility Strategy Recommendations - DPIP		Priority
Needs assessment		Short
Work in collaboration with the Doveton Secondary College and potential commercial operators on a Master Plan for the site that consider the historical land use, aquatic education, multi-purpose program/learning rooms, aquatic/leisure water play and adventure play experiences.		Short
Explore opportunities to relocate school carnivals to other neighbouring aquatic facilities with 50m pools.		Short
Council to support Doveton College to leverage off established partnerships with community service providers in delivering targeted learn to swim programs, health club and wellbeing programs to the Doveton community.		Short
Council to work in collaboration with Body Corporates and privately provided facility owners to continue to service the casual swimming and learn to swim markets at local level.		Short

Doveton – Eumemmerring Community Infrastructure Needs Assessment Report (2020)

The Needs Assessment aims to provide an evidence-base to assist the City of Casey in future planning for community services and infrastructure in Doveton - Eumemmerring.

An Industry Benchmark Assessment shows that by 2041 there will be a need for additional services to support the needs of Doveton – Eumemmerring residents, including:

- Active Open Space Reserves - Small: 2.3 small reserves
- Neighbourhood Active Open Space Reserve - Pavilions (Small): 2.3 small pavilions

Other Strategic Directions that should guide planning for community services and infrastructure include:

- Continuing to provide and advocate for facilities, built environments and public open space to be accessible and inclusive.

Doveton Pool in the Park Masterplan – Phase 1 – Community Engagement Report (2019)

The community informed Council that the facilities people would like to enjoy at the Doveton Pool in the Park site include:

- Aquatic elements: cooling down on a summer night; play pool; learn to swim; swimming for fitness; splash pool; spa sauna steam; warm water therapy; ice bath
- Community services or facilities: free Wi-Fi; event spaces; allied services physio chiro osteo; community meeting rooms; childcare; library services; occasional care; maternal health care
- Accessible without a fee: a cafe; toilets; BBQ/picnic facilities; waterplay area; grassed area

Doveton Pool in the Park Demand Analysis (2020)

An Aquatic Facilities Demand Analysis was undertaken as part of the Targeted Assessments for the DPIP Master Plan to assess the current and future provision of aquatic & leisure facilities in the Doveton and Eumemmerring area.

The Demand Analysis identified that there is adequate provision of aquatic services and facilities within a five-kilometre catchment of DPIP and Doveton and Eumemmerring, with Dandenong Oasis being three kilometres away.

Preliminary Heritage Assessment (2020)

A Preliminary Heritage Assessment was undertaken as part of the Targeted Assessments for the DPIP Master Plan to assess the heritage significance of the DPIP site.

The Preliminary Assessment identified that the site has *potential to meet the threshold for local significance* and recommends a detailed assessment be undertaken to prepare a citation and statement of significance which assesses the site against the recognised heritage criteria and threshold for local significance.

Doveton Eumemmerring Council Facilities Investment Strategy (2014)

The Investment Strategy guiding principles are to achieve a positive contribution to reducing the high levels of disadvantage and vulnerability found in the Doveton and Eumemmerring community.

The project outcomes are:

- » Build understanding of the use, function and demand of community and leisure facilities in the suburbs of Doveton and Eumemmerring.
- » Consider opportunities to improve and consolidate Council facilities based on evidence-based outcomes and research.
- » Identify a role for Council in facilitating or contributing to investment in Doveton and Eumemmerring that delivers improved outcomes in one of Casey's most disadvantaged communities.
- » Improve the public and private realm as part of the Autumn Place Master Plan.

3 Existing conditions

3.1 Summary of existing open space

The table below, provides a summary of existing open space provision for Doveton and Eumemmerring.

Table 5: Quantity of open space in Doveton and Eumemmerring Study Area

Quantity	Description
85.03 ha	Total open space
16.32%	% of the total precinct area (521 hectares) is open space
69.5 m ²	m ² of open space per person (12,231, 2020)
61 m ²	m ² of open space per person (13,935, 2041)

The table below, provides a summary of the provision of open space according to hierarchy; local, municipal (Active Open Space), district and regional.

Table 6: Number, size and type of open space in Doveton and Eumemmerring

No.	Hierarchy	Area (hectares)
0	Regional POS*	0
0	Regional AOS*	0
1	Municipal AOS	4.63
1	District POS	2.45
6	District AOS	37.99
20	Local POS	7.17
0	Local AOS	0
5	Trail and Waterway / Nature	32.79

	Total	85.03
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**Closest Regional POS/AOS – Churchill National Park and Lysterfield Lake (11km), Casey Fields (19.1km) respectively*

3.2 Doveton and Eumemmerring Active Open Space

Councils Leisure Facilities Development Plan Policy 2014 developed ratios for organised sport with the highest participation levels.

These ratios were then applied to the sports currently offered in Doveton and Eumemmerring to identify current and future facility shortfalls.

These figures are based on the current population of Doveton and Eumemmerring of 12,231 (2020) and forecast population of 13,935 (2041). Table 7 shows that for Doveton and Eumemmerring there is an undersupply of cricket ovals and adequate provision or oversupply of remaining facilities including netball, rugby league, soccer, and tennis now and in 2041.

Table 7: Summary of supply and demand of sporting infrastructure within Doveton and Eumemmerring between 2020 and 2041.

Sport	Ratio	Current provision	Facilities required 2020	Shortfall 2020	Facilities required 2041	Shortfall* 2041
AFL	1:4,250	3	3	0	3	0
Cricket	1:3,000	3	4	1	5	2
Netball**	1:5,000	15	2	-13*	3	-12
Rugby League***	1:62,500	2	0	-2*	0	-2
Soccer	1:4,500	7	3	-4*	3	-4
Tennis	1:2,300	9	5	-4*	6	-3

**A negative value indicates an oversupply in facility provision for the study area.*

***Large local oversupply is generated by the existing Municipal Level Netball Facility located at Olive Road Reserve which caters for a wider catchment including neighbouring City of Greater Dandenong and other suburbs within Casey.*

****Whilst there is no provision specifically required for Rugby League in the Doveton and Eumemmerring area, the provision of 2 fields at Betula Reserve caters for a wider catchment including neighbouring City of Greater Dandenong and other suburbs within Casey. It is also well positioned demographically to meet the community's needs.*

The below table provides additional information in relation to active open space, name and elements within each area. It should be noted that while this is dedicated active open space, when not being used for organised sport it can be accessed by the public for passive recreation.

Table 8: Active open space and attributes within Doveton-Eumemmerring

Active Open Space Name	Zone	Area (ha)	Encumbered O/S	Unencumbered O/S	Hierarchy	Park Function	Existing Recreation Elements
Jan Bateman Reserve (Olive Road Reserve)	PPRZ	4.63	N	Y	Municipal	Sport	3 indoor netball courts and pavilion 10 outdoor netball courts
Betula Reserve	PPRZ/GRZ1	6.9	N	Y	District	Sport	2 Soccer fields & 2 Rugby League fields Playground
Power Reserve	PPRZ	7.98	N	Y	District	Sport	1 Football / Cricket oval (turf wicket) Cricket nets 1 Soccer field - Playground - 1 Basketball court - 1 Netball court
Reid Rec Reserve	IN1Z/PPRZ	4.2	N	Y	District	Sport	1 Football / Cricket oval Cricket nets
Robinson Rec Reserve	IN1Z/PPRZ	5.1	N	Y	District	Sport	1 Football / Cricket oval (turf wicket) Cricket nets 2 netball courts 9 tennis courts - Netball Playground - Tennis Playground
Waratah Reserve	PPRZ	9.18	N	Y	District	Sport	3 Soccer fields - Playground
Waratah South Reserve	PPRZ	4.63	N	Y	District	Sport	1 Soccer field - BMX Track - Skate Park - Rotunda

3.3 Doveton and Eumemmerring Passive Open Space Provision

The below table highlights the passive open spaces available within Doveton-Eumemmerring including the name and elements within each space. As identified in the table, the size and range of elements within the open space varies. In addition, some passive open space is not zoned public use.

Table 9: Passive open space and attributes within Doveton-Eumemmerring

Passive Open Space Name	Zone	Area (ha)	Encumbered O/S	Unencumbered O/S	Hierarchy	Park Function	Existing Recreation Elements
Kevin Adlard Reserve	PPRZ	2.45	N	Y	District	Local Park	Parkour (Kompan cube) Playground BMX Track
Autumn Place Shopping Centre	PUZ6	0.29	N	Y	Local	District Social Family Recreation	Playground BBQ Shelter Toilet
Linden Place Shops	C1Z	0.1	N	Y	Local	Local Park	Playground
Aboriginal Gathering Place	PUZ6	0.12	N	Y	Local	Local Park	Half Basketball Court
Chestnut Road Reserve	PPRZ	0.59	N	Y	Local	Local Park	Playground
Gumbuya Close Reserve	GRZ1	0.09	N	Y	Local	Local Park	Playground
Kanooka Grove Reserve	PPRZ	0.35	N	Y	Local	Local Park	BMX Track Playground
Kidds Road Reserve	PUZ6	0.91	N	Y	Local	Local Park	Playground
Kingfisher Drive Reserve	PPRZ	0.44	N	Y	Local	Local Park	Playground Trees
Liquidamber Street Reserve	GRZ1	0.18	N	Y	Local	Local Park	Playground
Mystic Court Reserve	GRZ1	0.19	N	Y	Local	Local Park	Playground
Power Reserve - Rebecca Street	PPRZ	0.18	N	Y	Local	Local Park	Playground
Ray Giles Reserve	PPRZ	0.29	N	Y	Local	Local Park	Playground
Redfern Crescent Reserve	PPRZ/C1Z	0.98	N	Y	Local	Local Park	Playground
Rowan Reserve	PPRZ	1.62	N	Y	Local	Local Park	Significant Trees Half Basketball Court Playground
John Pandazopoulos Public Hall	PUZ6	0.39	N	Y	Local	Local Park	Planted Trees Paths
Kidds Road and Power Road Reserve	GRZ2	0.052	Y	N	Local	Local Park	Significant Tree
Power Road and Green Street Reserve	IN1Z	0.19	Y	N	Local	Local Park	Significant Trees
Betula Street Reserve	PPRZ/GRZ1	0.078	N	Y	Local	Local Park	Planted Trees
Rose Drive Reserve	GRZ1	0.06	N	Y	Local	Local Park	Planted Trees
Jonathan Court Reserve	GRZ1	0.065	N	N	Local	Local Park	Undeveloped
Eumemmerring Creek	PPRZ	3.98	N	Y	Local	Trail and waterway	Bushland Paths

Passive Open Space Name	Zone	Area (ha)	Encumbered O/S	Unencumbered O/S	Hierarchy	Park Function	Existing Recreation Elements
						Nature	Seating
Baden Powell Reserve	IN1Z/PPRZ	6.11	Y	N	Local	Trail and waterway Nature	Bushland Paths Picnic benches
Heatherton Road Bushland Reserve	PCRZ	13.08	Y	N	Local	Trail and waterway Nature	Bushland Paths
1A Floriana Avenue	PPRZ	4.21	Y	N	Local	Trail and waterway Nature	Bushland Paths
25D Kingfisher Drive	UFZ	5.41	Y	N	Local	Trail and waterway Nature	Bushland

3.4 Gap Area and Hierarchy Analysis and Future Open Space Requirements

A 400 metre radius was overlaid around all open space (active and passive) within Doveton-Eumemmerring to understand walkability and any gaps within the network. Two areas were identified as gaps (see appendix A).

The first gap (Gap A), located centrally in Doveton is an area comprised of residential housing. Residents in this area do not have access to public open space within a 400m walkable catchment and are bound by two major road barriers of Kidds Road and Power Road. This gap can be addressed if the DPIP site provided public access to open space, with existing pedestrian crossing points across Kidds Road and Marie Street made pedestrian priority crossing points.

The second gap (Gap B) is in the southwest corner of the study area and includes both residential and industrial development to the south and a major road barrier being Box Street. Acquisition of land is not deemed an appropriate decision in this instance due to the small number of residential dwellings and no connectivity to the industrial land further south. Due to the proximity of Thomas P Carroll Reserve, a district level open space, adjacent to the gap area in the City of Greater Dandenong and a safe crossing should be considered across Box Street, at the intersection near Claredale Road. This would allow residents within the gap area to have access to the open space within a 400 metre walkable catchment. In addition to this, if the industrial area is rezoned to residential in the future, passive open space requirements should be prioritised.

In relation to park hierarchy and functionality there is an undersupply of district level passive open spaces in the Doveton and Eumemmerring area, (see appendix B). Kevin Adlard Reserve is considered a district level park predominantly due to its size of 2.5 hectares, however due to its basic amenities, it functions more like a local level park. Autumn Place is considered a local level park due to its size, however it functions more like a district level open space due to its amenities and location. Given this, there is no current provision of a true district level park in both size and functionality, which could be resolved through further embellishment of Kevin Adlard Reserve or through potential redevelopment at the DPIP site as a district level passive open space, addressing both the walkability gap (Gap A) and park hierarchy gaps.

3.5 Doveton Pool in the Park Site Analysis

The Doveton Pool in the Park (DPIP) site is currently being reviewed to understand future use. As it is currently a user pays facility it is not included within the open space assessment. Below is a summary of the site.

Size and description

Doveton Pool in the Park (DPIP) is a 2.134 hectare site located at 64 Tristania Street Doveton in River Gum Ward. The site is owned by Council.

The site contains a 50-meter outdoor pool, splash pad, toddler pool, two water slides, amenities and picnicking facilities. The use of this facility is limited between December and March on days that are 30 degrees or above. In 2018-19 there were 22,317 visits to the pool, however only 26% of these were general visits (5,675) with the remaining 74% being made up of school carnival use (31% of schools were from outside of Casey). The facility also has an annual operating loss of approximately \$260,000 per year.

Community use and values

As part of the DPIP Master Plan project, Council undertook preliminary community engagement to collect feedback on the DPIP site. Overall, 328 participants provided feedback. Results indicated that the community may like the space to play a bigger role in the future, offering the community greater healthcare (allied health services, therapy pool), opportunity to meet neighbours (events, café, playground) and more activities (cinema, water play).

Issues and opportunities for Doveton Pool in the Park in the context of the open space network

Issues:

There are several issues within the current facility, this includes:

Existing Facility

- Does not currently offer year-round use (Seasonal)
- Closed when temperature is below 30c
- Limited recreational opportunities other than a pool
- Some of the community view the pool as too crowded
- Low number of students know how to swim
- Inaccessible - Entry fee required
- Expensive entry fee
- Traffic congestion/Parking
- Cleanliness
- High operational and maintenance costs

Aquatic Provision

- Current over provision of Aquatic Facilities within a 5km radius of DPIP (Oasis, ARC)
- Outdoor Pool within 8 km (Noble Park)
- Low rates of swimming ability and water familiarity however unable to deliver learn to swim on site

Open Space Network

- Gap in open space provision has been identified within close proximity to the DPIP site

Opportunities:

A range of opportunities present on the site to alleviate the open space gaps within Doveton. To do this the following would be required:

Open Space Network:

- The site would need to become a free open space, available to all public users
- Either a local or district level open space would fill the walkability gap within the area

Open Space Function Options:

The following opportunities exist should the site be redeveloped as open space:

1. Redevelop DPIP site as a 1 hectare Local Level park
 - Infrastructure would include areas for play, kick-about-space, paths, seating and landscaping.
 - This would leave 1.1 hectare of open space remaining to onsite which would potentially be used for other opportunities such as partnerships with Doveton College
2. Redevelop DPIP site as a District Social/Family Recreation (SFR) Park
 - The space would be a community focal point or destination place that include a wider range of facilities and infrastructure for all ages and abilities to encourage longer usage periods by the community.
 - Infrastructure could include play areas, open-kick about spaces, seating, paths, considerable vegetation and may include other infrastructure such as toilets, barbeques and car parking.
 - Given this history of the site, there is a potential to also provide outdoor water play within the parkland setting to increase free accessible water familiarity and education within the community.

4 Summary of Analysis

Open space is generally well provided for in the Doveton and Eumemmerring study area, for both Active (Sports Facilities) and Passive Open Space (Parks) with two gap area identified in the open space network.

One of the walkability gap areas, Gap A, could be rectified if, through the Master Plan development the DPIP site were redeveloped as either local or district open space and pedestrian crossing points at Kidds Road and Marie Street are upgraded. If this is not feasible through the Master Plan acquisition of centrally located land should be sought to be developed as local or district level open space.

Whilst a local level size park would be considered appropriate to address Gap A from a walkability perspective, there is also a recognised undersupply of District Social Family Recreation parks for the Doveton and Eumemmerring area that can provide both adequate size and amenity for the community to recreate. This could be addressed through either further improving the amenities at Kevin Adlard Reserve to meet district level amenities or, if through the development of the DPIP Master Plan amenities such as water play, BBQ, toilets and other amenities are required then this site could address the district level gap.

The other walkability gap area, known as Gap B, could be addressed through provision of a safe pedestrian crossing over Box Road to access existing open space located at Thomas P Carroll Reserve in the City of Greater Dandenong. In addition to this, if the industrial area within this gap is rezoned to residential in the future, access to public open space should be prioritised.

Due to the nature of Regional level parks serving a wider catchment of the municipality and beyond, there is no requirement in Councils Open Space Strategy for a dedicated Regional Park for Doveton and Eumemmerring; with Lysterfield Park being the closest Regional Park for the community to access at 11km away and Casey Fields being the closest Regional Sports Precinct at 19.5 km away.

In relation to the types of open space (active and passive) within the study area, they vary in relation to size, zoning and attributes. Preferably public open space is zoned public use, and this should be updated through a planning scheme amendment. This assessment identified a range of smaller open spaces that are potentially not providing any value in their current form. In addition, this assessment did not go into the quality of the attributes within the open space. Both of these elements should be assessed through a parks audit with recommendations indicating which parks should be further invested in and which should potentially be looked at for other uses.

Doveton-Eumemmerring will see some regeneration over the next 20 years. Currently within the planning scheme a 10% open space contribution is required. A further analysis of residential growth should be undertaken to understand where this growth is likely to occur and how this contribution should be allocated.

Finally, this open space assessment was completed against the guidelines within Council's Open Space Strategy in relation to hierarchy of open space and functions. There is currently no clear catchment around a regional open space, active open spaces have a different hierarchy to passive open space, and there is not a clear understanding of what attributes should be located within each level of open space. Given this it is recommended that the Open Space Strategy be reviewed and updated to provide greater guidance on provision standards.

5 Recommendations & Implementation

5.1 Study Area Recommendations & Implementation

Below is a summary of recommendations to be implemented over the next five years.

Table 10: Timeframes for implementation	
Short Term	0 – 5 years
Medium Term	6 – 10 years
Long Term	11 – 20 years
Ongoing	

Gap Area Analysis Recommendations			
Item	Recommendation	Responsibility	Priority
1	Recommend addressing the walkability gap (Gap A), through: <ul style="list-style-type: none"> - the development of the DPIP Master Plan identifying the site for a local or district level public open space and the pedestrian crossing on Kidds Road and Marie Street being enhanced or - acquisition of centrally located residential land be sought to develop a local or district level open space 	Recreation & Open Space Planning	Short-Medium
2	Recommend that the lack of district level open space be addressed through: <ul style="list-style-type: none"> - improving the amenities at Kevin Adlard Reserve to meet district level amenity and / or - if the Master Plan for DPIP indicates the need for increased amenities e.g. water play, BBQ, toilet then this site should be considered as a district level open space 	Recreation & Open Space Planning	Short-Medium
3	Recommended that a safe crossing be investigated across Box Street, at the intersection near Claredale Road, to improve walkability to open space	Traffic Operations	Short

Planning Scheme Recommendations			
4	Recommend that an analysis of future residential growth be undertaken to understand where growth is likely to occur, appropriateness of current percentage of open space contribution required, and how the open space contributions should be allocated.	Planning Reform and	Ongoing
5	Recommend that a planning scheme amendment be undertaken to rezone all open space not currently zoned Public Use.	Planning Reform and	Short

Park Audit Recommendations

6	Recommend that a whole of park audit for all open space is undertaken to identify quality of attributes within open spaces, renewals requirement, and usability of open space	Open Space and City Greening	Short-Medium
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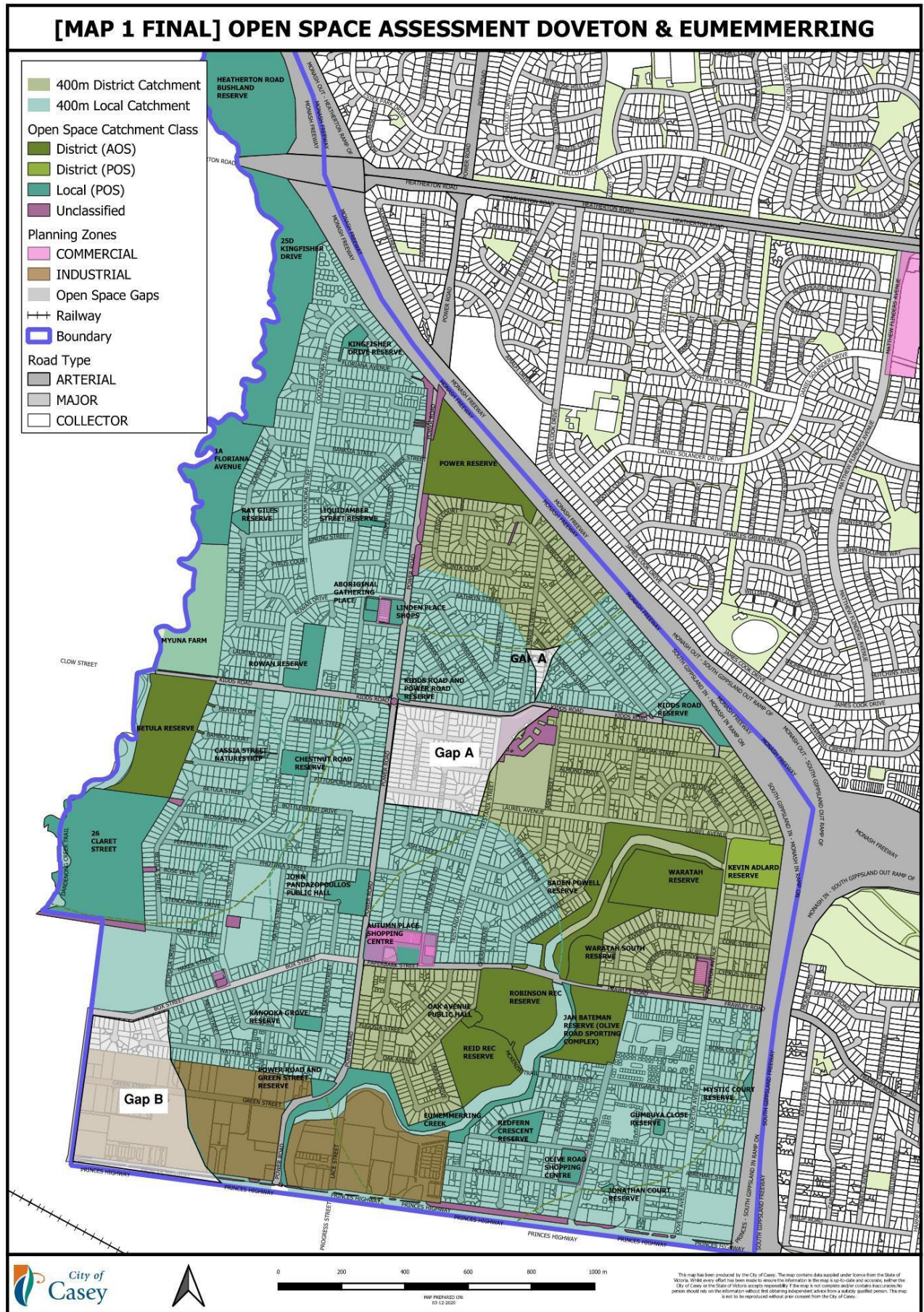
Strategy Recommendations

7	Recommend that the Open Space Strategy undertake a review to strengthen open space guidelines in relation to open space hierarchy, catchments, and park attributes.	Recreation and Open Space Planning	Short
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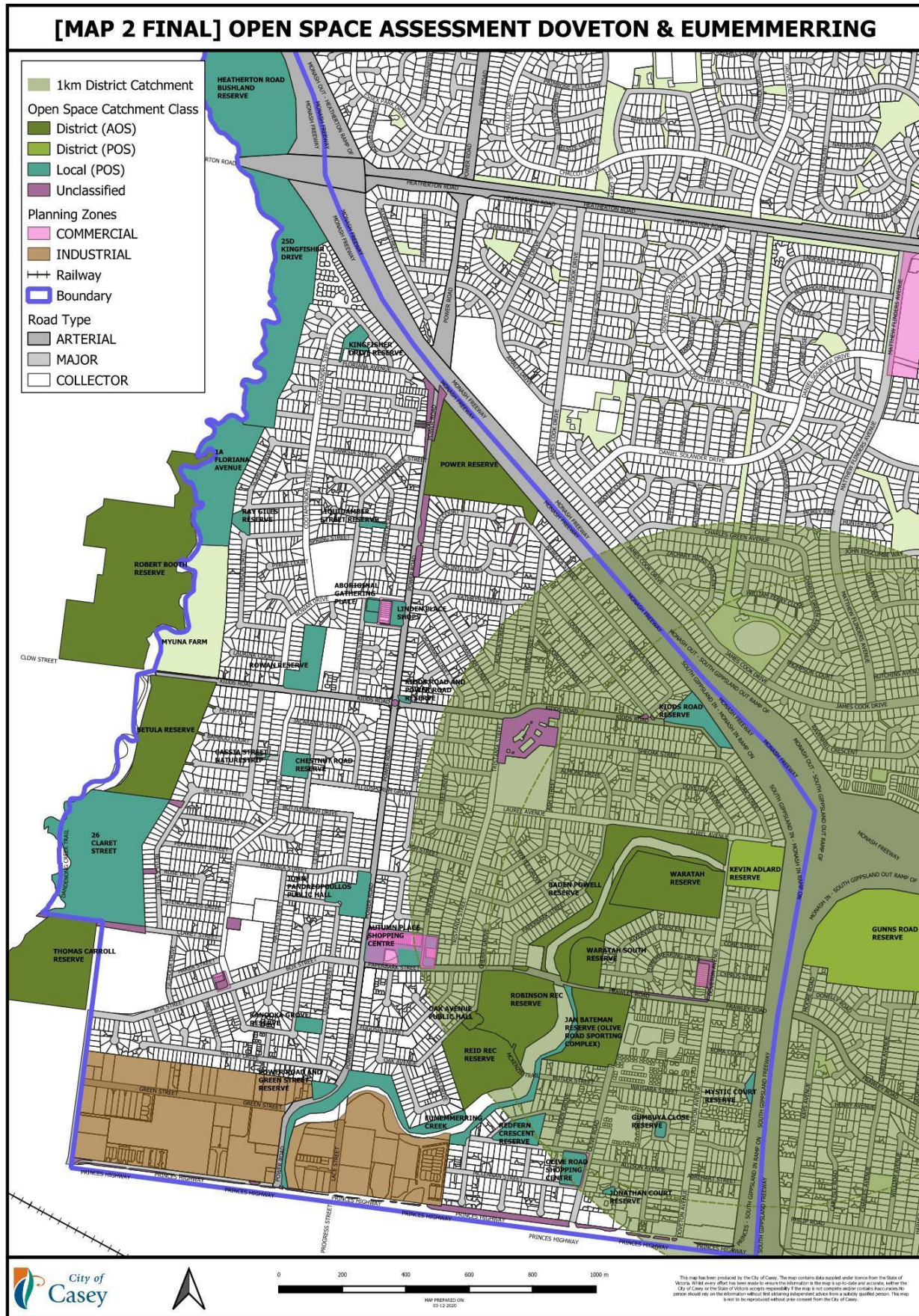
Attachments

- A. Doveton & Eumemmerring Open Space Gap Analysis Map – 400m radius
- B. Doveton & Eumemmerring District POS Gap Analysis Map – 1 km radius
- C. Existing Individual Preliminary Open Space Recommendations

A. Doveton & Eumemmerring Open Space Gap Analysis Map – 400m walkability radius



B. Doveton & Eumemmerring District POS Gap Analysis Map – 1 km radius



C. Existing Individual Open Space Recommendations

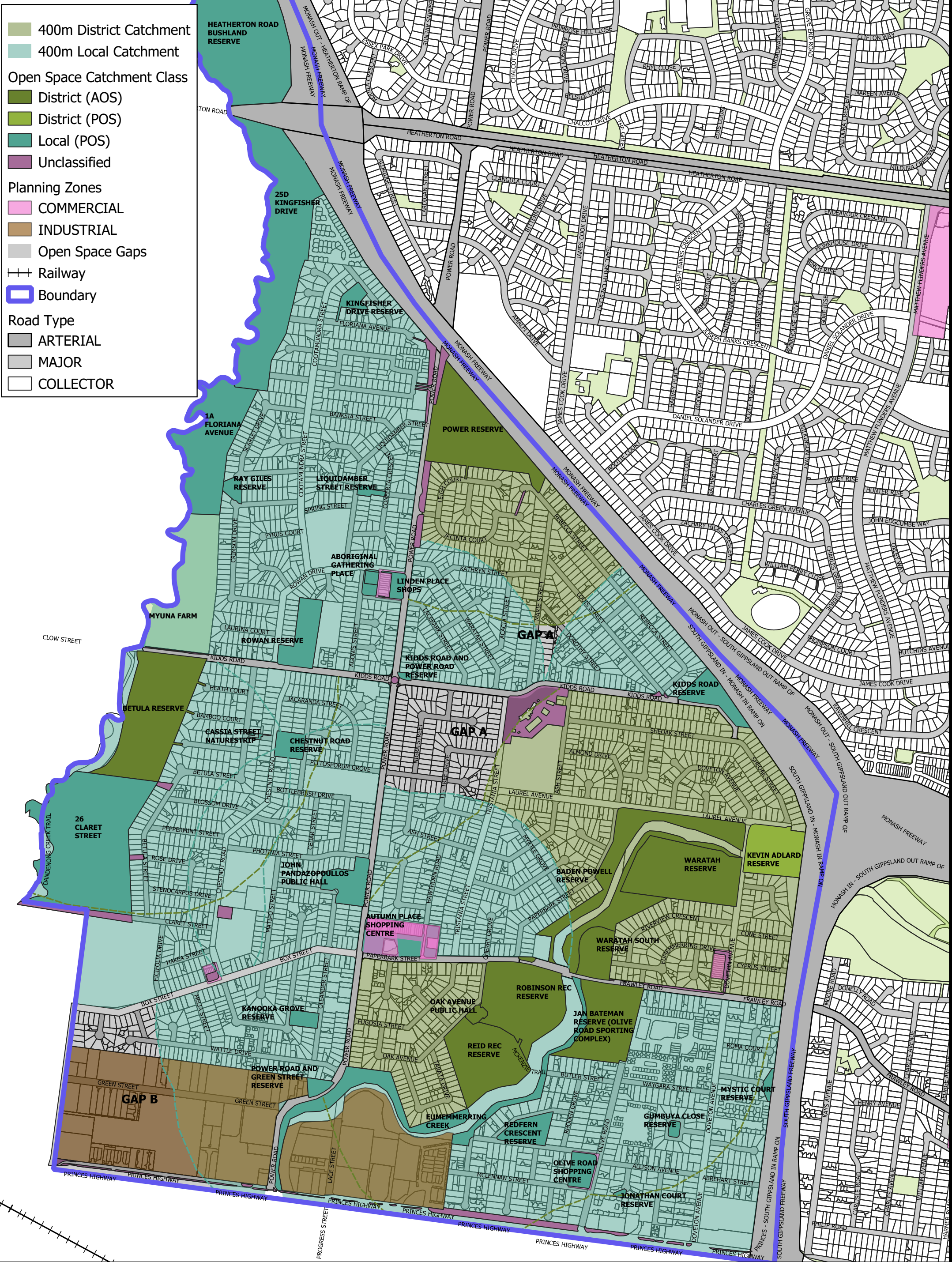
No.	Active Open Space Recommendations	Priority
1	Jan Bateman Reserve (Olive Road Reserve) Upgrade of indoor courts and incorporate outdoor pavilion with stadium upgrade	Short
2	Betula Reserve Playground Upgrade (Renewal #73) Down grade from District to Local - Contains a double swing, pyramid climber, spider net climber, climbing rock wall, activity panels, spin pole and rocker.	Short
3	Power Reserve Playground Upgrade (Renewal #115)	Short
4	Reid Rec Reserve N/A	N/A
5	Robinson Rec Reserve Consider improving the path connection to Olive Road Netball courts Tennis Playground Decommission (Renewal #27) Netball Playground Upgrade (Renewal #157)	Short Short Medium
6	Waratah Reserve Playground Upgrade (Renewal #28)	Short
7	Waratah South Reserve Proposed conversion to a Soccer synthetic field to accommodate overflow training needs of various clubs Toilet facilities required BMX track resurface required	Annually (ongoing) Not on a renewal list
8	Kevin Adlard Reserve Recommendation 5 – Park Audit Consider further embellishment to district level as per Open Space Strategy Playground Upgrade (Renewal # 252) - Relocate Parkour or do not replace at end of life BMX track resurface required	Short - Medium Long Annually (Ongoing)
9	Autumn Place Shopping Centre N/A	N/A
10	Linden Place Shops Rezone PUZ	

No.	Active Open Space Recommendations	Priority
11	Aboriginal Gathering Place Recommendation 5 – Park Audit Basketball Half Court (Not currently identified in renewal program)	Short - Medium
12	Chestnut Road Reserve Recommendation 5 – Park Audit Upgrade amenities to DSFR Playground Upgrade (Renewal #357)	Short- Medium Long
13	Gumbuya Close Reserve Recommendation 4 – Rezone to PPRZ Playground Upgrade (Renewal #137)	 Medium
14	Kanooka Grove Reserve Playground Upgrade (Renewal #368) BMX Track	 Long Annually (Ongoing)
15	Kidds Road Reserve Playground Upgrade (Renewal # 61) Potential to acquire VicRoads Land (2756sqm) depending on the outcome of DPIP	Short Medium
16	Kingfisher Drive Reserve Playground Upgrade (Renewal # 162)	 Medium
17	Liquidamber Street Reserve Recommendation 4 - Rezone PPRZ Playground Upgrade (Renewal #166)	 Medium
18	Mystic Court Reserve Recommendation 4 - Rezone PPRZ Playground Upgrade (Renewal #133)	Short Medium
19	Power Reserve - Rebecca Street Playground Upgrade (Renewal #179)	 Medium
20	Ray Giles Reserve Recommendation 5 – Park Audit Upgrade path Playground Renewal #188	Short - Medium Medium

No.	Active Open Space Recommendations	Priority
21	Redfern Crescent Reserve Recommendation 5 – Park Audit Large space – further embellishment Playground (Renewal #321)	Short - Medium Medium
22	Rowan Reserve Playground Upgrade (Renewal #159) Recommendation 5 – Park Audit Upgrade to DSFR with improve amenities Basketball Half Court (Not currently identified in renewal program)	Medium Short - Medium
23	Eumemmerring Creek N/A	N/A
24	Jonathan Court Reserve Recommendation 5 – Park Audit Potential to sell land in future	Short - Medium
25	Kidds Road and Power Road Reserve Recommendation 5 – Park Audit Retain as a tree reserve Recommendation 4 - Rezone PPRZ	Short – Medium Short
26	Power Road and Green Street Reserve Recommendation 5 – Park Audit Retain as a tree reserve Picnic tables required Recommendation 4 - Rezone PPRZ	Short – Medium Short
27	Betula Street Reserve Recommendation 5 – Park Audit Path link to 26 Claret Street Doveton Recommendation 4 - Rezone PPRZ	Short – Medium Short
28	Rose Drive Reserve Recommendation 5 – Park Audit Path link to 26 Claret Street Doveton Recommendation 4 - Rezone PPRZ	Short – Medium Short
29	John Pandazopoulos Public Hall Recommendation 5 – Park Audit Park amenities required incl. picnic seating, possibly playground, landscaping Recommendation 4 – Rezone PPRZ	Short – Medium Short

No.	Active Open Space Recommendations	Priority
30	Claret Street Walkway N/A	N/A
31	Baden Powell Reserve	
32	Heatherton Road Bushland Reserve Recommendation 5 – Park Audit Local level infrastructure as per Open Space Strategy	Short - Medium
33	1A Floriana Avenue Recommendation 5 – Park Audit Path connection from Myuna Farm wetlands (flying fox colony) to Heatherton Road (via Melbourne Water Land)	Short - Medium
34	25D Kingfisher Drive Recommendation 5 – Park Audit Advocate to Melbourne Water for a path connection from Myuna Farm wetlands (flying fox colony) to Heatherton Road	Short - Medium

[MAP 1 FINAL] OPEN SPACE ASSESSMENT DOVETON & EUMEMMERRING



[MAP 2 FINAL] OPEN SPACE ASSESSMENT DOVETON & EUMEMMERRING

1km District Catchment

Open Space Catchment Class

District (AOS)

District (POS)

Local (POS)

Unclassified

Planning Zones

COMMERCIAL

INDUSTRIAL

--- Railway

Boundary

Road Type

ARTERIALMAJORCOLLECTOR