

Beveridge Williams

Review of Open Space Provision 105 Smiths Lane, Clyde



REVIEW OF THE PROVISION OF OPEN SPACE PROPOSED AT 105 SMITHS LANE, CLYDE NORTH

About this document

Beveridge Williams require a review of the provision of open space proposed at 105 Smiths Lane, Clyde North, forming part of the Draft Thompsons Road Precinct Structure Plan (PSP).

To undertake this project, the open space provision proposed in this PSP requires review, as well as a review of the adjacent Draft Clyde North PSP, and wider assessment of examples where similar open space provision may have been provided elsewhere.

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1. Introduction

Project context

The project assesses the open space provision proposed at 105 Smiths Lane, Clyde North. The site is in private ownership and located in undeveloped farmland east of the established residential areas of Cranbourne East.

The property in question is numbered 13 on Plan 6., and is located at the extreme east of the Draft Thompsons Rd PSP within the southeast growth corridor.

The key questions to be considered in this instance are:

- ***Is the size/ scale of the sports reserve proposed excessive?***
(See Appendices 2 and 3)
- ***Is the location of sports reserve (AOS3) appropriate or should it be more central to the population?***
- ***Is the open space provision consistent with other industry standards?***

Disclaimer

No detailed open space landscape assessment or rationale for the proposed open space or sports facilities was available with the draft PSP. This would have provided a context for open space provision within this PSP and the broader corridor.

No site inspections have been conducted of the site as part of this assignment. Hence suitability issues that may rely on site investigation are beyond the scope of this report.

This report does not consider the most desirable lot configuration and density around the subject reserve as per the Beveridge Williams Indicative Development Plans.

2. Summary

The key questions to be considered in this instance are:

Is the size/ scale of the proposed sports reserve excessive?

(See Appendices 2 and 3)

The number of sports fields shown in Active open spaces in the precinct is consistent with the likely number of fields required to service the current projected population based on yield.

There is nothing in the documentation to suggest why AOS3 should be larger than the other “active” open spaces in the precinct, nor why AOS 2 doesn't include outdoor playing fields. Although the scale of the site AOS3 is consistent with the nature of reserves proposed in the adjoining PSP to the south, and in other recent draft PSPs as outlined in the Wyndham north growth area. The scale of the reserve is consistent with the need to ensure sporting provision is cost effective (to deliver and to manage the facilities). A larger number of facilities (especially per code) increases operational efficiencies for clubs and Council and enhances the flexibility of meeting sports needs when demand fluctuates from year to year.

Ordinarily a sports reserve of this scale (three Australian Rules fields) would be considered as having a district catchment (ie broader than the PSP).

The other sports reserves proposed in the Precinct are smaller than this site.

Adjacent residents may benefit from the sports reserve adjacent to the town centre including additional outdoor playing field space green space, as the reserve appears to be dedicated to hard courts and indoor facilities. Consideration of a larger sportsground in this central location could be investigated that would alleviate the need to have the same sized reserve in the southern more remote location. Similarly the nature and location of a sports facility to the east of this PSP should be planned prior to the confirmation of the area of this site.

Is the location of the sports reserve appropriate or should it be more central to the population?

There is no clear reason why the largest “active” open space in the precinct (AOS3) is located on this site.

Desirably AOS3 should be more central to the population and the precinct.

The northern area of the precinct is not served by playing fields.

The most central active open space (AOS2) associated with the township provides limited green active space - as it is nominally allocated for the development of outdoor sports courts and an indoor recreation facility. This site should be considered for including additional playing fields to provide better access to playing fields for residents in the north. The indoor recreation facility adjacent to AOS2 would be best co-located with a school.

The need to site an “active” open space on unencumbered and relatively flat land appears to be a driver of the location of AOS3. However other areas of the precinct, such as to the south or the west, or in conjunction with one of the other active open spaces, may equally be as suitable to house a three-field sports reserve.

The combination of neighbourhood park, school, community facility and a three field sporting facility in property 13 suggests that whilst this larger complex may be cost effective to provide and manage, it will reduce the equitable distribution of services to other areas of the precinct, and consideration of additional space may be required to adequately service it with support facilities and parking, for example.

If the future residential area to the east is not be served by a large sports site, some consideration could be given to providing a proportion of space allocated in AOS3, to a “active” open space site further east, that may serve this area better and make an otherwise smaller sports park more sustainable.

Prior to confirming the nature and scale of this sports facility it is desirable that sports provision triggered by any future residential development to the east is investigated.

Is the open space provision consistent with other industry standards?

The considerable details provided in the PSP related to the treatment of activity centres and road networks for example, and supporting documentation does not extend to “active open space”, the relationship of these to other facilities, the road network or the design layout of parks themselves. There is good evidence to suggest that these are required in order to ensure that what is proposed is practical and can be achieved as shown, as well as comply with the standards in MAP PSP guidelines and objectives such as Clause 56.05.2 in the planning schemes, and those that have broad acceptance in the parks and open space industry.

The PSP table of open space does not specify the function of open space nor shows a configuration of AOS3 other than the diagrammatical indication that three Aust. Rule fields can be provided. The size around these however appears small to provide necessary buffers and supporting infrastructure as well as accommodate the sewerage alignment shown on Plan 11.

The open space category guide and draft classifications supporting the layout of open space are not those most commonly adopted by the industry.

As the detail is not provided around the passive parks it is difficult to relate the provision with other industry standards, however it would be desirable to ensure a diversity of open space functions and setting types are achieved in the PSP, and this portion of the PSP.

It is generally good practice to plan for sport on a larger area than a PSP because there are a number of smaller tier and broad acre sports that are unlikely to otherwise be provided. No broader corridor plan for sports has been made available to analyse, and a limited range of sports is identified to the south.

3. The Draft Structure Plan

Thompsons Rd PSP

Thompsons Road PSP occupies an area of approximately 694ha in the City of Casey. The PSP will allow the development of a new health and business precinct to support 8,900 jobs, and a residential community of about 6,100 new homes over the next 20 years. This Plan also sets out future development of a town centre, an urban wetland and community facilities on underused easement land.

The PSP has a Net Developable Area (NDA) of approximately 505 hectares, inclusive of residential, commercial and industrial land.

The PSP identifies windrows / significant trees, growing grass habitats, watercourses and aboriginal heritage as existing conditions.

The MPA has prepared Amendment C185 to the Casey Planning Scheme. This PSP document is currently in draft form.

Open space proposed within the PSP includes:

- 22.6ha (4.5% of NDA) of unencumbered active open space
- 20ha (4% of NDA) of unencumbered passive open space
- 101.5ha (20.3% of NDA) on encumbered open space (power easement, corridor/wetland/retarding, desal pipe)
- 1.5ha indoor recreation facilities

Open space proposed on site

The following open space is proposed within the subject site (see Appendix 2 and 3):

- AOS3
11.9ha unencumbered local active open space (3 football ovals / cricket, 2 netball courts (6.52ha located on site, 5.38ha located on property to the south east)
- PO25
1ha passive open space (district catchment)
- 1.82ha encumbered drainage open space / retarding basins (part of 5.5ha WL1)

Clyde Creek PSP

Clyde Creek PSP sets out the planned development of a mixed-use precinct that will ultimately provide 7,500 jobs and 13,900 new homes, as well as supporting services and infrastructure. The precinct extends from Hardys Road in the north to Ballarto Road in the south, and from Berwick-Cranbourne Road/Clyde-Five Ways Road in the west to Pound Road and Bells Road extension in the east.

This PSP is located to the immediate south of the Thompsons Rd PSP.

The MPA has prepared Amendment C186 to the Casey Planning Scheme. This PSP document is currently in draft form.

Open space proposed within the PSP includes:

- 51.2ha (6% of NDA) of unencumbered sports open space
- 34.3ha (4% of NDA) of unencumbered passive open space
- 91.6ha (10% of NDA) of encumbered open space (power easement, corridor/wetland/retarding, heritage, conservation)

4. Is the size/ scale of the sports reserve proposed excessive?

The MPA PSP Guidelines (2009) provide some guidance as to the size of sports reserves consistent with Clause 56 of the Planning Scheme.

Relevant standards in the MPA PSP Guidelines include those listed below:

Standard 2:

In residential areas, approximately 10% of the net developable area as total public open space, of which 6% is active open space.

The provision of open space provided is generally in accordance with this Standard - if the “passive park” POS25 (not shown on the concepts provided) is to be delivered.

Standard 5:

Active open space should be:

Of an appropriate size, i.e. sufficient to incorporate two 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 eight hectares;

This sports park AOS3 is larger than the guideline suggests, and larger than the other two in the precinct - particularly AOS2 (the proposed sports space adjacent to the town centre). However, it is common practice to provide 3 or more sports fields together, as this increases the flexibility of use to cater to fluctuations in demand. Also larger sportsgrounds are more cost effective to develop, manage, and for a club to operate.

Recent draft PSPs, and the Clyde PSP to the south show a similar number (more than 2 Aust. Rules) of fields, and configurations. See Appendix 4.

Appropriate for its intended open space use in terms of quality and orientation;

No information about quality of “active” open space is provided.

The high level diagram in the PSP shows an acceptable orientation for Aust. Rules football, although the layout does not necessarily indicate sufficient associated land for support infrastructure, parking, non sporting facilities

and buffers, as well as factoring in the likely sewer alignment.

Relationship with school

Relevant standards include:

Standard 7:

Hubs of community facilities are co-located with district parks (incorporating ovals) in order to enable sharing and integration between schools and active recreation space.

AOS3 is located with the school as well as a community facility. It is not clear what sportsgrounds the adjacent school site may include. For example, whether the school site allows for an additional oval. If the school has a separate school oval (e.g. of an equivalent size to a junior Australian Rules ground) and this was available for community use, and these are located adjacent to AOS3 as proposed, this would provide a very substantial sports facility.

The availability of an additional school sports ground for community use has not been considered in comparing the field availability with demand. It is probable if that this hypothetical school ground was available for community use, that it could cater for demand beyond that required to meet the current population projections for the PSP.

AOS1 is also co-located adjacent to a school. However AOS2, which includes an indoor recreation centre, is not co-located “with a district park (incorporating ovals)”. Nor is this indoor facility co-located with a school – which is best practice, and essential for ensuring high utilisation.

Standard 7. Of the PSP Guidelines may be better served if the school proposed in the southern area was located to beside AOS2 north of the town centre. Alternatively adjacent residents may also benefit from AOS2 including grass outdoor playing fields as the reserve appears to be dedicated to hard courts and indoor facilities. It is not known whether two rectangular playing fields for example (that are similar to the area required for one Aust. Rules field) could be located together in this central area of the precinct.

No information is provided about the provision of open space or sports facilities to serve any potential residential development to the east of this PSP.

Precedents regarding the size of sportsgrounds

The Clyde Creek PSP illustrates the same style of configuration with more than two Australian Rules fields in the one reserve (in at least two locations).

It is assumed that these diagrams are illustrative only and are intended to imply that they are multiple playing fields side by side – rather than all specifically catering only to Australian Rules.

The PSP in the Wyndham North growth area also show similar layouts of more than two fields and with multiple sport configurations.

See Appendix 4.

In other locations sports grounds may not be just for Australian Rules football, but include two Australian Rules and three soccer grounds, baseball diamonds or a tennis complex for example.

Sustainability related to size

The principle behind the configuration of more than two Australian Rules fields is that larger clubs are able to be more sustainable and offer better services. Larger clubs need to have more than two fields to be able to sustainably provide for a range of age groups and competition levels and hence a pathway from development programs to senior competition. They also need to provide a standard of service that attracts players as well as reduce the cost of support facilities to grounds, and through economies of scale, reduce costs to the municipality of management of the facility.

Plan Melbourne provides guidance for the growth of metropolitan Melbourne. One of its key planks is “transitioning to a more sustainable city”:

In response to increasing energy, water and waste costs, and to the increasing impacts of a changing climate, cities around the world are working to becoming more sustainable and resilient.

Larger (rather than smaller) sports fields are consistent with the principles of Plan Melbourne.

Other matters

The sportsground AOS3 as shown will have a district catchment due to its scale (three Australian Rules grounds). The PSP classifies this as Local. However the total number of playing fields in the precinct is consistent with the likely number required to meet the demand from the projected precinct population.

The number of fields proposed overall in the PSP is consistent with the number of fields required per code for the mainstream playing fields sports (excluding lawn bowls, golf and hockey) assuming numbers of fields shown could also include use for two diamond sports, two fields for touch football, and one field for rugby)¹. Outdoor court sports may require some additional courts.

Note: Our assumption that the current provision is likely to be adequate for mainstream sports for the population projected doesn't allow for other sports, nor does it allow for any population expansion.

¹ This is based on @leisure's own high level model for participation using 2011 state participation rates for sports and our projected carrying capacity of grounds

5. Is the location of the sports reserve appropriate or should it be more central to the population?

Relevant standards include: The MPA PSP Guidelines (2009).

Standard 1:

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

Local parks within 400m safe walking distance of at least 95% of all dwellings;

Active open space within one kilometre of 95% of all dwellings;

AOS3 is the largest active open space in the precinct, located on the southeast extremity of the PSP. It is not central to the residential area in the precinct. The areas to north and to the east are not well served by a sports park within the precinct.

There is no clear reason why the largest “active” open space in the precinct is located on this site.

It is common practice to minimise the size of open space and community facilities within in one property boundary. In this case there is a school, community facility and two reserves in this property.

AOS3 is connected to a school site, a community facility, and a neighbourhood park². Together these provide some benefits from a sustainability perspective, however substantial space will be required for car parking and buffer to support these, and the co-location of these facilities amasses a large amount of the public park and community facilities in one area, that will impact on access to these from the west, and the north.

AOS3 has a one-kilometre catchment identified around the park. Almost half of this catchment extends beyond the precinct. The location of the reserve’s catchment does not appear to quite meet the 1km distance threshold within the precinct, however it may generally when considering the location of the

sports reserve in the Draft Clyde Creek PSP to the south, and Clyde North PSP to the north.

Whilst the MPA PSP guideline line doesn’t say “walking” distance it is implied because the PSP identifies AOS3 as meeting local precinct needs. This catchment as drawn on Plan 6., does not take into account the location of physical barriers, including an arterial road, as is industry practice. The proposed arterial road means the central area of the precinct will have less access to the significant sized “active open space”. The PSP to the north provides an “active” open on the boundary of this PSP, however it is also separated from this PSP by an arterial road.

No information about what sporting open space is provided to the east.

As the area between the creek and this PSP is relatively small and it is assumed that a corridor of open space may be taken along the creek it may be difficult to provide a large multiple-field sports facility in this area.

If the future residential area is not to be served by a large sports site, some consideration could be given to providing a proportion of space allocated in this complex, in a site further east, that may serve this area better and make an otherwise smaller sports park more sustainable.

Prior to confirming the nature and scale of AOS3 it is desirable that sports provision triggered by any future residential development to the east is investigated.

Standard 5:

Located on flat land (which can be cost effectively graded)

The location and scale of open space responds to existing drainage channels, landforms, biodiversity areas and cultural heritage values.

@leisure don't have the detailed existing conditions information to respond to this in detail, with the exception of contours provided on Plan 1., and 10., of the PSP.

The location of AOS3 is likely to be located in the proposed site because it is out of flood prone land, and on land that is relatively flat. The cost of developing a large sportsground on steep land would be much more (and take up more land) than on flat land.

² Note: The neighbourhood park that abuts the school is not in the property subject to this report.

The area to the south would seem to be flatter – although this site is even further from the rest of the precinct.

Other areas much more central to the whole precinct: for example to the north east of the current site, are high points as shown on Plan 1 of the PSP are therefore less suitable, and would cost more to develop for sports fields.

However areas in the south above Hardys Rd and in the north adjacent to Thompsons Road may be suitable.

No matrix is provided that shows options for locating these “active” reserves against key criteria such as topography, proximity to schools, suitable hierarchy of road network, and absence of encumbrances.

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.

More detailed analysis and concepts of the layout of fields and supporting infrastructure would be needed to analyse these matters.

No background recreation, open space or sports assessment is available for this PSP to consider these issues listed.

Some trails and paths are shown. They do not show a north south connection from AOS3.

Question 5: How have opportunities to enable efficient use of active open space land been maximised?

It may be relatively difficult to provide three sports fields such as AOS3 in a location central to the precinct cost effectively, due to topography and location of encumbered land.

It can also be argued that the active open space for playing fields could be more equitable apportioned. For example the active open space adjacent to the town centre AOS2 does not provide outdoor playing fields. This site has been identified for outdoor hard courts and indoor facilities. As shown, this reserve AOS2 (tennis and netball) is unlikely to be large enough for general playing fields, and it is also not likely to be large enough for a netball club unless it is planned to use multiple competition sites or an indoor competition venue. One option would be to apportion a proportion of playing field space

from AOS3 to AOS2 to provide a more equitable distribution of “active” green space.

Also it is assumed that the power supply easement will not be developed for sporting or play facilities or be able to be planted with trees. Therefore it provides opportunities limited to walking, dog socialisation and exercise, and possibly cycling. It may also provide some barrier to north - south accessibility except at road crossings. As a result it will not provide an expansion to the catchment for “active” or “passive” open space.

Typically, a large sports park would include a social family recreation space within its boundaries, enabling the provision of another neighbourhood park further afield to provide more equitable access to green space for the rest of the precinct.

Standard 6:

Large areas of open space (generally above 1ha, including any co-located with schools) are located outside or towards the edge of the walkable catchment of town centres

AOS3 as shown in the PSP is not with walking distance of the town centre.

The large sporting open space is co-located with a school. This is consistent with the MPA PSP guidelines. This is also likely to be a key reason why it is located where it is proposed.

However, the major indoor recreation facility and hard courts proposed in AOS2 should also be co-located with a school for sustainability reasons.

Other matters

In some areas the practice of purchasing additional playing field space outside the precinct at less cost per hectare has been embraced. However in this instance this will amount to providing one playing field on the other side of the road, either east or south, which is not practical.

6. Is the open space provision consistent with other industry standards?

The PSP shows a large number of public parks and facilities (school, community centre, 3 ovals, a neighbourhood park and a drainage reserve) all in the one property (13). This appears to more than any other property.

The MPA PSP Guidelines (2009) state that key principles for open space design include:

Planning the provision of open space in a Precinct Structure Plan is about quality and quantity.

The quantitative assessment is to determine the amount and type of open space to be provided by analysing such factors as:

- *The function of parks within the open space network;*
- *Appropriate distribution and proximity to the precinct's population;*
- *Community needs for open space in the anticipated population;*
- *The amount of existing or planned open space in areas in the vicinity of the precinct.*

The qualitative assessment involves taking into account:

- *The precinct's physical features such as topography, extent of native vegetation, cultural heritage and drainage reserves and considering how these can be integrated and shared with the open space network;*
- *The quality of other existing or planned open space in areas in the vicinity of the precinct.*

Integrated open space network design response:

- *Question 1: How have both qualitative and quantitative criteria been used in designing the open space network?*
- *Question 3: How have a variety of quality, well distributed and multi-functional public open spaces, including linear trails, been provided to meet the needs of a wide range of future residents and users?*

There are considerable details provided in the PSP related to the treatment of activity centres and road networks for example. However this supporting documentation does not extend to "active open space": the relationship of these to other facilities, the road network or the design layout of parks.

There is good evidence to suggest that these details are required in order to ensure that what is proposed is practical and can be achieved as shown, as well as comply with: the standards in MAP PSP guidelines; objectives such as Clause 56.05.2 in the planning scheme; and principles that have broad acceptance in the parks and open space industry.

No qualitative analysis of sporting or other open space demand and supply assessment was available for this PSP.

Nor are any functions other than sport identified for open space.

There is some departure from accepted industry practice and principles generally acknowledged for application in all urban areas, related to catchment and classifications.

The size of the AOS3 illustrates that it suits a configuration of three Aust. Rules fields, however without a lay out concept it is not possible to determine whether the size is sufficient to provide adequate associated car parking facilities, buffer, non-sport and support facility requirements. Clause 56.05.2 states as an objective that such an Active open space of a least 8 hectares in area within 1 kilometre of 95% of all dwellings.... be suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space.... ". Plan 11. Also indicates that this site is encumbered by a sewer alignment and hence may further reduce the available area to provide adequately for the identified number of playing fields.

The Passive Open Space in this precinct is described as district and yet it appears to only be one hectare, which in the planning scheme (clause 56.05.2) would be typically described as local. "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".

We note that the concepts provided for the subject property do not show the district open space (identified in the PSP) to the north of the property. This as shown in the PSP is too small for a district “passive park” and may be better relocated to the west outside the property to provide a good distribution of open space.

Standard 8:

Off-road pedestrian and cycle paths are integrated with the open space network and link town centres, community facilities, employment areas and other destinations within the precinct and surrounding area.

No off-road trail locations are shown to serve AOS3 from the north or south direction, especially to connect to the major off road trail in open space to the north.

It is generally considered good practice to plan off road trails as interconnecting circuits that not only connect all open spaces, but also connect to community facilities another destinations such as shopping centres.

There is also limited diversity in open space in the precinct: in terms of park descriptions and sports codes catered for.

7. Overview of planning and policy context

State open space guidance

At State level open space planning is guided by the following key documents:

- State Planning Policy Framework (part of Casey Planning Scheme)
- MPA PSP Guidelines (2009)
- MPA Plan Melbourne

State Planning Policy Framework

The Casey Planning Scheme suggests the following strategies to *assist creation of a diverse and integrated network of public open space commensurate with the needs of the community*. These have been used as criteria to assess the suitability of the provision of open space proposed at 105 Clyde Lane:

- *Ensure that open space networks:*
 - *Are linked through the provision of walking and cycle trails and rights of way;*
 - *Are integrated with open space from abutting subdivisions;*
 - *Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest, as well as maintaining public accessibility on public land immediately adjoining waterways and coasts*
- *Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.*
- *Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, and peace and solitude.*
- *Ensure open space is designed to accommodate people of all abilities, ages and cultures.*
- *Provide new parkland in growth areas and in areas that have an undersupply of parkland.*

MPA PSP Guidelines (2009)

Standards relevant to the planning of sports open space includes:

- Create the structure: standards 4, 5, 6, 7, and 8
- Open Space And Natural Systems: standards 1-7.

MPA Plan Melbourne

Provides guidance for the growth of metropolitan Melbourne.

Key guidance includes:

Transitioning to a more sustainable city:

- *In response to increasing energy, water and waste costs, and to the increasing impacts of a changing climate, cities around the world are working to becoming more sustainable and resilient. Innovative metropolitan planning approaches include:*
 - *Creating more compact cities;*
 - *Making better use of transport infrastructure, greening metropolitan areas;*
 - *Creating more open space;*
 - *Reforming energy and water supply and use;*
 - *Conserving biodiversity;*
 - *Improving building design;*
 - *Encouraging active forms of transport, such as walking and cycling.*

Initiative 4.5.2 - Provide new neighbourhood parks and open space:

- *In the short term:*
 - *Encourage local governments, in consultation with their communities, to explore new ways of increasing open space in their municipalities. Department of Transport, Planning and Local Infrastructure (Planning);*
 - *Use the new standard development contributions system to provide greater certainty in the provision of local open space in Melbourne's growth areas. Department of Transport, Planning and Local Infrastructure (Planning);*
 - *Investigate options for a pocket park fund – to be used in established areas to fill identified local open space gaps – including the potential to utilise the new standard development contributions levy. Metropolitan Planning Authority;*
 - *Work with government agencies to prepare shared-use plans of open space and recreation facilities for all government schools. Department of Education and Early Childhood Development.*

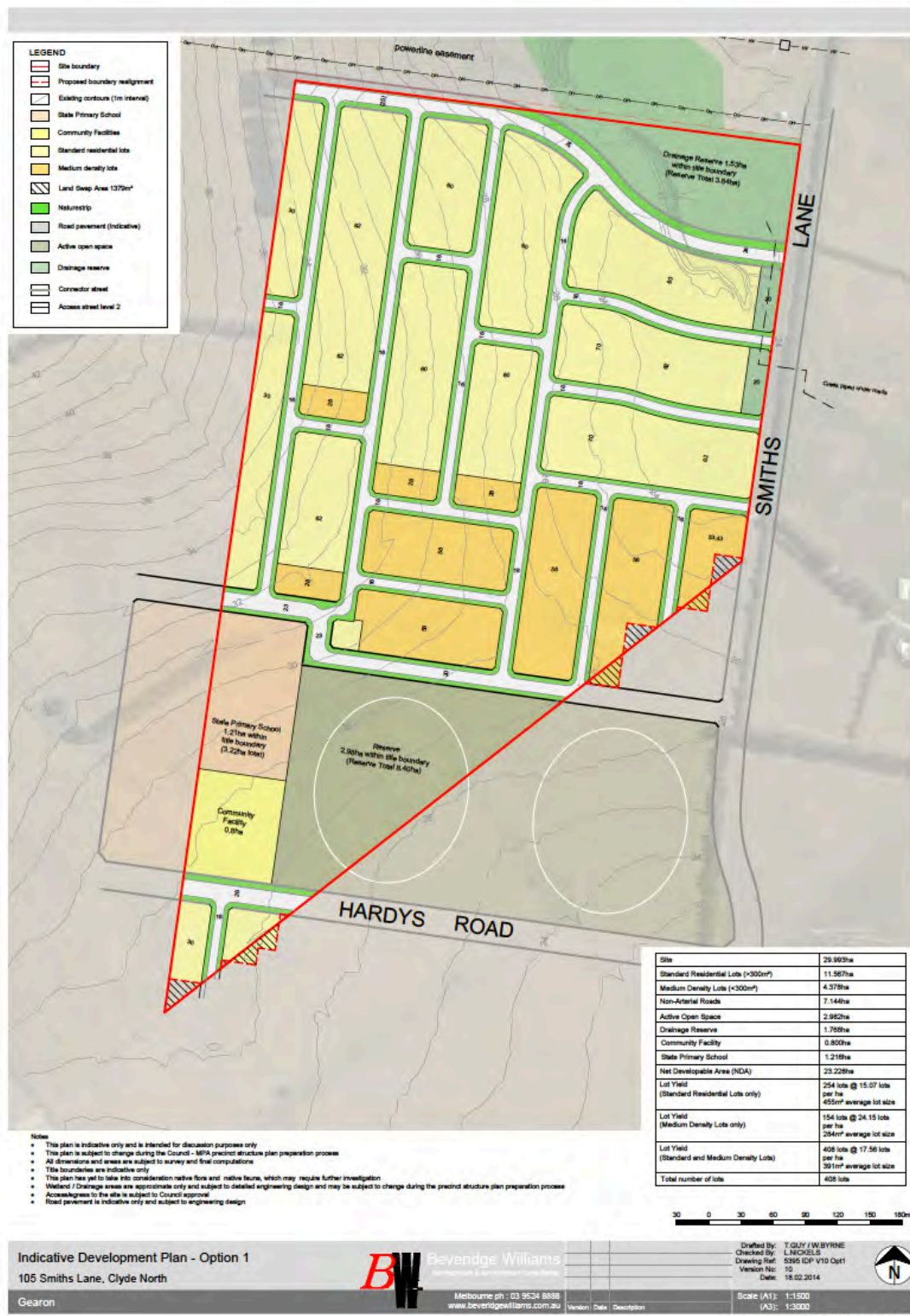
8. Appendices

Appendix 1: Details of sport open space in growth area PSPs

PSP	Growth Area	Date Approved	Equivalent size 3 oval facility	Details
Northern Growth Front	Wyndham	In planning	Yes	Multiple sites with three or more playing fields
Pound Road	Casey	?	?	PSP document not found
Casey Fields South	Casey	2014	No*	8ha - facility not detailed (*this open space forms part of the Casey Fields Regional Open Space
Clyde Creek	Casey	2014	Yes	Sports open space 51.2ha (6% of NDA). Passive open space 34.3ha (4% of NDA). TOTAL 85.5ha (10% of NDA)
Alfred Road	Wyndham	2013	No	No sports open space provided
Westbrook	Wyndham	2013	Yes	2 oval facilities (1 dual oval and diamond sports, and 1 dual oval, netball and tennis). 24ha total (11.5+12.5)
Black Forest Road South	Wyndham	2013	No	2x 2 cricket / AFL oval facilities
East Werribee Employment Precinct	Wyndham	2013	Potentially	Two 8/9ha district open spaces with 2/1 ovals (single oval with netball facilities). Regional open space undecided.
Quarry Hills	Whittlesea	2013	No	Single oval 5ha sports open space
Greenvale Central	Hume	2013	No	No sports open space provided. Adjacent to a 3 oval sports facilities on Section Rd
Botanic Ridge	Casey	2013	No	16.8ha total sports open space. 2 AFL/cricket open spaces
Point Cook West	Wyndham	2012	No	8.7ha 2 AFL ovals, tennis courts
Manor Lakes	Wyndham	2012	No	One 2 oval / soccer facility, one 2 oval facility
Lockerbie North	Whittlesea / Hume / Mitchell	2012	No	2x dual oval or 3 soccer field sports open spaces. 17.5ha total sports open space.
Rockbank North	Melton	2012	No	20ha of sport open space. 3 reserves. Dual oval / multiple soccer field facilities
Diggers Rest	Melton	2012	No	16.6ha of sports open space. 2x dual oval facilities (each approx 8ha)
Lockerbie	Hume	2012	No	43.5ha of sports open space (in 4 reserves). No detail design of facilities
Merrifield West	Hume	2012	No	26ha total sports open space (9.5ha, 9.5ha, 7ha). 3x sports open space (dual oval / tennis or 3x soccer field / tennis)
Truganina South	Wyndham	2011	No	One 8ha two oval facility
Greenvale North	Hume	2011	No	No sports open space provided
Officer	Cardinia	2011	No	3x 2 ovals facilities (district catchment) approx 10ha each

PSP	Growth Area	Date Approved	Equivalent size 3 oval facility	Details
Clyde North	Casey	2011	No	28ha of sport open space: single oval (5ha), 2x dual oval (8ha / 9ha), and 3 soccer field facility (5.6ha)
Riverwalk	Wyndham	2010	No	4.6ha sports open space (no detailed design)
Melton North	Melton	2010	No	One 6ha sports open space - single oval
Taylors Hill West	Melton	2010	No	One 8.7ha sports open space. Dual ovals and tennis
Toolern	Melton	2010	No	60.7ha. 8 sports open space hubs - no more than dual oval facility
Craigieburn R2	Hume	2010	No	23.8ha of sports open space. 3 sports open spaces: dual oval, 3 soccer field, and hard / tennis court facility
Greenvale West	Hume	2010	No	Single oval 3ha neighbourhood park
Cardinia Road Employment Precinct	Cardinia	2010	No	No sports open space provided
Cranbourne West	Cardinia	2010	No	18ha (8+10) 2x dual oval facilities
Cranbourne East	Cardinia	2010	No*	*Part of this PSP includes Casey Fields Regional Open Space (Casey Fields PSP). Plus 17ha (8+9) 2x dual oval facilities
Truganina Employment Area	Wyndham	2009	No	No sports open space provided
Cranbourne North (Stages 1 and 2)	Cardinia	2009	No	7ha Single oval / 3 soccer field facility
Point Cook Homestead Road	Wyndham	2008	No	Single oval
Tarneit West	Wyndham	2008	No	One 9.9ha two oval facility
Epping North East	Whittlesea	2008	No	28.8ha sports open space (3 reserves). No detailed design of facilities
Robinsons Rd Employment Area North	Melton	2008	?	PSP document not found
Folkstone Employment Area	Hume	2008	?	PSP document not found
Merrifield Central Employment Area	Hume	2008	?	PSP document not found
Cardinia Road	Cardinia	2008	No	3x 8ha district sports reserves. 2 oval each
Robinsons Rd Employment Area South	Melton	2008	?	PSP document not found
Aurora	Whittlesea	2007	No	19ha total - 6 sports reserves. Single and dual ovals / fields

Appendix 2: Indicative Development Plan – Option 1



LEGEND

- Site boundary
- Existing contours (1m interval)
- State Primary School
- Community Facilities
- Standard residential lots
- Medium density site / lots
- Land Swap Area 507m²
- Natural strip
- Road pavement (indicative)
- Active open space
- Tree reserve
- Drainage reserve
- Indicative Wetland Area
- Connector street
- Access street level 2

Notes

- This plan is indicative only and is intended for discussion purposes only
- This plan is subject to change during the Council - CMA pre-approval process
- All dimensions and areas are subject to survey and final computations
- Title boundaries are indicative only
- This plan has yet to take into consideration native flora and fauna, which may require further investigation
- The cultural heritage area shown is indicative only and requires further investigation
- Wetland / Drainage areas are approximate only and subject to detailed engineering design and may be subject to change during the pre-approval process
- Accessing road to the site is subject to Council approval
- Road pavement is indicative only and subject to engineering design

Table 1: Lot Areas

Lot	Area (m ²)
30	11,452
60	11,452
61	11,452
62	11,452
63	11,452
64	11,452
65	11,452
66	11,452
67	11,452
68	11,452
69	11,452
70	11,452
71	11,452
72	11,452
73	11,452
74	11,452
75	11,452
76	11,452
77	11,452
78	11,452
79	11,452
80	11,452
81	11,452
82	11,452
83	11,452
84	11,452
85	11,452
86	11,452
87	11,452
88	11,452
89	11,452
90	11,452
91	11,452
92	11,452
93	11,452
94	11,452
95	11,452
96	11,452
97	11,452
98	11,452
99	11,452
100	11,452

Table 2: Lot Yields

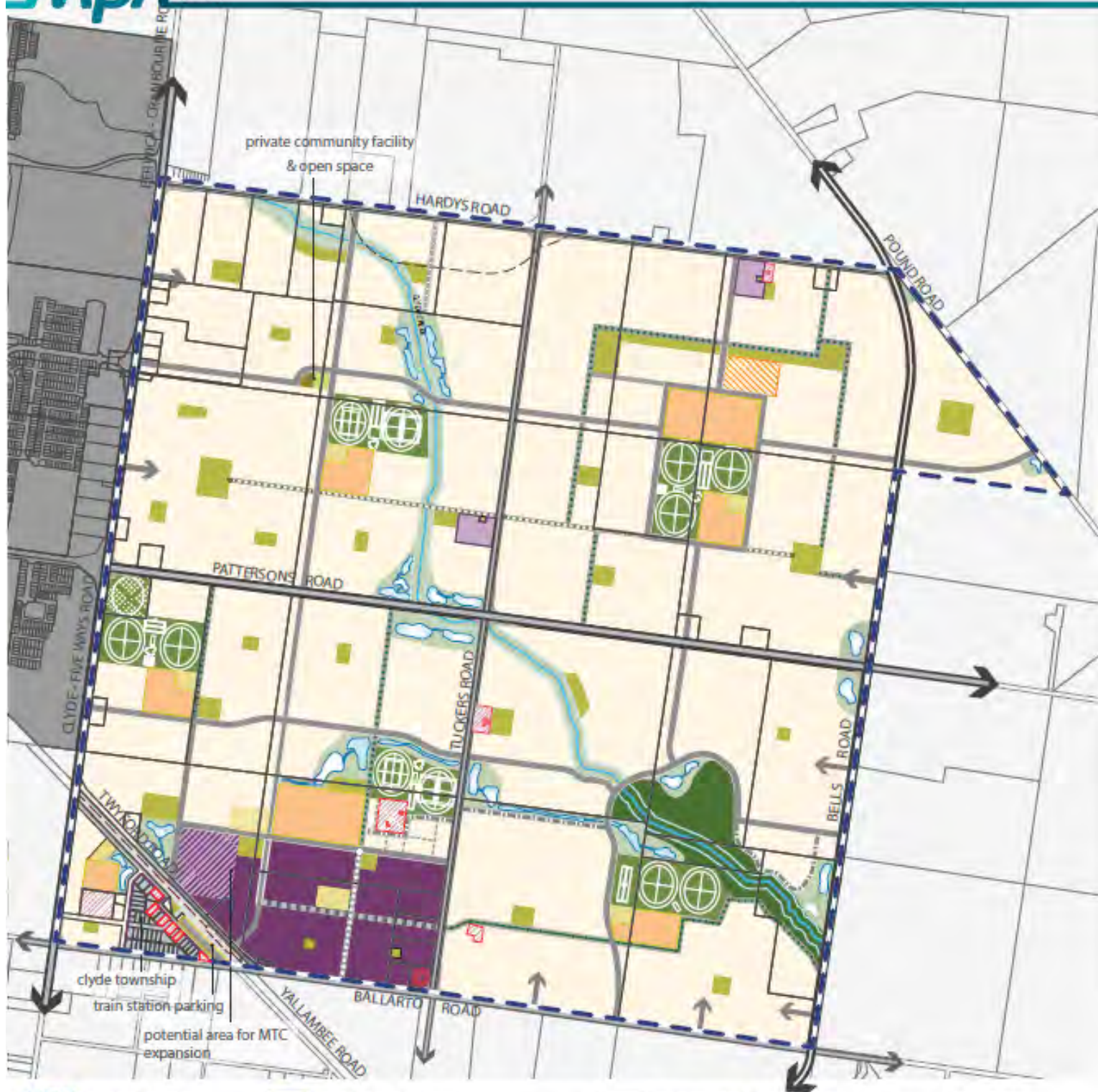
Lot	Yield (m ² /ha)
30	24.5
60	24.5
61	24.5
62	24.5
63	24.5
64	24.5
65	24.5
66	24.5
67	24.5
68	24.5
69	24.5
70	24.5
71	24.5
72	24.5
73	24.5
74	24.5
75	24.5
76	24.5
77	24.5
78	24.5
79	24.5
80	24.5
81	24.5
82	24.5
83	24.5
84	24.5
85	24.5
86	24.5
87	24.5
88	24.5
89	24.5
90	24.5
91	24.5
92	24.5
93	24.5
94	24.5
95	24.5
96	24.5
97	24.5
98	24.5
99	24.5
100	24.5

Table 3: Total Areas

Category	Area (m ²)
Standard Residential Lots (>500m ²)	11,452
Medium Density Lots (>500m ²)	11,452
Non-Arterial Roads	8,780
Active Open Space	5,591
Tree Reserve	0,039
Drainage Reserve	1,788
Indicative Wetland Area	0,051
State Primary School	2,015
Net Developable Area (NDA)	20,550
Lot Yield (Standard Residential Lots only)	24.5
Lot Yield (Medium Density Lots only)	24.5
Lot Yield (Standard and Medium Density Lots)	24.5
Total number of lots	332

Appendix 4: Example of other site with 3 or more playing fields



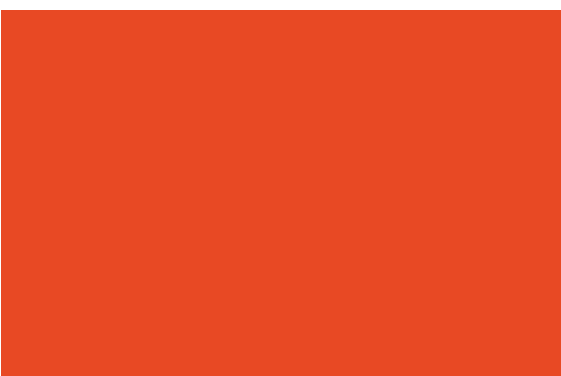
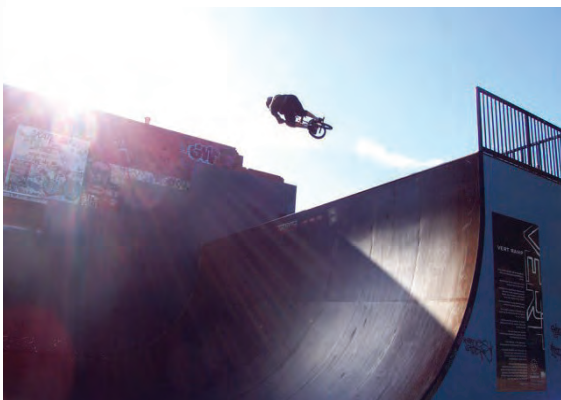


- | | | | |
|-------------------------------------|---|--|---|
| precinct boundary | existing passive open space | primary arterial road (6 lane) | future urban |
| residential | local passive open space (unencumbered) | secondary arterial road (4 lane) | existing urban |
| major town centre | local active open space (unencumbered) | connector street | rail line & station |
| local town centre | drainage corridor 60m (encumbered) | high street - major town centre | clyde township area not included in the PSP |
| government school | drainage/retarding basins open space (encumbered) | access level 2 street | |
| potential non-govt school | tree reserve | access level 2 street - green link | |
| community facility | active open space (unencumbered) - existing | access level 1 street | |
| indoor sports facility | GGF conservation area (encumbered) | access level 2 street - left in / left out | |
| potential CFA location | quarry recommended separation distance (250m) | access level 2 street - green link w/ widen path | |
| heritage | | major town centre main street | |
| heritage building / existing school | | | |

plan 2 future urban structure
clyde creek precinct structure plan

1:22,500 @ A4
0 200 400 600 800 1,000





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