

FISHERMANS BEND PUBLIC SPACE STRATEGY

APRIL 2017

PREPARED BY PLANISPHERE FOR THE FISHERMANS BEND TASKFORCE

ACKNOWLEDGEMENT

The study acknowledges that the State of Victoria has an ancient and proud Aboriginal history and complex ownership and land stewardship systems stretching back many thousands of years. We would like to acknowledge the Traditional Owners of this land, and offer our respect to the past and present Elders, and through them to all Aboriginal and Torres Strait Islander People.

PROJECT PARTICIPANTS

Planisphere was engaged by the Department of Environment, Land, Water and Planning on the behalf of the Fishermans Bend Taskforce to complete the Fishermans Bend Public Space Strategy.

The development of the Fishermans Bend Public Space Strategy was guided by the Fishermans Bend Taskforce alongside input from the City of Melbourne, City of Port Phillip and the Department of Environment, Land, Water and Planning. This assistance was greatly appreciated.

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CONSULTANT STUDY TEAM

The project team was led by Planisphere Pty Ltd in conjunction with expert consultants Urban Enterprise.

Lisa Riddle Director, Planisphere (Project Director)

Kate Dundas Director, Planisphere (Project Manager, until December 2016)

Danai Fadgyas Senior Planner, Planisphere

Branwell Travers Statutory and Strategic Planner, Planisphere

Nikki Hill Architect, Urban Designer and Planner, Planisphere

Paul Shipp Director of Urban Enterprise Pty Ltd

Property Economics and Developer Contributions

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GLOSSARY

ACTIVE RECREATION	Areas of open space which have formalised areas for sports and activity, including spaces associated with clubs and associations.	CPTED	Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on reducing the incidence and fear of crime in planning and design of cities and neighbourhoods.	ENCUMBERED LAND	Land which is constrained in some way from being developed or used for the purpose of active or passive recreation. Within Fishermans Bend encumbered open spaces include easements for high voltage power lines, pipelines, areas under bridges, waterways, drainage areas, wetlands and conservation areas.
ANCILLARY OPEN SPACE	Open spaces that are privately owned or set aside for another purpose such as schools.	CULTURAL HERITAGE	Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. Source: Definition from The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 1999 edition	ESD	Ecologically Sustainable Development
BIODIVERSITY	Biodiversity (biological diversity) is the variability among living organisms from all sources (including terrestrial, aquatic, marine and other ecosystems and the ecological complexes of which they are part), at all levels of organisation, including genetic diversity, species diversity and ecosystem diversity.	ECOLOGICAL CONNECTIVITY	Areas of habitat which are connected through green links, promoting the movement of species.	GREEN INFRASTRUCTURE	A range of elements including green walls, WSUD, green tram tracks, roof gardens, community gardens and tree planting which work together to improve the environmental health of an area and mitigate the effects of climate change.
BOULEVARDS	Melbourne's grand boulevards are a proud and distinctive feature of the city's urban fabric and include St Kilda Road, Victoria Parade and Royal Parade. They are wide, generous streets that have regularly spaced large canopy trees on both sides of the street providing excellent shade and visual amenity. The establishment of a pipeline of future boulevards is a strategy from Plan Melbourne.			GREEN LINK	A strip of land that provides sufficient habitat to support wildlife within an urban environment, thus allowing the movement of wildlife along it. Common green corridors include railway embankments, river banks and roadside grass verges.
				INDIGENOUS VEGETATION	For the purpose of this Strategy, "Indigenous plants" means plants that are of species that occurred in the Fishermans Bend area.

PASSIVE RECREATION

This refers to the casual use of open space including sitting in the open space, picnicking, meeting people, reading a book, enjoying the ambience, relaxing etc.

PUBLIC REALM

All public open space, along with other publicly owned land between buildings including streets.

UNIVERSAL DESIGN

Universal Design is defined as the designing of environments for people of all ages and abilities

URBAN HEAT ISLAND EFFECT (UHI)

Is the cumulative effect of modifying the natural environment through urbanisation including the covering of the soil surface, causing a rise in temperature of any urban area. This results in a defined, distinct “warm island” among the “cool sea” of lower temperatures of the surrounding nearby natural landscape. The urban surfaces are prone to store and release large quantities of heat.

WSUD

Water Sensitive Urban Design

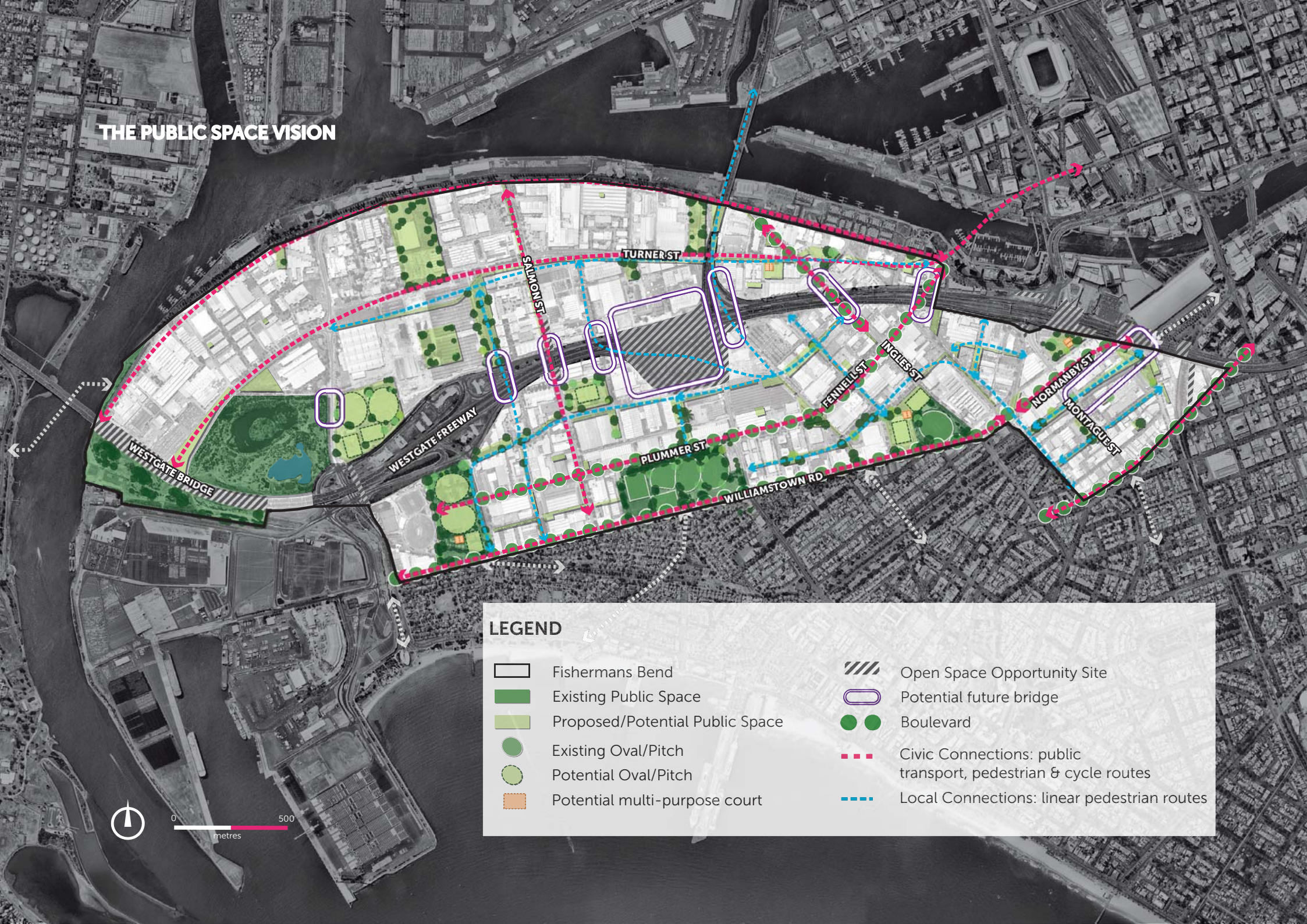
EXECUTIVE SUMMARY

THE VISION :

Fishermans Bend will demonstrate how to live well in a high-density environment with considered, resilient, robust and delightful public spaces within a few minutes' walk of every resident and worker.

Image: Lensaloft Aerial Photography

THE PUBLIC SPACE VISION



LEGEND

- | | | | |
|---|---------------------------------|---|--|
|  | Fishermans Bend |  | Open Space Opportunity Site |
|  | Existing Public Space |  | Potential future bridge |
|  | Proposed/Potential Public Space |  | Boulevard |
|  | Existing Oval/Pitch |  | Civic Connections: public transport, pedestrian & cycle routes |
|  | Potential Oval/Pitch |  | Local Connections: linear pedestrian routes |
|  | Potential multi-purpose court | | |

THEMES

1. ATTAINING QUALITY

CRAFTED, HIGH QUALITY URBAN PUBLIC SPACES

- Unify Fishermans Bend by creating a distinct, coordinated public realm character
- Design public spaces for longevity, ease of maintenance and to ensure a high quality environment
- Ensure the location and design of public spaces provides a micro-climate that supports comfortable human activity and activated public spaces
- Ensure a variety of recreational spaces is provided that caters for different demands and uses both day and night
- Utilise the range of contaminated land mitigation and re-remediation measures available to maximise public access and user safety
- Establish a governance model that supports the implementation of Fishermans Bend public space projects

2. PROVIDING QUANTITY

ENOUGH PUBLIC SPACE IN A COMPACT CITY

- Ensure an equitable distribution of public open spaces across Fishermans Bend
- Provide sufficient public open spaces to achieve an integrated, accessible network that ensures a high quality living and working environment
- Ensure that all new areas of public open space are well located for access and amenity

3. MAKING PLACES

GREAT PUBLIC SPACES FOR WORK, REST AND PLAY

- Ensure the design of spaces facilitates community gathering, social interaction and cohesion
- Create opportunities for the whole Fishermans Bend community to be involved in the evolution of its public spaces
- Provide places for people of all ages, abilities and interests
- Ensure all public spaces are safe (CPTED principles)
- Reinforce the character of precincts through their public spaces
- Improve opportunities for active recreation

4. CREATING CONNECTIONS

A CONNECTED NETWORK THAT PRIORITISES PEDESTRIANS AND CYCLISTS OVER CARS

- Create an accessible and connected public space network
- Support active travel and low speed modes such as walking and cycling
- Improve connections within Fishermans Bend
- Improve connections out of Fishermans Bend to surrounding public spaces and other destinations
- Ensure that streets are designed as great places to spend time in, not just as thoroughfares

5. ENABLING RESPONSIVENESS

EVERY SPACE UTILISED IN THE PUBLIC SPACE FRAMEWORK

- Ensure that encumbered land is included in the planning of the public space network
- Encourage temporary use of encumbered, unused or vacant spaces as a catalyst for identity and behaviour change in renewal areas
- Include mechanisms within the planning scheme to encourage public and semi-public open spaces within private developments
- As opportunities arise create additional points of access to the Yarra River

6. ACHIEVING ENVIRONMENTAL SUSTAINABILITY

TURNING GREY TO GREEN

- Incorporate the requirements of GreenStar Communities into the design and development of the public open space of Fishermans Bend.
- Ensure that Fishermans Bend is no hotter than Greater Melbourne.
- Create a public space network that enhances the biodiversity of Fishermans Bend and supports local wildlife
- Provide connected green infrastructure throughout Fishermans Bend
- Design all public spaces to be water sensitive

CHAPTER 1

INTRODUCTION



THE PUBLIC SPACE STRATEGY

The Fishermans Bend Public Space Strategy will inform the development of a Fishermans Bend Framework.

The Fishermans Bend Public Space Strategy (The Strategy) is being developed concurrently with investigations into the housing, infrastructure, transport, community infrastructure, built form, cultural heritage and sustainability needs of the Fishermans Bend Urban Renewal Area (Fishermans Bend).

The Strategy will inform the preparation of the Fishermans Bend Framework and detailed precinct plans throughout 2017.

In this Strategy, the term 'public space' refers to both publicly owned space and privately owned space.

The Context

The context chapter describes what we mean by 'Public Space' and the importance of public spaces to the overall success of the Fishermans Bend.

The themes of resilience and adaptation are explored and the wider Melbourne context is discussed to give the approach towards public open spaces in Fishermans Bend some grounding.

The public space hierarchy is presented in this chapter and details the size, type and catchment for public spaces across Fishermans Bend.

The Vision

Sets out the overarching vision and key directions for the provision of future public space in Fishermans Bend.

Themes

The themes chapter details principles, strategies and objectives for the themes of attaining quality, providing quantity, making places, creating connections, enabling responsiveness and achieving environmental responsibility.

This chapter includes exploration of the potential of encumbered land, planning scheme recommendations and turning grey to green.

Precinct Summary

The precinct summary chapter provides an overview of the open space proposed for the Employment Precinct, Lorimer, Montague, Sandridge and Wirraway.

This chapter also includes discussion on proposed public space character, function, connection and early activation.

Implementation

This chapter outlines open space demand and provision ratios, funding options, revenue and cost estimates for each piece of public open space. It also includes a discussion about implementation, including the phasing and delivery of the strategy.

WHAT IS PUBLIC SPACE?

This Strategy identifies two categories of public space: publicly owned and privately owned space, as outlined in **Figure 1**.

PUBLICLY OWNED SPACE

The primary focus of this strategy is on publicly owned space. These areas are owned by the government or other public authority for use and enjoyment by the community. They are generally accessible 24 hours with no fee required to use the space.

These areas include parks, public forecourts and plazas and sports fields. Publicly owned space also includes streetscapes, roads and footpaths, however these areas do not count towards public open space contributions. Some publicly owned spaces are identified as 'encumbered' as they are constrained. Fishermans Bend encumbered spaces include easements for high voltage power lines, easements for pipelines, areas under bridges, waterways, drainage areas, wetlands and conservation areas.

PRIVATELY OWNED SPACE

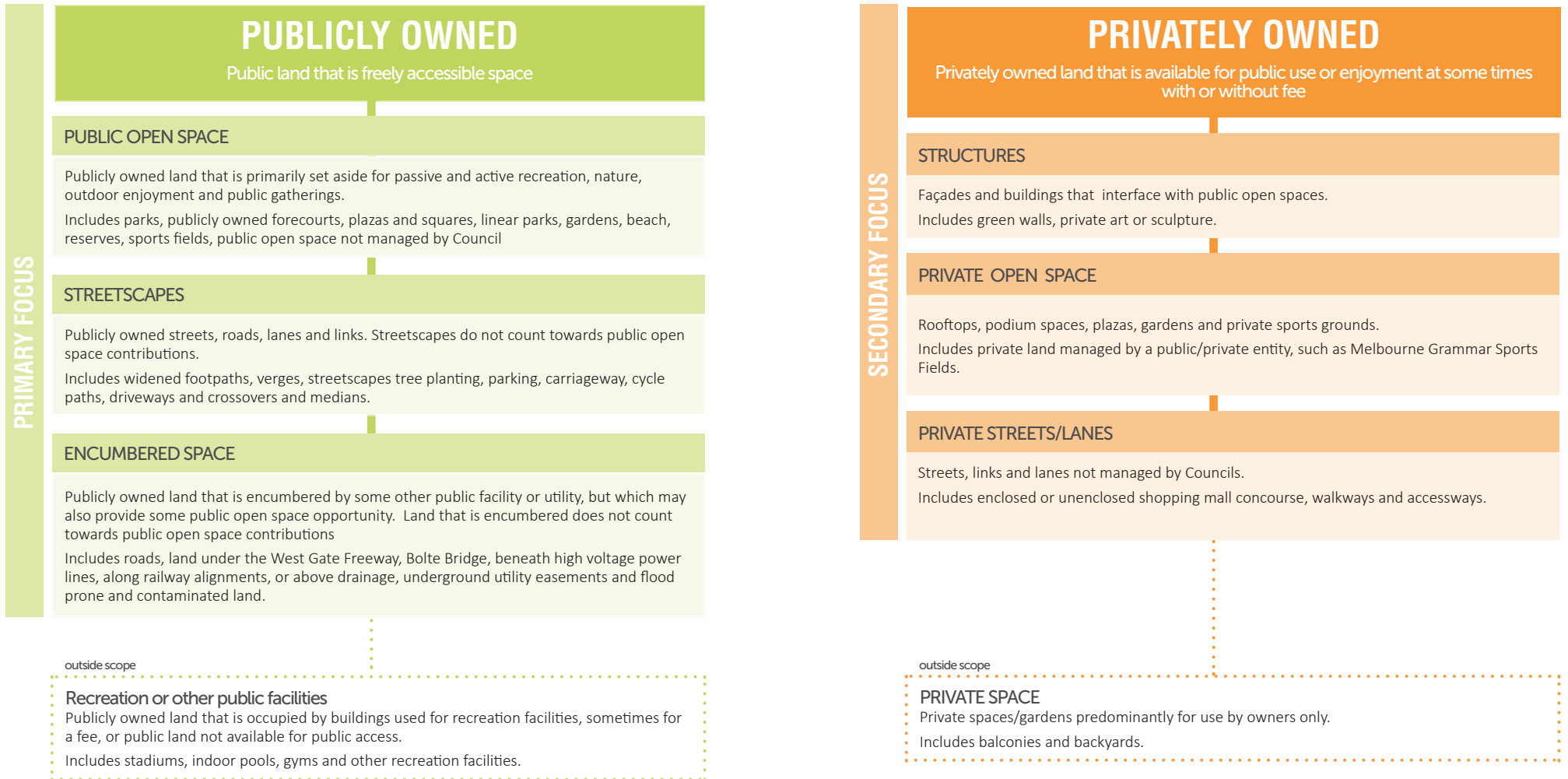
Privately owned spaces include land that is available for public use or enjoyment, however is not owned by the public. These areas are owned by private organisations, companies or individuals and may be accessed with or without fee.

There are also opportunities for provision of public space within the private realm and therefore this Strategy also considers the role of Private Spaces in contributing to the overall network.

These areas may include building façades that interface with public spaces, rooftops, podiums, private sports grounds and private streets/laneways.

PUBLIC SPACE

FIGURE 1: Public Space Definition



FISHERMANS BEND SNAPSHOT

RECAST VISION

The Fishermans Bend Recast Vision has been prepared by the Fishermans Bend Taskforce (the Taskforce) to propose a future for Fishermans Bend and its distinctive precincts.

A Draft Vision was prepared in 2013 that includes 10 Strategic Directions for Fishermans Bend, which form a baseline for the Recast Vision:

- The creation of 21st century jobs
- The timely provision of infrastructure
- A place that is easy to get around
- A vibrant mix of uses and activities
- Distinctive and diverse neighbourhoods
- A great place for families
- A high quality built environment
- Smart environmental solutions
- Environmental constraints addressed
- Strong partnerships and effective governance

The Public Space Strategy has been prepared to align with the Recast Vision and includes feedback from the community on the Recast Vision.

PRECINCTS

Fishermans Bend comprises of five precincts, each with a unique identity and character (see Map 1).

Montague

A diverse and well-connected mixed-use precinct celebrating its significant cultural and built heritage, and network of gritty streets and laneways. A diverse range of public open spaces will provide recreation and relaxation opportunities for this community.

Lorimer

A vibrant, mixed use precinct close to the Yarra River and connected to Melbourne's CBD, Docklands and emerging renewal areas. Key public open spaces will be connected with a green link through Lorimer and the Employment precinct towards Westgate Park.

Sandridge

One of Melbourne's premium office and commercial locations, balanced with housing and retail. North Port Oval will be expanded and redesigned to act as an anchor for the community.

Wirraway

A family friendly inner city neighbourhood close to the Bay and Westgate Park. JL Murphy Reserve is a major green space in Fishermans Bend. It is a focus for recreation, active throughout the day and evening, with organised sports and leisure activities. Additional public open spaces and improved connections create multiple opportunities for the diverse community.

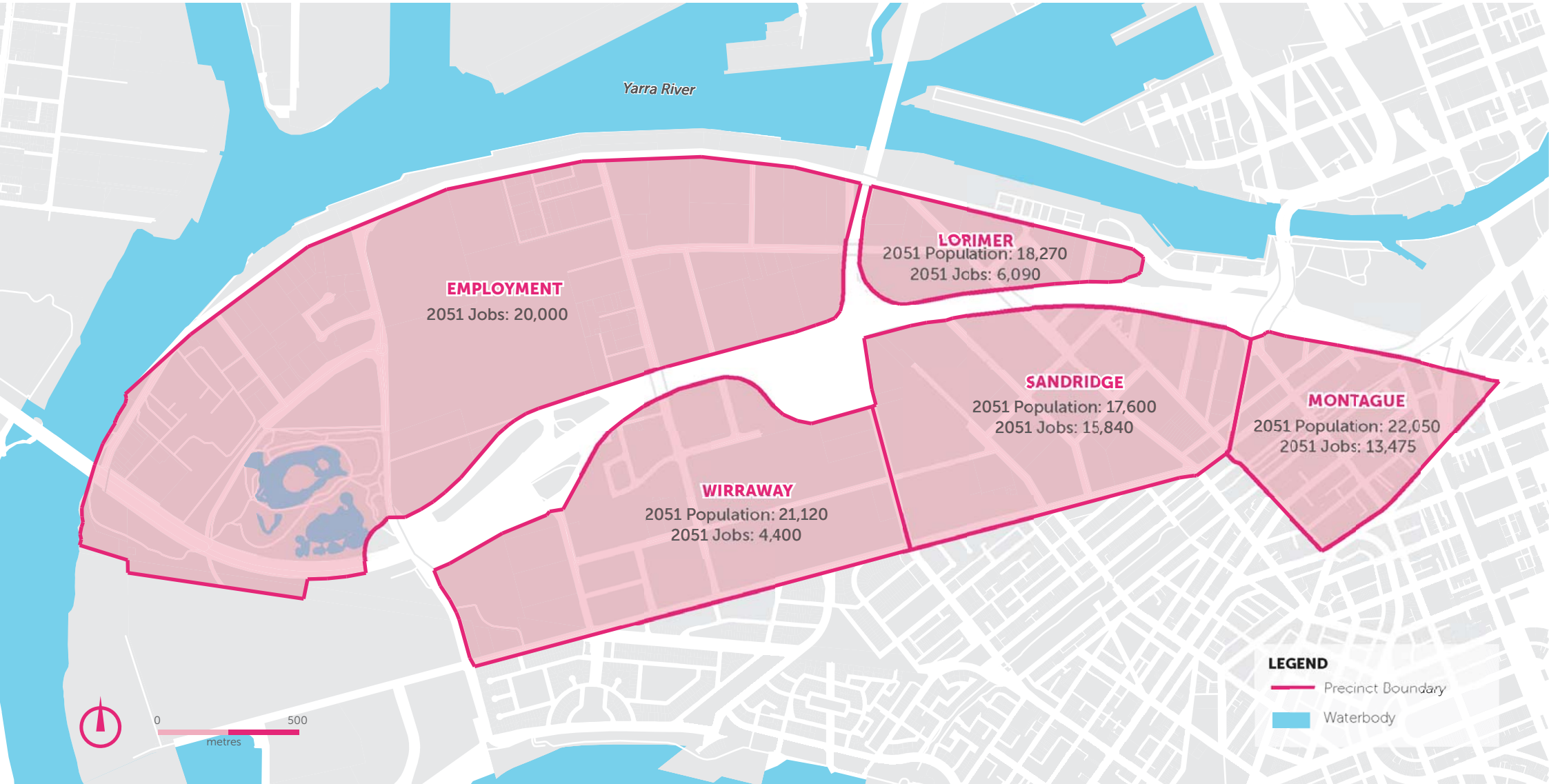
Employment Precinct

Australia's leading design, engineering and advanced manufacturing precinct. Public space in this precinct will cater for the recreation and relaxation needs of workers, as well as the wider area.

PRECINCT	NET ADDITIONAL DWELLINGS	POPULATION	NET ADDITIONAL EMPLOYEES	MEDIAN AGE	AVERAGE HOUSEHOLD SIZE
Montague	12,250	22,050	13,475	30	1.8
Lorimer	10,150	18,270	6,090	29	1.8
Sandridge	8,800	17,600	15,840	30	2.0
Wirraway	8,800	21,120	4,400	34	2.4
Employment	0	0	7,500	N/A	N/A
Total	40,000	80,000	47,500		

TABLE 1: Precinct Statistics

MAP 1: PRECINCTS



EXISTING PUBLIC SPACE



Westgate Park

WESTGATE PARK

Provides an extensive area of distinctive bushland park. It is well utilised at present with an active volunteer base contributing to the maintenance of the park. It offers a variety of walking trails with views of the Westgate Freeway and central city, however it contains limited facilities beyond walking tracks and a car park.



North Port Oval

MELBOURNE GRAMMAR SPORTS FIELDS

Melbourne Grammar Sports Fields are privately owned and are presently restricted to the use of the school. Any public access would require a Joint Service Agreement agreement with the school. Land used for the Melbourne Grammar Sports Fields is not included in existing or proposed open space calculations.



Melbourne Grammar Sports Fields

NORTH PORT OVAL

The stadium is home to the Port Melbourne Football Club which competes in the Victorian Football League competition. With a spectator capacity of 12,000, the oval is at capacity for evening training and weekend fixtures, however there is potential to accommodate public use during daytime hours. Whilst North Point Oval is public, it does have access limitations due to existing fencing and no agreement in place for community use with the existing clubs.

EXISTING PUBLIC SPACE

J.L. MURPHY RESERVE

Contains two oval shaped football/cricket grounds, three rectangular soccer pitches and one baseball diamond. The reserve is presently at capacity during week nights and weekends; however there is potential to accommodate greater public use during daytime hours.



Murphy Reserve

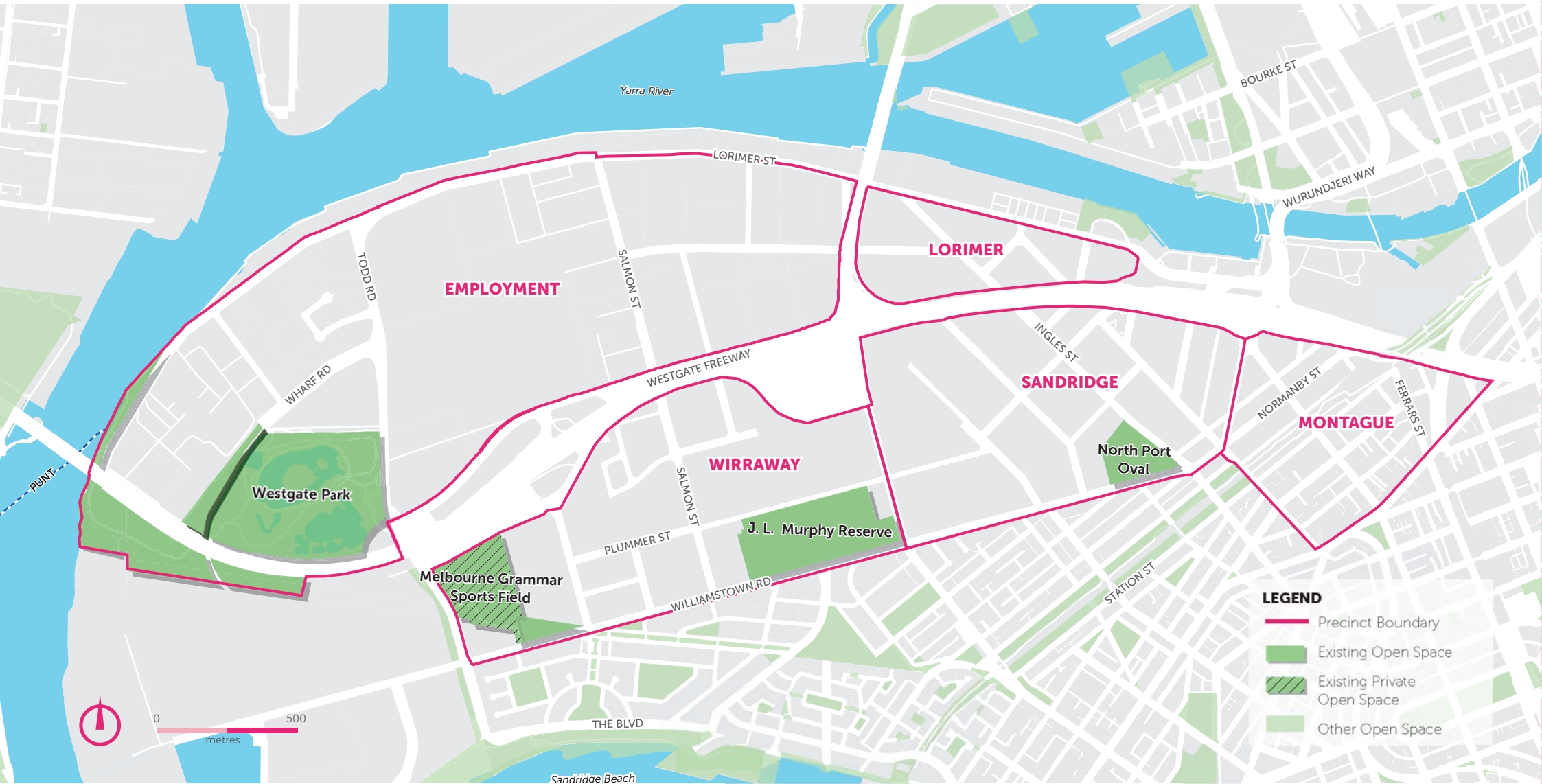


TSS Anderson Reserve

TSS ANDERSON RESERVE (WITHIN THE J.L. MURPHY RESERVE)

Home to the Port Melbourne Sharks Soccer Club which competes within the National Premier Leagues Victoria competition. The venue requires solid fencing in order to regulate the flow of spectators and to facilitate ticketed games.

MAP 2: EXISTING PUBLIC SPACE



CHAPTER 2

THE CONTEXT



BENEFITS OF PUBLIC SPACE

Public space provides numerous, environmental, social and economic benefits to urban areas. There is a broad body of research that details the benefits of the provision of public open space in urban environments.

Whilst some of the benefits of the provision of public space such as amenity and recreation are well understood, there are many other benefits such as improved health and wellbeing, mental wellbeing and productivity that are less widely known.

Policies and programs to introduce and enhance open space in urban areas generally enjoy broad community support, however, issues relating to crime and safety, barriers to access, maintenance, injury risk and pollution are often identified as concerns which need to be appropriately managed to ensure the confidence and support of public open space provision.

CHARACTER AND AMENITY

Public space is a defining feature of urban environments, contributing to the character, identity and sense of place of an area assisting to distinguish it from one place to another. Within the context of inner-Melbourne the significant public open space which surrounds central Melbourne known as the 'ring of parks' are a major part of its urban character. In new developments the early provision of public open space can contribute to early activation, particularly when in conjunction with place-making and interpretative elements.

Public space also makes a significant contribution to the aesthetic appeal of urban areas. Providing both visual and physical relief from intensive built environments. Research shows that the community place a significant emphasis on the aesthetic value of the places they live in and that perceived aesthetic beauty plays a large role in community satisfaction (Maller et al, 2008). Further to this it has been found that apartment residents had enhanced wellbeing and greater neighbourhood satisfaction when they could look out onto open space and vegetation rather than more built settings (Maller et al, 2008). It has also been suggested that the quality of higher density apartment living could be enhanced if residents had more naturalistic views (Maller et al, 2008).

ECONOMIC / PRODUCTIVITY

Public space makes a notable contribution to the productivity, efficiency and wellbeing of employees in the workplace. As a mixed use precinct both residents and workers of Fishermans Bend can benefit from the provision of public open space.

Research has identified a broad range of benefits for employees with access to open space. Access to nature in the workplace has been found to be associated with lower levels of job stress and higher levels of job satisfaction among workers, additionally workers with views of vegetation reported greater job satisfaction and lower levels of stress than comparable workers with only views of built environment (Maller et al, 2008). Similarly, a study

of workers found that views of natural features mitigated the effects of job stress (Maller et al, 2008). Workers with views of nature also reported fewer illnesses and headaches (Maller et al, 2008).

HEALTH AND WELLBEING

The positive impacts of public space on health and wellbeing are some of the best known benefits that public open space provides. The Parks Victoria Healthy Parks Healthy People: the state of the evidence report (2015) provides a detailed examination of the physical and psychological benefits of contact with nature and public open space.

Access and proximity to public space has the effect of encouraging greater levels of physical activity such as walking and active recreation. Additionally, the provision of public open space enables and encourages outdoor activity and in turn has a positive effect on self-reported levels of physical health and wellbeing. The risks of diseases associated with sedentary lifestyles and physical inactivity such as cardiovascular disease and obesity related problems can be greatly reduced through active and healthy lifestyles promoted by open space.

In addition to benefits to physical health public space can also lead to higher levels of self-reported mental health and wellbeing. The more passive recreational and amenity values of open space can contribute to lower levels of stress, greater satisfaction and positively affected mood states.

BENEFITS OF PUBLIC SPACE

Public open space has been found to make a positive contribution to the needs of specific age groups. For instance open space provides opportunity for active play for children which contributes to their physical, cognitive and social development (Maller et al, 2008). Similarly open space has been found to improve mental health for adolescents and is linked to physical health benefits among adults.

SOCIAL

Public open space is significantly associated with a sense of community and social connection, contributing to feelings of belonging and a sense of place within urban areas (Francis et al, 2012). Public open space can also enhance a sense of community in new communities by providing a public focal point for the community when other civic and community facilities are in their infancy.

In urban areas, public open space fosters social connections between neighbours enabled by chance encounters within public space. These connections are vital to community cohesion and contribute to the overall social wellbeing of communities.

Research finds that there is a positive association between the provision of public open space and a sense of community, particularly easy access to common green space. (Francis et al, 2012). Further to this study results by Kaplan (1985) suggested that urban residents who could see gardens found their neighbours to be friendlier and felt their housing development had a stronger sense

of community, thus contributing to their neighbourhood satisfaction.

BIODIVERSITY & ENVIRONMENT

Public open space aids in the preservation of ecosystems and biodiversity, provides clean air and water, maintains ecosystem function, and fosters human involvement in the natural environment (Parks Victoria, 2015). Additionally, public open space assists with climate change and urban heat island mitigation and contributes to the resilience of urban areas to the acute shocks of flooding and extreme weather events (Elmqvist et al, 2013).

The incorporation of trees, grass and other vegetation within public open space can assist in mitigating the negative impacts of urban heat island through providing shade and altering the micro-climate.

Further to this, public open space networks which incorporate green elements can provide habitat for local native fauna and support biodiversity and ecosystem services. Open space links can assist in creating habitat corridors between areas of larger established habitat and biodiversity hotspots.

Open space networks also play a significant role in urban stormwater management and help to reduce potential for damage from stormwater flows. Permeable surfaces and vegetation intercepts rainfall and reduces the volume of rainwater that makes its way to non-permeable surfaces such as roads and drains. This reduces the volume of

stormwater flows in peak periods such as storms and can delay the flow of rainwater into stormwater systems, assisting in decreasing the likelihood of flooding.

Open space in urban areas improves air quality by filtering the air and removing fine particulate matter. This can help reduce smog and improve the air quality for people who walk and people who cycle in particular.

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TYPES OF PUBLIC SPACE

THE HIERARCHY OF PUBLIC SPACES

The hierarchy of public space, illustrated in **(Figure 2)**, sets out criteria to ensure a fair spatial distribution of different types of public spaces which will provide for different types of experience and activity.

Two measures have been used to determine the hierarchy of public space:

- Walkable catchments
- Size of public space

Due to the uniquely dense nature of Fishermans Bend the ability to be within easy access of public space will become vital for the liveability of the precinct. The proposed hierarchy of public spaces recommends catchment distances for each type of public open space.

At this early stage of planning a flexible approach must be built in to the location of public spaces provided throughout Fishermans Bend. All public spaces within Fishermans Bend must be highly considered and flexible in their design, able to adapt to a changing demographic and built form context.

The public space layout will provide the quantity, type and distribution of public open spaces, ready for design detail to be considered as further planning work is undertaken.

Metropolitan

Provides visitation from a broad catchment, informal recreation in a natural setting and also features structured sporting offers such as ovals. Facilities include car parking, toilets, shelter, pavilions, picnic areas and walking trails.

Municipal/Regional

Formal and informal functions, include car parking, toilets, shelters, playgrounds and organised sporting infrastructure.

District

Facilities for normal recreation and longer stay social gatherings or organised sports, or a combination of both. Infrastructure may also support staging of community events.

Precinct

Diverse facilities with landscape characteristics, informal recreation, relaxation, play. In higher density areas these parks may carry a more important function and require more intensive infrastructure.

Neighbourhood

Informal and opportunistic recreation, relaxation and play. Provide seats, walking paths and small playgrounds. In activity centres these parks may provide a civic plaza function.

Pocket

Intimate spaces that provide incidental and spontaneous recreation, sitting and resting. In built up areas they must incorporate landscaping to accommodate more intensive use. In activity centres these parks may provide a civic plaza function.

Linear

Provide improved connectivity between streets and public open space reserves, designed to allow passive and active recreation, with a variety of functions and changing character. A width to length proportion is often used to ensure the effectiveness of linear open space. The more elongated a space is, the lower the possibility for a space to accommodate a variety of public uses. A minimum width of 12 metres enables a variety of activities to be undertaken within linear open space.

METROPOLITAN

**GENERALLY
GREATER THAN 50
HECTARES**

Within 15km of homes
and places of work (20min
drive or 60min bike ride)

Melbourne Example: Albert
Park

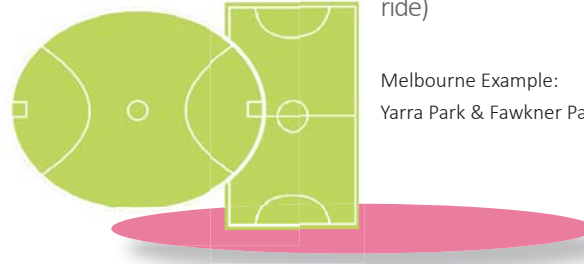


MUNICIPAL/REGIONAL

15 - 50 HECTARES

Within 5km of homes
and places of work (5min
drive or 15-20min bike
ride)

Melbourne Example:
Yarra Park & Fawkner Park



DISTRICT

5 - 15 HECTARES

1- 2 km safe walking
distance / 15-20 minute
walk / 5 minute bike ride

Melbourne Example:
JL Murphy Reserve, North Port
Oval, Carlton Gardens North



PRECINCT

1.2 - 5 HECTARES

800m safe walking distance
(10min walk)

Melbourne Example: Docklands Park,
Gasworks, St. Vincent's Gardens

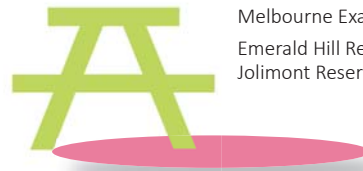


NEIGHBOURHOOD

**500SQM - 1.2 HECTARES (20M
MINIMUM WIDTH)**

400m safe walking distance (5min
walk)

Melbourne Example:
Emerald Hill Reserve, Clayton Reserve &
Jolimont Reserve

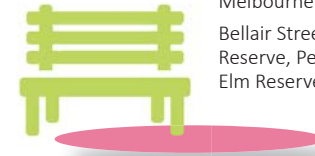


POCKET

**300SQM - 500SQM (11M
MINIMUM WIDTH)**

200- 400m safe walking distance
(2-5min walk)

Melbourne Example:
Bellair Street Reserve, Chapman Street
Reserve, Peppercorn Park & Golden
Elm Reserve



LINEAR **MINIMUM WIDTH 12M**

200m safe walking distance (2min walk)

Melbourne Example:
Howe Parade, Barring Walk & Stockyard Route



FIGURE 2: Hierarchy of Public Spaces

NETWORK OF PUBLIC SPACE

Fishermans Bend lies in a unique location, as illustrated in **(Map 3)**, flanked by river and bay and at the convergence of the Stony Creek, Maribyrnong River and the Moonee Ponds Creek.

The City of Melbourne lies to the north east of Fishermans Bend, its character defined by a simple geometric grid of streets with gracious and open proportions, its edges flanked by adjacent formal gardens including Carlton and Fitzroy Gardens and the Domain.

The City of Melbourne is ringed by a network of parks and gardens creating an almost continuous ring of open space, including Flemington Racecourse, Royal Park, Princes Park, Yarra Bend, Burnley Gardens, Yarra Park, Fawkner Park and Albert Park. These spaces are partly linked by the Capital City Trail. The redevelopment of Fishermans Bend provides opportunity to strengthen this network of parks, completing the ring by linking from Flemington Racecourse, along the Maribyrnong River, through Westgate Park and towards Albert Park, creating a more complete metropolitan parks system.

Fishermans Bend also lies at the intersection of a number of shared trails providing walking and cycling access to a broader catchment of Melbourne, these include:

The Bay Trail which begins beneath the Westgate Bridge in the Employment Precinct and runs through Westgate Park before reaching Sandridge Beach, at this point the trail continues south-east to follow the Foreshore of Port Phillip Bay passing by a number of beaches and areas of open space. From the Bay Trail it is possible to access Albert Park via local streets.

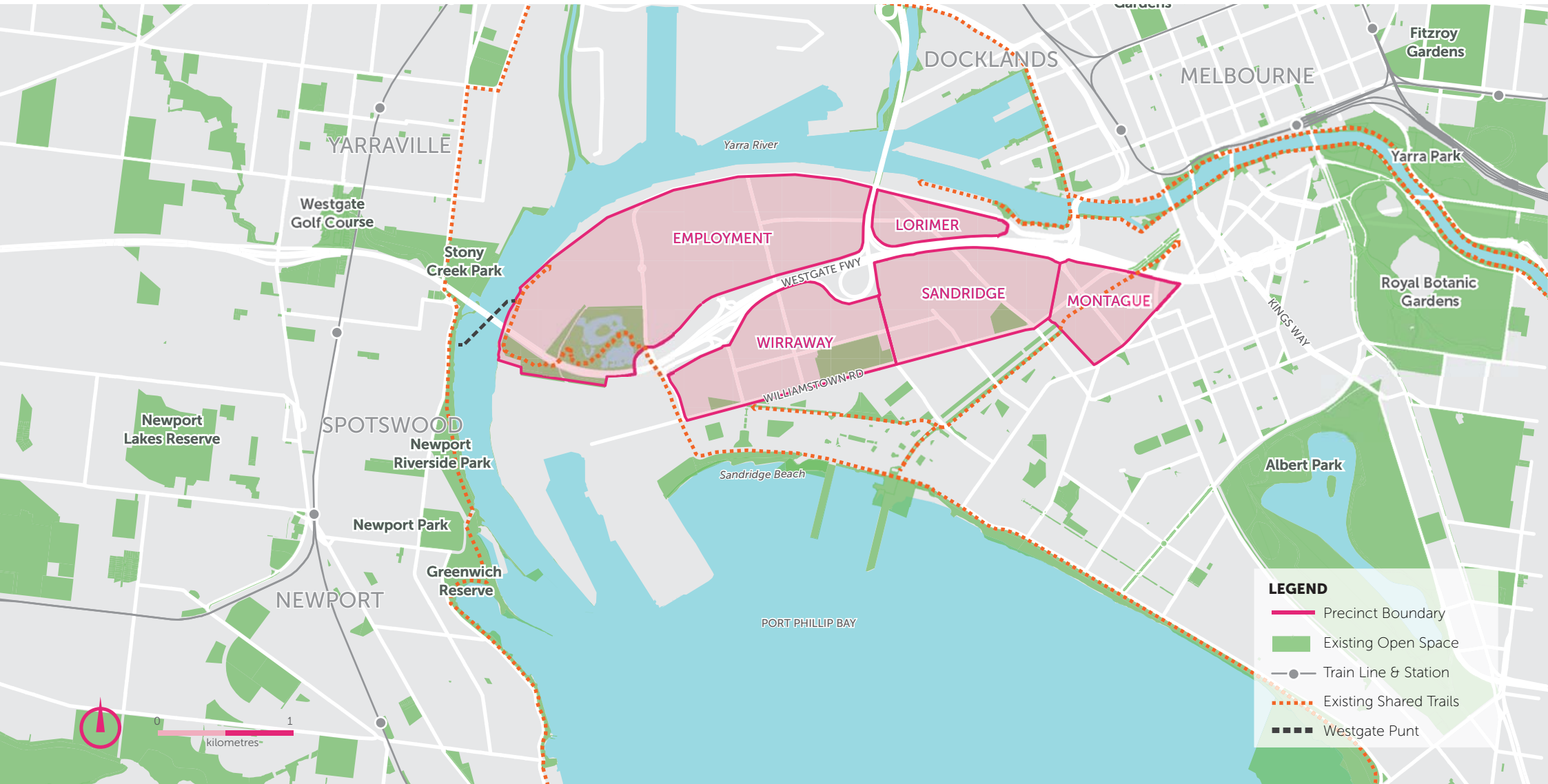
The Yarra River Punt which operates between Spotswood and Westgate Park provides access across the Yarra River, connecting Fishermans Bend to trails in the west. Once on the western bank of the Yarra River journeys to the south-west on the Hobsons Bay Coastal Trail and to the north on the Maribyrnong River Trail are possible, upon the completion of the final stage of the Federation Trail as part of the Western Distributor connections to the west will also be possible.

The Main Yarra Trail runs as a dedicated shared trail along both banks of the Yarra River to the east of Fishermans Bend before reaching Lorimer Street and taking the form of an on-road cycle lane before resuming as an off-road shared trail at the Port of Melbourne Control Tower. From the Main Yarra Trail access to the Royal Botanic Gardens is possible.

Access to the Capital City Trail along Harbour Esplanade enables further connections to the other trails including the Moonee Ponds Creek Trail and the Inner Circle Rail Trail to the north and the Footscray Road Trail to the west.

The Sandridge Rail Trail follows the alignment of the 109 Tram from its terminus at Station Pier through to Clarendon Street passing through the centre of Montague.

MAP 3: PUBLIC SPACE NETWORK



ISSUES & OPPORTUNITIES

The scale and location of Fishermans Bend offers unparalleled opportunities for the development of a range of expanded and new public spaces.

However, there are also a number of issues to be resolved, including contamination from previous industry, the island nature of the land and resulting connectivity issues, and the pattern of land ownership.

ISSUES

- Fragmented land ownership
- High cost of land in Capital City Zone.
- Flooding and high water table
- Movement barriers (Westgate Freeway, Yarra River)
- Port vehicle movement
- Restricted access to the waterfront
- Lack of connections with surrounding areas
- Lack of off lead dog areas
- Competing demands of areas of open space eg. off lead dog areas vs active open space / commuting routes for cyclists vs leisure cycling
- Current active recreation areas are at capacity

OPPORTUNITIES

- Creation of a comprehensive plan that delivers a well considered and well designed network of public spaces for all types of users
- Deliver public space early in the development process
- Improve connections throughout Fishermans Bend, over the Yarra River and towards adjacent areas of public open space including connections to Albert Park and Port Phillip Bay

- Include green infrastructure to mitigate the urban heat island effect, flooding and other climate change impacts
- Future opportunities to increase access to the Yarra River frontage
- Improve and expand existing areas of public open space and increase public access to areas of private space
- Complete the 'ring of parks' around Melbourne through additional public open space and connections
- Design streets as great places
- Improve the biodiversity of Fishermans Bend through increased greening, planting choice and design
- Provide public spaces that are designed to accommodate the needs of both residents and workers
- Provide connections which encourage walking and cycling to work
- Provide multifunctional spaces that can accommodate a range of activities.

PUBLIC SPACE PROVISION

Fishermans Bend will be home to a high-density community within an urban context. The public open space needs within Fishermans Bend are distinct from those in traditional low-density greenfield developments.

WHY IS PUBLIC OPEN SPACE IMPORTANT IN A HIGH DENSITY ENVIRONMENT?

Fishermans Bend will be home to a high-density community within an urban context. The public open space needs within Fishermans Bend are quite distinct from those in traditional low-density greenfield developments. In addition to issues of quantity, it is important to provide higher quality and flexible public open spaces, with greater opportunity for connection to nature, to compensate for the lack of private space.

A consequence of higher density built form is an absence of private space within the immediate vicinity of dwellings (such as backyards or courtyards). The Fishermans Bend public space network will need to accommodate formal and programmed functions such as sporting fields and playgrounds while also allowing for more casual and incidental uses as an alternative to the use of a private backyard or courtyard. Research has found that within areas of higher density housing the provision of public open space is an effective substitute for private open space (Dehring & Dunse, 2006).

The distinct role of public space within higher density environments has implications for the quantity of public space required in Fishermans Bend, and its distribution. A central implication of the high density nature of Fishermans Bend is the need to ensure that public space accommodates the needs of each resident and worker, and that enough public space is provided to ensure that this space is not overburdened with inappropriate levels of usage which may undermine the role and function of the space.

Planning for high density environments requires an approach which is not driven purely by benchmarks for quantity of public open space provision but also includes consideration of high quality design, connections to the wider public open space network, provision of multifunctional spaces and provision of a green network which includes green roofs, podium gardens and the use of encumbered land for public open space.

Consistent with the role of public space in higher density areas as an alternative or substitute for private space, public space in Fishermans Bend is required to be distributed in a way that is proximate and accessible to residents and workers (Koohsari et al, 2013).

A maximum 200 metre safe walking distance between residents and workers to accessible open space is proposed in order to enable quick and convenient access.

EXISTING PER CAPITA PROVISION

The comparison in **(Table 2)** shows that Melbourne and Port Phillip both have a relatively high public open space provision per capita compared with other municipalities such as Stonnington and Yarra. All of these Councils provide ‘metropolitan’ and ‘capital city’ level public open spaces such as the Royal Botanic Gardens, Albert Park and Yarra Park that serve a catchment area that well exceeds the municipal area.

HOW MUCH PUBLIC OPEN SPACE IS ENOUGH?

Fishermans Bend should aim to deliver best practice for quantity of public open space per capita, however, this must be balanced against the realities of the cost of purchasing land within the Capital City Zone and the fact that the vast majority of the land within Fishermans Bend is within private ownership. It is noted that the total public space provision is not referenced in this discussion, as in most cases comparative statistics are only available for public open space provisions.

OPEN SPACE PROVISION COMPARISON

Open space strategies typically refer to a quantitative level of open space provision per capita (or per 1,000 people). Plan Melbourne notes that most municipalities in Metropolitan Melbourne have less than 11 hectares of open space available per 1,000 people (110m² per person). In our research the square metre provision is most often given in relation to the resident population and does not include workers.

Table 2 shows the current (or recent) open space provision per resident in selected inner Melbourne municipalities.

Although Melbourne and Port Phillip each have a relatively high open space provision per capita compared with other municipalities such as Stonnington and Yarra, each of these Councils provides ‘metropolitan’ and ‘capital city’ level open spaces that serve a catchment area that well exceeds the municipal area due to the significant number of visitors and workers that utilise open space within, but do not live in, the local municipality. As a result, the Cities of Melbourne and Port Phillip provide and maintain higher levels of open space which often meet the recreation needs of residents and visitors from other municipalities, especially immediate neighbours.

METROPOLITAN LGA	POS HA PER 1,000 PERSONS	POS M ² PER RESIDENT
Melbourne	5.6	56
Moonee Valley	5.0	50
Port Phillip	4.9 ¹	49
Moreland	4.0	40
Maribyrnong	3.7	37
Yarra	3.1	31
Stonnington	2.0	20

TABLE 2: Public Open Space Provision

Source: Amendment C209 Melbourne Planning Scheme, Expert Evidence Statement, Urban Enterprise, June 2014; Greater Geelong Open Space Strategy (Draft) 2014; Ballarat Open Space strategy (Volume 1), 2008.

¹ Port Phillip provision includes Albert Park which is managed by Parks Victoria.

PUBLIC OPEN SPACE REQUIREMENTS

EXISTING PLANNING SCHEME REQUIREMENTS

The current planning scheme requirements for the provision of public open space in Fishermans Bend as part of developer contributions are 5% in the Employment Precinct and 8% elsewhere. This can be taken as land (percentage of the development site) or as monetary contributions (percentage of the value of the land). These requirements need testing through this strategy to determine whether this will provide adequate public open space for the intended future population (residents and workers).

PRECINCT STRUCTURE PLANNING REQUIREMENTS

The Victorian Precinct Structure Planning (PSP) Guidelines set out requirements for new greenfield developments in Melbourne (Standards S2 and S3). The Guidelines require “approximately 10% of the net developable area as total public open space, of which 6% is active open space” in residential areas, and “approximately 2% of net developable area as public open space, usually with a passive recreation function” in major employment areas, presumably to cater for the needs of workers in these areas.

The lower non-residential contribution rate recommended in the PSP Guidelines assumes that a lower demand is placed on public open space by workers compared to residents, but also recognises that workers contribute to the overall demand for public open space in an area. This is particularly relevant for Fishermans Bend, where a combination of residents and workers will generate ‘around the clock’ demand for public open space of varying types.

The PSP guidelines relate to average residential densities in the order of 15 dwellings per hectare. Dwelling densities in Fishermans Bend will be significantly higher.

Approximately 80,000 residents and 60,000 workers are expected to be accommodated in Fishermans Bend. Assuming an average household size of 2 people,

approximately 40,000 dwellings would be constructed at full development. The Capital City Zone precincts (Sandridge, Wirraway, Lorimer and Montague) have a combined area of approximately 250 hectares (gross), resulting in a likely future dwelling density of up to 160 dwellings per hectare, more than 10 times the average greenfield density. Thus, under the lowest likely population density scenario, demand for public open space in the Fishermans Bend would be expected to exceed 10 times the demand experienced in Melbourne’s growth areas. Therefore this measure is not considered relevant to the Fishermans Bend area. Other benchmark measures need to be established for Fishermans Bend.

EXISTING OPEN SPACE CONTRIBUTIONS RATES IN MELBOURNE

Metropolitan Melbourne councils collect open space contributions through the Subdivision Act (1988) and or Clause 52.01 of the Planning Scheme, with most Councils requiring a contribution equivalent to between 2% and 8% of the land area to be subdivided, or the value of the land to be subdivided, or a combination.

(Table 3) provides a summary of rates included in schedules to Clause 52.01 across metropolitan Melbourne. The current open space contribution rate for the Capital City Precincts of 8% is equal to the highest rate in inner Melbourne at present, applying to the suburbs of Armadale, Prahran, Windsor and South Yarra in Stonnington. This rate was recently introduced into the Stonnington Planning Scheme and applies to the areas of that municipality that are expected to experience the highest levels of residential growth.

Most middle and outer Local Government Areas collect contributions of between 5% and 5.7%. Older growth areas are collecting 5% - 10% for open space, whereas the more recent growth areas generally collect less than 5% as a contribution to passive open space, in addition to active open space reserves that are funded through Development Contributions Plans.

LOCAL GOVERNMENT AREA	CLAUSE 52.01 OPEN SPACE CONTRIBUTIONS RATES
Melbourne	
<i>Fishermans Bend - Lorimer</i>	8%
<i>Area A (CBD & Urban Renewal Areas)</i>	7.06%
<i>Other areas (including Fishermans Bend Employment Precinct)</i>	5%
Moreland	2.5% - 6.8%
Darebin	2% - 5%
Yarra	4.5%
Stonnington	5% - 8%
Port Phillip	
<i>Fishermans Bend</i>	8%
<i>All other land</i>	5%
Maribyrnong	5.7%
Moonee Valley	5%
Hobsons Bay	None specified
Boroondara	None specified
Banyule	None specified (5% proposed)
Glen Eira	5.7% except Caulfield Village
Bayside	5%
Brimbank	5% (Residential/Commercial) & 2.5% (Industrial)
Manningham	5% in Doncaster Hill
Whitehorse	4%
Monash	2% - 5%
Kingston	none specified
Greater Dandenong	
<i>Keysborough South Local Planning Policy Area</i>	20%
<i>Other</i>	5% (Residential) & 2% (Industrial)
Mornington Peninsula	5%- 12%
Growth Area Councils	
<i>Residential</i>	Majority within 2% - 11%
<i>Employment</i>	2%

TABLE 3: Summary of Schedule Rates

WHAT IS BEST PRACTICE?

WORLD HEALTH ORGANISATION

The World Health Organisation identifies access and provision to open green space as a key indicator for healthy and sustainable cities (World Health Organisation, 2012). Many references report a measure adopted by the World Health Organisation that recommends a minimum of 9m² of undeveloped (unpaved) public open space for every inhabitant and that all residents live within a 15 minute walk to green space (Sorensen et al, 1997; Douglas and James, 2014; UN Habitat, 2016).

UN HABITAT

UN Habitat (2016) recommends a target for public open space for areas with a minimum density of 150 inhabitants per hectare of 45% of land for public space, which can be broken down into 30% for streets and footpaths and 15% for public open space (based on our definition) including green spaces and public facilities.

REALM STUDIOS RESEARCH

Realm Studios' (2014) report 'Open Space Metrics Public Realm Research Study' prepared for the City of Port Phillip, compares open space provision, type and distribution in 'snapshot' areas of various cities. Comparable areas of each city (approximately 350 ha) were chosen which were representative of the city's open space distribution and which had densities of approximately 200 people per hectare. It must be noted that the square metre calculations in **(Table 4)** do not include the worker population - including the working population would decrease the m² provision calculation.

REALM STUDIOS (REALM 2014)	OPEN SPACE PER RESIDENT (M ²)
Amsterdam snapshot (218.42ha)	14
Barcelona snapshot (331.10ha)	10
New York snapshot (312.5ha)	15
Melbourne snapshot (328.32ha)	28

TABLE 4: Open Space Per Resident

NEW YORK CITY

Other cities have adopted public open space targets for established, higher density cities. For example, New York City has a target of 1 hectare (2.5 acres) per 1,000 people, including active and passive open space, 80% of which is active (New York City, 2014). This equates to 10m² per person based on reported population. New York City also recommends 600m² of passive open space per 1,000 workers, which equates to 0.6m² per worker.

SOUTH AUSTRALIA

Research conducted for South Australian local government (City of Charles Sturt, 2012) found that best practice planning for high density residential areas provides between 25% and 50% of the total land area as public open space, which was more than double the default South Australian requirement of "up to 12.5%".

WHAT IS BEST PRACTICE?

SOURCE	MEASURE	APPLICATION TO FISHERMANS BEND
WHO	9m ² public open space per resident	126 ha (Applied to workers also) 26% of total land area 37% of net developable area
UN HABITAT	15% of total land area as public open space	72 ha 5.1m ² per capita
REALM STUDIOS	10-15m ² public open space per resident	140-210 ha (Applied to workers also) 29-44% of total land area
NEW YORK CITY	10m ² . public open space per capita	140ha (Applied to workers also) 29% of total land area
CITY OF CHARLES STURT (SA)	25-50% total land area as public open space	120-240 ha 8.6 – 17.1m ² per capita
PRECINCT STRUCTURE PLANS*	10% of net developable residential land as public open space 2% of net development employment land as public open space	29.5 ha 6.15% of total land area 2.1m ² per capita
EXISTING PLANNING SCHEME REQUIREMENTS	8% of new developable land in the Capital City Zone 5% of new developable land in the Employment Precinct	22.81ha total (13.3ha + 9.01ha) 4.75% of total land area 1.6m ² per capita

* Not considered a relevant comparison measure. See discussion.

TABLE 5: Summary of Public Open Space Provision Measures

RECOMMENDED TARGET OPEN SPACE PROVISION

A summary of the various public open space provision measures identified through research is contained in **(Table 5)**, and compared with the public open space requirement should this be applied to Fishermans Bend.

An analysis of the table opposite indicates that there is some level of consensus between the various comparative measures. The minimum measures for public open space provision as a percentage of total land range from 15- 50%. The mid-range for this measure would be 29%. The measures for proportion of public open space per capita range from 2.1 m² per capita, with the average being 8.54m². Utilising the maximum ranges in the measures results in an average of 11.24m² per capita.

On this basis, it is recommended that the World Health Organisation's target figure of 9m² of public open space per capita is adopted for Fishermans Bend. While it approximates the average of the various measures, it is also close to the City of New York target, the City of Charles Sturt research, and the types of provision experienced in dense international cities.

This target figure of 9m² per capital of public open space includes linear parks but excludes streetscapes and privately owned open space. It refers to public open space which is (or will be) zoned as PPRZ and applies to the combined total of residents and workers.

WHAT IS BEST PRACTICE?

ACTIVE RECREATION PROVISION

The broad open space provision benchmarks do not differentiate between passive and active spaces.

A shortfall of active recreation facilities has been identified for the current populations of Port Melbourne and the City of Melbourne. This will be greatly exacerbated by the increased population in Fishermans Bend. Where a number of additional locations have been identified within the Public Space Strategy for formalised active recreation; it is recommended that all new spaces are designed to allow multiple activities to occur, regardless of the area's primary function.

PRIVATE OPEN SPACE

Private open space can serve to improve the overall provision of public space in Fishermans Bend.

Podium gardens, rooftop gardens and other private spaces will be delivered by developers, and some of these may be available to the public (private open space). There is a risk however that Fishermans Bend could feel privatised and exclusive. The provision of enough truly accessible public space as well as appropriate urban design guidelines on the delivery of private open space will ensure that the renewal area becomes an extension of the surrounding city structure. In addition, considering public realm areas, such as well designed streets and the edge space between buildings, as part of the overall public open space network will help to create the feeling of an overall green structure.

Ways to increase public access to existing areas of private open space within Fishermans Bend such as the North Port Oval are also considered as part of this strategy.

LOCATION OF PUBLIC OPEN SPACE

The location of proposed new areas of public open space needs to draw from the work completed in the Strategic Framework Plan 2014 which envisaged a network of linear parks, local recreational open spaces and neighbourhood open spaces. Some of these proposed spaces are currently being delivered through the development approvals process.

A FLEXIBLE APPROACH TO IMPLEMENTATION

Land in Fishermans Bend is largely privately owned. This means that a flexible approach will need to be adopted to ensure that enough public open space is provided.

This will involve a combination of developer contributions, government funding, and local council funding supplemented by other forms of public space including streetscapes, encumbered spaces and private open space. The Strategy identifies these opportunities.

RELEVANT STATISTICS:

Total gross land area	480.04 ha
Capital City Precincts gross land area	248.74 ha
Employment Precinct gross land area	231.1 ha
Total net developable area	340 ha
Future Residents	80,000
Future Workers	60,000
Total existing Public Open Space in Fishermans Bend	51.92 ha

NB. Melbourne Grammar owned land is not included in existing or future open space calculations

TABLE 6: Fishermans Bend Relevant Statistics

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CHAPTER 3 THE VISION



THE VISION FOR PUBLIC SPACE

Fishermans Bend will demonstrate how to live well in a high-density environment with considered, resilient, robust and delightful public spaces within a few minutes walk of every resident and worker.

Fishermans Bend will be a distinct place with an environment that builds on the area's indigenous heritage, industrial history, and landscape character. Each precinct will have a unique sense of place, enhanced by its public spaces.

A variety of public spaces including squares, plazas, sports and recreation spaces will cater for the diverse needs of existing and future communities creating opportunity for passive and active recreation, community and civic events, rest, relaxation and connection to nature.

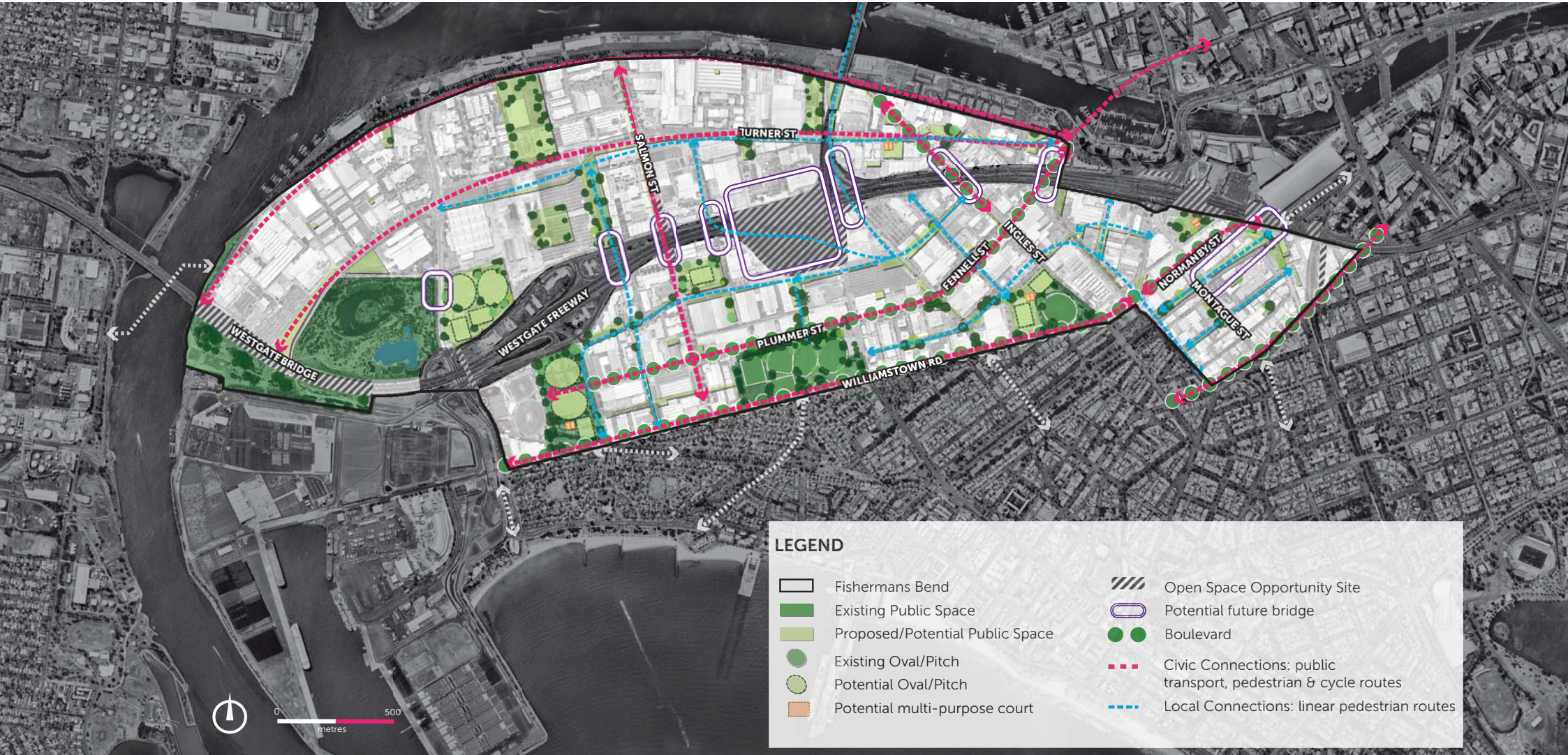
Fishermans Bend will be easy to move around by foot, bicycle and public transport. Linear parks, new treed boulevards and shady streets will connect a variety of public spaces within Fishermans Bend and beyond, towards the City, the River and the Bay. Recreation loops will extend the Capital City Trail and allow easy access to active transport options.

Fishermans Bend will become an extension of the CBD, its streets connected through Collins Street to Lorimer and Fennell, opening up access to the Bay and beyond.

No land within Fishermans Bend will be left idle; all public spaces will be dynamic, adaptable and resilient, providing for high utilisation as part of the wider green infrastructure network.

An improved range of green places will feature street trees, green roofs, green walls, parks, median strips, podium gardens and waterways. These spaces will form a networked habitat which can work towards attracting nature to the renewal area and play an important role in managing water and reducing the urban heat island effect.

MAP 4: THE VISION



KEY ELEMENTS

CITY WITHIN A PARK

Fishermans Bend is a distinctly different part of the inner city and its distinctiveness can be enhanced. The CBD grid is flanked by gardens- 'grids and greenery.' Fishermans Bend can become a 'city within a park', with public open spaces, linear parks, green walls, roof gardens and tree planting woven into the built form and street structure.

Completing the Ring of Parks

The public spaces and connections within Fishermans Bend will complete the ring of parks and linear green spaces around Melbourne, creating a continuous open space loop with world class cycling and walking opportunities.

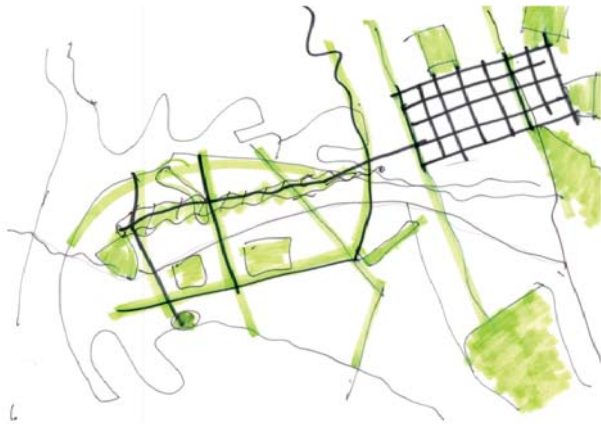


FIGURE 3: City Within A Park

GRAND SPACES

A series of new, or extended, larger parks (precinct, district and municipal) will be located throughout Fishermans Bend, providing space for larger events and formal sports.

These grand public spaces will vary in character- from a high tech campus within the Employment Precinct to the wild and immersive West Gate Park and the reclaimed West Gate Freeway off-ramp acting as a central open space, linking precincts.



FIGURE 4: Grand Spaces

LINEAR PARKS

Linear parks will be the organising structure within Fishermans Bend, linking public open spaces and creating legibility.

Located on the southern side of thoroughfares where possible, linear parks will have a multifunctional role, providing places for all types of activity including active pursuits, relaxation, events and incidental recreation. Turner Street will create a major green spine connecting the city to Westgate Park.

The character and function of linear parks will vary depending on the local conditions, but the overall design language will provide a unity across Fishermans Bend.

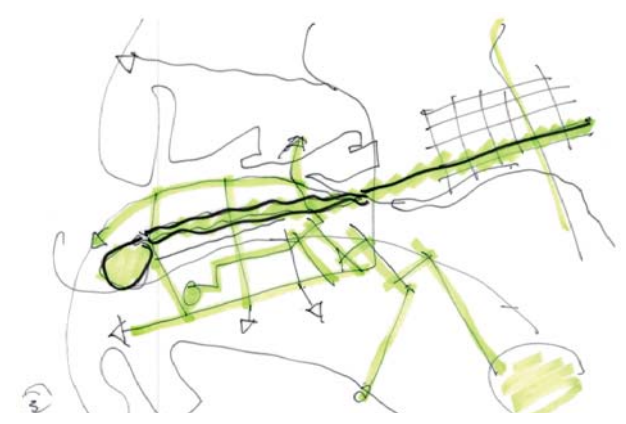


FIGURE 5: Linear Parks

STREETS AS LINKS

The network of streets will play a vital role in the public life of Fishermans Bend, creating pedestrian and cycle links and set the agenda that this place is for people and bikes over cars. The streets will accommodate large canopy trees and places to sit and rest.

New boulevards along Williamstown Road, Plummer Street, City Road and Normanby Road as well as major walking and cycling connections along Lorimer Street will knit into the established network of streets radiating from Melbourne's CBD and help to establish Fishermans Bend as a connected part of the city.

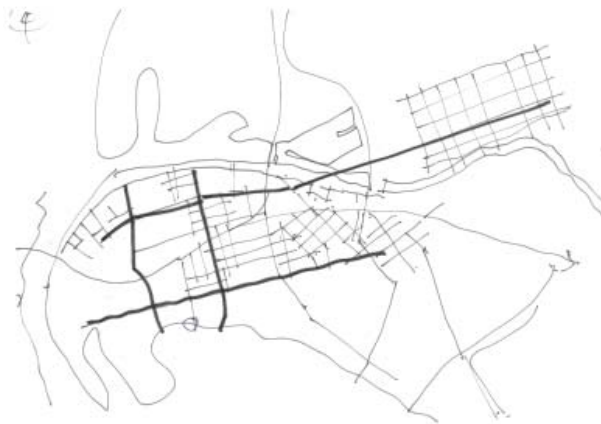


FIGURE 6: Streets As Links

LOCAL PUBLIC OPEN SPACES

Orientated in a north/south direction where possible, local public open spaces include neighbourhood and pocket parks and plazas. They will create diversity in the types of public open space available to the future residents and workers of Fishermans Bend.

Pocket parks will provide 'restbites' of green space amongst the built form, while neighbourhood parks provide opportunity for recreation and local events. Perimeter blocks will create semi public open spaces nestled within the fabric of the city, providing places for locals to meet, play and rest.



FIGURE 7: Pocket and Neighbourhood Public Open Spaces

GREENING

The overall sense of greening will come from the network of public open spaces, linear parks and tree planting and be enhanced through the private realm.

Green walls, podium gardens, green roofs and multi-level planting on buildings will have a big impact on the look and feel of Fishermans Bend.

Public works can also add to the overall sense of green through the creation of green tram tracks and the softening of infrastructure through planting.

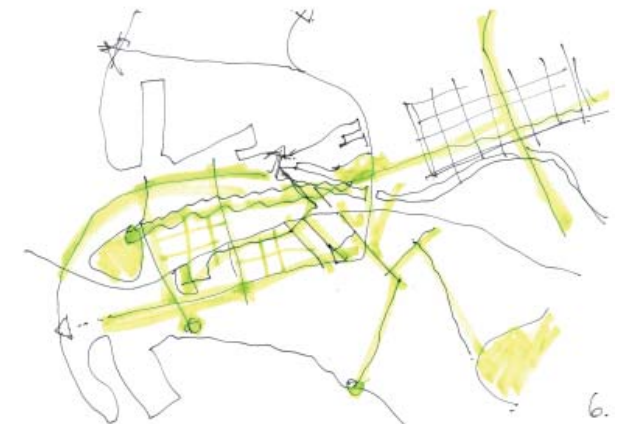


FIGURE 8: Greening