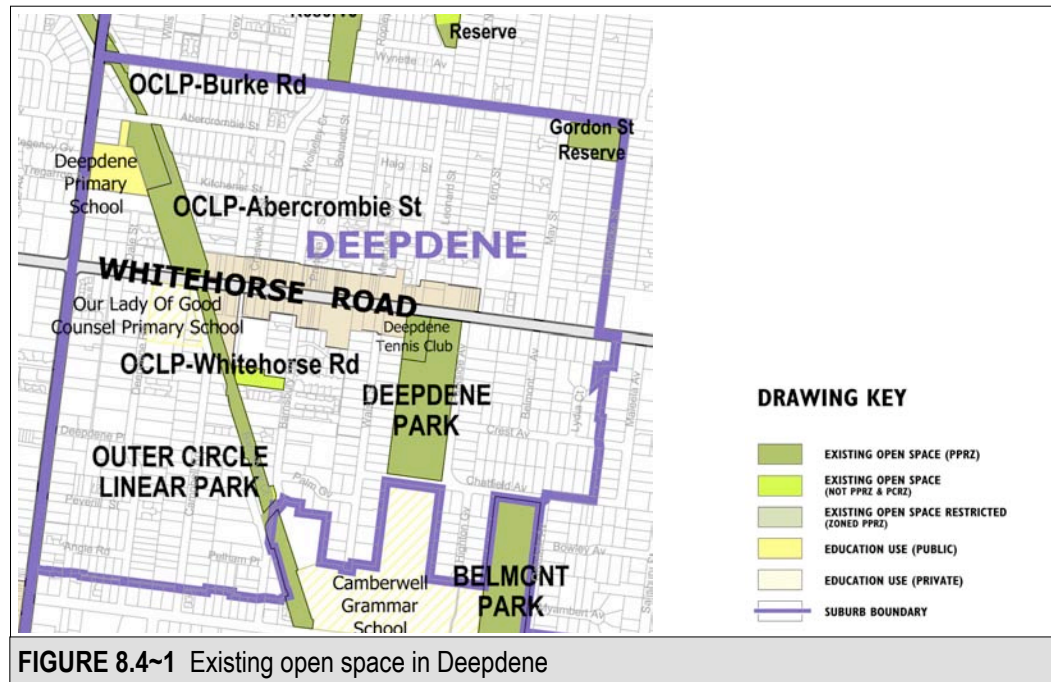


8.4 Deepdene



8.4.1 Existing conditions



8.4.1a Overall precinct description

Extent of precinct

Deepdene is a relatively small precinct when compared to the other precincts in Boroondara. Gordon Street defines the northern boundary, Burke Road defines the western extent, a range of smaller residential streets including Hardwicke Street, Maleela Avenue and Oakdale Avenue defines the east, and a boundary line running just north of Mont Albert Road and generally the northern extent of Camberwell Grammar School defines the southern boundary.

Summary of other open space

The Outer Circle Linear Park (OCLP) runs in a generally north-south alignment through the west of the precinct. The OCLP provides good off-road shared trail connectivity to the open space north and south of Deepdene. The Abercrombie section of this reserve, located at the former Deepdene Station location, does include an open grassed area, playground and picnic area, which increases the diversity of uses in this reserve in addition to the linear trail. The other major space is Deepdene Park, located on Whitehorse Road and in the Deepdene Activity Centre. The sporting and playground facilities along with established trees contribute to its parkland character, however there is potential to increase

the appeal of this open space. Belmont Park is within walking distance of Deepdene Park in Canterbury and is nominated as being well used by residents of Deepdene in the household survey. Belmont Park has an informal natural open woodland character, which complements the sporting and public garden character of Deepdene Park.

Ancillary open space

Deepdene Primary School is the only public school in Deepdene and is located adjacent to the OCLP. The school does have hard court surfaces but no open sports field. Our Lady of Good Counsel Primary School is a private school located in the precinct.

8.4.1b Quantity of open space in Deepdene

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

- 6.9 hectares of open space
- 8.1 per cent of the total suburb area is open space
- 1.2 per cent of the total open space in the City of Boroondara
- quantity of open space per person is not available as the population forecasts for Deepdene are combined with Balwyn/Mont Albert
- other large adjoining open spaces include Belmont Park in Canterbury and Balwyn Park in Balwyn.

Table 8.4(i) Number, size and type of open space in Deepdene

No	Hierarchy of open space	Area (ha)
0	Regional	0.00
4	Municipal	6.40
0	Neighbourhood	0.00
1	Local	0.51
0	Small Local	0.00
0	Small Local Link	0.00
5	Totals	6.90

8.4.1c Open space hierarchy and character in Deepdene

Table 8.4(ii) List of existing open space type and character classification

Open space	Area sqm	Hierarchy	Primary Character Classification	Secondary Character Classification
Deepdene Park	25,457	Municipal	Sporting	Heritage, Botanical
Gordon Street Reserve	5,055	Local	Informal	
OCLP - Abercrombie Street	19,032	Municipal	Linear	
OCLP - Burke Road	2,728	Municipal	Linear	
OCLP - Whitehorse Road	16,748	Municipal	Linear	

Heritage values of open space

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

- Deepdene Park, acquired in 1926 and established as a public park and sports ground, significant for its mature native trees and exotic plant species, semi-informal layout and park infrastructure.

Master Plans

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

- Deepdene Park Concept Master Plan (2001).

Prepared in 2001, this Master Plan has been largely implemented.

8.4.1d Distribution of open space in Deepdene

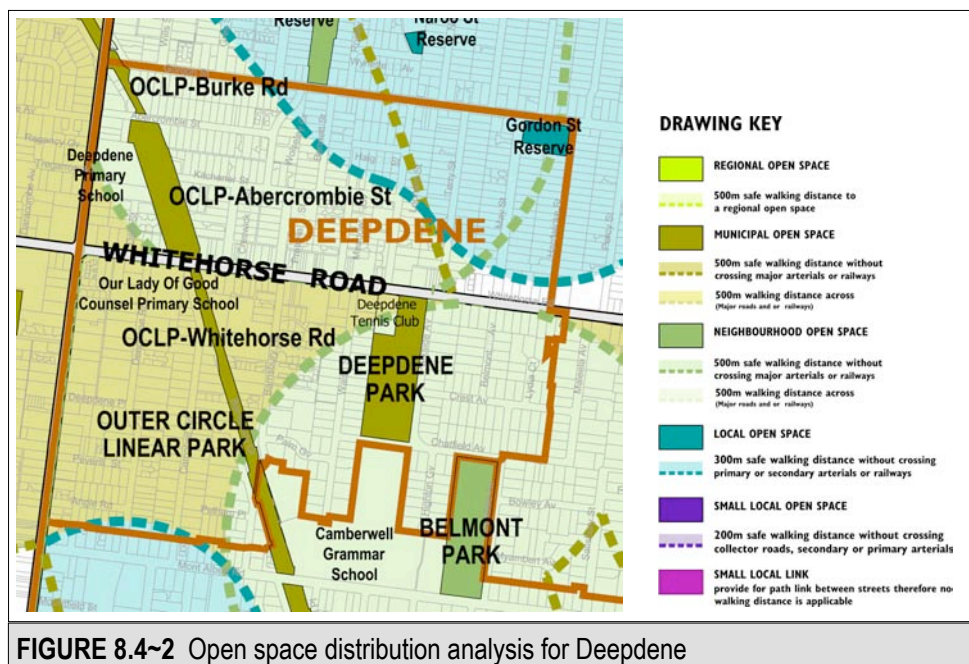


FIGURE 8.4~2 Open space distribution analysis for Deepdene

There is good distribution of open space in Deepdene with the OCLP providing open space connectivity to the north and south. There are no gaps in the distribution of open space.

8.4.2 Community characteristics for Deepdene

8.4.2a Demographic summary of existing forecast trends for Deepdene

Refer to Section 7.6.2a (Demographic Summary for Balwyn/Mont Albert/Deepdene).

8.4.2b Summary of household survey outcomes for Deepdene

A total of 45 household surveys were received from residents of Deepdene, which represents 2.5 per cent of the total number of surveys received.

Most frequently visited open space reserves:

USE	OPEN SPACE	REASONS TO VISIT	SUGGESTED IMPROVEMENTS
Open space within walking distance			
22	Outer Circle Linear Park	walking cycling dog walking playing with children	Additional dog off-lead areas, drinking fountains, rubbish bins and new native vegetation planting.
17	Deepdene Park	close to home playground and equipment playing with children walking	Additional seats, dog off-lead areas, lighting, picnic tables and park maintenance.
8	Belmont Park	dog walking trees close to home walking	Reduce/eliminate fees, retain open space, additional native vegetation.
5	King Street Reserve	dog walking walking ambience, beauty exercising	Connecting cycle paths required, fenced dog off-lead areas, additional rubbish bins.
Open space beyond walking distance			
6	Maranoa Gardens	native vegetation ambience, beauty bird watching	Retain existing open space.
4	Alexandra Gardens	entertainment/events gardens layout/ landscaping playground and equipment	Additional lighting and playground.
4	Beckett Park	entertainment/events exercising meeting people/friends playground and equipment	Additional lighting, open space, upgrade toilet.
4	Hays Paddock	playground and equipment avoid traffic BBQs cycling	Additional BBQs, picnic tables, shelters, netball facilities, upgrade cafe/kiosk facilities.

Types of open space used (top four):

89% open space along Outer Circle Linear Park

89% local streets for exercise

84% small local parks

82% open space along Yarra River.

Values (top four):

67% trees
60% place to relax and unwind
56% place for kids to play
47% escape built environment.

Activities and facilities in open space (top four):

93% walking paths
89% seats
76% open grassed areas
62% drinking fountains.

Provision and maintenance of facilities:

Respondents identified they are generally satisfied with the provision of facilities, but there was some level of dissatisfaction with the provision of public toilets, drinking fountains, seats, picnic tables and shelters. In relation to maintenance, there is a good level of satisfaction with most facilities, except for public toilets and drinking fountains.

General comments:

- Value the choice and variety of open space in Boroondara.
- Additional tree planting required to replace older trees.
- Open space is generally well maintained.

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

8.4.2c Implications of community characteristics on future open space planning

The population forecasts for Deepdene are combined with the much larger area of Balwyn/Mont Albert, therefore it is not possible to make an assessment of the forecast population make up for this suburb. The Strategy household survey outcomes suggest that the existing population value open space and continue to value it for the trees, as a place to relax and unwind and for health and wellbeing.

8.4.3 Land use trends in Deepdene

8.4.3a Overview

Deepdene Neighbourhood Activity Centre is located on Whitehorse Road in the centre of the precinct. The forecast population change in the Deepdene Neighbourhood Activity Centre is an additional 121 people by 2026.

These activity centres are shown in Figure 8.4~3 with solid red lines defining the extent of the core part of the activity centre. This figure also shows the extent of existing Heritage Overlays within Deepdene. 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.

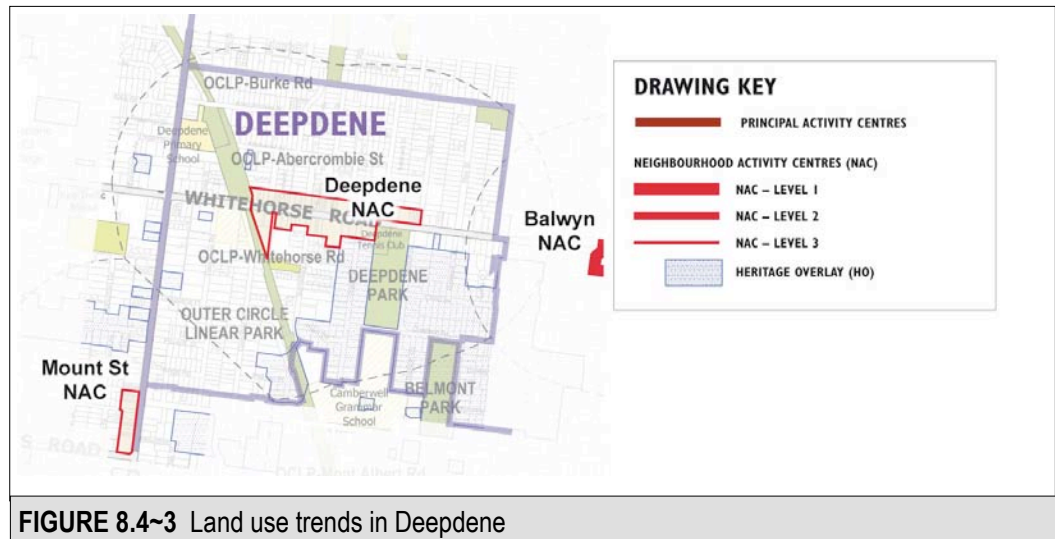


FIGURE 8.4~3 Land use trends in Deepdene

8.4.3b Level 3 Neighbourhood Activity Centres

Deepdene NAC

The *Activity Centre Strategy* identifies that this centre will continue to provide specialist retail function with a range of commercial, medical and community services. The intent is to provide a greater mix of activities including mixed use development with residential components on upper levels. The forecast additional residential population in the centre by 2026 is 120 people.

8.4.4 Deepdene Actions

8.4.4a Summary of overall intent

Provision and distribution

Deepdene will continue to retain existing open space, including the open space links beyond the precinct boundaries via the OCLP.

Quality and design

Deepdene Park is located at the heart of the Deepdene Activity Centre and this Strategy recommends increasing the quality and diversity of facilities to cater to the forecast additional population and better meet the open space needs of existing residents.

8.4.4b Precinct Actions for Deepdene

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 additional open space is required.

B Open space links
No additional open space links are required.

8.4.4c Individual open space Actions for Deepdene

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

C Municipal open space

No.	Action	Respons- ibility	Priority
8.4C-1	Deepdene Park Investigate the need to prepare a Conservation Management Plan for Deepdene Park. Prepare and implement an updated concept master plan for Deepdene Park with a focus on the future upgrade of the open space to meet the unstructured and informal needs of the community, while retaining and improving, where required, structured sporting use.	Council	Medium
8.4C-2	OCLP - Abercrombie Street Continue to maintain this open space, with potential minor upgrade to the open space design to better integrate the existing facilities to improve their use.	Council	Low
8.4C-3	OCLP - Burke Road Continue to maintain this open space.	Council	Ongoing
8.4C-4	OCLP - Whitehorse Road Continue to maintain this open space	Council	Ongoing

D Local open space

No.	Action	Respons- ibility	Priority
8.4D-1	Gordon Street Reserve Continue to maintain as informal open space.	Council	Ongoing