Fishermans Bend Planning Review Panel
Draft Planning Scheme Amendment GC81

Public Open Space Evidence

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For the Fishermans Bend Taskforce on instruction from Harwood Andrews
Overview of presentation

1. Definition and key values of public open space

2. Key considerations for assessing the quantum and distribution of open space in Fishermans Bend

3. Key targets used as the basis of my assessment

4. Explanation of the adjustments I have made to the open space plan

5. Summary of recommended changes to the Draft Fishermans Bend Framework
1. Definition & values of open space

1.1 Definition

- For the purposes of assessing the quantum and distribution of public open space in the Draft Fishermans Bend Framework, I have referred to the following definition of public open space in the Fishermans Bend Public Space Strategy (April 2017):

  Publicly owned land that is primarily set aside for passive and active recreation, nature, outdoor enjoyment and public gatherings.
1.2 Values of open space

- Playing team sport
- Exercising / fitness
- Social gatherings with friends / work colleagues / families
- Hosting festivals and events
- Place to relax and unwind
- Children’s play and exploration of nature
- Mitigate urban heat island effect
- Habitat for native flora and fauna / space for large trees to grow
- Contrast to the built form / sense of space
2. Key considerations for assessing the quantum & distribution of open space

- The distance people need to travel to reach open space.
- The diversity of the open space including it’s size and character.
- Quality of the open space including solar access, useability, visual and physical access.
- Adequate quantity relative to a range of factors including the proportion of land area; population density; site opportunities and constraints; land ownership; land use and proposed urban densities.
3. Key targets used to assess the quantum & distribution of open space

- Open space is within a 200 metre safe and easy walk of all homes and workplaces.
- Provide a diversity of open space sizes, including maximising the size of Neighbourhood open space for future adaptability.
- Increase the amount of open space in proximity to the areas of increased urban density (higher building heights) where feasible.
3. Key targets cont.....

- Maximise direct sunlight access to the open spaces, particularly during winter when this is needed for community health and wellbeing.

- Incorporate existing natural and cultural heritage features into future open space where feasible.
4. Method of assessment

- Review the draft Fishermans Bend Framework, the Fishermans Bend Public Space Strategy and other relevant information.

- Prepare a scaled base of the Open Space Plan from Figure 17 in the Draft Fishermans Bend Framework.

- Site visits and assessment.

- Identify gaps in the provision of open space based on the 200 metre safe and easy walking catchment, relative densities and the proposed built form.

- Provide recommended adjustments in consultation with Fishermans Bend Taskforce and informed by overshadowing modelling by DELWP.
5. Adjustments to the open space plan in the draft Framework

5.1 Summary of overall adjustments

• Provide new Capital City (major event space) and District (sporting fields) open space in the Employment Precinct due to the lack of space to provide these types of open space in the Montague and Lorimer Precincts.

• 12m wide Linear open space (green links) to form part of the streetscapes or public realm.
5.1 Summary of overall adjustments cont....

- Provide new Capital City (major event space) and District (sporting fields) open space in the Employment Precinct due to the lack of space to provide these types of open space in the Montague and Lorimer Precincts.

Excerpt from J. Thompson’s Expert Evidence (page 24)

FIGURE (v)  FISHERMANS BEND PUBLIC OPEN SPACE – ADJUSTED LAYOUT

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5.1 Summary of overall adjustments cont....

- 12m wide Linear open space (green links) to form part of the streetscapes or public realm – as shown.

Extract from J. Thompson’s Expert Evidence (page 23)

FIGURE (iv) LINEAR OPEN SPACE NOT INCLUDED IN THE TOTAL QUANTITIES SHOWN IN TABLES B1 AND B3 IN THIS STATEMENT
5.2 Summary of precinct adjustments

- Seek opportunities to increase the size and reduce overshadowing to open space where possible during the implementation phase.

Extract from J. Thompson's Expert Evidence (page 29)

FIGURE (vi)  PUBLIC OPEN SPACE PLAN – MONTAGUE PRECINCT
5.2 Summary of precinct adjustments cont....

Relocated Neighbourhood open space

Reconfigured Neighbourhood open space

Combined two Neighbourhood open spaces

Relocated Neighbourhood open space from Gittus Street

Drawing Key

- Existing public open space
  - Source: City of Melbourne Planning Scheme
- FBF proposed public open space
  - Source: Victoria's Next Framework (VF) Draft Oct 2017
- TBLD adjustments to FBF open space
- TBLD proposed removal of FBF open space

FIGURE (vii) PUBLIC OPEN SPACE PLAN – SANDRIDGE PRECINCT

Extract from J. Thompson’s Expert Evidence (page 33)

Scale 1:5,000 @ A3

0 50 100 150 250m

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5.2 Summary of precinct adjustments cont....

Additional Neighbourhood open space to address gap area

Enlarged Neighbourhood open space to protect existing mature trees

Relocated and enlarged Neighbourhood open space to include mature tree

Extract from J. Thompson's Expert Evidence (page 37)

FIGURE (viii) PUBLIC OPEN SPACE PLAN – WIRRRAWAY PRECINCT

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5.2 Summary of precinct adjustments cont....

Seek opportunities during the implementation phase to open up the Lorimer Central open space to the north and access to the Yarra River.

Extract from J. Thompson’s Expert Evidence (page 41)

FIGURE (ix)  PUBLIC OPEN SPACE PLAN – LORIMER PRECINCT

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6. Summary of recommended changes to the draft Framework

- Add the definition of public open space to the Fishermans Bend Framework.

- Sustainability Goal 3 - update the target regarding open space within 200 metres of home to include workplace and a reference to a ‘safe and easy’ walk.

- Adjustments to the proposed quantum and distribution of open space as shown on Figure (v) and described in the precincts.
6. Summary of recommended changes cont....

- Differentiate the 12m wide linear open spaces (green links) from public open space.

- Include a reference to the provision of new Capital City open space and District open space in the Employment Precinct given there are none of these types of open space in the Montague and Lorimer Precincts.