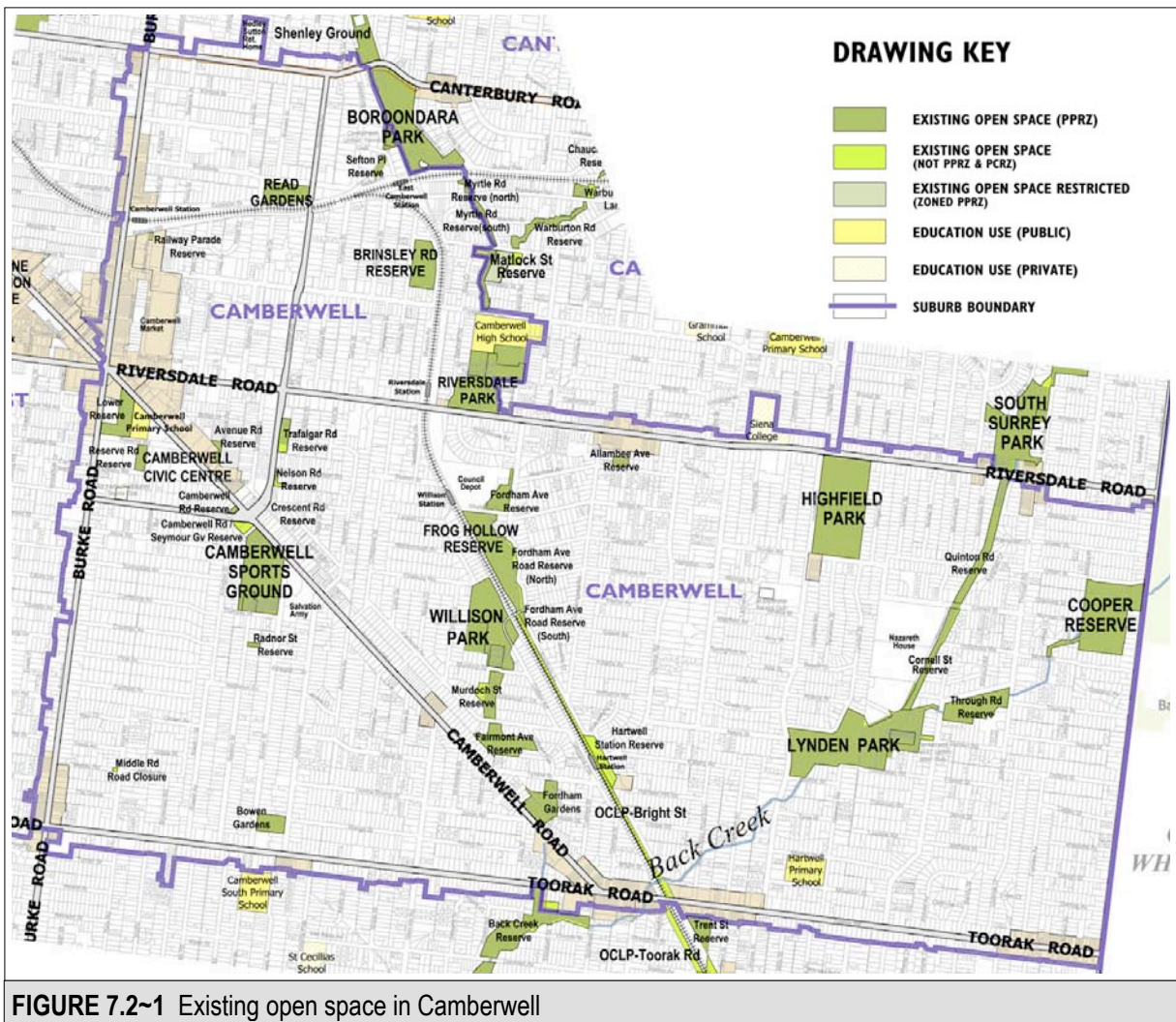


7.2 Camberwell



7.2.1 Existing conditions



7.2.1a Overall precinct description for Camberwell

Extent of the precinct

To the north, Camberwell precinct is defined by a boundary line generally aligned along Canterbury Road continuing to the western boundary of Borondara Park. The boundary then diverts in a south-east direction along Borondara Park, to Riversdale Road where the northern boundary is generally aligned along Riversdale Road. Warrigal Road defines the east boundary, Toorak Road the south and Burke Road the west

Summary of existing open space

Camberwell Sports Ground, Willison Park, Frog Hollow Reserve, Riversdale Park and Highfield Park are some of the key sporting reserves in Camberwell. The linear open space via the Outer Circle Linear Park provides north south connectivity centrally through the precinct and extends beyond the precinct as well. The linked open space system along the upper tributaries of Back Creek provides a linear trail through a range of parks including Lynden Park, Cooper Reserve, Through Road Reserve and Cornell Street Reserve. The Back Creek linked open space has some existing habitat corridor connectivity values, with the potential for these to be improved over time.

The more contemplative open spaces with heritage character include Read Gardens, Lower Reserve and Bowen Gardens. Other informal spaces include Brinsley Road Reserve, Fordham Gardens and Murdoch Street Reserve and a range of smaller open spaces particularly in and around the Camberwell Junction area.

Summary of ancillary open space

Ancillary open space includes Camberwell High School, Camberwell Primary School and Hartwell Primary School. Camberwell High School playing field adjoins Prospect Hill Road and Riversdale Park and contributes to the sense of open space in this area. Camberwell Primary School has multi-purpose courts on the site but there is no playing field and the site is secured with fencing. The school is located directly adjoining Lower Reserve. Hartwell Primary School is located in the south-east area of Camberwell and includes multipurpose courts and an athletics track on site, which are visible from the Merton Street frontage, and contribute to the open character of that area.

Summary of neighbourhood character

Camberwell is an established suburb with large residential areas with dwellings dating from the late 1800s including examples from the Federation period through to the Edwardian era and contemporary buildings. Gardens generally have a mixed exotic established character with mature exotic trees and vegetation. The street trees are a mix of native and exotic species. The majority of houses in Camberwell are detached dwellings with private gardens and open space, however there are areas particularly close to Camberwell Junction with higher densities including row terraces and more recent multilevel apartment buildings.

7.2.1b Quantity of open space in Camberwell

The following is a brief summary of the key statistics for quantity of open space in Camberwell:

- 41.94 hectares (ha) of open space
- 5.4 per cent of the suburb area is open space
- 7 per cent of the total open space in the City of Boroondara
- 20 sqm per person (estimated population 2011).

Other large adjoining open space in neighbouring suburbs or municipalities include:

- Wattle Park in Burwood (City of Whitehorse)
- South Surrey Park in Surrey Hills
- Boroondara Park in Surrey Hills
- Fritsch Holzer Park in Hawthorn East
- Swinburne Recreation Reserve in Hawthorn East
- Junction Skate Park in Hawthorn East.

Table 7.2(i) Number, size and type of open space in Camberwell

No	Hierarchy of open space	Area (ha)
0	Regional	0
6	Municipal	25.34
8	Neighbourhood	11.17
7	Local	4.01
11	Small Local	1.40
1	Small Local Link	0.02
33	Total	41.94

7.2.1c Open space hierarchy and character in Camberwell

Table 7.2(ii) List of existing open space type and character classification

Open space	Area sqm	Hierarchy	Primary Character Classification	Secondary Character Classification
Allambee Avenue Reserve	1,846	Small Local	Informal	
Avenue Road Reserve	1,434	Small Local	Informal	
Bowen Gardens	5,948	Local	Heritage	Formal
Brinsley Road Reserve	12,913	Neighbourhood	Informal	Heritage
Camberwell Civic Centre/Reserve Rd Reserve	3,125	Local	Civic forecourt	Seating/viewing
Camberwell Road Reserve	562	Small Local	Significant road reservation	
Camberwell Sports Ground	26,964	Municipal	Sporting	Heritage, Formal
Cooper Reserve	43,760	Municipal	Sporting	Informal, Linking space
Cornell Street Reserve	8,420	Neighbourhood	Linear	Service easement
Fairmont Avenue Reserve	12,817	Neighbourhood	Informal	Linking space
Fordham Avenue Reserve	6,326	Local	Linear	Informal
Fordham Avenue Road Reserve (North)	1,505	Small Local	Linear	
Fordham Avenue Road Reserve (South)	2,596	Small Local	Linear	
Fordham Gardens	12,090	Neighbourhood	Public garden	Water feature
Frog Hollow Reserve	25,463	Neighbourhood	Sporting	Heritage
Hartwell Station Reserve	5,925	Local	Linear	Informal
Highfield Park	57,488	Municipal	Sporting	

Table 7.2(ii) List of existing open space in Camberwell (continued)

Open space	Area sqm	Hierarchy	Primary Character Classification	Secondary Character Classification
Lower Reserve	9,632	Local	Public garden	Heritage, Linking space
Lynden Park	63,178	Municipal	Sporting	
Murdoch Street Reserve	6,716	Local	Informal	Linking space
Middle Road Closure	198	Small Local Link	Linking space	
Nelson Road Reserve	943	Small Local	Significant road reservation	Informal
OCLP Bright St	365	Small Local	Linear	
Quinton Road Reserve	12,926	Neighbourhood	Waterway	Linear, Nature conservation
Radnor Street Reserve	639	Small Local	Informal	
Railway Parade Reserve	389	Small Local	Public square	Railway easement/siding
Read Gardens	10,342	Neighbourhood	Heritage	Public Garden, Botanical
Riversdale Park	27,242	Municipal	Heritage	Linear, Sporting, Public garden, Botanical
Sefton Place Reserve	1,893	Small Local	Linking space	Informal
Seymore Grove Reserve/Camberwell Road	1,840	Small Local	Significant road reservation	
Through Road Reserve	16,756	Neighbourhood	Informal	Linear
Trafalgar Road Reserve	2,426	Local	Informal	Significant road reservation
Willison Park	34,773	Municipal	Sporting	Linear

Heritage values of open space

This is a summary of the open spaces identified as having significance in existing heritage studies:

Camberwell Conservation Study (1991)

- Bowen Gardens, purchased and developed as a public garden in 1923, significant for exotic plant species and retention of semi-formal linear layout.
- Camberwell Sports Ground, formerly known as Camberwell Cricket Ground, this site was permanently reserved in 1903 and developed in the early 1900s. It is significant for exotic plants and a combination of built form and landscape that evokes a strong period feeling of both its establishment date and later extensive development in the 1920s and 1930s.
- Read Gardens (formerly referred to as Broadway Gardens) was the first ornamental garden proposed in Camberwell, and established by 1906. It is significant for its exotic species including trees, retention of its semi-formal layout and support of the Edwardian character of the surrounding houses.
- Lower Reserve originally reserved in 1869, remained largely undeveloped until 1889 and developed as ornamental gardens designed in the 'pleasure ground' style.
- Riversdale Park (formerly referred to as Riversdale Gardens) was first purchased in 1913 as a site for public gardens and recreation and developed in the early 1900s. It is significant for its exotic tree layout including avenues of Cypress and Palms, provision of active recreation facilities including swimming

facilities and retention of sections of formal layout, avenue and garden bed planting and path system around the important swimming pool complex.

Master plans

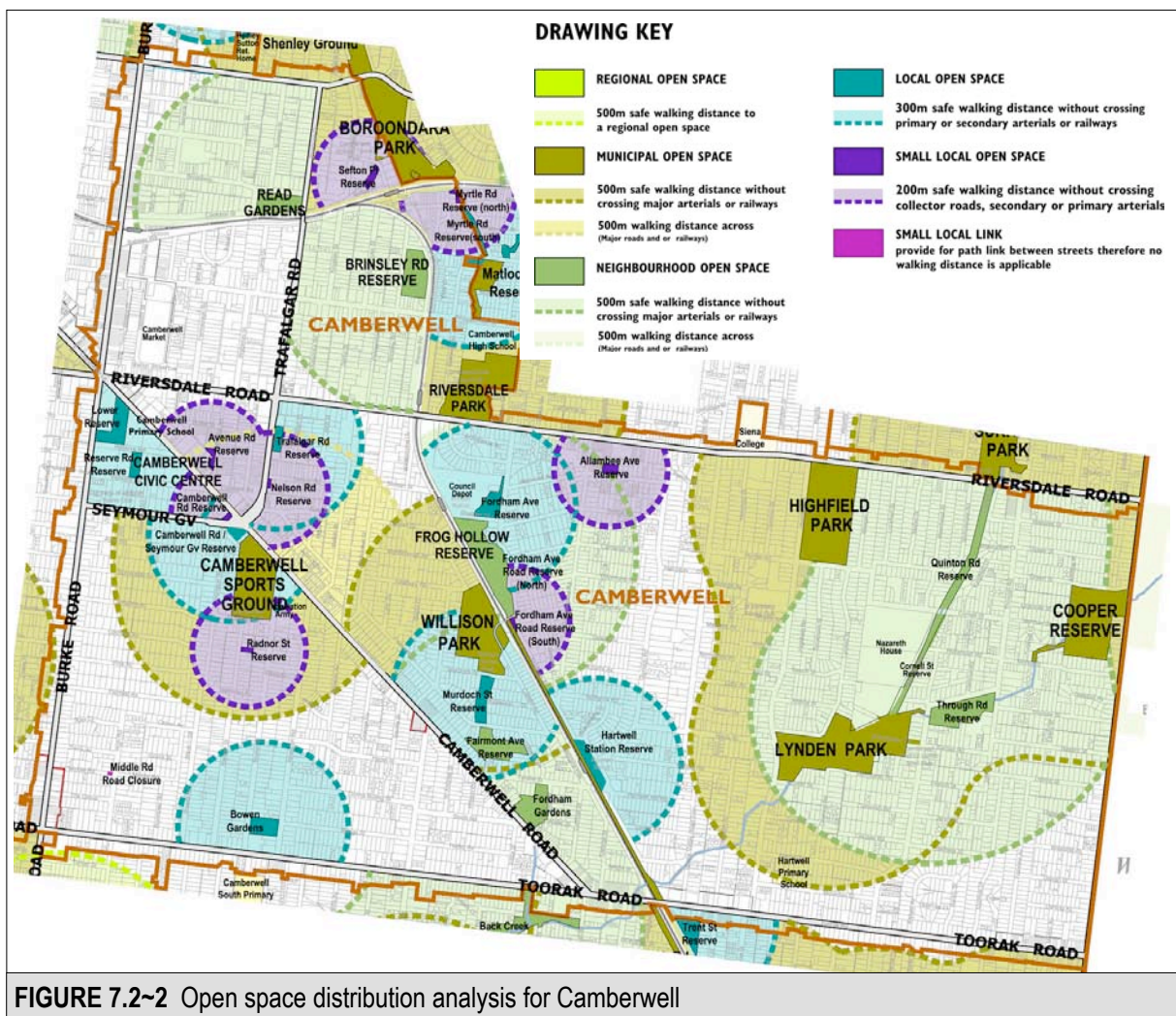
Council has two master plans for open space in Camberwell including:

- Camberwell Sports Ground Concept Master Plan Update (2005)
- Former Willison Bowls Club Concept Master Plan (2003)

Camberwell Sports Ground Concept Master Plan has recently been assessed by Council for currency of the actions from this. The assessment has been completed within the context of the existing population, however there will be a need for this open space to better meet the informal recreational needs of the existing and forecast community.

Former Willison Bowls Club Concept Master Plan is to re-work only the former fenced off bowling greens portion of the site into an open grassed area and a sensory garden. The currency of this recommendation may require review given the changes that may have occurred since 2003. The rest of the reserve has not been addressed in the concept master plan and should be considered for master planning.

7.2.1d Distribution of open space in Camberwell



Distribution of open space varies across Camberwell with some areas well provided for and other areas where there are gaps without any open space within easy safe walking distance. Two different linear open space systems in this precinct provide good north south connectivity. The Outer Circle Linear Park, located centrally through the precinct via the existing Alamein Railway line connects into the more extensive system that continues north to Chandler Highway and the Main Yarra shared trail system and south to the Gardiners Creek shared trail. The second system of linked open space is via the tributaries of Back Creek to the east and this linear open space system extends north into Surrey Hills.

There are five main open space gap areas within Camberwell, and these are shown in Figure 7.2~2. Four of these five gap areas coincide with areas of forecast growth, and solutions to address these gaps have been considered in the context of the forecasts trends, described below. One gap area that falls outside the forecast trends is CA-5. This gap area is not defined by any major barriers to safe access and is located in an area with a mix of both east-west and north-south oriented suburban streets that provide connectivity to a range of open space. Refer to Section 7.2.4 for a description of each area.

7.2.2 Community characteristics for Camberwell

7.2.2a Demographic summary of existing and forecast trends

Source: ABS Census, 2006 (*.id Consulting profiles, 20/1/11*)

Age structure:

Compared with the Municipal-wide average, there is a similar proportion of younger age group between 0 to 17 years and a larger proportion of older age group of over 60 years.

Forecast changes to age structure through to 2026 include:

- some increase in the 15 to 34 year age range
- some decrease in the 35 to 59 age range
- an increase in the population in the 60+ age range.

Household type:

Compared with the Municipal-wide average, there is a larger proportion of two adults with children households in this precinct.

Forecast changes to household type through to 2026 include:

- a slight increase in couples without dependents
- an increase in lone person households.

Dwelling type:

Compared with the Municipal-wide average, there is a higher proportion of separate house dwellings and a smaller proportion of apartment/flat dwellings. The proportion of semi-detached row terrace/townhouse is similar. Forecast information is not available for dwelling types.

Estimated residential population in 2011: 21,276*

Forecast residential population in 2026: 23,220 (increase of 1,944)*

*Source: *.id Consulting incorporating VIF figures*

7.2.2b Summary of household survey outcomes for Camberwell

A total of 176 household surveys were received from residents of Camberwell, which represents 9.6 per cent of the total number of surveys received. This is slightly less than the proportion of Camberwell residents in the Boroondara population, which is 12.9 per cent.

Most frequently visited open space reserves:

USE	OPEN SPACE	REASONS TO VISIT	SUGGESTED IMPROVEMENTS
Open space within walking distance			
35%	Lynden Park	walking (31%) dog walking (29%) exercising (15%) playground (15%) meeting people (13%)	Additional toilets, upgrade path surface, additional seats and regular rubbish removal and reserve maintenance.
26%	Through Road Reserve	playground (33%) walking (31%) playing with children (18%) dog walking (13%)	Additional toilets, additional seats and park infrastructure, enforce dog on-lead and additional indigenous planting.
20%	Frog Hollow Reserve	walking (31%) playground (28%) dog walking (22%) exercising (17%)	Additional toilets, more native/indigenous planting, widen shared path and additional park facilities.
14%	Cooper Reserve	dog walking (33%) playground (29%) walking (21%)	Additional BBQs, more native/indigenous planting, additional park facilities.
9%	Cornell Street Reserve	walking (63%) bushland (19%)	Additional native /indigenous planting, additional seats.
Open space beyond walking distance			
13%	Wattle Park	walking (39%) bushland (22%) large open space (13%)	Additional trees, additional park facilities and regular maintenance required.
11%	Gardiners Creek Trail	cycling (37%) exercising (21%) dog walking (14%)	Additional native/ indigenous planting.
11%	Maranoa Gardens	native vegetation (68%) gardens (16%) playground (16%)	Provide shelter, additional seating, enforce dog on-lead.
8%	Highfield Park	playgrounds (50%) meeting people (14%) watching sport (14%)	Additional toilets, indigenous shade trees, seating and shelter.
6%	Canterbury Gardens	entertainment/event (40%) ambience/beauty (30%) picnics (20%)	Additional toilets, improve garden beds.

Types of open space used (top four):

86% small local parks

86% local streets for exercise

72% sporting reserves
69% open space along Gardiners Creek.

Values (top four):

73% place to relax and unwind
73% trees
67% health and wellbeing
65% place for kids to play.

Activities and facilities in open space (top four):

92% walking paths
86% open grassed areas
84% seats
55% drinking fountains.

Facility provision and maintenance:

The provision of facilities could be improved for seats, public toilets, drinking fountains and shelters. Generally facilities are well maintained with the exception of public toilets and drinking fountains.

General comments:

- Value the choice and variety of open space in Boroondara.
- Open space is important as residential densities increase.
- Ensure that existing open space is retained.
- More open space is required.
- Open space is well maintained.

For further details on household survey outcomes, refer to Appendix B of the Strategy.

7.2.2c Implications of Community characteristics on future open space planning in Camberwell

The forecast trends in demographics would result in a slight decline in middle-aged families and an increase in the young adults and older people. This change would likely require a more diverse range of unstructured and informal facilities to encourage use of open space to maintain fitness. The forecast increase in urban densities in the activity centres would likely result in more people living in apartments rather than detached single dwellings, and less private open space. Providing open space nearby to forecast higher density dwellings would assist in achieving improved health, wellbeing and environmental outcomes.

7.2.3 Land use trends in Camberwell

7.2.3a Overview

It is anticipated that the forecast population growth in Camberwell will be concentrated in activity centres. The Camberwell Junction Principal Activity Centre along with seven other activity centres are located either wholly or partially within the precinct. These are shown on Figure 7.2~3.

Figure 7.2~3 also shows the extent of existing Heritage Overlays within Camberwell. While some redevelopment may occur within these areas, it is anticipated they will receive a lower intensity of redevelopment due to the presence of built form that is of heritage significance.

The Activity Centres located in Camberwell are described after Figure 7.2~3. Camberwell Junction Principal Activity Centre (PAC) is described first with a detailed analysis of open space provision and need, given this is the Centre forecast to receive the highest level of population growth. Following the Camberwell Junction PAC, the smaller activity centres are described.

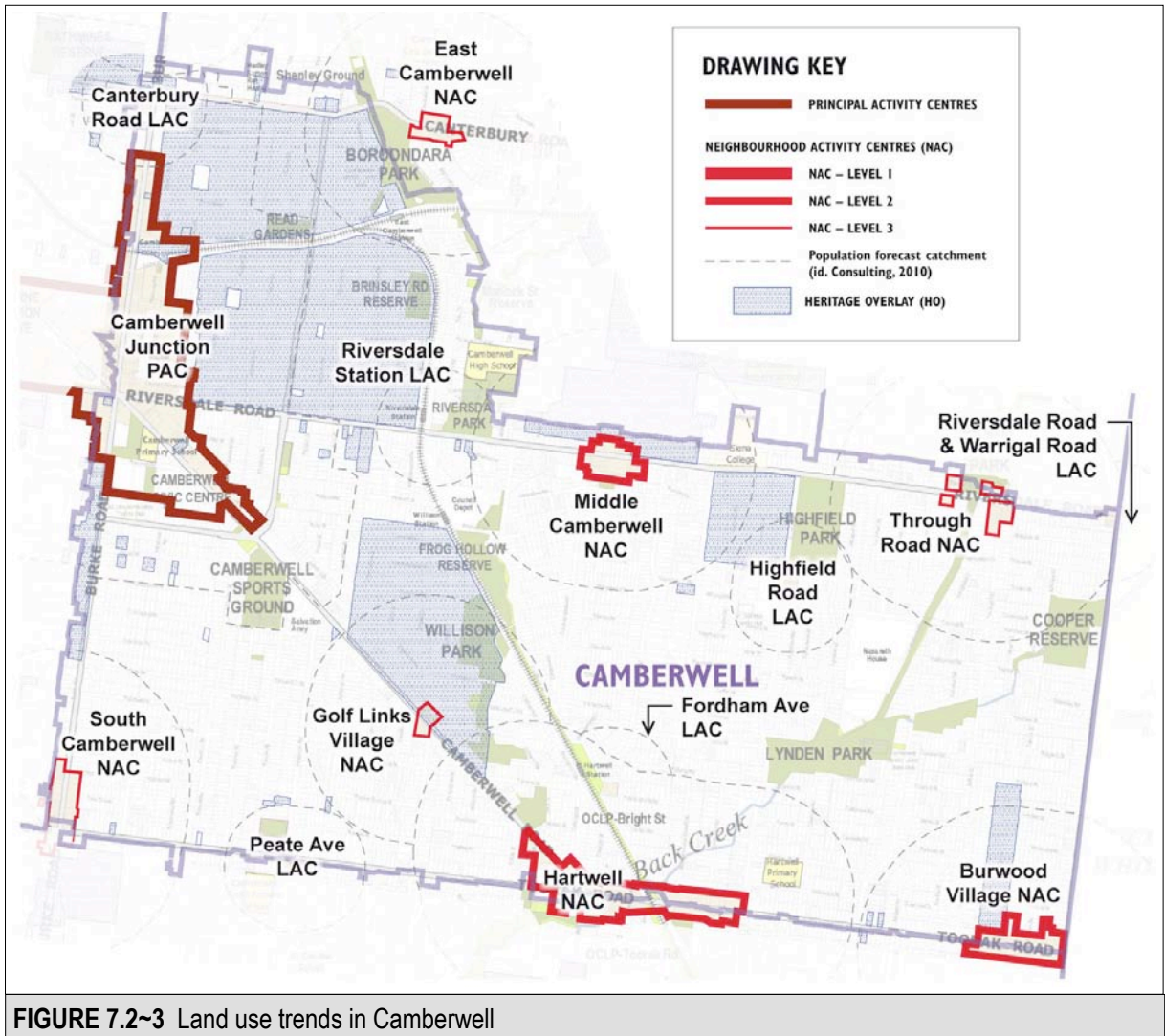


FIGURE 7.2~3 Land use trends in Camberwell

7.2.3b Camberwell Junction Principal Activity Centre (PAC)

Summary of the extent of the existing Centre

Camberwell Junction is centred on the major six-way intersection of Camberwell Road, Burke Road and Riversdale Road. The junction crosses the boundary of the suburbs of Camberwell and Hawthorn East and the description of the activity centre, while located in the Camberwell Precinct, has a major influence on future open space provision in Hawthorn East as well.

Figure 7.2~4 illustrates the extent of the Camberwell Junction PAC as taken from the adopted *Camberwell Junction Structure Plan (Adopted 27/10/08)* shown on this diagram with the solid red line. The dashed grey line is the .id Consulting population forecast catchment for the PAC.



Summary of open space planning implications of the existing Structure Plan

Camberwell Junction Structure Plan (Adopted 27/10/08) plans for forecast increased intensification of use expected to occur throughout the centre, with increased building heights and intensity of use specifically in the following locations:

- In close proximity to Fritsch Holzer Park and Swinburne Recreation Reserve

- South of Camberwell Station
- Corner of Burke Road and Riversdale Road
- Between Burke Road and Camberwell Road and south of Harold Street
- Adjacent to Camberwell Sports Ground.

Anticipated forecast population growth in the Camberwell Junction PAC

Residential population

The forecast residential population increase within the activity centre between 2011 and 2026 is in the order of 1,078 people on the west side of the Centre in Hawthorn East, and in the order of 642 on the east side in Camberwell, which equates to a total of 1,720 (*Source: .id Consulting, 29 November 2010, refer to Table 5A of this Strategy*). The open space analysis has aimed to achieve an improvement in the diversity of facilities in existing open space and provide additional open space close to the activity centres to cater for the forecast increased numbers of people residing in the centre. To achieve this, additional Local and Small Local open space will be required in the activity centre.

Non-residential population

The *Camberwell Junction Structure Plan (Adopted 27/10/08)* supports and encourages a diversity of land uses within the centre, resulting in a forecast growth in retail and business use within the precinct. As a result of this growth, the forecast additional employee population within the Centre is 1,150 by 2026. The estimated employee population in 2009 was 7,465 and is forecast to increase to 8,615 by 2026 (*Source: based on floorspace data and average persons/sqm rate derived from Essential Economics, 2010, refer to Table 5B of this Strategy*).

Total additional population

Combining the residential and non-residential population, there is forecast to be an additional 2,870 either employed or living in the Centre by 2026.

Open space distribution and future needs in the Camberwell Junction PAC

Figure 7.2~4 illustrates the location of open space around the activity centre. This includes a range of different types of open space including sporting reserves, heritage gardens and a range of smaller open spaces.

Within the activity centre major arterial roads and the railway form east-west and north-south barriers to safe and easy access to open space. Provision of future open space in the activity centre is based on an assessment of the accessibility of open space for both the existing and forecast population, based on the criteria outlined in Section 6 of this Strategy.

The major barriers to safe and easy access have defined a range of sub-precincts within the Camberwell Junction PAC and these are illustrated on the following diagram Figure 7.2~5. The Camberwell Junction PAC is located across two suburbs - Hawthorn East and Camberwell with Burke Road effectively the boundary between them. The open space analysis and description has been discussed separately for each suburb.



Hawthorn East - west side of the Camberwell Junction PAC

Burke Road forms a major barrier to easy safe access to open space. A number of other major barriers to easy and safe waling access to open space are also located west of Burke Road. These include:

- The railway, which is a major east-west barrier to the north.
- Camberwell Road towards toward the north.
- Riversdale Road in the centre.
- Tooronga Road to the west.

This creates four open space sub-precincts within the Hawthorn East side of the Camberwell Junction PAC, and these are illustrated in Figure 7.2~5. These sub-precincts are based on the ability for people working or living in the activity centre to easily reach open space. A summary of open space provision in the Hawthorn East sub-precincts is shown in Table 7.2(iii) below.

Table 7.2(iii) Hawthorn East sub-precinct open space analysis and conclusions for the Camberwell Junction PAC

Sub-precinct	Description	Conclusions for the Hawthorn East side of the Camberwell Junction PAC open space sub-precincts
CJ1	Canterbury Road defines the north, the railway the south and Burke Road to the east of this sub-precinct. No open space is located within easy walking distance of this sub precinct, with Victoria Road Reserve the nearest open space located more than 500 metres west of this sub-precinct.	<ul style="list-style-type: none"> • There is a need for an additional Small Local open space located centrally in sub-precinct CJ1 for both the existing and forecast population.
CJ2	The railway defines this sub-precinct to the north, Burke Road to the east and Camberwell Road to the south. Currently there is no open space within safe and easy walking distance of this sub-precinct. The southern area will continue to receive increased intensity of use.	<ul style="list-style-type: none"> • There is a need to provide a Local open space in the southern area of this sub-precinct, preferably to the west of the Burke Road retail area. • A Small Local open space is proposed in the north-western area of this sub-precinct to primarily cater to the forecast population along Camberwell Road.
CJ3	Positioned west of the five-way junction, this sub-precinct is defined by Riversdale Road to the south and Camberwell Road to the north. Existing open space includes Fritsch Holzer Park, Swinburne Recreation Reserve and Symonds Reserve	<ul style="list-style-type: none"> • This sub-precinct has adequate provision of open space for the existing and forecast population. • The forecast population will increase the use of existing open space, particularly Fritsch Holzer Park and Swinburne Recreation Reserve. There will be a need to improve the diversity of facilities and overall landscape character of these open spaces to adequately cater to the forecast increased levels of use, while recognising the constraints associated with Fritsch Holzer Park being a retarding basin and a former

Sub-precinct	Description	Conclusions for the Hawthorn East side of the Camberwell Junction PAC open space sub-precincts
		clay pit site.
CJ4	Located south of Riversdale Road and west of Burke road, this sub-precinct is at the southern extent of the Activity centre, without any open space within safe walking distance	<ul style="list-style-type: none"> Given there is no existing open space in this sub-precinct and the area is forecast to potentially have additional people, a Local open space is proposed to meet existing and forecast population needs. This is to be located within 300 metres walking distance Riversdale Road and Burke Road. Anderson Park is a Municipal open space reserve located within one kilometre walking distance of this area to the south.

Refer to **Section 7.2.5** for Actions relevant to implement the above conclusions.

Camberwell - east side of the Camberwell Junction PAC

The east side of the Camberwell Junction Activity Centre has six sub-precincts and these are illustrated in Figure 7.2~5. As with the sub-precincts for the west side (Hawthorn East), they are based on the ability for people working or living in the activity centre to easily reach open space. Some sub-precincts will require additional open space to address the existing and future needs of residents and workers in the Centre. A summary of the Camberwell sub-precincts is described in Table 7.2(iv) below:

Table 7.2(iv) Camberwell sub-precinct open space analysis and recommendations for the Camberwell Junction PAC

Sub-precinct	Description	Conclusions for the Camberwell side of the Camberwell Junction PAC open space sub-precincts
CJ5	Situated in the north-east of the Activity centre, the Railway, Bourke Road, Canterbury Road and Stanhope Grove define the boundaries of this area. Read Gardens is located in the south-east corner of this precinct, and beyond 200 to 300 metres walking distance from the Burke Road mixed use zone, where forecast population growth is anticipated to be concentrated.	<ul style="list-style-type: none"> To cater to both the existing and forecast population in the west of this sub-precinct, an additional Small Local open space is required within 200 metres east of Burke Road.
CJ6	Located immediately east of the five-way junction, the railway, Burke Road, Riversdale Road and Trafalgar Road define the boundaries of this sub-precinct. Camberwell Market is located in this sub-precinct.	<ul style="list-style-type: none"> Currently the only open space is Railway Reserve, an urban plaza located in the north of the sub-precinct, immediately south of the railway. There is a need to provide some additional open space (as a minimum Local open space) in this sub-precinct to cater to both the existing and forecast population needs,

Sub-precinct	Description	Conclusions for the Camberwell side of the Camberwell Junction PAC open space sub-precincts
		including visitors, residents and workers.
CJ7	Defined by Riversdale Road, Camberwell Road and Trafalgar Road to the east, this sub-precinct is located east of the five-way junction. Avenue Reserve is the only open space in this precinct.	<ul style="list-style-type: none"> Forecast increase in residential and worker population in this area would result in the need for additional Small Local open space located further west in the vicinity of Butler Street.
CJ8	Located in the Civic precinct of Camberwell, the open space includes Lower Reserve and Camberwell Civic Centre Reserve. Camberwell Road, Burke Road and Seymour Grove define this triangular sub-precinct.	<ul style="list-style-type: none"> There is adequate provision of open space in this sub-precinct A major redevelopment site is located in this precinct (as identified from the Urban Development Program Maps locating Major Residential Redevelopment sites) and the forecast population would create additional demand for access to open space facilities and therefore upgrades to facilities such as seating, picnic areas and potentially play facilities may be required.
CJ9	Trafalgar Road Reserve and Nelson Road Reserve are located in this sub-precinct, defined to the north by Riversdale Road, to the west by Trafalgar Road and south by Camberwell Road.	<ul style="list-style-type: none"> The only existing open spaces within safe walking distance in this sub-precinct are all located on a major road. It is necessary therefore to either undertake improvements to the existing open space to significantly ameliorate the negative impacts of the major road on the use of this open space or seek alternative locations to provide open space within easy and safe walking distance of this sub-precinct.
CJ10	Located south of Seymour Grove and east of Burke Road, Camberwell Sports Ground and Radnor Street Reserve are within walking distance of this sub-precinct.	<ul style="list-style-type: none"> There is adequate provision of open space to meet the open space needs within walking distance of the activity centre. Some upgrade to informal recreational facilities in Camberwell Sports Ground will be required to meet the needs of the forecast population that will be ageing and therefore likely to utilise informal recreational facilities.

Refer to Section 7.2.5 for relevant Actions to implement the above conclusions.

7.2.3c Level 2 Neighbourhood Activity Centres (NAC) in Camberwell

Middle Camberwell Neighbourhood Activity Centre NAC

Middle Camberwell is located on Riversdale Road east of Camberwell Junction. The *Activity Centre Strategy* has identified higher density residential as part of any forecast redevelopment of the supermarket site on the south side of Riversdale Road adjoining Allambie Avenue Reserve. With forecast increased concentration of population in this area estimated to be in the order of 100 residents and some additional non-residential population, there would be a need

to undertake a major upgrade to Allambie Avenue Reserve, and ensure the development interface treatment achieves suitable passive surveillance and meets criteria in Section 6 of this Strategy.

Hartwell Neighbourhood Activity Centre NAC

Hartwell Activity Centre is located at the junction of Camberwell and Toorak Roads in the south of the precinct. The *Activity Centre Strategy* has identified increasing residential densities in the west between Camberwell and Toorak Roads where there are larger lots that are appropriate to achieve this. Additional mixed use with some residential above is identified west of the railway, while east of the railway the land uses are to continue to be primarily large format office and commercial uses. The forecasts include 320 residents by 2026 along with additional non-residential population.

The area between Camberwell and Toorak Roads currently has no open space within safe walking distance. Back Creek Reserve is located to the south of Toorak Road and provides a linear open space connection down to Ferndale Park in Glen Iris. North of Camberwell Road is Fordham Gardens.

Burwood Village Neighbourhood Activity Centre NAC

Burwood Village is located on Toorak Road near the junction with Camberwell Road. The *Activity Centre Strategy* has identified introducing some residential use as part of forecast redevelopment of larger existing car park sites to the north of Toorak Road. The forecasts include 180 residents by 2026 along with additional non-residential population. Currently the forecast residential use is in Gap Area CA-4, and additional Small Local open space is recommended to cater for the open space needs of the forecast population in this area.

7.2.3d Level 3 Neighbourhood Activity Centres (NAC) in Camberwell

Golf Links Village NAC

Located on Camberwell Road it is forecast that this centre will attract shop top housing with a forecast additional 139 residents by 2026. Forecast residents to the north would have access to Murdoch Street Reserve within easy walking distance, while to the south forecast residents would not have any nearby open space within safe easy walking distance as this is in an existing gap area. There will need to be additional open space in this area for the existing population and the forecast population would also contribute to this additional open space.

South Camberwell NAC

Located on Burke Road it is anticipated that this centre will attract shop top housing with a forecast additional 140 residents by 2026. Forecast residents to the west would have safe walking access to Anderson Park and Cato Park in Hawthorn East, but with a distance further than 500 metres. The existing gap area to the east has no open space within easy walking distance, with the nearest being Camberwell Sports Ground located more than one kilometre from this area. There will be a need to provide additional open space to the east of the centre for the existing and forecast population.

Through Road NAC

Located on Riversdale Road this activity centre is located either side of South Surrey Park in Surrey Hills to the north, and Quinton Road Reserve. It is anticipated that this centre will attract shop top housing with a forecast additional 188 residents by 2026. Forecast residents would have safe walking access to South Surrey Park on the north and Quinton Road Reserve to the south. The forecast population would place additional demands on South Surrey Park, particularly given they would have less private open space than surrounding residents.

7.2.3e Remainder of the suburb and Local Activity Centres (LAC)

Three Local Activity Centres all have a forecast additional population of less than 50 residents through to 2026. This forecast population would place additional demand on open space within 200 metres of their location.

The six centres are:

- Fordham Avenue LAC
- Highfield Road LAC
- Riversdale Road and Warrigal Road LAC
- Peate Ave LAC
- Riversdale Station LAC
- Canterbury Road LAC.

Remaining areas of the suburb outside the activity centres have heritage values and these areas are unlikely to experience much change due to the presence of Heritage Overlays in the planning scheme. A larger heritage precinct extends east of the Camberwell Junction Activity Centre between Camberwell Road and the railway. There is another precinct in the south-east, north of the South Camberwell Neighbourhood Activity Centre centred on Fairview Avenue.

7.2.4 Gaps in open space distribution in Camberwell

As discussed in the Distribution of Open space earlier in this chapter, there are some gaps in the distribution of open space in Camberwell. Each of the main gap areas has been numbered and is illustrated in Figure 7.2~6 and the analysis and conclusion for each gap area is described in Table 7.2(v) below. Some of these gap areas extend into the Camberwell Junction PAC area and where this occurs, the sub-precinct number from the PAC has been included.

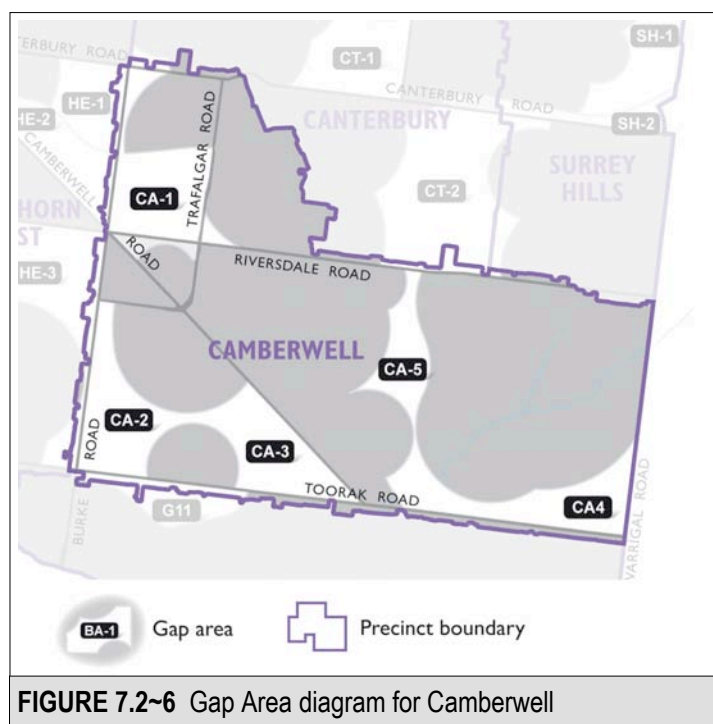


FIGURE 7.2~6 Gap Area diagram for Camberwell

Table 7.2(v) Open space gap areas for Camberwell

Gap area	Description	Conclusions for Camberwell gap areas
CA-1 & CJ6	This gap area extends east of Burke Road between the Belgrave/Lilydale Line railway in the north and Riversdale Road to the south. Located partially within the Camberwell Junction PAC, forecast population growth is anticipated in the western part of this gap area, and east of Fairholm Grove the remainder is included in a Heritage Overlay, protecting the existing low density residential precinct and therefore minimal change is anticipated in the east part of this gap area.	<ul style="list-style-type: none"> Currently the only open space is Railway Reserve in the north of the precinct, providing good connectivity to the railway and seating, however the size and location offers limited broader recreational use. Additional Local open space is required in the west of this gap area, preferably at the Camberwell Market site by conversion of part of all of the car park to open space. Refer to description in Table 7.2(iv) Sub-precinct CJ6 for further information. This will be for the forecast and existing population.
CA-2	Located east of Burke Road, north of Toorak Road, in the vicinity of the South Camberwell Activity Centre, the nearest Local open space is Bowen Gardens. The Gardens are located east of the gap area and are accessible via east-west residential streets.	<ul style="list-style-type: none"> Forecast growth would exacerbate the existing lack of open space in this gap area, with a forecast 140 residents along with additional non-residential population. A Small Local open space will be required in the future in this gap area to cater to the existing and forecast population.
CA-3	The Hartwell and Golf Links Activity Centres are both located within this gap area, which extends to the west of the intersection of Camberwell and Toorak Roads. Fordham Gardens is located on the north side of	<ul style="list-style-type: none"> Forecasts of approx 460 additional residents in these two activity centres would require at least one Local or two Small Local open spaces to adequately provide open space within safe walking distance for the existing and forecast

Gap area	Description	Conclusions for Camberwell gap areas
	Camberwell Road, but requires crossing a major road to reach it.	population.
CA-4	This gap area extends east of the railway to the Municipal boundary at Warrigal Road and north of Toorak Road. The Hartwell Activity Centre extends east of the railway and Burwood Village Activity Centre is located near the corner of Warrigal Road.	<ul style="list-style-type: none"> • A combined forecast residential population growth for both the Burwood Village and Hartwell Activity Centres is in the order of 500 people. • Additional Small Local open space to the east of the gap area is required primarily for the forecast population in the Burwood Village Activity Centre • No additional open space is required to the west of this gap area near the railway, as the activity centre is not forecast to result in a growth in residential population in this area. If this changed in the western part of this gap area, an additional Small Local open space may be required.
CA-5	This gap area is located east of the railway in the vicinity of Glyndon and Wattle Valley Roads. Existing open space located to the east and west of this centre can be accessed via the residential street network.	<ul style="list-style-type: none"> • No additional open space is recommended in this gap area. While the distances to travel are greater than the recommended 300 to 400 metres, access can be achieved via local residential streets rather than major roads. Improving access via the on-street footpath network will assist with overcoming the lack of open space in this gap area. This area is also not located nearby any of the larger activity centres.

7.2.5 Camberwell Actions

7.2.5a Summary of overall intent for open space in Camberwell

Provision and distribution

The eastern areas of Camberwell are generally well provided with open space, while to the north and west there are some gaps in its provision. The Principal Activity Centre is located to the west and in this location the gaps in open space provision will increasingly be an issue, especially with the introduction of residential uses. Additional Small Local and Local open spaces to be provided in the activity centre are recommended in this Strategy to address this. Similarly, forecast growth in the other activity centres will be addressed with either provision of additional open spaces or upgrade to existing open space reserves. The eastern area has linear open spaces linking Neighbourhood and Municipal open spaces.

Quality and design

This Strategy recommends improvements to the diversity of facilities in open space to increase their appeal and use to the diverse population, including in the

context of forecast change. This will include upgrading some of the Municipal, Neighbourhood, Local and Small Local open spaces.

7.2.5b Precinct Actions for Camberwell

The priorities shown in the Action tables are indicative only. The priorities provide guidance on the expected sequence and timeframes for the commencement of actions and may change pending the allocation of suitable funding and resources, along with the actual rate and location of forecast future land use trends and development. Many of the actions will be staged and delivered over a number of years extending beyond the timeframe in which they commenced.

A Additional open space

No.	Action	Responsibility	Priority
7.2A-1	Provide an additional Local open space in Gap area CA-1 & CJ6, preferably in or in the vicinity of the Camberwell Market. This is for the forecast and existing population in the Camberwell Junction Principal Activity Centre.	Council & Developer	High
7.2A-2	Provide an additional Local open space in Gap Area CA-2, to cater to the existing and forecast population in the vicinity of the South Camberwell Activity Centre.	Council & Developer	High
7.2A-3	Provide additional Local open space in gap Area CA-3, to cater to the existing and forecast population in the vicinity of the Hartwell and Golf Links Activity Centres. If achieving one Local open space is not feasible, two Small Local open spaces will be required.	Council	Medium
7.2A-4	Provide additional Small Local open space to the east end of Gap Area CA-4 near the Burwood Village Activity Centre. No additional open space is required to the west end of Gap Area CA-4 (near Hartwell Activity Centre) as no change is forecast for the residential population in this part of the Hartwell Activity Centre.	Council & Developer	Low
7.2A-5	An additional Small Local open space is required in the Camberwell Junction Principal Activity Centre sub-precinct CJ5 close to Burke Road for the forecast and existing population.	Council & Developer	Medium
7.2A-6	An additional Small Local open space is required in the Camberwell Junction Principal Activity Centre sub-precinct CJ7, towards the western end. This is primarily for the forecast population.	Council & Developer	Medium

B Links to open space

No.	Action	Responsibility	Priority
7.2B-1	Improve the on-street connectivity to open space in Gap Area CA-5, by ensuring footpaths are in good condition, kerb ramps present at the road crossing points and street	Council	High

No.	Action	Responsibility	Priority
	trees provide some shade and landscape amenity to improve the journey to the open space to the east and west of the gap area.		

7.2.5c Individual open space Actions for Camberwell

The reserves are listed in alphabetical order in each hierarchy type.

C Municipal open space

No.	Action	Responsibility	Priority
7.2C-1	<p>Camberwell Sports Ground</p> <p>Review the concept master plan to investigate the provision of additional informal recreational use within the reserve to address the lack of existing open space to the south and the forecast population within walking distance of the reserve.</p>	Council	High
7.2C-2	<p>Cooper Reserve</p> <p>Prepare and implement a concept master plan to guide future minor upgrade works to the reserve, including increased informal recreation facilities including barbecue, picnic shelter and additional indigenous vegetation to improve the habitat link between Wattle Park and Lynden Park.</p>	Council	Medium
7.2C-3	<p>Highfield Park</p> <p>Undertake minor works to this open space to improve the provision of informal recreation facilities including potential to install a perimeter path around the reserve, seating etc for the existing and forecast population.</p>	Council	Medium
7.2C-4	<p>Lynden Park</p> <p>Prepare and implement a concept master plan to guide the minor upgrades required to address suggested improvements in the consultation including: public toilets, upgrade path surface, additional indigenous/native planting, additional seats and improved all-ability access. This reserve was the most visited open space in the household survey for this precinct.</p>	Council	High
7.2C-5	<p>Riversdale Park</p> <p>Prepare a conservation management plan for this open space. Continue to maintain this reserve for both informal and sporting use consistent with any future concept master plan recommendations.</p>	Council	Medium
7.2C-6	<p>Willison Park</p> <p>Review the existing concept master plan (2003) to update and reflect the current trends in open space design and management. This plan will also confirm if the proposed Sensory Garden is still viable and the best use of open space in this location for both the existing and forecast population.</p>	Council	High

D Neighbourhood open space

No.	Action	Responsibility	Priority
7.2D-1	<p>Brinsley Road Reserve</p> <p>Investigate the need to undertake a conservation management plan for this open space. Following the conservation management plan (if required) undertake minor upgrade to this open space to provide improved access for informal recreational use given this is the only open space for a larger catchment of people. This is to be consistent with the recommendations in the conservation management plan.</p>	Council	Medium
7.2D-2	<p>Cornell Street Reserve</p> <p>Investigate the potential to improve habitat and landscape character connectivity through this reserve to improve the overall habitat connectivity values of the Back Creek corridor. Integrate proposed open space to the west of Cornell Street Reserve into this linear open space corridor.</p>	Council	Low
7.2D-3	<p>Fairmont Avenue Reserve</p> <p>Prepare and implement a design plan to guide the future upgrade of this open space to provide a range of Neighbourhood facilities to improve its accessibility and use for existing and forecast population.</p>	Council	Medium
7.2D-4	<p>Fordham Gardens</p> <p>Minor upgrade to Fordham Gardens to provide facilities for estimated forecast population in the Hartwell Neighbourhood Activity Centre.</p>	Council & Developer	High
7.2D-5	<p>Frog Hollow Reserve</p> <p>Investigate the need to prepare a conservation management plan for this open space. Following the conservation management plan (if required), then prepare a design plan to identify and implement minor upgrade to facilities including paths, dog off-lead facilities, and review public toilet facility design and maintenance.</p>	Council	Medium
7.2D-6	<p>Quinton Road Reserve</p> <p>Continue to maintain this linear open space along Back Creek.</p>	Council	Ongoing
7.2D-7	<p>Read Gardens</p> <p>Prepare and implement a conservation management plan for Read Gardens to guide ongoing management of its heritage values including significant established vegetation. This is to address the estimated increased use of this open space as the Camberwell Principal Activity Centre develops.</p>	Council	High
7.2D-8	<p>Through Road Reserve</p> <p>Minor upgrade including play facility improvement, increased native planting to improve the habitat corridor values between Wattle Park and Lynden Park and ensuring the park provides all-ability access given proximity of aged care facility to the reserve.</p>	Council	Low

E Local open space

No.	Action	Responsibility	Priority
7.2E-1	<p>Bowen Gardens</p> <p>Prepare and implement a conservation management plan for this open space to guide ongoing management of its heritage values. This is to address the potential increased use likely as a result of the forecast population in the area.</p>	Council	Medium
7.2E-2	<p>Camberwell Civic Centre/Reserve Road Reserve</p> <p>If the proposed redevelopment site identified in the Urban Development Program nearby this open space occurs, prepare an appropriate design plan to guide the future upgrade to this open space including informal recreation facilities.</p>	Council	Medium
7.2E-3	<p>Fordham Ave Road Reserve</p> <p>Continue to maintain this open space, with minor upgrade of additional seats and trees to address increased use from forecast population</p>	Council	Medium
7.2E-4	<p>Hartwell Station Reserve</p> <p>Minor upgrade required of additional facilities for informal access for the existing and forecast population.</p>	Council	Medium
7.2E-5	<p>Murdoch Street Reserve</p> <p>Continue to maintain this open space, with minor upgrade of additional seats and trees to address increased use from forecast population.</p>	Council	Medium
7.2E-6	<p>Lower Reserve</p> <p>Prepare and implement a conservation management plan for this open space to guide ongoing management of heritage values and provision of additional informal facilities as required to cater to the forecast population</p>	Council	High
7.2E-7	<p>Trafalgar Road Reserve</p> <p>Investigate appropriate design solutions to reduce the impact of traffic noise and movement on the values of this open space, or seek to purchase an alternative area of open space within 200 metres east of this existing open space reserve as a replacement for it. Refer also to Nelson Road Reserve and Sub-Precinct CJ9. This is for the existing and forecast population.</p>	Council	High

F Small Local open space

No.	Action	Responsibility	Priority
7.2F-1	<p>Allambee Ave Reserve</p> <p>Major upgrade to the open space to provide facilities primarily for the forecast population change in the Middle Camberwell Activity Centre directly adjoining the north side of this reserve</p>	Council	Medium
7.2F-2	<p>Avenue Road Reserve</p> <p>Continue to maintain this open space as a Small Local</p>	Council	Ongoing

No.	Action	Responsibility	Priority
	open space for both residents and employee population in the Camberwell Junction Activity Centre.		
7.2F-3	Camberwell Road Reserve Continue to maintain this open space as primarily a visual open space at the intersection of these major roads	Council	Ongoing
7.2F-4	Camberwell Road and Seymour Grove Reserve Continue to maintain this open space as primarily a visual open space at the intersection of these major roads	Council	Ongoing
7.2F-5	Fordham Avenue Road Reserve (North) Continue to maintain as a linear link.	Council	Ongoing
7.2F-6	Fordham Ave Road Reserve (South) - OCLP Continue to maintain as linear open space.	Council	Ongoing
7.2F-7	Nelson Road Reserve Investigate appropriate design solutions to reduce the impact of traffic noise and movement on the values of this open space, or seek to purchase an alternative area of open space within 200 metres east of this existing open space reserve as a replacement for it. Refer also to Trafalgar Road Reserve and Sub-Precinct CJ9	Council	High
7.2F-8	OCLP Bright Street Continue to maintain.	Council	Ongoing
7.2F-9	Radnor Street Reserve Continue to maintain this open space.	Council	Ongoing
7.2F-10	Railway Parade Reserve Continue to maintain this open space.	Council	Ongoing
7.2F-11	Sefton Place Reserve Minor upgrade works to include seating and paths to improve access to this open space.	Council	Medium

G Small local link

No.	Action	Responsibility	Priority
7.5G-1	Middle Road Closure Continue to maintain this as a linking space.	Council	Ongoing