



**M**ANSFIELD

**O**PEN

**S**PACE

**S**TRATEGY

Preliminary Analysis Report

Nov 2020

**REALM** studios

# Contents

## Introduction

Strategy scope and purpose

## 1.0 Strategic Context

- 1.1 Planning
- 1.2 Urban Design
- 1.3 Economy
- 1.4 Transport
- 1.5 Environment
- 1.6 Community

## 2.0 Open Space Context

- 2.1 Surrounded By Open Space
- 2.2 Settlement and Open space
- 2.3 Quantity Of Open Space
- 2.4 Open Space Quality
- 2.5 Focusing Open Space In Areas Of Change
- 2.6 Open Space Funding

## 3.0 Mansfield Open Space

- 3.1 Ancillary Open Space
- 3.2 Encumbered Open Space
- 3.3 Open Space Ownership and Management

## 4.0 Open Space Framework

- 4.1 Catchment
- 4.2 Typology

## Appendices

- A Open Space Audit

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**Revision:** C

**Prepared by:**

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# Introduction



## DEFINITION OF PUBLIC OPEN SPACE:

**All publicly owned land that is set aside primarily for recreation, nature conservation, passive outdoor enjoyment and public gatherings. This includes public parks, gardens, reserves and waterways.**

In planning terms, public open space is considered to be an area of land that is unconstrained by inundation, environmental concerns or aboriginal heritage significance and which is suitable for a public resort function within the community.

Active public open space is public open space that is developed and used for organised sport.

Passive open space is public open space that is used in an informal way and includes walking/cycling paths, playgrounds, BBQs and eating shelters park furniture and other park furniture.

## STRATEGY SCOPE AND PURPOSE

The Mansfield Open Space Strategy (MOSS) will provide the overarching framework and strategic direction for open space planning in Mansfield Township until 2040.

The strategy includes consideration of the forecast development patterns change based on the Mansfield 2040: Background and Discussion Paper (August 2020) which provides the strategic basis for an open space contributions framework.

The MOSS will enable Council to:

- Provide an accessible open space network where the majority of people live within a 5 minute walk of open space.
- Provide a network of diverse neighbourhood and local open spaces as the population grows.
- Improve the quality and design of the existing open spaces where needed to cater to the existing and forecast population.
- Provide a set of prioritised actions for open space within the municipal context.
- Provide a strategic basis for an open space contributions framework that delivers additional high quality open space for the forecast future population

This Preliminary Analysis report summaries the findings of desktop research and on site open space assessment to develop a considered evidence base to inform the subsequent Mansfield Open Space Strategy (MOSS).

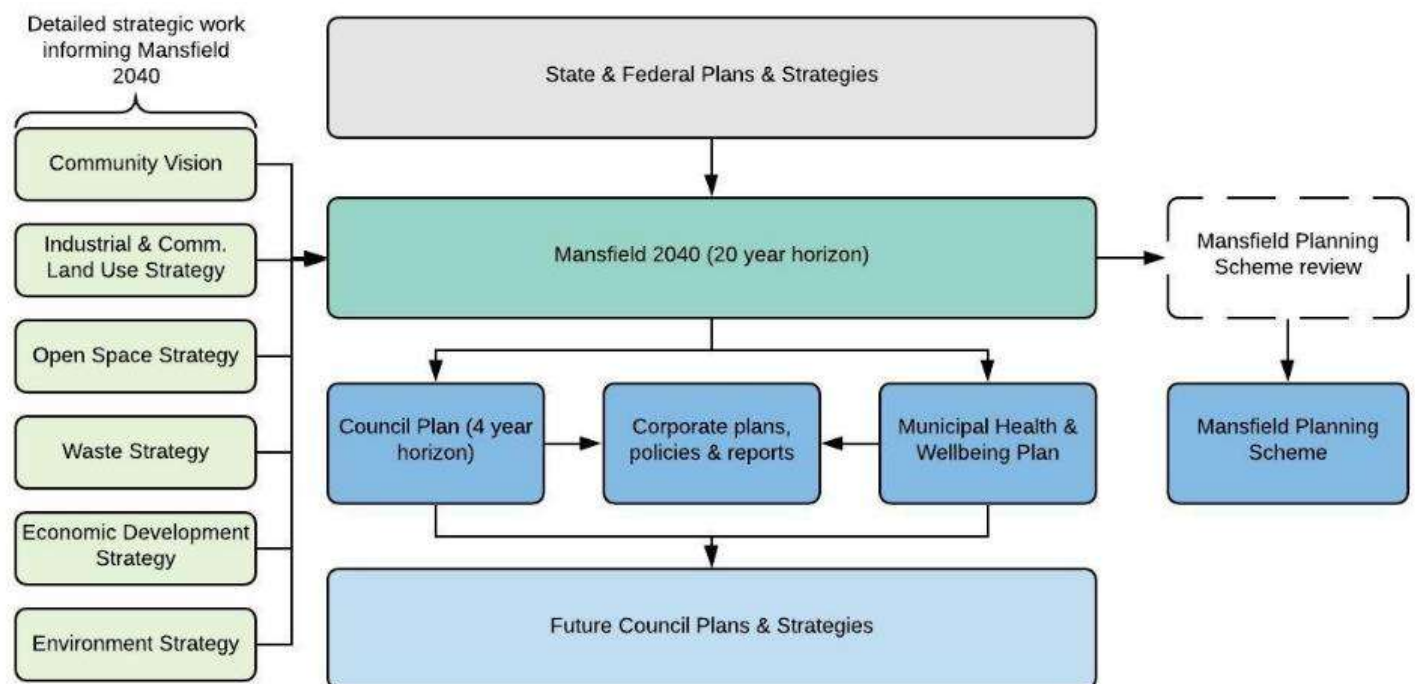
# 1.0 Strategic Context

The MOSS will become part of a suite of other parallel studies like the Mansfield Environment Strategy, Mansfield Economic Development Strategy, Mansfield Waste Strategy and Mansfield Commercial and Industrial Land Use Strategy and Community Vision project to update the Council Plan (in 2021).

The MOSS findings will inform policy directions of Mansfield 2040 which will operate as an 'umbrella' document that will be implemented into the Mansfield Planning Scheme via a planning scheme amendment process, including local policies about commercial land, housing, local town character, the environment, significant landscapes, and so on.

The MOSS will become an overarching strategic document that supports and is aligned with wider Council plans and strategies. To understand how the MOSS will fit into a suite of strategic documents they have been organised into;

- Planning
- Urban Design
- Economy
- Transport
- Environment
- Community





## 1.1 PLANNING

### Mansfield Planning Scheme Open Space Objectives

- Growth Areas - Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.
- To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

### Subdivision Act 1988

Mansfield Council are the responsible authority under the Planning and Environment Act 1987 and require an applicant who proposes to create any additional separately disposable parcel of land by a plan of subdivision to:

- set aside on the plan, for public open space, in a location satisfactory to the Council, a percentage of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes, being a percentage set by the Council not exceeding 5 per cent; or
- pay or agree to pay to the Council a percentage of the site value of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes, being a percentage set by the Council not exceeding 5 per cent.

### Mansfield 2040: Background & Discussion Paper

- Maintain and reinforce the sense of space and 'treed' character of Mansfield.
- Retain significant vegetation that contributes to the character of the streetscape and provides visual impact and scale.
- Create a broader integrated open space network, including links along creek corridors (i.e. Fords Creek) in future residential areas.
- Encourage residential development provides an active address to open space reserves such as Botanic Park, to enhance passive surveillance and provide a more attractive interface.

## 1.2 URBAN DESIGN

### Township Housing Strategy, January 2018 Open Space Opportunities

- Maintain and reinforce the sense of space and 'treed' character of Mansfield.
- Retain significant vegetation that contributes to the character of the streetscape and provides visual impact and scale.
- Create a broader integrated open space network, including links along creek corridors (i.e. Fords Creek) in future residential areas.
- Encourage residential development provides an active address to open space reserves such as Botanic Park, to enhance passive surveillance and provide a more attractive interface.

### 1.3 ECONOMY

#### Mansfield Economic Development Strategy, May 2020

- Develop a resident attraction marketing strategy targeted towards the benefits of living in Mansfield Shire for younger families, including lifestyle attributes, education facilities and community services for families.
- Support the delivery of a community-led renewable energy project in the Shire.
- Develop Community Plans supporting the local economic aspirations of the outlying communities.
- Continue to collaborate and partner with public land managers to work towards relevant tourism opportunities.
- Undertake a Tracks and Trails Strategy and deliver identified priority trails to enhance connectivity and liveability of the Shire.
- Undertake an events strategy to improve targeted attraction of tourism and events businesses, as well as targeting of business and commercial events.

### 1.4 TRANSPORT

#### Footpath, Cycle, Bridleway Strategy, DRAFT January 2017

- Provide connectivity to reserves and parks.
- Facilitate recreation activities that accommodate pedestrians, cyclists and horse riders.
- A link between Rail Trail and the Botanic Gardens suitable for pedestrians, cyclists and horse riders.
- A link from the Botanic Garden to Riflebutts Rd (with bridge) suitable for pedestrians, cyclists and horse riders.



## 1.5 ENVIRONMENT

### Mansfield IWM Plan, July 2019

- The Mansfield Township IWM Plan identifies a range of projects.
  1. Mullum Mullum Wetlands Gateway;
  2. River Redgum Botanical Gardens Wetland;
  3. Revitalising Fords Creek; and
  4. Mansfield Green Links.
- Ensure sustainable water availability through stormwater harvesting to maintain valued green community assets such as open space through passive irrigation.
- Efficient and effective urban drainage that enhances urban landscapes and open space.
- Waterways accessible as valuable open space.
- Diverse urban landscapes and open space that reflect local conditions and community values.

### Environment Strategy 2019-2023. Oct 2019

Sets out the actions to protect, promote and rejuvenate the natural environment. Actions that have a mutual overlap with open space include:

- Formalise arrangements for Traditional Owner involvement in waterway management.
- Adopt and implement Mansfield Township Integrated Water Management Plan.
- Reduced potable water usage in Council operations such as open space irrigation and focus on water harvesting to support passive irrigation.
- Strong partnerships with biodiversity groups and agencies i.e. Landcare.
- Land management agreements established with Taungurung.

## 1.6 COMMUNITY

### Mansfield Shire Sport and Recreation Strategy 2014-2019, August 2014

- The provision of open space settings (particularly active / formal sports reserves) and leisure facilities shall maximise opportunities for shared use and in-built flexibility to adapt or change over time in order to respond to potential variations in community needs or aspirations.

### Mansfield Station Precinct Activation Project Master Plan + Implementation Plan

Develops a vision for a vibrant local and regional hub. The Master Plan and Implementation Plan seeks to:

- Ensure the activation of open space resulting in a vibrant Precinct.
- Identify potential uses and their location within the Precinct to capitalise on possible synergies.
- Create a formal, safe link between the site and the Botanic Park via Kitchen Street-Fords Creek and Early Street-Baldry Street.
- Strengthen the ecological and recreational value of the Mullum Wetlands.
- Strengthen the water run-off and drainage link between the Wetlands and the northern neighbours.
- Improve the arrival experience to Mansfield on the southern boundary of the Site.



# 2.0 Open Space Context

## 2.1 SURROUNDED BY OPEN SPACE

Mansfield Shire covers an area of 3,843km<sup>2</sup> made up of four bioregions, including: Highlands Northern Fall, Highlands Southern Fall, Victorian Alps and Central Victorian Uplands.

Around 60% of the Shire is state forest and national park (2,194km<sup>2</sup>) providing significant open space amenity and outdoor recreation for the local community and visitors.

The majority of Mansfield's surrounding settlements are located within or in close proximity to state forest and national park. This provides easy access for the communities that live within these settlements to a significant amount of quality open space and outdoor recreation.

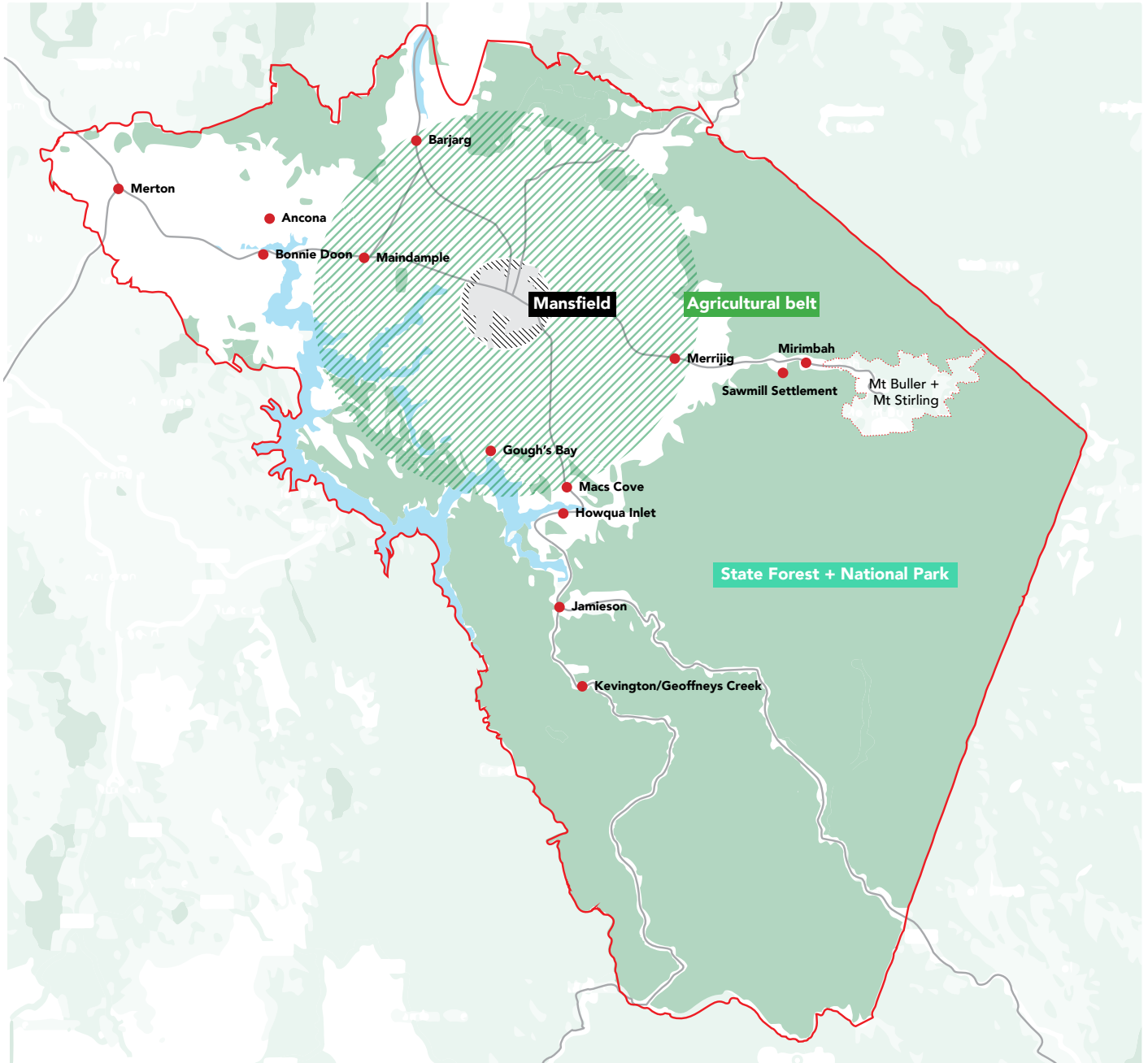
A further 30% of the Shire is privately owned, with approximately 90% of landholdings playing an agricultural role. This strengthens Mansfield's picturesque landscape characteristic and renowned natural environment.

This agricultural belt surrounds the more urban Mansfield Township at the centre of the Shire. This limits the easy access to state forest and national parks for the Township community requiring a private vehicle to reach these areas.

The MOSS will be understood within this context and focus on open space provision within the township to support communities that have a less equitable access to surrounding state forest and national parks.







## 2.2 SETTLEMENT AND OPEN SPACE

Mansfield Township is the major service centre within the municipality, accommodating the greatest number of existing dwellings and future dwellings across the Shire's townships and settlements.

Mansfield's settlement context also consists of several satellite towns: Bonnie Doon, Jamieson, Maindample, Gough's Bay, Merrijig, Merton, Howqua, Macs Cove and Sawmill Settlement each support smaller township populations, while Ancona, Barjarg, Tolmie, Upper Delatite and Woods Point are largely small, rural residential settlements comprised of a few residential properties.

As previously outlined the majority of these communities have easy access to areas of state forest and national park providing a significant open space offering. Further to this, these communities have access to formal public open space within each settlement as listed in the open space directory below.

|   | SETTLEMENT | OPEN SPACE NAME   | STATUS   | AREA<br>(HECTARES) |
|---|------------|---|--|--------------------|
| 1 | Mansfield  | 1.1 Rifle Butt Reserve<br>1.2 High/Highett Streets<br>1.3 Mansfield Botanic Park<br>1.4 Mansfield Recreation Reserve<br>1.5 Lords Reserve<br>1.6 Tennis Centre and drainage link<br>1.7 The Cubby<br>1.8 Peak Court<br>1.9 Oaksford Drive detention basin<br>1.10 The Grange POS<br>1.11 The Grange welcome basin<br>1.12 Red Gum Drive reserves<br>1.13 Mitchell Court<br>1.14 Additional Ovals<br>1.15 Fords Creek Path<br>1.16 Mansfield Wetlands<br>1.17 Stewart Street<br>1.18 Stockman's Rise<br>1.19 The Station | Regional*<br>Neighbourhood*<br>Regional*<br>Neighbourhood<br>Neighbourhood<br>Neighbourhood*<br>Local<br>Local<br>Local*<br>Local<br>Local*<br>Local*<br>Local*<br>Neighbourhood<br>Local*<br>Regional*<br>Local*<br>Neighbourhood*<br>Neighbourhood | 77.75ha            |
| 2 | Ancona     | 2.1 Near 1100 Ancona Rd   | Neighbourhood*   | 1.7ha              |
| 3 | Barjarg    | 3.1 State School Reserve  | Neighbourhood*   | 1.88ha             |



|    | SETTLEMENT                                       | OPEN SPACE NAME  | STATUS   | AREA<br>(HECTARES) |
|----|--|--|--|--------------------|
| 4  | Bonnie Doon                                      | 4.1 Bonnie Doon Recreational Reserve<br>4.2 Rail Trail Glad Phillips Bridge<br>4.3 Bon Crescent Road Stop Reserve<br>4.4 Bonnie Doon Community Centre<br>4.5 Church Street Picnic Ground | Neighbourhood<br>Local*<br>Local<br>Local<br>Local           | 5.1ha              |
| 5  | Jamieson   | 5.1 Gerrans Reserve<br>5.2 Brewery Bridge River Front<br>5.3 Jamieson Recreation Reserve<br>5.4 The Big Pool<br>5.5 The Island<br>5.6 Mathew's Reserve                                   | Local<br>Local*<br>Neighbourhood<br>Local<br>Local*<br>Local | 5.59ha             |
| 6  | Maindample                                       | 6.1 Maindample Community Park  | Neighbourhood  | 1.8ha              |
| 7  | Gough's Bay                                      | 7.1 Bayside Blvd walk<br>7.2 Picnic Point  | Local*<br>Neighbourhood                                      | 3.95ha             |
| 8  | Kevington/<br>Geoffneys Creek                    | 8.1 Miners Hut Reserve<br>8.2 Doctors Creek Reserve  | Neighbourhood<br>Local                                       | 1.89ha             |
| 9  | Merton   | 9.1 Merton-Euroa Rd Reserve<br>9.2 Shaws Rd Reserve<br>9.3 Merton Racecourse   | Neighbourhood<br>Local<br>- *                                | 26.59ha            |
| 10 | Howqua/ Macs<br>Cove                             | 10.1 Willow Lake Drive Playground  | Neighbourhood  | 4.93ha             |
| 11 | Sawmill<br>Settlement/<br>Merrijig /<br>Mirimbah | 11.1 Merrijig Anzac Memorial<br>11.2 Changue Road Reserve<br>11.3 Mirimbah Park<br>11.4 Mill Court   | Local<br>Neighbourhood<br>Local<br>Local                     | 4.74ha             |

\* Open space does not qualify as public open space due to encumbrance and only plays a supportive green infrastructure role.

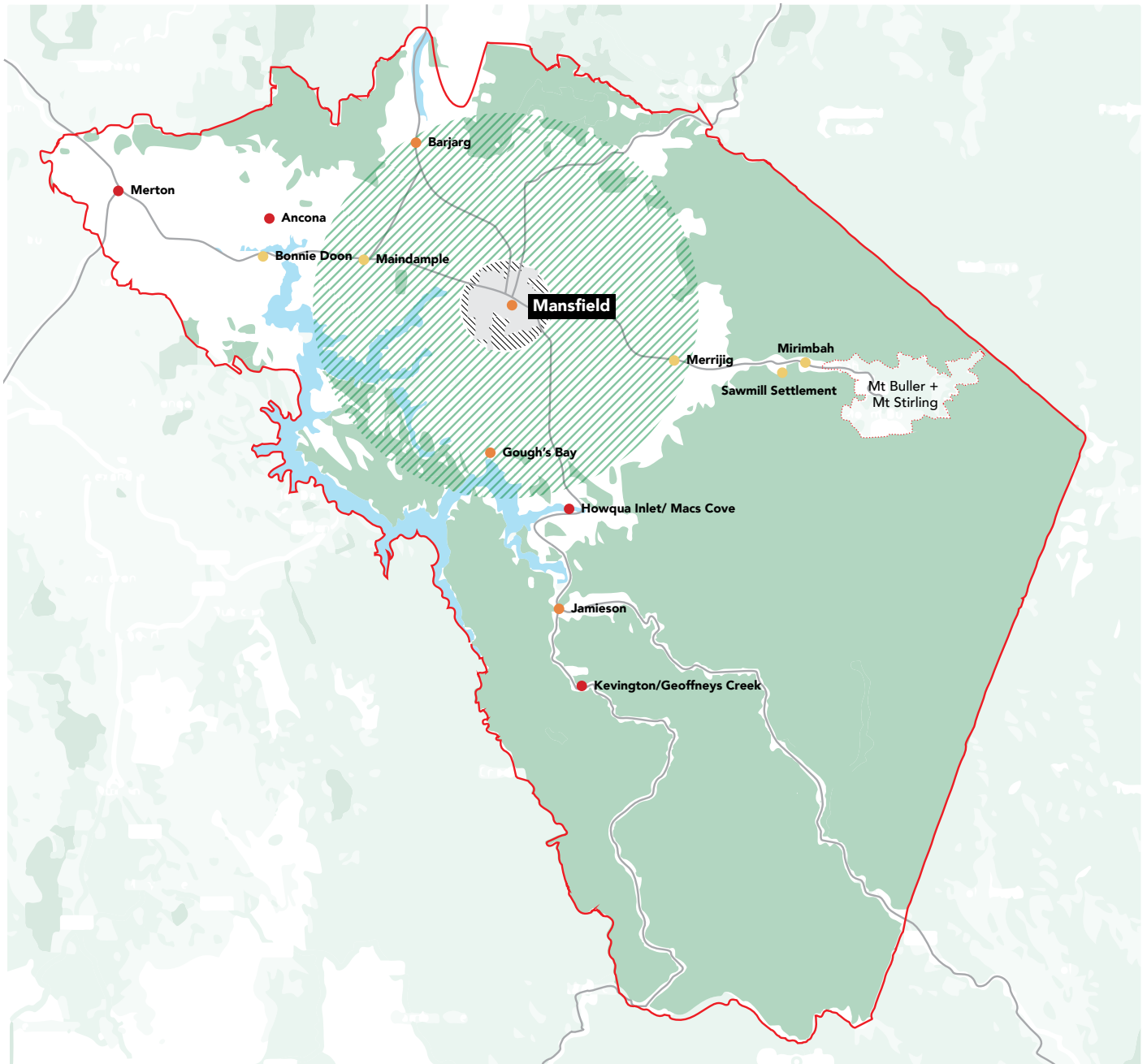
## 2.3 QUANTITY OF OPEN SPACE

There are relatively few standards available to substantiate the quantum of open space required per person, however;

- The World Health Organisation (WHO) recommends that there should be a minimum of 9m<sup>2</sup> of open space per person, 15m<sup>2</sup> of accessible open space, with the ideal amount of 50m<sup>2</sup>.
- The Victorian State Government (VSG) requires 26m<sup>2</sup> of accessible open space per person in growth areas.

As identified in the table below all settlement areas within Mansfield have a surplus of open space and are above the ideal WHO 50m<sup>2</sup>. The area of open space within each settlement is considered sufficient to meet the communities needs identifying there is no need for additional open space. The important question then becomes is there too much open space, is it located in the right location and is it fully developed for the purpose of public resort for which the open space is dedicated.

|    | SETTLEMENT                              | OPEN SPACE (M2) | POPULATION 2016 | OPEN SPACE PER CAPITA |
|----|---|-----------------|-----------------|-----------------------|
| 1  | Mansfield                               | 777,480         | 4787            | 162                   |
| 2  | Ancona                                  | 16,956          | 84              | 202                   |
| 3  | Barjarg                                 | 18,758          | 132             | 142                   |
| 4  | Bonnie Doon                             | 50,993          | 570             | 89                    |
| 5  | Jamieson                                | 55,938          | 301             | 186                   |
| 6  | Maindample                              | 18,090          | 212             | 85                    |
| 7  | Gough's Bay                             | 39,485          | 261             | 151                   |
| 8  | Kevington/ Geoffneys Creek              | 18,884          | 43              | 439                   |
| 9  | Merton                                  | 265,918         | 190             | 1200                  |
| 10 | Howqua/ Macs Cove                       | 49,288          | 201             | 245                   |
| 11 | Sawmill Settlement/ Merrijig / Mirimbah | 47,383          | 637             | 74                    |



**Settlement with open space;**

- 50 - 99m<sup>2</sup> per person
- 100 - 199m<sup>2</sup> per person
- 200m<sup>2</sup> per person or greater

## 2.4 OPEN SPACE QUALITY

The review of existing open spaces will help understand their role in the context of evolving development conditions and align each the multiple performance requirements and values ascribed to contemporary open space provision and specifically to Mansfield's context and community.

The methodology is made up of a series of categories. Each category is made up of four criteria. If an open space meets the criteria it is awarded a credit, with a potential of achieving four credits in each category. This will identify any deficiencies and potential improvements in existing open space. Each will be assessed to understand performance and value.

### PERFORMANCE

#### CONNECTIVITY

1. Is the open space in a desirable location for community use?
2. Is the space easily accessible for pedestrians (including people with disabilities) and cyclists?
3. Does the space have adequate internal circulation?
4. Does the space provide a pedestrian safe environment and good traffic management?

#### PROGRAM

1. Does the space have good passive amenities, e.g seating, bins, lights, drinking fountain etc.?
2. Does the space have good active amenities, e.g playground, playing fields etc.?
3. Are environmental risks managed to create a safe space?
4. Are there regular events held in the space throughout the year?

\_\_\_ OUT OF 4

\_\_\_ OUT OF 4

#### MAINTENANCE

1. Is waste well managed across the space?
2. Is the vegetation healthy and well maintained (inc. irrigation)?
3. Are the surface materials in good condition and well maintained?
4. Are landscape elements, such as furniture and play equipment, in good condition?

#### SUSTAINABILITY + CLIMATE RESILIENCE

1. Is the space effected by flooding and if so is the right infrastructure in place?
2. Does the space sustainably manage water, through harvesting, storing and re-using rainwater?
3. Does the space provide a cool environment for the community in summer months? e.g. Tree shade.
4. Does the space negatively impact on the environment?

\_\_\_ OUT OF 4

\_\_\_ OUT OF 4





## VALUE

### ENVIRONMENTAL VALUE

1. Does the space have established ecological value?
2. Does the space have significant hydrological value? (lakes, rivers, flood planes)
3. Does the space have significant geological value? (topography, aspect, prospect, rock formations)
4. Are there any significant trees on the site?

### LOCAL VALUE

1. Is the space significant to the local community?
2. Does the space provide for all ages and demographics?
3. Is the space an appropriate size to support the local community?
4. Is the space well connected to community hubs or built social infrastructure? E.g. scout huts, schools, stadiums, community groups?.

\_\_\_ OUT OF 4

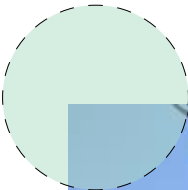
\_\_\_ OUT OF 4

### REGIONAL VALUE

1. Does the open space have heritage value?
2. Does the space have significant regional appeal?
3. Do landscape based activities take place within the space? (swimming, fishing, hiking, mountain biking)
4. Are there any regional events held in the space throughout the year?

\_\_\_ OUT OF 4

The total number of credits awarded to each open space is used to categorise them into the open space matrix under achiever, performer, valued and flagship. The matrix helps understand what strategic open space actions are required and in what area.



**PERFORMER**

Total value 0-6  
Total performance 8-16



Maindample Community Park  
(13,3)

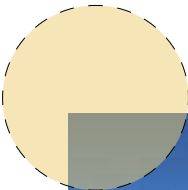


**FLAGSHIP**

Total value 6-12  
Total performance 8-16



Mansfield Mullum Wetlands  
(15,8)



**UNDER ACHIEVER**

Total value 0-6  
Total performance 0-8



The Grange POS  
(2,0)

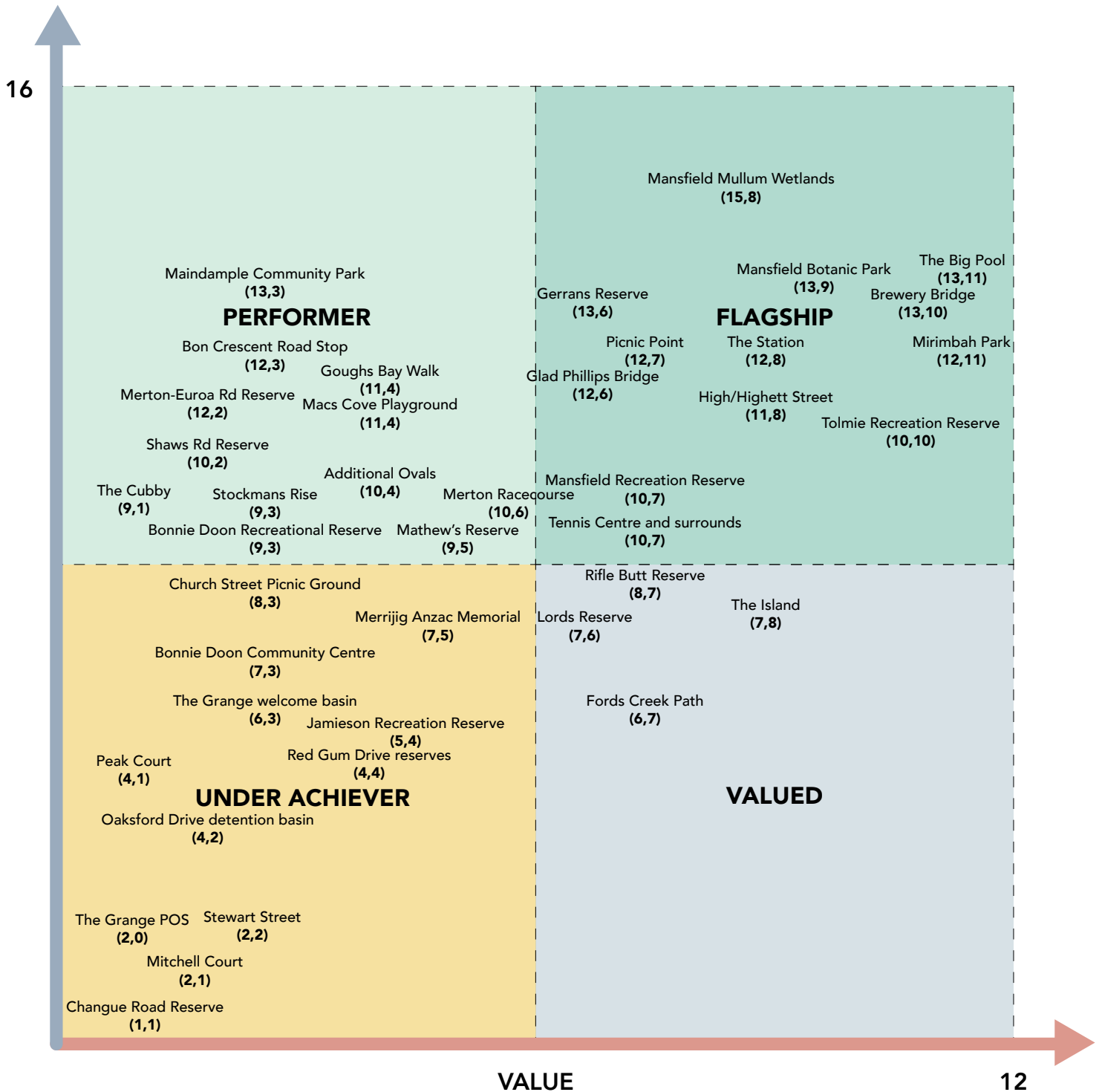


**VALUED**

Total value 6-12  
Total performance 0-8



The Island  
(7,8)

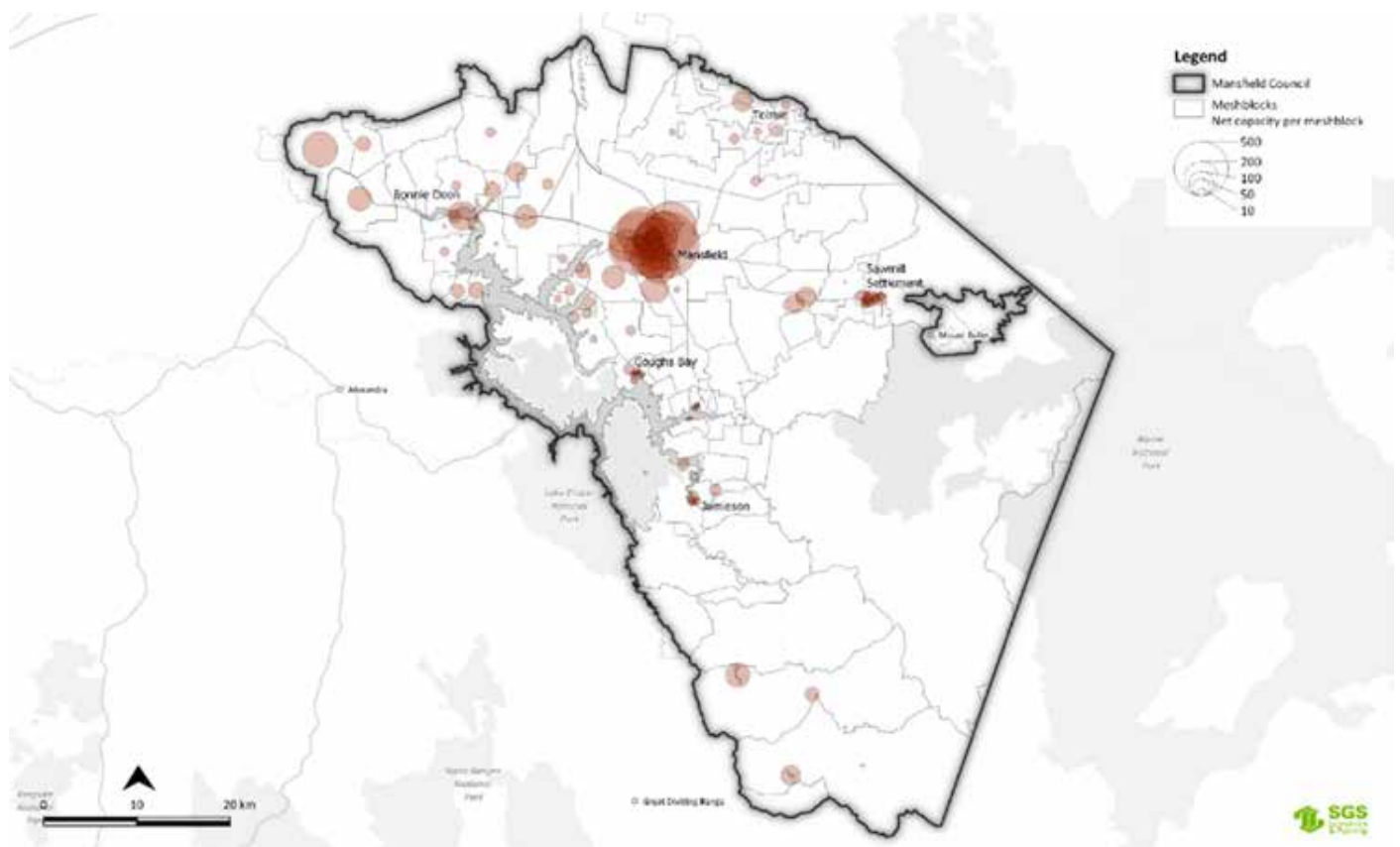


## 2.5 FOCUSING OPEN SPACE IN AREAS OF CHANGE

Mansfield Shire's population is growing, and its demographic profile is shifting. The broader economy is moving towards services-based and knowledge-intensive sectors, and the impacts of climate change are increasingly being felt. While change is inevitable, it is important that it is managed in a way that ensures the ongoing health and prosperity of existing communities, and preserves Mansfield Shire's valued open space for future generations.

The MOSS will respond to the predicted change across the Shire to ensure the ongoing success of open space over the long term. The below map indicates where the predicted change will be anticipated across the Shire.

The most significant change will occur in the Mansfield Township, with most of the available capacity for development. This will require special attention to understand how development can be leveraged to ensure that existing and future open space needs are appropriately met where the effects of development and a growing population will have the most impact on open space provision.



Source: SGS Economics and Planning (2020).



2.6 OPEN SPACE FUNDING

Across the Municipality open space is considered of high community and visitor value and requires appropriate upkeep and development to support its effective use and ongoing longevity.

The ongoing requirements of satellite open spaces is identified through the four year Community Plans which summaries open space actions and priorities to inform grant applications and Council capital works investment.

As a result of increased development in Mansfield Township, open space upkeep and development will be funded through a development contributions plan that outlines where developers should set aside land for public open space, in a location satisfactory to the Council; or what monetary contribution developers should pay to an equal value.

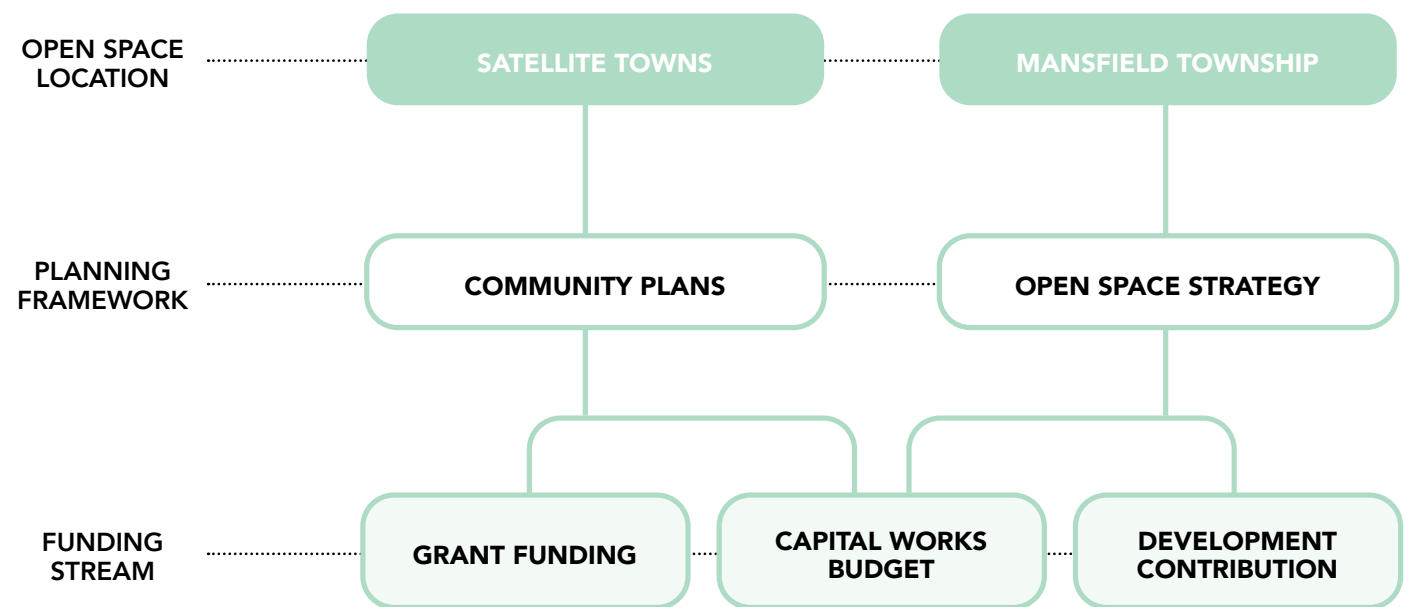
Public open space will not be accepted by Council from development contributions in an encumbered or undeveloped state.

Land to be protected for environmental purposes will be surrounded to Council as a Reserve for Council purposes – environmental significance.

Drainage retarding basins will not to be accepted as public open space (inundated). The only time that land that is subject to inundation (whether or not within any flood type overlay) is when the area of land suffers only very shallow inundation less often that once in 20 years and the area is large enough to be developed for a open space purpose.

Steep land will not be considered to be public open space unless it has some attribute of public resort that outweighs the negative aspects of the slope of the land.

To inform the development contributions plan further detailed analysis of the Mansfield Township open space will be required.

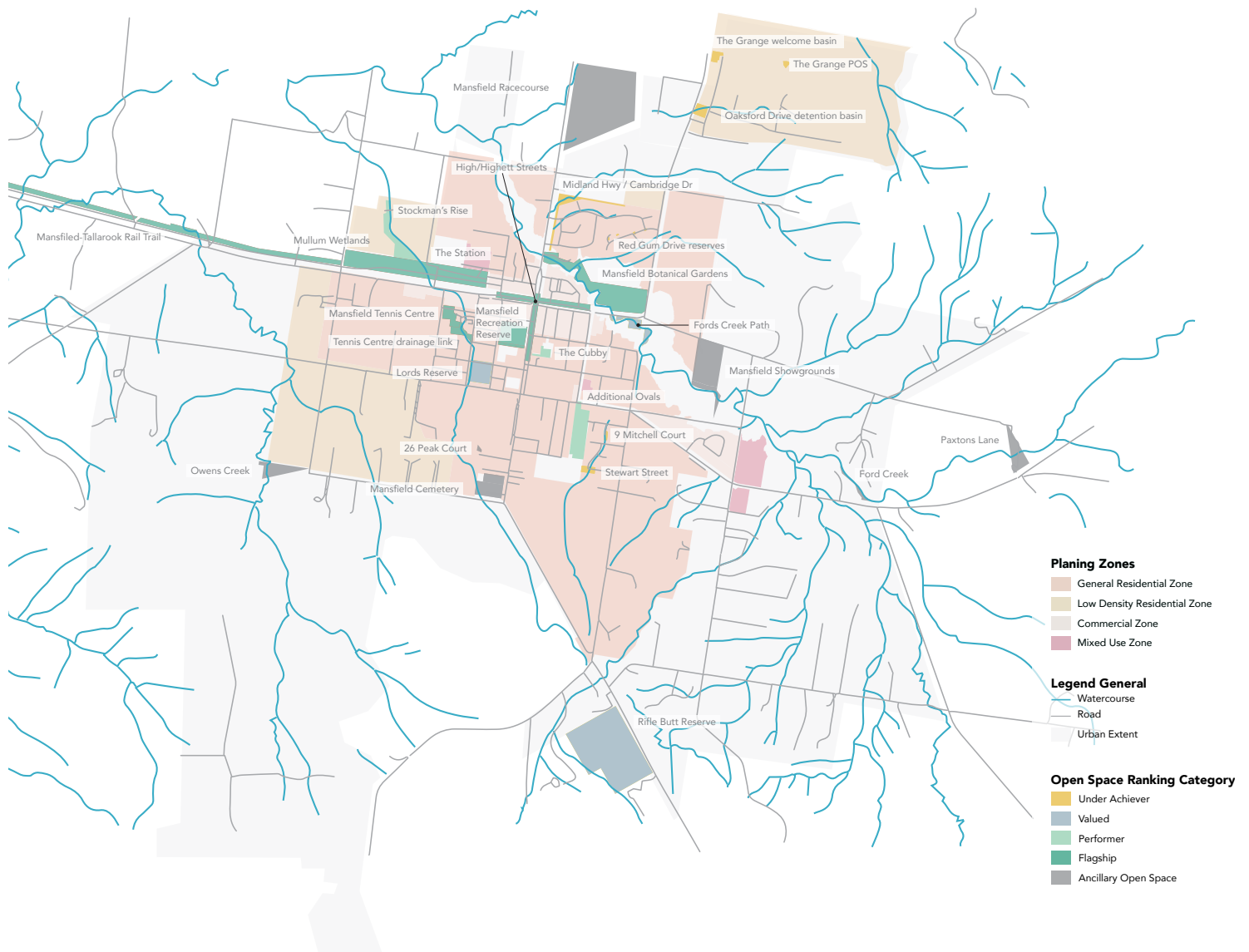


## 3.0 Mansfield Township Open Space

### 3.1 EXISTING OPEN SPACE PROVISION

The Mansfield Township is currently serviced by a range of existing public open space assets from reserves, drainage lines, parks and subdivision open space contributions. Key open spaces in Mansfield include the Botanic Park, Mullum Wetlands, Mansfield Racecourse, Mansfield Showgrounds, Lords Reserve, Mansfield Recreation Reserve, as well as several smaller neighbourhood parks and links.

Currently open space within Mansfield is not evenly distributed. Most open space is focused around residential areas however within the Town of Mansfield, there is a lack of access to open space to the south and north east. It is also noted that some open space is encumbered by flooding which if not properly managed or designed for can limit passive and active recreational opportunities for the community.







The Mansfield Botanic Gardens are one of the Flagship public open space's within the Mansfield township. Connected to High Street and Fords Creek it has the potential to offer even more to the community.



The Mansfield Mullum Wetlands are an example of community driven public open space. The boardwalks and wildlife offer something unique to the township.



The Great Victorian Rail Trail serves both the community and visitors to Mansfield. It is a safe and welcoming feature of Mansfield's rich cycling culture.



The Mansfield Skate Park is renowned across rural Victoria. It is one facility amongst the actively used Mansfield Recreation Reserve.



The Peak Court public open space is park of the motivation for the creation of this strategy. This public open space offers little amenity to the community.



The Grange detention basin is an example of encumbered open space that offers some public amenity.

3.2 ANCILLARY OPEN SPACE

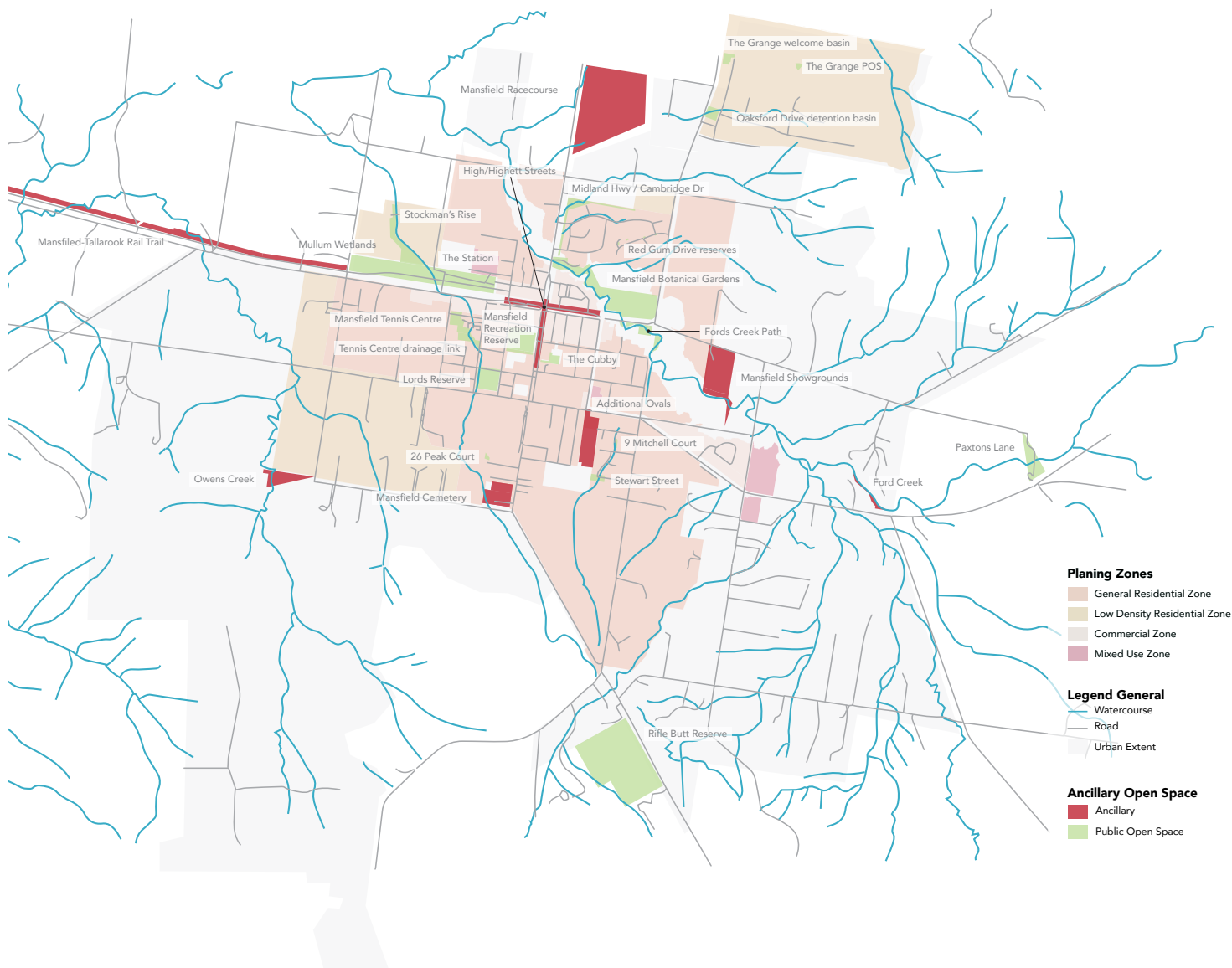
Ancillary open space refers to other parts of the public land such as streetscapes and school grounds. The distinction between public open space and ancillary open space is that non-recreation based uses are the priority use.

School grounds can contain facilities that are similar to those found in open space including playgrounds, multi-purpose courts, sports fields and outdoor seating areas. With agreed permission, school facilities may be available for recreation in various forms. However, school grounds are not reserved as open space as they can be subject to

change. An example is a school that requires additional buildings. The new buildings can be located on open land within the site, thereby changing its open space values.

Other public land that falls into the category of ancillary open space includes cemeteries, show grounds and racecourses.

The MOSS acknowledges ancillary open space as an important part of the open space network, however will focus on ensuring the future success of public open space.





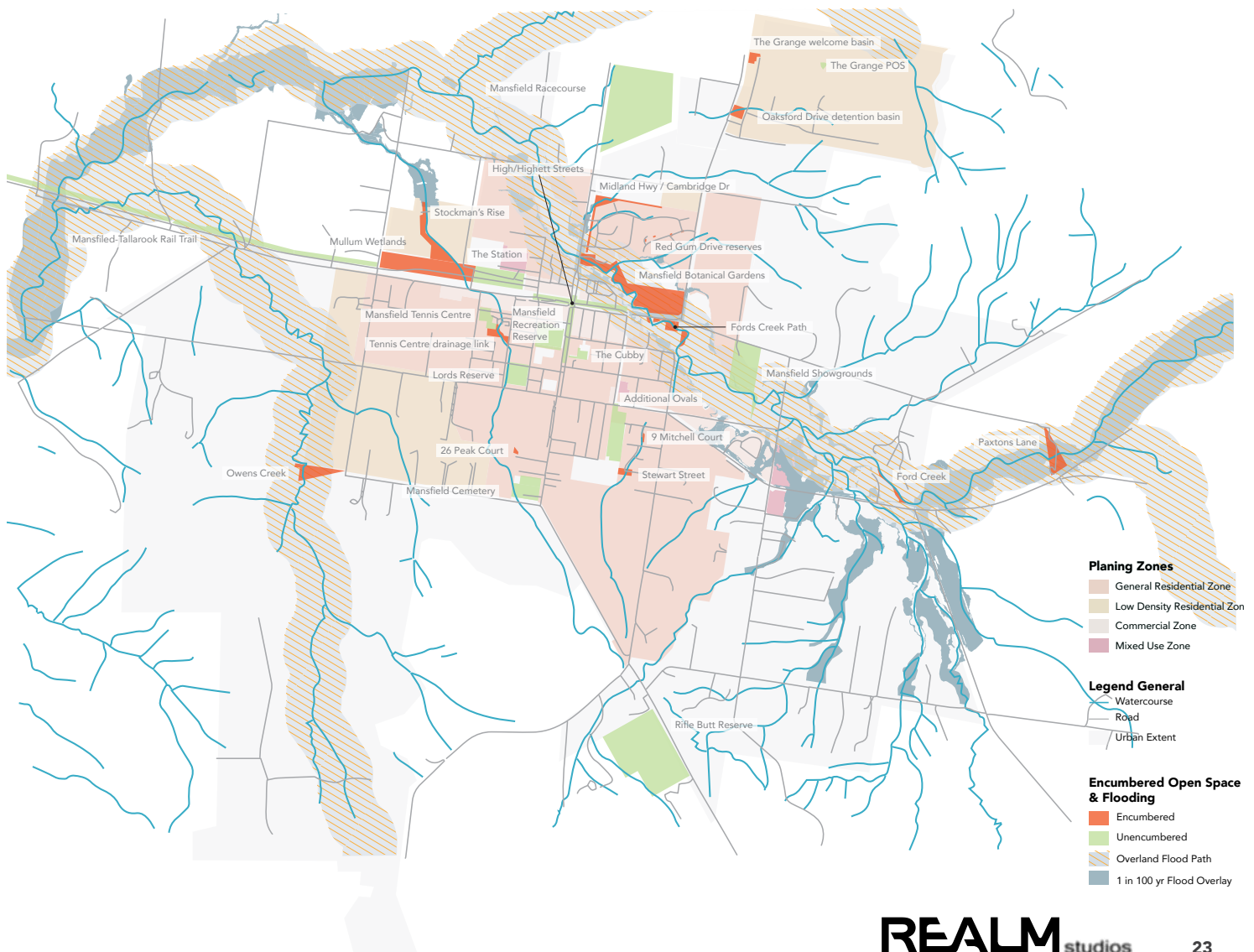
### 3.3 ENCUMBERED OPEN SPACE

In some instances open space may be encumbered by frequent flooding or provide a service easement role, and therefore their design and use as open space is significantly impacted by these other uses or encumbrances. In Mansfield nearly 40% of open space is encumbered which significantly effects the open space networks performance.

It is important that this strategy focuses on ensuring there is adequate provision of open space and facilities that will be retained for future generations, without inherent encumbrances to its use or the ability for that land to be sold or converted to another use without clear demonstration that it is no longer required by the community as open space.



Flooding in the Botanical Gardens





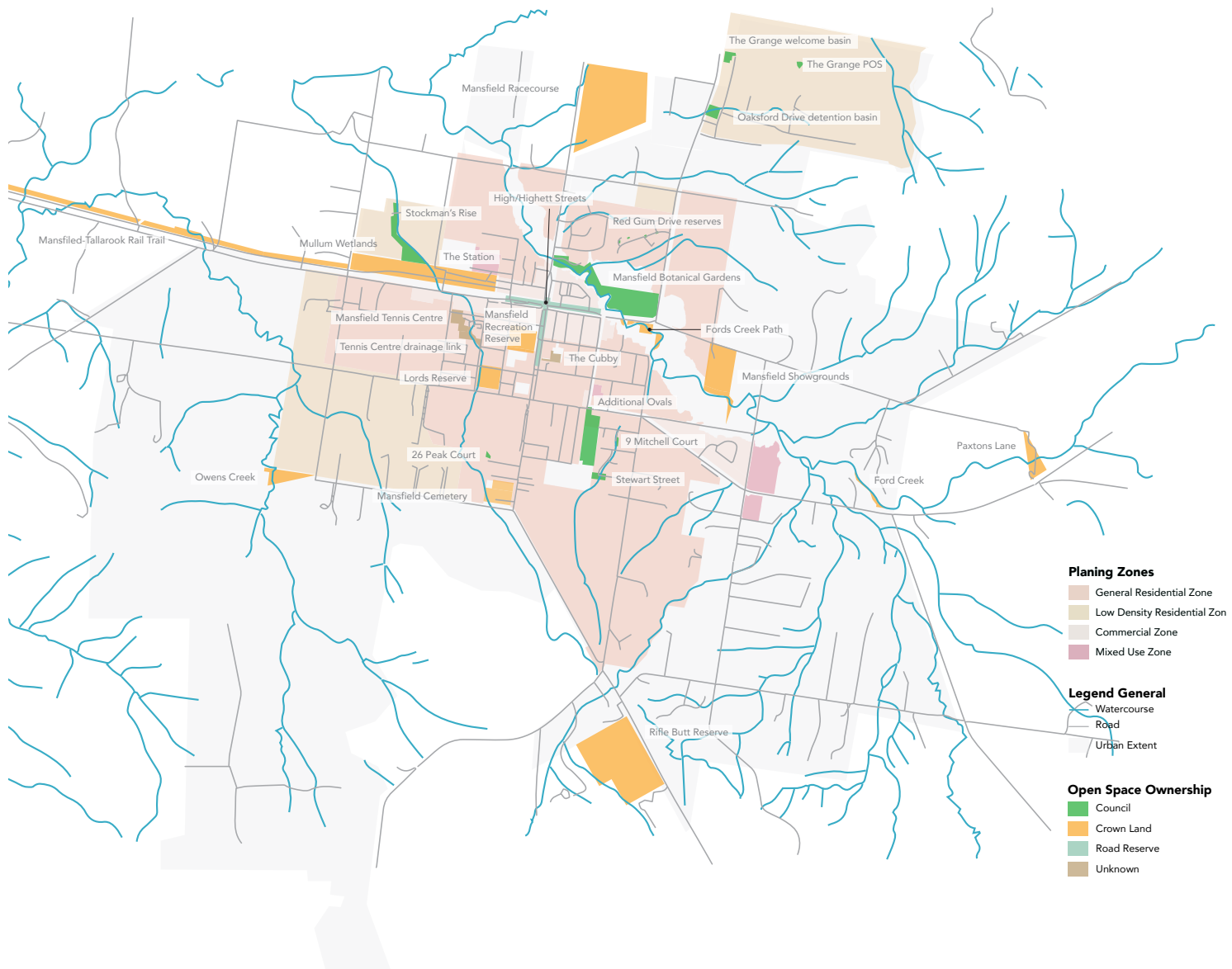
3.4 OPEN SPACE OWNERSHIP AND MANAGEMENT

Open space across the shire is owned and managed by numerous land owners across state government, local government and private. Often this is in partnership e.g. State owned land and Council maintain it.

Ownership

Mansfield is dependent on a significant amount of Reserved Crown Land for its open space. About 84 per cent of the open space within the shire is Reserved Crown Land. The majority of which are managed by Mansfield Shire Council. Other reserves are managed by other government agencies or by legislated Trusts. The majority of these reserves are zoned for public open space.

Decisions regarding the development of Reserved Crown Land is not made by Mansfield Shire Council, therefore there can be no certainty over the future of crown land open space over time.



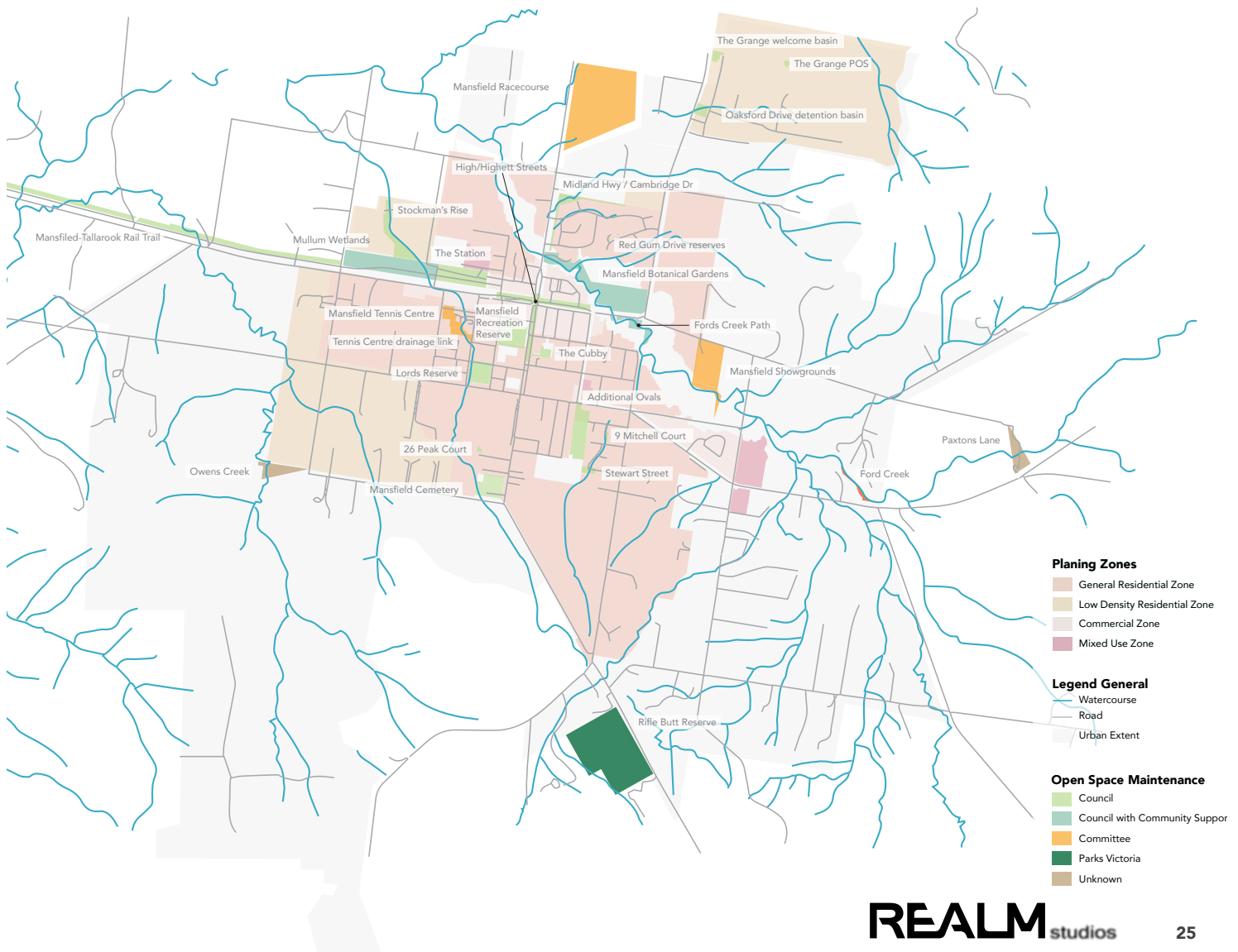


## Management

Council maintains and manages almost all of the open space in Mansfield. A small per cent of open space within the shire is managed under specialised arrangements. This is normally through a trust or community group where Council own the land and the community maintain it. These relationships will be maintained and supported as part of the wider open space network, including;

- The community support the Council in the management of Mullum Wetlands and Fords Creek Path
- The Tennis Centre drainage link is managed by a committee arrangement.
- Rifle Butt Reserve is managed by Parks Victoria.

In open space owned and managed by the Mansfield Shire Council, it is easy to control and implement future improvements and development.



# 4.0 Open Space Framework

Based on the background research and analysis the following catchments and typologies have been established using the Victorian State Governments Open Space Guidelines and the VPA Metropolitan Open Space Guidelines as a baseline for benchmarking.

## 4.1 CATCHMENT

**Local Open Space** that are predominantly provided to serve an immediate local catchment, accessible within 400m walking distance.

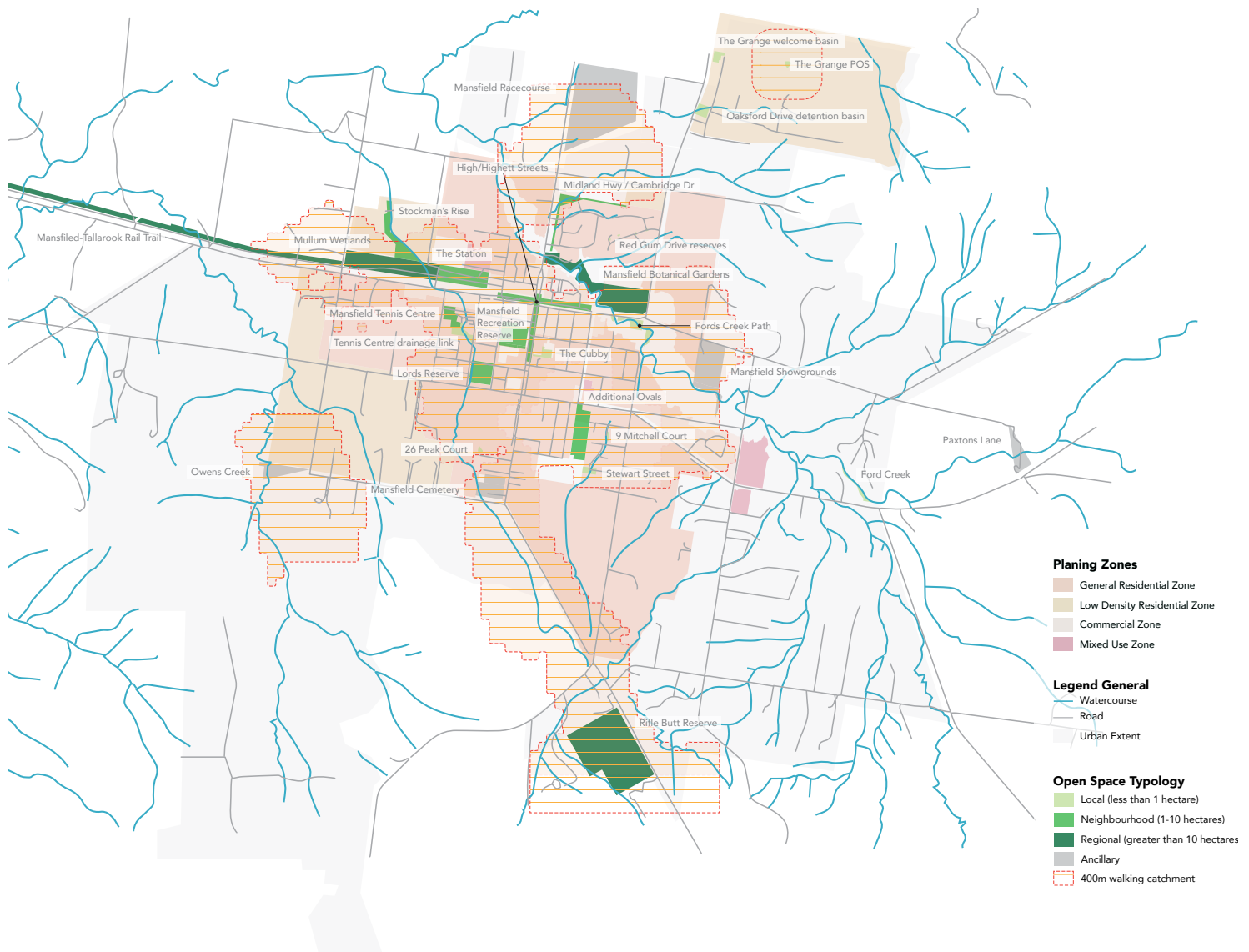
- Play space
- Park

**Neighbourhood Open Space** that are predominantly provided to serve a residential neighbourhood catchment, accessible within 800m walking distance.

- Sports and recreation

**Regional Open Space** that serve the wider Municipality.

- Botanical
- Areas of significant environmental merit







## 4.2 TYPOLOGY

The landscape character (what the open space looks like) and function (the role of the open space) will be important in ensuring the right typology of open space is provided and determining that future open space requirements are met within the Mansfield context.

### Landscape Character

Open grassy area - Open areas of exotic grass that may not be specifically cultivated as turf for sports.

Specialised sports surfaces (for example, synthetic or enclosed) - Areas of synthetic turf or specialised playing surfaces used for sports such as tennis, bowling, athletics, hockey.

Native grassland/wetland - Indigenous grassland or wetland.

Waterway /creek/ river corridor - A corridor of open space including a waterway, typically including a riparian zone and vegetation.

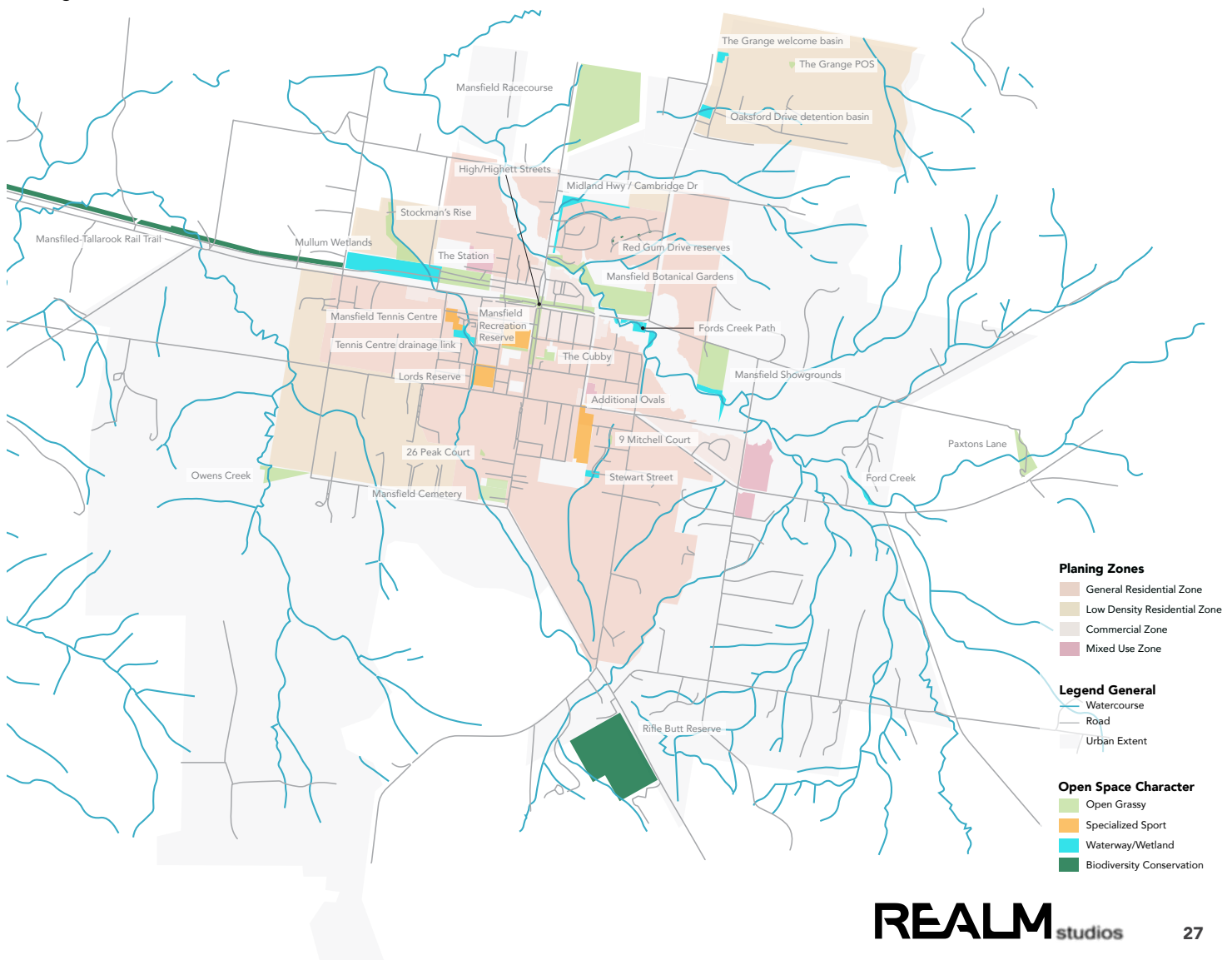
### Function

Access way/trail - Primarily a green space trail, link or walkway between streets, neighbourhoods or areas of public open space.

Flora/fauna conservation - Areas protected and managed for the significance of the flora and fauna. They may include recreational opportunities associated with interpreting these features.

Social family recreation - Small areas that are primarily for play and have no other recreation facilities.

Sport - Areas reserved for sporting pursuits (for example, baseball, soccer, cricket, football and other active/organised sports).







# Appendices

## A: Open Space Audit

A: Open space audit

|   | OPEN SPACE   |  |   |   |   |   |
|---|--|--|---|---|---|---|
|   | JAMIESON   |  |   |   |   |   |
|   | Gerrans Reserve  | Brewery Bridge River Front   | Jamieson Recreation Reserve   | The Big Pool  | The Island  | Mathew's Reserve  |
| Ownership   |  |  |   |   |   |   |
| Maintenance   | Community / Council  | Council  | Community   | Council   | Community   | Community / Council   |
| Program   |  |  |   |   |   |   |
| Does the space have good passive amenities, e.g. seating, bins, lights, drinking fountain etc.?                                     | 1  | 1  | 0   | 1   | 0   | 1   |
| Does the space have good active amenities, e.g. playground, playing fields etc.?  | 0  | 1  | 1   | 0   | 0   | 0   |
| Are environmental risks managed to create a safe space?   | 1  | 0  | 1   | 1   | 0   | 0   |
| Does the space manage fluctuating user numbers across the year?   | 1  | 1  | 1   | 1   | 1   | 1   |
| COMMENTS  | Power recently put in. Anzac day and hot rod event both use the space.   | Australia day. And an attraction for people from all over the shire.   | Under utilized space but this reflects the demographics of the town. Few younger people to support any sports teams. A water tap recently added to drop toilet. | Very similar to Brewery Bridge but includes a contemporary yet modest playground  | Weddings and other special events. Few amenities but this is in line with the passive use. Some facilities to support weddings may be advised.  | Remembrance day.  |
| Total Score   | 3  | 3  | 3   | 3   | 1   | 2   |
| Maintenance   |  |  |   |   |   |   |
| Is waste well managed across the space?   | 1  | 1  | 0   | 1   | 1   | 1   |
| Is the vegetation healthy and well maintained (inc. irrigation)?  | 1  | 1  | 1   | 1   | 0   | 1   |
| Are the surface materials in good condition and well maintained?  | 1  | 1  | 0   | 1   | 1   | 1   |
| Are landscape elements, such as furniture and play equipment, in good condition?  | 1  | 1  | 0   | 1   | 0   | 1   |
| COMMENTS  | Cared for passionately by the local community. The path was partly paid for by the community and put in by a local stone mason.                | Suitable landscape materials and several recently planted trees in good condition. Materials lack character. Generic.  | Poor condition.   |   | Few landscape elements and the one picnic table seemed like it had been located in a troubling spot. Maintained by community. Weeds associated with water ways an ongoing issue. Fly fishers group have been planting trees | Shelter with good character. Signs and other elements all crafted locally.  |
| Total Score   | 4  | 4  | 1   | 4   | 2   | 4   |
| Connectivity  |  |  |   |   |   |   |
| Is the open space in a desirable location for community use?  | 1  | 1  | 1   | 1   | 1   | 0   |
| Is the space easily accessible for pedestrians (including people with disabilities) and cyclists?                                   | 1  | 1  | 0   | 1   | 0   | 0   |
| Does the space have adequate internal circulation?  | 1  | 1  | 0   | 1   | 1   | 1   |
| Does the space provide a pedestrian safe environment and good traffic management?   | 1  | 1  | 0   | 1   | 1   | 1   |
| COMMENTS  | The space is small. One path traverses the site otherwise surrounded by footpaths and the main road.   | Simple layout and well connected to the town via walking and car.  | A bit out of town. No formal circulation  |   | Outside town but connected by a road bridge. A pedestrian bridge could be considered in the sites north to create a loop linking all Jamieson public spaces.  | On the out skirts of town. Difficult to get there as a pedestrian. You need to walk along the highway. Possible bridge connection between Mathews and The island. |
| Total Score   | 4  | 4  | 1   | 4   | 3   | 2   |
| Sustainability and climate resilience   |  |  |   |   |   |   |
| Is the space effected by flooding and if so is the right infrastructure in place?   | 0  | 0  | 0   | 0   | 0   | 0   |
| Does the space sustainably manage water, through harvesting, storing and re-using rainwater?  | 0  | 1  | 0   | 0   | 0   | 0   |
| Does the space provide a cool environment for the community in summer months? e.g. trees shade.                                     | 1  | 1  | 0   | 1   | 1   | 0   |
| Does the space negatively impact on the environment? (0=yes)  | 1  | 0  | 0   | 1   | 0   | 1   |
| COMMENTS  |  |  |   |   |   |   |
| Total Score   | 2  | 2  | 0   | 2   | 1   | 1   |
| Local value   |  |  |   |   |   |   |
| Is the space significant to the local community?  | 1  | 1  | 1   | 1   | 1   | 1   |
| Does the space provide for all ages and demographics?   | 0  | 1  | 1   | 1   | 1   | 0   |
| Is the space an appropriate size to support the local community?  | 1  | 0  | 0   | 1   | 1   | 1   |
| Is the space well connected to community hubs or built social infrastructure? E.g. scout huts, schools, stadiums, community groups? | 1  | 1  | 0   | 1   | 1   | 1   |
| COMMENTS  | The space is well connected to the main street. Few street lights exist in the town but localness and proximity lend themselves to visibility. | Swimming spot in summer. It may feel intimidating at night given edge / back of town feel in the dark. Open water may pose a drowning risk. No life rings or signs | Used as a fire refuge and fire fighting staging point which accommodates helicopters and water storage. Invaluable to community for this reason.                |   | Snakes, open water and night all pose a risk.   | Ceremonial space. Little other amenity.   |
| Total Score   | 3  | 3  | 2   | 4   | 4   | 3   |
| Environmental value   |  |  |   |   |   |   |
| Does the space have established ecological value?   | 0  | 1  | 0   | 1   | 1   | 0   |
| Does the space have significant hydrological value? (lakes, rivers, flood planes)   | 0  | 1  | 0   | 1   | 1   | 0   |
| Does the space have significant geological value? (topography, aspect, prospect, rock formations)                                   | 0  | 0  | 0   | 1   | 1   | 0   |
| Are there any significant trees on the site?  | 1  | 1  | 1   | 1   | 1   | 1   |
| COMMENTS  | Mostly exotic plantings. A kookaburra sat on a neighbouring elm tree.  | Floodable landscape. Banks eroding. Few meaningful native vegetation added to the "wild" nature of the park  | Open turf in the middle of the bush.  | The significant trees group or "Tree ladies" have a significant tree register. They have put signs on significant trees with species name and give tours. There are several significant trees on this site. | An unofficial fire break for the town.  | Japanese maples planted as honour trees. This will create a unique avenue given their scale but yet another colonial landscape.                                   |
| Total Score   | 1  | 3  | 1   | 4   | 4   | 1   |
| Regional value  |  |  |   |   |   |   |
| Does the open space have heritage value?  | 1  | 1  | 0   | 0   | 0   | 1   |
| Does the space have significant regional appeal?  | 0  | 1  | 0   | 1   | 0   | 0   |
| Do landscape based activities take place within the space? (swimming, fishing, hiking, mountain biking)                             | 0  | 1  | 0   | 1   | 0   | 0   |
| Are there any regional events held in the space throughout the year?  | 1  | 1  | 1   | 1   | 0   | 0   |
| COMMENTS  | On a key corner block in the centre of town. The heart of the town opposite the pub on the main street   | Mown grass and exotic trees on the edge of the "wild" Jamieson Creek. Erosion issues and reportedly chockers in summer.  | Incredible vistas from oval.  |   | Situated at the confluence of the Goulburn and Jamieson rivers. Banks are prone to erosion and much of the riparian regeneration has been lost. The jewel in the crown of Jamieson's open space                             | Community led project. Avenue of honour along the original road into town. Now beside the main road into town.  |
| Total Score   | 2  | 4  | 1   | 3   | 0   | 1   |
| Future strategy   |  |  |   |   |   |   |
| Is there a masterplan or concepts for the space?  | 0  | 0  | 0   | 0   | 0   | 0   |
| Performance Total Score   | 13   | 13   | 5   | 13  | 7   | 9   |
| Value Total Score   | 6  | 10   | 4   | 11  | 8   | 5   |
| Total Score   | 19   | 23   | 9   | 24  | 15  | 14  |

| Rifle Butt Reserve   | High/Highest Streets  | Mansfield Botanic Park  | Mansfield Recreation Reserve   | Lords Reserve   | Tennis Centre and drainage link  | The Cubby   | Peak Court   |
|--|---|---|--|---|--|---|--|
| Parks Victoria   | Council   | Council   | Council  | Council   | Community / Council  | Council   | Council  |
| 0  | 1   | 1   | 1  | 0   | 0  | 0   | 0  |
| 1  | 0   | 1   | 1  | 1   | 1  | 0   | 0  |
| 0  | 1   | 1   | 1  | 0   | 0  | 0   | 1  |
| 1  | 0   | 1   | 1  | 1   | 1  | 1   | 1  |
| Mountain bike track  | Bush Market (quarterly) and Farmers Market (monthly). Traffic congestion issues created during larger events.   | Sports oval not formally used because some residents believe sport should not be played in the Botanics. BBQs used intensely. Playground recently destroyed by falling tree. New one in the works. Car show and food and wine festival use park   | Thoroughly used and mostly good amenities. Bouldering wall in poor condition and not used. Playground used a lot but fenced off increasing restricted feeling to space.              | Most amenities in poor condition inc. club house, benches.  | Tennis centre offers good amenity. Drainage corridor could be improved with benches and improved path.   | A picnic table, bollard lights in poor condition and concrete path in good condition.   |  |
| 2  | 2   | 4   | 4  | 2   | 2  | 1   | 2  |
| 0  | 1   | 1   | 1  | 1   | 1  | 1   | 1  |
| 1  | 1   | 0   | 1  | 0   | 0  | 1   | 0  |
| 0  | 1   | 1   | 1  | 0   | 0  | 1   | 0  |
| 0  | 1   | 1   | 0  | 0   | 1  | 1   | 0  |
| Bushland reserve with minimal management and maintenance.  | Manicured garden beds, historic statues, toilet, benches all in great condition.  | Some areas in better condition than others. Toilet block in great condition. Children's Play Garden in poor condition. Some vegetation in poor condition.   | Back of house road in poor condition. North west corner in poor condition. East interface in good condition. Turf is immaculate.   | Generally in poor condition. Pavements and edges eroding. Some trees in poor condition. Turf in good condition.   | Tennis centre in good condition (maintained by tennis club). But surrounds in poor condition. Weedy drainage corridor. Consider different maintenance regime under old red gums. Mulch don't mow. This allows for recruitment and deters people from standing underneath them in the limb drop zone. | All in good condition.  | No landscape elements to maintain. Grass is not too long. Local residents have build a small BMX jump. |
| 1  | 4   | 3   | 3  | 1   | 2  | 4   | 1  |
| 0  | 1   | 1   | 1  | 1   | 1  | 1   | 0  |
| 0  | 1   | 1   | 1  | 1   | 1  | 1   | 0  |
| 1  | 1   | 1   | 1  | 0   | 1  | 1   | 0  |
| 1  | 1   | 1   | 0  | 1   | 0  | 0   | 1  |
| Out skirts location not ideal. A safe active link to this reserve should be considered down either Monkey Gully Road or Highton Lane | Does well considering it is a median. One local said that the path down the middle of High "seems to take you exactly where you want to go"   | Fantastic connectivity to town and safe environment. Connectivity could be enhanced by rezoning Baldry and Early Street to more community focused use. Development site to the north poses a threat and opportunity to connect north growth corridor to town and create a positive residential interface.   | Much of the space operates as a car park/road.   | Near Primary school and hospital. Suburban street interface with few foot paths. Potential connection enhancement to tennis centre and wetlands beyond. This is also a drainage line.                                   | Probably unsafe at night. Snakes, limb drop and open water also pose risk.   | Car park in the middle of the space.  | Located at the end of a cul-de-sac. The space offers little except to the immediate residents.         |
| 2  | 4   | 4   | 3  | 3   | 3  | 3   | 1  |
| 0  | 0   | 1   | 0  | 1   | 1  | 0   | 0  |
| 1  | 0   | 0   | 0  | 0   | 0  | 0   | 0  |
| 1  | 1   | 1   | 0  | 0   | 1  | 0   | 0  |
| 1  | 0   | 0   | 0  | 0   | 1  | 1   | 0  |
| 3  | 1   | 2   | 0  | 1   | 3  | 1   | 0  |
| 1  | 1   | 1   | 1  | 1   | 1  | 0   | 0  |
| 1  | 1   | 1   | 1  | 0   | 0  | 0   | 0  |
| 1  | 1   | 1   | 1  | 1   | 1  | 0   | 0  |
| 0  | 1   | 1   | 1  | 1   | 1  | 1   | 0  |
| Mainly used for mountain biking. But also a popular spot for bushwalking and bird watching.  | Traffic may pose a risk to pedestrians but traffic does move slowly. Many parking cars though. Interface between vegetated median and car park median is probably where conflict is most likely to occur. Other safety concerns are mitigated by vegetation maintenance and eyes on street. | In desperate need of a masterplan. There is a plan to build a "massive" playground in the park and a Taungunung food garden. Development of the park happens on a grant by grant basis with little strategic planning. This creates disunity and the park is littered with degrading former grant projects. Steep creek banks and open water are dangerous. | Swimming, basketball, netball, skating, bouldering, playground, oval, Anzac memorial.  | Seems to only be used for cricket and walking next to.  | Tennis and passive use possible.   | The space used to be a valued nature play playground. It now is a "green" link between some houses and car parks to the child care. |  |
| 3  | 4   | 4   | 4  | 3   | 3  | 1   | 0  |
| 1  | 0   | 1   | 0  | 0   | 1  | 0   | 0  |
| 0  | 0   | 1   | 0  | 1   | 1  | 0   | 1  |
| 1  | 0   | 0   | 0  | 0   | 0  | 0   | 0  |
| 1  | 1   | 1   | 1  | 1   | 1  | 0   | 0  |
| Protected bushland.  | Traffic and extensive non native vegetation has negative impact on environment but does represent the colonial history of the town. No WSUD. Some horticultural natives planted around CFA and toilet block   | Poor interface with weed infested creek. Pond has poor riparian edge. Nuisance flooding an issue  | Asphalt, turf, buildings and little shade. More tree planting required around buildings and along northern boundary. Opportunity to incorporate WSUD with hardcourts if space allows | On drainage line. Great opportunity for WSUD. Perimeter trees in poor condition. Plant more trees.  | Large old red gums. Weed infested drainage line. Mowed grass.  | It offers very little. Mowed grass and some small to medium exotic trees.   | Mowed grass. No trees. No shade. No stormwater management.   |
| 3  | 1   | 3   | 1  | 2   | 3  | 0   | 1  |
| 0  | 1   | 1   | 1  | 0   | 0  | 0   | 0  |
| 0  | 1   | 0   | 0  | 0   | 0  | 0   | 0  |
| 1  | 0   | 0   | 0  | 0   | 0  | 0   | 0  |
| 0  | 1   | 1   | 1  | 1   | 1  | 0   | 0  |
| Mountain bike trails in Parks Vic land. An old tip that is now protected bush for biodiversity reasons. 3km outside of town          | Flooding in west end of High Street near wetland. Heart of the town. The ceremonial axis. Physical spirit of the town centre  | A park with horticultural aspirations but haphazard execution. Areas prone to flooding due to proximity to Fords Creek  | Heavily build form park. Asphalt and buildings dominate. Many programs squeezed in with unconsidered poorly functioning space in between.  | Great character country cricket oval with white picket fence. Informal edges seemed in poor condition but reportedly this works really well during events because people can back in and set up out of their car boots. | Drainage line floods.  | Compromised scale. Made smaller by child care and car park. Residential back fences also create uninviting feeling                  | Residential block given to shire as open space contribution.   |
| 1  | 3   | 2   | 2  | 1   | 1  | 0   | 0  |
| 0  | 0   | 0   | 0  | 0   | 0  | 0   | 0  |
| 8  | 11  | 13  | 10   | 7   | 10   | 9   | 4  |
| 7  | 8   | 9   | 7  | 6   | 7  | 1   | 1  |
| 15   | 19  | 22  | 17   | 13  | 17   | 10  | 5  |

## A: Open space audit

|   | MANSFIELD   |  |   |   |   |   |
|---|---|--|---|---|---|---|
|   | The Grange POS  | The Grange welcome basin   | Red Gum Drive reserves  | Mitchell Court  | Additional Ovals  | Fords Creek Path  |
| Ownership   |   |  |   |   |   |   |
| Maintenance   | Council   | Council  | Council   | Council   | Council   | Community   |
| <b>Program</b>  |   |  |   |   |   |   |
| Does the space have good passive amenities, e.g. seating, bins, lights, drinking fountain etc.?                                     | 0   | 0  | 0   | 0   | 0   | 0   |
| Does the space have good active amenities, e.g. playground, playing fields etc.?  | 0   | 0  | 0   | 0   | 1   | 0   |
| Are environmental risks managed to create a safe space?   | 0   | 0  | 0   | 0   | 1   | 0   |
| Does the space manage fluctuating user numbers across the year?   | 0   | 0  | 0   | 0   | 1   | 0   |
| COMMENTS  | This space is yet to be built. Damien reported that a playground and a basket ball half court may be built.                   | A detention basin with mixed exotic and native vegetation. Well maintained concrete path and PVC horse fence.  | Large red gums are surrounded by bollard and chain fence. Mowed grass underneath. Mulching and ecological planting should be done to increase biodiversity outcomes and reduce accessibility to limb fall zone. | Drainage easement. No paths, no landscape elements. One adolescent Eucalypt and 3 Oak tree seedlings.   | One formal oval and another flat space the scale of an oval but not maintained as one at the time of visiting. A walking path surrounds the two ovals.  | Narrow community path along the creek. Informal in nature.  |
| Total Score   | 0   | 0  | 0   | 0   | 3   | 0   |
| <b>Maintenance</b>  |   |  |   |   |   |   |
| Is waste well managed across the space?   | 0   | 1  | 1   | 0   | 1   | 1   |
| Is the vegetation healthy and well maintained (inc. irrigation)?  | 0   | 1  | 1   | 0   | 1   | 0   |
| Are the surface materials in good condition and well maintained?  | 0   | 1  | 1   | 0   | 1   | 0   |
| Are landscape elements, such as furniture and play equipment, in good condition?  | 0   | 0  | 0   | 0   | 0   | 0   |
| COMMENTS  | Long grass awaiting construction  | Water body is weed infested. PVC fence does not appear to be robust or have great longevity for a public landscape (hard to repair, easy to vandalize). This also creates a maintenance burden due to the need to use a line trimmer around the fence. |   | Grass was long. Trees seemed healthy albeit young.  |   | Maintained largely by the Fords Creek Landcare Group. Some signs of healthy and diverse vegetation. Significant weed invasion. Signs of path erosion. |
| Total Score   | 0   | 3  | 3   | 0   | 3   | 1   |
| <b>Connectivity</b>   |   |  |   |   |   |   |
| Is the open space in a desirable location for community use?  | 1   | 0  | 0   | 1   | 1   | 1   |
| Is the space easily accessible for pedestrians (including people with disabilities) and cyclists?                                   | 0   | 1  | 0   | 0   | 1   | 0   |
| Does the space have adequate internal circulation?  | 0   | 0  | 0   | 0   | 0   | 0   |
| Does the space provide a pedestrian safe environment and good traffic management?   | 0   | 1  | 0   | 0   | 1   | 1   |
| COMMENTS  | The space will be central to the Mansfield-Whitfield Rd growth corridor.  | Poorly located and connected. Located as gateway to development rather than public open space. Therefore one boundary is the highway (Mansfield-Whitfield Rd) this creates traffic hazard and nuisance.  | Fenced off due to limb fall hazard. High visual and biodiversity value but little else.   | Few footpaths on adjacent streets. No internal paths. It could offer a valuable pedestrian link between Mitchell Ct and Bellview Ct and tap into the Additional Oval open space precinct.   | Good connectivity to community to east, west and north. Connection to Malcolm St could be improved. A pedestrian link across Malcolm and down Chenery could also help connect the reserve to the rest of the town. Southern interface with high school is under development but a great opportunity. There is a concern that the Dual Court Stadium car park and View street upgrade will disconnect the reserve from the school. The old tennis courts are significant and need consideration. | The path does not provide DDA access. Path entries not visible.   |
| Total Score   | 1   | 2  | 0   | 1   | 3   | 2   |
| <b>Sustainability and climate resilience</b>  |   |  |   |   |   |   |
| Is the space effected by flooding and if so is the right infrastructure in place?   | 0   | 0  | 0   | 1   | 0   | 1   |
| Does the space sustainably manage water, through harvesting, storing and re-using rainwater?  | 0   | 0  | 0   | 0   | 0   | 0   |
| Does the space provide a cool environment for the community in summer months? e.g. trees shade.                                     | 0   | 0  | 0   | 0   | 0   | 1   |
| Does the space negatively impact on the environment? (0=yes)  | 1   | 1  | 1   | 0   | 1   | 1   |
| COMMENTS  | A dam used to be located on the land. It has been filled in. Future hydrological flows may be influenced by this.             | Canopy cover could be increased and better utilized passive irrigation. Water could be managed to increase area of passive irrigation.   |   | Mowed grass offers little ecological value. Low flow pipe under ground limiting opportunity for continuous infiltration.  | Upon program and circulation design work more canopy tree cover should be considered.   |   |
| Total Score   | 1   | 1  | 1   | 1   | 1   | 3   |
| <b>Local value</b>  |   |  |   |   |   |   |
| Is the space significant to the local community?  | 0   | 0  | 1   | 0   | 1   | 1   |
| Does the space provide for all ages and demographics?   | 0   | 0  | 0   | 0   | 0   | 1   |
| Is the space an appropriate size to support the local community?  | 0   | 0  | 0   | 0   | 1   | 1   |
| Is the space well connected to community hubs or built social infrastructure? E.g. scout huts, schools, stadiums, community groups? | 0   | 0  | 0   | 0   | 1   | 0   |
| COMMENTS  |   | Much of the land is encumbered by stormwater management functions and an old red gum. This leaves little room for any active use.  | Small disconnected reserves. Value is derived from retaining the landscape character provided by old red gums.  | Small reserve that could have value as a green link, biodiversity hot spot or hyper community program (community garden for Mitchell Ct and Amy Ct residents for example). Given the proximity to the large additional oval reserve there is less value for active program. | Well connected to high school. The only large public open space in the south east of town.  | The path is limited at the moment. It could be expanded and formalized to offer greater local value   |
| Total Score   | 0   | 0  | 1   | 0   | 3   | 3   |
| <b>Environmental value</b>  |   |  |   |   |   |   |
| Does the space have established ecological value?   | 0   | 1  | 1   | 0   | 0   | 1   |
| Does the space have significant hydrological value? (lakes, rivers, flood planes)   | 0   | 1  | 0   | 1   | 0   | 1   |
| Does the space have significant geological value? (topography, aspect, prospect, rock formations)                                   | 0   | 0  | 0   | 0   | 0   | 0   |
| Are there any significant trees on the site?  | 0   | 1  | 1   | 0   | 1   | 1   |
| COMMENTS  | Filled in dam. This suggests it has a catchment associated with it that could be harnessed as a source of passive irrigation. | Stormwater system. Old red gum.  |   | Drainage easement will flood occasionally.  | Some large Eucalypts and a Euc. wind break between the tennis courts and ovals. Old Cypress trees near dual courts stadium development  |   |
| Total Score   | 0   | 3  | 2   | 1   | 1   | 3   |
| <b>Regional value</b>   |   |  |   |   |   |   |
| Does the open space have heritage value?  | 0   | 0  | 1   | 0   | 0   | 0   |
| Does the space have significant regional appeal?  | 0   | 0  | 0   | 0   | 0   | 0   |
| Do landscape based activities take place within the space? (swimming, fishing, hiking, mountain biking)                             | 0   | 0  | 0   | 0   | 0   | 1   |
| Are there any regional events held in the space throughout the year?  | 0   | 0  | 0   | 0   | 0   | 0   |
| COMMENTS  |   |  | Heritage landscape character of paddock trees and prior memory of flood plane   |   |   | If a longer Fords Creek walk was established this may have regional appeal by linking up the open space network.                                      |
| Total Score   | 0   | 0  | 1   | 0   | 0   | 1   |
| <b>Future strategy</b>  |   |  |   |   |   |   |
| Is there a masterplan or concepts for the space?  | 0   | 0  | 0   |   |   |   |
| <b>Performance Total Score</b>  | 2   | 6  | 4   | 2   | 10  | 6   |
| <b>Value Total Score</b>  | 0   | 3  | 4   | 1   | 4   | 7   |
| <b>Total Score</b>  | 2   | 9  | 8   | 3   | 14  | 13  |



| Mansfield Mullum Wetlands   | Stewart Street   | Stockman's Rise  | The Station   | Oaksford Drive detention basin  | MERRIJIG<br>Merrijig Anzac Memorial  | SAWMILL SETTLEMENT<br>Changue Road Reserve  |
|---|--|--|---|---|--|---|
| Community / Council   | Council  | Council  | Council   | Council   | Community  | Council   |
| 1   | 0  | 0  | 1   | 0   | 0  | 0   |
| 0   | 0  | 0  | 0   | 0   | 0  | 0   |
| 1   | 0  | 1  | 1   | 0   | 0  | 0   |
| 1   | 0  | 1  | 1   | 1   | 1  | 0   |
| Snakes, limb fall and open water all pose risks. Currently they are well managed considering the nature of the place with boardwalks and strategic vegetation massing. Species signs are good but could be expanded.                      | Under construction   | Informal playing field has long grass and no supporting landscape elements like shelters, BBQ, benches etc. Path has well spaced boulder benches.                            | Historic structures and objects. Old train platform is well integrated into landscape. The space seems to offer more to tourists rather than locals because of the historic objects and structures largely being passively preserved rather than actively used. |   | Very community focused. A new shelter/bar built with raw timbers gave great character.   | Empty field with some bushland. Potential to offer amenity but very little offered at the moment. |
| 3   | 0  | 2  | 3   | 1   | 1  | 0   |
| 1   | 0  | 0  | 1   | 1   | 1  | 0   |
| 1   | 0  | 0  | 1   | 1   | 1  | 0   |
| 1   | 0  | 1  | 1   | 0   | 1  | 0   |
| 1   | 0  | 0  | 1   | 0   | 1  | 0   |
| All in good condition. Weed invasion is an issue. Sedimentation of wetlands is also an issue. Dredging of the wetland sediments is reportedly occurring soon. A sediment trap will be installed as well.                                  | Under construction   | Grass was long and mass planting had weed invasion.  | The northern boundary could be managed differently to better hold the boundary of the site and give a sense of defined space.   | No landscape elements to maintain. Grass is not too long. Steep embankments are eroding a bit.  | Maintained by local group  | No infrastructure to maintain. Grass was long. Weed infestation.                                  |
| 4   | 0  | 1  | 4   | 2   | 4  | 0   |
| 1   | 1  | 1  | 1   | 0   | 0  | 0   |
| 1   | 0  | 1  | 1   | 1   | 0  | 0   |
| 1   | 0  | 1  | 1   | 0   | 0  | 0   |
| 1   | 0  | 1  | 0   | 0   | 1  | 0   |
| Well located to the rail trail, Station and Stockman's areas. However the connection from the Station into town is not good. Proximity to main road could be managed better with more dense vegetation and or topographical intervention. | Adjacent to high school and additional ovals. This space could increase the scale and offering of the additional oval reserve. It could also be apart of an active transport connection between Highton Lane and further south to Rifle Butts Reserve. | Active link for Stockman's Rise residents. It could also offer a good active link to future development north towards the Waste water plant and Fords Creek.                 | Eastern interface with Steel yard problematic. Beyond the steel yard to Early street also problematic. This interface is key to unlocking the potential of this site.   | Located in developing area of town. Not central. Potential to offer amenity to local residents. | At the top of a hill gives it ceremonial significance but far from the heart of town. The reserve was fenced and gate locked when I visited. | Poor active transport options given no foot paths and steep hills.                                |
| 4   | 1  | 4  | 3   | 1   | 1  | 0   |
| 1   | 1  | 1  | 1   | 0   | 0  | 0   |
| 1   | 0  | 0  | 0   | 0   | 0  | 0   |
| 1   | 0  | 0  | 0   | 0   | 0  | 0   |
| 1   | 0  | 1  | 1   | 0   | 1  | 1   |
| Sedimentation and weed invasion are issues that need resolution.  | Detention basin. It is not yet clear how sustainably the water and environment will be managed.  | A drainage corridor that floods. Recently constructed so vegetation still establishing. However limited tree planting along path.  | It is not clear the extent of flooding within the area but considering the drainage line and wetland I assume the area floods from time to time.  |   |  |   |
| 4   | 1  | 2  | 2   | 0   | 1  | 1   |
| 1   | 0  | 0  | 1   | 0   | 1  | 0   |
| 1   | 0  | 0  | 1   | 0   | 0  | 0   |
| 1   | 1  | 0  | 1   | 0   | 1  | 0   |
| 1   | 0  | 0  | 1   | 0   | 0  | 0   |
| On the edge of town means there are no close community infrastructure. However, the Station is ear marked for community based development.  |  | Too big for the immediate community that is serves with limited program. An unprogrammed space that offers an active transport link with potential high value in the future. | Associated with Historical Society  | No use at the moment. The basins unique topography could be utilized in a future design         | Outside town   |   |
| 4   | 1  | 0  | 4   | 0   | 2  | 0   |
| 1   | 0  | 1  | 0   | 0   | 0  | 1   |
| 1   | 0  | 1  | 0   | 1   | 0  | 0   |
| 0   | 0  | 0  | 0   | 0   | 1  | 0   |
| 1   | 1  | 1  | 1   | 1   | 1  | 0   |
|   | Cypress trees along west boundary  | Some significant red gums and a drainage line.   | Some old red gums and other Eucalypts   | Poor WSUD outcome. Some old perimeter Red Gums on site add character.                           | Some significant trees within and around the reserve. Prominence on the hill is valuable too.  | Some bushland of moderate significance.   |
| 3   | 1  | 3  | 1   | 2   | 2  | 1   |
| 0   | 0  | 0  | 1   | 0   | 1  | 0   |
| 0   | 0  | 0  | 1   | 0   | 0  | 0   |
| 0   | 0  | 0  | 1   | 0   | 0  | 0   |
| 1   | 0  | 0  | 0   | 0   | 0  | 0   |
| Pleasant to ride or walk through but not significant enough for regional appeal given surrounding landscape. However valuable as a piece within the open space network that does have regional appeal.                                    |  | May be regionally valuable as an active transport link if connected to Fords Creek in the future.  | This is the end of the rail trail. It is also the historic train station and the location of the Mansfield Visitor Information Centre   | Detention basin given to shire as open space contribution.                                      | Local Anzac ceremonies take place. Little interest to wider population. Hyper local significance.  |   |
| 1   | 0  | 0  | 3   | 0   | 1  | 0   |
|   |  |  | 1   | 0   |  |   |
| 15  | 2  | 9  | 12  | 4   | 7  | 1   |
| 8   | 2  | 3  | 8   | 2   | 5  | 1   |
| 23  | 4  | 12   | 20  | 6   | 12   | 2   |

## A: Open space audit

|   | MIRIMBAH   | MACS COVE   | GOUGHS BAY  |  | TOLMIE   | MAINDAMPLE  |
|---|--|---|---|--|--|---|
|   | Mirimbah Park  | Playground  | Bayside Blvd walk   | Picnic Point   | Tolmie Recreation Reserve  | Maindample Community Park   |
| Ownership   |  |   |   |  |  |   |
| Maintenance   | ARMB   | Council   | Community / Council   | Council  | Community  | Council   |
| Program   |  |   |   |  |  |   |
| Does the space have good passive amenities, e.g. seating, bins, lights, drinking fountain etc.?                                     | 1  | 1   | 1   | 1  | 1  | 1   |
| Does the space have good active amenities, e.g. playground, playing fields etc.?  | 1  | 1   | 0   | 1  | 1  | 1   |
| Are environmental risks managed to create a safe space?   | 1  | 0   | 1   | 1  | 1  | 1   |
| Does the space manage fluctuating user numbers across the year?   | 1  | 1   | 1   | 1  | 1  | 1   |
| COMMENTS  | Large area that can deal with big events and large numbers of cars.  | Modest playground and picnic table.   | Passive recreation path with intermittent park benches.   | Toilet, shelter, playground, parking, picnic tables and benches. All in quite good condition.  | Playground, picnic facilities, community rooms, sports field, wood chopping arena, camping all in quite good condition considering the character of the place. Bushfire assembly point | Playground, shelter, bbq, tables and benches. All in good condition. New. |
| Total Score   | 4  | 3   | 3   | 4  | 4  | 4   |
| Maintenance   |  |   |   |  |  |   |
| Is waste well managed across the space?   | 1  | 1   | 1   | 1  | 1  | 1   |
| Is the vegetation healthy and well maintained (inc. irrigation)?  | 1  | 1   | 0   | 1  | 1  | 1   |
| Are the surface materials in good condition and well maintained?  | 1  | 0   | 1   | 1  | 0  | 1   |
| Are landscape elements, such as furniture and play equipment, in good condition?  | 1  | 1   | 1   | 1  | 1  | 1   |
| COMMENTS  | Some internal roads showed signs of erosion but largely in good condition.   | New playground. Some movement of softfall mulch under swing.  | Grass is mowed near path. Vegetation lower down the slope towards the lake is poorly maintained. This area however is outside Council responsibility. | Asphalt road edge crumbling a little.  | Some structures in poor condition. This might be seen to contribute to the character. Road in poor condition.  | Good condition. Very new facilities                                       |
| Total Score   | 4  | 3   | 3   | 4  | 3  | 4   |
| Connectivity  |  |   |   |  |  |   |
| Is the open space in a desirable location for community use?  | 0  | 1   | 1   | 1  | 1  | 1   |
| Is the space easily accessible for pedestrians (including people with disabilities) and cyclists?                                   | 0  | 1   | 1   | 1  | 0  | 1   |
| Does the space have adequate internal circulation?  | 1  | 1   | 1   | 1  | 0  | 1   |
| Does the space provide a pedestrian safe environment and good traffic management?   | 0  | 0   | 1   | 0  | 0  | 1   |
| COMMENTS  | Few (if any) people live nearby. Accessible by mountain bike and car. Pedestrian accessibility is poor given no footpaths on roads near site. Internal circulation compromised by internal vehicular movement. | Simple small open space with adequate internal circulation and well connected to community via local street network. No foot paths on streets nearby. A vegetation buffer could be considered between the playground and street to reduce the risk of traffic conflicts and help enclose park. However, consideration of retaining view is important. | A connecting path for the entire town.  | Centralized car parking creates separation between picnic amenities and playground. This may also create a traffic hazard.                               | The town has a dispersed population with an unclear centre. Road passes through reserve. This is closed during big events.   | Small population.   |
| Total Score   | 1  | 3   | 4   | 3  | 1  | 4   |
| Sustainability and climate resilience   |  |   |   |  |  |   |
| Is the space effected by flooding and if so is the right infrastructure in place?   | 1  | 0   | 0   | 0  | 0  | 0   |
| Does the space sustainably manage water, through harvesting, storing and re-using rainwater?  | 0  | 0   | 0   | 0  | 0  | 0   |
| Does the space provide a cool environment for the community in summer months? e.g. trees shade.                                     | 1  | 1   | 0   | 0  | 1  | 0   |
| Does the space negatively impact on the environment? (0=yes)  | 1  | 1   | 1   | 1  | 1  | 1   |
| COMMENTS  | Potential weed invasion from park. River bank is in poor condition in some locations considering the location.   | Eucalypt canopy next to playground creates dappled shade.   | Lake interface is poorly managed.   | Some good shade.   | Fantastic shade from large old trees.  |   |
| Total Score   | 3  | 2   | 1   | 1  | 2  | 1   |
| Local value   |  |   |   |  |  |   |
| Is the space significant to the local community?  | 1  | 1   | 1   | 1  | 1  | 1   |
| Does the space provide for all ages and demographics?   | 1  | 1   | 1   | 1  | 1  | 1   |
| Is the space an appropriate size to support the local community?  | 1  | 1   | 1   | 1  | 1  | 0   |
| Is the space well connected to community hubs or built social infrastructure? E.g. scout huts, schools, stadiums, community groups? | 1  | 0   | 1   | 1  | 1  | 1   |
| COMMENTS  | Closely associated with Mt Buller community. Used intensely during winter and other significant events including bike and car events.  | Main community amenity is Howqua river. Playground not located near this.   | The path is a valued asset to the community.  | Connected to community via Bayside Blvd walk. Slightly out of town but this is justified given the views over the lake and inherent landscape character. | Connected to historic town. Key to towns lived identity. Generic playground impacts identity of reserve. Careful nourishment of reserve identity though design is advised.             | Centrally located. Quite a large space for such a small population.       |
| Total Score   | 4  | 3   | 4   | 4  | 4  | 3   |
| Environmental value   |  |   |   |  |  |   |
| Does the space have established ecological value?   | 1  | 0   | 0   | 1  | 1  | 0   |
| Does the space have significant hydrological value? (lakes, rivers, flood planes)   | 1  | 0   | 0   | 0  | 0  | 0   |
| Does the space have significant geological value? (topography, aspect, prospect, rock formations)                                   | 0  | 0   | 0   | 0  | 0  | 0   |
| Are there any significant trees on the site?  | 1  | 0   | 0   | 1  | 1  | 0   |
| COMMENTS  | Large native and exotic trees. River provides ecological and hydrological value.   | Neighbouring eucalypts offer some value. Different vegetation management and the inclusion of diverse planting could improve this.  |   | Some significant trees and diverse vegetation.   | Significant Eucalypts on site.   | Trees and grass. Avenue of honour but trees are not mature.               |
| Total Score   | 3  | 0   | 0   | 2  | 2  | 0   |
| Regional value  |  |   |   |  |  |   |
| Does the open space have heritage value?  | 1  | 0   | 0   | 0  | 1  | 0   |
| Does the space have significant regional appeal?  | 1  | 0   | 0   | 1  | 1  | 0   |
| Do landscape based activities take place within the space? (swimming, fishing, hiking, mountain biking)                             | 1  | 0   | 0   | 0  | 1  | 0   |
| Are there any regional events held in the space throughout the year?  | 1  | 1   | 0   | 0  | 1  | 0   |
| COMMENTS  | Swimming, fishing and mountain biking all possible from park. Events hosted within the park. Heritage trees and structures from historic timber mill.  | Great views from the playground but great views are common in the area.   | Important for the town and a great asset to people who visit the town but not a reason to visit the town.   | Important for the town and a great asset to people who visit. Perhaps a reason to visit from within the shire.   | Sports Day is an event held here that attracts people from across the shire. Camping is permitted and appeals to people from outside the shire given the scenery and atmosphere.       | Of little interest to people outside of town.                             |
| Total Score   | 4  | 1   | 0   | 1  | 4  | 0   |
| Future strategy   |  |   |   |  |  |   |
| Is there a masterplan or concepts for the space?  |  |   |   |  |  |   |
| Performance Total Score   | 12   | 11  | 11  | 12   | 10   | 13  |
| Value Total Score   | 11   | 4   | 4   | 7  | 10   | 3   |
| Total Score   | 23   | 15  | 15  | 19   | 20   | 16  |

| BONNIE DOON   |  |   |  |   | MERTON   |   |   |
|---|--|---|--|---|--|---|---|
| Bonnie Doon Recreational Reserve  | Rail Trail Glad Phillips Bridge  | Bon Crescent Road Stop Reserve  | Bonnie Doon Community Centre   | Church Street Picnic Ground   | Merton-Euroa Rd Reserve  | Shaws Rd Reserve  | Merton Racecourse   |
| Community / Council   | Council  | Council   | Community / Council  | ?   | Council  | Council   | Community   |
| 1   | 1  | 1   | 0  | 1   | 1  | 0   | 1   |
| 1   | 1  | 0   | 0  | 0   | 0  | 0   | 0   |
| 1   | 1  | 1   | 1  | 1   | 1  | 1   | 0   |
| 1   | 1  | 1   | 1  | 1   | 1  | 1   | 1   |
| Oval, playground, tennis courts, club rooms, toilets, car parking. Mostly in poor condition.                                | Rail trail rest stop and bridge across Lake Eldon  | Road stop, bins, picnic tables, drinking fountain, toilets, Anzac memorial. Drinking fountain in odd spot hidden off the footpath behind a tree | Tennis courts, Basket ball ring, community hall all in poor condition  | Picnic tables, rest stop  | Road stop, bins, picnic tables   | Path net to road with tree planting   | Large, historic racecourse. A new shelter and BBQ. Bushfire assembly point. Old tennis court and beer garden furniture. |
| 4   | 4  | 3   | 2  | 3   | 3  | 2   | 2   |
| 0   | 1  | 1   | 1  | 1   | 1  | 1   | 1   |
| 0   | 0  | 1   | 0  | 1   | 1  | 1   | 0   |
| 0   | 1  | 1   | 0  | 1   | 1  | 0   | 0   |
| 0   | 1  | 1   | 0  | 1   | 1  | 1   | 0   |
| Playground in very poor condition. Fire pit full of rubbish.  | Woody weed invasion (Robinia)  | All in new condition.   | Landscape elements seemed in poor condition.   | All in very good condition.   | All in good condition.   | Path has weed invasion. Some tall shrubs near path block sight lines                            | Shelter and toilet block appear to be in good condition. Everything else is in poor condition.                          |
| 0   | 3  | 4   | 1  | 4   | 4  | 3   | 1   |
| 1   | 1  | 1   | 1  | 0   | 1  | 1   | 1   |
| 1   | 1  | 1   | 0  | 0   | 1  | 1   | 1   |
| 1   | 1  | 0   | 1  | 0   | 0  | 1   | 1   |
| 1   | 1  | 1   | 1  | 1   | 1  | 1   | 1   |
| Centrally located within town. Vehicle access within and around entire site. May be problematic when more people are there. | Rail trail   | Essentially a beautified green edge to a car park.  | Central and collocated with community hall. However, gates were locked during the site visit. This suggests a level of control not akin to public space. | A carpark picnic stop. Little pedestrian consideration. Co-located with historic buildings. | Surrounded by roads. Compromised as public open space. Well suited to being a rest stop. |   | Well connected to community via pedestrian link. Suitably located given nature of town.                                 |
| 4   | 4  | 3   | 3  | 1   | 3  | 4   | 4   |
| 0   | 0  | 0   | 0  | 0   | 0  | 0   | 1   |
| 0   | 0  | 0   | 0  | 0   | 0  | 0   | 1   |
| 0   | 0  | 1   | 0  | 0   | 1  | 0   | 0   |
| 1   | 1  | 1   | 1  | 0   | 1  | 1   | 1   |
|   |  | Good shade  |  | Pavement likely to create stormwater issue.   | Good shade   | Little shade. A lot of mowed grass.   | Pond in the centre could be enhanced to offer greater ecological value.   |
| 1   | 1  | 2   | 1  | 0   | 2  | 1   | 3   |
| 1   | 1  | 1   | 1  | 0   | 0  | 0   | 1   |
| 1   | 0  | 0   | 0  | 0   | 0  | 0   | 0   |
| 0   | 1  | 1   | 1  | 1   | 1  | 1   | 0   |
| 1   | 0  | 1   | 1  | 0   | 1  | 1   | 1   |
| Possibly too big for population.  | Bridge offers active transport link between town and Bonnie Doon Hotel                               | Well connected to highway. Potentially more serving tourists rather than locals. Anzac memorial suggests some local importance.                 |  | Appeals to tourists rather than locals  | Well connected to highway. Potentially more serving tourists rather than locals.         | The path connects parts of the town. It is not clear how valuable it is to the local community. | Very large facility for such a small community.   |
| 3   | 2  | 3   | 3  | 1   | 2  | 2   | 2   |
| 0   | 1  | 0   | 0  | 0   | 0  | 0   | 0   |
| 0   | 0  | 0   | 0  | 0   | 0  | 0   | 0   |
| 0   | 0  | 0   | 0  | 0   | 0  | 0   | 0   |
| 0   | 0  | 0   | 0  | 1   | 0  | 0   | 0   |
|   | Eucalypt forest on either side of trail may have ecological value.                                   |   |  | Some old Elm trees  |  |   |   |
| 0   | 1  | 0   | 0  | 1   | 0  | 0   | 0   |
| 0   | 1  | 0   | 0  | 1   | 0  | 0   | 1   |
| 0   | 1  | 0   | 0  | 0   | 0  | 0   | 1   |
| 0   | 0  | 0   | 0  | 0   | 0  | 0   | 1   |
|   | Rail trail attracts tourists from within and outside shire. Bridge and rail line has heritage value. | High amenity rest stop.   |  | Associated with historic buildings from the town prior to the dam being built.              | Moderate amenity rest stop.  |   | The Merton Amateur Turf Club New Year's Day race offers an authentic country picnic racing experience                   |
| 0   | 3  | 0   | 0  | 1   | 0  | 0   | 4   |
|   |  |   |  |   |  |   |   |
| 9   | 12   | 12  | 7  | 8   | 12   | 10  | 10  |
| 3   | 6  | 3   | 3  | 3   | 2  | 2   | 6   |
| 12  | 18   | 15  | 10   | 11  | 14   | 12  | 16  |

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**M**ANSFIELD

**O**PEN

**S**PACE

**S**TRATEGY

Open Space Principles

March 2021

**REALM** studios

# Contents

## 1.0 Introduction

## 2.0 Open Space Principles

1. High quality of open space
2. Open space close to home
3. Active open space
4. Climate resilience and sustainable open space
5. Open space apart of Cultural Landscape
6. Open space as a regional asset

**Project:** Mansfield Open Space Strategy  
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**Client:** Mansfield Shire Council  
**Date:** March 2021  
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**Prepared by:**

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# 1.0 Introduction

Open space is of central importance to the well-being of the Mansfield Shire. Provision of quality public open space provide environmental, social and economic benefits to the surrounding communities. Public open space provides for the recreational pursuits of the community, destinations for social interaction and character to the Shire.

Public open space provides opportunity to embrace local traditional owner knowledge in its design and management. Aboriginal people know that if we care for Country, it will care for us. For tens of thousands of years, they have managed, cultivated and cared for the landscape where the Shire was established and continues to grow.

Public open space can be used to help protect and preserve biodiversity values, enhance environmental outcomes and provide landscaped areas for shade and relief from heat effects.

This document is based on the MOSS Preliminary Analysis Report and community engagement. It is specifically concerned with all open space assets owned or managed by the Mansfield Shire. This excludes much of the Crown land and National Parks that are within and around the Shire that may be perceived and used as open space but is outside of the Shire's jurisdiction.

Six principles have been developed to help guide the design, delivery and management of the Mansfield Shire open space network as the Shire evolves into the future.

## Six Guiding Principles

### 1. High quality of open space

Open space should be of high quality to gain the maximum benefits from limited resources.

### 2. Open space close to home

Open space should be within close walking and/or biking distance for all residents.

### 3. Active open space

Open space should promote active and healthy lifestyles.

### 4. Climate resilience and sustainable open space

Open space should be able to perform in a changing climate.

### 5. Open space as a part of Cultural Landscape

Open space should reflect and strengthen the rich cultural heritage of the Shire.

### 6. Open space as a regional asset

Open space should utilize the natural landscape assets of the Shire to support happiness and a growing economy.

# 1. High quality of open space

There is increasing evidence that the quality of open space significantly contributes to community satisfaction and well-being independent of the quantity of open space\*.

The quantity of open space within the Mansfield Shire is well above the per capita recommendations by both the World Health Organization and the Victorian State Government, however, many of these open spaces are under utilized or under resourced.

By having a focus on improving existing open space through the design and delivery of durable open space infrastructure with sustainable operation and maintenance requirements the Shire can increase the ecological and social services that open space provides the community.

\*QUALITY OVER QUANTITY: CONTRIBUTION OF URBAN GREEN SPACE TO NEIGHBOURHOOD SATISFACTION. INT J ENVIRON RES PUBLIC HEALTH. 2017 MAY

High quality open space as a part of an open space network should include some or all of the following qualities:

- Facilities that encourage social cohesion, such as seating, picnic areas and BBQ facilities.
- Support and encourage community involvement and stewardship.
- Safe and accessible to all members of the community through passive surveillance and non-discriminating infrastructure.
- Provide opportunities for biodiversity that benefits the environment and community through a great connection with nature.
- Comfortable microclimates through shading, wind mitigation, water use and material choice.
- Water sensitive urban design principles.
- Encourage active lifestyle and physical recreation.
- Imbue community and landscape culture and heritage.
- Durability and sustainable operation and maintenance costs.

## 1.1 CASE STUDY

### Sunvale Community Park, Sunshine

Sunvale Community Park represents the rebirth of the old Sunvale Primary School into a vital community asset. The existing public space was slowly transformed through a design process of community and council collaboration to create a shared vision and ultimately a series of wonderful, unpretentious park uses and elements that have been adapted by users of all ages and social and cultural backgrounds. Effective water harvesting via a 100,000 litre underground tank and reuse of this critical resource enables year-round green lawns for ball games. Other critical elements include a BBQ shelter, skate park and sculptural play elements.

This example demonstrates how existing public space can be improved through a design process that includes community, council and expert consultants.







## 2. Open space close to home

As the Mansfield Shire grows and changes over the coming decades it is important to maintain an open space network that is within close proximity to all residents. The network should be well connected to the slow movement network and therefore accessible by foot and bike.

Specifically a target of 95% of all residents within general residential and low density residential zones should be within a 400m safe walk of a local open space and 800m safe walk of a neighbourhood open space.

Residential land development will help to fund new and existing open space through a development contributions plan that requires developers to set aside land for public open space, in a location satisfactory to the Council; or what monetary contribution developers should pay to an equal value.

There are many strategies to improve open space proximity and ensure high quality open space for all newly acquired land:

- Establish open space corridors along creek lines, rivers and lakes.
- Co-locate public open space and encumbered land to provide co-benefits including drainage assets, significant tree protection zones and native habitat areas.
- Determine new open space locations based on walking catchment modelling.
- Improve connectivity to existing open space by removing slow movement barriers.

### 2.1 CASE STUDY

#### Hume Open Space Strategy, Hume

Hume Council has created a successful program for receiving and utilizing developer open space contributions in a transparent and efficient way.

Completed in 2010, the strategy identifies a number of projects for improving the municipality's open space network. In finalising the open space strategy, Hume Council recognised the need to provide clear accountability of how contributions of land or cash were collected and expended. Council developed a specific end-to-end process which provides a rigorous methodology and transparency for open space contributions.

This example demonstrates how important the clear and transparent management of open space contributions can contribute to a high quality and equitable open space network.



## 3. Active open space

Open space should offer a diversity of safe and attractive programs that are accessible, are well distributed and cater to the various needs of the community regardless of their socio-economic status, ethnicity, age, gender, ability or geographic location.

Open space that does this can promote an active lifestyle which has both mental and physical health benefits. Open spaces that promote active use tend to be used more often by organized groups which can cultivate community culture.

Specifically a target of 95% of all residents within general residential and low density residential zones should be within a 400m safe walk of a play space and 800m safe walk of a sports and recreation space.

Active open space may include some of the following elements:

- Play spaces designed for different age groups and at multiple scales. This may be as simple as some stepping stones through a garden bed. Play spaces should be placed to create a greater sense of identity.
- Sports fields that are well connected to local clubs, schools and other community organization. Effort should be made to facilitate community use of existing sports facilities beyond the primary club or school based stakeholders.
- Landscape based sports like mountain biking, swimming (in natural water ways), trail running, etc, can be encouraged by improving the amenity of strategic access points to the Shire's expansive natural landscape.
- Connectivity to/from and within open space reserves will enhance walkability of townships and support uptake of walking and cycling and informal physical activity participation.
- Support the Shire's reputation as a cycling destination by further developing the network of trails.

### 3.1 CASE STUDY

#### Bright Splash Park and River Pool, Bright

The Bright Splash Park and River Pool on the banks of Mores Creek is the exemplar for regional open space in Victoria. The park's design was inspired by the town's mining heritage and utilizes a sustainable bore water supply independent from the town's water which enables it to operate in times of drought. The park's location on the banks of Mores Creek and the Ovens River has transformed the town's relationship with these two natural landscape assets giving the local community a greater appreciation for the water ways and promoting nature based play.





## 4. Climate resilience and sustainable open space

Climate change presents several challenges for open space like water scarcity, flooding, bushfire and heat waves. Open space must be resilient to future climate scenarios and support the community during climate emergencies.

Open space can also serve to mitigate some of the challenges posed by climate change. For example by being a store of biodiversity, mitigating the urban heat island effect or cultivating community camaraderie.

Strategies that contribute to climate resilience and sustainability may include:

- Sustainable water reuse in open space design where feasible.
- Assist to mitigate the impact of heat waves by increasing the presence of passively irrigated large trees for shade, strategic wind buffering and material choice.
- Implement plantings that are resilient to the predicted future climate.
- Provide cool routes to and between open space through tree boulevards and water sensitive urban design.
- Advance the practice of urban forestry and habitat enhancement through community planting days.
- Decouple open space water supply from municipal water supply.
- Employ regenerative ecology principles that reduce vegetation maintenance burden but increase biodiversity and resilience.

### 4.1 CASE STUDY

#### Blind Creek, Ferntree Gully

A length of Blind Creek was renaturalized from a piece of stormwater infrastructure into a biodiversity corridor with a chain of pocket parks. This piece of important drainage infrastructure still retains flood conveyancing functionality but now also offers areas of diverse open space with increased biodiversity outcomes for public use. The design also increases local water infiltration which cools the local environment and leads to better plant health.

This project demonstrates how open space can provide multiple benefits to the community in a changing climate.





## 5. Open space apart of Cultural Landscape

The Mansfield Shire sits within a unique and diverse landscape of rolling farmland with paddock trees, vast woodlands, forested mountains and valleys, Lake Eldon and several rivers and creeks.

This landscape character is integral to the identity of this rural community but sits within an ancient living cultural landscape of the Taungurung People. The Strategy will protect and enhance these layers of landscape and culture to strengthen the Shire's identity and values, whilst celebrating the areas rich history.

Strategies include:

- Plan, design and manage open space in line with the Taungurung Country Plan.
- Improve biodiversity values in open space along the water ways.
- Protect and enhance native habitat areas in open space.
- Protect significant trees in new and existing open space.
- Protect and where appropriate promote and interpret contemporary and historical cultural significance and values in open space.
- Support cultural expression and diversity through the use of public art, nature play, festivals, community gatherings and associated uses in open space.

### 5.1 CASE STUDY

#### North Gardens Sculpture Park, Ballarat

The North Gardens Sculpture Park is an example of successful open space design and development done in collaboration with the traditional owners. The design involved a processes of engagement, embedded in deep listening with the Wadawurrung people to create a place based sculpture park that responds to and respects Country.

This project demonstrates how traditional owner collaboration can create places within open space of cultural richness that strengthens a community's identity and values.





## 6. Open space as a regional asset

Open space has the ability to attract new residents, support tourism and agricultural industries and facilitate events. This makes open space a valuable contributor to the region's growing economy.

The Shire has several high value open spaces that operate in this way. For example, High Street and its generous median strip is the spine of the Mansfield township and plays an invaluable open space role although not public open space. Lake Eildon is a regional attraction that draws people from across the state to play on and around. The Jamieson River as it passes through Jamieson is one of the many hidden treasures within the Shire.

By seeing open space through this lens we can protect precious open space from exploitation and utilize it to further the Shire's prosperity and character.

Strategies include:

- Maintain regional level open space for increased capacity in busy seasonal months.
- Work with Parks Victoria and other land managers as an advocate for the community to improve access and amenity to many of the valuable ancillary open spaces.
- Work in collaboration with schools to develop nearby open space and explore potential for wider community use of school grounds outside of hours.
- Continue to provide open space venues and facilities that support a range of formal and informal community events, festivals and gatherings.
- Promote environmental education and active lifestyle choices in open space by partnering with local schools.
- Support the calendar of community events across the open space network.

### 6.1 CASE STUDY

#### Bike hub transformation, Derby, Tasmania

First a mining town then forestry, both industries have left or slowed down. Today Derby is an international destination for mountain bikers. Derby, Tasmania has undergone a transformation thanks to investment in the towns surrounding natural assets where an extensive mountain bike trail network has been built. The town has evolved to accommodate this new industry and now operates as a bike friendly destination that promotes an active and exciting lifestyle for both visitors and local residents.

This case study demonstrates how investment in natural landscape assets can have great social and economic benefits.





**city making + liveability**

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