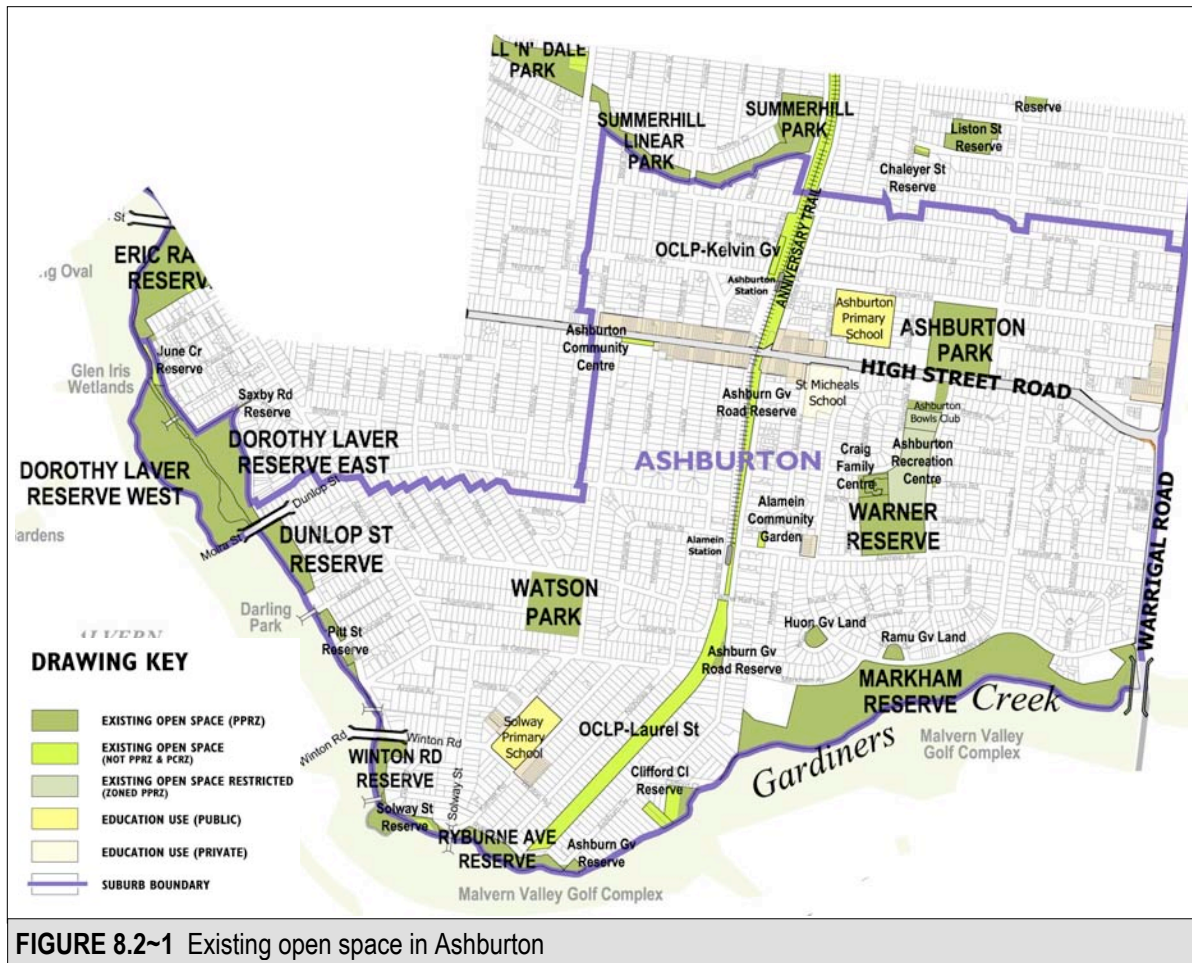


8.2 Ashburton



8.2.1 Existing conditions



8.2.1a Overall precinct description

Extent of precinct

Summerhill Linear Park and a boundary that generally runs along Baker Parade defines the northern extent of Ashburton. Warrigal Road defines the east, Gardiners Creek defines the south, and a line that runs east-west to the south of Dent Street, north-south to the west of Munro Avenue and Summerhill Road defines the west.

Summary of open space along Gardiners Creek

Markham Reserve, Dorothy Laver East and Dorothy Laver West Reserves are the major open spaces located along Gardiners Creek in Ashburton. The Gardiners Creek Trail continues through this precinct connecting to the open space both upstream and downstream of Ashburton. The open space system is discontinuous along its length with private land extending down to the Creek in locations between Markham Reserve and Ryburne Avenue Reserve. In other locations, the open space reserve is very narrow and therefore the shared trail is located on the south side of Gardiners Creek for some of its length through Ashburton. The Anniversary Trail connects to the Gardiners Creek in Ashburton at Ryburne Avenue Reserve and is a popular shared trail connection for a range of activities including cycling, walking and jogging. The waterway is in varied condition along this length with the majority rock lined to address erosion. The riparian zone is in varied condition with a combination of introduced exotic vegetation, native vegetation and indigenous vegetation. Melbourne Water is responsible for the management of the bed and banks of the waterway.

Summary of other open space in Ashburton

Ashburton Park is the most visited reserve within walking distance in Ashburton as it caters for a variety of structured field sports and unstructured informal activities. In addition to Ashburton Park, Warner Reserve and Watson Park provide a combination of structured sporting facilities and some informal use. The Anniversary Trail runs generally north south through Ashburton along the railway easement and provides a continuous shared trail link as part of the Outer Linear Circle Park. While just outside the boundary of Ashburton, Summerhill Linear Park, located along the northern boundary, provides good connectivity to this linear open space through Glen Iris. The other smaller open spaces are generally located near Gardiners Creek.

Ancillary open space

There are two public schools located in Ashburton including Ashburton Primary School located near Ashburton Park, and Solway Primary School in the south west of the precinct. Both schools have sports playing fields, with the one at Solway Primary School being more visible from the surrounding streets and contributing to the precinct's open space character.

8.2.1b Quantity of open space in Ashburton

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

- 36.71 hectares of open space
- 12.4 per cent of the total suburb area is open space
- 6.1 per cent of the total open space in the City of Boroondara
- 50 sqm of open space per person, based on the estimated population for 2011
- other large adjoining open space includes Darling Park on the west side of Gardiners Creek and Ashwood Reserve in the adjoining City of Monash to the east.

Table 8.2(i) Number, size and type of open space in Ashburton

No	Hierarchy of open space	Area (ha)
7	Regional	21.40
7	Municipal	12.90
0	Neighbourhood	0.00
3	Local	1.47
5	Small Local	0.92
1	Small Local Link	0.01
23	Totals	36.7
1	<i>Restricted</i>	2.02
24	<i>Total including restricted</i>	38.72

8.2.1c Open space hierarchy and character in Ashburton

Table 8.2-(ii) List of existing open space type and character classification

Open space	Area sqm	Hierarchy	Primary Character Classification	Secondary Character Classification
Alamein Community Garden	750	Small local	Community Garden	Informal, Restricted sport and recreation
Ashburn Grove Reserve	1,210	Small Local	Waterway	Undeveloped
Ashburn Grove Road Reserve	7,073	Municipal	Linking space	Nature conservation, Significant road reservation
Ashburton Community Centre	4,033	Local	Civic Forecourt	Informal
Ashburton Park	30,934	Municipal	Sporting	Informal
Clifford Close Reserve	5,820	Local	Waterway	Undeveloped
Craig Family Centre	4,849	Local	Informal	
Dorothy Laver Reserve East	25,128	Regional	Waterway	Sporting, Informal
Dorothy Laver Reserve West	49,338	Regional	Waterway	Sporting, Linear, Water feature
Dunlop Street Reserve	10,979	Regional	Waterway	Informal
Huon Grove Land	2,254	Small Local	Informal	Seating/viewing
June Crescent Reserve	2,285	Regional	Waterway	Linear
Markham Reserve	113,303	Regional	Waterway	Sporting, Linear, Community garden
OCLP - Laurel Street	33,459	Municipal	Linear	
OCLP - Kelvin Grove	1,910	Municipal	Linear	Sporting
Pitt Street Reserve	4,612	Regional	Waterway	Linking space, Informal
Ramu Grove Land	1,766	Small Local	Informal	Undeveloped
Ryburne Avenue Reserve	10,408	Municipal	Informal	Waterway

Table 8.2-(ii) List of existing open space type and character classification

Open space	Area sqm	Hierarchy	Primary Character Classification	Secondary Character Classification
Saxby Road Reserve	130	Small Local Link	Sporting	Waterway
Solway Street Reserve	3,246	Small Local	Waterway	Linking space, Undeveloped
Warner Reserve	22,604	Municipal	Sporting	Informal
Watson Park	22,656	Municipal	Sporting	Informal
Winton Road Reserve	8,350	Regional	Waterway	Linear, Informal

Heritage values of open space

The only open space with heritage significance in Ashburton has local status and has therefore not been listed separately in this report.

Master Plans

Council has two Concept Master Plans for open space in Ashburton:

- Gardiners Creek Trail Gap Master Plan (2007)
- Markham Victory Reserve Revised Concept Master Plan (2008)

Gardiners Creek Trail Gap Master Plan (2007)

This Master Plan identifies the gap in the shared trail through Ashburton, with a schedule of works proposed to upgrade the necessary links and connections to complete the Gardiners Creek Trail. This plan also includes links to the Anniversary Trail. Implementation of this plan is scheduled to be completed by 2012.

Markham Victory Reserve Revised Concept Master Plan

This Master Plan provides a direction to increase the diversity and range of recreational opportunities in this reserve, along with protecting and improving the biodiversity values of the riparian corridor. The works include a new shared path connection to close the gap in the Gardiners Creek Trail, a new full sized Soccer pitch, a new regional playground with associated visitor facilities including barbecues, picnic shelter and public toilets and a community garden.

8.2.1d Distribution of open space in Ashburton

Open space is generally well distributed in Ashburton with no identified gaps in relation to safe and easy walking access to open space. The only gap in distribution is the lack of continuous linear open space corridor on the north side of Gardiners Creek to provide informal recreational access and improvement to biodiversity values along the waterway corridor.

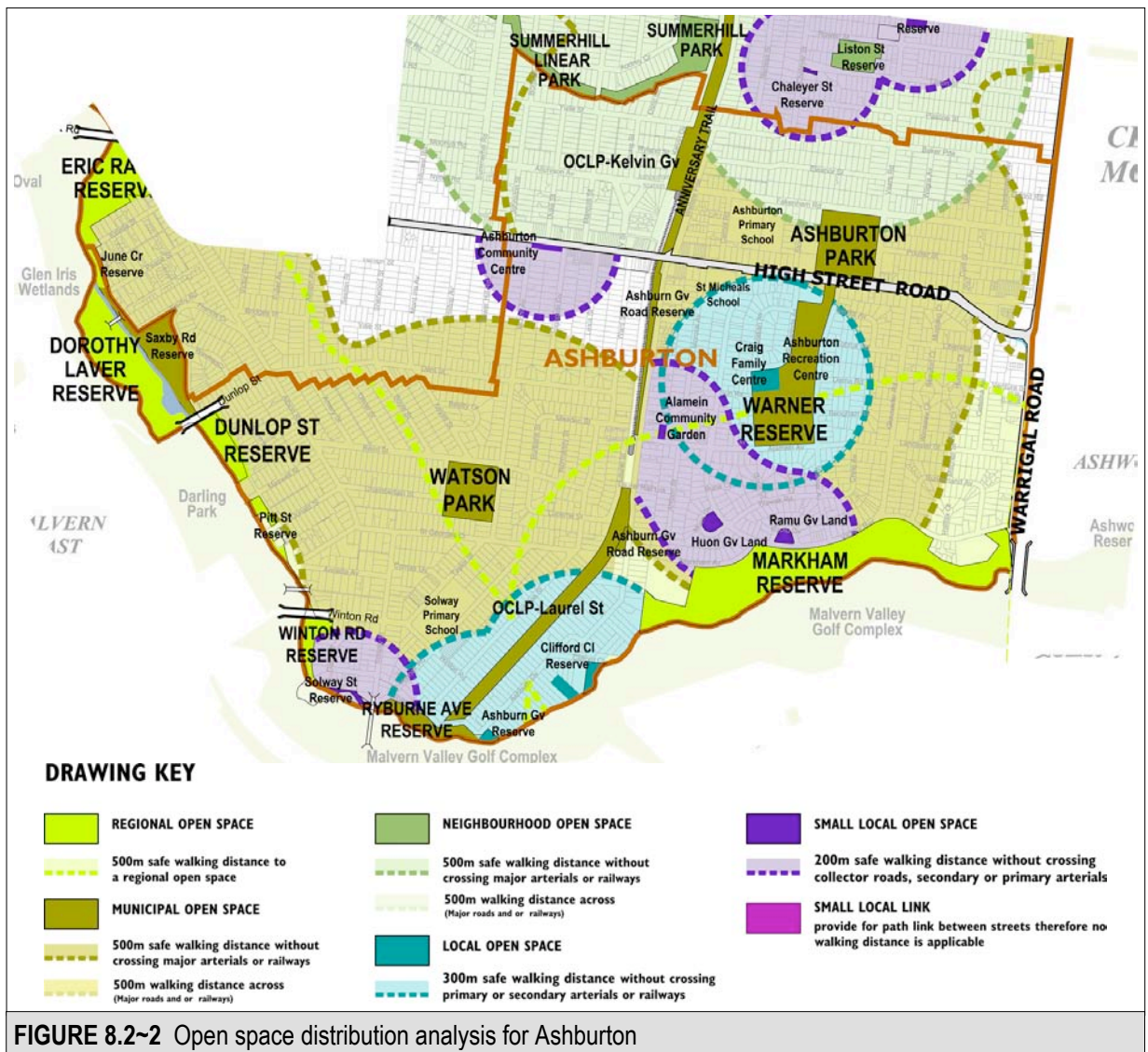


FIGURE 8.2~2 Open space distribution analysis for Ashburton

8.2.2 Community characteristics for Ashburton

8.2.2a Demographic summary of existing forecast trends

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

Age structure:

Compared with the Municipal-wide average, there are slightly more young people between 0 to 11 years, slightly less 18 to 24 year olds and slightly more 35 to 49 year olds.

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:

Compared with the Municipal-wide average, there are fewer couples without children households and more one adult with children households.

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 average, there are more separate houses and less semi-detached row terrace/ townhouses. Forecast information is not available for dwelling types.

Total population (2011): 7,322*

Forecast population in 2026: 7,853* (increase of 531)

**Source: .id Consulting incorporating VIF figures*

8.2.2b Summary of household survey outcomes for Ashburton

A total of 54 household surveys were received from residents of Ashburton. This represents 3 per cent of the total number of surveys received which is slightly below the proportion of Ashburton residents to the total population, 4.4 per cent based on the VIF forecast population for 2011. Following is a brief summary of the key outcomes from the household survey.

Most frequently visited open space reserves:

USE	OPEN SPACE	REASONS TO VISIT	SUGGESTED IMPROVEMENTS
Open space within walking distance			
19	Ashburton Park	playground exercising jogging/ running playing with children watching sport dog walking relaxation	Enforce dog on-lead areas and provide additional dog waste bags and bins. Upgrade playground equipment and provide additional shade trees.
10	Gardiners Creek Trail	walking	Retain open space and, upgrade cycle paths and improve signage.
8	Ferndale Park	walking cycling	Additional rubbish bins.
8	Summerhill Park	walking	Additional rubbish bins, dog waste bags and bins and BBQ facilities.
8	Warner Reserve	playground	Upgrade playground equipment, provide additional BBQ facilities and rubbish bins.
Open space beyond walking distance			
7	Other - Outside Boroondara	walking dog off-lead area relaxation	Additional rubbish bins.
5	Gardiners Creek Trail	walking cycling exercising	Regular removal of rubbish.
5	Outer Circle Linear Park	cycling walking ambience, beauty	Additional rubbish bins, signage, toilets and indigenous trees.

USE	OPEN SPACE	REASONS TO VISIT	SUGGESTED IMPROVEMENTS
5	Wattle Park	natural bushland relaxation open space	Retain open space.

Types of open space used (top four):

89% open space along Yarra River
87% small local parks
81% open space along Gardiners Creek
80% local streets for exercise.

Values (top four):

69% place to relax and unwind
67% trees
63% place for kids to play
57% health and wellbeing.

Activities and facilities in open space (top four):

93% walking Paths
87% open grassed areas
81% seats
61% playgrounds.

Provision and maintenance of facilities:

Respondents identified that they are generally satisfied with the provision of the majority of facilities. There is some level of dissatisfaction with the provision of seats, toilets, picnic tables, drinking fountains and barbecues. There is a high level of satisfaction with maintenance, except for drinking fountains, barbecues and public toilets.

General comments:

- The choice and variety of open space is highly valued and appreciated as part of living in Boroondara and is an important community asset.
- Existing open space should be retained.
- Additional trees and planting are required in open space to improve the wildlife corridor values.
- Open space is well maintained.

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

8.2.2c Implications of community characteristics on future open space planning in Ashburton

The main change for the forecast population is a slight increase in older people and lone person households, however there will still be a high proportion of families in Ashburton as well. Therefore future open space planning will need to increase the diversity of facilities for older adults, including those that encourage them out into open space to maintain physical and social health and wellbeing. It

will be important to maintain a diversity of facilities to meet the needs of all age groups.

8.2.3 Land use trends in Ashburton

8.2.3a Overview

The forecast residential population increase in Ashburton represents seven per cent of the total population with a forecast increase of approximately 530 people across the suburb changing from 7,322 in 2011 to 7,853 in 2026. The Ashburton Neighbourhood Activity Centre is where the most change is forecast to occur, followed by the Ashwood Neighbourhood Activity Centre. Approximately half the forecast population is likely to live in the Activity Centres with the remainder located throughout the suburb.

The activity centres are shown on Figure 8.2~3 with solid red lines defining the extent of the core part of the activity centre.

Figure 8.2~3 also shows the extent of existing Heritage Overlays within Ashburton. While redevelopment is likely 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 in Ashburton are described after Figure 8.2~3.

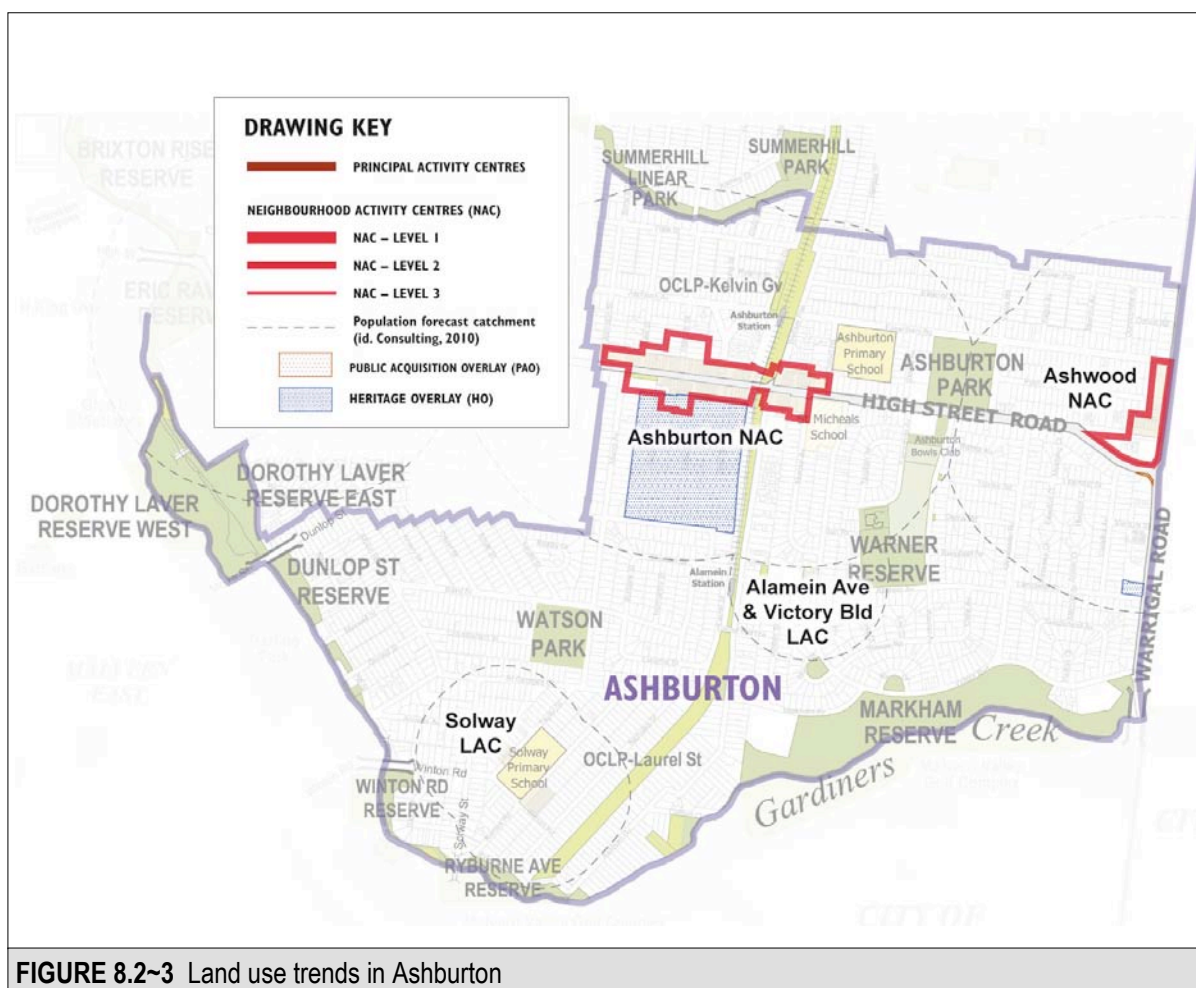


FIGURE 8.2~3 Land use trends in Ashburton

8.2.3b Level 2 Neighbourhood Activity Centres (NAC) in Ashburton

Ashburton NAC

This Activity Centre is primarily located along High Street Road and is forecast to have an additional 125 people living in the centre by 2026. The *Activity Centre Strategy* locates the larger potential redevelopment sites on the north side of the Centre, and the Anniversary Trail will provide an open space link to the north to Summerhill Park in Glen Iris, and south to the Outer Circle Linear Park and Gardiners Creek.

Ashwood NAC

This Activity Centre is located in the north east, centred around High Street Road, High Street and Warrigal Road. The Centre is forecast to have an additional approximately 75 people living in the centre by 2026. The *Activity Centre Strategy* locates the larger potential redevelopment sites between High Street and High Street Road in the south of the Centre, and to the north fronting Warrigal Road. Ashburton Park is within walking distance of the Centre and there are a few east west residential streets that will accommodate walking access to this open space.

8.2.3c Remainder of suburb and Local Activity Centres (LAC)

Across the remaining areas of Ashburton the planned population increase is approximately 270 people, along with an additional 50 in two Local centres, resulting in an additional approximately 320 residents. This will place increased demand on existing open space and facilities. A contribution from this forecast population towards the upgrade of existing open space and diversity of the range of facilities provided will be required. The two Local Activity Centres are:

- Solway LAC in the south of the precinct.
- Alamein Road and Victory Boulevard LAC.

8.2.4 Ashburton Actions

8.2.4a Summary of overall intent

Provision and distribution

Ashburton has a good distribution of open space with the only gaps being along the Gardiners Creek corridor. Overcoming these gaps is a long-term objective for the open space network, however it is recognised this will not necessarily be achieved in the timeframe of this Strategy.

Quality and design

The objectives are to increase the diversity of facilities and open space character in Ashburton to better cater to the existing and forecast population needs.

8.2.4b Precinct Actions for Ashburton

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 individual areas of open space are required.

B Open space links

Refer also to the Recommendation 6.5.2a in Section 6 of this Strategy.

No.	Action	Responsibility	Priority
8.2B-1	Investigate the potential to upgrade pedestrian access between Winton Road Reserve and Ryburne Avenue Reserve to provide a local looped walking circuit link between the footbridges, and provide access for ongoing improvement to the riparian zone with revegetation.	Council (MW)	Medium
8.2B-2	Investigate the potential to provide pedestrian access between Ashburn Grove Reserve and Clifford Close Reserve following implementation of Recommendation 6.5.2a.	Council (MW)	Long term

8.2.4c Individual open space Actions for Ashburton

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

C Regional open space

No.	Action	Responsibility	Priority
8.2C-1	Dorothy Laver Reserve East Prepare and implement a concept master plan to guide an upgrade to the neighbourhood level facilities in this open space, including integrating an improved picnic and seating area associated with the playground facility, including path access and shelter.	Council (MW)	High
8.2C-2	Dorothy Laver Reserve West Prepare and implement a concept master plan for this reserve to improve the informal recreational facilities, including addressing appropriate levels of future water access in consultation with Melbourne Water.	Council (MW)	Medium
8.2C-3	Dunlop Street Reserve Continue to maintain this open space as an informal space adjacent to the waterway. In the longer term, investigate the potential to establish a continuous open	Council (MW)	Ongoing & Long-term

No.	Action	Responsibility	Priority
	space link to the footbridge at Maxwell Street and Pitt Street Reserve.		
8.2C-4	June Crescent Reserve Continue to maintain the Gardiners Creek Trail connection.	Council	Ongoing
8.2C-5	Markham Reserve Continue to implement the updated Concept Master Plan (2008) for this open space reserve, to provide an increased diversity of recreational facilities along with environmental improvements.	Council	High
8.2C-6	Pitt Street Reserve Prepare and implement a concept master plan for this open space to include access paths, seating and environmental improvements to this open space. As part of the plan, investigate long-term options for achieving open space adjacent to the waterway.	Council (MW)	Medium
8.2C-7	Winton Road Reserve Continue to maintain this open space reserve.	Council	Ongoing

D Municipal open space

No.	Action	Responsibility	Priority
8.2D-1	Ashburn Grove Road Reserve Continue to maintain this open space as a linking space and for improved environmental values.	Council	Ongoing
8.2D-2	Ashburton Park Prepare and implement a concept master plan for this open space to increase the diversity of recreational opportunities in this park, particularly in the context of its proximity to the two Activity Centres on High Street Road. Facilities may include a circuit path/exercise trail around the perimeter of the park/oval, improvements to the seating and picnic facilities in the reserve and improvements to the overall character of the park.	Council	Very High
8.2D-3	OCLP - Laurel Street Continue to maintain this linear open space for recreational and environmental corridor connections.	Council (VicTrack)	Ongoing
8.2D-4	OCLP - Kelvin Street Continue to maintain the sporting facilities and this linear open space link.	Council (VicTrack)	Ongoing
8.2D-5	Ryburne Avenue Reserve Continue to maintain this linear trail, and ongoing improvement to the environmental values of the open space adjoining Gardiners Creek.	Council (MW)	Ongoing
8.2D-6	Warner Reserve Continue to maintain this open space and in the longer term prepare and implement a concept master plan with the potential to integrate additional informal and unstructured recreational facilities and access in this open	Council	Low

No.	Action	Responsibility	Priority
	space.		
8.2D-7	<p>Watson Park</p> <p>Prepare and implement a concept master plan for this open space, investigating opportunities to improve integration of other informal recreational uses into this sporting reserve.</p>	Council	Medium

E Local open space

No.	Action	Responsibility	Priority
8.2E-1	<p>Ashburton Community Centre</p> <p>Continue to maintain this open space as an entry forecourt to the community centre and library.</p>	Council	Ongoing
8.2E-2	<p>Clifford Close Reserve</p> <p>Undertake minor improvement works including installation of an access path and some seating in this open space, along with ongoing improvement to the riparian values. In the longer term, if a continuous open space reserve can be achieved along Gardiners Creek, a future access path connection to be investigated through this open space to Ashburn Grove Reserve.</p>	Council	Medium and Long-term
8.2E-3	<p>Craig Family Centre</p> <p>Continue to maintain access to parking for Warner Reserve.</p>	Council	Ongoing

F Small Local open space

No.	Action	Responsibility	Priority
8.2F-1	<p>Alamein Community Garden</p> <p>Continue to maintain both the play area at the front of this open space and community garden to the rear to maintain diversity of access to this site in close proximity to higher density housing.</p>	Council	Ongoing
8.2F-2	<p>Ashburn Grove Reserve</p> <p>Progressively improve the environmental values of this open space adjacent to Gardiners Creek. In the longer term, if access is to be provided along Gardiners Creek between this reserve and Clifford Close Reserve, investigate design of an appropriate path alignment through this open space.</p>	Council	Ongoing and Long-term
8.2F-3	<p>Huon Grove Land</p> <p>Continue to maintain this open space for informal natural values.</p>	Council	Ongoing
8.2F-4	<p>Ramu Grove Land</p> <p>Continue to maintain as a road reserve. Minor upgrade includes additional seating and path access as this offers good views over Markham Reserve.</p>	Council	Medium

No.	Action	Responsibility	Priority
8.2F-5	<p>Solway Street Reserve</p> <p>Improve access to this open space consistent with Action 6.5.2a, including installation of walking path and seating in this open space, along with revegetation of the waterway corridor, balanced with retaining some open areas within the reserve.</p>	Council	Medium

G Small Local Link

No.	Action	Responsibility	Priority
8.2G-1	<p>Saxby Road Reserve</p> <p>Continue to maintain vegetation in this road reserve.</p>	Council	Ongoing