THE CITY OF GREATER GEELONG

OPEN SPACES

SOCIAL INFRASTRUCTURE PLAN
GENERATION ONE: 2020-23
ACKNOWLEDGEMENTS

The preparation of this Report has been a collaborative effort of our Council, all relevant Council departments, partner organisations, our community clubs, groups and associations, and the Greater Geelong community.

We would like to thank the involvement of all our key stakeholders for their collaboration, insight and commitment to the future of our community infrastructure and to a new way of working.

DISCLAIMER

This Report is prepared by the City of Greater Geelong. The Report is solely for the use of the City of Greater Geelong and is not intended to, and should not be, used or relied upon by anyone else. The City of Greater Geelong does not accept any duty of care, to any other person or entity other than itself.

The information contained in this document has been developed through an assessment of the current known state of the City’s infrastructure, rigorous analysis of the available evidence, existing strategic guidance, plans and strategies, and extensive stakeholder and community consultation over the course of two years 2017 - 2019.

Information contained in the Report is current as at the relevant dates stated in the Report and may not reflect any event or circumstances which occur after the stated date. It has been prepared in good faith and with the utmost care. The City of Greater Geelong cannot and does not accept any liability that may arise from omissions or inaccuracies.

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THE PLAN

The Social Infrastructure Plan will outline the needs of our community, investment priorities and the way forward to ensure that people know what is planned in the place that they live.

The plan is intended to provide Council and the community with a single, simpler and more integrated strategic summary of Council’s investment priorities over the next 1-3 years.

The plan will be closely monitored and updated each year in line with the realisation of transformational elements identified in the document and as our understanding of social infrastructure continues to mature and grow.

THE NETWORK REPORT

The network reports provide a summary of social infrastructure needs and requirements for each specific network over the next 1-3 years, understanding that the plan component identified in each will be updated annually, as new information becomes available.

The identified projects within the summary plan for each network are broken down into five key streams:

- New
- Renew
- Maintenance
- Planning
- Services / People

This network report specifically relates to Open Spaces - Sport (Active), Community (Passive), Conservation and Other Open Space.

For a complete overview of all the social infrastructure needs and priorities across the City of Greater Geelong, please refer to the Social Infrastructure Plan - Generation One: 2020 - 2023.

NETWORK PROFILES

There are 13 individual network reports covering a diverse range of community places, spaces and services.

Generation One: The Networks Covered

- Early Years
- Youth Spaces
- Libraries
- Community Meeting and Program Spaces
- Arts and Culture
- Open Space (THIS NETWORK REPORT)
- Play Spaces
- Aquatics and Leisure
- Indoor Sport and Recreation
- Outdoor Sport and Recreation (including sports pavilions)
- Golf
- Cycling and Trails
- Public Toilets

WHAT CAN YOU FIND IN EACH NETWORK PROFILE AND PLAN

Overview of the network + Map
Each network consists of an introduction including background context and a map of known facilities, an overview of what the network is, what it is made up of, its value and what some of the emerging issues and opportunities are, in addition to any related plans, community insights and key considerations.

Our guiding documents
A summary of relevant community feedback and insights.

What our community told us
A summary of relevant community feedback and insights.

Generation One – Things we considered
A summary of key considerations relating to each network (i.e. legislative changes, emerging issues and trends).

Current State - Snapshot
A snapshot of what we know about the network so far including, known provision, condition, travel accessibility and service provision.

Gap analysis based on existing industry benchmarks compared with today’s provision.

Strategic focus areas and directions
In response to the needs and opportunities identified, this section outlines the strategic focus areas and directions for each network, including a high-level mantra to guide planning and investment for the next three years.

The Plan: 2020 - 2023
Generation One of the plan provides a summary table of identified projects by ‘Network’ broken down into five streams - New, Renew, Maintenance, Planning, and Services / People.
The City’s is in the process of developing an Open Space Strategy which will provide a framework to guide Council, the City, external stakeholders, the development industry, and the broader community on open space planning and its overall provision. The strategy will specifically relate to Council owned and / or managed open space. Open space owned or managed by other land managers, that is also available for the community to access, will form part of an integrated open space network but is considered outside of Council’s control unless specific agreements have been established.

Over the past decade, Greater Geelong has seen a marked quantum and quality improvement in open space provision in the emerging growth areas, which has highlighted the disparity of provision in Greater Geelong’s existing and older suburbs. These existing areas were developed under different planning eras when open space was not as highly valued as it is today. Compounding this inequity and pressure is the fact that many established areas are still undergoing significant growth through infill development and densification.

There is a need to provide baseline provision and development standards for primary recreation open space that is in line with best practice and that will provide clarity as to Council’s desired level of open space provision and service across the municipality. Assessment of the entire open space network against these standards is an integral part of the Open Space Strategy and will be completed once the proposed new standards of provision are tested with our community.

OPEN SPACE NETWORK – PROPOSED NEW PROVISION STANDARDS:


A new hierarchy and classification system for open public space, including quantum and provision standards, has been proposed and will be tested through the Draft Social Infrastructure Plan community consultation.

These standards are designed to facilitate the diversification of the open space network while making the network easier to understand and accurately assess current provision. It will also be key to establishing new open space quality and provision standards extending to land delivery, design outcomes, infrastructure development and user experience.

OUR GUIDING DOCUMENTS:

The following related documents were used to inform this Plan (including strategic plans, policies, legislation and infrastructure plans):

- Greater Geelong Planning Scheme
- Precinct Structure Planning Guidelines (VPA)
- Subdivisions Act
- Open space Planning and Design Guidelines (PLA)
- Sustainable Communities: Infrastructure Development Guidelines (2016)
- City of Greater Geelong Urban Forest Strategy (2015 – 2025)
- City of Greater Geelong Play Strategy (2012 - 2021)

THINGS WE CONSIDERED:

- Changing planning standards over the past few decades have resulted in the delivery of high quality recreational open spaces in our newer growth areas. This improved provision has raised the community’s general expectations of open space embellishment and as a result most of the parks within the established areas fall short of these expectations.
- Provision of a recreational ‘hubs’ model for active open spaces by providing a high level of embellishment (i.e. playgrounds, informal courts, picnic areas) of the ‘peripheral’ open space to encourage greater utilization of the reserve for passive (non-sporting) uses.
- Recognition of the value, importance and significant community affiliation with public open spaces.

WHAT OUR COMMUNITY TOLD US:

- Our Clever and Creative Future engagement revealed that; the outdoor recreational choices available within the region were highly valued, especially walking and cycling tracks, parks and gardens, the Waterfront, Botanic Gardens, Eastern Beach and Barwon River. Also mentioned were playgrounds and skate parks.
- Many people valued Greater Geelong’s diverse and natural environment, including our clean beaches and air, nature reserves, open spaces, parks and the You Yangs, the rivers, sea, beaches and forest.
- Our Community Places and Spaces engagement revealed that; parks and playgrounds are seen as valuable community spaces and there is a need to ensure they keep pace with changing demographics while providing attractive and stimulating environments and equipment for children, teenagers and adults. Respondents felt that the provision of toilets and shade should be considered as a standard level of amenity and identified the need for access to more dog parks.
- The Australia Infrastructure Audit (2018) identified that Australian’s rate access to parks and open space more highly than telecommunications and public transport when choosing where to live.

Australian’s rate access to parks and open space more highly than telecommunications and public transport when choosing where to live’, as reported in the Australia Infrastructure Audit (2018).

The value of open space, through it’s public affinity and its social, environmental and economic benefits, demonstrates that it is crucial for; protecting our natural and heritage environments by conserving areas of vegetation and protecting biodiversity, offsetting the impacts of climate and extreme weather events, supporting community interaction, cultural and spiritual practices, contributing to the mental, physical wellbeing and quality of life of our community, driving economic growth through tourism and amenity uplift to surrounding properties, and the overall rise in liveability factors.

The City contains a variety of open spaces and recreation facilities that take advantage of the area’s diverse landscapes of coastal and river foreshores, creek systems, wetlands, rural and heritage settings, as well as new and established suburbs.

There are over 1,000 individual parcels of open space in Greater Geelong covering an area of over 13,000 hectares. The City either owns or has management responsibility on behalf of the Crown for the majority of these open spaces, but other public land managers operating in the region are also responsible for large areas, including coastal reserves, Ramsar listed wetland complexes, waterway corridors and National and Regional Parks. Not all of these open spaces have recreation or conservation as their primary use, and some have no recreational or conservation role at all.
### OPEN SPACE
Sport (Active), Community (Passive), Conservation and Other Open Space.

### PROPOSED QUANTUM PROVISION STANDARDS FOR OPEN SPACE

#### Hierarchy, Classification, Size, Dimension, Catchment, Population and Length of Stay Standards

<table>
<thead>
<tr>
<th>Hierarchy</th>
<th>Description</th>
<th>Classification</th>
<th>Size</th>
<th>Distance / Catchment</th>
<th>Dimensions</th>
<th>Population</th>
<th>Length of Stay</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local</td>
<td>Services the immediate neighbourhood</td>
<td>Sport: &lt;0.5ha</td>
<td>Urban &amp; Suburban: 400m</td>
<td>Broadly Square or Rectangular with sides no greater than 2:1</td>
<td>750 - 3,000</td>
<td>Short</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Community: 0.5-1ha (Preference 1ha)</td>
<td>Rural Living: NA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>District</td>
<td>Services several neighbourhoods</td>
<td>Sport: 1-1.5ha (Preference 2-1.5ha)</td>
<td>Urban &amp; Suburban: 1km</td>
<td>Broadly Square or Rectangular, with sides no greater than 3:1</td>
<td>3,000 - 5,000</td>
<td>Long</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Community: 0.5-1ha</td>
<td>Rural Living: Slim</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Civic: 0.3ha</td>
<td>Urban: 200m</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Linear: 0.3ha</td>
<td>Suburban: 15m</td>
<td>Rural Living: Slim</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Linear: 0.3ha</td>
<td>Minimum of 25m width</td>
<td>Rural Living: 5km</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regional</td>
<td>Serves one or more geographical regions and will attract visitors from across and outside the local government area</td>
<td>Sport &amp; Community: As required</td>
<td>Urban &amp; Suburban: &gt;200,000 or 20min drive</td>
<td>Broadly Square or Rectangular, with sides no greater than 3:1</td>
<td>200,000+ or 20min drive</td>
<td>Long</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Linear: 0.3ha</td>
<td>Minimum of 25m width</td>
<td>Rural Living: 5km</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Definitions
- **VPA** – Victorian Planning Authority / **NDAR** – Net Developable Land – Residential / **NDAE** – Net Developable Land – Employment

#### Data Notes
- Local ACS is not a provision standard supported in current planning. In the established areas, there are however ACS sites that due to their size, configuration and establishment level only function at a local standard level.
- Land allocated in the PSP. In new PSP’s the City is to purchase as this provision is not DCP funded (Armstrong Creek PSP’s have designated 3 ‘regional’ sport open space “hub’s” which serve both sport and community leisure needs.
- Linear open space will only be accepted as credited open space under strict criteria and at the City’s discretion.

#### Table

<table>
<thead>
<tr>
<th>Classification</th>
<th>Park Sub-Classification</th>
<th>Hierarchy</th>
<th>VPA Provision Standards</th>
<th>Quantum (Expressed as)</th>
<th>Size</th>
<th>Distance / Catchment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sport Open Space</td>
<td>Local*</td>
<td>6% NDAR (Residential)</td>
<td>2 ha / 1,000 people (Collectively)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>District</td>
<td>Regional**</td>
<td>0.5 ha / 1,000 people</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sports Venue</td>
<td>District / Regional</td>
<td>5 ha / 60,000 people</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Community Open Space</td>
<td>Local / District / Regional</td>
<td>1 ha / 1,000 people (Collectively)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civic</td>
<td>Local / District / Regional</td>
<td>4% NDAR (Residential)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Linear***</td>
<td>District / Regional</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employment</td>
<td>Local</td>
<td>2% NDAE (Employment)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
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## OPEN SPACE

### DESCRIPTION OF SMALL AREAS

<table>
<thead>
<tr>
<th>Planning Area</th>
<th>Known Provision</th>
<th>Provision Gap</th>
<th>Other Indicators</th>
<th>Social Indicators</th>
<th>Health Indicators</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Known Provision</td>
<td>Provision Gap</td>
<td>Other Indicators</td>
<td>Social Indicators</td>
<td>Health Indicators</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
</tbody>
</table>

**Known Provision**

- To be completed on endorsement of new provision standards

**Provision Gap**

- To be completed on endorsement of new provision standards

**Other Indicators**

- Access by area: Poor, Good, Good, Good, Good, Good, Good, Good, Good, Good, Good, Good, Good, Poor

**Social Indicators**

- Households with Families: 1974, 4023, 2666, 956, 2305, 2895, 3755, 6314, 1619, 3425, 2512, 1104, 793, 1000
- Vulnerability*: % of children surveyed who are deemed vulnerable on one of more domains in their first year of school
- SEIFA – Average of local area scores
- Workforce Participation % of Planning Area population
- Car Ownership % of households without access to a car

**Health Indicators**

- Self-rated health (%) – rated their health as fair or poor
- Physical activity (% – Classified as sedentary
- Overweight (%) – Based on Body Mass Index
- Obese (%) – Based on Body Mass Index
- Psychological distress (%) – High or very high distress rates
- Life satisfaction (%) – Rated their life satisfaction as high or very high

**Open Space**

- Indicates a metric that is of significance to assessing need

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*Known Provision* To be completed on endorsement of new provision standards

*Provision Gap* To be completed on endorsement of new provision standards

*Other Indicators* To be completed on endorsement of new provision standards

*Social Indicators* To be completed on endorsement of new provision standards

*Health Indicators* To be completed on endorsement of new provision standards

---

*IMAGE: COMMUNITY TREE PLANTING DAY*
### OPEN SPACE

**IN THE NEXT 3 YEARS WE WILL FOCUS ON:**

#### STRENGTHENING THE NETWORK

<table>
<thead>
<tr>
<th>SETTING THE STANDARDS</th>
<th>UNDERSTANDING THE NETWORK</th>
<th>INVESTING IN THE NETWORK</th>
<th>ONGOING MONITORING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adapting provision and experiential standards across the open space network.</td>
<td>Assessing the existing network against agreed standards.</td>
<td>Ensure equitable open space provision across the City.</td>
<td>Align strategic planning, maintenance, renewal programs and budgets to meet agreed service levels.</td>
</tr>
</tbody>
</table>

#### DIRECTIONS

<table>
<thead>
<tr>
<th>REF</th>
<th>DIRECTION</th>
<th>POLICY / RESPONSE ALIGNMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Adopt an open space hierarchy and classification system that facilitates the diversification of the open space network whilst making the network easier to analyse against adopted standards and ongoing inventory assessment.</td>
<td>In response to the need to understand what type of open space exists within the network.</td>
</tr>
<tr>
<td></td>
<td>Adopt desired open space quantum provision standards across the network based on those being utilised in Geelong’s new growth areas.</td>
<td>In response to the need to understand how much open space is within the network.</td>
</tr>
<tr>
<td></td>
<td>Adopt desired open space accessibility provision standards based on the Municipality’s three distinct settlement types: Urban, Suburban and Rural Living. Set open space quality standards covering land delivery, design, infrastructure and user experience.</td>
<td>In response to the need to understand how accessible open space is within the network.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>REF</th>
<th>DIRECTION</th>
<th>POLICY / RESPONSE ALIGNMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.</td>
<td>Digitally map the open space network according to hierarchy, classification and other relevant property information.</td>
<td>In response to the need to have ‘real-time’ digital understanding of the open space network.</td>
</tr>
<tr>
<td></td>
<td>Undertake municipal-wide and small area assessments of the open space network to understand the open space supply at the local, district and municipal level.</td>
<td>In response to the need to compare open space provision against the adopted standards, and to be able to inform improvements in the network.</td>
</tr>
<tr>
<td></td>
<td>Develop a robust understanding of the network performance by conducting fit-for-purpose audits and user satisfaction surveys for the existing open space network (including quality, condition, amenity, accessibility and safety).</td>
<td>In response to the need to ensure our parks are fit-for-purpose according to their hierarchy, classification and user satisfaction.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>REF</th>
<th>DIRECTION</th>
<th>POLICY / RESPONSE ALIGNMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.</td>
<td>Ensure all new subdivisions are contributing to open space, through land, financial contribution or both. As the municipality grows, so does the need to provide open space for residents, workers and visitors to enjoy. Development must support Council in the provision of quality open space for our community.</td>
<td>In response to the need for new development to provide the open space needs of their communities.</td>
</tr>
<tr>
<td></td>
<td>Review and update City of Greater Geelong’s Planning Scheme to support Council’s open space objectives and the collection of Public Open Space Contributions.</td>
<td>In response to the need to update the Planning Scheme to deliver Council open space planning objectives.</td>
</tr>
<tr>
<td></td>
<td>Develop an Integrated Asset Management Plan to ensure all open space assets are captured in Council’s asset register, and that maintenance and renewal budgets are commensurate with the agreed service levels for the open space network.</td>
<td>In response to the need to better understand the open space inventory that is being maintained and that about the open space.</td>
</tr>
<tr>
<td></td>
<td>Review existing Council open space policies to ensure compliance and that they reflect best practice.</td>
<td>In response to the requirement to update the Planning Scheme to deliver Council open space planning objectives.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>4.</td>
<td>Undertake an Open Space Acquisition and Retirement Plan that ultimately strengthens the open space network based on the provision and quality standards adopted.</td>
<td>In response to the need to better understand the communities desired embellishments standards for play whilst being matched against provision standards.</td>
</tr>
<tr>
<td></td>
<td>Complete a Play Space Needs Study and renewal program. Playgrounds are a key infrastructure item that often is the main attractor to an open space. Ensure the provision of play and supporting infrastructure best meets community expectation while meeting the open space hierarchy standards.</td>
<td>In response to the need to improve experiential factors relating to open space at the local level.</td>
</tr>
<tr>
<td></td>
<td>Review the Sustainable Communities Infrastructure Development Guidelines to ensure both internal and external stakeholders delivering and designing open space are guided by Council’s adopted standards and preferred practices.</td>
<td>In response to ensuring our communities have at least one ‘destination park’ that supports longer park stays within close proximity to home.</td>
</tr>
<tr>
<td></td>
<td>Complete a Play Space Needs Study and renewal program. Playgrounds are a key infrastructure item that often is the main attractor to an open space. Ensure the provision of play and supporting infrastructure best meets community expectation while meeting the open space hierarchy standards.</td>
<td>Fund the renewal of five ‘whole of park’ local passive open space each year to gradually improve the amenity of the local park network to encourage everyday use.</td>
</tr>
<tr>
<td></td>
<td>Complete a Play Space Needs Study and renewal program. Playgrounds are a key infrastructure item that often is the main attractor to an open space. Ensure the provision of play and supporting infrastructure best meets community expectation while meeting the open space hierarchy standards.</td>
<td>Invest to improve the local park network by improving the basic amenity such as shade, shelter, seating, access, drinking fountains, signage, garden beds and turf’s in our local park network in the older established areas.</td>
</tr>
<tr>
<td></td>
<td>Complete a Play Space Needs Study and renewal program. Playgrounds are a key infrastructure item that often is the main attractor to an open space. Ensure the provision of play and supporting infrastructure best meets community expectation while meeting the open space hierarchy standards.</td>
<td>Provide one district passive park per planning area. District passive parks are characterised by increased infrastructure that support a diversity of recreation and social opportunities in the one location and promote longer stays.</td>
</tr>
</tbody>
</table>
IDENTIFIED PROJECTS
SUMMARY OF INFRASTRUCTURE DEVELOPMENT OVER THE NEXT 3 YEARS (2020-23)

**OPEN SPACE**

<table>
<thead>
<tr>
<th>HARD INFRASTRUCTURE</th>
<th>SOFT INFRASTRUCTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NEW</strong></td>
<td><strong>MAINTENANCE</strong></td>
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<tr>
<td>Minor renewal:</td>
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<td>Major renewal:</td>
<td>Initially identify one passive park per planning area for elevating to district level and formulate a capital improvement program to deliver.</td>
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<td>Renew up to five ‘whole of park’ local passive parks per year. Focus initial renewal activity in Bell Park, Corio, Lara (Chimney Park), NatWare and Wendouree.</td>
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<td>Seek investment to improve the basic amenity of the local park network within the older established suburbs.</td>
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<td></td>
<td>Beacon Point Reserve Master Plan Implementation</td>
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<td></td>
<td>Alderron Master Plan Implementation – Stage 1 subdivision and detailed design.</td>
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<td></td>
<td>St Leonards Foreshore Pavilion shaded seating and showers) to support community and visitor use and experience.</td>
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<td>Dreen Park, Wendawa Heights – reinstatement of public open space (including demolition of existing dwelling on site).</td>
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<td>rigide five district parks as part of ‘Greening Geelong’.</td>
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<td></td>
<td>• Stead Park Open Space (investigate opportunities for water re-use of water from suburbia).</td>
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<td>• Corio Community Park, Corio</td>
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<td>• Patti Park – Bell Post Hill to line with any reclamation works</td>
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<td>• St Helen’s, Ripplineware</td>
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<td>• Austin Park, Central Geelong</td>
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</table>

Council to develop and implement land acquisition framework and budget for open spaces and community infrastructure across the municipality and formulate an acquisition and colonisation plan that will strengthen the open space network.

Develop Asset Management Plan in line with asset condition, fit for purpose and criticality audits.

Develop open space irrigation plan as part of ‘Greening Geelong’ with a focus on district parks.

Commence planning to address open space needs in central Geelong and immediate areas to include consideration of a central park or town square and Green space, retention of parkland and open recreation spaces for local residents.

Complete the City of Greater Geelong Open Space Strategy.

Adopt the suite of desired open space provision standards and assess the current network against these standards.

Update the Greater Geelong Planning Scheme.

Investigate the immediate application of 5% open space requirement under the Subdivision Act for all non-residential zoned subdivision. Planning scheme adoption may be required.

Develop Council’s Open Space Contributions Framework to support any changes proposed to issue 53.01 Public Open Space Contribution and Subdivision of the Planning Scheme.

Update relevant section of the City of Greater Geelong’s Planning Scheme (MSS, Open Space Policy).

Review the Sustainable Communities Infrastructure Development Guidelines.