



hansen

ENHANCING OPEN SPACE

DELIVERING NEW OPEN SPACE IN DAREBIN

Prepared By HANSEN PARTNERSHIP | 2021

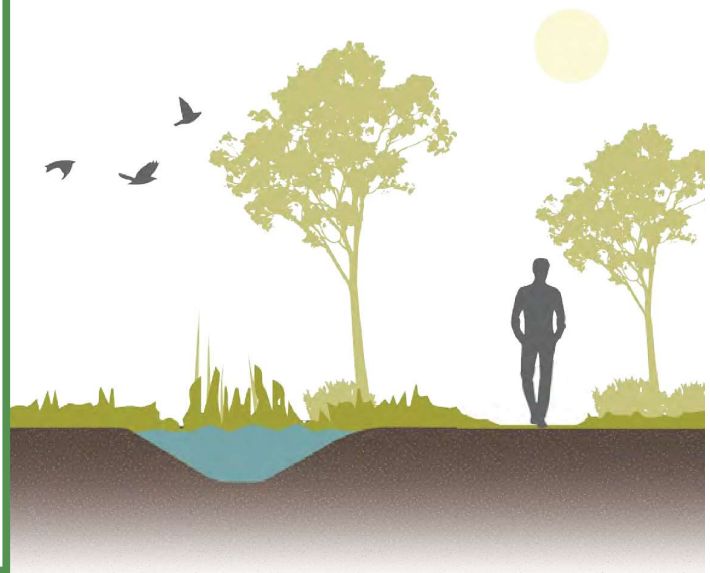


Acknowledgement of Traditional Owners

Darebin City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and custodians of the land and waters we now call Darebin and pays respect to their elders, past, present and emerging. Council affirms that Wurundjeri Woi Wurrung people have lived on this land for millennia, practising their ceremonies of celebration, initiation and renewal.

Council respects and recognises all Aboriginal and Torres Strait Islander communities and their values, living culture and practices, including their continuing spiritual connection to the land and waters and their right to self-determination.

**Ngarrgma Wurrundjeri Woi-wurrung guljin
gurringanyinu bik wenerop Darebin dharri Ngarri
yana ngarnga bik, baan ba ngarrgu. Gahgook-al
nanggit bambuth, yalingbu ba gama-dji.**





CONTENTS

1.0	INTRODUCTION	4
1.1	BREATHING SPACE LAND ACQUISITION REQUIREMENTS	4
2.0	HOW IS NEW OPEN SPACE DELIVERED?	5
2.1	HOW WILL IDENTIFIED GAPS BE MET?	5
3.0	DECISION MAKING PROCESS	8
3.1	DECISION MAKING PROCESS FOR NEW OPEN SPACE DELIVERY	8
3.2	DECISION MAKING CRITERIA AND BREATHING SPACE	9
3.2.1	WEIGHTING OF CRITERIA	10
3.3	FUNDING IMPLICATIONS	11
3.4	THE 'STREAM A' PROCESS: LOCATION BASED STRATEGIC DELIVERY	12
3.5	THE 'STREAM B' PROCESS: OPPORTUNITY BASED LAND PURCHASE	16
3.6	THE 'STREAM C' PROCESS: OPPORTUNITY BASED LAND PURCHASE	20
4.0	THE ECONOMICS OF LAND ACQUISITIONS	21
4.1	FACTORS INFLUENCING LAND ACQUISITION COSTS	21
4.2	METHODOLOGY FOR DETERMINING INDICATIVE PROPERTY VALUES	22
5.0	PRIORITY INVESTIGATION AREA OPPORTUNITIES	23

APPENDIX ONE: CRITERIA DEFINITIONS

APPENDIX TWO: CRITERIA MAPPING

CONFIDENTIAL ATTACHMENTS (INTERNAL WORKING DOCUMENTS)

APPENDIX THREE: OPPORTUNITIES & RECOMMENDATIONS

APPENDIX FOUR: ECONOMIC DATA

APPENDIX FIVE: STREAM A ASSESSMENTS



1.0 INTRODUCTION

This document has been prepared in response to Action 1.3 of Breathing Space, which is to prepare a Strategic Land Acquisition Plan. This plan will assist in identifying ways to fill gaps in the current and future provision of open space. Importantly, this document is now deliberately referred to as a document focused on 'enhancement'. There are two key reasons for this:

- While *Enhancing Open Space* may require the purchase of land in some areas, the notion of land acquisition is not aligned with Council's explicit acknowledgment that the land called Darebin was never ceded by its Traditional Owners, the Wurundjeri Woi Wurrung people, and Council's commitment to acknowledging this history. Advice was received from the Darebin Aboriginal Advisory Committee and Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation that a change to the name was necessary and Council is fully supportive of this.
- Further to this, *Enhancing Open Space* more accurately reflects the intention of this Plan which is to identify how the delivery of new open space can be approached in a strategic manner. In many cases this may not be strictly through 'acquisition'. Enhancement is "an increase or improvement in quality, value, or extent."

The document will serve two key purposes:

- To assist in the practical delivery of public open space on the ground where *Breathing Space* has identified a gap in the current provision
- To provide a basis for the development of an understanding of the costs associated with land acquisition and the delivery of new open space to inform any changes to the required contribution sought from developers

This document should be read as an addendum / supplement to *Implementing Breathing Space* and not as a 'standalone' document. The process of preparing *Enhancing Open Space* included identifying and assessing opportunity sites for delivering additional open space. The outputs of this process inform the cost estimates in *Implementing Breathing Space*, while the details form part of an internal working document which is a confidential appendix to this document.

1.1 BREATHING SPACE LAND ACQUISITION REQUIREMENTS

As noted in the *Implementing Breathing Space* there is a need to deliver a significant quantum of new open space to meet the needs of Darebin's existing and future residents. The needs of future residents will primarily be addressed through upgrades to existing open space, but also through the delivery of new areas of open space in those parts of the municipality which have current access issues (see Section 3 of *Implementing Breathing Space*)

The delivery of new open space identified in *Breathing Space* had a number of clear parameters associated with it:

- While Actions 1.1 and 5.1 sought to upgrade and deliver more open space "over time" the significant gaps identified in that document only reflected existing gaps or gaps to 2028, indicating that if growth continues the gaps will also continue to increase. It is therefore appropriate that meeting the gaps in *Breathing Space* is considered a 'short term' or 'priority' action, with an acknowledgement that the program of upgrades and delivery will inevitably take longer than that but that any further delay will be compounded by growth beyond 2028.
- In light of the recent interim findings of the independent Panel assessing Monash City Council's Am148, *Breathing Space* only considered open space which was in Council ownership in assessing 'gaps' in provision. This process was considered by the Panel to be 'flawed' as it failed to consider the 'real life' access to open space enjoyed by residents. As such, this document considers the following:
 - Access to open space in adjoining municipalities, provided this forms part of a formalised network of open space, and is accessible (for example, by a bridge where land adjoins Merri or Darebin Creeks,
 - The potential use of land such as schools where there is suitable open space (ie not just hardstand courts) available for public use through a shared use agreement.
 - The potential for existing Council land currently 'privatised' to be reframed as publicly accessible open space



2.0 HOW IS NEW OPEN SPACE DELIVERED?

Breathing Space clearly identifies there are significant shortfalls in both the existing and future provision of public open space within Darebin. This Section of the report provides a framework for how these gaps will be met, and the role different types of delivery or acquisition might play in meeting these gaps.

As outlined in the *Implementing Breathing Space* (Section 3) there are two distinct aspects of shortfalls in Darebin's network of Public Open Space:

- **Proximity Gaps**, which represent where existing residents do not have access to public open space within 500m.
- **Per Capita Gaps**, which are based on an allocation of 30sqm per person for both existing and future populations.

2.1 HOW WILL IDENTIFIED GAPS BE MET?

There are significant challenges in delivering Public Open Space in an inner urban context, and in specifically achieving 30sqm per person of space which *Breathing Space* identifies as good practice. For example, the Reservoir South Precinct is identified as having an provision of 1.3sqm per person in 2028. To meet the proposed benchmark of 30sqm this would require the delivery of an additional 28.7sqm per person. For the projected population in 2028 (9,140) this would mean more than 261ha of new Public Open Space would need to be delivered within that precinct alone. This would not be achievable. Nonetheless, the aspirations of achieving a higher amount of open space per capita, and a more equitable delivery, must remain the driver, even if a specific quantum is not achieved.

Breathing Space addresses this challenge, in part, by focussing on making existing Public Open Space work harder and identifying upgrades to existing parkland.

The process of identifying the Priority Investigation Areas does however, consider the 'Per Capita' gaps identified through *Breathing Space* and ensures that areas with both 'Proximity' gaps and high 'Per Capita' gaps are prioritised over areas with lesser 'Per Capita' shortfalls.

The framework for meeting gaps shown in Figures 1 and 2, identifies the range of ways these shortfalls will be met. The implication of these different streams for implementation and funding are discussed in the following Sections, and the prioritisation of these is also addressed in Section 3.

Stream A - Location Based Strategic Land Acquisition.

This is a program of pro-active identification of opportunities to increase the quantity of public open space available to residents within the Priority Investigation Areas. This Stream is the priority for the delivery of new open space in Darebin.

Stream B – Opportunity Based Land Purchase

Stream B recognises that there will be ongoing opportunities for the purchase of land by Council which may form part of the open space network. These are identified as:

- B1 purchase of land to facilitate the expansion of existing parks
- B2 purchase of parcels of land offered to Council through the Public Land Sale program
- B3 purchase of land in Secondary Investigation Areas

Stream C – Waterway Corridor Acquisition

The acquisition of land along a creek corridor has been separated from other Streams in recognition of the differences in both objectives and potential funding sources which may affect this Stream. It is noted that following the preparation of Darebin's *Biodiversity Management Plan* and its associated identification of areas of high biodiversity value and habitat linkages, this Stream may also be to support the purchase of land to meet these other objectives.

Other

In addition to the three Streams, all of which have potential funding implications for Council in terms of purchase and / or delivery, there are also a number of other ways that gaps in Darebin's open space network may be met.

- Proposed increases in service standards addressed in *Implementing Breathing Space* focus on 'quality' with an aim to increasing the useability of existing open spaces. While these upgrades have significant funding implications, the mechanics of their delivery are addressed through the *Open Space Asset Management Plan* which has been prepared (Action 5.10 of *Breathing Space*).
- There may also be additional opportunities which arise, other than those identified through this work, for Council to seek a land contribution rather than an monetary contribution to deliver public open space. This is likely to occur only in specific strategic location and as part of precinct scale development. An example of this might be the redevelopment of the Preston Market site.

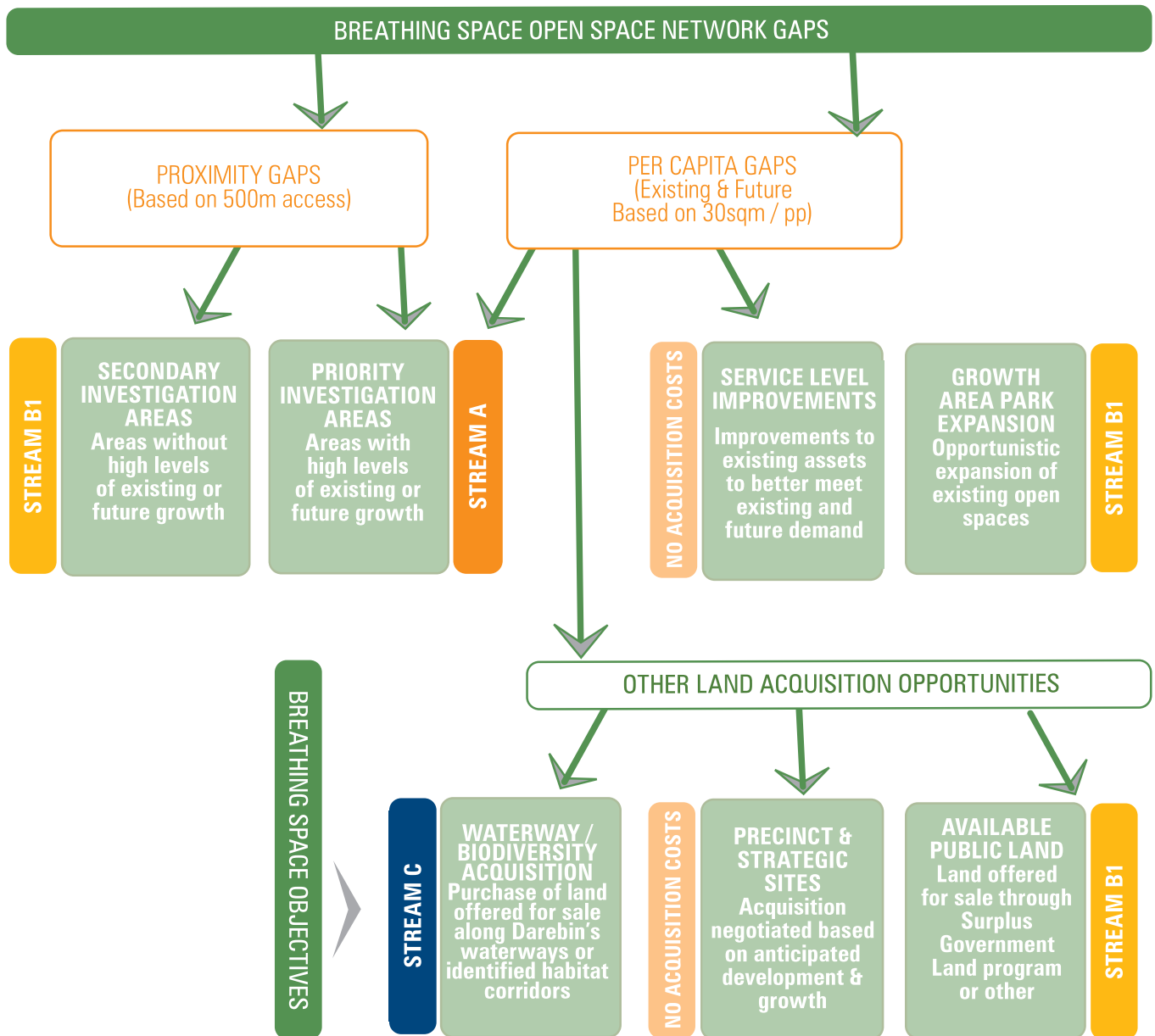


Figure 1: Framework for addressing open space network gaps

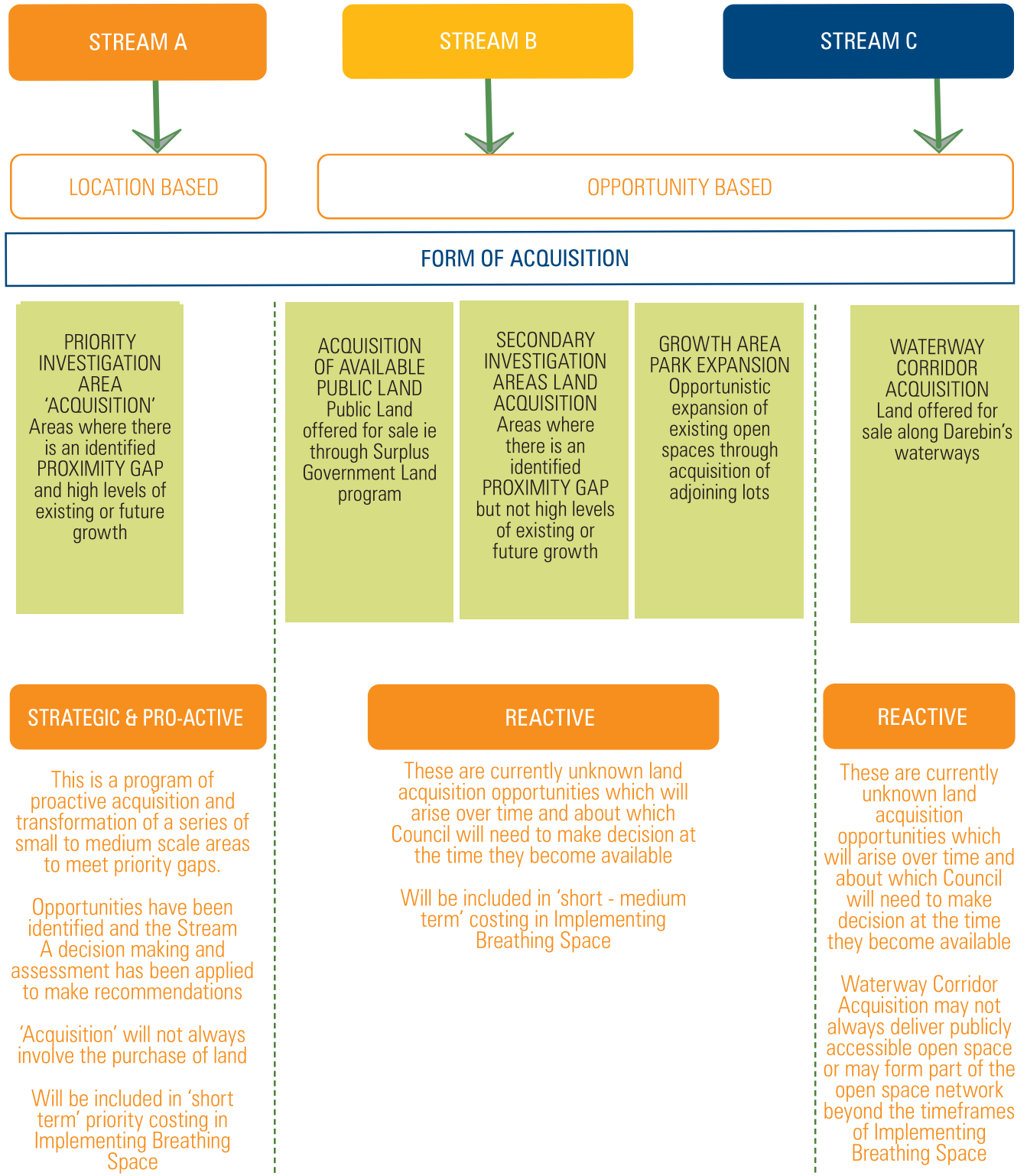


Figure 2: Land purchase framework



3.0 DECISION MAKING PROCESS

This section of the report outlines the process by which Council will make decisions on where and how it will deliver new publicly accessible open space. This provides strategic rigour and transparency as to how options for augmenting the open space network are progressed.

This section of the report therefore outlines the process by which Council will make decisions on where and how they will deliver new open space.

It should be noted that this chapter deals only with the decision making with regard to Stream A, Stream B and Stream C. Further commentary on the role of park upgrades and Precinct & Strategic Site Development in meeting open space requirements can be found in the *Implementing Breathing Space*. Specific opportunities where land contributions may be sought are also highlighted in the relevant chapter addressing opportunities in the Priority Investigation Areas.

3.1 DECISION MAKING PROCESS FOR NEW OPEN SPACE DELIVERY

Decision making around public open space is a complex matter, with many competing interests and influencing factors. The factors requiring consideration also vary significantly depending on the objectives for the particular site under consideration and its context.

The steps to be taken in assessing potential sites for the delivery of new publicly accessible open space are outlined below, followed by an explanation of the proposed assessment process for each of the three streams.

STEP ONE Identification of relevant Stream

The first step is to identify the relevant Stream under which an assessment will be made. If the land is within a Priority Investigation Area (as identified in *Implementing Breathing Space*) it should be assessed under Stream A where a 'pro-active approach will be taken to delivery of new open space. Stream A considers more broadly the opportunities to deliver new publicly accessible open space, while Stream B and C will almost exclusively be used to assess the potential purchase of parcels of land.

STEP TWO Threshold Questions

In order to ensure that decision-making on open space acquisition / delivery aligns with the objectives of *Breathing Space*, a series of 'threshold' questions have been identified which are intended to rule out unsuitable sites prior to a full assessment. For Stream A, these Threshold Questions are integrated into the assessment process detailed in Section 3.4.

STEP THREE Assess against relevant Criteria

A series of Assessment Criteria have been developed by refining the Land Acquisition Criteria outlined in *Breathing Space* (see Section 3.2). These are supported by the Threshold Questions.

The Assessment Criteria have then been split into two categories:

- 'Fixed' criteria which specifically implement the objectives of *Breathing Space* (*Breathing Space* Criteria)
- 'Flexible' criteria which reflect the range of other considerations Council may consider in assessing land acquisition (Implementation Criteria)

Each *Breathing Space* Criteria is provided with a simple weighting reflecting its importance. A weighting of 3 reflects matters of the greatest importance, and 1, those with lesser importance. *Note: these criteria have been framed as questions to ensure consistency with Breathing Space.*

To ensure an alignment with *Breathing Space* Objectives a score of below four or six (depending on the Stream) is identified as a trigger for review, indicating that the acquisition of the parcel may not align with *Breathing Space*.

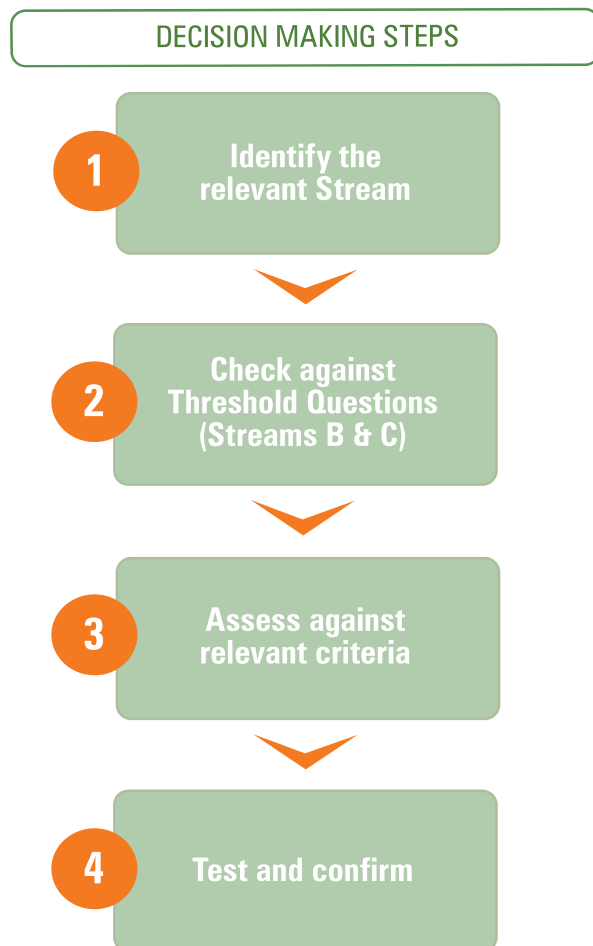
Importantly, the separation of parcels along Waterways into Stream C offers particular opportunity to address *Breathing Space* biodiversity objectives, to which different criteria may be applied.

The Implementation criteria are a series of YES / NO questions which are used to demonstrate how aligned the acquisition of the parcel may be with other Council objectives and imperatives beyond the strategic objectives of *Breathing Space*. These are the practical considerations which will inform Council decision-making. Less 'YES' responses to these questions may indicate misalignment with Council policy and process and could trigger a reconsideration of the potential purchase.



STEP FOUR Test and Confirm

Once an understanding of the potential purchase has indicated that there may be merit in proceeding, further review of the costs implications against the Threshold Questions should be considered, and the purchase should be reviewed through the relevant Property Assessment Committee processes.



3,2 DECISION MAKING CRITERIA AND BREATHING SPACE

The Criteria outlined below were identified in *Breathing Space* to guide the assessment of land for Council acquisition (Page 37).

- Does it fill a gap in the open space network?
- Is it in an area of high population density?
- Is it in an area of projected growth?
- Does it contain remnant vegetation or biodiversity values?
- Is it/can it be habitat for a protected species of flora or fauna?
- Does it make a connection in habitat, active transport etc?
- Does it make an existing open space or habitat corridor larger?
- Does it make access to an existing open space or transport corridor easier?
- Is it within 100m of a creek system?
- Is it in or near an area of natural or environmental significance?
- Is it nominated in a council strategic document or effected by a council resolution?
- Would it make a connection in the Principal Pedestrian Network?
- Does it provide green public open space in commercial or retail areas?
- Does it service a population likely to be experiencing disadvantage, social isolation or poor health, such as older people, social housing tenants or newly arrived migrants?
- Is it good value?

Figure 3: Steps in the decision-making process



The process of developing *Implementing Breathing Space* included a review and potential refinement of the original criteria. One of the first steps in this review process was establishing the definitions that would inform assessment against the relevant Criteria, for example, is an 'active transport connection' the combination of the Darebin Principle Pedestrian and Cycling routes as outlined in the relevant strategies? The agreed definitions that underpin these Criteria are included at Appendix 1. Appendix 2 contains mapping which informs assessment in terms of socio economic, density, age and urban heat considerations.

Other refinements to the original *Breathing Space* criteria included distinguishing between Criteria which were purely strategic in their focus (such as those identified in the original document) from additional new decision making Criteria which reflected the practicalities of implementation which Council should consider in the decision making process.

It was also necessary to adjust the criteria to reflect the different Streams within the framework. For example asking if an opportunity fills a gap in the network in a Priority Investigation Area (Stream A) is unnecessary.

3.2.1 WEIGHTING OF CRITERIA

Once the Criteria had been refined a weighting was assigned to each Criteria to allow the matters of key importance to be appropriately measured in any assessment. This process involved consultation not only with internal Council staff but also Councillors, the Darebin Nature Trust and the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation. The feedback from those sessions was generally aligned and supported increased weighting on matters relating to:

- Areas of socio-economic disadvantage
- Areas with significant biodiversity assets
- Areas with high levels of urban heat
- Areas of cultural value

A process of 'testing' the criteria against real life examples was also undertaken and led to refinement of the Criteria.





3.3 FUNDING IMPLICATIONS

As has been discussed in *Implementing Breathing Space*, there will be a significant shortfall in funding for the delivery of open space, even with an increase to the Open Space Levy. Notwithstanding this, specific funding considerations related to each Stream are outlined below.

Stream A

Given the significant per capita shortage, an incremental and 'patchwork' approach to the delivery of Local open spaces should be pursued. This means that the majority of suitable opportunities within the Priority Investigation Areas should be pursued (or comparable projects identified). Using the Assessment framework, opportunities were assessed in relation to their alignment with *Breathing Space* criteria. Following this, opportunities which would require Council investment, through purchase or delivery were assessed further and priorities identified. The costs associated with these priorities then informed the relevant costs identified in *Implementing Breathing Space*.

Stream B

Given this Stream is framed around opportunities which cannot be predicted at this time, the allocation of a certain sum of money, which could form part of a reserve for reactive acquisitions should be considered. Importantly, consideration should be given to this being a 'roll over' funding stream, to reflect the realities of land purchase, whereby the availability of suitable lots may vary from year to year. Purchasing lots to use up available funds may not result in optimal use of Council funds. The development of the Criteria allows for an assurance that land purchases will be consistent with the delivery of an improved network of Public Open Space aligned with *Breathing Space*. This suggests the allocated funding could also be supported through the Open Space Levy.

Stream C

As with Stream B, the specific opportunities are currently unknown. However, the two Streams differ in that the funds for Stream C are less likely to be drawn fully from any development contribution even if this was sufficient to cover costs. This is because the acquisition of land along waterways will, in some cases be driven by *Breathing Space* objectives related to biodiversity protection, rather than the delivery of new Public Open Space. However, this land has significant potential to form part of a future regional parkland along creek corridors and so therefore a portion of funds could legitimately be attributed to the development of land for the purposes of Public Open Space if the intention is for the longer term delivery of corridors of Public Open Space. Council must however, be prepared to provide public access to these areas and to provide appropriate infrastructure to facilitate this if they are to seek to fund purchases through the Open Space Levy.





3.4 THE 'STREAM A' PROCESS: STRATEGIC OPEN SPACE DELIVERY

The process outlined in this Section has been used to inform decision-making in regard to opportunities for the delivery of new open space in Priority Investigation Areas. It should also be used if relevant new opportunities are identified in those areas. The details of the opportunities and their assessment are part of an internal working document.

STEP 3

CONSIDER ASSESSMENT CRITERIA

Each of the identified opportunities should be assessed again against the CRITERIA listed on Page 13.

In the context of Stream A and the identified need to provide a quantum of additional open space well beyond that that would be delivered by all opportunities combined, the Criteria should be used to prioritise opportunities rather than to exclude them from consideration.

STEP 4

RANK OPPORTUNITIES

Based on the finding of Step 3, the identified opportunities should be ranked in order of priority for delivery having regard to their ability to deliver *Breathing Space* Objectives, and their relevant ease of implementation.

Eliminate any opportunities which are likely to be very difficult to deliver (implementation objectives). This process should have regard to the number of opportunities identified for each Investigation Area.

STEP 5

COST AND CONFIRM OPPORTUNITIES

Based on relevant precedents, identify an indicative high level cost for each opportunity to inform decision-making.

Test the opportunities against the identified THRESHOLD QUESTIONS to ensure they are strategically justified and to eliminate any impractical opportunities

Once these steps have been undertaken, Council can begin a process of internal works to establish appropriate processes. These will differ for the various opportunities, and key steps have been identified for each Priority Investigation Area in the relevant Section of this report.

If any purchase of land is required to deliver an opportunity then the purchase should be referred to the Property Assessment Committee for consideration.

STREAM A THRESHOLD QUESTIONS

Will the cost of this open space have a detrimental impact on Council's ability to deliver more open space in this area or in other high priority areas?

Does Council have the resources available to purchase property or to deliver the proposed open space?

Does Council have the resources available to manage any open space delivered on the land?

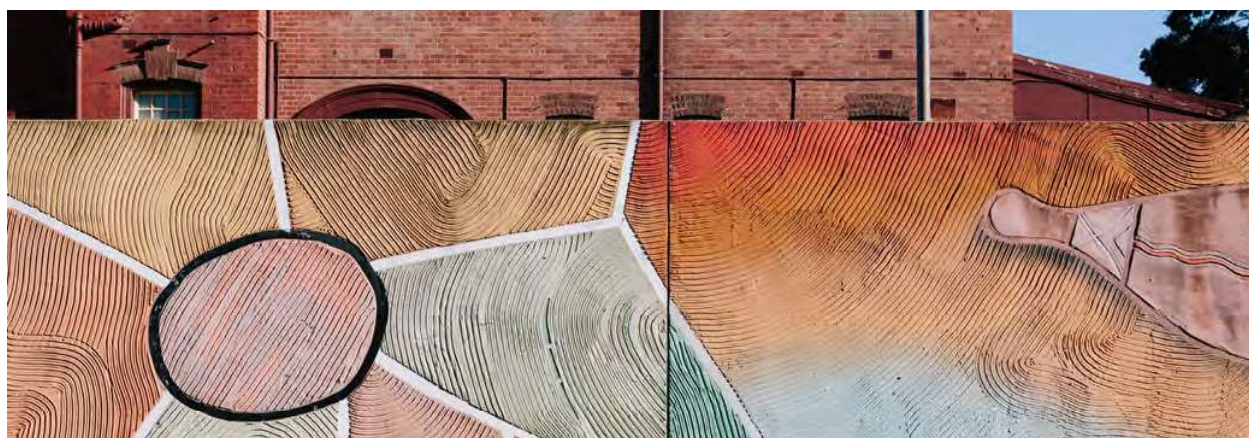
Are there limitations as a result of context or condition which create barriers to use or maintenance of the proposed open space?

Is the cost to purchase land or acquire the land reasonable?



STREAM A CRITERIA

STREAM A: BREATHING SPACE CRITERIA		WEIGHTING for YES response
1	Will the open space be delivered in or close to an area with a high concentration of social disadvantage?	3
2	Will the open space be delivered in or close to an area with high concentrations of young or old residents?	2
3	Is it in or near an area of natural or environmental significance, have the potential to protect remnant vegetation or biodiversity values, contribute to the protection of protected species or to make or strengthen a connection in habitat?	3
4	Does it have potential to protect areas of cultural value, in particular areas of cultural significance for Traditional Owners or to communicate cultural values to the broader community and visitors?	3
5	Is it an area identified as having a high level of Urban Heat vulnerability?	2
6	Does it support the use, amenity or development of Darebin's active transport linkages?	1
7	Does it have the potential to improve movement within residential areas, particularly to improve access to existing open spaces or transport corridors?	1
8	Does it have the potential to contribute to activity center activation or revitalisation	3
BENCHMARK: Should score a minimum of 4		
STREAM A: IMPLEMENTATION CRITERIA		YES/ NO
1	Is the cost in delivering open space and / or ongoing maintenance on this land achievable within current budgets or funding streams?	
2	Does the acquisition of this land increase the certainty of use of existing land used for the purposes of public open space?	
3	Does the acquisition of this land deliver other Council objectives (beyond <i>Breathing Space</i>)?	
4	Has it been confirmed that the use of this land for open space does not conflict with other competing objectives?	
5	Does the acquisition of land improve or assist in delivery of internal council process or responsibilities?	
6	Has the area been identified previously for the delivery of open space by adopted Council documents or resolutions?	
7	Has there been a previous commitment to the community related to the use of the land for the purpose of open space?	
BENCHMARK : a higher number of YES responses indicates a higher level of implementation alignment and corresponding priority		





THE 'STREAM A' PROCESS: EXAMPLE ASSESSMENT

These opportunities have been identified to deliver new open space in Priority Investigation Area B - Preston West / Thornbury West:

- Improvements (and shared use agreement if required) to deliver more usable parkland
- Partial street closure

Assessment against the Stream A: *Breathing Space* Criteria reveals:

			OP5	OP10
1	Will the open space be delivered in or close to an area with a high concentration of social disadvantage?	3		
2	Will the open space be delivered in or close to an area with high concentrations of young or old residents?	2	2	2
3	Is it in or near an area of natural or environmental significance, have the potential to protect remnant vegetation or biodiversity values, contribute to the protection of protected species or to make or strengthen a connection in habitat?	3	3	
4	Does it have potential to protect areas of cultural value, in particular areas of cultural significance for Traditional Owners or to communicate cultural values to the broader community and visitors?	3	3	
5	Is it an area identified as having a high level of Urban Heat vulnerability?	2		
6	Does it support the use, amenity or development of Darebin's active transport linkages?	1		1
7	Does it have the potential to improve movement within residential areas, particularly to improve access to existing open spaces or transport corridors?	1	1	1
8	Does it have the potential to contribute to activity center activation or revitalisation	3		
TOTAL			9	4

		OP5	OP10
1	Is the cost in delivering open space and / or ongoing maintenance on this land achievable within current budgets or funding streams?	YES	YES
2	Does the acquisition of this land increase the certainty of use of existing land used for the purposes of public open space?	YES	
3	Does the acquisition of this land deliver other Council objectives (beyond <i>Breathing Space</i>)?	YES	YES
4	Has it been confirmed that the use of this land for open space does not conflict with other competing objectives?	YES	YES
5	Does the acquisition of land improve or assist in delivery of internal Council process or responsibilities?	YES	
6	Has the area been identified previously for the delivery of open space by adopted Council documents or resolutions?		YES
7	Has there been a previous commitment to the community related to the use of the land for the purpose of open space?		YES
TOTAL		5	5

Given the both resulted in 5 YES responses to the Implementation Criteria but OP5 delivered a higher number of *Breathing Space* Objectives, OP5 should be priorities for delivery, provided that a satisfactory response to the identified Threshold Questions could be delivered.



3.5 THE 'STREAM B' PROCESS: OPPORTUNITY BASED LAND PURCHASE

The process outlined in this section should be used to inform Council decision making when parcels of land become available for purchase from either public or private sellers. Following the steps outlined in this section will assist in ascertaining if the purchase of land in question is aligned with the objectives of *Breathing Space* and should assist in directing Council funds to most effectively deliver open space within the municipality. The 'opportunity based' purchase of additional land should not be prioritised over the delivery of Stream A opportunities, unless it is clear through the proposed assessment process that there are significant benefits in any acquisition.

STEP 1

ESTABLISH PARAMETERS OF ACQUISITION

- Ascertain a 'provisional' cost to Council for the land purchase
- Identify the potential additional costs that would be incurred by Council including:
 - Any remediation works required to the site
 - The likely service standard / open space definition for the parcel and the likely cost of transforming the land to meet relevant standards
 - The likely costs of associated maintenance and renewal, having regard to likely service standard

STEP 2

ASSESS THE PURCHASE OPPORTUNITY AGAINST THRESHOLD QUESTIONS

Assess the site against the following 'Threshold Questions'

- Will the cost of acquisition have a significantly detrimental impact on Council's ability to deliver open space in areas of higher priority?

If YES then consider abandoning purchase

- Is there another, comparable, opportunity to deliver new open space which would be more cost effective to Council?

If YES then consider abandoning purchase

- Does Council have the resources available to perform the acquisition?

If NO then consider abandoning purchase

- Is there money in the reserve to purchase the site?

If YES then pursue purchase

- Does Council have the resources available to manage any open space delivered on the land?

If NO then consider abandoning purchase

- Does the property's context or condition create barriers to use or maintenance of the lot?

If YES then consider abandoning purchase

If a site fails to respond appropriately to the Threshold Questions, purchase of the parcel should be approached with a high level of caution as it may compromise the broader implementation of *Breathing Space* and the delivery of an improved public open space network.



STEP 3

ASSESS THE OPPORTUNITY AGAINST THE CRITERIA

Assess the opportunity for new Public Open Space against *Breathing Space* Criteria. *Breathing Space* Criteria are weighted according to their relative importance on a scale of 1-3, this weighting should be considered 'fixed'. For each 'yes' answer the nominated figure for that criteria should be added together to provide a score as per Stream A.

Assess the opportunity against Implementation Criteria (which represent other matters Council needs to consider when making decisions on land acquisition). These are also framed as 'questions', a higher number of 'yes' responses indicates a higher level of 'ease' in implementation.

Note: If the land parcel is adjoining a waterway it should be assessed under Stream C.

STEP 3

ASSESS THE RELATIVE MERIT OF THE ACQUISITION

Establish the level of strategic alignment with *Breathing Space* outcomes through meeting a benchmark score against *Breathing Space* Criteria. The benchmark score is framed around a high, medium or low level of strategic alignment. High = 9 or more, Medium = 6-9, Low = below 6

The Implementation Criteria are not specifically weighted allow a holistic understanding of the other matters which may influence decision making. These matters will not be definitive (as per the Threshold Questions) but the higher the number of 'yes' responses indicates that the development of new open space on the lot has a higher level of support and allows a broader understanding of the benefits of acquiring the parcel

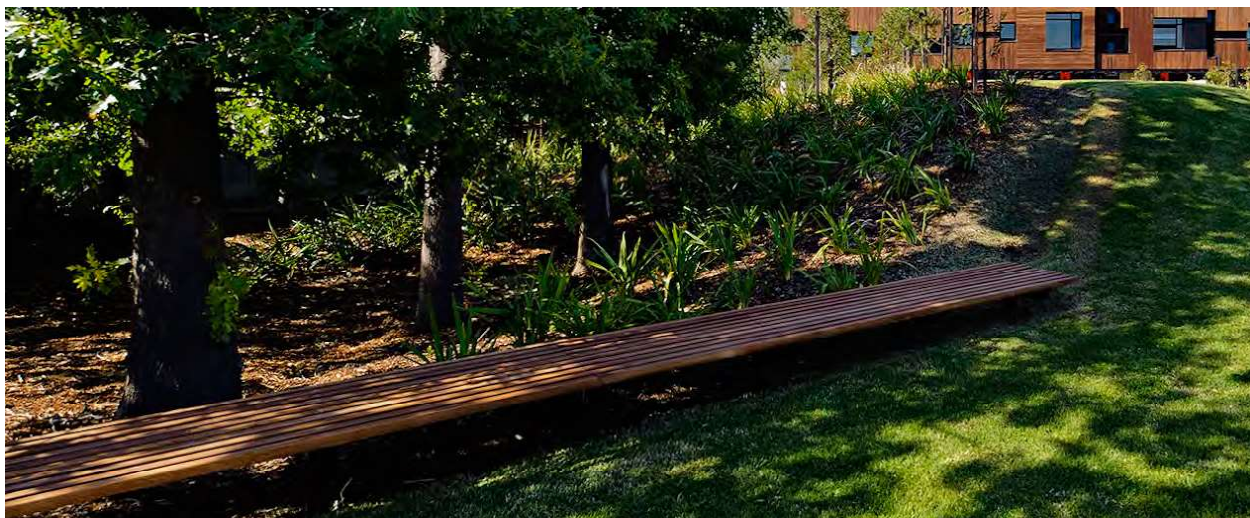
STEP 4

CONFIRM RECOMMENDATIONS

Confirm the Threshold Questions have been appropriately responded to, and there are no extenuating circumstances. If the Threshold Questions are acceptable but the parcel scored Low in terms of alignment with *Breathing Space* objectives, purchase of the land should not be pursued. It is considered that in order to align with *Breathing Space* as the adopted strategy for open space, parcels which score below a certain benchmark should not be pursued.

If there are over 50% (five) positive responses to the Implementation Criteria purchase should be pursued. If there are less than 50% positive responses, then further investigations should be undertaken to determine the suitability of the site for purchase but it should be approached with caution

If the assessment identifies that there is merit in pursuing the purchase of the parcel, the likely costs established in Step 1 should be revisited and refined prior to any recommendation.





STREAM B CRITERIA

STREAM B: BREATHING SPACE CRITERIA		WEIGHTING for YES response
1	Is it in a Precinct identified as having a high existing or future shortfall open space?	3
2	Is it in an identified Priority Investigation Area?	3
3	Will the open space be delivered in or close to an area with a high concentration of social disadvantage?	3
4	Will the open space be delivered in or close to an area with high concentrations of young or old residents?	2
5	Is it in or near an area of natural or environmental significance, have the potential to protect remnant vegetation or biodiversity values, contribute to the protection of protected species or to make or strengthen a connection in habitat?	3
6	Does it have potential to protect areas of cultural value, in particular areas of cultural significance for Traditional Owners or to communicate cultural values to the broader community and visitors?	3
7	Is it an area identified as having a high level of Urban Heat vulnerability?	2
8	Does it support the use, amenity or development of Darebin's active transport linkages?	1
9	Does it have the potential to improve movement within residential areas, particularly to improve access to existing open spaces or transport corridors?	1
10	Does it have the potential to contribute to activity center activation or revitalization	1
BENCHMARK: High = 9 or more, Medium = 6-9, Low = below 6		
STREAM B: IMPLEMENTATION CRITERIA		YES/ NO
1	Is cost to purchase land or acquire the land reasonable?	
2	Is the cost in delivering open space and / or ongoing maintenance on this land achievable within current budgets or funding streams?	
3	Does the acquisition of this land increase the certainty of use of existing land used for the purposes of public open space?	
4	Does the acquisition of this land deliver other Council objectives (beyond <i>Breathing Space</i>)?	
5	Does the acquisition of land improve or assist in delivery of internal council process or responsibilities?	
6	Has the area been identified previously for acquisition by adopted Council documents or resolutions?	
7	Has there been a previous commitment to the community related to the use of the land for the purpose of open space?	
8	Would use of the land for purposes other than open space be inconsistent with Council objectives?	
9	Would use of the land for purposes other than open space compromise environmental values?	
10	Is the acquisition of adjoining parcels of land or the implementation of a shared use agreement likely, if land remains in private ownership	
BENCHMARK : a higher number of YES responses indicates a higher level of implementation alignment and corresponding priority		



THE 'STREAM B' PROCESS: EXAMPLE ASSESSMENT

A privately owned parcel of land adjoining an existing park is put up for sale. An assessment against the Threshold Questions indicated that, provided the purchase can be facilitated within the stated price range the opportunity may be appropriate. As such, an assessment against the Criteria is undertaken. Given the findings of the assessment pursuit of this purchase would not optimise use of funds to deliver *Breathing Space* objectives and so would not be recommended.

Assessment against the Stream B: <i>Breathing Space</i> Criteria reveals:		
1	Is it in a Precinct identified as having a high existing or future shortfall open space?	3
2	Is it in an identified Priority Investigation Area?	3
3	Will the open space be delivered in or close to an area with a high concentration of social disadvantage?	3
4	Will the open space be delivered in or close to an area with high concentrations of young or old residents?	2
5	Is it in or near an area of natural or environmental significance, have the potential to protect remnant vegetation or biodiversity values, contribute to the protection of protected species or to make or strengthen a connection in habitat?	3
6	Does it have potential to protect areas of cultural value, in particular areas of cultural significance for Traditional Owners or to communicate cultural values to the broader community and visitors?	3
7	Is it an area identified as having a high level of Urban Heat vulnerability?	2
8	Does it support the use, amenity or development of Darebin's active transport linkages?	1
9	Does it have the potential to improve movement within residential areas, particularly to improve access to existing open spaces or transport corridors?	1
10	Does it have the potential to contribute to activity center activation or revitalization	1
TOTAL		3

Assessment against the Stream B: Implementation Criteria reveals:	
1	Is the cost in delivering open space and / or ongoing maintenance on this land achievable within current budgets or funding streams?
2	Does the acquisition of this land increase the certainty of use of existing land used for the purposes of public open space?
3	Does the acquisition of this land deliver other Council objectives (beyond <i>Breathing Space</i>)?
4	Has it been confirmed that the use of this land for open space does not conflict with other competing objectives?
5	Does the acquisition of land improve or assist in delivery of internal Council process or responsibilities?
6	Has the area been identified previously for the delivery of open space by adopted Council documents or resolutions?
7	Has there been a previous commitment to the community related to the use of the land for the purpose of open space?
TOTAL	



3.6 THE 'STREAM C' PROCESS: OPPORTUNITY BASED LAND PURCHASE

The process outlined in this section should be used to inform Council decision making when parcels of land become available for purchase from either public or private sellers. This Stream applies specifically to parcels of land which adjoin waterways in Darebin or which have been identified as delivering specific biodiversity outcomes, for example, to deliver habitat linkages identified in the upcoming *Biodiversity Management Plan*. Waterway corridor have been specifically identified as they serve a number of functions, and these may change over time. For example, a lot which Council elects to purchase because it can contribute to the protection of biodiversity may not be publicly accessible due to the ownership of adjoining lots. However, in the long term, as objectives to transition waterway corridors to key regional open space linkages, the use of the land for Public Open Space may become more realistic.

Given there may be some lots which are not suitable in the short to medium term as Public Open Space, the funding streams for these purchases may differ from the other two Streams.

Following the preparation of the Biodiversity management Plan, this Stream should be reviewed to ensure it is effective in supporting decision making.

The steps in this process are similar the same as those for Stream B. However, there are different Threshold Questions and different Criteria which are outlined in this section of the report.

STREAM C THRESHOLD QUESTIONS

Will the cost of acquisition have a significantly detrimental impact on Council's ability to deliver open space in areas of higher priority?

If YES then consider abandoning purchase

Does Council have the resources available to perform the acquisition?

If NO then consider abandoning purchase

Does Council have the resources available to manage any open space delivered on the land?

If NO then consider abandoning purchase

Does the property's context or condition create barriers to use or maintenance of the lot?

If YES then consider abandoning purchase

Is there an available or identified source of funding independent of funding for Public Open Space provision?

If NO then consider abandoning purchase

If no funding is available, would capital expenditure be justifiable for the proposed property?

If NO then consider abandoning purchase



STREAM C CRITERIA

STREAM C: BREATHING SPACE CRITERIA		WEIGHTING for YES response
1	Is it in a Precinct identified as having a high existing or future shortfall open space?	3
2	Is it in an identified Priority Investigation Area?	3
3	Will the open space be delivered in or close to an area with a high concentration of social disadvantage?	3
4	Will the open space be delivered in or close to an area with high concentrations of young or old residents?	1
5	Does it have potential to protect areas of cultural value, in particular areas of cultural significance for Traditional Owners or to communicate cultural values to the broader community and visitors?	3
6	Is it in or near an area of natural or environmental significance?	2
7	Does the site contain any rare or threatened species or have the potential to contribute to the protection of protected species?	3
8	Does the site contain any existing remnant vegetation? Does it have the potential to protect remnant vegetation or biodiversity values?	3
9	Does the site currently have high biodiversity value?	3
10	Does the site have potential to develop high biodiversity value and is located next to an existing area of biodiversity value?	2
11	Does the site offer potential to make or strengthen a connection in habitat / wildlife corridor?	2
12	Is it an area identified as having a high level of Urban Heat vulnerability?	2
13	Does it support the use, amenity or development of Darebin's active transport linkages?	1
14	Does it have the potential to improve movement within residential areas, particularly to improve access to existing open spaces or transport corridors?	1
15	Does it have the potential to contribute to activity center activation or revitalization	1

BENCHMARK: High = 20 or more, Medium = 12 - 20 Low = below 12

STREAM B: IMPLEMENTATION CRITERIA		YES/ NO
1	Is cost to purchase land or acquire the land reasonable?	
2	Is the cost in delivering open space and / or ongoing maintenance on this land achievable within current budgets or funding streams?	
3	Does the acquisition of this land increase the certainty of use of existing land used for the purposes of public open space?	
4	Does the acquisition of this land deliver other Council objectives (beyond <i>Breathing Space</i>)?	
5	Does the acquisition of land improve or assist in delivery of internal council process or responsibilities?	
6	Has the area been identified previously for acquisition by adopted Council documents or resolutions?	
7	Has there been a previous commitment to the community related to the use of the land for the purpose of open space?	
8	Would use of the land for purposes other than open space be inconsistent with Council objectives?	
9	Would use of the land for purposes other than open space compromise environmental values?	
10	Is the acquisition of adjoining parcels of land or the implementation of a shared use agreement likely, if land remains in private ownership	

BENCHMARK : a higher number of YES responses indicates a higher level of implementation alignment and corresponding priority



4.0 THE ECONOMICS OF LAND PURCHASE

An assessment of the likely future cost of acquiring sites within the six identified Priority Investigation Areas for the purpose of creating new open space was undertaken as part of this Plan. The focus of this analysis was on recent sales of potential 'development sites' with minimal value in capital improvements and thereby representing underlying land values within each area. The key findings from this analysis are that:

- Commercial development sites in secondary retail precincts are notably higher than both residential and industrial zoned sites.
- Residential land values range from \$1,250 to \$2,800 per square metre with sites in the southern portion of Darebin notably higher valued than those in the north.
- Commercial development site values are in the range \$3,000 - \$5,500 per square metre of land.
- Indicative land values for industrial sites are \$1,300-\$2,600 per square metre of land.
- Growth in residential property prices is difficult to predict over the next decade given uncertainty around population growth as a result of reduced migration, stabilisation of interest rates and weak wage growth which may limit demand in the years ahead.

4.1 FACTORS INFLUENCING LAND PURCHASE COSTS

The market value of both residential and commercial properties varies depending upon a number of factors including the following.

a) Location

Residential values vary across suburbs reflecting the socio-economic status households seeking to live in these locations, and their financial capacity to purchase properties. Within Darebin, suburbs offering convenient access to the Melbourne CBD for professional workers (Alphington, Fairfield, Northcote and Thornbury) have significantly higher median house prices than Darebin's northern suburbs (Bundoora, Kingsbury, Reservoir). See Figure 3.

The socio-economic status of households may also impact upon the value of commercial properties within a location where higher household expenditure creates increased business opportunities. However, this is often limited to select number of prime retail strips that offer a strong mix of cafes, restaurants and speciality retailers. Secondary retail strips have significantly lower property values that reflect demand from a mix of less profitable businesses.

b) Land Area / Development Potential

Larger sites are naturally more highly valued than an equivalent smaller site. The per square metre value of sites is typically inversely related to total land area where there is limited opportunity for sites to be more intensively developed. Where there is the opportunity for townhouse or apartment, land values will reflect the number of dwellings that may be developed upon a site.

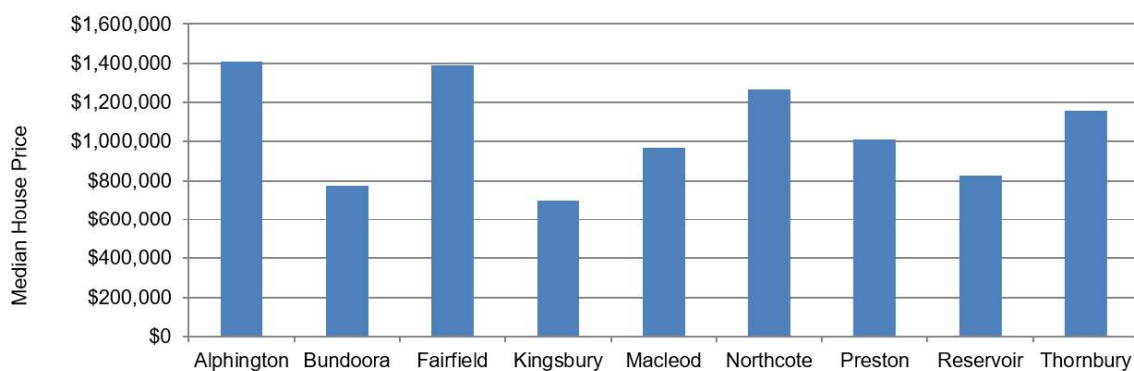


Figure 3: City of Darebin Median House Prices 2019 Source: Valuer General Victoria



c) Capital Improvements

Capital improvements will influence property values for both residential and commercial sites. The exception to this will be where the highest and best use for a site is for redevelopment. For the purpose of acquiring sites for open space, acquiring sites with minimal capital improvements will be the most cost effective strategy in most circumstances.

d) Development Potential

Planning controls that encourage higher residential development will typically support higher property values. As a result, sites within activity centres or strategic development sites will often have higher land values than adjacent residential areas.

e) Property Market Conditions

Property market conditions fluctuate in response to a range of economic and demographic factors. Melbourne's residential property market has reflected strong population growth and falling interest rates over the past decade. More recently, slowing migration and economic growth prior to Covid19 resulted in Melbourne's median established house price peaking in late 2017. The pandemic has however highlighted the state's reliance upon migration, particularly from overseas students, to support economic growth.

There is considerable uncertainty around the future direction of the Victorian economy given its high reliance upon both interstate and international migration. Combined with the Reserve Bank's official cash interest rate now at 0.1% and wage growth at historically low levels, it is reasonable to expect both the residential and commercial property markets to experience slower rates of price growth compared to the past decade.

4.2 METHODOLOGY FOR DETERMINING INDICATIVE PROPERTY VALUES

Three methods are primarily used to assess the market value of a particular property being:

- Method 1: Sales of Comparable Properties
- Method 2: Site Value plus Depreciated Replacement Cost of Improvements
- Method 3: Capitalisation of Net Income

An indicative value for residential development sites may be obtained through analysing comparable property sales on a per square metre of land basis. As the value of capital improvements upon development sites is often minimal, Methods A and B will deliver similar results. The capitalisation approach is typically not utilised for valuing residential properties given the availability of comparable sales evidence and the majority of detached dwellings being owner-occupied rather than leased and therefore not income generating.

Commercial properties are less generic than residential properties and generally purchased by investors as an income generating asset. Property sales may be analysed based upon the rental yield that they generate, which reflects the security of income streams offered by tenants as well as potential development opportunities. Indicative yields for comparable properties provides the basis for the income capitalisation approach. Shortcomings of the capitalisation approach are the need to assess the security of future rental income based upon details of tenants and lease conditions, as well as the sensitivity of property valuations to assumed yields.

Commercial and industrial properties may also be valued on a per square metre of building area given that building area is typically the main source of income. However, this approach is complicated by varying proportions of retail, office and residential floor areas within a building, with different market values attached to each.

Given the limitations of the capitalisation and building area valuation approaches, combined with the opportunity for commercial sites within the investigation areas to be redeveloped for apartments, the analysis of properties as potential development sites is appropriate. This entails analysing sale results for comparable properties on a per square metre of land basis.

An analysis of recent sales of residential, commercial and industrial properties was conducted to provide indicative land value rates within Investigation Areas. This has informed indicative cost estimates for new open space, reflected in *Implementing Breathing Space*.



5.0 PRIORITY INVESTIGATION AREA OPPORTUNITIES

As outlined in *Implementing Breathing Space*, a number of Priority Investigation Areas have been identified which represent the areas where existing 'access' gaps correspond with existing and future 'per capita' gaps. In these areas a strategic program of pro-active delivery of new publicly accessible open space is warranted.

The process of preparing *Enhancing Open Space* included identifying and assessing opportunity sites for delivering additional open space in Priority Investigation Areas. For each Priority Investigation Area:

- A range of potential opportunities were identified and then refined following internal testing with Council. These represent a wide range of opportunities which will have different issues and funding implications.
- The identified opportunities were categorised into the 'type' of opportunity they represented. Further information about these 'types' and the implications for implementation is included below for the sake of clarity.
- Each opportunity was then assessed using the Stream A process outlined on Pages 10-13.

The outputs of this process inform the cost estimates in *Implementing Breathing Space*, and details form part of a confidential appendix to this document. For the purposes of inputs into *Implementing Breathing Space*, the following is included in the analysis.

- The type of open space the opportunity represents having regard for Council open space definitions (i.e Active, Linear, Pocket Park, Community).
- Any pertinent comments related to rationale or delivery.
- Whether or not the opportunity is likely to be appropriately funded through the Open Space Levy. This identification has then informed the allocation of funding for the delivery of open space in these Priority Investigation Areas in the relevant costing in the *Implementing Breathing Space*.

A number of points are noted in relation to the opportunities identified:

- It is important to appreciate that the identification of these opportunities and their high level costs is just the first step in a long process. Council should undertake further assessment of the suitability of these sites, liaise with relevant land owners or managers and consult with local communities.

- The opportunities to deliver new publicly accessible open space in these areas takes a number of forms. Importantly, not all of these will be able to be funded through the Open Space Levy as they may not be specifically zoned or reserved for public recreation or similar, nor will any maintenance costs associated with these areas be able to be funded through that source.

The opportunities can generally be characterised as follows:

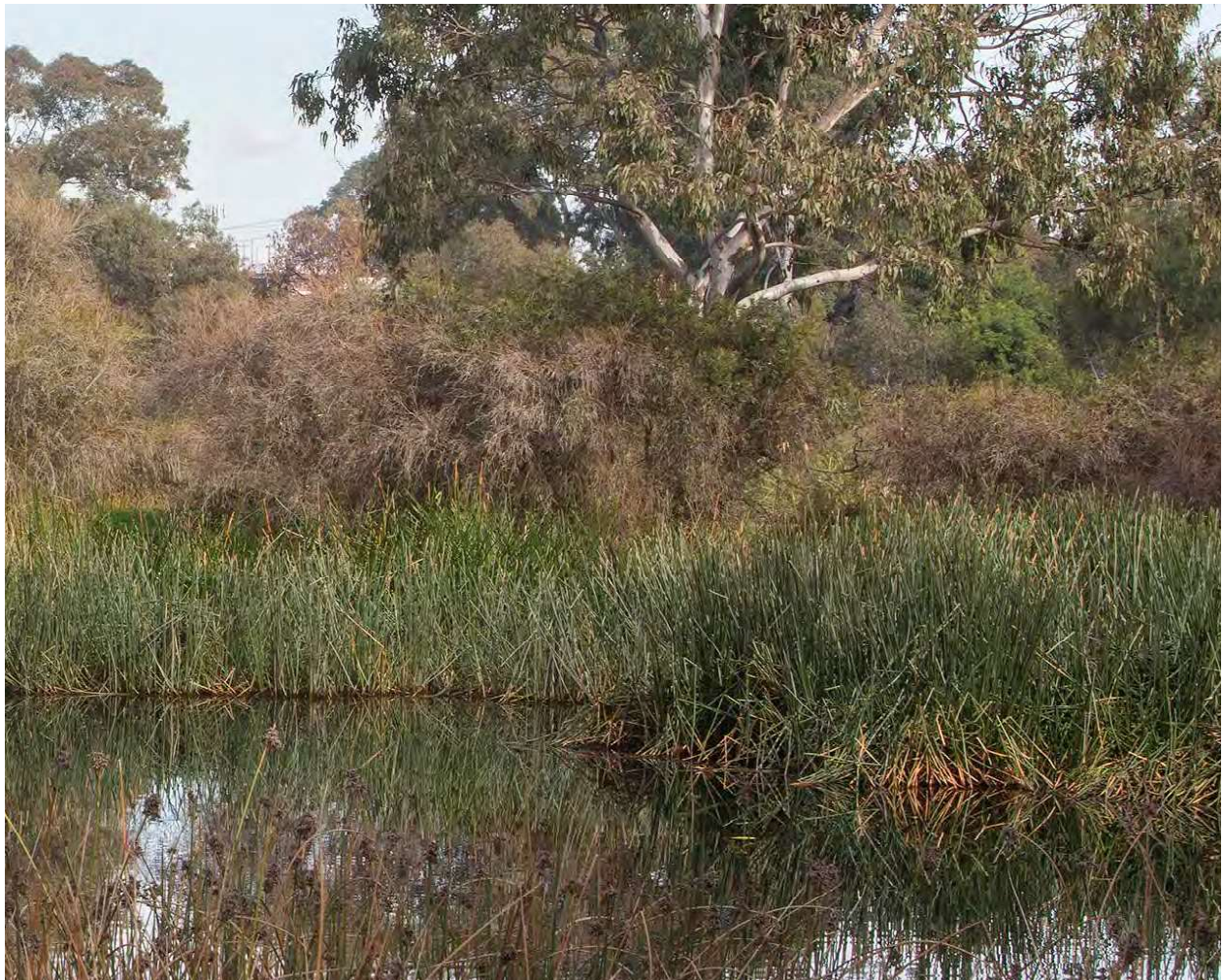
- Recognition of existing assets or spaces which could provide local access to open space through shared use agreements or redevelopment of other publicly held land.
- A 'grey to green' program similar to that implemented by the City of Melbourne where some local streets have restricted or altered access arrangements and are converted to pocket parks. Where these opportunities have been identified there is generally:
 - Alternate access routes available to properties that would be affected by any road closure.
 - Limited crossovers requiring shared access arrangements.
 - A minimum size of over 600sqm.
- Opportunities for streetscape transformation, essentially 're-imagining' streets as parks, building on the concept of 'Living Streets' where environmental and social considerations are considered alongside access.
- Recognition of known future opportunities through redevelopment of key sites or within growth nodes.
- The strategic purchase of privately held land where this can meet an identified need. Specific sites are identified only where there are characteristics of these areas / sites which make the lots more suitable than others, otherwise a general area is identified which reflects access considerations.
- Opportunities to negotiate with non-public institutional land holders to deliver open space through a shared use agreement. In some cases this may involve Council funding the transition of this land to park.
- Improvements to linkages and wayfinding to improve amenity, legibility and safety of access to existing areas of open space.



The range of opportunities identified reflects the specific characteristics of the areas based on the analysis plans included in the *Implementing Breathing Space*. The number of available opportunities also varies between precincts. It is also important to acknowledge that there may be additional opportunities within these area which have not been addressed by this document.

In identifying priorities from the longer list of potential opportunities the following matters have been considered:

- The relationship / proximity to other identified opportunities.
- The delivery of a diversity of open space typologies in the Priority Investigation Areas.
- The equitable distribution of these spaces.
- The ability for any newly created open space, particularly those which involve purchase of land, to be available to the widest range of residents.
- The likely ease of implementation and degree of certainty.
- An assessment against the Stream A criteria which was undertaken and is included as an appendix.





APPENDIX ONE: CRITERIA DEFINITIONS





Definitions and sources used in *Implementing Breathing Space* and *Enhancing Open Space* are as follows:

Overarching

Open space / the open space network As per *Breathing Space*. “Open space includes not only parks and reserves, but also streetscapes, nature strips, productive food gardens, urban nodes, quasi-public space, parklets, transport corridors and overlapping uses of space with schools, public asset providers and other institutions”

Public open space As per Subdivision Act (1988) “Public open space means land set aside in a plan or land in a plan zoned or reserved under a planning scheme –

- a) For public recreation or public resort, or
- b) As parklands
- c) For similar purposes”

Public Open Space (parks heirecrhcy)

Local parks Open spaces set aside for the purposes of recreation that meet the everyday needs of residents, usually located within 500 metres walking distance of their homes. Draws visitors from/has significance within walking distance from the location suburb, or suburbs directly adjacent. These are split into ‘types’ which reflect their anticipated usage and corresponding service level over the course of *Breathing Space* implementation.

District parks Open spaces set aside for the purposes of recreation that provide a broader range of sport and recreation opportunities for residents at the suburb scale. Draws visitors from/has significance to surrounding suburbs as well as people who live within walking distance. These are split into ‘types’ which reflect their anticipated usage and corresponding service level over the course of *Breathing Space* implementation.

Large regional parklands and sporting reserves (Council) Open spaces set aside for the purposes of recreation that are enjoyed by all residents of Darebin, as well as visitors to the municipality. Draws visitors from/has significance across the municipality and beyond. These are split into ‘types’ which reflect their anticipated usage and corresponding service level over the course of *Breathing Space* implementation.

Large regional parklands and sporting reserves (Other) Open spaces set aside for the purposes of recreation that are enjoyed by all residents of Darebin, as well as visitors to the municipality. Draws visitors from/has significance across the municipality and beyond. These spaces are

not owned or managed by Council. These areas are given lesser weight in any consideration of their contribution to the accessibility of public open space in *Breathing Space* given their management and continued use as open space in perpetuity Is beyond Council’s control.

Regional & Metropolitan open space corridors. These areas comprise a patchwork of different ‘open spaces’, some of which form part of Council’s network of Public Open Space, some of which are open spaces not managed by Council and others are not accessible to the public. While the corridors themselves are an important asset and stitching them together is a key objective for a number of organisations, for the purposes of *Implementing Breathing Space*, open space along these corridors is considered primarily as individual parcels and associated, localised definition.

Public Open Space (parks)

Civic: Open space used for community and civic gatherings, or that surrounds civic buildings.

Community: Open space that is used for casual recreation, providing spaces and features to encourage play, social interaction and relaxation.

Conservation: Areas that have unique or important native plants and/or animals where species conservation priorities override other visitor activities.

Residential Pocket Park: Provides general beautification through the provision of grass, shrubs and trees, with low levels of development or use (except for pedestrians passing through). Usually these parks cannot be used for recreation because of their size, location and/or topography and their main value is visual appearance.

Linear: Often long and mostly narrow parks that link green spaces, provide opportunities for walking and cycling, or that follow natural features such as creeks and rivers. Paths and trails are key features and reason to visit.

Active: Usually large sites where organised/competition sport is played. Playing ovals, tennis and other small ball courts, playgrounds, car parking, sports pavilions and toilets are typical features found in Sports Parks.

Special Purpose: These are sites which have a specific purpose, and often with a unique level of service, and includes sites such as golf courses, forestry plantations, botanic gardens etc



Open Space (other)

Streetscapes / Nature Strips: Streets where there are opportunities to increase the contribution to the areas biodiversity values and to reinforce the benefits of green infrastructure within Darebin, but which do not serve a 'formal' open space role.

Urban Nodes: Key areas of the public realm, generally within streetscapes which function as a gathering point or landmark spaces

Parklets: Small urban parks with no formal recreational or leisure purposes

Schools: Institutions where there may be open space including playgrounds which is accessible to the public outside of school hours

Community gardens / Productive food gardens: Areas of land set aside for productive use. In most cases this land will be public land which may or may not be managed by Council, but in some cases it will be private land set aside for this purposes

Areas of high conservation value: Areas where high biodiversity or other natural values have been identified. These are not necessarily defined nature reserves, and can overlap with other parks and open spaces.

Areas of cultural value (indigenous) – As per the Aboriginal Cultural Heritage mapping accessed via AAV.

Ownership

Quasi-public space: Land which is in private ownership but serves a purposes as public open space. This land is not considered part of the open space network given the uncertainty of its tenure.

Land managed by public asset providers: land currently used for the purposes of open space or with the potential to used for public space in the future but which is managed by a public entity other than Council

Land managed by institutions: land currently used for the purposes of open space or with the potential to used for public space in the future but which is managed by a private institution.





Other Definitions

Adjoining open space network: Land in adjoining municipalities which is managed as part of a municipal open space network.

Commercial or retail areas: Areas zoned for business purposes by the Darebin Planning Scheme

Major retail precincts: Activity centres as defined by the Darebin Planning Scheme

Principal Pedestrian Network: As defined by Darebin's Walking Strategy (primary and secondary routes)

Habitat corridor: Connections across the landscape that link up areas of habitat. They support natural processes that occur in a healthy environment, including the movement of species to find resources, such as food and water

Areas of high population density: Areas where there is currently a population density of above 60 dwellings per hectare (*Breathing Space* pg 23)

Areas of projected growth: defined as those shown on the Strategic Housing Framework contained at Clause 21.03-1 of the Darebin Planning Scheme as Substantial Housing Change areas or as Activity Centres (where a level of residential growth is also supported)

Areas containing remnant vegetation or biodiversity values or habitat for a protected species of flora or fauna are identified as:

- areas where pre 1750 vegetation is identified in relevant State Government databases
- areas identified as having conservation significance in the *Darebin Natural Heritage Strategy* (pg 10)
- areas covered by a Vegetation Protection Overlay, Environmental Significance Overlay (related to nature) or Significant Landscape Overlay in the Darebin Planning Scheme

Transport corridors are considered at three levels:

- Active transport corridors which includes the primary and secondary parts of the Principal Pedestrian Network identified in the Darebin Walking Strategy (pg 8), the Darebin Bicycle Network identified in the Darebin Cycling Strategy (pg 39) and public transport corridors identified by the Principal Public Transport Network
- Key 'Streets for People' corridors (as identified in the Streets for People Feasibility Report pg 6)
- Existing 'Green Movement Corridors' which are linear

open spaces whose primary function is to facilitate active transport or recreation such as jogging walking or bike riding (identified and defined within this document but not identified through other strategic documents)

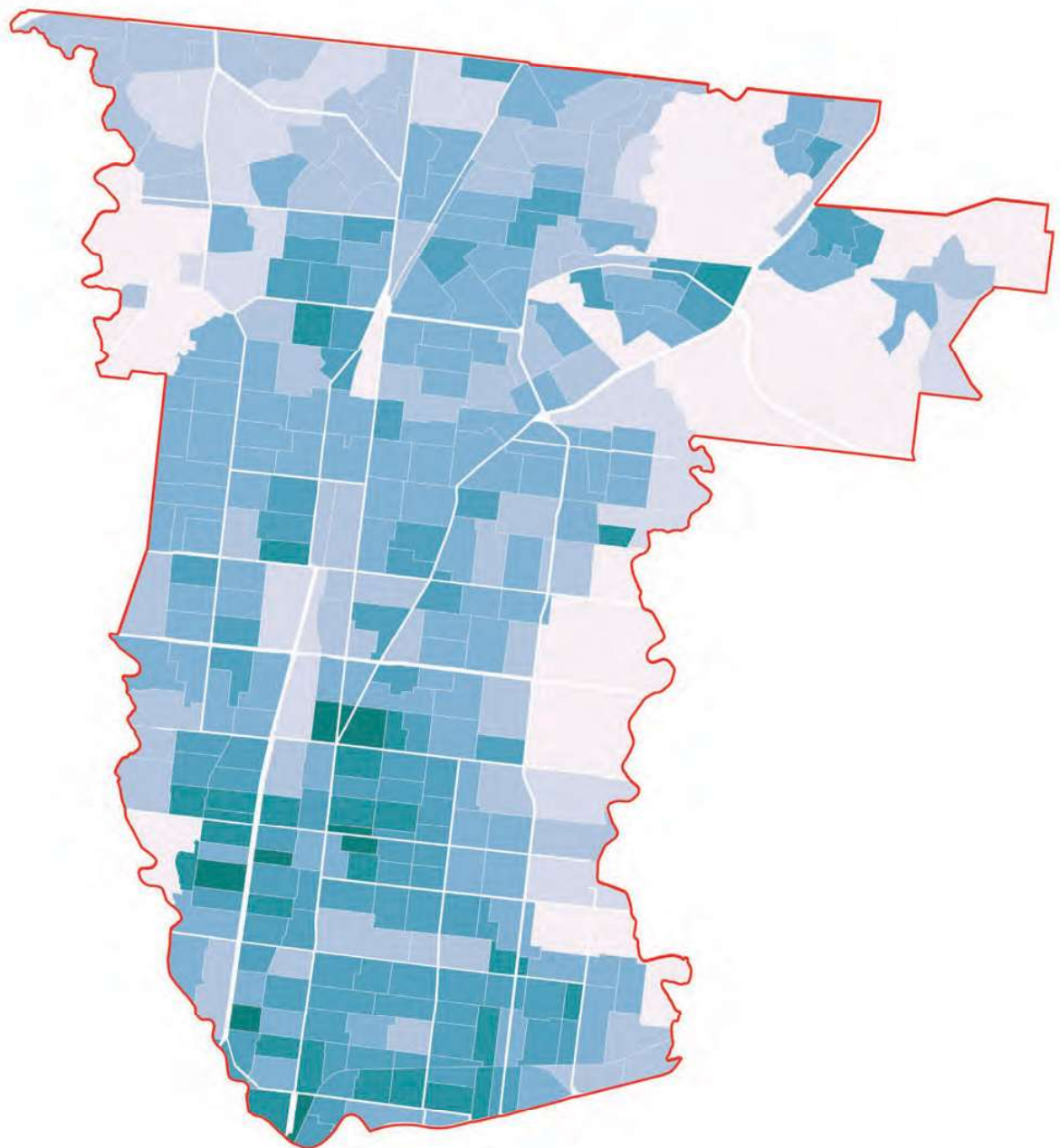
Habitat corridors are: linear corridors where there is remnant vegetation. They are not currently defined in other Council documents. Gaps are where there is a clear 'gap' between two areas of habitat which could be linked through the acquisition of land or repurposing of land

Populations likely to be experiencing disadvantage, social isolation or poor health, such as older people, social housing tenants or newly arrived migrants will be identified using the SEIFA index.



APPENDIX TWO: CRITERIA MAPPING










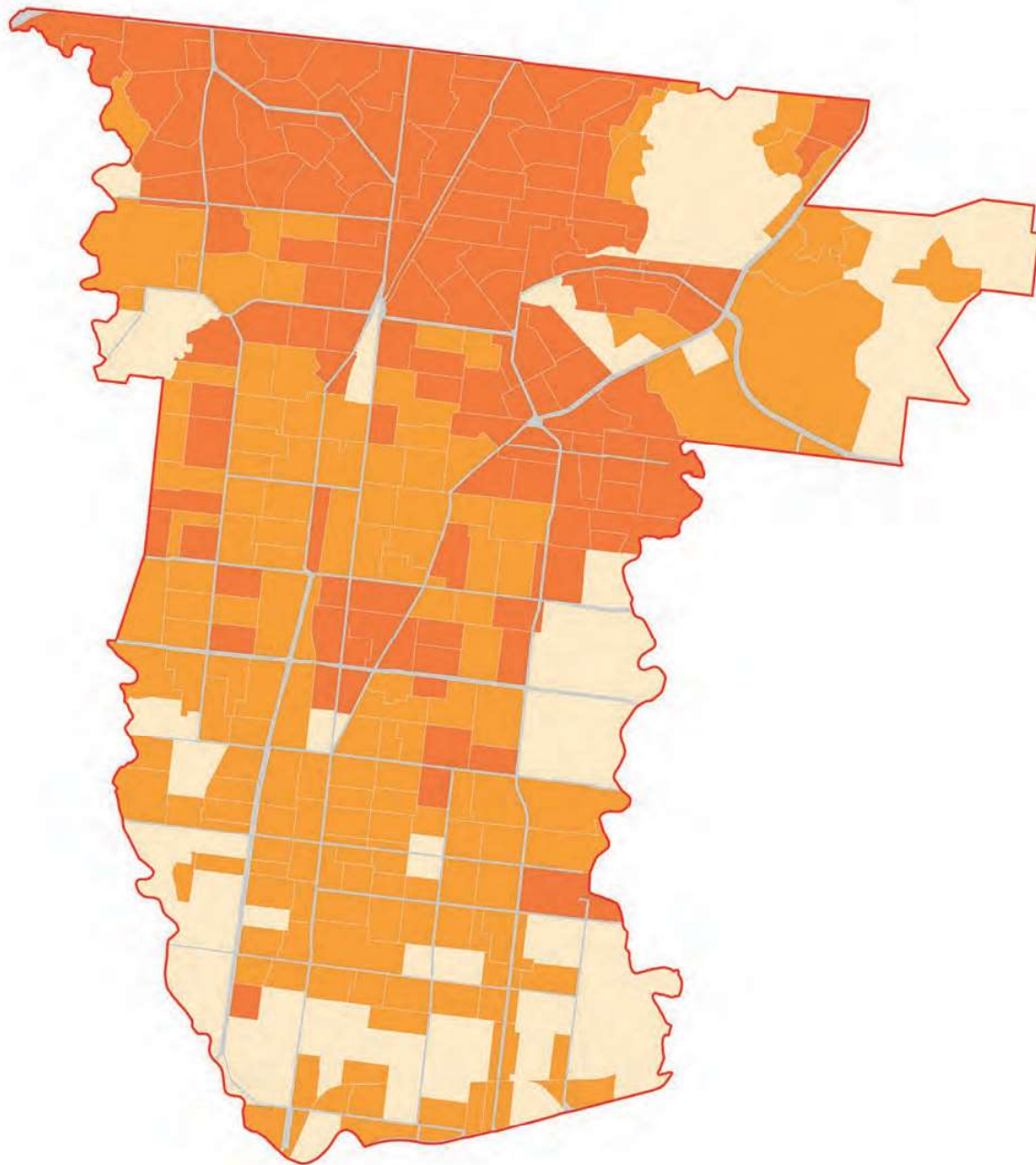
Legend

-  Municipal Boundary
-  Major Roads
-  SA2 Areas

Population Density

- | | | |
|---|---|---|
|  0-1000 |  3000-4000 |  6000-8000 |
|  1000-2000 |  4000-5000 |  8000+ |
|  2000-3000 |  5000-6000 | |




Data: 2018



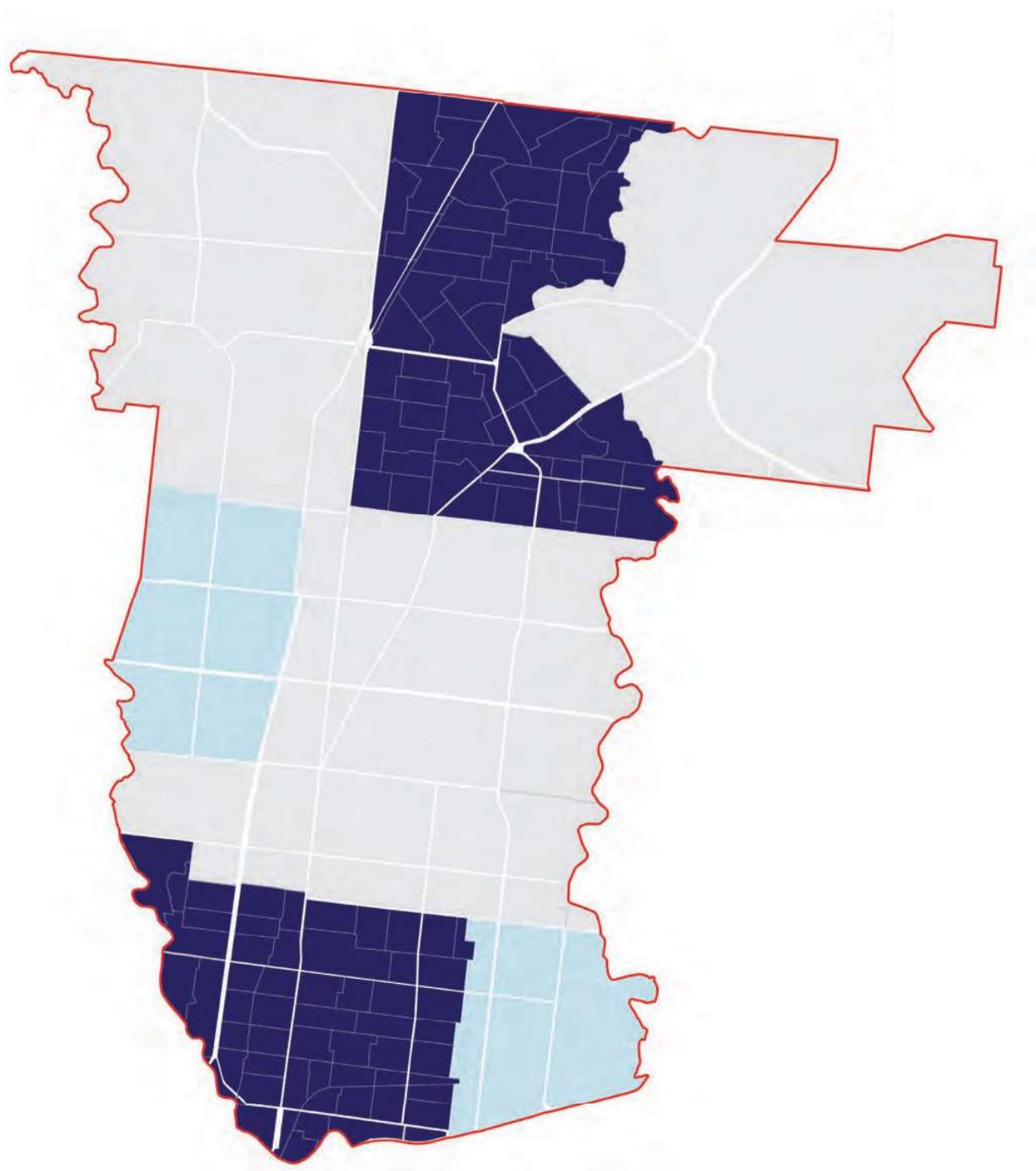
Legend

-  Municipal Boundary
-  Major Roads
-  SA2 Areas



SEIFA Categorisation

-  Areas with a **low level** of relative urban heat vulnerability
-  Areas with a **medium level** of relative urban heat vulnerability
-  Areas with a **high level** of relative urban heat vulnerability



Data: 2018



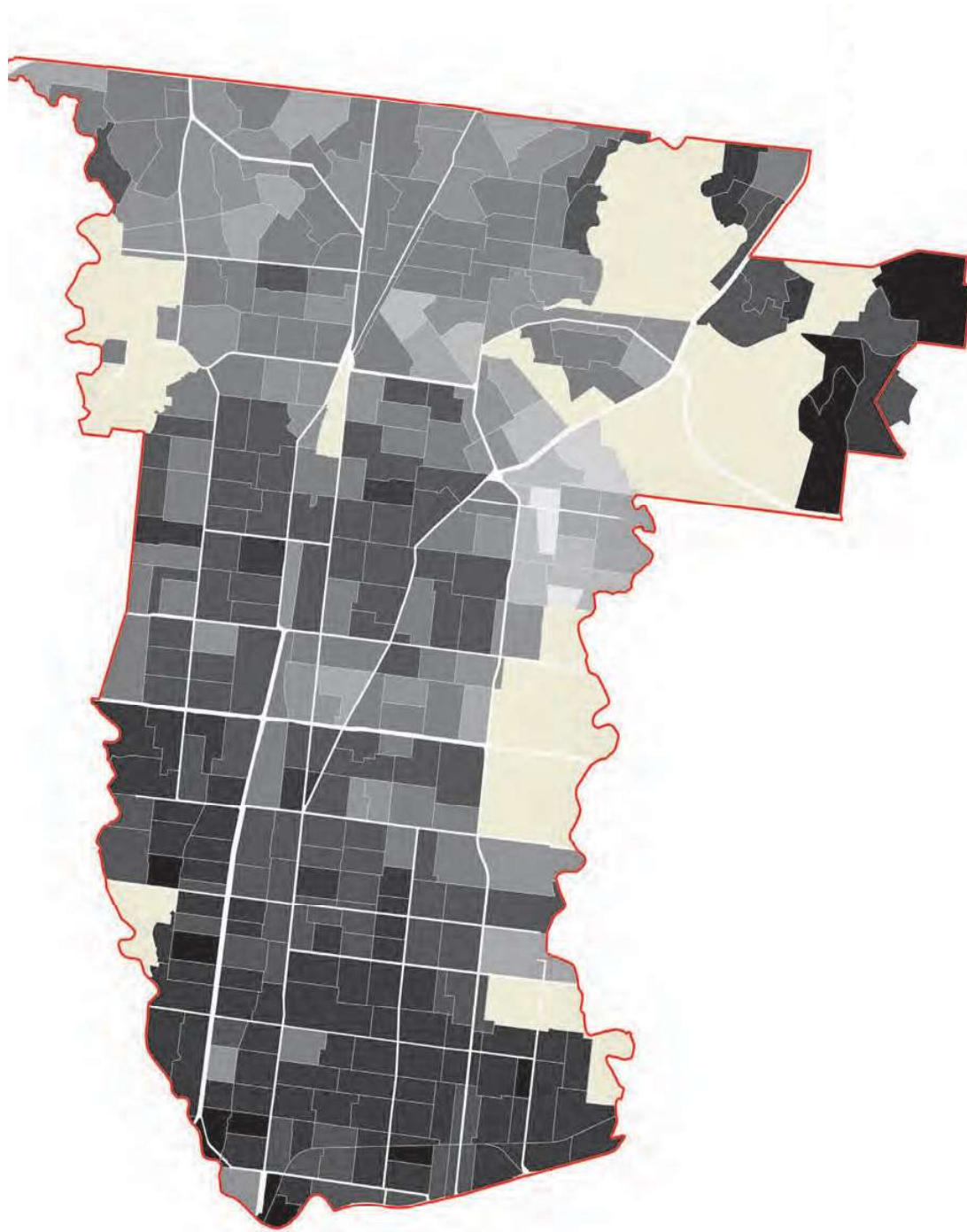
Legend

-  Municipal Boundary
-  Major Roads
-  SA2 Areas

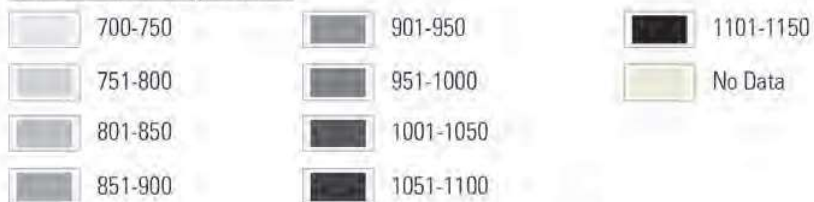
Age Distribution

-  Younger Population higher than Darebin average
-  Older Population higher than Darebin average

Data: 2018



Relative SEIFA Categorisation



Data: 2018