

# Shepparton North East Growth Corridor Open Space Peer Review

## About this document

This document comments on the proposed open space provision in the Shepparton North East Growth Area Precinct Structure Plan.

The first chapter provides an overview of all comments.

The second chapter compares the proposed provision with the open space requirements of:

- The City of Greater Shepparton Greater Infrastructure Design Manual Review - 2 November 2009
- The City of Greater Shepparton Planning Scheme, and
- The GAA Precinct Structure Plan Guidelines 2009.

It should be noted that both the Design Manual and the GAA guidelines share common guidelines with Clause 56.02 of the Planning Scheme, although there are editorial differences.

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## 1 Introduction

The following pages contain an overall assessment of the open space provision as proposed in two documents:

Shepparton North East Growth Area ODP and DCP, Open Space and Recreation Assessment (Draft) Prepared for Nordic Ltd by Maunsell Australia Pty Ltd - 21 November 2008, and  
Shepparton North East Growth Area Precinct Structure Plan (Draft) Prepared for Nordic Pty Ltd by AECOM Pty Ltd - 2 February 2010.

@leisure has made its assessment based on:

- a review of the documents above
- a desk-top analysis of open space provided in the adjacent precincts
- a brief assessment of potential sport and physical activities likely to be undertaken by a population of the size proposed in the Precinct.
- the requirements related to open space as set out in:
  - a) the Planning Scheme 2010 in particular Clause 12 and 15 of the SPPF, and Clause 56 and
  - b) the GAA PSP Guidelines 2009

### 1.1 Summary

The PSP shows five key open spaces located all on collector roads in the Precinct. Due to the location of collector roads not all the residential areas proposed have a park within 400m.

The limited number of open space sites and the small size will provide major constraints in providing diversity of opportunities in the park system, and limit the provision of many sport and physical activities.

A range of park functions is required, and landscape setting types should be varied across each park. Some should be vegetated. The highest priority for park types are social / family recreation and local sport to provide for social and physical activities as well as ensuring a wider range of age groups needs can be met. Other areas for relaxation and community horticulture would be desirable.

@leisure's preference for the layout of the neighbourhood centre is option two; the only option which has urban open space in association with the shops.

It is desirable for the community centre to be co-located with the activity centre, not in or abutting the park, as it will be expanded at the expense of green space in years to come.

All shared trails are located in the road reserve along collector roads. Where possible the location of share paths should take advantage of any channels to be decommissioned. Off road trails should be provided in circuits; connect the activity centre shops and residential areas and link to perimeter paths around the larger reserves.

The wetland park appears to back onto the rear of industrial properties. This will limit public recreation opportunities, and opportunities for circuit paths.

Individual parcel sizes of open spaces are small especially if a diversity of opportunities and some social sports facilities are to be provided.

Council would be well advised to make an input in the design of the school expansion and ensure that open space provided can meet school sports needs and the local demand – especially from adolescents, after hours.

## 1.2 Context for the review

The precinct is 168 hectares in area and is four kilometres north east of Shepparton CBD. It is bordered by Ford Road, Verney Road, Grahamvale Road and existing housing and industry in the south. A small pocket of housing already exists in the northwest corner.

The Northern Neighbourhood Centre on the Goulburn Valley highway is in the adjacent precinct, approximately 1km from western boundary of precinct.

An additional Neighbourhood Activity centre is proposed for Shepparton east.

### Open space planning framework

@leisure recommends that the provision of open space should be based on an assessment of demand for activities and types of open space, as well as the supply of adjacent open space and the potential for the site to provide open space benefits. This qualitative and quantitative assessment is recommended in the GAA Precinct Structure Plan Guidelines.

Key considerations in addition to the number, size and distribution of spaces include: the type of **settlement** open spaces are to serve, the **function** of the space within the network, the **catchment** they serve and their **character** / setting, particularly as influenced by the nature of vegetation and infrastructure provided.

**Settlement** type; this is the nature and density of residential settlement. It determines the users context, and access to private open space and will assist in determining future models of open space provision.

**The catchment** or sphere of influence, of existing and future spaces is important as it reflects the origins of users and how long they may stay.

**Primary function** – this is the primary purpose or role of the open space within the network. Typically a range of spaces of different function types needs to be present across a residential area to ensure a range of benefits typically sought from open space are provided and a diversity of different types of peoples needs can be met now and in the future. The most important functions of open space in close proximity to new residences are:

- Social / family recreation
- Off road trails
- Sport, and
- Relaxation / contemplation

A **landscape setting**, or the physical, biological and social conditions and characteristics of existing and potential space. These influence a user's experience, and can be varied to provide a diversity of opportunities available.

A range of each types of space are provided across an area, ensures equity, as well specific needs are serviced.

## The importance of encouraging physical activity through open space provision

The concern with limited access to public open space and off-road trails small yards is the impact on physical activity patterns and loss of play opportunities, especially for children.

About 20–25 per cent of Australian children are overweight or obese. Increasing fatness and decreasing fitness appear to be associated not with increased energy intake, but rather with declines in physical activity.<sup>1</sup>

In recent years there has been a fall in participation in organised club and school sports, decreases in active transport, and changes in the built environment (such as reduced open space, more arterial roads and disintegration of community focal points) that have created an environment which is 'toxic' for exercise.<sup>2</sup>

However only 19 per cent of girls and 6 per cent of boys have been shown to prefer to use free time for 'quiet' as opposed to 'active' or 'mixed' activities.<sup>3</sup>

Key strategies to address physical activity (PA) levels in children that have been adopted elsewhere have included:

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<sup>1</sup> University of South Australia, Children in Sport. Page 20 for Aust. Sports Commission 2004.

<sup>2</sup> University of South Australia, Children in Sport. Page 20 for Aust. Sports Commission 2004.

<sup>3</sup> Adapting Evidence-Based Strategies to Increase Physical Activity Among African Americans, Hispanics, Hmong, and Native Hawaiians: A Social Marketing Approach  
Mary Ann S Van Duyn, National Cancer Institute, Center to Reduce Cancer Health. Prev Chronic Dis. 2007 October; 4(4): A102.

Increasing access to places for physical activity is one of five key strategies employed<sup>4</sup> to address PA. It has been shown be particular effective, as many of the other strategies are not successful without places to participate. Also studies have shown that changing behavior with programs has been perceived as less successful than being "naturally" active ... simply through one's daily routine (e.g. doing manual labor, walking to the store).<sup>5</sup>

## Supply of open space in the vicinity

### Types of open space

Other local parks in the immediate precincts are shown in Table1. These principally provide for local play functions. There is limited diversity of open space in the immediate vicinity to the PSP.

There is no open space in adjacent precincts larger than 1ha. This means the diversity of opportunities they can provide is limited (overall and in each space).

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<sup>4</sup> Others being: 1) Communication campaigns 2) Change individual behavior, 3) improve social support for PA, and 5) Place point-of-decision prompts at strategic locations. Bauman, A, Guide to Preventative Services Atlanta 2007 cited in Adapting Evidence-Based Strategies to Increase Physical Activity Among African Americans, Hispanics, Hmong, and Native Hawaiians: A Social Marketing Approach

Mary Ann S Van Duyn, National Cancer Institute, Center to Reduce Cancer Health. Prev Chronic Dis. 2007 October; 4(4): A102

<sup>5</sup> Adapting Evidence-Based Strategies to Increase Physical Activity Among African Americans, Hispanics, Hmong, and Native Hawaiians: A Social Marketing Approach Mary Ann S Van Duyn, National Cancer Institute, Center to Reduce Cancer Health. Prev Chronic Dis. 2007 October; 4(4): A102

The adjacent precinct (to the west) is not served by spaces for local or district social / family recreation, relaxation or off road trail functions, that can add to those provided in the proposed precinct. There are two spaces within 400m that could service the PSP area, however these are very small.

There is a regional sporting complex approximately 1.5km west of the precinct, (the Shepparton Sports Precinct). This includes the John McEwan Reserve and the Mercury Drive Sports Complex. The sports complex is 65ha in area and supports a wide range of competitive sports, including netball, tennis, hockey, athletics, soccer, BMX, equestrian, badminton, and table tennis. This complex is not well connected with the precinct. It is across a major highway, and there is no off-road trail proposed to connecting it with the proposed residential development.

### Landscape Settings

Other local parks in the immediate precincts are all open grassy areas.

The types of settings that should be provided over a district might include: Bushland or Forest, Ornamental or specimen plantings, Treed Parkland, and Rough Natural Area, Vegetable Garden / Agriculture, Foreshore, Lawn or Managed Turf.

The implication of the adjacent supply of open space is: there is a limited range of activities and types of spaces provided.

The most important type of spaces: social / family recreation spaces, off road trails, local sport and relaxation are not currently available.

Hence, if the type of spaces missing as listed above is provided in the new precinct it can be anticipated that they will be utilised by residents of the precinct to the west.

Due to the limited number of spaces, the wide range of functions required to serve a healthy community, and the limited size to provide for multiple functions, a very limited diversity of opportunities and open space benefits and activities will be available to residents within the proposed precinct.

The table below shows that only two parks (Bailey and Ivanhoe Park) are accessible within the 400m of the precinct without crossing a major road. These parks are however very small in size and are unlikely to have a large sphere of influence.

Table 1. Parks in the adjacent precinct

Name	Location	Facilities	Within 400m <sup>6</sup>	Size	Catchment	1 ha & within 400m
Alfred Kleinhart Park	Reid Street	Basketball ring, play equipment, seating	No	0.4ha	Local	No
Bailey Park	Maple Street	Play equipment, seating	Yes	0.1ha	Local	No
Centennial Park	Endeavour Court	Basketball ring, play equipment, seating	No	0.2ha	Local	No
Ivanhoe Park	King Richard Drive	Basketball ring, play equipment, seating	Yes	0.2ha	Local	No
John McEwen Reserve Mercury Sports Complex	Goulburn Valley Highway	Football, cricket, netball, soccer, equestrian	No	65ha	Regional	No
Chevrolet	Chevrolet Avenue	Open Space	250m	0.4ha	Local	No
No Name	Ryeland Drive	Open space	250m	0.2ha	Local	No
No Name	Hereford Drive	Playground	250m	0.1ha	Local	No
No Name	Sabri Drive	Playground	900m	0.3ha	Local	No
No Name	Corr / Young Crt	Playground	900m	0.2ha	Local	No
Christian Community School	Verney Road	Synthetic tennis court Basketball Court	On site	0.72ha field	Regional	Note: not publically accessible
Grahamvale Primary School	Grahamvale Road	Synthetic playing field mini pitch and unformed open space area	On site	Expected size 3.1ha	District	Further development expected

<sup>6</sup> Without crossing a major road



### 1.3 Likely demand for recreation opportunities in the precinct

The demand for sport and physical activities based on current participation rates has been projected to provide an indication of what types of open space need to be available to new residents of the precinct.<sup>7</sup>

Projections are based on a population of 4,400 persons in 2023. This population is based on an average household size of 2.6 for the area with an estimated yield of 1,709 lots within in the new residential development.

The demand for activities has been projected using the current ERASS, and CCALA<sup>8</sup> data for 2009.

Demand for open space facilities has been estimated by summing the number of people undertaking activities that typically use each of the outdoor facility types. These are rough projections only and are limited by the estimates of current participation in sport and physical activities for Victoria for people 4 years and over, and the total population projected.

<sup>7</sup> Draft Shepparton North East Growth Area Precinct Structure Plan, AECOM Australia Pty Ltd 2010

<sup>8</sup> Exercise, Recreation and Sport Survey (ERASS), SCORS 2009 and Children's Participation in Cultural and Leisure Activities, ABS 2010.

### Demand for facilities in open space

The following table shows there may be considerable demand for off road trails, space for dog exercising, gym and fitness facilities (although most likely indoor) and outdoor playing fields and sports courts. Whilst some of these facilities are typically provided on a district basis, there will be a demand for some at the local / social levels (eg outdoor sports courts and space for field games eg. Football / social cricket in the precinct).

The impact of demand from within the precinct needs to be considered on outside facilities, if district facilities cannot be provided in the precinct.

**Table 2: Likely number of participants using facilities for sport and physical activity, in Shepparton North East Growth Area Precinct**

Facility Type	Projected no. of participants <sup>9</sup>
Off-road trails	2,855
Dog exercise/ socialisation area <sup>10</sup>	1,777
Gym / group fitness	1,126
Outdoor playing fields	739
Outdoor sport courts	623
Swimming pool	618
Indoor sports courts	527
Skate parks	306

<sup>9</sup> These figures are based on current participation rates and projected population for 2023.

<sup>10</sup> Based on the minimum number of dogs per household. Source: Pet Ownership Statistics, PetNet 2007

## Likely Demand for activities

The following table indicates the possible number of participants in outdoor sport and physical activities that have the highest numbers of participants. The top ten outdoor activities likely to be undertaken in the precinct are: walking, cycling, running, roller sports / skateboarding, tennis, golf, Australian Rules football, netball, football (outdoor), and cricket (outdoor), and lawn bowls.

**Table 3: Projected number of people likely to participate in selective outdoor activities in Shepparton North East Growth Area Precinct<sup>11</sup>**

Activity (Outdoor)	Projected participants
Walking	1,391
Cycling	849
Running/ cross country	365
Roller sports / Skateboarding	306
Tennis	301
Golf	278
Australian Rules football	244
Netball	225
Walking (bush)	204
Football (outdoor)	199
Cricket (outdoor)	196
Lawn bowls	75
Fishing	54
Horse riding / equestrian activities	48
Athletics / track and field	38
Rugby league	35
Hockey (outdoor)	33
Other organised sports	30
Canoeing / kayaking	25
Orienteering	25
Touch football	21
Rugby union	19
Softball	13
Baseball	11

Sources<sup>12</sup>

<sup>11</sup> Motor sports, snow sports and some water-based activities have been excluded.  
Sources: Exercise, Recreation and Sport Survey (ERASS), SCORS 2009  
Children's Participation in Cultural and Leisure Activities, ABS 2010.

## 2 Overall assessment of the proposed open space provision

Five open space parks are proposed in the Northeast precinct. There are shared paths along collector roads linking the activity centre, schools and residents.

### Settlement type and private open space

The expected housing density in the precinct is conventional low density (650m<sup>2</sup>) in stage 1 and medium density (450m<sup>2</sup>) for stage 2. Overall, this density is relatively high at 16 dwellings per net developable hectare.

This yield will be higher than the surrounding precincts and most dwellings will have little or no yard, as it is common for houses to fill the majority of space in blocks of these sizes. Without any real private open space households will have little opportunity for food production (to have a vegetable garden or keep chickens), to have a canopy tree (that typically will require open space of 40sq or more) or to have space for backyard games such as cricket, a trampoline, to run a dog, or for incidental play.

Small private yards combined with small or distance public open space may have considerable impacts on physical activity levels, especially for children.

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<sup>12</sup> Exercise, Recreation and Sport Survey (ERASS), SCORS 2009 2. Children's Participation in Cultural and Leisure Activities, ABS 2010 3. Draft Shepparton North East Growth Area Precinct Structure Plan, AECOM Australia Pty Ltd 2010 4. Pet Ownership Statistics, PetNet 2007

The provision of some yard space for play... is associated with greater participation in physical activity. Dog ownership also increases the likelihood of girls being physically active around the home. If private space is big enough, parents can consciously create a culture of physical activity in the family.<sup>13</sup>

Whilst public open space cannot substitute entirely for opportunities provided in private open space, it is possible to address the declining physical fitness levels and opportunities of young people if public open space is provided close by to residences and if people are able to get to it.

The implications of small private lots are that there should be additional open space close to residents to compensate for lack of activity and play that are possible in private spaces. Access to a range of physical and social activities will need to be within walking distance and without having to cross a major road.

In addition, in order for a park to be effective in motivating use, it should be close to home, and / or preferably accessible by an off-road trail that should connect with local community facilities, and be designed to provide an exercise circuit.

One of the key benefits of open space is the potential to develop a sense of attachment to spaces through being able to view it and the benefits of stress relief from seeing green space. This view of green space also contributes to significant economical benefits in terms of property values.

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<sup>13</sup> University of South Australia, Children in Sport. Page 20 for Aust. Sports Commission 2004.

Care must be taken that any medium density housing does not obscure views to green space for other lower density residents, and hence reduce the possible attachment to green space.

With higher multiple storey housing overlooking spaces, roadways between medium density housing and the space, as well as larger spaces, are required. These will ameliorate the potential conflict between overlooking residents and users as residents may prevent activities occurring, and exercise control over users. Increasingly, residents of multiple storey dwellings complain about activities in parks such as barking dogs and residents may tell users to go elsewhere.

If medium density dwellings are to be provided in the precinct the possibility of communal space to provide trees, pets and play, in association with apartments, should be considered.

### **Functions of open space proposed**

The key open space functions that can be provided in the open space as proposed include: social / family recreation and civic gathering / forecourt, off-road trail and relaxation / contemplation.

The number and size of open spaces as shown, will limit the number of other open space functions and the ability to provide a social / family recreation space within 400m of each household.

In the current proposal, local sport, community horticulture and water based recreation are not provided for. Spaces allocated just for a “play” function, -which appears prevalent, is not recommended, as it usually means spaces are single purpose, small, and do not cater for a range of age groups and activities that make it sustainable over time.

What is known as a social / family recreation space which is more than just for play, provides for multiple activities such as play, rest and relaxation, nature appreciation as well as potentially social sports such as tennis or basketball, skate or BMX, picnic, dog socializing, as well as cycling for multiple ages and abilities. A park of a minimum of one hectare will allow for multiple users and activities and also allow some large canopy trees, landscaped and planted areas and paths. Some of the spaces are less than one hectare but are the sole green space proposed to service a large area.

Not all activities likely to be in demand at these spaces will be able to be accommodated without conflict. There is also likely to be some conflict with adjacent uses. If the community facility is provided in or immediately adjacent to a green space (as shown) it is likely that the building or associated car park will be ultimately expanded into the space. This will not be acceptable given the small size of the space.

The small green space adjacent to the school is also unlikely to be large enough for local sport and if the school expansion doesn't include additional playing fields, this space is likely to be used by the school and will not be able to withstand school and community use or be maintained at an acceptable level. Some further information should be sought about the school design before this structure plan is finalised. It would be advisable to seek a partnership with the adjacent Grahamvale Primary School (which is proposed to expand) and to design / combine the open spaces to allow a greater size for public use. The precinct does not have any district sport functions and this site could accommodate competition with the schools agreement.

Passive surveillance and security may need to be considered further on this park if not surrounded by roadways and houses overlooking, as it is potentially less on this park, unless Council partners with the school to open up the site.

It is assumed that the wetland reserve is for drainage purposes. If a large park was provided, abutting this space for social / family recreation, it would provide some diversity across the park.

Whilst there are shared paths shown in the proposal, all are along major roads. Due to fumes and noise, major roads are not generally the most pleasant places for families to cycle or walk. Consideration should be given to: creating larger spaces with perimeter paths around them; where possible utilising the channels for shared path routes; providing shared paths in circuits throughout the precinct; as well as connecting parks, community facilities, the neighborhood activity centre and the regional sports precinct some 1.5kms away by off road trails.

The proposal does include some provision for sport (“ active” space). “Netball / basketball courts and Tennis Courts” are specified in Neighbourhood park 1 and 4. Neither of these is likely to large enough to provide for sport and a range of other recreation activities as well as landscaping etc.

#### **Landscape settings proposed**

The types of settings in proposed open space in the precinct appear to be primarily open grassy areas, with one area of wetland. There is an area of specialised sports surfaces (small area present) in the school. This should be made accessible to the public outside schools hours.

There is potential for a Paved Area (Plaza) in the neighbourhood activity centre (this is only proposed in Option 2 of the neighbourhood activity centre layout). Treed parkland, Rough natural area or Bushland could be created by significant planting if spaces were large enough.

A parcel of the existing orchard could also be preserved to reflect the local character and provide for Community Horticulture. Multiple landscape setting types are possible to create a diversity of leisure experiences across the open space network.

#### **Distribution of open space**

Victorian Planning Provisions state that open space should have safe access to parks within 400m of their residence. Not all proposed public open space in the precinct is safely accessible to all residents, as they would have to cross collector roads. See Attachment 1; a plan that illustrates the areas of the precinct underserved by local open space.

This is a concern especially for young people. If the southerly most wetland open space was to meet social / family recreation requirements, it would need to be enlarged. Where water bodies are provided, care must be taken to ensure that that are is adequate space around these for leisure activities and support facilities that is not prone to flooding.

It would be desirable for the green spaces to be located centrally in catchments defined by collector roads. Additional spaces may need to be provided to ensure areas are not underserved.

Vegetation for all parks should be diversified by planting and including exotic vegetation currently in the precinct including apple orchards, indigenous and other exotics trees shrubs and plants. These may provide character, screening, shelter and shade.

### **Catchment of spaces**

The precinct open space as shown will cater predominantly for a local catchment (precinct residents), although the activity centre, community facilities, schools and their associated spaces will attract people from outside the precinct.

As the adjacent precinct is relatively poorly served by open space, it can be anticipated that high quality parkland may also attract residents from outside.

People will need to go outside the precinct if they wish to participate in any sporting activity as no competitive sport is provided for, presumably on the assumption that the Regional Sporting Precinct is 1.5km away. The likely number of people within the precinct suggests there will be demand for local social sports, especially to serve adolescents and to serve the expanding school site. The proposal does include netball / basketball courts and tennis courts in Neighbourhood Park 1 and 4. Neither of these spaces is likely to be large enough for sport as well as and a range of other activities.

It is desirable that at least one space in the north and the school provide community access to a full sized hard court that can have basketball, netball and allow for other sport such as Futsal, bike polo, floorball and other uses such as for scooters and skate activities.

Sports facilities may be possible to provide in conjunction with the school expansion. No details of this could be provided.

### **Location of spaces**

Most spaces are located on the intersection of two major collector roads, rather than been central to the area bounded by the collector road system. As the parks are considered to be for local use they do not need to be provided on major roads, unless they have sporting facilities on them and they are larger spaces.

### **Size of open space**

Not all local parks are larger than 1ha. Spaces of at least 1ha are required for social / family recreation within 400m of every household. These spaces need to be provided in an area not encumbered by drainage or floodway requirements. No retention basins or flood ways have been identified in the proposal. However it is assumed that the park shown with water bodies in the south would be for drainage purposes. A space outside the inundated area would be desirable to meet the 400m-distance threshold in this area. Where possible some provision of water based uses, depending on the water quality and design of the water bodies would be desirable, as well as the availability of adequate space surrounding the wetlands for safe paths viewing and associated greens space which does not compromise waterway maintenance activities.

The largest park (NHP3) is 2.52ha and is considered a local park. It is large enough to cater for a number of activities and its function can be classified as social / family recreation. A walking circuit may be possible on this sized park but it would be preferable to be a larger park. This park is not serviced by public transport.

Neighbourhood Park 1 adjacent to the activity centre and community facility, is 1.07ha and could also be larger to cater for potential greater usage from local shoppers and visitors to the community centre. It can be considered for a social / family recreation function.

@leisure is concerned that the park may be encroached with further buildings in the future and therefore the park must be protected.

It is also assumed that the size of 1.07ha does not include the community facilities.

Neighbourhood Park 2 is a suitable size and can also be considered for a social / family recreation function.

Neighbourhood Park 4 is only 0.84ha in size (below the recommended VPP size, (see Clause 56.05-2). The size limits the flexibility and range of activities that this park can accommodate.

The potential wetland area in the south of the precinct is anticipated to be 4.59ha. Part of this is encumbered land (3.21ha) and should not be included in the allocation of developer contributions. The balance of 1.64ha is spread across the encumbered land and will only be suitable for pathways and relaxation / contemplation. This space is not suitable for a social / family recreation function.

### **Public surveillance**

Most of the open space proposed, is surrounded by roadways. This is good for passive surveillance, when the park is more than one hectare in size. Where parks are any less than this size, conflicts may develop with neighbouring houses and uses on the park.

There is no roadway proposed on the southern boundary of the precinct, and the south side of the wetlands open space. This is not desirable, as it will mean limited emergency access, potential conflict with adjacent industrial users, and a limitation to leisure benefits and how the park can be used, and infrastructure provided.

### 3 Overview and Comments on Background Information Provided

#### Natural and Environmental Features

The Precinct is highly modified. It does not contain any natural biological features, such as creeks, water bodies or patches of remnant vegetation.

The Precinct is bisected with artificial irrigation channels, which run in a north-south and east-west direction. The channels are used for irrigation and emergent vegetation was not observed. There is also a drain located to the southern boundary of the site. These could be incorporated into subdivision design and used for access ways for walking and cycling off road to schools, shops and outside the precinct. For example the existing drain on the southern border in Stage 1 could provide a link between the central road and Verney Road.

The existing apple orchards, which dominate the site, have an understorey of exotic vegetation, which includes environmental weeds. The opportunity exists to retain one or more areas of orchard and integrate into future designs including the neighbourhood parks around the primary school and activity centre.

The few scattered trees and shrubs in the Precinct are non-indigenous and the grasslands (vacant agricultural land) are dominated by exotic pasture grasses. If there were stands of mature trees regardless of whether they are exotic or indigenous, it would be beneficial to incorporate into the public open space.

#### Cultural Heritage

A Cultural Heritage Assessment has indicated that there are currently no registered Aboriginal sites or places located within or near the Precinct area and that Aboriginal sites of high significance are unlikely to occur in the area due to the uniform flatness and absence of areas of cultural sensitivity such as rises, ridges dunes, semi-permanent rivers, creeks or billabongs. Previous land clearing activities have heavily disturbed the site also reducing the likelihood of Aboriginal site occurrence. Orchards can be recognised as being part of Shepparton's cultural history and the precinct should include this aspect.

The Assessment also indicates that there are no registered examples of significant post settlement heritage sites or places within or near the site. However, a small weatherboard cottage, located on Lot 65 off Grahamvale Road may warrant further investigation. This will not provide any potential for any public recreation.

#### Topography and Landform

The site is predominately flat terrain and absent of topographical features, albeit the artificial irrigation channels which bisect the site.



## Irrigation Channels and Drains

Drainage and irrigation channels are a feature within and around the Precinct area. There is an existing drain, identified as Drain 3 along the southern boundary of the site managed by Goulburn-Murray Water. This drain has the capacity to accept increased stormwater directed to it. A number of irrigation channels bisect the site.

There may be an opportunity to decommission and remove redundant infrastructure where it can be demonstrated that domestic and stock irrigation supply is no longer required. If Channels are drains are no longer required there might be potential to use the irrigation channels for off road trails for cycling and walking, especially if they are currently in public ownership.

## Biodiversity

A flora and fauna assessment concludes that the vegetation of the Precinct is highly modified and dominated by exotic and non-indigenous flora. The Precinct contains only isolated occurrences of indigenous understorey vegetation. The Precinct's past and existing land use activities are unlikely to provide habitat to threatened species. However (as mentioned before in cultural heritage) the precinct's history should be expressed in the future via keeping some apple trees in some open space. This will provide educational value, heritage value and character.

## Image and Character

The image and character of the North East Growth Area precinct should be developed to be unique.

@leisure supports the PSP statement that "the neighbourhood parks express a connection with the orcharding history of the land". It is also "supports a pedestrian and cycle friendly north south spine to connect all residents to community facilities, existing schools and proposed neighbourhood parks".

## Employment and Activity Centres

A neighbourhood activity centre (Community hub) is planned on Verney Road. This is accessible by the residents in the precinct without going on a major road (only collector or local roads).

A community facility consisting of a maternal and child health centre and kindergarten are proposed adjacent to the shopping centre and neighbourhood park 1. In Option 2 design of the community hub, a pedestrian friendly main street separates the shopping centre and the community facilities / neighbourhood park to allow easier flow of access. @leisure supports this option, as it is the only one that meets the PSP open space guidelines.

@leisure is concerned about the location of the community facility/ abutting in the park and that in the future, open space from this park (NHP1) is likely to be lost to further buildings and facilities. @leisure assumes that the neighbourhood park size of 1.07ha does not include the community facilities. This would further limit the activity and usage of the NHP. It would be preferable for this NHP to be larger (2ha+) as it is closer to the activity centre and could be used for a number of social / family recreation activities.

### **Community Facilities**

The objectives for community facilities are:

The community has access to a range of community facilities including primary schools, maternal and child health centre, kindergarten and activity centres. These facilities are connected by accessways / shared paths on the collector roads.

It is recommended that a partnership with Grahamvale Primary School be developed to build a sporting opportunity on Neighbourhood Park 4 that is undersized. This primary school is expected to expand to 3.1ha according to the PSP.

### **Transport and Movement**

The road network includes a shared path / accessway (2.5m width) on collector roads within the precinct. Public bus routes travel along the collector routes. It would be advisable to obtain the irrigation channels to allow off road pathways. This would encourage greater movement between neighbourhoods.

It is assumed that bicycle parking facilities will be available at various sites around the precinct including the activity centre, schools and any sporting facility. Pedestrian and cycle crossing are provided on key sites.

### **Utilities**

Water utilities such as the irrigation channels should be obtained to develop into accessways or shared pathways. This will encourage people to walk or cycle rather than use their vehicles to visit the local park, school or facility.

## 4 Comparison of proposed provision, against open space / recreation requirements of Council's Infrastructure Design Manual, Planning Scheme and GAA Guidelines

### 4.1 Greater Shepparton City Infrastructure Design Manual Review - 2 November 2009

Element & Component No.	Open Space / Recreation Requirements	Is it on PSP?	Explanation
Open Space Page 21	Location and approximate size of public open space;		
4	If there is an approved strategy or plan for a particular urban area the provision for public open space shall be in accordance with the provision of that strategy. This may include, but not be limited to Council's cycling strategies, playground strategies or spatial network plans.	Yes	
5	Open space areas and facilities should be provided in locations that maximise accessibilities for all users, including people with poor mobility, such as older adults and people with a physical disability, and parents with prams and strollers.		Wetland park not accessible from south. More information required in design stage.
	Local open space should not be located on major roads, however there should be good sight lines into an open area from neighbouring streets, house, schools or other buildings. Isolated pockets of land within a park (i.e. dead spaces) or those areas, which cannot be overlooked, should be avoided.	No	All local parks are on collector roads.
	Local parks and playgrounds should have active frontages on at least three sides to provide surveillance, and should avoid bordering rear yards.	No	Wetland park abuts rear yards – for entire length
	Parks shall comprise a minimum area of 0.75 Ha.	Yes	@leisure recommends space is larger than 1ha. As few provided.
	Interconnectivity of road, cycle, and pedestrian networks, internal and external to the subject area; and Identification of social and community infrastructure requirements, including the locations and type of facilities proposed.	Yes	Shared paths are provided all along major roads
	The bicycle, public transport and walking will be prioritised as preferred modes of travel in the local area.	Yes	Yes but integrated into major roads verges only
	The need to continue to develop community infrastructure such as sports, recreation and social facilities and to resource adequate maintenance, upgrade and continuity of these. Ensuring that newly developed and re-developed areas adequately address community safety.	Not addressed Yes	Linked to regional sports facility 1.5km away. Precinct needs sports facility - could address with primary school It is mentioned in vision and as part of open space planning and transport and movement

## 4.2 Open Space Requirements Set Out in GAA Precinct Structure Plan Guidelines

Element & Component No.	Open Space / Recreation Requirements	Met in PSP?	Assessment
Element 1	Transport		
4	A network of open space is provided across the precinct that connects to regional open space networks. See Clause 56.05-2.		The only regional facility is at John McEwen Reserve. Open space is shown in the precinct, but networks are only on road in precinct.
5	The location and scale of open space responds to existing drainage channels, landforms, biodiversity areas and cultural heritage values. See Clause 56.05-1.	Yes	The precinct is flat and a swale is integrated down centre the collector road. This cannot be utilised as accessible green space by residents in the precinct. Location of old irrigation channels have not been capitalised on in the design <sup>14</sup>
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 activity centres (see figure 3). See Clause 56.05-2.	Yes	NHP No 4 is not bigger than 1 ha. There is a park adjacent to the activity centre. There is a concern that community facilities could expand into the green space in the future which means loss of open space. There are no linear parks or access ways.
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. See Clause 56.05-2.	Yes	No district park provided. Adjacent to neighbourhood park - park could be larger – it is only 1.4ha
8	Off-road pedestrian and cycle paths are integrated with the open space network and link activity centres, community facilities, employment areas and other destinations within the precinct and surrounding area.	No	No off road pedestrian and cycleways other than along collector roads (shared path 2.5m).
1.	Image and Character		
Design response	How does the location of housing, activity centres, employment, community facilities and open space and the connections between them help to create a sense of place to facilitate community interaction?		The parks are not central to the whole precinct. Their catchment is defined by the collector roads. People could leave the precinct without going to activity centre – other shops.

<sup>14</sup> The location of old irrigation channels may provide considerable opportunities to provide off road shared trails to complement the on road paths provided in the PSP. Their potential relates to their likely public ownership.

Element & Component No.	Open Space / Recreation Requirements	Met in PSP?	Assessment
Standard 1	Landscape and topographical features (including water bodies and waterways) and the visual and historical/cultural characteristics of the precinct are used to guide the pattern of streets and public spaces and incorporated into views where appropriate. See Clauses 56.01-1, 56.03-4 and 56.05-1.	Yes	Includes wetlands. However, irrigation channels have not been capitalised on for shared off road routes. Subdivision pattern does not follow these channels.
2	Identify gateways and focal points for future landmark sites, squares, landscape features and/or public art. See Clause 56.03-4.	Yes	Option 2 shows a town square which is preferred, however concern is the small size of the green space in NHP1 and the possible extending of building on the green space in the future.
4	The plan should provide for future redevelopment sites to achieve higher densities in the longer term. In the short term these key strategic sites could be developed for other uses that do not preclude redevelopment for higher densities in the future. See Clause 56.04-1.	Yes	Medium density housing will be scattered across both stages. Higher densities mean less private yards and open space and greater need for public open space.
	Considerations for Planning permit applications Has a safe, attractive and walkable neighbourhood been created to make the precinct a desirable place for businesses and homebuyers to invest in, and for residents to live, work and play?	Yes	In order to be safe, the distribution of open space should be within 400m of residents without crossing a major road. Limited space to make a desirable place to live.
Element 2 Design Response	How is consideration of housing provision balanced with other objectives in favour of net community benefit and sustainable development?	Yes	Detached housing on conventional lot sizes are predominant and preferred in the short to long term. Sizes of lots and houses will limit the size of private open space.
3	Employment and Activity Centres		
Design Response	Q3 How does the precinct structure plan support reduced commuting distances and travel time to work and give priority to commuters using public transport, walking or cycling?		Employment is available at activity centre in retail and supermarkets. Cycleways are on public transport routes only.
4	The employment area incorporates open space (that links to the open space network) for the benefit of workers, local residents and visitors to the employment area.	Yes if option 2	Option 2 of the Activity Centre is the only option that provides open space. Shared paths along collector roads lead to the Activity Centre and a park is adjacent to Activity centre.
6	Mixed-use employment areas that include housing are designed to ensure residents have access to public transport, local community services and open space.	Yes if option 2	See above

Element & Component No.	Open Space / Recreation Requirements	Met in PSP?	Assessment
3	Activity Centre Design		
Design Responses	Q7. How has the movement of pedestrians, cyclists and public transport services been prioritised in activity centres?	Yes if option 2	See above
	Q11. How is consideration of activity centre design balanced with other objectives in favour of net community benefit and sustainable development?	Yes if option 2	See above
2	Activity centres have a variety of land uses and a range of business sizes that have main street frontage. This includes a mix of retail, office (including home-office and other administration uses), housing, recreation and entertainment, community services and civic uses.	Yes	No specified recreation functions ie gyms, café. Recreation facilities may only be available at higher order activity centres.
7	Pedestrian movement is prioritised over vehicle movement within activity centres including along the main street.	Yes if option 2	Option 2 does -
8	All activity centres should contain town parks/squares and multi-purpose urban spaces should be provided for meeting places, local markets and community events or other gatherings. See Clause 56.05-2.	Yes if option 2	Option 2 does
	Considerations for planning permit applications		
	What opportunities have been sought to incorporate high environmental standards into the development? These standards apply to issues such as water conservation, landscaping of streets and public open space, bicycle paths, water sensitive urban design, energy conservation, safety, heat and sun exposure and waste management.		Plan has designated open space, Street designs location of schools, and activity centre, wetlands
	What facilities have been provided for cyclists in the activity centre, community hub or other employment area (including end-of-trip facilities and parking)?		Not mentioned – will need to provide for parking, showers, etc
	How are school children encouraged to walk or cycle to school?		Schools are connected to shared paths, but focused on major and collector roads
4	Community facilities		
	Q3. Has safe and convenient access to community facilities (both local and regional) been provided by walking, cycling, public transport and car?		On collector roads – separate paths, for walking and cycling. Also includes public transport. The only regional open space / recreation facility is at John McEwen Reserve. Open space is shown in the precinct, but is only on major roads in precinct.

Element & Component No.	Open Space / Recreation Requirements	Met in PSP?	Assessment
Standard 1	Community facilities (e.g. schools, community centres, active open space) are generally co-located with each other, and located either close to a neighbourhood activity centre or with good visual and physical links to a neighbourhood activity centre. Lower density community uses (e.g. active open space) should generally be further from the activity centre than higher density community uses (e.g. childcare and community centres). See figure 8. See Clause 56.03-3.	Yes Yes	
4	Community facilities, and schools in particular, are linked to the cycling and walking network, and the local and regional public transport network.	Yes	See previous comments to off road shared paths.
	Considerations for planning permit applications		
	How will changing community needs be met over time?		Small sized parks will minimise opportunities for future needs to be met.
	How will the design of community facilities encourage walking and cycling?		See previous comments to off road shared paths.
	How does the community facility design contribute to a high level of community safety, sense of security and passive surveillance?	Yes	The parks shown are surrounded by roadways and hence have the potential to have high passive surveillance, except the wetland park.
	Key principles for designing integrated community facilities		
	Schools, sporting facilities and other stand alone facilities that have traditionally had single purpose functions should be planned to respond to a wider range of community needs. For example: The exact amount of land to be allocated for integrated community facilities will depend on the local context and type of services needed by the new community. Land requirements should be determined through consultation with service providers.		Population expected to be 4,400. One school is linked to open space. Private school is close to Activity Centre
Element 5	Open Space and Natural Systems - Integrated open space network		
Design Response	Q1. How have both qualitative and quantitative criteria been used in designing the open space network?		No open space and recreation demand assessment has been undertaken to support the findings of the PSP provision See @leisure's cursory assessment
	Q2. How will the natural and cultural attributes of the precinct be protected, managed and enhanced within a network of public open spaces?		Noted – wetlands planned, cultural heritage addressed. There is the opportunity to use the irrigation channels and orchard areas in public open space. If maintained in the current location, parks NP2 and 4 have the potential to include small orchards.

Element & Component No.	Open Space / Recreation Requirements	Met in PSP?	Assessment
	Q3. 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?		2 small parks (1ha), one small park under 1ha and one larger local park (2.52ha) The PSP needs a diversity of open space functions and setting types and there is potential for at least one sports facility with the Primary School. A grassed playing field and hard courts may be needed to diversify the parks. Adequate space may also be required for school sports in the precinct.
	Q4. How is the open space network linked to neighbourhoods within the precinct to ensure that it is easily accessible to all members of the community?		See previous comments
	Q5. How have opportunities to enable efficient use of active open space land been maximised?		No provision specified. Adequate space may be required for school sports in the precinct.
	Q6. How has encumbered land been designed to form part of the open space network where appropriate?		Table 8 in PSP does not distinguish between encumbered and unencumbered open space. This needs to be provided.
	Q7. How have efficiencies been achieved in the size of retarding basins/wetlands, including by incorporating water sensitive urban design?		No retarding basins shown.
	Q8. How does the design of the open space and the development immediately surrounding it provide for community safety and passive surveillance?		Only park that does not have roads around the perimeter is P4 (adjacent to the Grahamvale PS.) if high usage sports facility this is acceptable.
	Q9. How is consideration of open space provision balanced with other objectives in favour of net community benefit and sustainable development?		It would be of greater benefit for more open space to include sporting activities.
	Q10. How does the location and design of open space and other public space take account of climate change, particularly increased temperatures and extreme weather events?		Limiting the size of the open space will limit the influence of climate change. There are some areas that are not within the 400m radius without crossing a major road hence as the population ages use of open space may decline. Planting of trees along roads and stormwater drains going into wetlands will help.

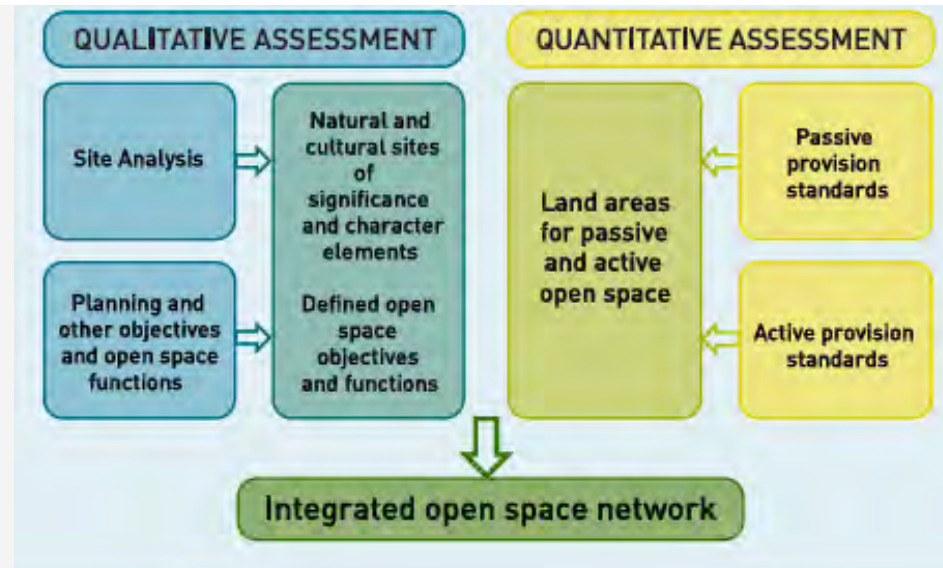


Element & Component No.	Open Space / Recreation Requirements	Met in PSP?	Assessment
Outputs	<p>An open space plan • showing active and passive public open space areas on a precinct-wide scale; the integration of different open space types; and how encumbered land has been appropriately used. (This can be combined with the Community Facilities Plan.)</p> <p>An open space table • showing the different types of public open space (including its use as active or passive open space; its character, function, size and scale), use of encumbered land, opportunities taken to integrate open space types, and explanations of how open space (including shared space) will be managed. (This can be combined with the Community Facilities Table)</p> <p>A concept plan for active open space areas • that provides a preliminary indication of the spatial configuration of sporting facilities within active open space areas. Where the active open space is co-located with community facilities, these should be included.</p>		<p>Tables 8 and 9 do not show any encumbered land, functions, neither character nor how open space will be managed.</p> <p>A concept plan for active open space areas is not provided.</p>
Standard 1	<p>Provide a network of quality, well-distributed, multi-functional and cost effective open space, catering for a broad range of users that includes:</p> <p>Local parks within 400m safe walking distance of at least 95% of all dwellings;</p> <p>Active open space within 1 kilometre of 95% of all dwellings;</p> <p>Linear parks and trails, most often along waterways, but also linked to vegetation corridors and road reserves within 1 kilometre of 95% of all dwellings. See Clause 56.05-2</p>		<p>The catchment of 400m does not take into account major roads (see attached plan) Attachment 1.</p> <p>Active open space is between 1.3km – 1.8km distance from Precinct</p> <p>Yes</p>
2	<p>In residential areas, approximately 10% of the net developable area as total public opens space, of which 6% is active open space.</p> <p>In addition, residential precincts should contain active indoor recreation facilities that are co-located and/or share space with schools and integrated community facilities. This should result in an active indoor sports provision of approximately 5 hectares per 60,000 residents.</p>		<p>Unencumbered Neighbourhood parks amount to 5.8% not 10%. This does not include 6% active open space.</p> <p>Indoor active sports centre provision standard would imply 0.3 ha of indoor space should be provided in this community. This could be potentially provided in partnership with the school.</p>
3	<p>In major employment areas, approximately 2% of net developable areas as public open space, usually with a passive recreation function.</p>		<p>If the neighbourhood activity centre is considered a major employment area, this is not met.</p>

Element & Component No.	Open Space / Recreation Requirements	Met in PSP?	Assessment
4	<p>In meeting standards S2 and S3, encumbered land should be used productively for open space.</p> <p>The network of local and district parks should be efficiently designed to maximise the integration and sharing of space with publicly accessible encumbered land.</p> <p>Encumbered land usually includes land retained for drainage, electricity, biodiversity and cultural heritage purposes.</p> <p>The parkland created by such sharing and integration should be suitable for the intended open space function/s, including maintenance.</p> <p>In this way encumbered land will be well utilised, while the total amount of open space can be optimised without adversely impacting on the quality and functionality of the network.</p>		<p>Wetlands parks that are encumbered should include a cycle / walking path circuit. These will provide relaxation, contemplation functions, however, if they are to serve 400m catchments they need to include 1ha minimum for social / family recreation function.</p> <p>If there was a park centrally located in the precinct it could be collated with the major swale drain.</p>
5	<p>Active open space should be of an:</p> <ul style="list-style-type: none"> <li>▪ 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;</li> <li>▪ appropriate for its intended open space use in terms of quality and orientation;</li> <li>▪ located on flat land (which can be cost effectively graded);</li> <li>▪ located with access to, or making provision for a recycled or other sustainable water supply;</li> <li>▪ designed to achieve sharing of space between sports; and linked to pedestrian and cycle paths.</li> </ul>		<p>No active open space provided. A district sports facility is not warranted however a local active open space should be provided in the precinct, potentially in conjunction with the Grahamvale PS.</p>
	<p>All public open space areas should be designed to maximize passive surveillance. See Clauses 56.04-4 and 56.05-2</p>		<p>See previous comments</p>
	<p>The public open space network is combined with techniques for managing urban run-off and biodiversity. See Clauses 56.05-1, 56.04-4, 56.05-2, 56.07-4</p>		<p>It appears that it has been integrated however no retarding basins are shown.</p>

Element & Component No.	Open Space / Recreation Requirements	Met in PSP?	Assessment
	KEY PRINCIPLES FOR OPEN SPACE DESIGN		
	<p>Planning the provision of open space in a precinct structure plan is about quality and quantity.</p> <p>The quantitative assessment is to determine the amount and type of open space to be provided by analysing such factors as:</p> <ul style="list-style-type: none"> <li>▪the function of parks within the open space network;</li> <li>▪appropriate distribution and proximity to the precinct's population;</li> <li>▪community needs for open space in the anticipated population;</li> <li>▪the amount of existing or planned open space in areas in the vicinity of the precinct.</li> </ul> <p>The qualitative assessment involves taking into account:</p> <ul style="list-style-type: none"> <li>▪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;</li> </ul> <p>the quality of other existing or planned open space in areas in the vicinity of the precinct.</p> <p>COMBINING BOTH ASSESSMENTS ACHIEVES AN INTERGRATED OPEN SPACE NETWORK</p>		<p>The PSP has not provided quantitative assessment of supply, the function of the parks or demand for open space.</p> <p>There are certain areas without access to the NHPs in 400m catchment as collector roads provide a barrier to some residents (see Attachment 1)</p> <p>@leisure has undertaken a brief demand analysis.</p> <p>The existing open space in surrounding the precincts is listed in Table 1.</p> <p>The PSP has considered these aspects although more could be done integrating the irrigation channels into accessways.</p> <p>Other open space parks in vicinity of precinct.</p>

Element & Component No.	Open Space / Recreation Requirements	Met in PSP?	Assessment
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5	Biodiversity Management		
Design Response	Q2. How will retained biodiversity values be managed in public or private ownership and where possible, incorporated into the open space network?		4.6ha of wetlands open space is proposed only.
	Q3. Has an appropriate balance been struck between public access to open space and protecting biodiversity habitat?		If neighbourhood parks are not encumbered, then it appears there has been a balance struck. It would be beneficial to provide one park within the precinct with a treed parkland or bushland setting.

Element & Component No.	Open Space / Recreation Requirements	Met in PSP?	Assessment
Outputs	The design response should be demonstrated by including the following outputs in the precinct structure plan: A biodiversity plan • that identifies the implementation provisions for the protection, enhancement and management of biodiversity assets such as waterways, corridors, landscaping and integration with public open space. The plan would include a map showing where significant biodiversity values are located and whether and how these are to be incorporated into the urban area. It lists commitments to protect and enhance biodiversity values and identifies statutory documents for the implementation of biodiversity outcomes (which may or may not be included in the precinct structure plan itself):	N/A	
Standard 2	Appropriate transitions and buffers are provided between areas of high conservation value and urban land uses.	N/A	
3	Areas set aside for biodiversity protection are planned as part of the precinct's open space network or otherwise appropriately managed in the long-term in an urban context. See Clauses 56.05-1 and 56.05-2	N/A	
5.5	Integrated water management		
Design response	Q1. How will the management of urban run-off be integrated with open space provision?		Not provided in neighbourhood or local parks
	Q4. How does the design of waterways allow for their maintenance?		If the green space around the wetland cannot be unencumbered and not maintained for recreation purposes, it should not be counted as public open space
	Q7. Are waterways and wetlands created as part of a water sensitive urban design scheme or otherwise designed so that they become a valuable community asset?		Wetlands will only be valuable if there is sufficient open space surrounding them for off road shared trails and social family recreation
Standard 1	Urban run-off management systems are integrated into the overall plan and incorporated into the open space network, ideally by avoiding alteration of the natural drainage network and limiting the amount of cut and fill required. See Clauses 56.05-1 and 56.07-4.		A swale drain is proposed for water run off into the wetlands.

Element & Component No.	Open Space / Recreation Requirements	Met in PSP?	Assessment
6	Development sensitive to flood risk is not sited on significant flood risk areas. Flood storage areas are utilised as features and used for less sensitive uses such as active or passive public open space. See Clause 56.07-4.		No retention or floodways identified in the PSP
8	Large areas of open space are located where they enable the capture of stormwater for watering.		Not shown
Element 5	Fire and Bushfire Management		
	<p>CONSIDERATIONS FOR PLANNING PERMIT APPLICATIONS</p> <p>Is active open space designed to meet current and future needs in a flexible and adaptable manner?</p> <p>Is active open space designed to minimise the use of potable water through turf management and irrigation requirements?</p> <p>Are all public open space areas fronted by uses designed to provide passive surveillance?</p> <p>How can water sensitive urban design features be used to manage urban run-off in streets and public open space?</p>		<p>Not shown</p> <p>Not shown</p> <p>The wetlands space is not totally fronted by roads. There is no road on the south of the wetlands.</p> <p>The NHP4, adjacent to the Grahamvale PS also does not have a totally fronted surveillance, unless it becomes a sports Public Open Space</p>
Element 6	Transport and Movement		
	Q3. How will the precinct structure plan help to prioritise and increase the proportion of trips made by public transport and to encourage walking and cycling?		The on road shared paths will encourage people to walk or cycle and public transport travels through the precinct
	Q4. How will arterial roads and connector streets be designed as safe and attractive places for all transport users (e.g. pedestrian, cyclist, bus, car and emergency vehicles) with regard to their role and function in the movement hierarchy?		Arterial roads are on the perimeter and collector roads throughout the precinct are designed to separate the shared path and the roads.
	Q6. How does the precinct structure plan help to create a network of linked walking and cycling paths as part of a broader regional network?		All on major roadway verges
7	95% of dwellings are located not more than 400 metres street walking distance from the nearest existing or proposed bus stop. See Clause 56.04-1		See 400m catchment map attachment showing areas not service by open space

Element & Component No.	Open Space / Recreation Requirements	Met in PSP?	Assessment
9	Marked bicycle lanes are provided on all collector streets. On all arterial roads, provide a shared bicycle/footpath (segregated where possible) and on road bicycle lanes wherever possible. See Clause 56.06-2		Included in verge
10	All streets have footpaths on both sides of the reservation. See Clauses 56.06-5	Yes	
13	Dedicated off-street shared pedestrian and cycle paths are established through open space areas. Where relatively high levels of pedestrians and cyclists are expected, segregated paths exist. See Clause 56.06-2	No	Only in major road reservations
14	In areas of anticipated high pedestrian/cyclist demand, and where necessary and appropriate, crossings for these users should be provided across barriers such as railway lines, service easements and watercourses. These should be at a maximum spacing of 400m. Road bridges should be constructed at regular intervals (ideally at about 800 metres spacing and up to a maximum of 1600m spacing) over these barriers.		Not shown
	CONSIDERATIONS FOR PLANNING PERMIT APPLICATIONS		
	How will local streets be designed as safe and attractive places for all transport users (e.g. pedestrian, cyclist, bus, car and emergency vehicles), with regard to their role and function in the movement hierarchy?	Yes	Southern boundary to wetlands may be difficult to access for emergency vehicles (no road). NHP4 may also be difficult to access unless it becomes a sports open space.
	Has an appropriate balance been struck between encouraging direct and safe access to shops, schools and services and minimising traffic congestion within activity centres?		See above
	How can the use of public transport be prioritised through the design of spaces and buildings?		The largest neighbourhood park is not served by public transport
	What has been done to accommodate bicycle end-of-trip facilities at activity centres and other key destinations?		Not shown

### 4.3 Open Space Requirements Set Out in City of Shepparton Planning Scheme

Clause No.	Requirements	Requirement met? Assessment
<b>Clause 12</b> 21/09/2009	<b>State Policy and Planning Framework</b>	
	<b>Metropolitan development</b>	
12.05 A	<b>A great place to be 12.05-1 Objective</b> To create urban environments that are of better quality, safer and more functional, provide more open space and an easily recognisable sense of place and cultural identity.	
	<b>12.05-2 Strategies - Urban Design</b>	
	Ensuring new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.	Diversity of open space not provided. Parks not within 400m safe distance from houses
	<b>Neighbourhood design</b>	
	Ensuring that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction and peace and solitude. Community sports facilities should be accommodated in a way that is not detrimental to other park activities.	Diversity of function & settings types not provided for open space
	<b>Open Space</b>	
	Improve the quality and distribution of open space and ensure long-term protection of public open space by: Applying open space planning principles to the planning and management of public open space. These principles include:	
	▪Encouraging management plans or explicit statements of management objectives for urban parks to be developed.	Not provided
	▪Ensuring exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.	Might be relevant to the school if school sports facilities not provided
	▪Ensuring the provision of buildings and infrastructure is consistent with the management objectives of the park.	Not relevant at planning stage
	▪Protecting large regional parks and significant conservation areas.	NA
	▪Ensuring land identified as critical to the completion of open space links is transferred for open space purposes.	Irrigation channels could be incorporated in off road trails
	▪Ensuring public access is not prevented by developments along stream banks and foreshores.	NA
	▪Ensuring public land immediately adjoining waterways and coastlines remains in public ownership.	NA
	▪Protecting the overall network of open space by ensuring that where there is a change in land use or in the nature of occupation resulting in a reduction of open space, the overall network of open space is protected by the addition of replacement parkland of equal or greater size and quality.	NA
	▪Providing new parkland in growth areas and in areas that have an undersupply of parkland.	Adjacent precincts under supplied

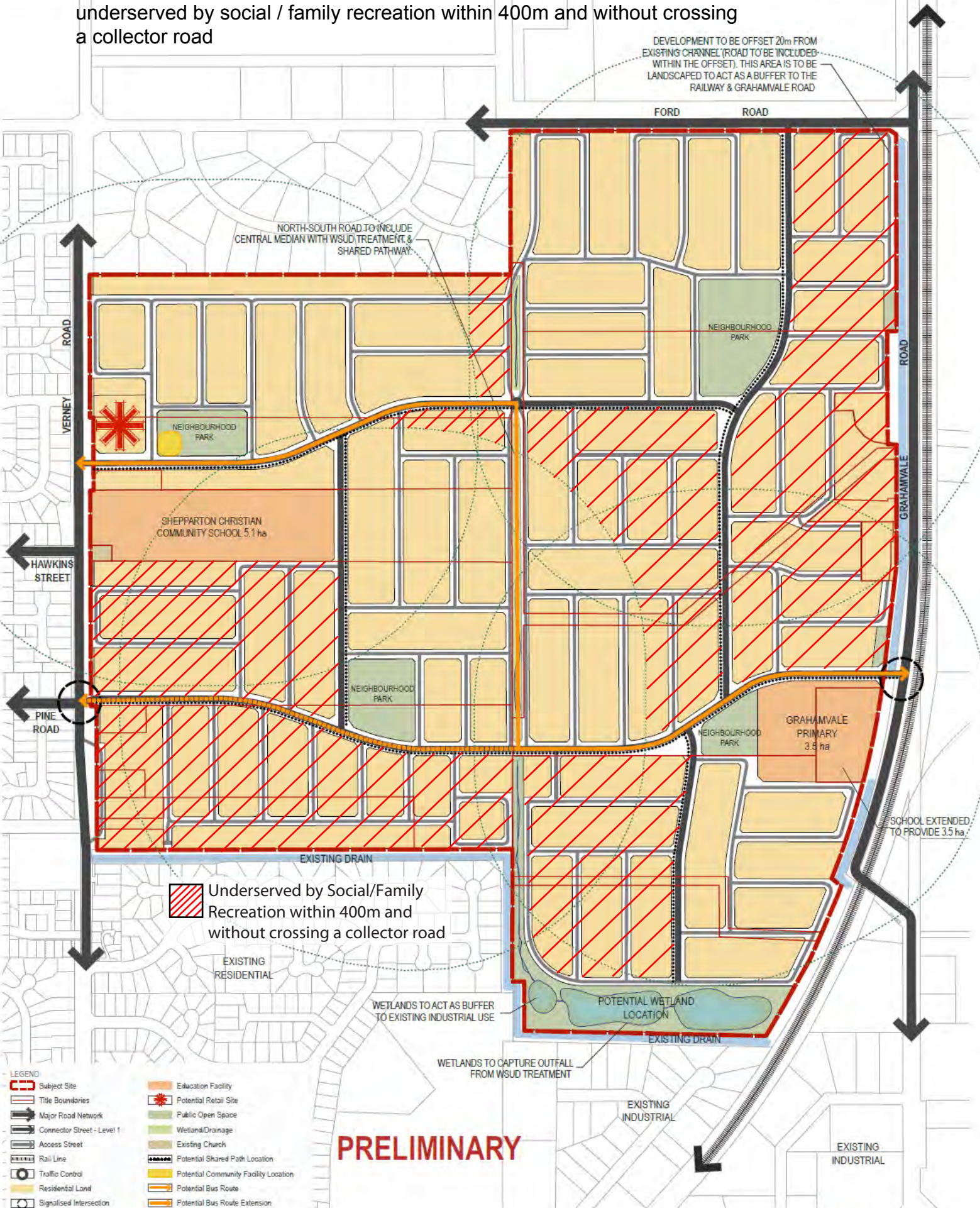


Clause No.	Requirements	Requirement met? Assessment
	Ensuring that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, peace, and solitude.	See above
	Community sports facilities should be accommodated in a way that is not detrimental to other park activities.	-- Sport open space should be developed in conjunction with the Grahamvale PS
	Protecting sites and features of high scientific, nature conservation, biodiversity, heritage, geological or landscape value.	NA-Should take advantage of apple orchard history and include in open space landscaping
	Ensuring open space is designed to accommodate people of all abilities, ages and cultures.	Assumed – design issue
<b>15.</b>	<b>State Planning Policy Framework</b>	
	<b>15.10 Open Space</b>	
<b>15.10-1</b>	<b>15.10-1 Objective</b>	
	To assist creation of a diverse and integrated network of public open space commensurate with the needs of urban communities and rural areas	
<b>15.10-2</b>	<b>General implementation</b>	
	Planning authorities should plan for regional open space networks to be used for recreation and conservation of natural and cultural environments.	NA
	Planning and responsible authorities should ensure that open space networks:	
	▪Are linked through the provision of walking and cycle trails and rights of way.	Yes although in road reservations
	▪Are integrated with open space contributions from abutting subdivisions.	No: no diversity of activities or types of space provided across precincts. Water way does not address abutting precinct to the south
	▪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.	NA
	Planning and responsible authorities should 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.	Yes
	Planning and responsible authorities should ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, treatment of waste water to reduce turbidity or pollution and preservation of vegetation.	The small size of the open space has a potential impact of noise conflict between activities encroaching by community facilities, schools, etc.
56	<b>RESIDENTIAL SUBDIVISION</b>	
56.05-2	<b>Public open space provision objectives</b>	
	To provide a network of quality, well distributed multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.	See above
	To provide a network of public open space that caters for a broad range of users.	Needs to diversify its open space uses
	To encourage healthy and active communities.	Needs to include a larger open space for sport activities

Clause No.	Requirements	Requirement met? Assessment
	To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.	See above
	To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.	Assumed
Standard C13	The provision of public open space should:	
	<ul style="list-style-type: none"> <li>Implement any relevant objective, policy, and strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme.</li> </ul>	
	Provide a network of well-distributed neighbourhood public open space that includes:	
	<ul style="list-style-type: none"> <li>Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences.</li> </ul>	See notes above re catchments
	<ul style="list-style-type: none"> <li>Additional small local parks or public squares in activity centres and higher density residential areas.</li> </ul>	Only provided in Option 2
	<ul style="list-style-type: none"> <li>Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is:</li> </ul>	Not provided
	<ul style="list-style-type: none"> <li>Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space</li> </ul>	NA
	<ul style="list-style-type: none"> <li>Sufficient to incorporate two football/cricket ovals</li> </ul>	Not provided, or required in local open space
	<ul style="list-style-type: none"> <li>Appropriate for the intended use in terms of quality and orientation</li> </ul>	Not shown
	<ul style="list-style-type: none"> <li>Located on flat land (which can be cost effectively graded)</li> </ul>	Yes
	<ul style="list-style-type: none"> <li>Located with access to, or making provision for, a recycled or sustainable water supply</li> </ul>	Not shown
	<ul style="list-style-type: none"> <li>Adjoin schools and other community facilities where practical</li> </ul>	Yes
	<ul style="list-style-type: none"> <li>Designed to achieve sharing of space between sports.</li> </ul>	Further opportunities with school and community spaces
	<ul style="list-style-type: none"> <li>Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings.</li> </ul>	NA
	Public open space should:	
	<ul style="list-style-type: none"> <li>Be provided along foreshores, streams and permanent water bodies.</li> </ul>	NA
	<ul style="list-style-type: none"> <li>Be linked to existing or proposed future public open spaces where appropriate.</li> </ul>	- Only on off road trails along major roads
	<ul style="list-style-type: none"> <li>Be integrated with floodways and encumbered land that is accessible for public recreation.</li> </ul>	Not shown

Clause No.	Requirements	Requirement met? Assessment
	▪Be suitable for the intended use.	See above
	▪Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences.	See above - some NHP s need to be larger.
	▪Maximise passive surveillance.	Yes
	▪Be integrated with urban water management systems, waterways and other water bodies.	Yes
	▪Incorporate natural and cultural features where appropriate.	See above – needs to include irrigation channels spaces for accessways and apple heritage to be retained
<b>56.06</b>	<b>ACCESS AND MOBILITY MANAGEMENT</b>	
<b>56.06-1</b>	<b>Integrated mobility objectives</b>	
<b>56.06-2</b>	<b>Walking and cycling network objectives</b>	
	▪To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.	Yes See above
	▪To provide <u>safe and direct</u> movement through and between neighbourhoods by pedestrians and cyclists.	See above – on verges
Standard C15	The walking and cycling network should be designed to:	
	▪Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.	Yes
	▪Link to any existing pedestrian and cycling networks.	Yes
	▪Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.	As above
	▪Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.	As above
	▪Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling.	Yes
	▪Ensure safe street and road crossings including the provision of traffic controls where required.	Not shown
	▪Provide an appropriate level of priority for pedestrians and cyclists.	Possibly provides shared pathway on collector roads

Attachment 1: Shepparton North East Growth Corridor PSP showing areas underserved by social / family recreation within 400m and without crossing a collector road



Urban Structure Plan  
Shepparton North-East Growth Corridor



please note:  
This plan is based on preliminary information only and may be subject to change as a result of formal Council/Authority advice, detailed site investigations and confirmation by survey

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