

8.5 Glen Iris



8.5.1 Existing Conditions

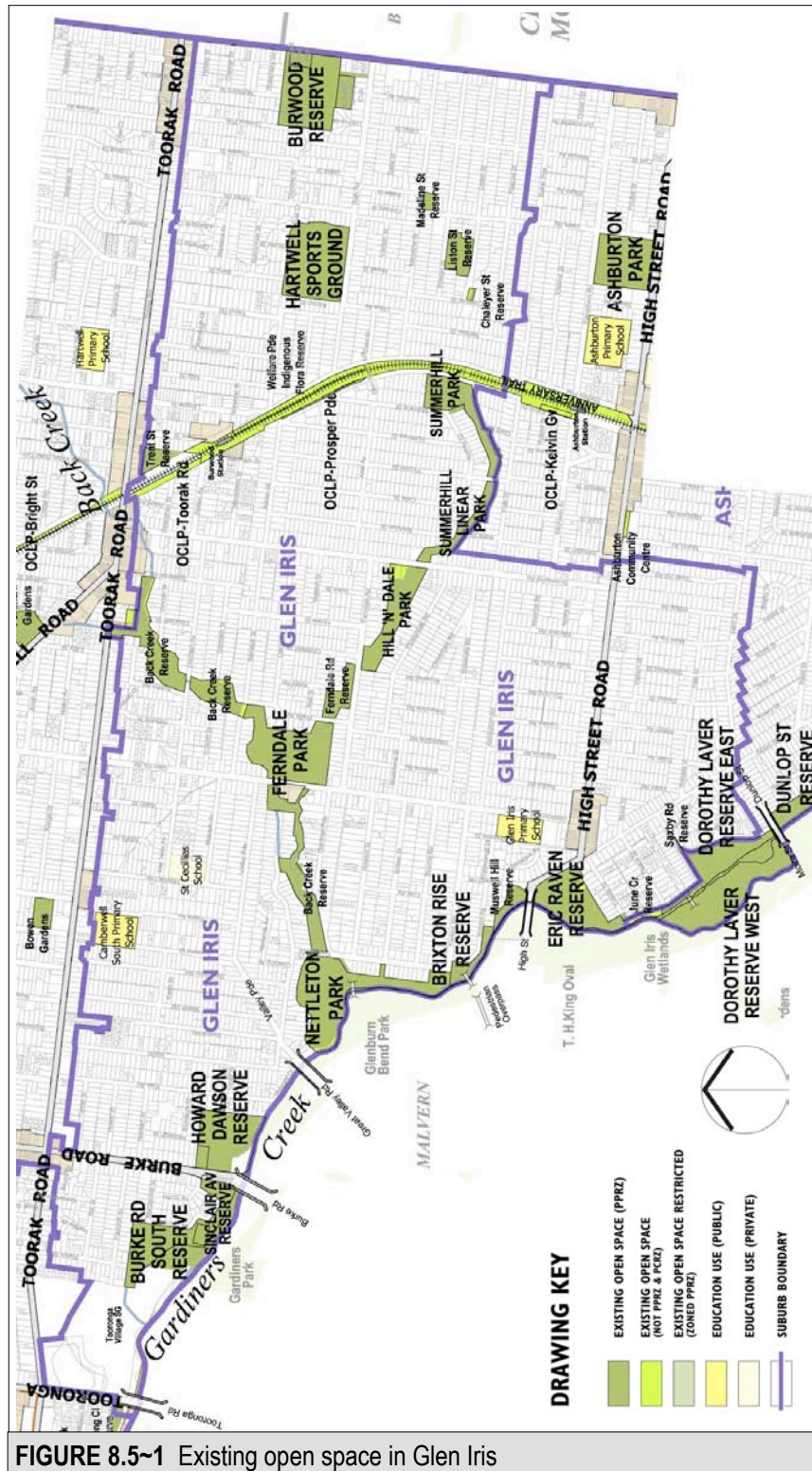


FIGURE 8.5-1 Existing open space in Glen Iris

8.5.1a Overall precinct description for Glen Iris

Extent of precinct

A boundary line just south of Toorak Road forms the northern boundary to Glen Iris. Gardiners Creek forms the western boundary and Warrigal Road the east. The southern boundary extends from Gardiners Creek in an east-west direction generally in the alignment of Dunlop and Dent Streets, then continues north along Summerhill Road and east along the Ferndale Trail and Baker Parade.

Summary of existing open space

The key feature of the open space in Glen Iris is the variety of linked linear open space networks along waterways and the railway alignment. The most extensive system is along Gardiners Creek, which is connected via the Gardiners Creek shared trail on both sides of the creek to overcome sections where private land extends to the edge of the waterway.

The Back Creek system is a major tributary and flows into Gardiners Creek at Nettleton Park. Back Creek is now predominantly contained in an underground pipe with some small sections flowing above ground in the upper reaches near Toorak Road. A continuous linear open space system has been established along the tributary alignment and this essentially forms two linear open space systems - Back Creek and Ferndale Trail. At Ferndale Park the tributaries of Back Creek diverge, and to the north the open space system extends to Toorak Road via Back Creek Reserve and to the south east the system of open space continues along what is known as Ferndale Trail to Summerhill Park at the railway. This trail system connects to the Outer Circle Linear Park or Anniversary Trail, providing north south connectivity through the municipality between the Main Yarra Trail in the north and Gardiners Creek Trail in the south.

Along these linked open space systems are a range of key open space reserves providing a combination of natural waterway and riparian values, structured sporting use and informal recreational facilities. Dispersed through the remainder of Glen Iris there are some larger structured sporting reserves including Burwood Reserve, Hartwell Sports Ground and Ashburton Park. A few other smaller reserves are also located in the precinct east of the railway.

Ancillary open space

There are two public schools and one private school in Glen Iris. Camberwell South Primary School and Glen Iris Primary School have small open ground areas that contribute to the open space character, but are not generally accessible. St Cecillias School, the private school has hard surface sports courts and does not contribute to the open space character.

8.5.1b Quantity of open space in Glen Iris

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

- 51.38 hectares of open space
- 9.6 per cent of the total suburb area is open space
- 8.6 per cent of open space in the City of Boroondara

- 33 sqm of open space per person, based on the estimated population for 2011
- other large adjoining open space includes Ashburton Park, Dorothy Laver East Reserve and Dorothy Laver West Reserve along Gardiners Creek in Ashburton.

Table 8.5(i) Number, size and type of open space in Glen Iris

No	Hierarchy of open space	Area (ha)
5	Regional	17.57
6	Municipal	17.32
7	Neighbourhood	13.95
3	Local	2.29
2	Small Local	0.25
0	Small Local Link	0.00
23	Totals	51.38

8.5.1c Open space hierarchy and character in Glen Iris

Table 8.5(ii) List of existing open space type and character classification

Open space	Area sqm	Hierarchy	Primary Character Classification	Secondary Character Classification
Back Creek Reserve - Dawson Drive	25,030	Neighbourhood	Linear	Linking space
Back Creek Reserve - Denman Avenue	36,960	Neighbourhood	Linear	Linking space
Brixton Rise Reserve	6,753	Regional	Informal	Linear, waterway
Burke Road South Reserve	36,201	Municipal	Sporting	Informal, waterway
Burwood Reserve	50,607	Municipal	Sporting	Restricted sport & recreation
Chaley Street Reserve	401	Small Local	Informal	
Eric Raven Reserve	34,608	Regional	Sporting	Waterway, informal
Ferndale Park	55,500	Regional	Sporting	Informal, linking space
Ferndale Road Reserve	9,089	Neighbourhood	Informal	Linking space
Hartwell Sports Ground	47,515	Municipal	Sporting	
Hill 'n' Dale Park	22,461	Neighbourhood	Informal	Linear, linking space
Howard Dawson Reserve	32,040	Municipal	Sporting	
Liston Street Reserve	10,329	Neighbourhood	Informal	
Madeline Street Reserve	2,131	Small Local	Informal	
Muswell Hill Reserve	13,999	Regional	Informal	Linking space
Nettleton Park	64,838	Regional	Informal	Sporting, waterway

Table 8.5(ii) List of existing open space type and character classification

Open space	Area sqm	Hierarchy	Primary Character Classification	Secondary Character Classification
OCLP Prosper Parade	1,966	Municipal	Linear	Linking space
OCLP Toorak Road	4,904	Municipal	Linear	Linking space
Sinclair Avenue Reserve	9,633	Local	Water feature/wetland	Waterway, linear
Summerhill Linear Park	11,620	Neighbourhood	Linear	Informal, linking space
Summerhill Park	24,025	Neighbourhood	Informal	Linear
Trent Street Reserve	5,732	Local	Informal	
Welfare Parade Indigenous Flora Reserve	7,505	Local	Nature conservation	Botanical, linear

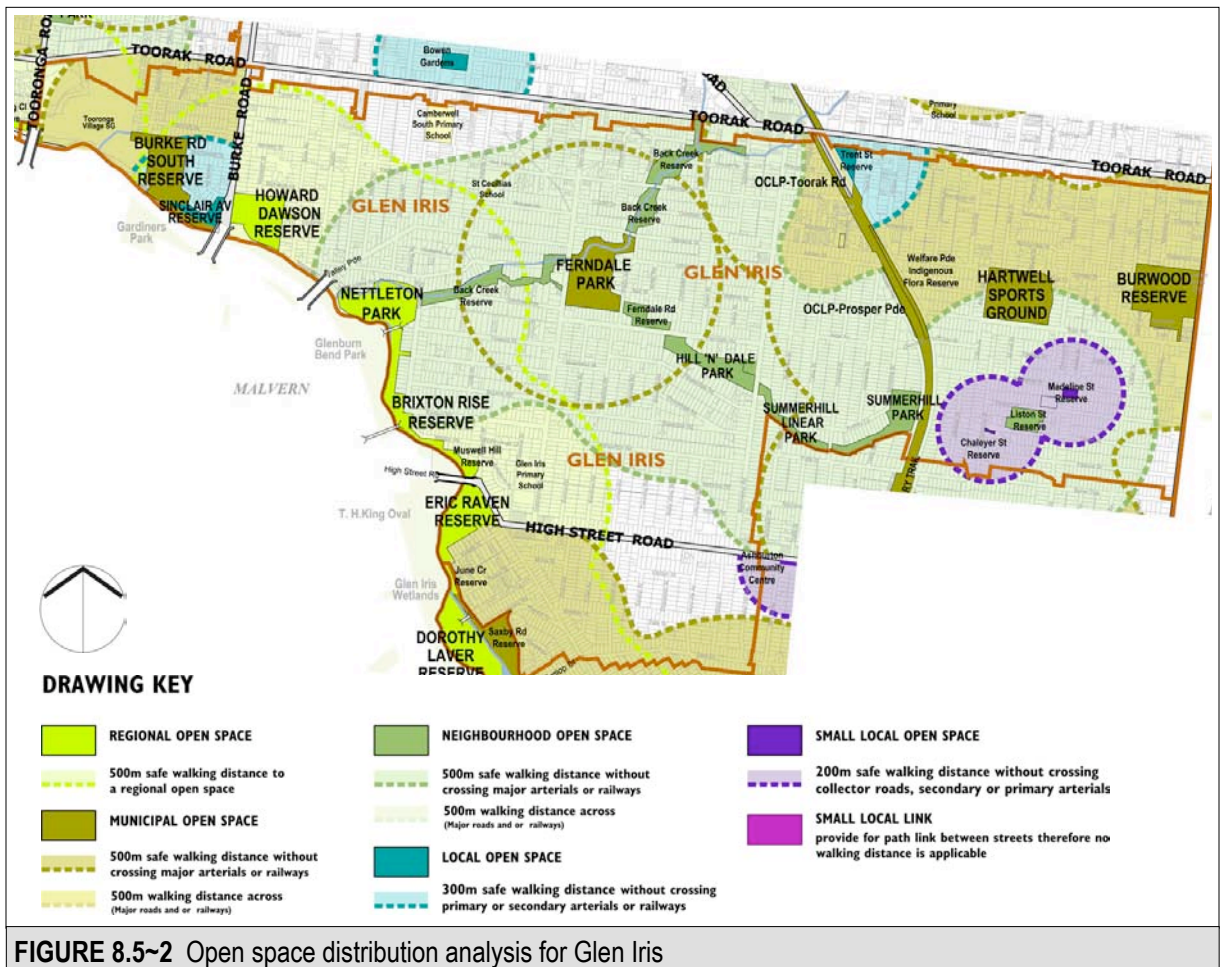
Heritage values of open space

There are no recorded heritage values for open space in Glen Iris.

Master Plans

There are no current Master Plans for the open space reserves in Glen Iris.

8.5.1d Distribution of open space in Glen Iris



Open space is well distributed through Glen Iris along the linear open space systems. Within the linear open space system along Gardiners Creek there are gaps in continuity of public open space. These gaps are difficult to overcome due to the historical patterns of urban development. The Gardiners Creek Trail crosses between Boroondara and Stonnington creating a continuous shared trail and off-road access along its length to overcome the gaps in continuous open space on both sides of the waterway.

North of High Street Road and west of the railway, the linked systems of open space provide good connectivity. East of the railway, access is more difficult to the linear system due to the railway forming a barrier to access. East of the railway there are a series of individual open spaces that are generally well distributed and accessible.

Only two gap areas are identified in Glen Iris and both are west of the railway and located north and south of High Street Road. Both these gap areas coincide with the Activity Centres on High Street Road and solutions to address these have been considered in the context of both the existing conditions and the population growth that is forecast to occur within the activity centre. Refer to the description of gap areas in Table 8.5(iii).

8.5.2 Community characteristics for Glen Iris

8.5.2a 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 is a larger proportion of younger age groups between 0 to 17 years and a smaller proportion of older age groups of over 60 years.

Forecast trends through to 2026 include:

- an overall increase in age groups younger than 35 years
- a slight decrease in the 35 to 49 age range
- an overall increase in the 50+ age group.

Household type:

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

Forecast trends through to 2026 include:

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

Dwelling type:

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

Total population (2011): 15,563

Forecast population in 2026: 17,457 (increase of 1,894)

Source: .id Consulting incorporating VIF figures

8.5.2b Summary of household survey outcomes for Glen Iris

A total of 153 household surveys were received from residents of Glen Iris, which represents 8.4 per cent of the total number of surveys received. This is slightly less than the proportion of Glen Iris residents in the Boroondara population, which is 9.5 per cent.

Most frequently visited open space reserves:

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USE	OPEN SPACE	REASONS TO VISIT	SUGGESTED IMPROVEMENTS
Open space within walking distance			
31%	Ferndale Park	walking (29%) playground (25%) exercising (17%) dog walking (10%)	Upgrade toilets, playground equipment, additional dog off-lead areas and seats.
24%	Gardiners Creek Trail	walking (50%) cycling (31%) exercising (25%) dog walking (14%)	Regular maintenance of creek, additional dog off-lead areas, drinking fountains, toilets and trees.
20%	Summerhill Park	playground (30%) walking (30%) close to home (13%) playing with children (13%)	Upgrade toilets, additional BBQs, shelters, toilets and lighting.
16%	Dorothy Laver Reserve	walking (29%) close to home (21%) dog walking (21%) natural bushland (17%)	Regular maintenance of creek, additional dog off-lead areas, upgrade toilets, additional planting.
Open space beyond walking distance			
11%	Gardiners Creek Trail	cycling walking exercising	Additional lighting and regular rubbish removal.
7%	Hays Paddock	playground ambience, beauty meeting people/ friends	Additional BBQs, connecting cycle paths and upgrade toilets.
7%	Other - outside City of Boroondara	playground and equipment walking ambience, beauty	Additional picnic tables, shade to playground.
6%	Maranoa Gardens	native vegetation ambience, beauty	Additional drinking fountains, seats.

Types of open space used (top four):

90% open space along Gardiners Creek

84% local streets for exercise

82% small local parks

64% open space along Yarra River.

Values (top four):

68% trees
61% place to relax and unwind
59% health and wellbeing
59% place for kids to play.

Activities and facilities in open space (top four):

97% walking paths
86% open grassed areas
78% seats
63% 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, picnic tables and dog-off-leash areas. In relation to maintenance, there is a good level of satisfaction with most facilities, except for public toilets and drinking fountains.

General comments:

- Open space is a key feature of Boroondara and the choice and variety of open space is valued.
- Open space is generally well maintained.
- Retain existing open space with some requesting additional open space.

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

8.5.2c Implications of community characteristics on future open space planning

The main change in the forecast population is a slight increase in numbers of younger families and older people. Both family households and lone person households are forecast to increase. Therefore future open space planning will need to increase the diversity of facilities for families and older adults, to encourage them into open space to maintain physical and social wellbeing.

8.5.3 Land use trends in Glen Iris

8.5.3a Overview

The forecast residential population increase in Glen Iris represents 12 per cent of the total population with a forecast increase of approximately 1,894 people across the suburb, from 15,563 in 2011 to 17,457 in 2026. There are ten activity centres in Glen Iris. Tooronga Village is made up of one large strategic site that is forecast to have the largest concentration of additional people with more than 60 per cent of additional population forecast to locate there. Approximately 80 per cent of the forecast population is likely to live the activity centres with the remaining 20 per cent located throughout the suburb.

These activity centres are shown in Figure 8.5~3 with solid red lines defining the extent of the core part of the activity centre. Enterprise corridors are illustrated with orange lines, and the Tooronga Enterprise Corridor extends into Glen Iris in the vicinity of Tooronga and Toorak Roads.

Figure 8.5~3 also shows the extent of existing Heritage Overlays within Glen Iris. 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.

8.5.3b Level 2 Neighbourhood Activity Centres in Glen Iris

Tooronga Village NAC

Tooronga Village is part of one large development site located between Toorak Road and Gardiners Creek, immediately east of Tooronga Road. id. Consulting has forecast an additional 1,227 residential population to be located in this Activity Centre by 2026. An Incorporated Plan guides the forecast redevelopment of this site and the Victorian government has already negotiated the open space contributions for this site. The future open space land contributions already negotiated include a linear open space along Gardiners Creek and some open space central to the redevelopment site.

Burwood Village NAC

This Activity Centre is located along Toorak Road and is located on the boundary of Glen Iris and Camberwell. The id. Consulting forecasts an additional 83 people are likely to live in the Glen Iris part of the centre by 2026. The *Activity Centre Strategy* notes that Burwood Village will continue to provide a range of retail and associated services. Mixed use will be encouraged within the centre particularly on the larger strategic sites on the north side of Toorak Road. Burwood Reserve and Hartwell Sports Ground are located to the south of this Activity Centre.

Hartwell NAC

The core of this Activity Centre is located in Camberwell. Refer to Section 7.2.3c for a description of this NAC. The southern part extends into Glen Iris where there is forecast to be an increased population of approximately 59 living there by 2026. This Centre is located in close proximity to the Back Creek Reserve, and this provides good linear open space connectivity south to Ferndale Park.

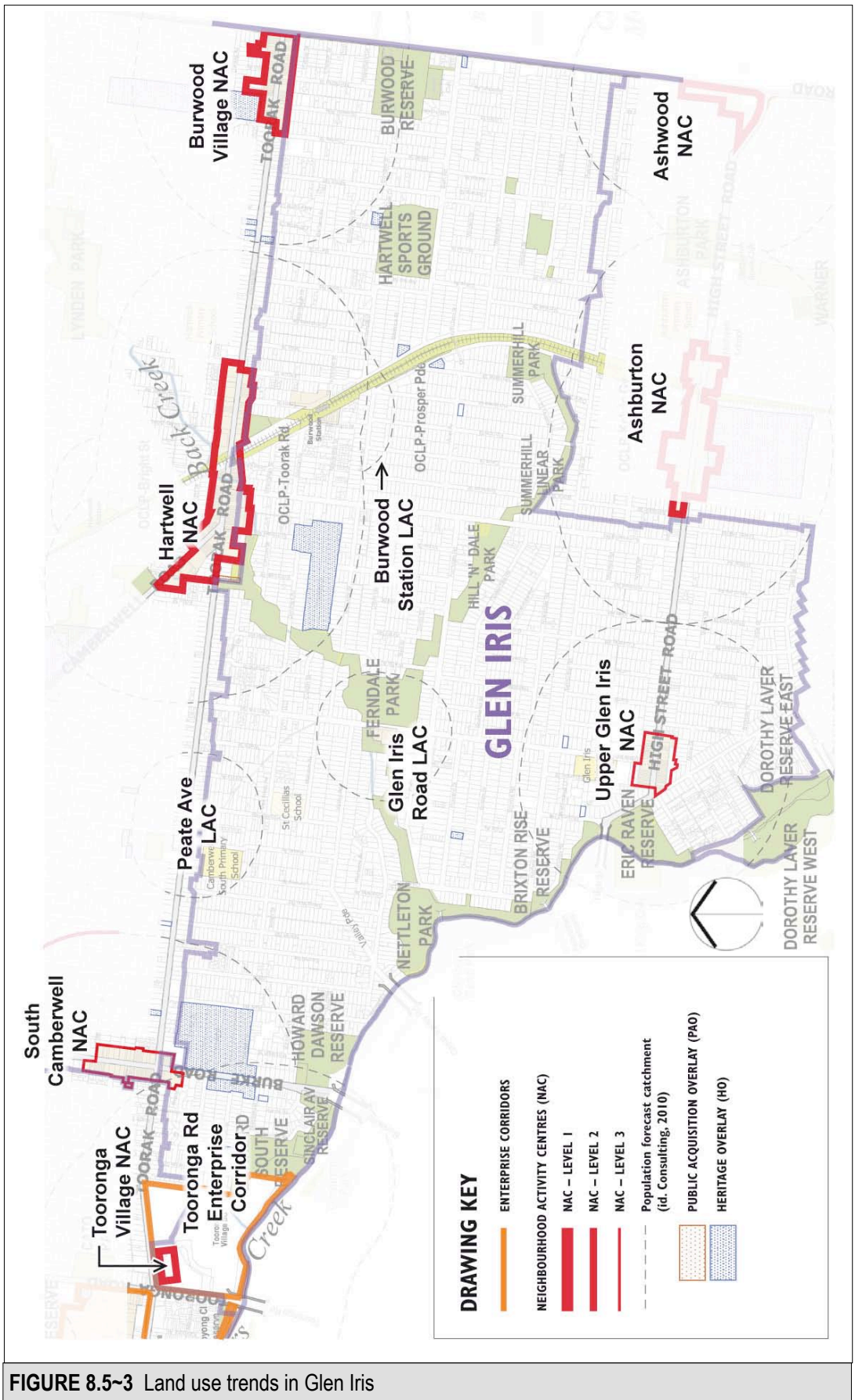


FIGURE 8.5-3 Land use trends in Glen Iris

8.5.3c Level 3 Neighbourhood Activity Centres in Glen Iris

Upper Glen Iris NAC

This Activity Centre is located on both the north and south sides of High Street Road in the southern area of the precinct. The *Activity Centre Strategy* identifies this Centre will continue to provide mixed use with some integration of residential use within the mixed use component, predominantly on the south side of High Street Road. The id. Consulting forecast residential population for this Activity Centre by 2026 is an additional 77 people. The NAC is located close to the Eric Raven Reserve and it is anticipated they will use this reserve.

South Camberwell NAC

This Activity Centre is located primarily in Camberwell on Burke Road and is described in Section 7.2.3. The forecast population increase in Glen Iris is 19 people by 2026. This activity centre is located close to Howard Dawson Reserve.

8.5.3d Remainder of suburb and Local Activity Centres (LAC)

Across the remaining areas of Glen Iris the planned population increase is approximately 307 people, along with an additional approximately 50 residents in three Local Activity Centres, resulting in an additional 360 residents across the suburb. 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 in facilities provided will be required.

The three Local Activity Centres are:

- Burwood Station LAC in the north of the precinct
- Glen Iris road LAC near Ferndale Park
- Peate Avenue LAC in the north.

8.5.4 Gap in open space distribution in Glen Iris

There are three gap areas in the distribution of open space in Glen Iris. Each of these has been numbered and illustrated diagrammatically in Figure 8.5~4, with a brief analysis and conclusion for each gap area described below in Table 8.5(iii).

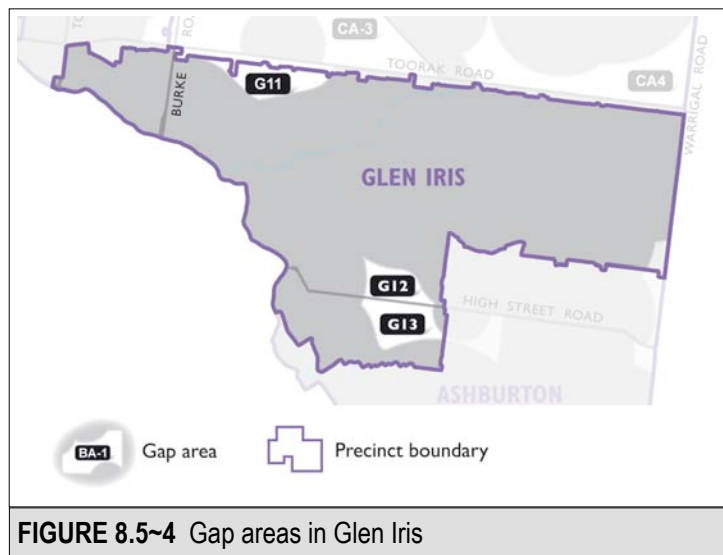


FIGURE 8.5~4 Gap areas in Glen Iris

Table 8.5(iii) Open space gap areas for Glen Iris

Gap area	Description	Conclusions for Balwyn North
GI-1	Located south of Toorak Road between Burke and Glen Iris Road, the Peate Avenue Local Activity Centre has a minimal forecast population increase by 2026 of less than 10 people.	<ul style="list-style-type: none"> Existing open space can be reached from this gap area via the residential street network. Therefore, the Strategy will identify the need for a review of pedestrian safety and amenity in the residential street network with opportunities to improve this where appropriate to encourage access to the existing open space, Howard Dawson reserve.
GI-2	Located north of High Street Road in Glen Iris, two activity centres are close to it including Upper Glen Iris NAC and Ashburton NAC.	<ul style="list-style-type: none"> The residential street layout encourages access to existing open space to the north of this gap area. Access is via residential streets without the need to cross major roads.
GI-3	Located south of High Street Road in the same region as GI-2, and in close proximity to the two activity centres nominated in GI-2.	<ul style="list-style-type: none"> The existing residential street layout is conducive to accessing existing open space to the north of this gap area via residential streets only, and without the need to cross major roads. There is a need to potentially upgrade Eric Raven Reserve to provide improved access to the reserve from High Street Road and the core area of Upper Glen Iris Activity Centre.

8.5.5 Glen Iris Actions

8.5.5a Summary of overall intent

Provision and distribution

The majority of Glen Iris has an adequate provision of open space, with minor gaps in distribution being overcome by access via residential streets without the need to cross any major roads.

Quality and design

There is an identified need to increase the provision of unstructured and informal facilities in some of the larger open spaces that currently cater for structured sporting use to meet both existing and forecast population needs. Where existing open space is located within walking distance of activity centres future upgrades have been identified and prioritised.

8.5.5b Precinct Actions for Glen Iris

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
8.5A-1	Council to continue to require additional open space land area from the Toorong Village development as agreed.	Council & Developer	Very High

B Open space links

None applicable in this precinct.

8.5.5c Individual open space Actions for Glen Iris

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

C Regional open space

No.	Action	Responsibility	Priority
8.5C-1	Brixton Rise Reserve Continue to maintain linear trail.	Council	Ongoing
8.5C-2	Eric Raven Reserve Prepare and implement a concept master plan to guide future minor upgrades to this open space to improve access into the open space to meet the needs of the existing and forecast population in the nearby activity centre.	Council	Medium
8.5C-3	Ferndale Park Continue to maintain as a sporting reserve with minor upgrades to improve unstructured facilities including seats.	Council	Medium
8.5C-4	Muswell Hill Reserve Continue to maintain this open space along Gardiners Creek.	Council	Ongoing
8.5C-5	Nettleton Park Continue to maintain this open space including the Back Creek trail connection into Gardiners Creek. In the longer term, undertake minor upgrades to include unstructured recreational facilities including seats.	Council	Low

D Municipal open space

No.	Action	Responsibility	Priority
8.5D-1	Burke Road South Reserve Continue to negotiate with the adjoining developer to achieve some open space connectivity between the future open space and this reserve. Continue to maintain as a	Council	High

No.	Action	Responsibility	Priority
	sporting reserve. Investigate the need for installation of a walking path around existing oval to improve informal recreation activities and access for all.		
8.5D-2	Burwood Reserve Continue to maintain as a sporting reserve, with minor upgrades to improve unstructured recreational access for the existing and forecast population.	Council	Medium
8.5D-3	Hartwell Sports Ground Continue to maintain as a sporting reserve.	Council	Ongoing
8.5D-4	Howard Dawson Reserve Continue to maintain as a sporting reserve.	Council	Ongoing
8.5D-5	OCLP Prosper Parade Continue to maintain as a linear open space connection.	Council	Ongoing
8.5D-6	OCLP Toorak Road Continue to maintain as a linear open space connection.	Council	Ongoing

E Neighbourhood open space

No.	Action	Responsibility	Priority
8.5E-1	Back Creek Reserve - Dawson Drive Continue to maintain this open space as part of the linear open space system connecting to Ferndale Park.	Council	Ongoing
8.5E-2	Back Creek Reserve - Denman Avenue Continue to maintain this open space as part of the linear open space system connecting to Ferndale Park.	Council	Ongoing
8.5E-3	Ferndale Road Reserve Continue to maintain as informal open space.	Council	Ongoing
8.5E-4	Hill 'n' Dale Park Continue to maintain this open space as part of the linear open space system connecting to Ferndale Park. Minor upgrades required to provide seats and additional trees.	Council	High
8.5E-5	Liston Street Reserve Prepare and implement a landscape design plan to undertake upgrades to this open space to include a picnic facility with a shelter, seating and other informal facilities as appropriate to improve accessibility of this open space. Include the two Small Local open spaces nearby to resolve the preferred direction for these in the context of Liston Street Reserve. Refer to Actions 8.5G-1 and 8.5G-2.	Council	High
8.5E-6	Summerhill Linear Park Continue to maintain as an informal open space as part of the linear open space system connecting to Ferndale Park. Minor upgrade includes additional seats along the walking track.	Council	Medium
8.5E-7	Summerhill Park Prepare and implement a landscape design plan for this	Council	Medium

No.	Action	Responsibility	Priority
	open space to determine the future types of facilities appropriate for this reserve.		

F Local open space

No.	Action	Responsibility	Priority
8.5F-1	Sinclair Avenue Reserve Investigate the potential to downsize car park and expand open space to improve landscape values and open space quality near the playground.	Council	Medium
8.5F-2	Trent Street Reserve Continue to maintain this open space.	Council	Ongoing
8.5F-3	Welfare Parade Indigenous Flora Reserve Continue to maintain conservation values of this area.	Council	Ongoing

G Small Local open space

No.	Action	Responsibility	Priority
8.5G-1	Chaley Street Reserve Include consideration of this open space when preparing the landscape design plan for Liston Street Reserve. Refer Action 8.5E-5.	Council	High
8.5G-2	Madeline Street Reserve Include consideration of any future upgrade to this open space when preparing the landscape design plan for Liston Street Reserve. Refer to Action 8.5E-5.	Council	High