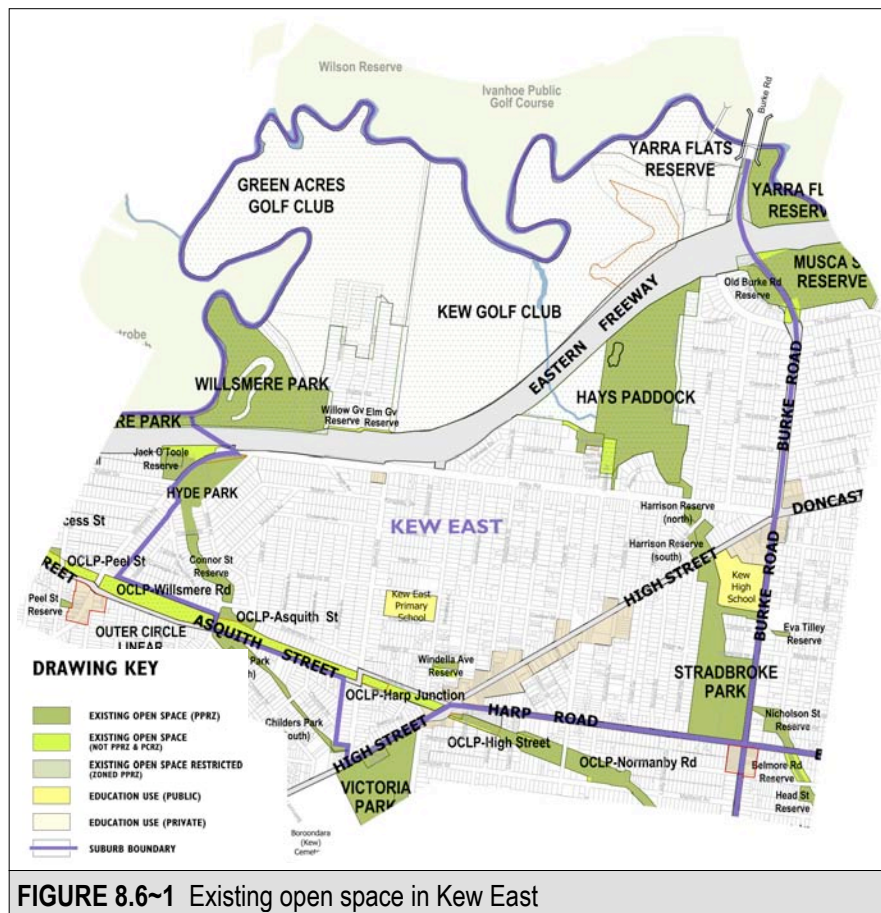


8.6 Kew East



8.6.1 Existing conditions



8.6.1a Overall precinct description

Extent of the precinct

The Yarra River defines the northern boundary of Kew East and Burke Road the eastern boundary. A combination of Harp Road, High Street and Asquith Street form the southern boundary, and Willsmere Road the west. Refer to Figure 8.6~1 for a more accurate illustration of the suburb boundary and individual property boundaries.

Summary of existing open space along the Yarra River

Hays Paddock, Willsmere Park and Yarra Flats Reserve are the major Regional open spaces in Kew East along the Yarra River. Hays Paddock is the most visited of the Regional open spaces due largely to the presence of the regional playground at this location, with residents from all over the municipality including

Glen Iris and Ashburton visiting it. Willsmere Park includes a sporting oval towards the residential area, with the Willsmere Billabong being of significant environmental value adjacent to the Yarra River. This reserve is highly valued for its environmental and peaceful character. Yarra Flats is also on the floodplain of the Yarra River with remnant vegetation and environmental values. It is connected via the Main Yarra shared trail which runs adjacent to the freeway between Yarra Flats Reserve and Willsmere Park. Two private golf courses adjoin the Yarra River between Willsmere Park and Yarra Flats Reserve. Downstream of Willsmere Park and Kew East the Yarra River has been realigned for the Eastern Freeway and the Main Yarra shared trail continues and connects to Chandler Park in Kew.

Two other linked systems of open space run north south connecting down towards the Yarra in Kew East. This includes Stradbroke Park at the upstream end of the system, with Harrison Reserves forming the open space link to Hays Paddock along the former alignment of Glass Creek. These open space reserves also have major drainage infrastructure associated with them given they are located along this former creek alignment. The other main open space is Hyde Park, which connects to the Outer Circle Linear Park and provides open space connectivity between that linear open space system and the Yarra River.

Summary of ancillary open space

Kew East Primary School and Kew High School are the two schools in Kew East. Kew High School is located adjacent to Stradbroke Park. The two private golf courses, Kew Golf Club and the Green Acres Golf Club are located directly north of the Eastern Freeway, and contribute to the open space character of Kew East.

8.6.1b Quantity of open space in Kew East

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

- 60.88 hectares of open space
- 15 percent of the total suburb area is open space
- 10.2 percent of open space in the City of Boroondara
- 94 sqm of open space per person, based on the estimated population for 2011
- other large adjoining open space includes Chandler Park and Yarra Bend Park south of the Yarra River in Kew and Yarra Flats Reserve (East) and Musca St Reserve in Balwyn.

Table 8.6(f) Number, size and type of open space in Kew East

No	Hierarchy of open space	Area (ha)
4	Regional	43.35
3	Municipal	11.56
2	Neighbourhood	4.83
3	Local	1.30
2	Small Local	0.18
0	Small Local Link	0.00
14	Totals	61.21

No	Hierarchy of open space	Area (ha)
2	Private golf courses	104.82

8.6.1c Open space hierarchy and character in Kew East

Table 8.6(ii) List of existing open space type and character classification

Open space	Area spm	Hierarchy	Primary Character Classification	Secondary Character Classification
Connor Street Reserve	10,210	Neighbourhood	Informal	Linear
Elm Grove Reserve	970	Small Local	Linear	
Harrison Reserve (North)	3,395	Local	Informal	Linking space
Harrison Reserve (South)	7,288	Local	Informal	Linking space
Hays Paddock	158,475	Regional	Informal	Sporting
Hyde Park	38,098	Neighbourhood	Informal	Linear
OCLP - Asquith Street	22,050	Municipal	Linear	Significant Road Reserve Linking space
OCLP - Harp Junction	8,990	Municipal	Linear	Significant Road Reservation
Old Burke Road Reserve	10,714	Regional	Linear	Informal
Stradbroke Park	84,511	Municipal	Sporting	
Willow Grove Reserve	812	Small Local	Linear	
Willsmere Park	168,179	Regional	Waterway	Sporting, Water feature/Wetland, Linear, Nature Conservation
Windella Avenue Reserve	2,345	Local	Informal	Linking space
Yarra Flats (West)	96,086	Regional	Waterway	Informal, Linear, 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 (May 1988)

- Stradbroke Park, established in 1896, significant for its mature native trees that may be remnant of the original vegetation in the park.
- Willsmere Park, marked as Council reserve and sports ground in 1926, significant for its remnant native vegetation along the banks of the Yarra River.

Master Plans

Council has one Management Plan for open space in Kew East:

- Willsmere-Chandler Park Management Plan (2001).

This management plan was prepared in 2001 to protect and enhance the natural values of the reserves. The major recommendations in the management plan include development of a park signage system, clarification of the hierarchy of

paths and surfaces, implementation of a weed control program and implementation of native revegetation works.

8.6.1d Distribution of open space in Kew East

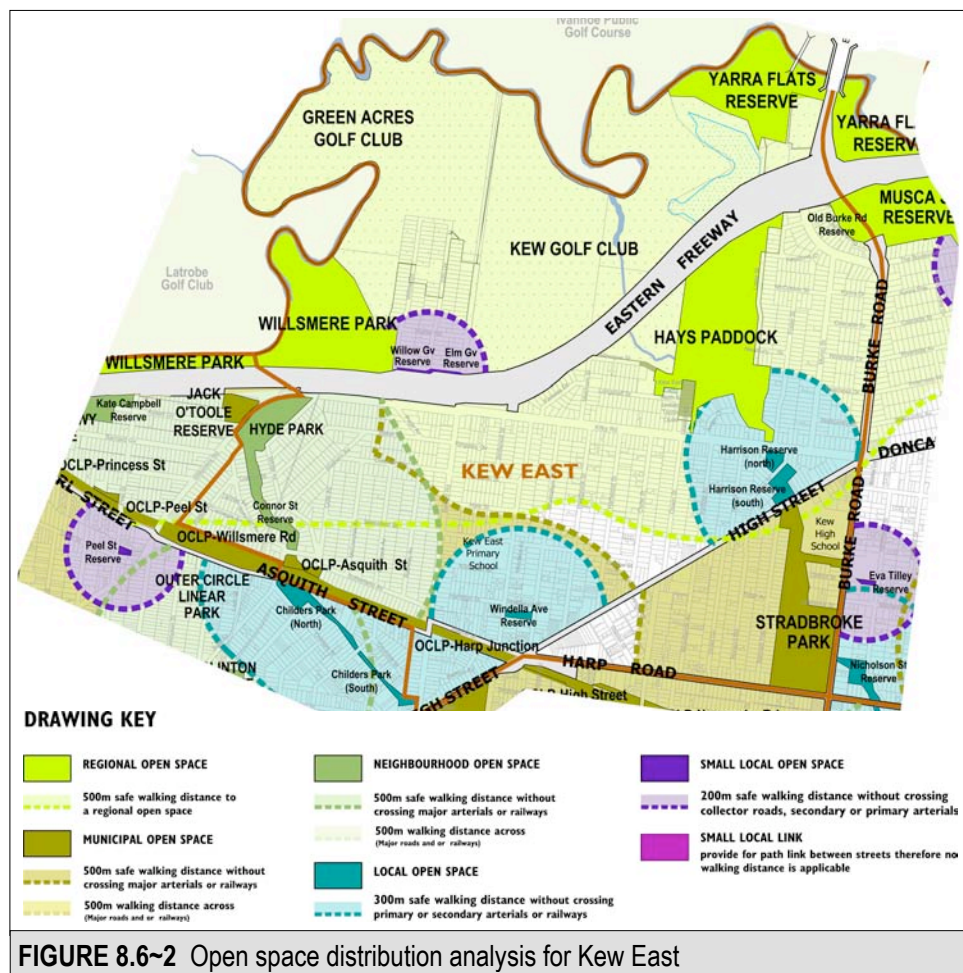


FIGURE 8.6~2 Open space distribution analysis for Kew East

The majority of open space is located along the Yarra River floodplain, with the Main Yarra shared trail providing good off-road connectivity between the open space reserves. The other linked systems of open space also provide good accessibility for the majority of people in Kew East. The Eastern Freeway runs east-west through Kew East and is a major barrier to pedestrian access to open space reserves located along the Yarra River.

Two gaps in open space distribution are identified and both are located close to activity centres. Solutions to address these have been considered in the context of both the existing conditions and forecast population growth that is forecast to occur within the activity centre. Refer to the description of gap areas in **Table 8.6(iii)**.

8.6.2 Community characteristics for Kew East

8.6.2a Demographic summary of existing forecast trends

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

Age structure:

When compared to the Municipality-wide total, there is a higher proportion of age groups between 0 to 17 years and a slightly lower proportion of 18 to 34 year age groups. There is a similar proportion of the over 60 years age groups.

Forecast trends through to 2026 include:

- a slight decrease in age groups younger than 12 years
- a slight increase in the 12 to 34 years age range
- a decrease in the 35 to 49 age years range
- a general increase in the 50+ years age groups.

Household type:

When compared with the Municipal-wide total, there is a higher proportion of one adult with children households and slightly less lone person households.

Forecast trends through to 2026 include:

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

Dwelling type:

When compared with the Municipal-wide total, there is a higher proportion of separate house dwellings and a lower proportion of high density dwellings.

Forecast information is not available for dwelling types.

Total population (2011): 6,508

Forecast population in 2026: 6,887 (additional 379)

Source: .id Consulting incorporating VIF figures

8.6.2b Summary of household survey outcomes for Kew East

A total of 103 household surveys were received from residents of Kew East which represents 5.6% of the total number of surveys received. This is slightly more than the proportion of Kew East residents in the Boroondara population which is 4%.

Most frequently visited open space reserves:

USE	OPEN SPACE	REASONS TO VISIT	SUGGESTED IMPROVEMENTS
Open space within walking distance			
62%	Hays Paddock	walking (40%) playground (20%) cycling (14%) dog walking (14%)	Regular rubbish removal and maintenance. Upgrade reserve facilities and additional indigenous planting.
22%	Stradbroke Park	walking (39%) playground (30%)	Regular rubbish removal, cleaning. Upgrade reserve facilities and additional

USE	OPEN SPACE	REASONS TO VISIT	SUGGESTED IMPROVEMENTS
			indigenous planting.
21%	Willsmere Park	walking (50%) dog walking (27%) cycling (23%)	Additional seats and reserve facilities.
15%	Outer Circle Linear Park	cycling (33%) dog walking (27%) walking (27%)	Additional seats and shade trees.
15%	Victoria Park	walking (47%) dog walking (27%)	Additional shade trees, regular maintenance and upgrade play equipment.
Open space beyond walking distance			
12%	Maranoa Gardens	native vegetation (42%) walking (25%)	Additional seats and reserve facilities.
12%	Studley Park	river (50%) walking (42%)	Additional dog off-lead areas and indigenous planting.
10%	Hays Paddock	playground BBQ Sports	Regular rubbish removal and maintenance.
8%	Yarra Trail	cycling bushland	Additional drinking fountains, upgrade toilets, line markings.

Type of open space used (top four)

87% small local parks
86% local streets for exercise
85% open space along Yarra River
61% large parks and gardens.

Values (top four)

72% trees
68% place to relax and unwind
65% health and wellbeing
64% spacious.

Activities and facilities (top four)

94% walking paths
78% open grassed areas
75% seats
60% playgrounds.

Provision and maintenance of facilities:

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

General comments

- Value existing open space and more is required.
- Additional indigenous planting and trees are required.
- Open spaces are well maintained.

- Additional toilets and other park facilities are required.

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

8.6.2c Implications of community characteristics on future open space planning

The main change in the forecast population is a slight decrease in young families and an increase in older children and young adults, along with an increase in people over 50 years of age. Therefore future open space planning will need to increase diversity of facilities for young adults and older people, including those that encourage them into open space to maintain physical and social wellbeing. It will also be important to maintain a diversity of facilities to meet all age groups.

8.6.3 Land use trends in Kew East

8.6.3a Overview

The forecast residential population increase in Kew East represents six percent of the total precinct population with a forecast increase of approximately 380 people across the suburb, from 6,5087 in 2011 to 6,887 in 2026. The Harp Village Neighbourhood Activity Centre is where most change is forecast to occur, followed by the Dickens Corner Neighbourhood Activity Centre. Approximately 57 percent the forecast population is likely to live in the activity centres with the remainder located throughout the suburb.

The activity centres are shown in Figure 8.6~3 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 Kew East. 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. Other controls that are likely to influence the type and extent of forecast redevelopment are the Significant Landscape Overlay and the Environmental Significance Overlay, and the extent of these are also shown on the Land use trend diagram in Figure 8.6~3.

The activity centres in Kew East are described after Figure 8.2~3.

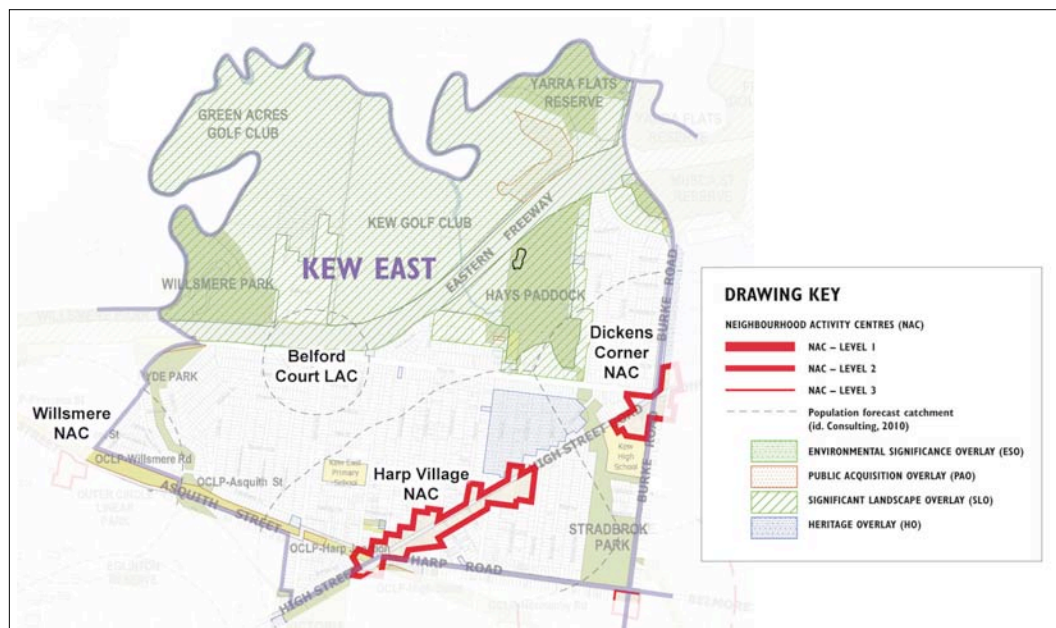


FIGURE 8.6~3 Land use trends in Kew East

8.6.3b Level 2 Neighbourhood Activity Centres in Kew East

Harp Village NAC

This Activity Centre is primarily located along High Street and is forecast to have an additional 132 people living in the Centre by 2026. The *Activity Centre Strategy* identifies that mixed uses will occur throughout the Activity Centre including increasing residential densities particularly in the north east end. The larger strategic sites within the Activity Centre provide potential for higher density redevelopment on the north and south sides of High Street.

Dickens Corner NAC

This Activity Centre is located at the five way intersection with Burke Road, High Street and Willsmere Road and extends into Balwyn North to the east of Burke Road. On the Kew East side the forecast residential population is an additional 47 people by 2026 within the centre.

8.6.3c Level 3 Neighbourhood Activity Centres in Kew East

Willsmere NAC

Located on Willsmere Road near Earl Street, the core part of this Centre is located in Kew and within Kew East, there is anticipated to be some increased population in the centre, but less than 20 people.

8.6.3d Local Activity Centres and remainder of suburb

Belford Court Activity Centre is the only Local Activity Centre in Kew East and is located at the corner of Belford Road and Kilby Road, with an anticipated increase of 20 people by 2026.

Across the remaining areas of Kew East the planned population increase is approximately 162 people. This will place some 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.

8.6.4 Gaps in open space distribution in Kew East

There are some small gap areas in the distribution of open space in Kew East. Each of these has been numbered and illustrated diagrammatically in Figure 8.6~4, with a brief analysis and conclusion for each gap area described below in Table 8.6(iii).

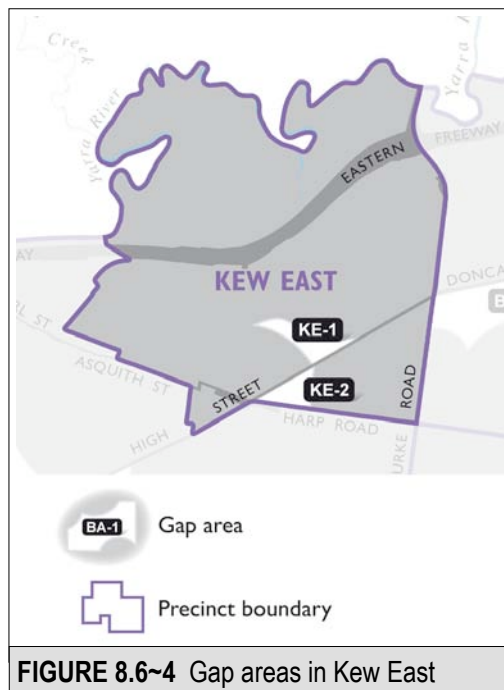


Table 8.6(iii) Open space gap areas for Kew East

Gap area	Description	Conclusions for Kew East
KE-1	Located north of High Street this gap area is close to the Harp Village NAC and is forecast to receive increased population density by 2026.	<ul style="list-style-type: none"> This gap area is small and is anticipated to be overcome by investigating opportunities to achieve improved east-west links between the north-south residential street layout to improve access to Windella Avenue Reserve to the west.
KE-2	Located south of High Street and north of Harp Road, this small gap area is close to the Harp Village NAC and with the north-south street layout, residents need to access any open space via major roads rather than residential streets.	<ul style="list-style-type: none"> Provide an additional Small Local open space with good east-west connectivity to meet the needs of the existing and forecast population in this area. Investigate the Crown land at Harp Junction owned by VicRoads (Dunnings leasehold site) for the purposes of addressing future open space needs in KE-2.

8.6.5 Kew East Actions

8.6.5a Summary of overall intent

Provision and distribution

The majority of Kew East is well provided for with open space, with only two small gap areas in the precinct. Additional open space is recommended to address the needs of both the existing and forecast population.

Quality and design

The recommendations include improvements to some of the existing open spaces to encourage both the existing and the forecast population into open space.

8.6.5.b Precinct Actions for Kew East

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
8.6A-1	Provide additional Small Local open space in gap area KE-2 with good east-west connectivity to address the needs of both the existing and forecast population.	Council & Developer	High

B Open space links

No.	Action	Responsibility	Priority
8.6B-1	Investigate the potential to establish east-west links within Gap Area KE-1 to improve access to the Windella Avenue Reserve, given the north-south street layout.	Council	High

8.6.5c Individual open space Actions for Kew East

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

C Regional open space

No.	Action	Responsibility	Priority
8.6C-1	Hays Paddock Implement Hays Paddock Master Plan, including resolution of car parking and improved access given the parks popularity and use, along with improvement to facilities that complement the Regional Playground.	Council	High
8.6C-2	Old Burke Road Reserve Investigate implementing a path connection to Hays Paddock adjacent to the Eastern Freeway. Investigate the potential to improve the nature conservation values in this open space.	Council	High
8.6C-3	Willsmere Park Continue to implement recommendations from the Willsmere-Chandler Park Management Plan, 2001.	Council	Ongoing
8.6C-4	Yarra Flats (West) Council to liaise with DSE and continue to support the management and improvement of nature conservation values.	DSE Council	Ongoing

D Municipal open space

No.	Action	Responsibility	Priority
8.6D-1	OCLP - Asquith Street Consider OCLP-Asquith Street as part of the Childers Park Design Plan (refer Action 7.5F-1) to identify opportunities for minor upgrade of this open space, in the context of the linked open space south of Asquith Street.	Council	Medium
8.6D-2	OCLP - Harp Junction Continue to maintain this open space as part of the OCLP linear system of open space.	Council	Ongoing
8.6D-3	Stradbroke Park Stradbroke Park is a Melbourne Water retarding basin and therefore in any future modification to the retarding basins function of the park by Melbourne Water, Council need to ensure that continued sporting use and function, and vegetation values of this park is retained.	Council MW	Ongoing

E Neighbourhood open space

No.	Action	Responsibility	Priority
8.6E-1	Connor Street Reserve Continue to maintain this open space. Minor upgrade work	Council	Low

No.	Action	Responsibility	Priority
	includes additional seats.		
8.6E-2	<p>Hyde Park</p> <p>Prepare a plan to guide the future upgrade of park facilities including seating, drinking fountains, picnic tables and playground equipment. Provide additional seating, picnic shelter and an appropriate shared trail connection through the northern section of the park to connect to the Main Yarra Trail and Willsmere Park via the existing freeway underpass.</p>	Council	Medium

F Local open space

No.	Action	Responsibility	Priority
8.6F-1	<p>Harrison Reserve (North)</p> <p>Continue to maintain as informal open space. Minor upgrade includes provision of seating.</p>	Council	Low
8.6F-2	<p>Harrison Reserve (South)</p> <p>Continue to maintain as informal open space. Minor upgrade includes additional planting and seating.</p>	Council	Low
8.6F-3	<p>Windella Avenue Reserve</p> <p>Continue to maintain this open space.</p>	Council	Ongoing

G Small Local open space

No.	Action	Responsibility	Priority
8.6G-1	<p>Elm Grove Reserve</p> <p>Continue to maintain for Main Yarra shared trail link</p>	Council	Ongoing
8.6G-2	<p>Willow Grove Reserve</p> <p>Continue to maintain for Main Yarra shared trail link</p>	Council	Ongoing