

DONCASTER HILL OPEN SPACE REQUIREMENTS

BACKGROUND PAPER

OCTOBER 2003

INTRODUCTION

This paper presents a proposal to sell selected Category 4 Reserves to fund the development of the Open Space requirements for the Doncaster Hill Activity Centre. This proposal has been developed by Council and is consistent with the Doncaster Hill Strategy, October 2002 and in accordance with the Doncaster Hill Urban MasterPlan, January 2003.

This paper aims to:

- Explain the background to the proposal
- Identify the Council reserves to be sold
- Provide details on how residents can comment on the proposed sales

OPEN SPACE STRATEGY

Council developed an Open Space Strategy more than ten years ago which established a classification system for open space within the City of Manningham. Since its introduction, the Open Space Strategy has been constantly reviewed with considerable public input.

Under the Open Space Strategy, a classification is assigned to land depending on its location, individual values and primary purpose. There are four categories of neighbourhood parks. Category 4 neighbourhood parks are those identified as having the minimum open space value, often small, poorly located, inaccessible and/or 'left overs' from subdivisions. A Category 4 reserve generally has no playgrounds, park benches etc and there are other reserves in the area within 500 metres.

The Strategy spells out that Category 4 Reserves can be considered for sale over time to fund the purchase and/or development of other more strategic areas of open space. Manningham Council has sold a number of parks in the past to purchase land in Husseys Lane, Warrantdyte, land along Green Gully Linear Park and also for the development of Ruffey Lake Park.

It should be noted that the total area of open space owned by Council has not reduced as a result of these sales and purchases.

IMPORTANCE OF OPEN SPACE TO THE DONCASTER HILL ACTIVITY CENTRE

Manningham Council is proposing to invest \$12.6 million on the purchase and development of open space in and around Doncaster Hill. This proposal will increase the overall open space within the City by approximately 1900m² and will increase the provision of open space by approximately 4280m² in and around Doncaster Hill.

The purchase of identified properties will assist in the formation of strategically planned, better located neighbourhood parks. The provision of

healthy, strategically placed pockets and parcels of open space will contribute to the healthy and sustainable character of the urban village. It will also significantly create a larger amount of open space for the benefit of the general community. With an anticipated increase in population to the area by 8300 people, an increase in public open space is intrinsic to the well-being and quality of the Doncaster Hill Activity Centre.

OPEN SPACE REQUIREMENTS FOR THE DONCASTER HILL ACTIVITY CENTRE

Council endorsed an Open Space Strategy to guide the strategic planning and development of open space within the municipality in April 1999. Manningham is presently working on further revising this Strategy and will incorporate the Doncaster Hill open space requirements into this strategy.

The Doncaster Hill Strategy, October 2002 provides guidance and direction for the strategic planning, development controls, ESD and urban design principles for the Doncaster Hill Activity Centre. In addition to this strategy, the Doncaster Hill Urban Master Plan was formed to further identify the open space opportunities. This report is divided into two parts and while Part B assesses the need for streetscape treatments, Part A examines the potential for urban parks and plazas. Part A makes recommendations for open space requirements specifically for urban parks.

The Doncaster Hill Urban Master Plan was endorsed by Council on 24 June, 2003. The Doncaster Hill Urban Master Plan Part A: Parks and Plazas states that *'the progressive development of high quality urban plazas and parks is fundamental to the ultimate success of the Doncaster Hill Urban Village. Estimated land acquisition and development costs for the plazas and parks will be funded mainly from the proposed open space levy. A number of land parcels need to be secured by Council as soon as possible to set the future open space framework in place'*.

When Council endorsed this Plan, in June 2003, one of the recommendations was to *'resolve to sell the land known as Frederick Street Reserve, Council Street Reserve, Walker Street Reserve and the northern portion of Acheron Street Reserve by public auction at a price not less than the statutory valuation of the sites'*. In September 2003, Council also reiterated its intention to sell Frederick Street and Council Street Reserves and also resolved to sell Daphne Street Reserve and Coolabah Reserve. Walker Street Reserve and the northern portion of Acheron Street Reserve are not intended to be sold.

Further from the recommendations contained within the Doncaster Hill Urban Master Plan, the Doncaster Hill Land Acquisition Report, June 2003 detailed the properties targeted for public land acquisition.

These include:

- The identification for open space within Precinct 2 of the Doncaster Hill Activity Centre and thus acquiring 4 Hepburn Rd properties to create Hepburn Reserve
- The acquisition of 1 Council St to form an urban plaza within Precinct 3 of the Doncaster Hill Activity Centre

- The extension of Saxon Reserve, adjacent to Precinct 4, by the acquiring of 14 Roseville Ave; and
- Increasing the size of Carawatha Reserve, adjacent to Precinct 7, with the purchase of properties – 28 Carawatha & Koolkuna Ave

SELECTION OF RESERVE INTENDED FOR SALE

Manningham City Council's Open Space Strategy outlines 6 types of open space: reserves of municipal and regional significance, linear parks, community recreation, natural areas, sporting reserves and neighbourhood parks.

Neighbourhood parks have a local informal recreation function and usage. To assist with priorities for planning, maintenance and management, the strategy allocates a Category 1, 2, 3 or 4 status to neighbourhood parks.

The 1999 Open Space Strategy recommends distribution of informal recreation areas (neighbourhood parks) so that a local park should be provided within 500 metres of urban households, i.e. west of Mullum Mullum Creek.

In relation to the size of neighbourhood parks, the 1999 Strategy recommends that local parks should ideally be no smaller than 0.5 ha or 5000 m² in area. This recommendation is based on the belief that reserves smaller than this would be inefficient to provide a range of recreational opportunities.

Where a park of 0.5 ha cannot be provided, the Strategy recommends that two smaller parks of not less than 0.25 hectares (2500m²) should be provided.

CATEGORY 4 RESERVES

All of the reserves advertised for sale are Category 4 reserves. They have been selected as suitable for sale to assist in achieving the Doncaster Hill vision for parks and plazas. Justification for their selection is based on their existing category rating, locality of new/extended/upgraded open space and likelihood of best location for existing residents and visitors. The funds generated from the sale of these reserves will be put towards the purchase of 8 properties designated for acquisition as part of the Doncaster Hill Project.

The Reserves are as follows:

1. Frederick Street Reserve
2. Council Street Reserve
3. Coolabah Street Reserve
4. Daphne Street Reserve

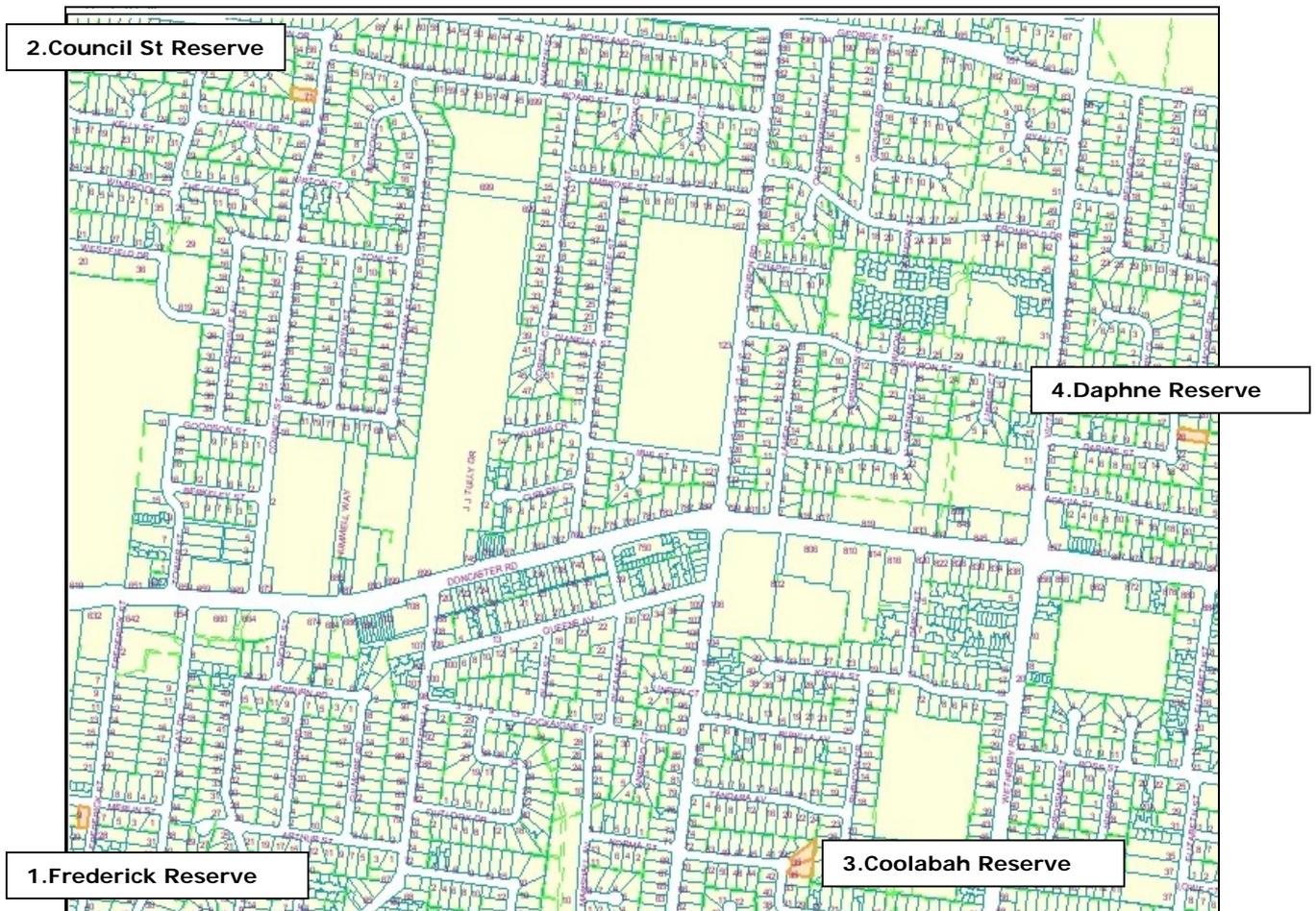
The Open Space Strategy details that Frederick, Council and Coolabah *'are all small reserves with limited accessibility and duplicate facilities provided in other areas of open space'*. Daphne Reserve is identified as being in *'proximity to other, larger areas of open space'*. It goes on to conclude all reserves have *'minimal open space value'*.

Refer to the *Map* below for the location of the reserves that are proposed for sale.

LOCATION OF RESERVES IDENTIFIED FOR SALE

KEY:

1. Frederick Street Reserve
2. Council Street Reserve
3. Coolabah Street Reserve
4. Daphne Street Reserve



OPEN SPACE RESERVE NO. 1.

FREDERICK RESERVE

9 Merlin St (cnr. Merlin & Frederick Streets)
Doncaster 3108

Area (in square meters): 549m²

Melway Reference: Melway 47 D2

Open Space Strategy Precinct: Precinct 9

Classification: 4

Recreation:

Size:

At 549m², Frederick Reserve is well below the recommended reserve size for a neighbourhood park.

Proximity: Frederick Reserve is located directly south of Precinct 2 of the Doncaster Hill Activity Centre Boundary. It's located in close proximity to the proposed Hepburn Reserve that will provide greater value for recreational use based on its larger size, and locality to the proposed Doncaster Boulevard.

Accessibility/Linkage: Located on a corner block, the Reserve has frontages on Frederick and Merlin Streets. The Reserve does not constitute part of an open space link, nor does it provide access between neighbouring streets.

Use/Facilities: The reserve is undeveloped and has little aesthetic potential.

Conservation: The reserve does not contain significant vegetation.

Drainage: The reserve does not serve a drainage function.

Summary: The Open Space Strategy states that Frederick Reserve is a small reserve '*with limited accessibility and duplicate facilities provided in other areas of open space*'. As it has minimal open space value, the sale of this Reserve is strongly recommended.



OPEN SPACE RESERVE NO. 2.

COUNCIL RESERVE
71 Council Street
Doncaster 3108

Area (in square meters): 657m²

Melway Reference: 33 E11

Open Space Strategy Precinct: Precinct 9

Classification: 4

Recreation:

Size: At 657m², Council Reserve is well below the recommended reserve size for a neighbourhood park.

Proximity: Council Reserve is situated north of Precinct 3 of the Doncaster Hill Activity Centre Boundary. It is closely located to the proposed urban plaza that will be created with the acquisition of 1 Council St, Doncaster and accessible to an increased amount of open space with the extension plans for Saxon Reserve.

Accessibility/Linkage: Council Reserve has a single frontage onto Council Street and it does not form part of an open space link.

Use/Facilities: Playground from this Reserve was recently removed due to safety issues. There are no amenities present at this reserve.

Conservation: The reserve does not contain significant vegetation.

Drainage: The reserve does not serve a drainage function

Summary: The Open Space Strategy states that Council Reserve is a small reserve *'with limited accessibility and duplicate facilities provided in other areas of open space'*. It has been identified as having minimal open space value.



OPEN SPACE RESERVE NO. 3.

COOLABAH RESERVE
35-37 Coolabah St
Doncaster 3108

Area (in square meters): 1590m²
Melway Reference: Melway 47 G2
Open Space Strategy Precinct: 9
Classification: 4

Recreation:

Size: At 1590m², Coolabah Reserve is below the recommended reserve size for a neighbourhood park.

Proximity: Coolabah Reserve is situated east of the Doncaster Hill Activity Centre Boundary. It is located in close proximity to Marshall Avenue Reserve and the Pavement Site on Wetherby Rd. They provide greater recreational opportunities and open space for the existing catchment current using Coolabah Reserve.

Accessibility/Linkage: Coolabah Reserve has a frontage to Coolabah St but does not form part of an open space link, and has no pathways within the reserve that enable access to neighbouring streets.

Use/Facilities: There is limited recreational opportunity with only some older forms of play equipment on this site. The play equipment is scheduled to be removed within the next year as part of the implementation of the Playspace Strategy (2003)

Conservation: The reserve does not contain significant vegetation.

Drainage: The reserve does not serve a drainage function

Summary: The Open Space Strategy states that Coolabah Reserve is a small reserve *'with limited accessibility and duplicate facilities provided in other areas of open space'*. It has been identified as having minimal open space value.



OPEN SPACE RESERVE NO. 4.

DAPHNE RESERVE

26 Daphne St
Doncaster East 3108

Area (in square meters): 795m²

Melway Reference: Melway 33 J12

Open Space Strategy Precinct: 8

Classification: 4

Recreation:

Size: At 795m², Daphne Reserve is well below the recommended reserve size for a neighbourhood park.

Proximity: Daphne Reserve is situated east of the Doncaster Hill Activity Centre Boundary. It is in proximity to Kerry Close Reserve, Dehnert Street Reserve and Ruffey Lake Park which provide greater recreational opportunities.

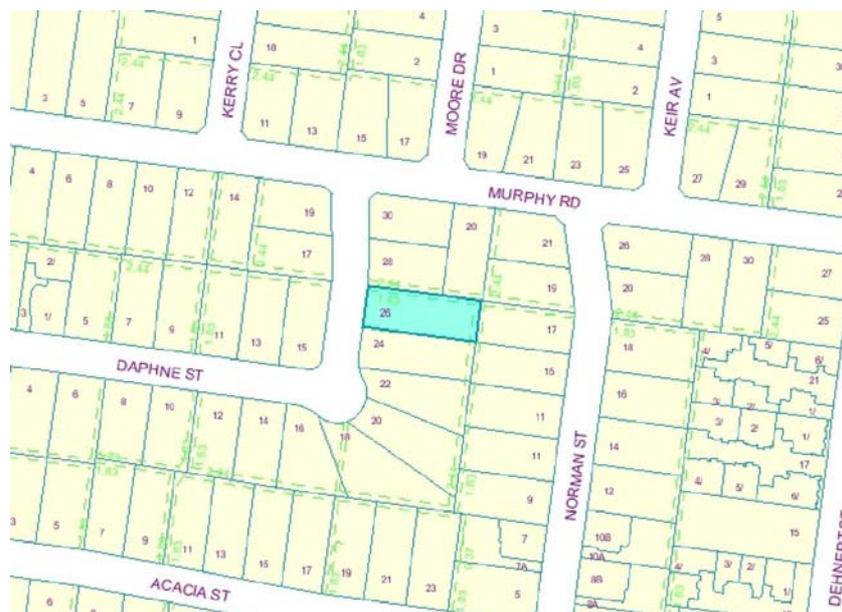
Accessibility/Linkage: Daphne Reserve has a single frontage onto Daphne Street and it does not form part of an open space link.

Use/Facilities: The reserve is undeveloped and has little recreational potential.

Conservation: The reserve does not contain significant vegetation.

Drainage: The reserve does not serve a drainage function

Summary: The Open Space Strategy identifies Daphne Reserve as having '*minimal open space value*' due to its status as a small reserve in proximity to other, larger areas of open space.



CONCLUSION

Council's objective in selling Category 4 Reserves Frederick Street, Council Street, Coolabah Street and Daphne Street Reserves is to fund strategically identified public open space for the benefit of the Manningham community. As discussed in the Doncaster Hill Urban Master Plan, this is to enhance the neighbourhood parks in the area through urban design treatments to increase their use for recreational and social purposes. This report is an important early step in securing open space to enhance the liveability and desirability of the Doncaster Hill Activity Centre.

INVITATION FOR COMMENT

In addition to the comments received at the information meeting to be held on **Thursday November 13, 2003 at 7pm** in Function Room 3, Manningham City Council Offices, 699 Doncaster Rd, Doncaster, comments on the proposed sale of Council reserves is invited.

Written comments can be sent to Teresa Dominik, Manager Economic & Environmental Planning, Manningham City Council, PO Box 1, Doncaster 3108 by **November 28, 2003**.

For further information about the proposal please contact Gary Bateman, Doncaster Hill Urban Design Co-ordinator on 9840 9172 or Kristen Kavanagh, Open Space Planner on 9840 9468.