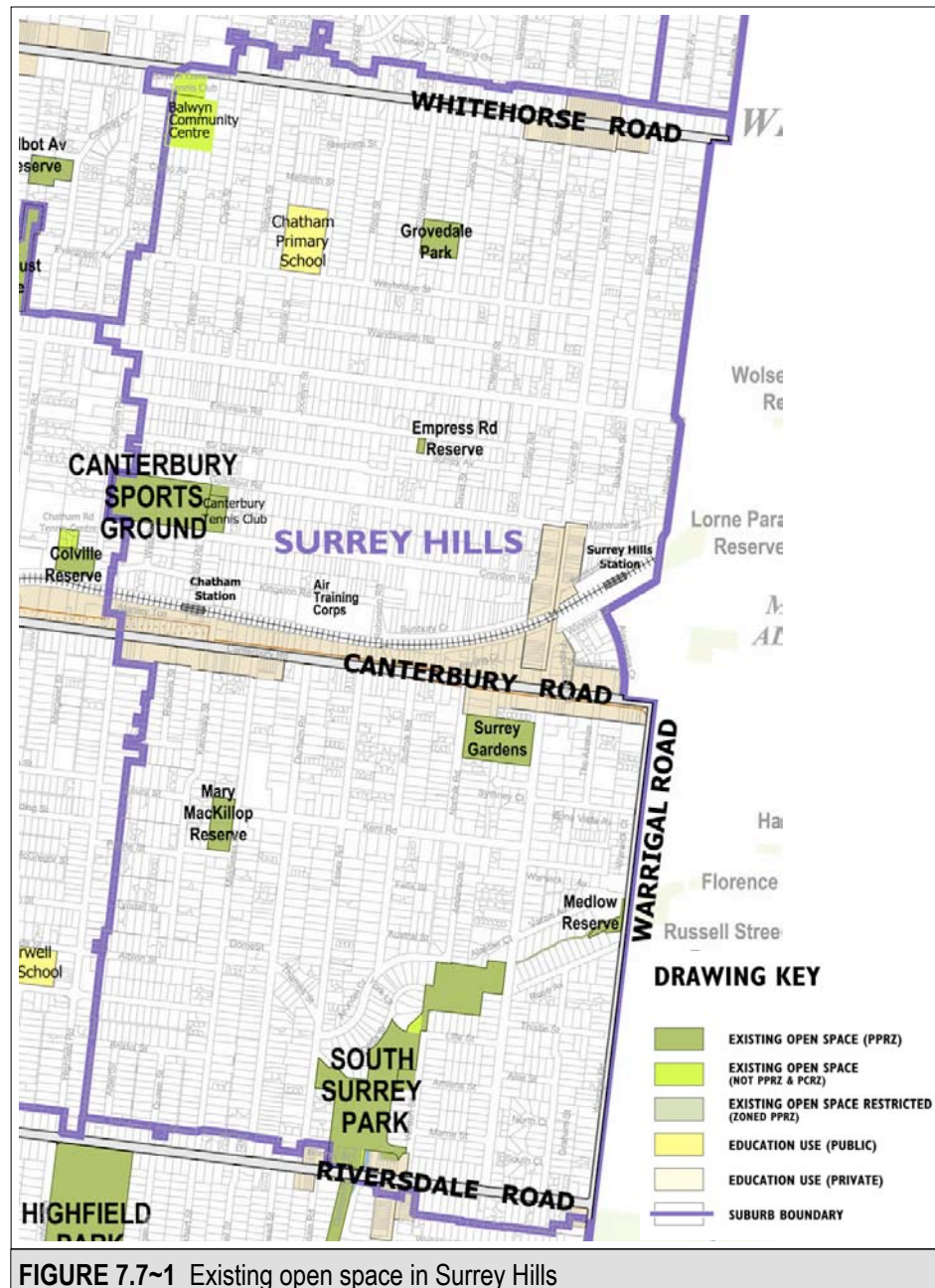


## 7.7 Surrey Hills



### 7.7.1 Existing conditions



## 7.7.1a Overall precinct description

### Extent of precinct

Whitehorse Road is generally the northern boundary to Surrey Hills, with York Street, Warrigal Road and a range of residential streets to the east, Riversdale Road to the south and a range of residential streets to the west. Refer to Figure 7.7~1 for the actual precinct boundary.

### Summary of existing open space

South Surrey Park is the most popular open space within walking distance. The native character and diversity of unstructured recreational use contributes to its appeal. Canterbury Sports Ground provides for field sports and is the most frequently used open space in Surrey Hills, valued primarily for structured sporting use, the playground and exercising. Surrey Gardens by contrast is smaller and has an exotic public garden character and is popular for unstructured recreation including walking, relaxation, appreciation of the mature trees and the garden character.

Mary Mackillop Reserve is also well used primarily for the playground. The other Small Local open spaces located in this precinct have the potential to better cater to local needs. Additional to open space in Surrey Hills, residents visit open space in Balwyn including Maranoa Gardens and Beckett Park and to the east they regularly visit Wattle Park.

### Ancillary open space

Chatham Primary School is the only school in the precinct and is located within walking distance of Grovedale Park, which is a Local open space. The school is bounded by residential properties and has a small sports field which is not readily accessible to the public and therefore does not contribute visually to the open space character.

## 7.7.1b Quantity of open space in Surrey Hills

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

- 11.62 hectares of open space
- 4.3 per cent of the total suburb area is open space
- 1.9 per cent of the total open space in the City of Boroondara
- 14 sqm of open space per person, based on the estimated population for 2011
- other large adjoining open space includes Highfield Park located south of Riversdale Road.

**Table 7.7(i) Number, size and type of open space**

No	Hierarchy of open space	Area (ha)
0	Regional	0
2	Municipal	7.33
2	Neighbourhood	2.84
2	Local	1.16

No	Hierarchy of open space	Area (ha)
2	Small Local	0.29
0	Small Local Link	0
<b>8</b>	<b>Totals</b>	<b>11.62</b>

### 7.7.1c Open space hierarchy and character in Surrey Hills

**Table 7.7(ii) List of existing open space type and character classification**

Open space	Area sqm	Hierarchy	Primary Character Classification	Secondary Character Classification
Balwyn Community Centre	14,400	Neighbourhood	Informal	
Canterbury Sports Ground	21,410	Municipal	Sporting	
Empress Road Reserve	474	Small Local	Linking space	
Grovedale Park	6,166	Local	Informal	Botanical, Linking space
Mary MacKillop Reserve	5,473	Local	Informal	Linking space, Botanical
Medlow Reserve	2,418	Small Local	Linear	
South Surrey Park	51,864	Municipal	Heritage	Linear, Nature conservation
Surrey Gardens	13,960	Neighbourhood	Heritage	Public garden, Botanical

#### Heritage values of open space

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

##### *Camberwell Conservation Study (1991)*

- South Surrey Park, acquired in 1925 as a site for public gardens, significant for its exotic and native species planted in an informal semi-rural form.
- Surrey Gardens, acquired in 1925 as a site for a public gardens, significant for its exotic plant species, for the retention of its original semi-formal layout and paths and for its collection of war monuments.

#### Master Plans

Council has one Concept Master Plan for open space in Surrey Hills:

- South Surrey Park Master Plan 1997.

The Master Plan has been recently reviewed the majority of actions are complete. Those remaining include the design and construction of a new senior playground in the southern end of park, an additional footbridge and widening the existing road in the park. All these actions are subject to review given the age of the plan.

### 7.7.1d Distribution of open space in Surrey Hills

Open space in Surrey Hills is well distributed south of Canterbury Road with a diversity of size and character. North of Canterbury Road and the railway, open space is well distributed to the west, however the north-east of the precinct lacks open space. This gap in open space distribution also coincides with the Surrey Hills Neighbourhood Activity Centre (NAC), the Mont Albert Tram Terminus NAC and the Canterbury Road Enterprise Corridor. The larger proportion of the forecast population increase is anticipated to occur in the activity centres. Refer to the description of gap areas in the land use trends Section 7.7.3

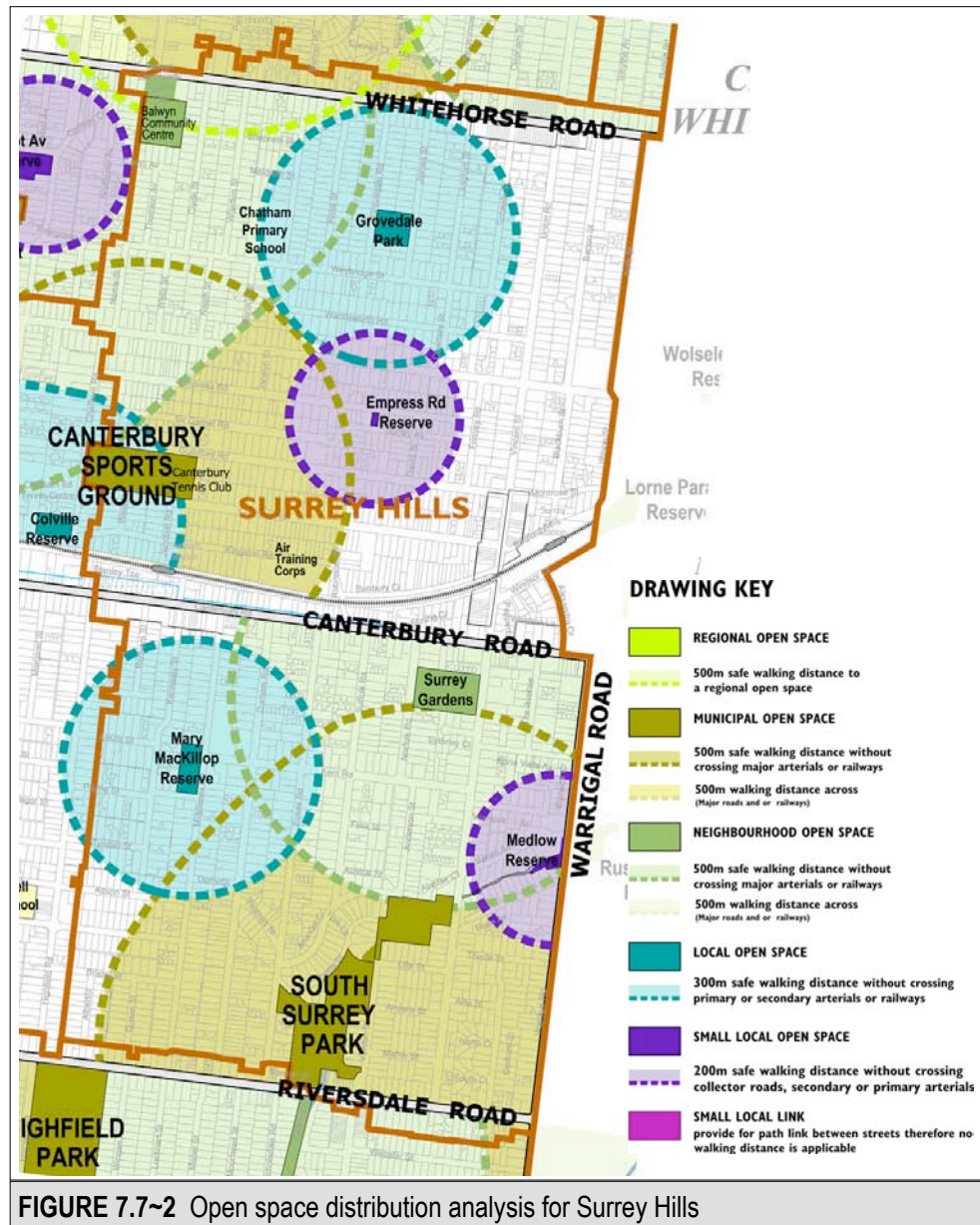


FIGURE 7.7-2 Open space distribution analysis for Surrey Hills

## 7.7.2 Community characteristics for Surrey Hills

### 7.7.2a Demographic summary of existing forecast trends

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

#### Age structure:

Compared with the Municipal-wide average, there is a larger proportion of people in the younger age groups (0 to 17) and a smaller proportion of people in the older age groups (60+).

Forecast trends through to 2026 include:

- a slight decrease in the 0 to 24 age group
- a slight increase in the 25 to 35 age group
- a slight decrease in the 40 to 54 age group
- an increase in the 65+ age group.

#### Household type:

Compared with the Municipal-wide average, there is a larger proportion of two adults with children households and a similar proportion of one parent families.

Forecast trends through to 2026 include:

- a slight increase in couples without dependents
- a slight decrease in couple families with dependents
- an increase in lone person households.

#### Dwelling type:

Compared with the Municipal-wide average, there is a larger proportion of separate houses and medium density dwellings and a lower proportion of high density dwellings. Forecast information is not available for dwelling types.

**Estimated population in 2011:** 8,602\*

**Forecast population in 2026:** 9,101 (additional 499)\*

Source: .id Consulting incorporating VIF figures

### 7.7.2b Summary of household survey outcomes for Surrey Hills

A total of 135 household surveys were received from residents of Surrey Hills which represents 7.4 per cent of the total number of surveys received. This is slightly more than the proportion of Surrey Hills residents in the Boroondara population, which is 5.2 per cent.

#### Most frequently visited open space reserves:

USE	OPEN SPACE	REASONS TO VISIT	SUGGESTED IMPROVEMENTS
<b>Open space within walking distance</b>			
45%	South Surrey Park	walking (43%) dog walking (28%) close to home (15%) relaxation (15%)	Additional dog off-lead areas, seats, toilets, rubbish bins, BBQs.
21%	Canterbury Sports Grounds	close to home (29%) watching sport (25%) exercising (21%) playground (21%)	Additional seats, upgrade playground equipment and sporting facilities.

USE	OPEN SPACE	REASONS TO VISIT	SUGGESTED IMPROVEMENTS
<b>Open space within walking distance</b>			
15%	Surrey Gardens	walking (35%) relaxation (20%), trees (20%) peaceful (15%)	New rotunda for events, additional dog off-lead areas and seats.
14%	Mary MacKillop Reserve	playground (32%) playing with children (26%) dog walking (21%) relaxation (21%)	Additional seats, toilets, BBQs and dog off-lead areas.
13%	Maranoa Gardens	native vegetation (35%) peaceful (18%) playground (18%) walking (18%)	Dogs to be on-lead, extend opening hours, additional seats and informative signage.
13%	Wattle Park	natural bushland (53%) ambience, beauty (18%) exercising (18%) large open space (18%)	Additional cycle paths, dog off-lead areas, rubbish bins, seats and upgrade paths.
<b>Open space beyond walking distance</b>			
13%	Hays Paddock	playground and equipment (75%) cycling (29%) BBQs (12%)	Additional connecting cycle paths, additional toilets and BBQs.
13%	Maranoa Gardens	native vegetation (41%) ambience, beauty (29%) playground and equipment (18%)	Additional BBQ's and seats.
12%	Wattle Park	natural bushland (25%) ambience, beauty (19%) dog walking (19%) walking (19%)	Additional seats, native vegetation and car park.
11%	Canterbury Gardens	walking (33%) entertainment/events (27%) meeting people/friends (20%)	Regular maintenance required, additional dog off-lead areas.

**Types of open space used (top four):**

89% large parks and gardens  
88% local streets for exercise  
87% small local parks  
80% open space along Yarra River.

**Values (top four):**

78% trees  
69% place to relax and unwind  
59% health and wellbeing  
57% refuge for native plants and animals.

**Activities and facilities in open space (top four):**

89% walking paths  
87% seats  
80% open grassed areas

61% public toilets.

### **Provision and Maintenance of facilities**

In relation to provision of facilities, respondents identified they are generally satisfied with the provision of the majority, but with some level of dissatisfaction with the provision of toilets, seats, drinking fountains, shelters, cycle paths, cafe/kiosk, barbecues and picnic tables. In relation to maintenance, there is a good level of satisfaction with the exception of public toilets and drinking fountains.

#### **General comments:**

- Highly value the choice and variety of open space in Boroondara.
- Ensure existing open space is retained and provide more.
- Support new tree planting for character and shade.
- Additional dog off-lead areas required.
- In general open space is well maintained.

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

## **7.7.2c Implications of community characteristics on future open space planning**

The main difference in the forecast population change is a proportional increase in older people and lone person households. Therefore future open space will need to increase the diversity of facilities for older adults, including those that encourage them into open space to maintain physical and social wellbeing. It will be important to maintain a diversity of facilities to meet all age groups as the family households will continue to be present in the precinct.

## **7.7.3 Land use trends in Surrey Hills**

### **7.7.3a Overview**

The forecast residential population increase in Surrey Hills represents five per cent of the total population with an estimated growth of approximately 500 people across the suburb, increasing from 8,602 in 2011 to 9,101 in 2026. The Canterbury Road Enterprise Corridor, predominantly located in Surrey Hills, has a forecast increase in the employee population of approximately 350 for the total corridor, which also extends into Canterbury. Combined, the residential and non-residential population increase in Surrey Hills is in the order of 850 people.

The activity centres are shown on Figure 7.7~3 with solid red lines defining the extent of the core part of the activity centre, and enterprise corridors are illustrated with orange coloured lines.

Figure 7.7~3 also shows the extent of existing Heritage Overlays within Surrey Hills. While redevelopment is forecast to 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 Surrey Hills are described after Figure 7.7~3. Canterbury Road Enterprise Corridor is described first followed by the smaller activity centres.

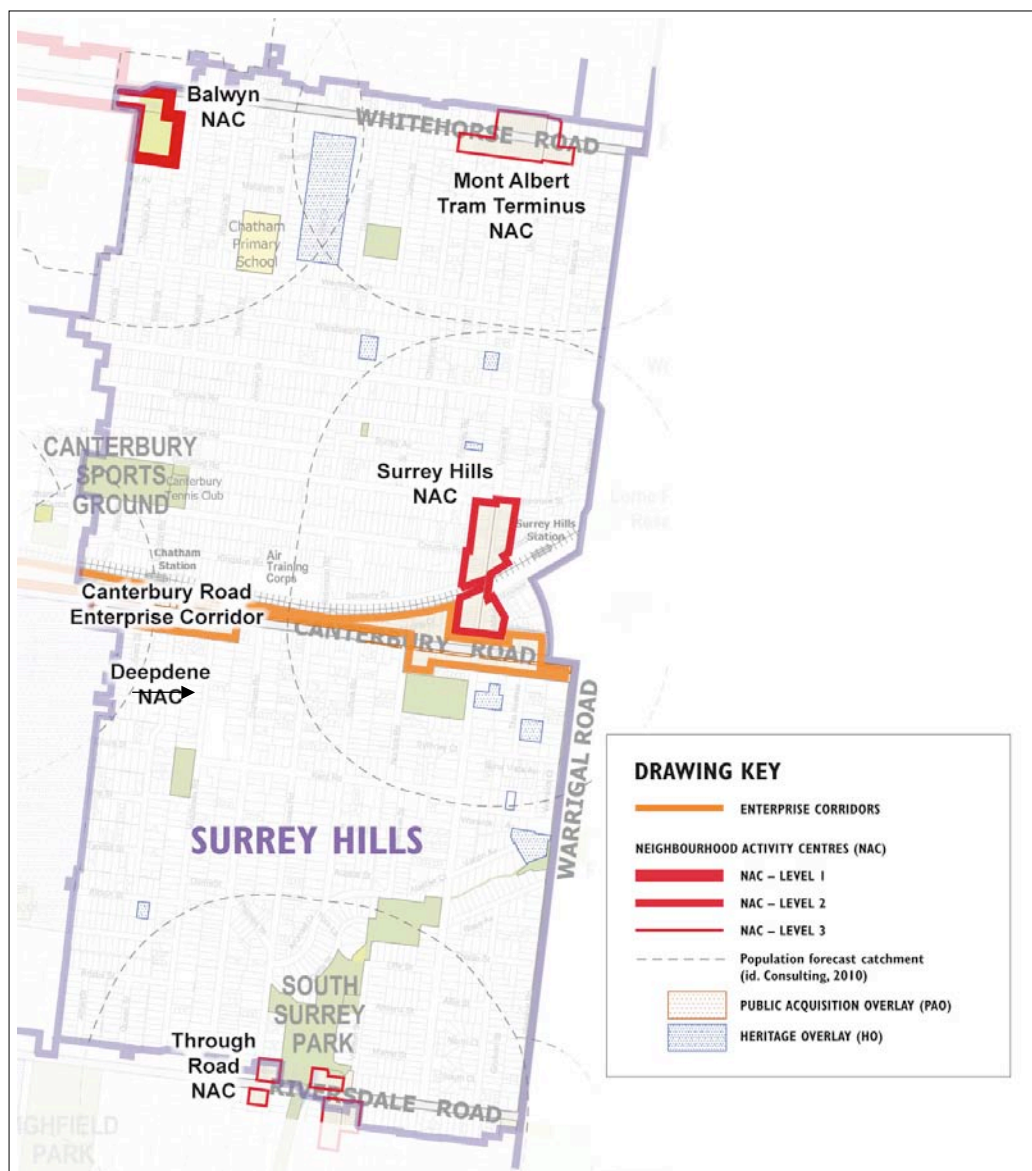


FIGURE 7.7~3 Land use trends in Surrey Hills

### 7.7.3b Canterbury Road Enterprise Corridor

This Enterprise Corridor operates primarily as a business service centre with a mix of office, retail, light industrial and medical uses. Period buildings are generally one to two storeys and the Belgrave and Lilydale railway runs adjacent to the corridor with Chatham and Surrey Hills Stations servicing it. This is an important employment spine and opportunities to create mixed use development for new commercial and business use will be encouraged. No residential population increase is forecast, while the employment population is forecast to change from 2,300 in 2009 to 2,655 in 2026 resulting in an additional 355 employees in the centre (Source: *Essential Economics*, April 2010). This population will be distributed across Surrey Hills and Canterbury.

### **7.7.3c Balwyn Level 1 Neighbourhood Activity Centre**

This centre is located in Balwyn and extends into Surrey Hills. Refer to **Section 7.6.3** in Balwyn for a description of the Activity Centre.

### **7.7.3d Level 2 and 3 Neighbourhood Activity Centres**

#### **Mont Albert Tram Terminus Neighbourhood Activity Centre**

Located to the north of the precinct, this Centre is located along Whitehorse Road and within an existing gap area as shown in Figure 7.7~4. Grovedale Park is within safe walking distance from the south side of Whitehorse Road. The *Activity Centre Strategy* identified that the Centre will continue to provide limited convenience retail and mixed use development and this will increase the residential densities and housing diversity options within the Centre. The forecast residential population is anticipated to increase by 75 from an estimated 1,350 in 2011 to 1,424 in 2026.

#### **Through Road Neighbourhood Activity Centre**

Located immediately adjoining South Surrey Park, the *Activity Centre Strategy* notes this Centre is planned to provide additional convenience retail with mixed use development comprising offices or retail at ground level and residential or office above. Built form interface to South Surrey Park will need to be sensitive to the open space values. The forecast residential population is anticipated to increase by 75 from an estimated 1,368 in 2011 to 1,442 in 2026.

#### **Surrey Hills NAC**

This Centre will develop as a convenience retail centre with increased housing densities supported by a strong mix of uses on both sides of the railway line. The forecast increased residential population is 94, changing from 1,707 in 2011 to 1,801 in 2026. Located wholly within Surrey Hills this Centre is in an existing gap area with no open space within walking distance of it, as shown in Figure 7.7~4. The forecast increase in population within the Centre will place increased pressure on the need for open space within safe walking distance.

### **7.7.3e Remainder of suburb in Surrey Hills**

Nearly half of the forecast population growth (approx 220 people) will be distributed across the balance of the Surrey Hills area outside the activity centres. This will result in an increased use and demand on open space across the suburb, with an emphasis on the changing demographics towards an older population.

## 7.7.4 Gaps in open space distribution in Surrey Hills

There are some gap areas in the distribution of open space in Surrey Hills. Each of these has been numbered and illustrated diagrammatically in Figure 7.7~4, with a brief analysis and conclusion for each gap area described below in Table 7.7(iii).

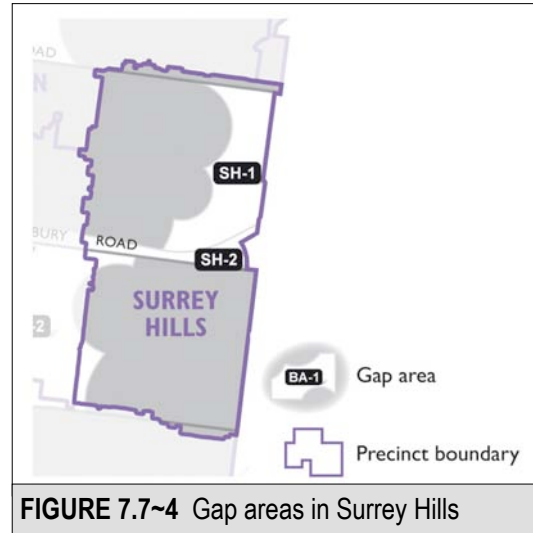


FIGURE 7.7~4 Gap areas in Surrey Hills

**Table 7.7(iii) Open space gap areas for Surrey Hills**

Gap area	Description	Recommendation
SH-1	Located south of Whitehorse Road, north of the Belgrave/Lilydale railway line, and adjacent to the eastern boundary of this precinct, this gap area is close to the Surrey Hills Neighbourhood Activity Centre and the Mont Albert Tram Terminus Activity Centre. Additionally the Canterbury Road Enterprise Corridor is partially located in this gap area. The additional forecast residential population from both Activity Centres is in the order of 175 people.	<ul style="list-style-type: none"> <li>An additional Small Local open space is required to provide some public open space within safe walking distance of this predominantly residential precinct. This Small Local open space will primarily be for the existing population and will also provide open space for the forecast population. The future location for this open space will preferably be towards the south of this gap area to also be accessible for people in gap area SH-2.</li> </ul>
SH-2	Located between the railway and Canterbury Road this area has no safe and easy access to open space.	<ul style="list-style-type: none"> <li>The provision of an additional Small Local open space in gap area SH1 will also improve access to open space for the existing and forecast population in this gap area SH-2.</li> </ul>

## 7.7.5 Surrey Hills Actions

### 7.7.5a Summary of overall intent

#### Provision and distribution

The eastern area of Surrey Hills lacks existing open space and will be addressed by the establishment of an additional Small Local open space within the gap areas.

#### Quality and design

The existing open spaces provide good diversity of character and facilities with the Canterbury Sports Ground providing structured sporting use and the other open spaces providing unstructured recreational use and a diversity of characters. These range from the public garden character of Surrey Gardens with predominantly exotic vegetation, to the native vegetation character of the South Surrey Park. This strategy proposes improvements to the quality and diversity of facilities in some of the existing open spaces to better cater to the existing and forecast population, and changing demographics. The future additional Small Local open space will be designed to complement the range of facilities and activities provided in the precinct as a whole.

### 7.7.5b Precinct Actions for Surrey Hills

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
7.7A-1	Provide an additional Small Local open space in Gap Area SH-1 nearby to both the Surrey Hills Neighbourhood Activity Centre and Mont Albert Tram Terminus Neighbourhood Activity Centre. This new open space is to cater primarily for the existing population and the forecast population.	Council, Developer	High

#### B Links to open space

None applicable.

### 7.7.5c Individual open space Actions for Surrey Hills

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

#### C Regional open space

None applicable.

#### D Municipal open space

No.	Action	Responsibility	Priority
7.7D-1	<b>Canterbury Sports Ground</b> Undertake minor upgrade to play facilities and seating in this open space.	Council	Low
7.7D-2	<b>South Surrey Park</b> Prepare a conservation management plan for this open space to guide minor upgrades to the open space facilities and ongoing management, generally in accordance with completion of the existing Concept Master Plan.	Council	Medium

#### E Neighbourhood open space

No.	Action	Responsibility	Priority
7.7E-1	<b>Balwyn Community Centre</b> Prepare a landscape design plan to investigate the most effective use of this open space in the future, including improving its connectivity to Whitehorse Road, confirming the appropriate size of the community garden, the relationship of the open space to the community buildings and resolution of vehicle and pedestrian circulation. As part of this landscape design plan process, confirm if the site is to be rezoned as PPRZ or continue as PUZ6.	Council	Medium
7.7E-2	<b>Surrey Gardens</b> Prepare a conservation management plan for Surrey Gardens to guide future minor upgrades to the gardens to address increased use where required. Continue to maintain.	Council	High

#### F Local open space

No.	Action	Responsibility	Priority
7.7F-1	<b>Grovedale Park</b> Prepare and implement a landscape design plan for this open space to better meet the needs of the local community, and undertake minor upgrade as required. This open space does not appear to be currently well used.	Council	High
7.7F-2	<b>Mary MacKillop Reserve</b> Continue to maintain, with minor upgrade of additional	Council	Low

No.	Action	Responsibility	Priority
	seating and other minor works as required.		

**G Small Local open space**

No.	Action	Responsibility	Priority
7.7G-1	<b>Empress Road Reserve</b> Continue to maintain and undertake minor upgrades in the longer term.	Council	Low
7.7G-2	<b>Meadlow Reserve</b> Continue to maintain habitat and open space connection to South Surrey Park.	Council	Ongoing