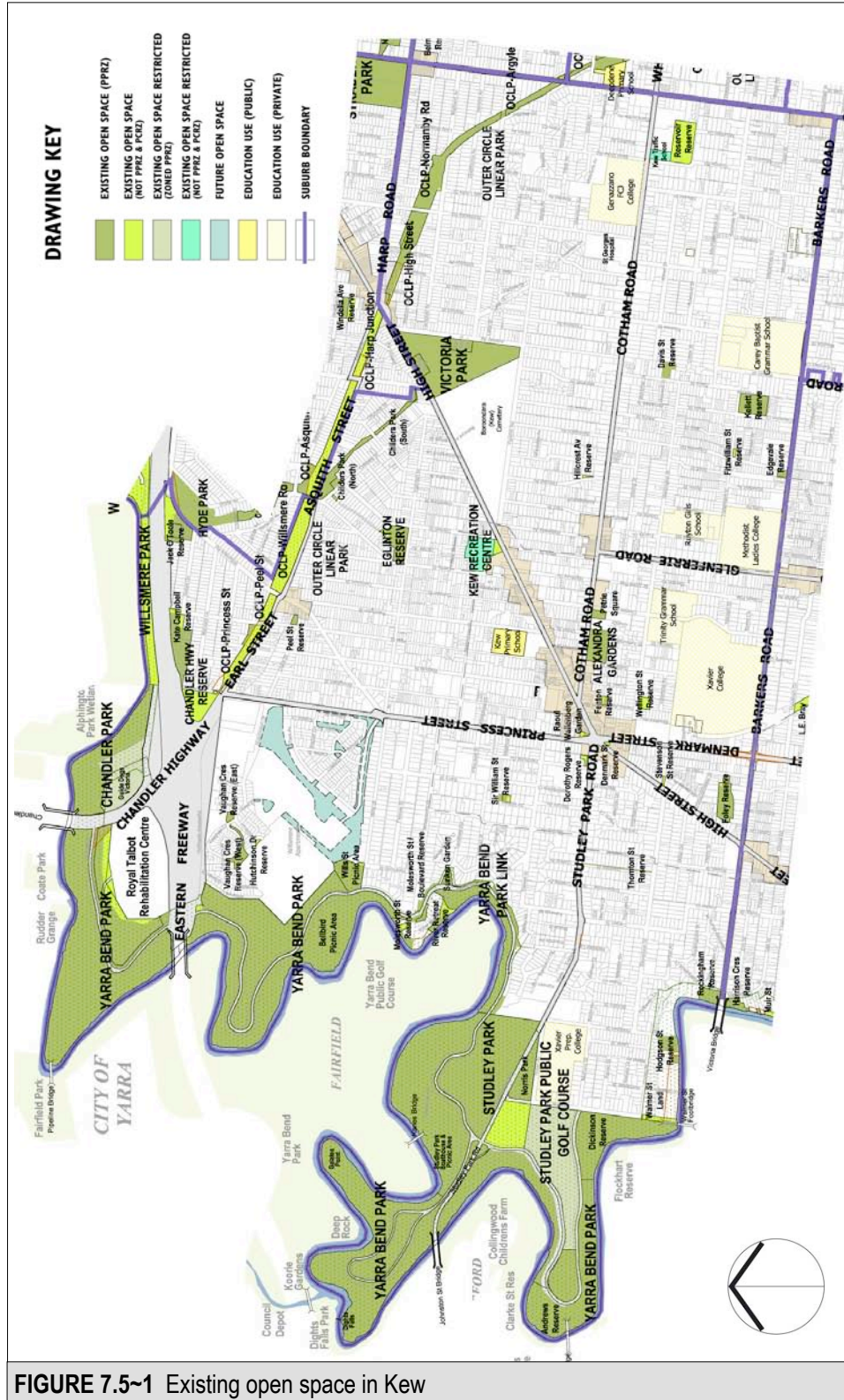


7.5 Kew

7.5.1 Existing conditions



7.5.1a Overall precinct description for Kew

Extent of precinct

The Yarra River forms the western and part of the northern boundary of Kew and is a key habitat and open space corridor for Kew and metropolitan Melbourne. A boundary line east of Willsmere Road and along Asquith Street and Harp Road defines the remainder of the northern boundary. Burke Road forms the eastern boundary and Barkers Road the southern. Refer to Figure 7.5~1 for a more accurate illustration of the suburb boundary and individual property boundaries. Kew is the largest suburb in area within Boroondara, has the largest population and also has the largest quantity of open space.

Summary of open space along the Yarra

The major open space reserves in Kew are located along the Yarra River and include Chandler Park, Yarra Bend Park, and Studley Park. These open spaces provide a unique area of remnant bushland that creates a highly valued habitat corridor on both sides of the Yarra River. Established shared trail links along the Yarra River provide access to variety of open spaces for a range of formal and informal activities. Access points across the Yarra provide access to an extensive open space system along the western side of the Yarra and Merri Creek.

Summary of other open space in Kew

Away from the Yarra River, Victoria Park is the major open space in Kew and is the most visited open space within walking distance according to the Strategy household surveys. Alexandra Gardens is also popular and provides a more formal heritage and public garden ambience for relaxation.

In addition to the major open space there are some important linear open space links including the Outer Circle Linear Park which links through to the Main Yarra Trail via the Chandler Highway. Childers Park provides an open space link between Victoria Park and the Outer Circle Linear Park and then northwards into Kew East where it extends down to Hyde Park and into Willsmere Park.

Eglinton Reserve, Foley Reserve, Kellett Reserve and Reservoir Reserve provide a diversity of characters and use and are distributed through the precinct. Other smaller open spaces are located around the Kew Junction Major Activity Centre.

Ancillary open space

Kew Primary School has outdoor multi-purpose courts and an open grassed area that contributes to the sense of open space in the surrounding area. Kew Cemetery is located adjacent to Victoria Park and while this can be considered ancillary open space with some large mature trees present in the site, the brick wall around its perimeter reduces its contribution to the open space character of this area.

Several private schools including Xavier College, Trinity Grammar School, Methodist Ladies College, Ruyton Girls School and Carey Baptist Grammar School are located in the south of Kew. Only Xavier College and Trinity Grammar School have sporting fields that are visible from surrounding streets and contribute to the overall open space character.

Summary of urban character

Kew is an established area with a diverse urban character, ranging from the large mansion homes in some areas, particularly west of Princes Street and in proximity to the Yarra River corridor, to Victorian, Edwardian and then mixed pre and post war residential character. The large private gardens associated with the large mansions and established street trees contribute to the leafy green character of Kew.

7.5.1b Quantity of open space in Kew

Following is a brief summary of the key statistics for quantity of open space in Kew:

- 166.91 hectares of open space
- 15.9 per cent of the total suburb area is open space
- 28.0 per cent of the total open space in the City of Boroondara
- 69 sqm of open space per person, based on the estimated population for 2011
- Other large adjoining open space includes Yarra Bend Park and Collingwood Childrens Farm on the western side of the Yarra River and Willsmere Park in Kew East, adjoining Chandler Park on the south side of the Yarra River.

Table 7.5(i) Number, size and type of open space

No	Hierarchy of open space	Area (ha)
11	Regional	136.02
10	Municipal	20.27
5	Neighbourhood	6.29
6	Local	2.54
13	Small Local	1.67
4	Small Local Link	0.12
49	Totals	166.91
2	<i>Restricted</i>	9.56
50	<i>Total including restricted</i>	180.56

7.5.1c Open space hierarchy and character in Kew

Table 7.5(ii) List of existing open space type and character classification

Open space	Area sqm	Hierarchy	Primary Character Classification	Secondary Character Classification
Alexandra Gardens	11,880	Neighbourhood	Heritage	Public garden, Botanical, Water feature
Chandler Hwy Reserve	13,051	Municipal	Linear	Significant road reservation, Informal
Chandler Park	68,255	Regional	Waterway	Linear, Nature conservation
Childers Park (North)	8,507	Local	Informal	Linear
Childers Park (South)	2,980	Local	Linear	

Table 7.5(ii) List of existing open space type and character classification (continued)

Open space	Area sqm	Hierarchy	Primary Character Classification	Secondary Character Classification
Davis Street Reserve	2,270	Small Local	Civic forecourt	Informal
Denmark St Reserve (Cresco Reserve)	278	Small Local Link	Significant road reservation	
Dickinson Reserve	54,921	Regional	Waterway	Informal
Dorothy Rogers Reserve	782	Small Local	Significant road reservation	Seating/viewing
Edgevale Reserve	1,240	Small Local	Linking space	
Eglinton Reserve	10,978	Neighbourhood	Informal	Linking space, Botanical
Fenton Reserve	983	Small Local	Informal	
Fitzwilliam Street Reserve	425	Small Local	Linking space	
Foley Reserve	11,032	Neighbourhood	Informal	Linking space
Hillcrest Avenue Reserve	251	Small Local Link	Significant road reservation	
Hodgson Street Reserve	7,906	Regional	Waterway	Undeveloped
Hutchinson Drive Reserve	320	Small Local Link	Linking space	
Jack O'Toole Reserve	8,180	Municipal	Restricted sport and recreation	
Kate Campbell Reserve	18,848	Neighbourhood	Informal	Significant road reservation
Kellett Reserve	10,203	Neighbourhood	Informal	Woodland
Kew Recreation Centre High Street frontage only	900	Small Local	Civic forecourt	Informal
Molesworth Street Reserve	1,606	Regional	Waterway	Nature conservation, Linking space
Molesworth Street/Boulevard Reserve	1,429	Small Local	Significant road reservation	
Norris Park	15,918	Regional	Sporting	Informal
OCLP - Argyle Road	6,341	Municipal	Linear	
OCLP - High Street	17,890	Municipal	Linear	Informal
OCLP - Normanby Road	24,988	Municipal	Linear	Informal
OCLP - Princess Street	11,205	Municipal	Linear	Significant road reservation
OCLP - Willsmere Road	23,857	Municipal	Linear	Significant road reservation, Informal
OCLP - Peel Street	4,194	Municipal	Linear	Significant road reservation
Peel Street Reserve	1,956	Small Local	Linking space	Informal
Petrie Square	2,173	Local	Public square	Civic forecourt, Botanical
Raoul Wallenberg Garden	572	Small Local	Public square	Significant road reservation
Reservoir Reserve	13,956	Municipal	Sporting	Informal, Service easement

Table 7.5(ii) List of existing open space type and character classification (continued)

Open space	Area sqm	Hierarchy	Primary Character Classification	Secondary Character Classification
River Retreat Reserve	4,685	Local	Waterway	Informal, Linking space
Rockingham Reserve	5,220	Regional	Waterway	Informal
Sir William Street Reserve	1,066	Small Local	Informal	
Stevenson Street Reserve	397	Small Local	Informal	
Studley Park	294,273	Regional	Heritage	Nature conservation, Waterway, Botanical
Sunken Garden	2,242	Small Local	Undeveloped	
Thornton Street Reserve	1,587	Small Local	Significant road reservation	
Vaughan Crescent Reserve East	1,240	Small Local	Botanical	
Vaughan Crescent Reserve West	4,490	Local	Linking space	Seating/viewing
Victoria Park	79,056	Municipal	Sporting	Heritage, Public garden, Restricted sport and recreation
Walmer Street Land	3,050	Regional	Linear	Waterway
Wellington Street Reserve	2,545	Local	Undeveloped	Linking space
Wills Street Picnic Area	12,836	Regional	Informal	Woodland
Yarra Bend Park	866,813	Regional	Heritage	Nature conservation, Waterway, Linear, Informal
Yarra Bend Park Link	29,365	Regional	Heritage	Linear, Waterway, Nature conservation

Heritage values of open space

The following is a summary of the open spaces identified to have significance in existing heritage studies:

Kew Urban Conservation Study (1998)

- Alexandra Gardens, officially opened to the public on 8 April 1908, significant for being a prime example of a park of the Edwardian period and for being one of the few formally landscaped parks in Kew.
- Studley Park, identified on a map in 1888 along with Yarra Bend Park, significant as one of the largest remaining tracts of native vegetation extent close to central Melbourne.
- Victoria Park, set aside for reserve purposes in 1851 and gazetted as a permanent reservation in 1923, significant as the primary formal park in Kew and for its mainly exotic planting dating back to the nineteenth century.
- Yarra Bend Park, identified on a map in 1888 as part of Studley Park, significant as an integral part of the continuous parkland along the river with native vegetation.
- Yarra Bend Park Link, opened in 1936 as part of 'The Boulevard', this reserve is part of Yarra Bend Park and is significant for its native vegetation, stone walling feature and associated planting.

Master Plans

Council has one Concept Master Plan for open space in Kew:

- Victoria Park Concept Master Plan (2007).

Prepared in 2007, this relatively recent Master Plan provides direction for Victoria Park to continue to provide both structured and unstructured recreational use. A Conservation Management Plan has also been completed for Victoria Park in 2004, which confirms the historical significance of the park being in continuous use generally in its current form since the 1860s with tennis, football and cricket grounds shown since the 1880s. Major proposed works in the Concept Master Plan include a Regional Playground proposed in the north eastern area of the park amongst the woodland, improving vehicle road access and circulation within the park, upgrading the pedestrian path network, upgrading the picnic and play area, constructing a new sports pavilion and a new public toilet in the reserve.

7.5.1d Distribution of open space in Kew

The majority of open space is located along the Yarra River corridor and is managed by Parks Victoria as Regional open space for metropolitan Melbourne. East of Walmer Street, the open space along the Yarra is discontinuous with some council owned and managed open space including Hodgson Street Reserve and Rockingham Reserve. The two existing Public Acquisition Overlays (PAO) in place over freehold land adjoining the Yarra River downstream of Walmer Street in favour of Parks Victoria are currently the subject of a Draft Amendment that proposes to remove them from the Boroondara Planning Scheme via Amendment C75. While this open space link may not be a critical regional open space link, it is important to achieve as a long-term local recreational link for the Boroondara community.

The Yarra River flows down the western boundary of Kew, and residents within 500 metres of this reserve have good access into this open space system. The household survey outcomes reinforce that open space along the Yarra is perceived by the majority of respondents to be located further than easy walking distance from home, as people who live in the eastern areas of Kew are up to two kilometres from it. The Outer Circle Linear Park is located on the east and north boundary of the precinct and provides excellent access to linear open space. Through the central areas of Kew there are eight open space gap areas and these are described in Table 7.5(iv).

Of the eight gap areas, three coincide with the gaps identified in the Kew Junction Activity Centre precinct, and solutions to address these have been considered in the context of both the existing conditions and forecast population growth within the activity centre. Refer to the description of gap areas in Kew Junction in Table 7.5(iii).

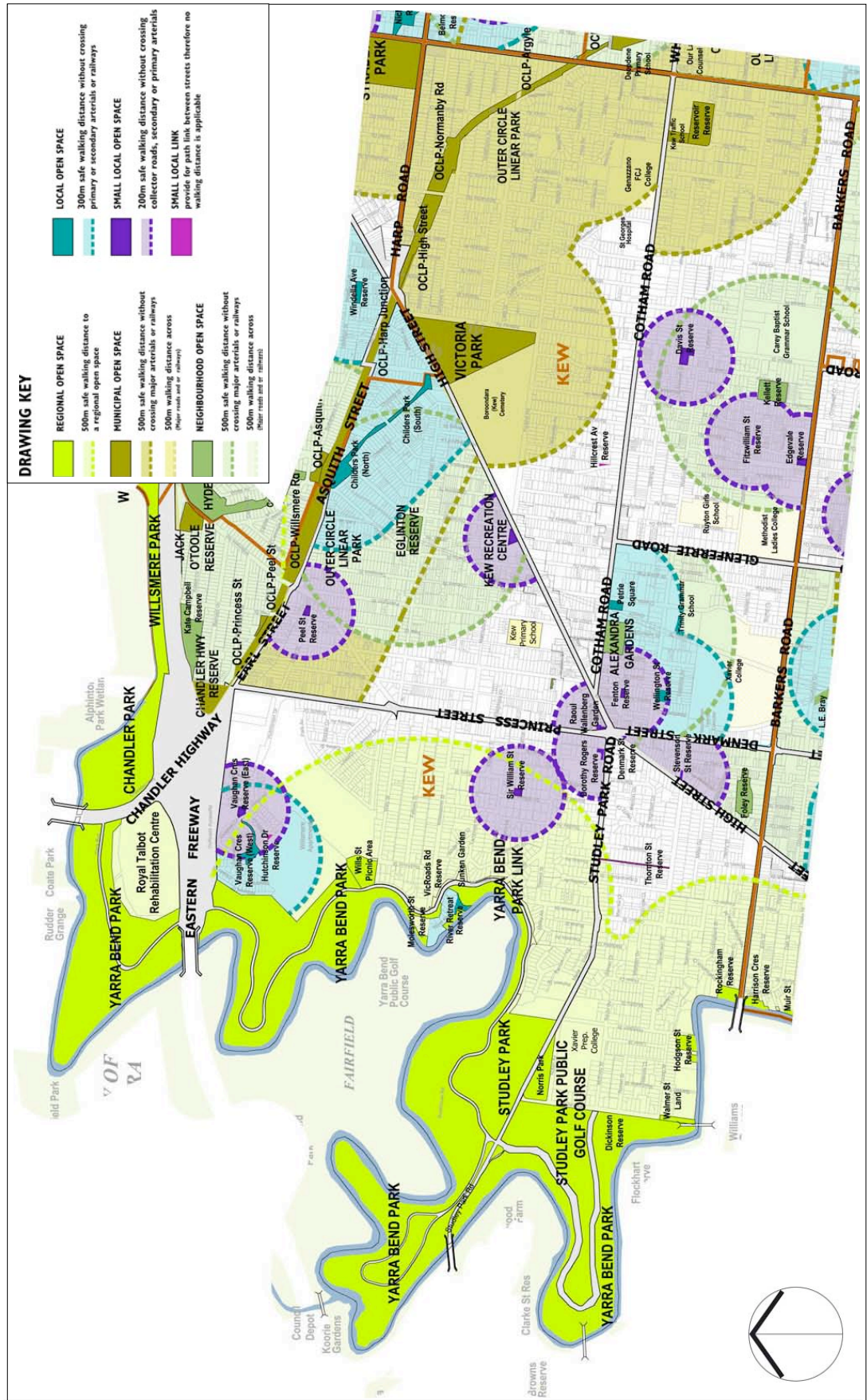


FIGURE 7.5-2 Open space distribution analysis for Kew

7.5.2 Community characteristics for Kew

7.5.2a Demographic summary of existing forecast trends

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

Age structure:

The major difference from the Municipal-wide age range is a slight decrease in the 0 to 11 age range and a slight increase in the 50 years and over age groups.

Forecast trends through to 2026 include:

- An overall decrease in age groups younger than 60 years.
- An increase in the 60+ age group.

Household type:

There is a slight increase in the couples without children and lone person households when compared to the Municipal-wide totals.

Forecast trends through to 2026 include:

- A slight increase in couples without dependents and lone person households.
- A slight decrease in couple families with dependents and one parent families.

Dwelling type:

Compared with the Municipal-wide totals there is higher proportion of semi-detached row terrace/townhouses and lower proportion of separate houses. Forecast information is not available for dwelling types.

Total population (2011): 24,352*

Forecast population in 2026: 26,375 (additional 2,024)

*Source: .id Consulting incorporating VIF figures

7.5.2b Summary of household survey outcomes for Kew

A total of 318 household surveys were received from residents of Kew, which represents 17.3 per cent of the total number of surveys received. This is slightly more than the proportion of Kew residents in the Boroondara population, which is 14.8 per cent.

Most frequently visited open space reserves:

USE	OPEN SPACE	REASONS TO VISIT	SUGGESTED IMPROVEMENTS
Open space within walking distance			
24%	Victoria Park	walking (29%) dog walking (23%) playground (10%)	Additional rubbish bins, upgrade playground equipment and general park facilities.
22%	Alexandra Gardens	ambience, beauty (32%) relaxation (18%) walking (17%)	Upgrade playground equipment, additional seats, rubbish bins, drinking fountain and improve maintenance and safety.

USE	OPEN SPACE	REASONS TO VISIT	SUGGESTED IMPROVEMENTS
21%	Outer Circle Linear Park	walking (46%) dog walking (21%) cycling (19%)	Widen shared path, provide additional rubbish bins, seats, drinking fountains and shade trees.
14%	Eglinton Reserve	playground and equipment (30%) close to home (28%) playing with children (26%) dog walking (12%)	Provide shade to playground, additional dog-off lead areas, rubbish bins and general park facilities.
12%	Yarra Bend Park	walking (43%) exercising (22%) bushland (22%)	Regulate speed of cyclists on shared path, upgrade path, improve park and vegetation maintenance.
Open space beyond walking distance			
30%	Hays Paddock	playground and equipment (44%) dog walking (15%)	Additional cafe/kiosk facilities, rubbish bins and seats. Provide additional dog-off lead areas.
17%	Studley Park	walking (36%) cafe and kiosk facilities (28%) river (23%)	Additional rubbish bins, dog off-lead areas and general park facilities.
9%	Maranoa Gardens	native vegetation (53%) ambience, beauty (20%) relaxation (17%)	Provide additional signage, improve access and maintenance.
8%	Yarra Trail	walking (31%) ambience, beauty (27%) bushland (19%)	Additional rubbish bins, native vegetation. Upgrade paths and facilities.

Types of open space used (top four):

87% local streets for exercise
85% open space along the Yarra River
82% small local parks
64% large parks and gardens.

Values (top four):

74% trees
71% relax/unwind
57% health
56% childrens play.

Activities and facilities in open space (top four):

90% walking paths
80% open grassed areas
72% seats
53% drinking fountains.

Provision and maintenance of facilities:

In relation to facilities, respondents identified that they are generally satisfied with the provision of most facilities, with the following noted to have a higher level of dissatisfaction including public toilets, seats, drinking fountains and shelters. They are generally satisfied with the level of maintenance in open space with the exception of toilets and drinking fountains.

General comments:

- Highly value the choice and variety of open space in Boroondara.
- Ensure that existing open space is retained and there is no further loss to development.
- Open space becomes increasingly important as residential densities increase.
- More open space is required.
- Value indigenous vegetation including the habitat it provides for wildlife, and support planting additional indigenous vegetation to strengthen these values.
- Open space is generally well maintained and requests that this continue.
- Natural character of open space is valued, with requests to limit buildings and infrastructure to retain the natural qualities.
- Open space is a key feature of Boroondara.
- Expand the pedestrian and cycle path network.

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

7.5.2c Implications of community characteristics on future open space planning in Kew

The forecast change in demographics will result in a slight decline in younger people under the age of 60 and an increase in people over 60 years. The household structure will also gradually change with a decrease in families with children and an increase in lone person households. This is likely to increase the need for unstructured and informal facilities in open space that encourage older people out to use the open space to maintain fitness, while retaining a good diversity and mix of facilities to appeal to all age groups. The increase in urban densities in the activity centres is likely to result in people having less private open space and therefore the public open space is likely to play an even more important role in people's physical and mental health and wellbeing.

7.5.3 Land use trends in Kew

7.5.3a Overview

The forecast residential population increase in Kew represents an eight per cent change with an additional 2,042 people across the suburb increasing from 24,352 in 2011 to 26,375 in 2026. The forecast population change in Kew will be concentrated in the Kew Junction Major Activity Centre, the former Kew Cottages and Willsmere Apartment development site in the north west area of the precinct and three other activity centres located wholly and partially within the precinct. Solid red lines define the core of the activity centres and these are shown in Figure 7.5~3.

The Kew Junction Major Activity Centre is located further than walking distance from where the majority of open space in Kew is located along Yarra River corridor. This will result in a forecast increased population located in an area without existing large areas of open space nearby.

The former Kew Cottages redevelopment site has already negotiated its open space contribution with additional open space being provided on site for these residents. This major redevelopment site is also within walking distance of the Yarra River corridor.

The other two Activity Centres are located to the north and east of the precinct.

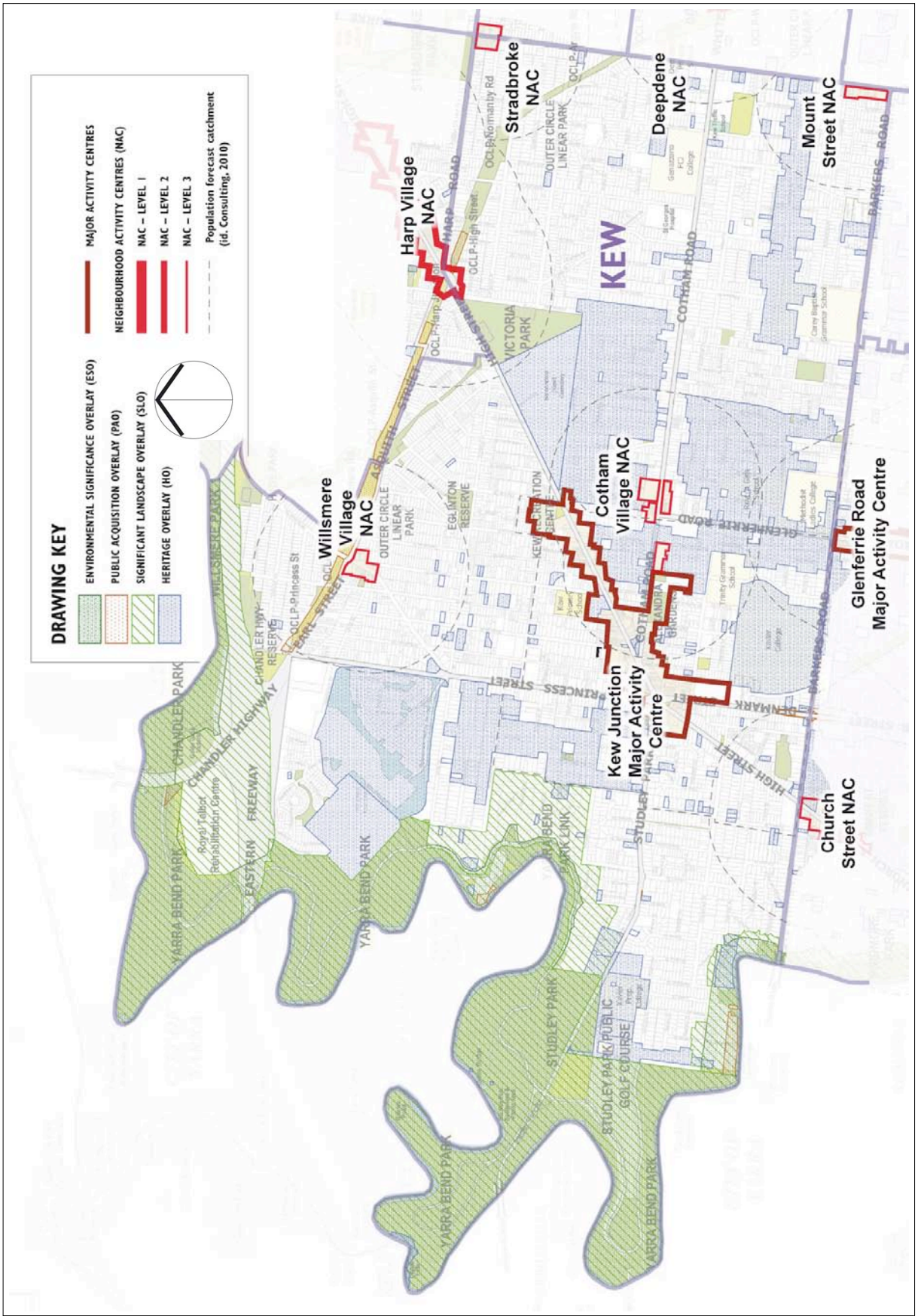


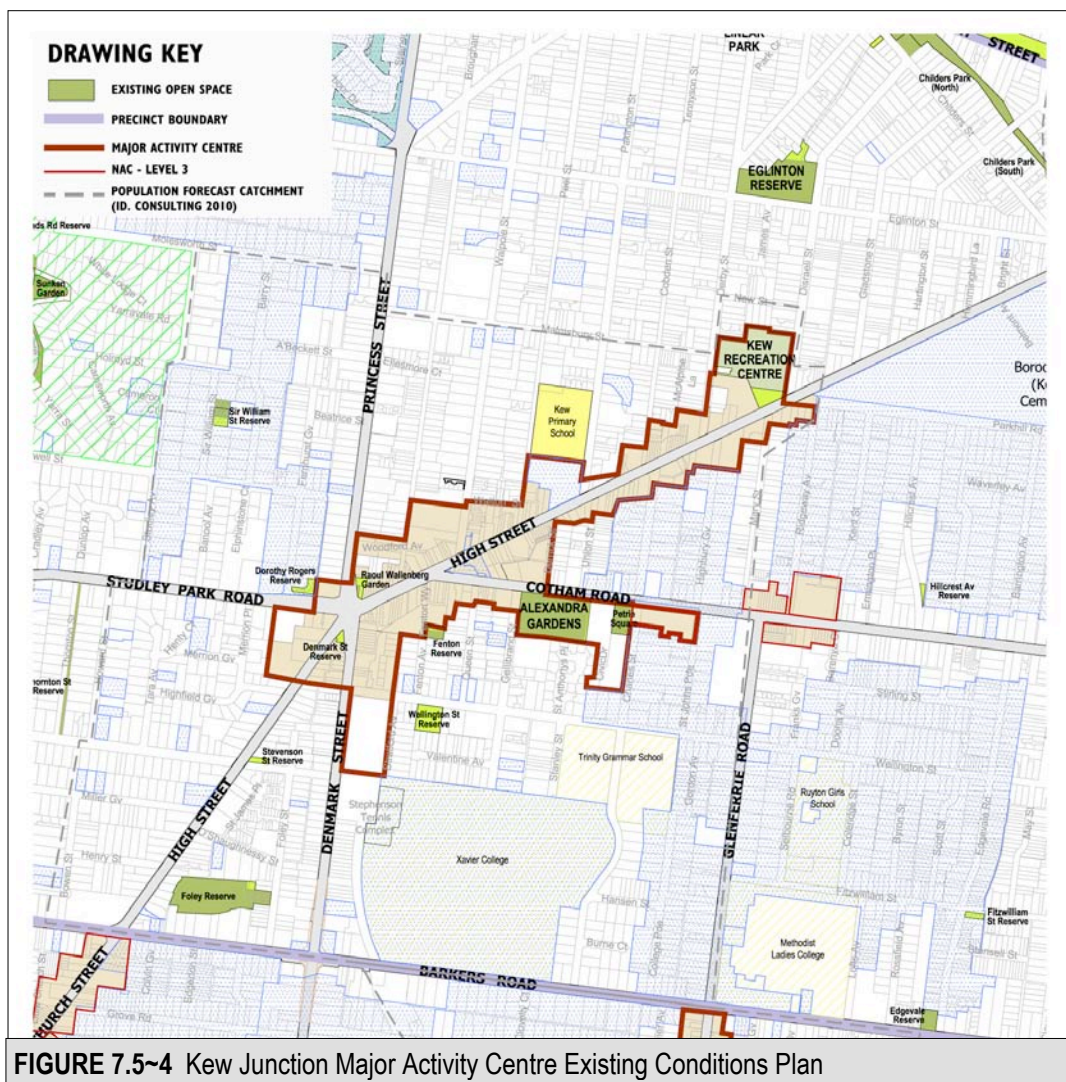
FIGURE 7.5~3 Land use trends in Kew

7.5.3b Kew Junction Major Activity Centre

Summary of the existing Structure Plan

The Structure Plan for this Activity Centre outlines a forecast direction for the centre, which accommodates increased mixed use including commercial, business and residential uses within the Centre. The Structure Plan nominates areas that will intensify in use including:

- To the south-west of the Junction there is forecast to be increased residential and mixed use with buildings up to 8 storeys high.
- The existing retail area immediately east of the Junction will focus on strengthening and expanding retail use, with community arts or cultural activity focused around the refurbished Court House.
- Further east on High Street (north east of Cotham Road), the vision is to expand the mixed-use area as a preferred location for new residential with buildings up to 5 storeys in height.
- The library is to be retained and expanded as a centre for learning and information, and this is complemented by the redevelopment of the Trinity College site, and its proximity to Petrie Square and Alexandra Gardens.



Anticipated forecast population growth in Kew Junction Major Activity Centre

Residential population

The forecast residential population increase within the Activity Centre between 2011 and 2026 is in the order of 860 people (*Source: .id Consulting, 29 November 2010, refer to Table 5A of this Strategy*), changing from 4,843 in 2011 to 5,705 residents in 2011. The open space analysis has aimed to achieve an improvement in the open space quality and retain a similar quantity of open space relative to population density within the activity centre. To achieve this, additional Local and Small Local open space will be required in the activity centre.

Non-residential population

The *Kew Junction Structure Plan* (Adopted 23/11/09) supports and encourages a diversity of land uses within the centre, resulting in forecast increased retail and business use within the precinct. Within this forecast growth an additional employee population within the Centre is forecast to be in the order of 530 by 2026. The forecast employee population in 2009 was 3,458 changing to 3,986 in 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 1,390 either employed or living in the Centre by 2026.

Open space distribution and future need in the Kew Junction Activity Centre

Within the activity centre major arterial roads form east-west and north-south barriers to easy safe access to open space. Future open space provision and needs in the activity centre are based on consideration of forecast increased population access to and impact on existing open space and whether it is likely that additional open space will be required.

The major roads define six open space sub-precincts within Kew Junction Activity Centre, and these are illustrated in Figure 7.5~5. These sub-precincts are based on the ability of people working or living in the activity centre to easily reach open space. A summary of open space provision in the open space sub-precincts is described in Table 7.5-3.



FIGURE 7.5~5 Kew Junction Major Activity Centre Open Space Analysis & Sub-precincts

Table 7.5(iii) Kew Junction Activity Centre sub-precinct open space analysis

Sub-precinct	Description	Conclusions for Kew Junction Activity Centre sub-precincts
KJ1	<p>Eglinton Street defines the north, High Street to the south and Denmark Street to the west and Disraeli Street to the east of this sub-precinct. The forecourt to the Kew Recreation Centre and Raoul Wallenberg Gardens are the two open spaces at the west and east ends of the sub-precinct, both are Small Local open spaces and located on major roads. Alexandra Gardens is located within 400 metres of the southern part of this sub-precinct but requires crossing two major roads to reach it.</p>	<ul style="list-style-type: none"> • There is a need for an additional Local open space in this sub-precinct, located away from major roads, but with good connectivity and visual access. There are some large land parcels to the north of High Street, which present opportunities to achieve some land area as open space. The Local size is proposed to allow for this space to off-set the forecast increased use and to contribute positively to the liveability and green character of this Centre.
KJ2	<p>High Street defines this sub-precinct to the north, Cotham Road to the south, High Street to the west and Kent Street to the east. There is no open space located within the precinct, and the small Hillcrest Avenue Reserve located just east of it is just a wider nature strip and is classified as a Local Link only. Alexandra Gardens and Petrie Square are located to the south of the sub-precinct within 400 metres, but require crossing a major road to reach them. A heritage overlay is in place on the eastern area of the sub-precinct and it is anticipated that forecast population change will be concentrated to the western and northern areas of the sub-precinct.</p>	<ul style="list-style-type: none"> • The lack of existing open space within safe walking distance generates the need for an additional Small Local open space to be provided in the western end of the sub-precinct. This Small Local open space should ideally have only a small frontage if any to the major roads in order to provide some protection from traffic noise and movement, which dominates the activity centre. It is anticipated the Small Local open space will be used by both the existing and forecast population.
KJ3	<p>Cotham Road defines the northern boundary of this sub-precinct, with Denmark Street to the west, Barkers Road to the south and Glenferrie Road to the east. Four existing open space reserves are located in the sub-precinct including: Alexandra Gardens is the major historical gardens for the centre; Petrie Square, a forecourt to the Library; Fenton Street Reserve, a Small Local open space with play facility; and Wellington Street Reserve that is an undeveloped Local open space. The Structure Plan identifies the existing VicRoads site as a future strategic site with an opportunity for change, and the redevelopment of this may potentially increase the residential population substantially within this sub-</p>	<ul style="list-style-type: none"> • This sub-precinct has adequate provision of existing open space for the existing population. • In order to cater to forecast trends, there is an opportunity to review the configuration of Fenton Reserve, including expanding it or relocating the open space to a position that improves visual and physical access. • Wellington Street Reserve has the potential to be upgraded to meet the needs of the forecast and existing population. • Investigate the opportunity for a future open space link south to LE Bray Reserve, including through the strategic site located on Barkers Road outside the activity centre, noted on

Sub-precinct	Description	Conclusions for Kew Junction Activity Centre sub-precincts
	precinct.	the Figure 7.5~5. This open space link may include a shared pedestrian/vehicle zone within the existing car park area (currently zoned as PUZ4) with some additional overstorey trees if feasible. This future open space link has potential to provide improved connectivity between Kew and Hawthorn Activity Centres along the former spur railway alignment.
KJ4	Located west of Princess Street, A'Beckett Street defines the precinct to the north, Studley Park Road to the south, Studley Ave to the west and Princess Street to the east. Two existing Small Local open spaces include Dorothy Rogers Reserve on Studley Park Road and Sir William Street Reserve in the north west of the precinct. Dorothy Rogers Reserve is primarily a visual feature, while Sir William Street Reserve includes a seat and play facility. A heritage overlay extends over a range of properties in this sub-precinct and it is not anticipated that substantial population change will occur in this area.	<ul style="list-style-type: none"> • Improve the design and condition of Sir William Street Reserve to improve its character and appeal to cater primarily to the existing population. • If substantial change occurs in this precinct, additional open space may be required, given that Dorothy Rogers Reserve is not very accessible or useable and cannot be improved due to existing physical site constraints.
KJ5	Located west of High Street, with Studley Park Road to the North, Howard Street to the west and Barkers Road to the south, this sub-precinct has no open space. The only open space within 400 metres to the west via the residential streets is Thornton Street Reserve, which is a wider road reserve that includes established planting, however this does not provide for other uses. The only open space within 400 metres to the east is Foley Reserve, which requires crossing a major road to reach it.	<ul style="list-style-type: none"> • There is a need for an additional Local open space in this sub-precinct to meet existing and forecast population open space needs. This sub-precinct is located in Gap Area K-4, which extends west of this sub-precinct as well. Refer to Figure 7.5~6.
KJ6	Located between High Street and Denmark Street this sub-precinct is bounded to the south by Barkers Road. Foley Reserve is a Neighbourhood open space and is generally accessible within the precinct. Stevenson Street Reserve is a narrow Small Local open space, with the long frontage facing the road and functioning as a seating space. Denmark Street Reserve is located at	<ul style="list-style-type: none"> • Foley Reserve requires an upgrade to meet existing and forecast population needs, to accommodate forecast increased demands for use of open space. • Stevenson Street Reserve will continue to remain primarily an extension to the road reserve, with potential for some improvement to planting and visual appearance of the open space to create improved

Sub-precinct	Description	Conclusions for Kew Junction Activity Centre sub-precincts
	the five-way Kew Junction on the northern boundary of this sub-precinct.	seating spaces for both the existing and forecast population. <ul style="list-style-type: none"> • No additional open space is anticipated to be required.

Refer to Section 7.5.5 for the Actions to implement the conclusion.

7.5.3c Level 2 Neighbourhood Activity Centres In Kew

Harp Village Activity Centre

This Centre is primarily located in Kew East, refer to Section 8.6 of this Strategy for descriptions of the forecast change and extent of population for this Centre. The extent of the change in Harp Village within Kew is minor and not anticipated to have any significant impact on open space provision in Kew, with a forecast additional population of 67 by 2026.

7.5.3d Level 3 Neighbourhood Activity Centres In Kew

Cotham Village

Located on Cotham Road immediately east of the Kew Junction Activity Centre, it is anticipated that the Centre will provide a business support role with forecast increased residential densities in buildings of up to three and four levels on the north side of Cotham Road. Located in a gap area, it is anticipated that there will be a requirement for an additional Small Local open space to be provided as part of forecast intensification in this Village. The forecast population (96 by 2026) in this Village is anticipated to potentially access Alexandra Gardens to the south-west, however this is located in Kew Junction Activity Centre where increased population is also forecast.

Mount Street Activity Centre

Located on Burke Road extending north of Barkers Road, the forecast population change of 48 is relatively low. This Activity Centre is located on the edge of gap area K-8, however with the minor increased population it is anticipated that the open space needs of the forecast population will be accommodated by provision of a future additional Small Local open space to address the existing gap area in K-8, refer Table 7.5(v).

Willsmere Village

Located on Willsmere Road, extending from the corner of Earl Street, this Activity Centre is anticipated to accommodate additional mixed uses. Additional population (136 by 2026) is likely to be concentrated near the intersection of Earl Street and Willsmere Road, which is accessible to the Outer Circle Linear Park on the north side of Earl Street. Peel Street Reserve is located west of the Village and is likely to receive additional use. It is anticipated the additional population in the centre will place additional demand on the nearby open space and result in the need for capital works upgrade to these open spaces, including Peel Street Reserve and Outer Circle Linear Park.

7.5.3e Remainder of suburb in Kew

The total additional residential population forecast for this suburb outside of the activity centres is in the order of 730 people. A large number of these people will be living in the former Kew Cottages residential redevelopment site, and the balance will live across the remainder of the suburb outside the activity centres.

Given the size of the former Kew Residential Cottages redevelopment site in the north west of the precinct, the Victorian government has already negotiated an open space land contribution and the future open space is indicatively shown in Figure 7.5~1. The future open space land contribution from this redevelopment site will address the existing gap in open space distribution in this area of Kew.

Based on this forecast growth, additional open space has been recommended in the existing gap areas, as described in 7.5.4 below.

7.5.4 Gap areas in open space distribution in Kew

There are some gap areas in the distribution of open space in Kew. Each of these has been numbered and illustrated diagrammatically in Figure 7.5~6, with a brief analysis and conclusion for each gap area described below in Table 7.5(iv). Some of these gap areas extend into the Kew Junction AC and where this occurs the open space sub-precinct number from the Kew Junction AC has been included. The Kew Junction AC open space sub-precincts are illustrated in Figure 7.5~5.

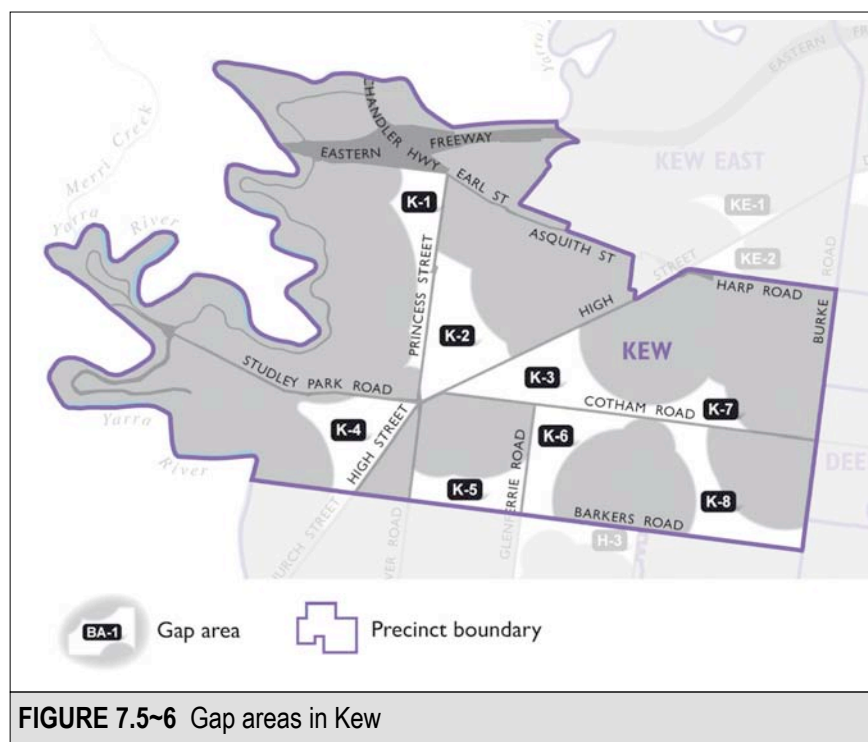


Table 7.5(iv) Open space gap areas for Kew

Gap area	Description	Conclusions for Kew precinct
K-1	Located in the north west of Kew, this gap area extends from Chandler Highway south to Willis Street. The Strategic Site of the former Kew Cottages redevelopment site is located in this gap area and future open space is being contributed as part of the Strategic Site redevelopment.	<ul style="list-style-type: none"> This gap area will be addressed by the future provision of open space as part of the Kew Residential Services site redevelopment.
K-2 & KJ1	This gap area includes the Kew Junction sub-precinct area KJ/1. The gap area is generally located east of Princess Street and north of High Street.	<ul style="list-style-type: none"> As per conclusions in KJ1 in Table 7.5(iii), an additional Local open space in this sub-precinct is recommended to be located away from major roads and with good connectivity and visual access. The provision of this Local open space will address Gap Area K-2 and will cater for the existing and forecast population.
K-3 & KJ2	Located between High Street and Cotham Road and generally west of Kew Cemetery, this gap area is close to two Activity Centres including Kew Junction and Cotham Village.	<ul style="list-style-type: none"> As per conclusions in KJ2 an additional Small Local open space is to be provided in the western end of the sub-precinct. This Small Local open space should ideally have only a small frontage if any to the major roads in order to provide some protection from traffic noise and movement, which dominates the Activity Centre. It is anticipated both the existing and forecast population will use the Small Local open space. An additional Small Local open space is required in the vicinity of Glenferrie Road, as part of the Cotham Village Activity Centre, however this will be difficult to achieve in the existing urban layout.
K-4 & KJ5	The gap area is generally located west of High Street and extends between Studley Park Road in the north and Barkers Road in the south. This gap area includes the Kew Junction sub-precinct area KJ/5.	<ul style="list-style-type: none"> As per conclusions in sub-precinct KJ5 there is a need for an additional Local open space to meet existing and forecast open space needs including for the broader existing catchment of people to the west of this precinct that currently do not have easy access to open space.
K-6	Bounded to the north by Cotham Road, the west by Glenferrie Road and east by Edgevale Road, this gap area is exacerbated by the lack of open space to the north as well. Three Small Local open spaces are located to the east of the gap area.	<ul style="list-style-type: none"> Investigate the potential to expand the existing Small Local open spaces to increase one of them to Local open space size to increase diversity of character to meet the existing use and forecast additional population from the Cotham Village Activity Centre.
K-7	This small gap area is north of Cotham Road near the St Georges Hospital	<ul style="list-style-type: none"> The population in this gap area can reach Victoria Park via the residential

Gap area	Description	Conclusions for Kew precinct
	site. There are no activity centres located in or close to this gap area and therefore it is anticipated that forecast population change is unlikely to be significant.	street network that is further than 500 metres walking distance. The ability to access it via residential rather than major streets makes the provision of additional open space a lower priority and it is not included as a recommendation in this Strategy.
K-8	Located at the south east area of Kew, bounded to the south by Barkers Road and the east by Burke Road, this gap area extends north to Cotham Road. The lack of open space is off-set by the presence of school grounds in the gap area, and the presence of the Kew Heights Bowling Club.	<ul style="list-style-type: none"> Investigate the long-term opportunity to establish a Small Local open space on the Mount Street frontage of the Kew Heights Bowling Club if this site is no longer required by the club in the future.

7.5.5 Kew Actions

7.5.5a Summary of overall intent

Provision and distribution

The western and eastern areas of Kew are well provided for with open space, while the central areas have some gaps in open space provision at the local scale. The Kew Junction Major Activity Centre is located within some of the gap areas, along with some of the other smaller centres where forecast population growth is anticipated. Additional Local and Small Local open spaces are proposed to address these gaps.

The other issue is the lack of open space and trail connectivity along the Boroondara side of the Yarra River. Some of these major cycle links are currently in the process of being improved by Parks Victoria through Yarra Bend Park. South of Yarra Bend Park between Walmer Street footbridge and Rockingham Reserve at Barkers Road the public open space is discontinuous. While it will be difficult to achieve a continuous open space and trail system through this section, this Strategy identifies there is a need to investigate the feasibility of achieving this to provide improved environmental and habitat connectivity outcomes and recognises this is a long term solution that is unlikely to be addressed within the 15 year timeframe of this Strategy.

Quality and design

Yarra Bend Park, Studley Park and the Chandler-Willsmere Park system along the Yarra River provide a unique habitat corridor and recreational link. This Strategy recommends improvements to the quality of some of the smaller areas of open space, particularly in the context of forecast population growth. Achieving a balance between facilities and natural areas of open space is a key outcome and intent for the open space in this precinct.

7.5.5b Precinct Actions for Kew

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
7.5A-1	Provide an additional Local open space in Activity Centre sub-precinct KJ1 to meet the open space needs of the existing and forecast population, and address Gap Area K-2.	Council & Developer	Very High
7.5A-2	Provide an additional Small Local open space in Activity Centre sub-precinct KJ2 to meet the needs of the existing and forecast population, and address Gap Area K-3.	Council & Developer	Very High
7.5A-3	Review configuration of Fenton Reserve in Activity Centre sub-precinct KJ3 when forecast development of adjoining sites occurs including expansion of it or relocation to improve visual and physical access to this reserve.	Council & Developer	Very High
7.5A-4	Provide an additional Small Local open space in Activity Centre sub-precinct KJ5 to meet the needs of the existing and forecast population, and address Gap Area K-4.	Council & Developer	Medium
7.5A-5	Increase the size of one of the existing Small Local open space to a Local open space size in Gap Area K-7 to meet the forecast population needs in Cotham Village Activity Centre.	Council & Developer	Medium
7.5A-6	Provide an additional Small Local open space on the Mount Street frontage of Kew Heights Bowling Club if this site is no longer required by the club in the future. This is primarily to address the existing population in Gap Area K-8.	Council	Low

B Open space links

No.	Action	Responsibility	Priority
7.5B-1	Investigate establishing an open space link between the southern section of Kew Junction Activity Centre to LE Bray Reserve Hawthorn - refer to Activity Centre sub-precinct KJ3.	Council & Developer	High

7.5.5c Individual open space Actions for Kew

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

C Regional open space

No.	Action	Responsibility	Priority
7.5C-1	Chandler Park Continue to implement the existing Management Plan for this reserve.	Council	Ongoing
7.5C-2	Dickinson Reserve Continue to advocate for the local playground facilities to be provided on this site by Parks Victoria to meet the local resident's needs.	Council (PV)	Ongoing
7.5C-3	Hodgson Street Reserve The extent of this reserve and access to this land is unclear. Located on the Yarra River, improving accessibility to this area is identified in Recommendation 6.5.1d in this Strategy.	Refer 6.5.1d	Refer 6.5.1d
7.5C-4	Molesworth Street Reserve Continue to manage the environmental values.	Council	Ongoing
7.5C-5	Norris Park Continue to support Parks Victoria in ongoing improvements to recreational, heritage and environmental values of Yarra Bend Park.	Council (PV)	Ongoing
7.5C-6	Rockingham Reserve Continue to manage the natural values of this open space with reference to investigation of future access as per Recommendation 6.5.1e in this Strategy.	Council	Ongoing
7.5C-7	Studley Park Continue to support Parks Victoria in ongoing improvements to recreational, heritage and environmental values of Studley Park.	Council (PV)	Ongoing
7.5C-8	Walmer Street Land Continue to manage the access and environmental values of this site, with reference to future access as per Recommendation 6.5.1d in this Strategy.	Council	Ongoing
7.5C-9	Wills Street Picnic Area Continue to support Parks Victoria in ongoing improvements to recreational, heritage and environmental values of this area.	Council (PV)	Ongoing
7.5C-10	Yarra Bend Park Continue to support Parks Victoria in improving the off-road shared trail path links through this area, and other upgrades to protect and improve habitat corridor and cultural heritage values along the Yarra River.	Council (PV)	High
7.5C-11	Yarra Bend Park Link Continue to support Parks Victoria in ongoing improvements to recreational, heritage and environmental values of Yarra Bend Park.	Council (PV)	Ongoing

D Municipal open space

No.	Action	Responsibility	Priority
7.5D-1	<p>Chandler Hwy Reserve</p> <p>Continue to maintain the linear trail connection to the Anniversary Trail, and undertake minor upgrade with other informal facilities as required.</p>	Council	Ongoing
7.5D-2	<p>Jack O'Toole Reserve</p> <p>Continue to maintain for tennis use with minor works to improve the car parking, and planting of indigenous vegetation to improve the landscape character.</p>	Council	Low
7.5D-3	<p>Kew Traffic School</p> <p>Continue to maintain this facility as long as it is required. If no longer required, retain as open space and improve the access to Reservoir Reserve.</p>	Council (YVW)	Ongoing
7.5D-4	<p>OCLP - Argyle Road</p> <p>Continue to maintain existing linear link and undertake improvements to biodiversity values as required.</p>	Council	Ongoing
7.5D-5	<p>OCLP - High Street</p> <p>Prepare and implement a concept master plan to guide the future upgrade to the informal facilities in this open space reserve to improve diversity of uses, particularly in the context of likely forecast increased use associated with the Harp Village Activity Centre. The concept master plan is to be prepared for the OCLP Normanby Road section as well.</p>	Council	High
7.5D-6	<p>OCLP - Normanby Road</p> <p>Prepare and implement a concept master plan to guide the future upgrade to informal facilities in this open space along with OCLP - High Street Section.</p>	Council	High
7.5D-7	<p>OCLP - Princess Street</p> <p>Continue to maintain this as linear open space, and clarify future ownership with VicRoads as part of Recommendation 6.6.3c in this Strategy.</p>	Council (VicRoads)	Ongoing
7.5D-8	<p>OCLP - Willsmere Road</p> <p>Continue to maintain this as linear open space, and clarify future ownership with VicRoads as part of Recommendation 6.6.3c in this Strategy.</p>	Council (VicRoads)	Ongoing
7.5D-9	<p>OCLP - Peel Street</p> <p>Continue to maintain this as linear open space, and clarify future ownership with VicRoads as part of Recommendation 6.6.3c in this Strategy. Review use of part of this site for car parking.</p>	Council (VicRoads)	Ongoing
7.5D-10	<p>Reservoir Reserve</p> <p>Prepare and implement a concept master plan to guide future upgrades to the reserve including integration of informal facilities such as picnic facilities and seating.</p>	Council (YVW)	High

No.	Action	Responsibility	Priority
7.5D-11	Victoria Park Investigate the need for a conservation management plan to guide the ongoing management and design of this open space. Continue to implement the Victoria Park Master Plan.	Council (DSE)	High

E Neighbourhood open space

No.	Action	Responsibility	Priority
7.5E-1	Alexandra Gardens Prepare and implement a conservation management plan to guide the ongoing management and design of the gardens, particularly given the likely increase in use of the gardens from forecast increased population in the Kew Junction Activity Centre.	Council	Very High
7.5E-2	Eglinton Reserve Prepare and implement a landscape design plan to guide the future upgrade of facilities to increase diversity of use, for the existing and forecast population located nearby the Kew Junction Activity Centre.	Council	Very High
7.5E-3	Foley Reserve Prepare and implement a landscape design plan to guide the future upgrade of facilities to increase diversity of use, for the existing and forecast population in the Kew Junction Activity Centre. The plan will need to consider that this reserve was a former brick pit.	Council	High
7.5E-4	Kate Campbell Reserve Prepare and implement a landscape design plan to guide the future minor upgrade of facilities to increase diversity of use including path links, seating and additional planting.	Council	Medium
7.5E-5	Kellett Reserve Undertake minor improvements to the natural values of this reserve by allowing some additional Red Gum regeneration while retaining an open woodland character.	Council	Medium

F Local open space

No.	Action	Responsibility	Priority
7.5F-1	Childers Park (North) Prepare a landscape design plan to guide the future upgrade to this Park in conjunction with OCLP-Asquith Street (Kew East), and consideration of this along with the connection to Hyde Park (also in Kew East) as a linked system. Refer also to Action 8.6D-1.	Council	Medium
7.5F-2	Childers Park (South) Continue to maintain as a linear open space.	Council	Ongoing

No.	Action	Responsibility	Priority
7.5F-3	Petrie Square Upgrade the open space to provide comfortable seating and improve the connection between the library, Petrie Square and Alexandra Gardens.	Council	Medium
7.5F-4	River Retreat Reserve Resolve path connections in the context of the future shared trail alignment with Parks Victoria, and continue to improve environmental values of the open space.	Council (PV)	Ongoing
7.5F-5	Vaughan Crescent Reserve West Continue to maintain, and install additional seats.	Council	Low
7.5F-6	Wellington Street Reserve Prepare and implement a landscape design plan to guide the future major upgrade of this open space to cater for existing and primarily the forecast population in the Kew Junction Activity Centre.	Council	Very High

G Small Local open space

No.	Action	Responsibility	Priority
7.5G-1	Davis Street Reserve Continue to maintain this open space.	Council	Ongoing
7.5G-2	Dorothy Rogers Reserve Continue to maintain this open space.	Council	Ongoing
7.5G-3	Edgevale Reserve Continue to maintain this open space which functions mainly as a linking space including the mature trees.	Council	Ongoing
7.5G-4	Fenton Reserve Undertake major upgrade to this open space as part of the forecast redevelopment of strategic sites directly adjoining it to the north and west. Refer to Action 7.5A-3 in this Strategy.	Refer 7.5A-3	Refer 7.5A-3
7.5G-5	Fitzwilliam Street Reserve Minor upgrade to this open space including planting and seating.	Council	Medium
7.5G-6	Kew Recreation Centre High Street frontage only Continue to maintain this seating area to the front of the Leisure Centre as open space, given the lack of open space near Kew Junction Activity Centre.	Council	Ongoing
7.5G-7	Molesworth St/Boulevard Reserve Continue to maintain.	Council	Ongoing
7.5G-8	Peel Street Reserve Upgrade this open space primarily to cater to the forecast population in the Willsmere NAC, retaining its linking space function.	Council	Medium
7.5G-9	Raoul Wallenberg Garden Continue to maintain this open space.	Council	Ongoing
7.5G-10	Sir William Street Reserve	Council	High

No.	Action	Responsibility	Priority
	Undertake minor upgrade to improve the character and use of this open space, located nearby the Kew Junction Activity Centre.		
7.5G-11	Stevenson Street Reserve Upgrade to improve the condition and value of this open space including planting and seating, as this open space is located close to the Kew Junction Activity Centre.	Council	High
7.5G-12	Sunken Garden Investigate if there are any heritage values associated with this open space, and develop a vegetation management plan.	Council	Medium
7.5G-13	Thornton Street Reserve Continue to maintain this planted road reserve.	Council	Ongoing
7.5G-14	Vaughan Crescent Reserve East Continue to protect and retain the remnant Eucalypt.	Council	Ongoing

H Small Local Link

No.	Action	Responsibility	Priority
7.5H-1	Denmark Street Reserve Continue to maintain as a planted and green open space.	Council	Ongoing
7.5H-2	Hillcrest Avenue Reserve Continue to maintain this road reserve.	Council	Ongoing
7.5H-3	Hutchinson Drive Reserve Continue to maintain this as a linking space.	Council	Ongoing