



Open Space Management Plan

August 2018



Table of Contents

Executive Summary

1	Area Overview	1
1.1	Background	1
1.2	Purpose.....	1
1.3	Area Context	3
2	Current Open Space Provision and Issues	5
2.1	Introduction	5
2.2	Physical Features and the Environment.....	5
2.3	Land Use Assessment	6
2.4	Adjoining Local Government Area	6
2.4.1	City of Greater Geelong	6
2.5	Relevant Studies and Master Plans Review	8
2.5.1	BOQ Health and Wellbeing Plan 2018 to 2021	8
2.5.2	G21 Alliance Healthy Lifestyle Behavior Indicator Comparisons	8
3	Open Space Inventory and Classifications	10
3.1	Introduction	10
3.2	The open space inventory has been developed under the following key headings:	10
3.3	G21 Open Space Areas Categorization.....	16
3.3.1	Borough of Queenscliffe Open Space Inventory Categories	17
3.3.2	BOQ Open Space Categorization Summary	19
4	Open Space Management and Guidelines	21
4.1	Introduction	21
4.2	Key Open Space Issues Summary	21
4.3	Future Open Space Strategy Framework.....	24
4.4	Open Space Review Findings.....	24
4.5	Open Space Management	26

Directory of Tables

TABLE 2.1 BOROUGH OF QUEENSCLIFFE ESTIMATED LAND AREAS (EST. 2006)	6
TABLE 2.2 KEY HEALTHY LIFESTYLE BEHAVIOUR COMPARISONS	9
TABLE 3.1 BOROUGH OF QUEENSCLIFFE OPEN SPACE INVENTORY	11
TABLE 3.2 BOQ OPEN SPACE INVENTORY STANDARD OF PROVISION	19
TABLE 3.3 BOQ OPEN SPACE INVENTORY BY TYPES OF OPEN SPACE	19
TABLE 3.4 BOQ OPEN SPACE INVENTORY OPEN SPACE SETTING TYPES	20
TABLE 4.1 OPEN SPACE AREA MANAGEMENT INITIATIVES	26

Appendices

APPENDIX ONE: BOQ OPEN SPACE INVENTORY AERIAL PHOTOS AND PLANNING MAPS
APPENDIX TWO: BOQ PLAYGROUND INVENTORY PHOTOS

Executive Summary

1. Study Scope

The Open Space Management Plan was completed to address two key questions:

1. What open space is currently provided?

Document open space specific sites, location, size, planning controls, uses, environmental and community values etc.

2. What are the future management requirements of existing open space?

Review and identify what (if anything else) is needed, where and when it is needed, and how it can be achieved.

2. Key Findings

The key findings are listed as follows.

2.1 Current Borough of Queenscliffe Open Space Provision

The study findings clearly highlight the significant role open space contributes to the livability of the Borough of Queenscliffe area to live, work, play and stay.

Overall the Borough of Queenscliffe has a larger than normal supply of open space due to its unique coastal location with large tracts of coastal reserves, dunes and accessible open space leading to large sandy beaches.

The open space inventory has identified 44 open space areas totaling 109 hectares of open space. Open space areas represent 8.3% of the LGA area, which noting the low resident population (even with high seasonal visitors) is a very high provision compared to other urban areas in the state.

The available open space has also been identified as very accessible to people living in the area and this is assisted by the LGA area land layout that provides a narrow strip land mass of only 13 square kilometres and the unique environment bounded by large tracks of parkland and coastal open space through to bay or ocean zones on three sides.

Importantly the Bellarine Rail Trail and Coastal bay and ocean pathways provide excellent linear linkages to many of the main open space areas that can be further improved with extended pathway links. This unique coastal environment open space and urban residential area means the majority of residents live very close to open space areas with most living less than 400 metres from an open space area.

The study findings therefore conclude that residents have excellent access to quality and diverse open space areas that have been found to be highly used and valued by local residents and visitors to the area.

The closeness of open space areas to residential areas, added by the narrow land mass layout with perimeter coastal open space and parkland is expected to be a key attractor to people being more active than many other areas of the state.

Council community satisfaction survey results also highlight that residents highly value the unique environment and large provision of open space in the LGA.

Although the current LGA population has a higher than average older age profile current residents are rated as healthier and rate their wellbeing as much higher than identified Victorian averages.

A key to these positive wellbeing and health outcomes is the continued provision, maintenance and upgrading and protection of key areas of open space in the Borough of Queenscliffe and the Open Space Management Plan needs to provide the ongoing framework for this to occur.

2.2 Current and Future Open Space Constraint Impacts

The study has found that although there is above average supply of open space the unique environmental features that have attributed historically to this provision also form some of the major constraints, Council continuously faces to developing, maintaining and preserving the open space areas.

For a large part of the year the area experiences a low residential population and therefore a low environmental impact on open space areas, however the area population on weekends and holiday periods can expand to 17,000 to 20,000 people staying in the area plus a significant number of day visitors.

Many of these non-permanent residents converge on the coastal open space areas either as a user of the coastal tourist parks and/or local accommodation, a user of the many parklands, beaches and water areas or as a person visiting the retail precincts and historical areas of the LGA.

This high use of open space areas causes unique development and maintenance costs for Council to fund from a very low rate base. This clearly highlights the need for other levels of Government as well as commercial business that benefit from these large visitor numbers to contribute/assist in funding the large supply of open space development, maintenance, protection and management.

The study has found that overall, people have excellent access to open space however the lack of a second quality active sport and recreation space in the Borough may be an issue. This will be further compounded in the future with adjoining LGA area population increases.

The Borough of Queenscliffe population is projected to remain stagnant and the opening up of new residential subdivisions in the north western end of Point Lonsdale (located in the City of Greater Geelong) is expected to see an increase in people in the area wanting to make greater use of the active sport and recreation open space areas.

Reviews of planning documents indicates that although there will be local parks and trails these new communities are not being provided with any active space open areas such as ovals or fields or courts/pitches. Therefore people looking to participate in active sports will be looking to join local clubs and use existing sport and recreation facilities in the Borough of Queenscliffe.

Upgrading the amenities and infrastructure at the Royal Park Oval in line with a future upgrade of the Royal Caravan Park will assist in this area. It would be appropriate for local developers and the City of Greater Geelong to be encouraged to jointly contribute to this project.

3. Future Open Space Management Initiatives

The future open space management initiatives are listed in sections of this report. The key future initiatives are summarized by key open space element in the following table.

Table 1 BOQ Open Space Key Area Initiatives

Open Space Element	Category	Initiative	Detail
Parks and Gardens	General Parklands	Queenscliff Park Planning and Development	<ul style="list-style-type: none"> First concept plan developed however not commenced due to lack of funding availability. Further design work to be undertaken in 2018/19 to prepare a masterplan for a “family friendly” park incorporating whole site.
	Heritage Landscapes	Fort Queenscliff and Precinct	<ul style="list-style-type: none"> Significant opportunity to add to open space heritage landscape accessibility in the area through development of Fort Queenscliff as a tourism and community facility

Sports Venues			<ul style="list-style-type: none"> • Opportunities for perimeter and internal walking trails and coastal and historical building viewing areas. Destination Queenscliff project will open up some areas.
	Playgrounds	Playground Equipment Upgrade Strategy	<ul style="list-style-type: none"> • Total of 16 playgrounds identified in the open space inventory so high provision and good distribution of playgrounds servicing high use visitor areas, district locations and local areas. • Recommend ongoing playground and park furniture improvement program continue through Councils asset renewal program. Any new play areas be developed with regard to facility provision sectors being regional parks, district parks and local parks.
	Ovals and Fields	Queenscliff Recreation Reserve Master Plan	<ul style="list-style-type: none"> • Council has commissioned a master plan of the Queenscliff Recreation Reserve and its Caravan Parks.
		Royal Park Oval Redevelopment	<ul style="list-style-type: none"> • Royal Park oval is the only other playing field of size in the LGA so this is recommended to be upgraded to take higher usage and meet future sport demand including consideration of removing the boundary fence to enable a larger multi-use playing field to be developed in association with new pavilion and change facilities (that also could be linked to caravan park use at scheduled times. This could be considered as part of the Caravan Park Master Plan Study. It is further recommended as this area is likely in the future to receive demand for use by residents moving into the new residential north western areas of Point Lonsdale that Council seek capital contributions from developers and the City of Greater Geelong for part of the upgrade works.
	Courts and Pitches	Tennis Courts	<ul style="list-style-type: none"> • G21 Alliance Strategy notes 10 tennis courts provided and no need for more courts based on current and future population projections. • Recommendation in Regional Tennis Strategy is for BOQ to consider assisting with maintenance and general court surface and infrastructure renewal in-line with 2013 court audit findings to retain quality facilities.
		Netball Courts	<ul style="list-style-type: none"> • Currently there are two netball courts adjacent to the Queenscliff Bowling Croquet and that are being relocated to the Queenscliff Recreation Reserve (QRR).

Open Space Element	Category	Initiative	Detail
Sports Venues (Cont.)	Courts and Pitches (Cont.)	Golf Courses	<ul style="list-style-type: none"> Residents have access to two private club golf courses in the area with Queenscliff Golf Club based on leased land on Swan Island and Point Lonsdale Golf Club located just outside the BOQ municipal boundary. Queenscliff Golf Club has advised they have been experiencing membership drop off and increasing operating costs whilst also paying high lease fees for the site. Council may need to work with the club to help them improve their viability to ensure the golf course remains operational/accessible.
		Greens and Lawns	<ul style="list-style-type: none"> There are two lawn bowls clubs in the LGA providing a total of 5 lawn bowls greens. Relocation of the netball courts to the recreation reserve is expected to free up an area to consider relocating parking and potentially provide addition croquet playing areas (growth activity).
Waterways	Coastal Reserves	Update 2006 Queenscliff Coastal Management Plan	<ul style="list-style-type: none"> Recommend that funds are sourced to update the coastal management plan.
		Maintain Upgrade Coastal Reserves and Key Plans	<ul style="list-style-type: none"> Key feature and largest open space provision of the area are located at coastal reserves. Need to complete as part of the coastal reserves management plan a continuous coastal path. Develop plans/strategies and funding to progressively improve coastal areas in line with an updated coastal management plan.
		Protect and Enhance Natural and Cultural Heritage Values	<ul style="list-style-type: none"> Council and agencies responsible for coastal areas major concern is the impact of weed invasion on local area biodiversity. Seek funding support to progressively concentrate action on key zones of the vegetated foreshore. Continue vegetation maintenance on: <ul style="list-style-type: none"> Coastal Moonah Woodland west of Camp Wyuna. The narrows coastal dunes Point Lonsdale lighthouse Reserve Moonah and saltbush revegetation around Swan Bay
Linear and Linkage	Walkways	Support the Coastal Walkway from Point Lonsdale to Ocean Grove	<ul style="list-style-type: none"> Opportunity for major regional shared coastal walkway and cycle way from Point Lonsdale to Ocean Grove should be supported in principle, as it would provide a major new linear trail for residents and visitors to the area. Continue to plan for how such a trail would connect with existing trails and walkways in the LGA.
		Bellarine Rail Trail	<ul style="list-style-type: none"> Continue support for ongoing improvements to the Bellarine Rail Trail including improved signage and track resurfacing and landscape improvements as required. Track re-surfacing completed within the BOQ area in 16/17.
		Fort Queenscliff Tail Link	<ul style="list-style-type: none"> Advocate for new coastal trail linkages through the fort site to existing adjoining walkways if Fort Queenscliff is redeveloped and in line with proposed trail development through the Destination Queenscliff project.
		Cycle and Walkway Network Plan, Maps and Key Signage Improvements	<ul style="list-style-type: none"> Need for a LGA and surrounds Trails plan and information map showing linear trails and walkways and safe secondary travel routes that link to neighborhood areas and key destination points such as shopping centres, viewpoints, look outs, historical areas etc. Need for improved signage at linear trail and walkway key entry and exit points to help locate people and to also promote the trails.



1 Area Overview

1.1 Background

The management of Crown Land reserves forms a significant part of Council's recreation and environmental activities, with Council having Committee of Management responsibility for 58 Crown land allotments / reserves totaling around 104 hectares.

The areas under Council management include football, lawn bowls, cricket, tennis, netball and croquet facilities. Council also operates three caravan parks and a two-lane boat ramp, which generate revenue that is spent across the Borough's foreshore crown land reserves.

The foreshore areas in the Borough have very high landscape, heritage and recreation values. Council has considerable responsibility for coastal management, with foreshore reserves under its management comprising about 8% of the municipality's area - the highest proportion of any municipality in Victoria.

In total, more than 90% of the area of public open space managed by Council is Crown Land.

A suite of Council policies and strategies serve to inform Council's planning and decision-making around the use, development and operation of the various pieces of open space under its management.

This management plan consolidates and adds to this body of work. Specifically, it will be an operational level strategy that provides clear directions and parameters for the planning and operation of Council managed open space in the Borough, having particular regard to the very high proportion of public open space that is managed by Council on behalf of the State Government.

1.2 Purpose

The plan is intended to provide an overview of the Borough's existing open spaces and to identify options for the future use, development and management of these spaces so as to maximize the relevance and effectiveness of open space to the community.

Open space and related infrastructure which falls within the scope of this project includes public land managed by Council or by a land manager delegated by Council (i.e. leases), informal and formal recreation open space, local parks, playgrounds, foreshore reserves and Vic roads road reserves that are managed by Council as public open space.

Using a value based planning approach, and having regard to:

- Population profile and demographic change
- Existing open space
- Natural and built environment
- Sport and recreation trends
- Health and wellbeing

- Universal design and environmentally sustainable design

The Open Space Management Plan will address two key questions:

1. What open space is currently provided?

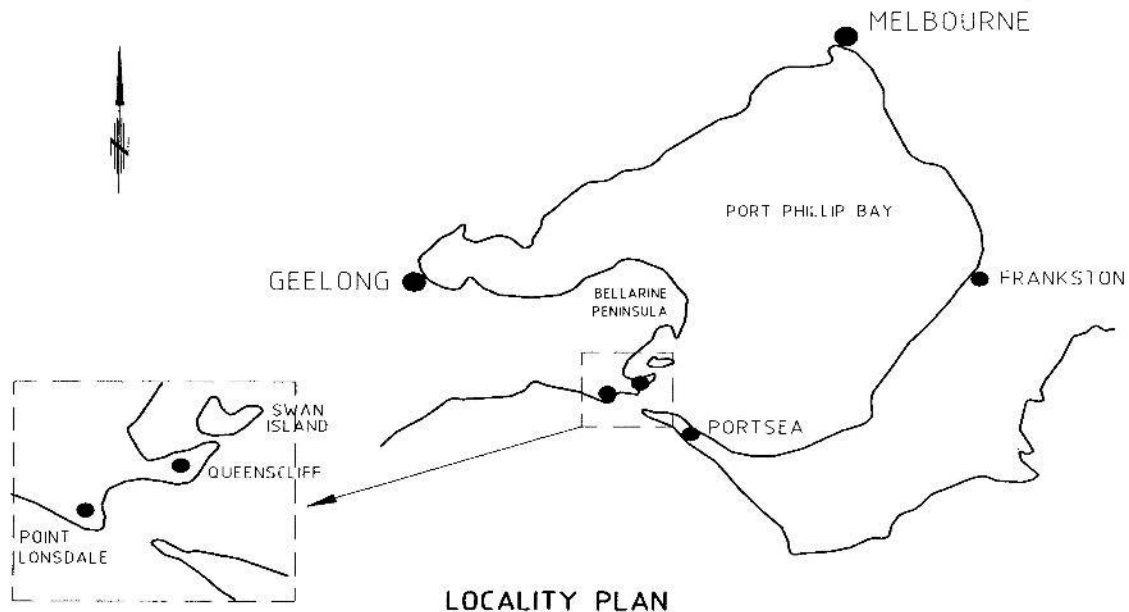
E.g. specific sites, location, size, planning controls, uses, environmental and community values etc.)

2. How can existing open space be improved?

E.g. what (if anything else) is needed, where and when it is needed, and how it can be achieved.

1.3 Area Context

The Borough of Queenscliff (BOQ) is located at the most eastern tip of the Bellarine Peninsula and opposite Point Nepean at Port Phillip Heads in Victoria.



Plan adopted from Queenscliff Planning Scheme Municipal Strategic Statement

The land area only comprises approximately 13 square kilometres and includes the coastal townships of Queenscliff and Point Lonsdale. The BOQ and is bordered by water on three sides being:

- Port Phillip Bay to the east
- Swan Bay to the north
- Bass Strait to the south

The only land border is to the City of Greater Geelong to its west. The Borough is approximately 105 kms southwest from Melbourne and 35 kms east of Geelong.

The Borough of Queenscliff Council Plan 2017 - 2021 notes the following area history:

- “The Borough was created in May 1863 and is now the only Borough left in Australia. The Council celebrated its 150th anniversary in May 2013.
- Historically Queenscliff early development was built for Government purposes. These included postal, customs, health and telegraph services. It also featured lighthouse and signal services, military and defense establishments and the sea pilot’s service.
- There are many significant historical buildings within the Borough, which contributes to its distinctive built environment, and well-preserved heritage buildings are key tourism assets.”

The open spaces reviewed includes the residential areas of Queenscliff and Point Lonsdale and the Swan Island area. Perched above the point where Port Phillip Bay meets the Bass Strait, Point Lonsdale boasts both sheltered bay beaches and rugged ocean frontage where the Western Victorian surf coast begins.

As well as being of high ecological value, the foreshore and marine environments contribute to the urban and landscape character, which attracts many people to live as well as visit the area. The area has a unique environment with foreshore on three sides, including the Port Phillip Heads Marine National Park and Swan Bay, a wetland of international importance under the Ramsar Convention.

Key operational activities that Council is undertaking that will impact on open space areas includes:

- **Queenscliff and Point Lonsdale Pathways Strategy**
- **Public Toilet Provision Strategy**
- **The Queenscliff Recreation Reserve Master Plan:** While the priority has been given to Queenscliff Recreation Reserve (particularly the sports precinct) and Victoria Park, Master Plans for Royal Park and Golightly Park are also being developed for later implementation.
- **Planning for the development of Queenscliff Park (former high school site):** Comprehensive master planning incorporating the whole site expected to commence soon on the former high school site with development subject to availability of funding.
- **Queenscliff Lighthouse Reserve Master Plan:** Council has reviewed options from draft master plans, consulted with the community on these and has identified option 3 landscape improvements and 10 high quality eco-cabin accommodation units as the preferred option. Implementation has commenced with the Destination Queenscliff project that will see the cabins located within the Recreation Reserve rather than on the Lighthouse Reserve
- **Point Lonsdale Lighthouse Reserve Master Plan:** Council has reviewed plans and has identified Option 2 (landscape improvements only) as the preferred option. Implementation of the option has commenced with detailed design commenced.



2 Current Open Space Provision and Issues

2.1 Introduction

This section provides an overview of current open space in the Borough of Queenscliffe as well as a review of previous research and a summary of key informant and stakeholder interviews to assist with raising current open space issues.

2.2 Physical Features and the Environment

The Queenscliffe Planning Scheme document notes the unique nature of the BOQ physical features and the associated environment as follows:

“The urban areas of the Borough are located on a series of dunes and sandy limestone ridges, which fall towards Port Phillip Bay, Bass Strait, and Swan Bay. The Port Phillip Bay and Bass Strait coastlines are characterized by primary dunes covered in remnant coastal vegetation, formal parkland, and beaches.

There are also limestone cliffs exposed along the coast at both Point Lonsdale and Shortlands Bluff, which are significant landscape features.

Although the township of Queenscliff is located on the Peninsula, it gives the impression of being on an island. It is connected to Point Lonsdale by a slender sand dune isthmus called The Narrows, which separates Port Phillip Bay from Swan Bay.

This feature creates a natural break of open space and foreshore reserve between the urban areas of Queenscliff and Point Lonsdale.

Almost the entire Borough falls within the Swan Bay Catchment. The northern parts of Point Lonsdale are low lying and once contained a system of wetlands, which flowed into the bay. As Point Lonsdale expanded, most of this system was drained and filled.

Lake Victoria is the only substantial remnant. The foreshore of Swan Bay is lined with salt marsh and other coastal wetland vegetation, which gives way at the water margin to tidal flats and sea grass beds.

The Borough contains a number of islands in the southern part of Swan Bay, including Swan Island, Sand Island, Rabbit Island, Tip Island, Duck Island and Stingaree Island. These islands are largely undeveloped and provide important habitats for flora and fauna.

The marine and terrestrial environments of Swan Bay, its foreshore and islands are environmental assets of international significance. They are recognised in treaties (including the Ramsar convention, the JAMBA and CAMBA agreements) and are on the Register of the National Estate.

As well as being of high ecological value, the foreshore and marine environments contribute towards urban and landscape character, which attracts many people to the Borough. Important local industries (including eco-tourism, recreational and commercial fishing) also rely on the ‘health’ of the environment.

Issues facing the natural environment in the Borough include:

- Climate change including sea level rise,
- The proliferation of pest plants and animals,
- Loss of remnant vegetation through pest plant competition,
- Beach and dune erosion,
- Predation of natural species,
- Altered coastal processes,
- Pressure from increasing visitor numbers,
- Storm water from (expanding) urban areas,
- Litter, and
- Need for car parking near coastal, areas of interest and retail areas

The extent of the islands and foreshore are also subject to substantial change due to the large quantity of sand being carried in and out of Port Phillip Bay by natural processes.

2.3 Land Use Assessment

The Queenscliff Coastal Management Plan (September 2006) indicated at that time the estimates of land area and uses in the Borough of Queenscliff were:

Table 2.1 Borough of Queenscliff Estimated Land Areas (est. 2006)

Land Category	Approximate Area (ha)	Approximate (% of Area)
Residential and Commercial	430	33
Islands (managed by Department of Defense and/or leased by Queenscliff Golf Club)	400	31
Foreshore Land (managed by BOQ)	100	8
Foreshore Land (managed by VicTrack, DSE, Parks Vic etc.)	100	8
Remainder	270	21
Total Area	1,300	100

Source: Queenscliff Coastal Management Plan 2006

2.4 Adjoining Local Government Area

2.4.1 City of Greater Geelong

It has been agreed by member Councils of G21 in consultation with State Government's Sport and Recreation Victoria department that the classifications included in the CoGG Open Space Strategy be utilised by other Council's as new Open Space Strategies and plans are developed.

Key points to note from the City of Greater Geelong in regards to the Queenscliff Open Space Plan are:

- *Strengths of current open space provision:*
 - Rail Trail – quite picturesque in places; not sure a draw card for tourists yet however has potential.
 - Buckley Park area – hugely popular and successful; environmentally significant habitat (e.g. bird watchers).

- *Main Current and Future Issues:*
 - Receive queries from CoGG Point Lonsdale residents about provision of open space in the area. See Fellows Road as a barrier and so question the lack of open space on the CoGG side.
 - Conflicting views on provision of path between Ocean Grove and Point Lonsdale, through Buckley Park. Some groups in community seeking off-road trail in dunes and others saying should not be through Buckley Park given environmental significance.
 - Rail Trail – not all sealed, in particular about 3km still to be sealed between Drysdale and South Geelong. (Refer section below re The Bellarine Rail Trail).
 - Lonsdale Golf Club residential development only includes small pocket park.
 - Provision of footpaths is an issue in some coastal towns for ageing population (e.g. safety and scooter access).
- *Future Facility Projects within City of Greater Geelong of relevance to BOQ:*
 - The Point development – includes open space provision but no active sports facilities.
 - Drysdale Sporting Precinct on 48 hectares adjacent to Primary School and two Secondary Colleges with facilities proposed to include 4 soccer fields, 2 multi-purpose fields, 2 ovals, cricket nets, grass athletics track, 8 netball courts, fire training track, playground, passive areas and path network (shared and pedestrian).
 - Ocean Grove Growth Area – Kingston and Oakdene Estates includes proposals for two ovals, two netball courts and pavilion. One oval has been shaped and turfed, with second oval likely to be five years away.
 - Minor upgrades in some Bellarine townships.
 - Shared paths in most new developments.

Bellarine Rail Trail

- *Surface:*
 - Of the 33km within City of Greater Geelong (CoGG) approximately 14 km of the pathway between Drysdale and South Geelong is sealed with approximately 3km yet to be sealed in this section. The remainder is gravel.
 - As funding becomes available, intent in future to seal whole length, however priority is to seal the remaining unsealed section between Drysdale and South Geelong. Vic Roads sees section between Drysdale and South Geelong as priority.
- *Land Ownership: all Crown land; City of Greater Geelong is land manager for sections from South Geelong to Drysdale. The Bellarine Railway are the land manager for the greater rail reserve between Drysdale and Queenscliff. CoGG manage and maintain the 2.5m wide trail pathway within the Rail Corridor between Drysdale and CoGG boundary with the Borough of Queenscliffe.*
- CoGG have also installed supporting infrastructure including picnic shelters, park furniture, car parks, signage, drinking fountains, etc.
- *Maintenance:* CoGG responsible for maintenance of trail where land manager as well as 2.5m wide Bellarine Rail Trail from Drysdale to CoGG boundary with the Borough of Queenscliffe.
- *Future Development Works:*
 - Seek State and Federal Government funding if/when available.
 - Works such as pathway sealing (highest priority), picnic shelters, and more formalised car parking for trail access points are also potential future improvements.
 - Connecting pathways are an important focus of the Barwon South West Regional Trails Strategy.

2.5 Relevant Studies and Master Plans Review

The BOQ Open Space Management Plan is informed by a range of relevant studies that are either currently under review or have been completed:

- **Queenscliff and Point Lonsdale Pathways Strategy**
- **Public Toilet Provision Strategy**
- **The Queenscliff Recreation Reserve Master Plan**
- **Planning for the Queenscliff Park.** Master planning to be undertaken in 2018 - 2019
- **Queenscliff Lighthouse Reserve Master Plan:** (Council has reviewed options from draft master plans, consulted with the community on these and has identified option 2 landscape improvements and option 3 landscape improvements and 10 eco-cabin accommodation units to proceed to the next stage of detailed financial feasibility and analysis. The project, branded "Destination Queenscliff", is at detailed design phase with works to commence on 2019.
- **Point Lonsdale Lighthouse Reserve Master Plan:** (Council reviewed option plans and has identified Option 2 (landscape improvements only) to proceed. Detailed design of Stage 1 of proposed works commenced in 2018.
- **Plan for the future of Golightly Caravan Park and Royal Caravan Park:** (The priority of master planning processes for the caravan parks will see this review undertaken after the completion of the QRR/VP master plan process).

Added to this extensive list of studies and master plans is the Queenscliff Caravan Parks Review completed by SGL in 2014 that presented a range of redevelopment and future management and operational changes to Council's four caravan parks.

The caravan park areas are significant from an open space perspective as they not only provide significant tourist accommodation and recreation facilities but also have a dual role in providing the main outdoor sporting facilities at both Queenscliff and Point Lonsdale for local residents.

2.5.1 BOQ Health and Wellbeing Plan 2018 to 2021

Council's current health and wellbeing plan was originally developed in association with the G21 Alliance to achieve one regional plan and five specific LGA area plans.

One of the keys to health was found to be the livability of the area aided by the large provision of open space linked to coastal areas.

VicHealth indicator Surveys (2011 and 2015) found that in 2015 residents within the Borough rated their wellbeing at 84.0 out of 100, compared with the state average of 77.3, which is a great result. Life satisfaction scored 8.5 out of 10, compared to the state average 7.8. This was the highest in Victoria. When compared to the state, the Borough of Queenscliff recorded higher ratings in the following areas:

- Volunteering (highest in Victoria)
- Participation in citizen engagement
- Attendance at arts and cultural activities
- Community safety
- Visitation to open space
- Subjective wellbeing
- Attendance at maternal child health services
- Availability of transportation

Many of the feel good factors relate to the open space areas and opportunities they provide for residents to be active, meet other people and get involved.

2.5.2 G21 Alliance Healthy Lifestyle Behavior Indicator Comparisons

The G21 Alliance Region Profile for BOQ has compared a range of healthy lifestyle indicators against Victorian averages and these note significant healthy lifestyle behavior and higher than average physical activity levels for the local population.

Table 2.2 Key Healthy Lifestyle Behaviour Comparisons

LOCATION	CURRENT SMOKER	CONSUMES ≥ FIVE SERVES OF VEGETABLES PER DAY	CONSUMES ≥ TWO SERVES OF FRUIT PER DAY	TAKES SUFFICIENT PHYSICAL ACTIVITY	CONSUMES ALCOHOL AT RISKY OR HIGH RISK LEVELS FOR	
					SHORT TERM HEALTH	LONG TERM HEALTH
Queenscliffe	16.6	14.2	45.3	78.3	60.1	7.0*
Victoria	15.7	7.2	45.3	63.9	45.3	3.3

Source: G21 Regional Profile. Figures represent % of population.

Again the provision of open space areas, linear trails and walkways and attractive surrounds all contribute to active lifestyles of BOQ residents and visitors to the area.



3 Open Space Inventory and Classifications

3.1 Introduction

All identified open space areas in the Borough of Queenscliffe have been documented and categorized based on the adopted G21 Open Space Classifications.

This section highlights the classifications used and the inventory of open space for the Council area. The first open space inventory covers 7 information criteria to identify and review all open space areas. Land areas linked by common area but under separate title have been documented as one common land area but the inventory covers all title area details.

The identified land areas are then loaded into the land classification inventory, which is summarized by land category in section 3.3 and supported by a separate detailed spreadsheet to this report.

Future open space development guidelines are then covered in the last section of the report.

3.2 The open space inventory has been developed under the following key headings:

- Land name
- Suburb, Street location and Melways map reference
- Land ID
- Land Status
- Approx. site area (m2)
- Base facilities on site
- Local land map

The inventory is listed in Table 3.1. Sixty seven individual open space land areas are listed and these have been grouped into 44 linked land zones.

Table 3.1 Borough of Queenscliffe Open Space Inventory

BOQ Inventory Number	Land Name/Suburb	Area	Street Location and Melways Map Ref.	Land I.D.	Land Status	Approx. Site Size m2	Base Facilities on Site
1	Citizens Park Queenscliff	1	Gellibrand Street Map 499 G11	6-1\PP5661	Crown Land – Recreation and Convenience of the People Reserve	54,000m2	<ul style="list-style-type: none"> • Playgrounds x 2 • BBQ/Picnic areas • Roadside car parking • Walkways/Trail
		2	5 Tobin Drive Map 499 G11	5-1\PP5661	Crown Land – Recreation and Convenience of the People Reserve	5,000m2	<ul style="list-style-type: none"> • Car parking • Landscaped areas • Picnic areas • Beach access
		3	3 Tobin Drive Map 499 G10	6B-1\PP5661	Crown Land – Recreation and Convenience of the People Reserve	8,000m2	<ul style="list-style-type: none"> • Car parking • Landscaped areas • Picnic areas • Beach access
2	Princess Park Queenscliff	1	Symonds Street Map 499 H9	7-1\PP5661	Crown Land – Recreation and Convenience of the People Reserve	30,000m2	<ul style="list-style-type: none"> • Playgrounds x 1 • BBQ/Picnic areas • Roadside car parking • Walkways/Trails • Landscaped areas
		2	Weeroona Parade Map 499 G9	5A-1\PP5661	Crown Land – Public Purposes Reserve	50,000m2	<ul style="list-style-type: none"> • Playgrounds x 1 • BBQ/Picnic areas • Roadside car parking • Walkways/Trails
3	Lighthouse Reserve Queenscliff	1-4	Hesse Street Map 499 F12	2039\PP5661 2040\PP5661 2041\PP5661 2042\PP5661	Crown Land – Public Purposes (Lighthouse)	20,000m2	<ul style="list-style-type: none"> • BBQ/Picnic areas • Roadside car parking • Walkways/Trails
		5	Hesse Street Map 499 F12	2C-1\PP5661	Crown Land – Deemed Reserved	7,500m2	<ul style="list-style-type: none"> • Off roadside car parking • Walking trails • Coast line seating
		6	Hesse Street Map 499 F12	2D-1\PP5661	Crown Land – Deemed Reserved	1,600m2	<ul style="list-style-type: none"> • Treed areas
4	Hodgetts Reserve Queenscliff	1	Symonds Street Map 499 G9	11-4\PP5661	Crown Land - – Recreation and Convenience of the People Reserve	1,250m2	<ul style="list-style-type: none"> • Ship Wreck memorials • Garden Beds • Onsite seating
5	Flinders Reserve (Old High School Site) Queenscliff	1	64-70 Flinders Street Map 499 B11	30B-22\PP5661	Crown Land – Public Recreation Reserve	20,000m2	<ul style="list-style-type: none"> • Open Space • Future Botanic Gardens Site
		2	58-62 Flinders Street Map 499 B11	2008-22\PP5661	Crown Land – Public Purposes	20,000m2	<ul style="list-style-type: none"> • Open Space

BOQ Inventory Number	Land Name/Suburb	Area	Street Location and Melways Map Ref.	Land I.D.	Land Status	Approx. Site Size m2	Base Facilities on Site
6	Fraser Street Queenscliff	1	Fraser Street	2A-24\PP5661	Crown Land	40,000m2	• Coastal bushland
7	Queenscliff Kindergarten Queenscliff	1	10 Stevens Street Map 499 E10	10-28\PP5661	Crown Land – Public Purposes Reserve	400m2	• Kindergarten Building • Outdoor Playground • Roadside car parking • Landscaped site
	Queenscliff Kindergarten Queenscliff	2	10 Stevens Street Map 499 E10	11-28\PP5661	Crown Land – Public Purposes Reserve	400m2	• Kindergarten Building • Outdoor Playground • Roadside car parking
8	Victoria Park Queenscliff Queenscliff Tourist Park	1	31 King Street Map 499 E11	23-30\PP5661	Crown Land Public Park Reserve	22,500m2	• Camping Sites • Amenities • BBQ areas
9	Queenscliff Recreation Reserve Queenscliff	1	134 Hesse Street Map 499 E12	25-30\PP5661	Crown Land – Recreation of the People Reserve	48,125m2	• Playing field/oval • Monahan Centre • Amenity Blocks x 3 • Visitor Change amenities • Playground • Camping sites • Camp Kitchen • Laundry x 3 • Off road car parking
		2	Hesse Street Map 499 E12	2001\PP5661	Crown Land – Public Park Reserve	150m2	•
10	Queenscliff Bowling, Tennis and Croquet Club Queenscliff	1	118 Hesse Street Map 499 F11	24A-30\PP5661	Crown Land – Public Recreation Reserve	21,250m2	• 4 tennis courts (2 lit)/2 netball courts • 3 lawn bowls greens • 1 croquet lawn • Clubhouse/Bistro/Pokies • Playground/BBQ area/Car Park
11	Coastal Reserve Queenscliff	1	150 Hesse Street Map 499 E12	26-30\PP5661	Crown Land – Public Purposes Reserve	22,500m2	• Coastline dunes • Treed area • Walking trail/paths
12	Coastline Land Queenscliff	1	The Esplanade Map 499 E12	19A-39\PP5661	Crown Land – Public Purposes Reserve	400m2	• Coastline Reserve/pathways
		2	The Esplanade Map 499 C12	6-31\PP5661	Crown Land – Public Purposes Reserve	4,500m2	• Coastline Reserve/pathways
		3	The Esplanade Map 499 D12	7-31\PP5661	Crown Land – Public Purposes Reserve	30,000m2	• Coastline Reserve/pathways
		4	The Esplanade Map 499 D12	2006\PP5661	Crown Land – Public Purposes Reserve	150m2	• Coastline Reserve/pathways
13	Flinders Street Coastline Reserve Queenscliff	1	Flinders Street Map 499 D12	2005\PP5661	Crown Land – Public Purposes Reserve	2,000m2	• Coastline Reserve/pathways

BOQ Inventory Number	Land Name/Suburb	Area	Street Location and Melways Map Ref.	Land I.D.	Land Status	Approx. Site Size m2	Base Facilities on Site
14	Railway Reserve Queenscliff	1	24 Wharf Street Map 499 B11	12-1A\PP5661	Crown Land Public Purposes (Pathway) Reserve	400m2	• Pathway/trail
15	Swan Bay Reserve Queenscliff	1	4 Bridge Street Map 499 H8	13A-2A\PP5661	Crown Land – Public Purposes Reserve	750m2	• Bayside land
		2	4 Bridge Street Map 499 H8	13-2A\PP5661	Crown Land – Public Purposes Reserve	150m2	• Bayside land
16	Queenscliff Boat Ramp Reserve Queenscliff	1	Bridge Street Map 499 G9	14-2A\PP5661	Crown Land – Public Purposes Reserve	8,000m2	• River boat ramps x 2 • Car and trailer parking • Amenities
		2	Bridge Street Map 499 G9	15-2A\PP5661	Crown Land – Public Purposes Reserve	150m2	• Open space
17	Developed Land Queenscliff	1	4 Wharf Street Map 499 H9	1A-5A\PP5661	Crown Land – Public purposes	100m2	• Shed/building
18	Maritime Museum and Public Purposes Reserve Queenscliff	1	39 Beach Street Map 499 H9	1B-5A\PP5661	Crown Land Maritime Museum and Public Purposes Reserve	400m2	• Maritime Museum Building • Outdoor historical display
		2	39 Beach Street Map 499 H9	1C-5A\PP5661	Crown Land Maritime Museum and Public Purposes Reserve	40m2	• Car park
		3	39 Beach Street Map 499 H9	5-6A\PP5661	Crown Land Maritime Museum and Public Purposes Reserve	350m2	• Open space
19	Coastal Reserve Queenscliff	1	2 Wharf Street Map 499 J9	6-6A\PP5661	Crown Land Public Recreation Reserve	5,000m2	• Coastal land • Pathways/Access to beach
20	Swan Bay Reserve and Rail Trail Queenscliff	1	Symonds Street Map 499 B10 to G9	2034\PP5661	Crown Land – Public Purposes Reserve Vic Track Land – BOQ maintains walking/cycle track	16,900m2	• Swan Bay Foreshore Reserve • Bellarine Rail Trail • Queenscliff Railway Station • Queenscliff Yacht Club • Queenscliff Coast Guard • Queenscliff Sea Scouts Hall
		1	Nankervis Parade Map 499 E10	2034\PP3380A	Council land - Playground	1,600m2	• Playground equipment
		1	Frog Pond Reserve Queenscliff	Stevens Street Map 499 E9	2034\PP5661	Crown land- Public Purposes	1,600m2
21	Open Space Queenscliff	1	Bridge Street Map 499 G9	2035\PP5661	Crown Land – Public Purposes Reserve	100m2	• Vacant land
22	Swan Bay Water Reserve Queenscliff	1	Main Road Map 499 H1	2013\PP3380	Crown Land – Public Purposes Reserve	1,600m2	• Open space managed by Parks Victoria
		2	Gellibrand Street Map 499 H1	2040\PP3380	Crown Land – Public Purposes Reserve		•
		3	Hesse Street Map 499 H1	11-28\PP3380	Crown Land – Public Purposes Reserve		•

BOQ Inventory Number	Land Name/Suburb	Area	Street Location and Melways Map Ref.	Land I.D.	Land Status	Approx. Site Size m2	Base Facilities on Site
23	Springhill Reserve Queenscliff	1	Mason Court Map 486 B12	N/A	Council Land - playground	2,400m2	• Playground equipment
24	Queenscliff Foreshore Coastal Reserve Queenscliff	1	From Citizens Park to Camp Wyuna Map 499 A10 to G12	1L-2B\PP5661	Crown Land	10,700m2	• Coastal reserve
25	Queenscliff Ferry Water Reserve Queenscliff	1	Larkin Parade Map 499 J9	2052\PP5661	Crown Land	13,000m2	• Pier • Wharf and ferry terminal • Coastal land
26	Swan Bay Foreshore Reserve West (MDC)	1	Bellarine Highway Map 499 D1 to E1	62C-43\PP5661	Crown Land managed by State Government DEPI	3,900m2	• Marine Discovery Centre • Bellarine Rail Trail
27	Murray Road Swan Bay Foreshore Water Reserve	1	Murray Road Map 499 A12 to D11	67\PP5661	Crown Land managed by Parks Victoria	42,700m2	• Low lying swamp land
28	Hardie Stonemans Reserve Point Lonsdale	1	21 Ocean Road Map 499 H5	29B-3\PP3380A	Crown Land – Public Purposes Reserve	20,100m2	• Coastal dunes land area • Pathways to road way/car parks
29	Point Lonsdale Light House Reserve Point Lonsdale	1	6 Point Lonsdale Road Map 499 J6	2007\PP3380A	Crown Land - Public Purposes Reserve	4,500m2	• Access road/car park • Pathways to beach • Point Lonsdale Lighthouse • Former Toc H Camp • Coastal dunes
		2	6 Point Lonsdale Road Map 499 J6	2008\PP3380A	Crown Land - Public Purposes Reserve	See above	See above
		3	6 Point Lonsdale Road Map 499 J6	2009\PP3380A	Crown Land - Public Purposes Reserve	See above	See above
30	Gas Works Skate Park Point Lonsdale	1	240 Point Lonsdale Road Map 500 B1	7-43\PP3380A	Crown Land - Park and Recreation Reserve	3,200m2	• Access road/car park • Pathways to beach • Skateboard Park • Amenities
31	Bellarine Highway Queenscliff Coastal reserve	1	240 Point Lonsdale Road Map 500 B1	46A-43\PP3380A	Crown Land - Park and Recreation Reserve	37,000m2	• Vegetated open space
32	Bellarine Highway Queenscliff Coastal reserve	1	240 Point Lonsdale Road Map 500 B1	62B-43\PP3380A	Crown Land - Park and Recreation Reserve	16,000m2	• Vegetated open space

BOQ Inventory Number	Land Name/Suburb	Area	Street Location and Melways Map Ref.	Land I.D.	Land Status	Approx. Site Size m2	Base Facilities on Site
33	Point Lonsdale Bay Coastal Reserve	1	Point Lonsdale Road Map 500 K6 to F1	2002\PP3380A	Crown Land – Public Purposes Reserve	30,500m2	<ul style="list-style-type: none"> Coastal dune Pathways to beach/trails BBQ/picnic areas 2 x Playgrounds Lawn bowls greens x 2 and clubhouse
34	Coastal Reserve Point Lonsdale	1	234 Point Lonsdale Road	2001\PP3380A	Crown Land – Public Purposes Reserve	2,200m2	<ul style="list-style-type: none"> CFA Satellite Fire Station
		2	236 Point Lonsdale Road Map 500 B2	7A-43\PP3380A	Crown Land – Recreation Convenience of the People	2,200m2	<ul style="list-style-type: none"> Coastal dune Pathways to beach
		3	Bellarine Highway Map 500 B2	7D-43\PP3380A	Crown Land – Public Park and Recreation Reserve	See above	<ul style="list-style-type: none"> Coastal dune Pathways to beach
		4	Bellarine Highway Map 500 B2	7E-43\PP3380A	Crown Land – Public Park and Recreation Reserve	See above	<ul style="list-style-type: none"> Coastal dune Pathways to beach
		5	Bellarine Highway Map 500 B2	7F-43\PP3380A	Crown Land – Public Park and Recreation Reserve	See above	<ul style="list-style-type: none"> Coastal dune Pathways to beach
35	Royal Park Point Lonsdale	1	190 Point Lonsdale Road Map 499 K3	49A\PP3380A	Crown Land – Public Park and Recreation Reserve	3,200m2	<ul style="list-style-type: none"> Recreation reserve oval Playground Camping sites Amenities x 2
36	Go Lightly Park and Caravan Park Point Lonsdale	1	2 Bowen Road Point Lonsdale Map 499 K2	N/A	Part Crown land and Council freehold land	TBD	<ul style="list-style-type: none"> Camping sites Amenities
37	Downtown Crescent Reserve Point Lonsdale	1	Downtown Crescent Map 499 K1	N/A	Council land	2,700m2	<ul style="list-style-type: none"> Playground equipment
38	Bezzant Reserve Point Lonsdale	1	Hunter Crescent Map 499 K1	N/A	Council land	2,000m2	<ul style="list-style-type: none"> Playground equipment
39	Jennifer Crescent Reserve Point Lonsdale	1	Jennifer Crescent Map 499 J12	N/A	Council land	2,000m2	<ul style="list-style-type: none"> Playground equipment
40	Douglas Court Reserve Point Lonsdale	1	Douglas Court Map 499 J12	N/A	Council land	1,700m2	<ul style="list-style-type: none"> Playground equipment
41	Jacqueline Court Reserve Point Lonsdale	1	Jacqueline Court Map 499 K2	N/A	Council land	900m2	<ul style="list-style-type: none"> Playground equipment
42	Williams Road Reserve Point Lonsdale	1	Williams Road Map 499 J3	52A\PP5661	Council land as part of Point Lonsdale Cemetery	1,700m2	<ul style="list-style-type: none"> Playground equipment and seats in area off Cemetery Trust
43	Ganes Reserve Point Lonsdale	1	Ocean Road Map 499 H5	8-2\PP5661	Council land	5,700m2	<ul style="list-style-type: none"> 12 tennis courts/Tennis clubhouse Playground/Public amenities BBQ and picnic area Walking trails Off road car park
44	Swan Island - Queenscliff Golf Course	1	Off Main Road		Commonwealth Land	390,000 approx.	<ul style="list-style-type: none"> 18 hole golf course/clubhouse (Leased) Restricted Defence Land (Com. Gov.)

3.3 G21 Open Space Areas Categorization

The member Councils of G21 agreed that the classifications included in the CoGG Open Space Strategy should be the categories utilised by G21 member Council's for future Open Space studies.

The setting types have been categorised under nine setting descriptors that comprise Parklands and Gardens, Sports Venues, Natural Areas, Waterways, Civic and Urban, Linear and Linkage, Ancillary, Landscape Amenity and Informal or Temporary Use.

Many parks or reserves are comprised of more than one setting (i.e. the same parkland or reserve might contain bushland and sports) and thus the inventory identifies the primary setting type, whilst also listing the secondary and contributory settings, describing the reserve's multi-functional uses. The nine open space setting descriptors include:

- **Parklands and Gardens**
Reserves that are planned and designed for unstructured recreation (e.g. picnic, play, kick about). These include informal parks and formal/heritage gardens and spaces.
- **Sports Venues**
Reserves and facilities, planned and designed principally for organised sports. These may range from fields and courts to water sports venues, aquatic centres, BMX tracks, horse riding, indoor sports facilities, cycling venues and show grounds.
- **Natural Areas**
Reserves where the primary focus is on conservation of the natural environment (bushland, wetlands, escarpment etc.), whilst also accommodating controlled recreation access for leisure and education.
- **Waterways**
Reserves with water-based recreation activities/use as their principal focus. These include rivers, estuaries, ocean front, bayside and recreational lakes.
- **Civic and Urban**
Reserves that are located in inner urban environments and include public plazas, civic spaces and town squares. (Note that many of these are not presently zoned open space).
- **Linear and Linkage**
Reserves that form recreational linkages with usage centred on movement-oriented activities such as walking, running and cycling. These include narrow creek corridors, former rail corridors or other dedicated off-road cycle and walking paths.
- **Ancillary**
Reserves where recreational use is secondary to the principal purpose, such as for power line easements or road reserves.
- **Landscape Amenity**
Reserves with visual amenity as their central purpose, including lookouts and gateways.
- **Informal/Temporary Use**
Reserves that are not zoned as open space but where the owner may permit public recreation access, often for temporary or short periods, such as car park use at weekends.

:

3.3.1 Borough of Queenscliffe Open Space Inventory Categories

The 44 open space land areas located in the BOQ have been classified by the following key open space categorization segments and features:

A) Site Data

- ID Code
- SLA
- Name of Area
- Object ID
- Address of Area
- Suburb of Area
- Ownership
 - Council
 - Crown
 - Private Club
 - Other
- Management
- Zone
- Area
- Area Hectares
- Extract

1. Hierarchy:

- Regional
- District
- Local

2. Types of Open Space:

- **Parklands and Gardens**
 - General parklands
 - Ornamental parklands
 - Heritage landscape
 - Playgrounds
- **Sports Venues**
 - Ovals and Fields
 - Courts and Pitches (Netball/Tennis)
 - Golf Courses
 - Cycle facilities
 - Lawns and Greens

- **Natural Areas**
 - Native vegetation
 - Wetlands (natural or constructed)
 - Escarpment/Hills/Mountains
 - Urban Forest/Carbon offset
- **Waterways**
 - Lake
 - River
 - Creek
 - Coastal/Reserve
- **Civil and Urban**
 - Plaza/civic square
 - Streetscape/Laneway
- **Linear and Linkage**
 - River/Creek/Foreshore
 - Walkway
 - Rail corridor
- **Ancillary**
 - Services easement
 - Drainage/retardation
- **Landscape Amenity**
 - Gateway Landscape
 - Planted/turfed median
 - Cemetery
 - Scenic Lookout
- **Informal/Temporary Use**
 - Car park
 - Rooftops
 - Community gardens/temp use

The land areas have also been classified under:

- **Status**
 - Embellished
 - Unembellished
 - Future
- **Land Use Attributes Classifications**
 - Lease
 - License
 - Private

3.3.2 BOQ Open Space Categorization Summary

The categorization of the Borough of Queenscliffe open space areas summarized in Table 3.3.

A summary of how the land areas have been categorized is listed in the following table

Table 3.2 BOQ Open Space Inventory Standard of Provision

Review Item	Category	Sub-Category	Number in Category	Total Approx. m2	% of Total Open Space
Standards of Provision	Hierarchy	Regional	12	342,515	31.4%
		District	15	679,000	62.3%
		Local	17	69,600	6.3%
		Total Open Space	44	1,091,115	100.0%

The BOQ open space inventory indicates there were 44 open space areas classified which covers an approximate area of 1,091,115m2.

The current provision categorization indicates there are:

- 12 regional open space areas that covers 342,515m2 representing 31.4% of total open space
- 15 district open space areas that covers 670,000m2 representing 62.3% of open space areas.
- 17 local open space areas that covers 69,600m2 representing 6.3% of open space areas.

The facility inventory review by types of open space is listed in table 3.3 below.

Table 3.3 BOQ Open Space Inventory by Types of Open Space

Review Item	Category	Sub-Category	Number in Category
Types of Open Space	Parklands and Gardens x 41	General Parklands	20
		Ornamental Parklands	1
		Heritage Landscapes	4
		Playgrounds (Incl. in parklands)	16
	Sports Venues x 47	Ovals/Fields (incl. Rec Reserve areas)	2
		Courts and Pitches (incl. Rec Reserve areas)	21
		Golf Courses	1
		Cycle Facilities	17
		Greens and Lawns	6
	Natural Areas x 20	Native Vegetation	20
		Wetlands (Natural or constructed)	0
		Escarpment/Hills/Mountains	0
		Urban Forest/Carbon Offset	0
	Waterways x 28	Lake (Incl. Rec Reserve dams/water areas)	1
		River	0
		Creek	0
		Coastal Reserve	27
	Civil and Urban x 4	Plaza/Civic/Square	3
		Streetscape/Laneway	1
	Linear and Linkage x 18	River/Creek/Foreshore	10
Walkway		6	
Rail Corridor		2	
Ancillary x 2	Services Easement	2	
	Drainage/Retardation	0	
Landscape Amenity x 12	Gateway Landscape	4	
	Planted/Turfed Median	0	

Review Item	Category	Sub-Category	Number in Category
	Informal/Temporary Use x 11	Cemetery	0
		Scenic Lookout	8
		Car Park	11
		Rooftops	0
		Community Gardens/Temp Use	0
Land Development	Status	Embellished	24
		Unembellished	20
		Future Development	0

Note: Some areas are assessed under multiple categories as they are multi-use venues.

The categorization review has identified the following open space setting types and areas:

Table 3.4 BOQ Open Space Inventory Open Space Setting Types

Setting Type	Total Number of Areas in Setting	Description/Summary
Parks and Gardens	41	Includes Informal parks including 15 playgrounds with play equipment
Sports Venues	47	Only one main recreation reserve (shared caravan park use) and one minor low standard recreation reserve. This category also includes sporting facilities such as 1 x golf course, 2 x bowling clubs, 2 x tennis clubs, 1 x croquet club etc.
Natural Areas	20	Much of the area is categorized by informal and natural coastal reserves, coastal dunes and landscapes.
Waterways	28	Borough is bordered by land areas fronting waterways on three boundaries with large tracts of open space and natural coastal zones adjoining bay and coastal dune areas.
Civic and Urban Linear and Linkage	4	Low number of civic and urban spaces
	18	The Borough of Queenscliff has a range of significant linear trails including the eastern end of the Bellarine Rail Trail and coastal trails from Bellarine highway to Point Lonsdale Lighthouse and Coastal Dunes.
Ancillary Landscape/Amenity	2	Limited ancillary land and most serves as drainage areas
	12	These areas serve mainly as coastline and viewpoint reserves in key locations adjoining waterways.
Informal/Temporary	11	Land set aside for informal or temporary use.

Refer to BOQ Excel Inventory Spreadsheet for details on land areas categorized under each setting type.



4 Open Space Management and Guidelines

4.1 Introduction

This section of the report recommends a future open space vision for the Borough of Queenscliffe (BOQ) and then based on the land areas assessment criteria, presents future development, preservation and conservation directions.

The open space areas listed in the inventory are classified under common use/purpose classifications in section three and appendix one of this report. These classifications:

- Review each land area under a common classification
- Identified any current or future specific guiding plan or strategy for this land
- Recommended future actions on this land

4.2 Key Open Space Issues Summary

The review of open space areas, the views of key agencies and service providers and research indicates Council's future open space management needs to be guided by this areas unique open space environment.

The Borough of Queenscliffe is certainly a unique area with foreshore on three sides, including the Port Phillip Heads Marine National Park and Swan Bay, which is a wetland of international importance under the Ramsar Convention.

Council's open space responsibility is also unique compared to many other local government authorities in Australia as the majority of its open space involves natural vegetation, coastal and crown land areas with a significant number of foreshore reserves under its management. Council has considerable ongoing responsibility to preserve, enhance and protect the valuable open space for current/future residents and visitors to the area populations.

The need to protect and enhance the Borough's natural environment continues to be a high priority for Council as demonstrated through its Corporate Carbon Neutral Action Plan and the Community Carbon Neutral Action Plan. Key study findings that need to be taken into account in the future open space strategy also include:

1. Demographic Overview

- The area has a unique demographic profile with a low population base of approximately 3,000 residents and with an estimated 53% of private dwellings unoccupied except for holiday or part time visits to the area. This indicates a large amount of open space areas are currently developed for the dual purpose of local and visitor (tourist use).
- Local tourism estimates indicate that area population increases to more than 17,000 people in peak tourist seasons and the provision of larger areas of open space adjoining bay and ocean areas are well established to service the recreation needs of people coming to the area.

- High use during these times does create wear and tear on main access areas as well as generate more litter and damage to flora.
- The resident population is fairly evenly spread with 53.2% of residents living in the Point Lonsdale area and 46.8% living in the Queenscliff area.
- Demographic age profiles compared to Victorian averages indicate the area population has less young people (under 15 years) and older people (65 years+).
- The area also has a very low forecast population growth with an expected increase of only 9.8% from 3,061 in 2011 to 3,360 in 2031. This is compared to projected 35% growth, on average, across the G21 region in the same period.
- The BOQ 9.8% population increase is also significantly less than the 25% average expected population growth for regional Victoria, between the years 2015 to 2031.
- The BOQ future population age profile is also expected to age at a higher proportion rate so provision of passive and recreation space will be a high future open space priority over more active sport activity areas.

2. Land Areas and Standards of Provision

- The Open Space Inventory has identified 44 linked open space areas that cover a total land area of 1,091,115m² or 109.1 hectares of open space areas.
- Using the G21 adopted standards of provision hierarchy to categorize the land areas indicates the areas are classified as 12 regional areas, 15 district areas and 17 local areas.
- These standards of provision land areas are made up of:
 - 12 Regional Open Space areas totaling 3.42 hectares (342,515m²).
 - 15 District Open Space areas totaling 67.9 hectares (679,000m²).
 - 17 Local Open Space Areas totaling 6.9 hectares (69,600m²).

3. Land Areas Key Use Categories

The Inventory settings categories as summarised in Table 3.3 indicates the highest provisions of open space by category.

This indicates large area provision of coastal reserves (27), courts/pitches (21) general parklands (20), native vegetation areas (20), playgrounds (16) and areas used for car parks (11) and other foreshore (10).

4. Key Stakeholder Issues

- **Bellarine Heritage Railway (BHR):** Currently have a 25 year lease (commenced 2012) with Vic Track to use and develop the railway and associated facilities and current issues include:
 - Car parking zones on the lease area and charging and control.
 - Some adjacent property owners using lease areas for range of purposes and some impact on railway operation.
 - Significant capital works funding required for replacement of bluestone ballast (\$250,000) and track improvements (\$2.5M).
 - Completion of \$886,000 in improvement works with \$500,000 Putting Locals First Grant, BOQ grant (\$241,000), RDV grant (\$270,000) with BHR contributing \$40,000 in cash and \$105,000 in labour.
 - Future federal Government Grant applications require 50% cash and do not recognize in-kind contributions so difficult for BHR to attract matching funding
- **Department of Environment, Land, Water and Planning:** Good relationship with BOQ and Coastal Environmental Program Staff. Key Open Space issues include:

- BOQ Coastal Management Plan was last done in 2006 and is well out of date as normally for a 3 year period and need to be endorsed by the relevant State Minister so this needs to be funded and completed.
 - Lack of active open space in area has created need to use coastal land for recreation and sporting activities (non-dependent development) i.e. Point Lonsdale Bowling Club and Queenscliff Sporting Oval.
 - Future issues include need for a strategic trails plan and consideration of removal of sporting facilities off coastal land.
- **Parks Victoria:** Are the Committee of Management for the Queenscliff harbor Precinct Reserve, Port Phillip Heads Marine National Park (5 sectors including Swan Bay and Point Lonsdale sectors), Local port and waterways manager and also manage marine assets (piers and jetties). BOQ is responsible for the Queenscliff boat ramp. Main current and future issues include:
 - Dogs on beaches
 - Foreshore pest plant species management
 - Future facility improvements including:
 - Fishermans Wharf site redevelopment
 - Point Lonsdale Lighthouse Precinct
 - Pest Plant Projects
- **Vicports (formerly Port of Melbourne Corporation):** Priority for Vicports is to ensure shipping channel is kept clear and specialist projects would support include:
 - Queenscliff Maritime Museum: Requires ongoing support and upgrades
 - Funding for jetty upgrades
- **Sport and Recreation Victoria (Department of Health and Human Services):** Key strengths in the area from an open space point of view include improvement works at Point Lonsdale Coastal/Main Street Area revitalization, Master Plans for Lighthouse Reserves, Queenscliff Reserve Master Plan to compliment Monahan Centre redevelopment and Bellarine Rail Trail as a valuable linear trail link. Current issues need to consider in the strategy include:
 - Need a clear vision on management of open space.
 - Ongoing improvements and marketing of the Bellarine Rail Trail
 - Managing camping and recreation use at key sites
 - Better connectivity to key open space areas and linear trail identification.
 - Queenscliff Golf Club may have declining membership which could put golf course availability at risk if it cannot continue to maintain/operate on the leased Swan Island site.
 - Specific projects could include:
 - Link new shared trails around towns with foreshore trails and new neighborhood areas and links to major existing Bellarine Rail Trail and possible future new coastal trail to Ocean Grove.
 - Community school partnerships for Point Lonsdale School facilities and grounds
 - Universal public realm design – all improvements to be accessible.
- **Vic Track:** Currently controls the lease for the Vic Track Land with BHR. Ongoing issues with some adjoining land owners using and changing the perimeter areas which needs resolution.

- **City of Greater Geelong (CoGG):** Neighbouring Council that needs to work together with BOQ on open space and linear trail links as well as consider open space development and provision for new residential development west of Fellows Road (which has limited open space and formal rec and sport facilities) so new residents will be looking to use existing BOQ facilities. Issues/priorities include:
 - Detailed assessment of proposed linear trail through Buckley Park and rear of dunes system to Ocean Grove.
 - Ongoing improvements to BOQ area Bellarine Rail Trail similar to being done on CoGG trail areas.
 - Improved amenities and change facilities to service Royal Park oval as it is the only active playing field in Point Lonsdale.

4.3 Future Open Space Strategy Framework

Council currently has considerable ongoing responsibility to preserve, enhance and protect the areas of valuable open space for current/future residents and visitors to the area. It also needs to be noted that the area will have limited new residential development due to its fixed boundaries where development cannot occur and the high take up of residential and commercial land already which will limit infill and higher density development that is occurring in other Victorian Coastal Communities.

Council's open space responsibility is also unique to many other local government authorities in Australia, as the majority of its open space involves natural vegetation, coastal and crown land areas with a significant number of foreshore reserves under its management.

The Queenscliff Coastal Management Plan 2006 indicates foreshore reserves make up approximately 8% of the total municipal area (27 reserves totaling around 104 hectares). This is noted as the highest proportion of any municipality in Victoria.

This study also noted that while the foreshore areas have very high landscape, heritage and recreational values, management of vegetation, erosion and onsite recreation and sport facilities were found to be inadequate in most areas.

The open space and associated facility reviews completed as part of this study have indicated Council has prioritized and invested significantly in open space management and appropriate development since this report was completed in 2006. This has led to attraction of state and federal government grants to help fund these improvements.

Although many of the areas are improved, the large land areas with a small population and rate base indicates Council will continue to need other levels of government to contribute to ensure the areas are preserved and usable for a long time to come.

4.4 Open Space Review Findings

The review clearly highlights the significant role open space contributes to the livability of the Borough of Queenscliffe area to live, work, play and stay.

The BOQ has a larger than normal supply of open space due to its unique coastal location with large tracts of coastal reserves, dunes and accessible open space leading to large sandy beaches.

The available open space has also been identified as very accessible to people living in the area and this is assisted by the LGA area land layout that provides a narrow strip land mass of only 13 square kilometres and the unique environment bounded by large tracts of parkland and coastal open space through to bay or ocean zones on three sides.

Importantly the Bellarine Rail Trail and Coastal bay and ocean pathways provide excellent linear linkages to many of the main open space areas that can be further improved with extended pathway links.

This unique coastal environment open space and urban residential area means the majority of residents live very close to open space areas with most living less than 400 metres from an open space area.

The study findings therefore conclude that residents have excellent access to quality and diverse open space areas that have been found to be highly used and valued by local residents and visitors to the area.

The closeness of open space areas to residential areas, added by the narrow land mass layout with perimeter coastal open space and parkland is expected to be a key attractor to people being more active than many other areas of the state.

VicHealth indicator Surveys (2011 and 2015) found that in 2015 residents within the Borough rated their wellbeing at 84.0 out of 100, compared with the state average of 77.3, which is a great result. Life satisfaction scored 8.5 out of 10, compared to the state average 7.8. This was the highest in Victoria. When compared to the state, the Borough of Queenscliffe recorded higher ratings in the following areas:

- Volunteering (highest in Victoria)
- Participation in citizen engagement
- Attendance at arts and cultural activities
- Community safety
- Visitation to open space**
- Subjective wellbeing
- Attendance at maternal child health services
- Availability of transportation

A key to these positive wellbeing and health outcomes is the continued provision, maintenance and upgrading and protection of key areas of open space in the Borough.

Although the study has found above average supply of open space the unique environmental features that have attributed historically to this provision also form some of the major constraints Council continuously faces to developing, maintaining and preserving the open space areas.

For a large part of the year the area experiences a low residential population and therefore a low environmental impact on open space areas, the area population on weekends and holiday periods can expand to 17,000 to 20,000 people staying in the area plus a significant number of day visitors.

Many of these non-permanent residents converge on the coastal open space areas either as a user of the coastal tourist parks and/or local accommodation, a user of the many parklands, beaches and water areas or as a person visiting the retail precincts and historical areas of the LGA.

This high use of open space areas causes unique development and maintenance costs for a small population municipality to fund from a very low rate base. This clearly highlights the need for other levels of Government as well as commercial business that benefit from these large visitor numbers to contribute/assist in funding the large supply of open space development, maintenance, protection and management.

The review has found that although people have excellent access overall to open space the lack of a second quality active sport and recreation space in the LGA is an issue for consideration. This will be further compounded with adjoining LGA area population increases in Point Lonsdale.

The BOQ population is projected to remain stagnant, however the opening up of new residential subdivisions in the north western end of Point Lonsdale (located in the City of Greater Geelong) is

expected to see an increase in people in the area wanting to make greater use of the active sport and recreation open space areas.

Reviews of planning documents indicates although there will be local parks and trails these new communities are not being provided with any active space open areas such as ovals or fields or courts/pitches and therefore people looking to participate in active sports will be looking to join local clubs and use existing sport and recreation facilities in the Borough.

As a priority the Royal Park Oval and change rooms/amenities could be redeveloped to provide a second high standard active sports zone that can also be used by tourist park users at peak season times. To assist this priority project local developers and the City of Greater Geelong should be encouraged to jointly contribute to this project.




4.5 Open Space Management







Table 4.1 Open Space Area Management Initiatives

Open Space Element	Category	Initiative	Detail
Parks and Gardens	General Parklands	Queenscliff Gardens Planning and Development	<ul style="list-style-type: none"> • First concept plan developed however not commenced due to lack of funding availability. • Further design work to be undertaken in 2018/19 to prepare a masterplan for a “family friendly” park incorporating whole site.
	Heritage Landscapes	Fort Queenscliff and Precinct	<ul style="list-style-type: none"> • Significant opportunity to add to open space heritage landscape accessibility in the area through development of Fort Queenscliff as a tourism and community facility • Opportunities for perimeter and internal walking trails and coastal and historical building viewing areas. The Destination Queenscliff project will begin to open up much of this area.
	Playgrounds	Playground Equipment Upgrade Strategy	<ul style="list-style-type: none"> • Total of 16 playgrounds identified in the open space inventory so high provision and good distribution of playgrounds servicing high use visitor areas, district locations and local areas. • Ongoing playground and park furniture improvement program to be continued. Any new playground development be under the three facility provision sectors being regional parks, district parks and local parks.
Sports Venues	Ovals and Fields	Queenscliff Recreation Reserve Master Plan	<ul style="list-style-type: none"> • Council has commissioned a master plan of the Queenscliff Recreation Reserve and its Caravan Parks. • Royal Park oval is the only other playing field of size in the LGA so this is recommended to be upgraded to take higher usage and meet future sport demand including new pavilion and change facilities (that also could be linked to caravan park use at scheduled times). It is further recommended as this area is likely in the future to receive demand for use by residents moving into the new residential north western areas of Point Lonsdale that Council seek capital contributions from developers and the City of Greater Geelong for part of the upgrade works.
	Courts and Pitches	Tennis Courts	<ul style="list-style-type: none"> • G21 Alliance Strategy notes 10 tennis courts provided and no need for more courts based on current and future population projections. • Recommendation in Regional Tennis Strategy is for BOQ to consider assisting with maintenance and general court surface and infrastructure renewal in-line with court audit findings to retain quality facilities. Council has worked with the Point Lonsdale Tennis Club to prepare a funding submission to the State Government for upgraded facilities.

	Netball Courts	<ul style="list-style-type: none"> • Currently there are two netball courts adjacent to the Queenscliff Bowling Croquet and Tennis Club facilities that are being relocated to Queenscliff Recreation Reserve with provision of a new netball game day facility.
	Golf Courses	<ul style="list-style-type: none"> • Residents have access to two private club golf courses in the area with Queenscliff Golf Club based on leased land on Swan Island and Point Lonsdale Golf Club located just outside the BOQ municipal boundary. • Queenscliff Golf Club has advised they have been experiencing membership drop off and increasing operating costs whilst also paying high lease fees for the site. Council may need to work with the club to help them improve their viability to ensure the golf course remains operational/accessible.
	Greens and Lawns	<ul style="list-style-type: none"> • There are two lawn bowls clubs in the LGA providing a total of 5 lawn bowls greens. This is regarded as adequate provision for this sport but when the Queenscliff netball courts are relocated to the recreation reserve this would free up an area for the club to consider expansion into.

Appendix One: BOQ Open Space Inventory

Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
1	Citizens Park Queenscliff	1		
		2		
		3		

Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
2	Princess Park Queenscliff	1		
		2		
3	Lighthouse Reserve Queenscliff	1-4		







		Area	Aerial Photo of Site	Map
		5		
		6		
4	Hodgetts Reserve	1		







Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
5	Flinders Reserve (Old High School Site) Queenscliff	1		
		2		
6	Fraser Street Queenscliff	1		


Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
7	Queenscliff Kindergarten Queenscliff	1 & 2		
8	Victoria Park Queenscliff	1		
9	Queenscliff Recreation Reserve	1		

Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
	Queenscliff Recreation Reserve	2		
10	Queenscliff Bowling, Tennis and Croquet Club	1		
11	Coastal Reserve Queenscliff	1		




Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
12	Coastline Land Queenscliff	1	 <p>Queenscliff Sports Club JA Monahan Sporting Complex</p>	
		2	 <p>Cottage by the Sea, Queenscliff Flinders St The Esplanade</p>	 <p>Cottage By The Sea Henry St Flinders St</p>
		3	 <p>Cottage by the Sea, Queenscliff Flinders St The Esplanade</p>	 <p>Cottage By The Sea Flinders St The Esplanade Sloping St</p>

Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
		4		
13	Flinders Street Coastline Reserve Queenscliff	1		
14	Railway Reserve Queenscliff	1		


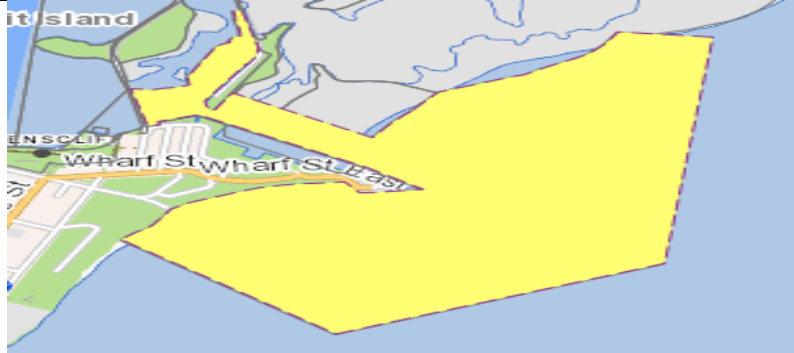




Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
15	Bayside Reserve Queenscliff	1		
	Bayside Reserve Queenscliff (Cont.)	2		
16	Queenscliff Boat Ramp Reserve Queenscliff	1		

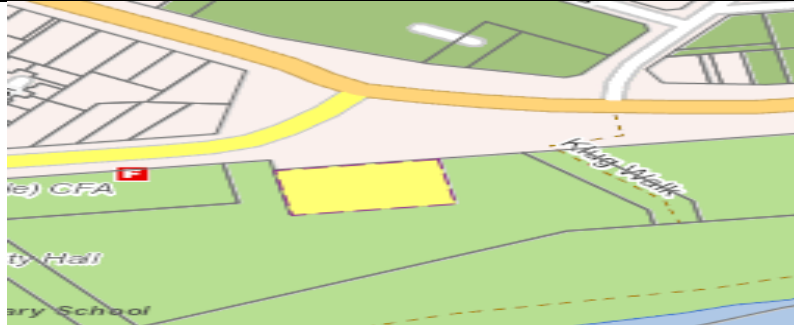
Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
		2		
17	Developed Land Queenscliff	1		
18	Maritime Museum and Public Purposes Reserve Queenscliff	1		

Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
18	Maritime Museum and Public Purposes Reserve Queenscliff	1		
		2		
		3		





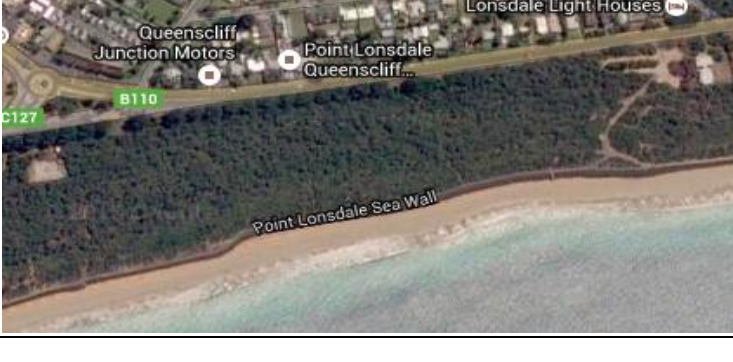
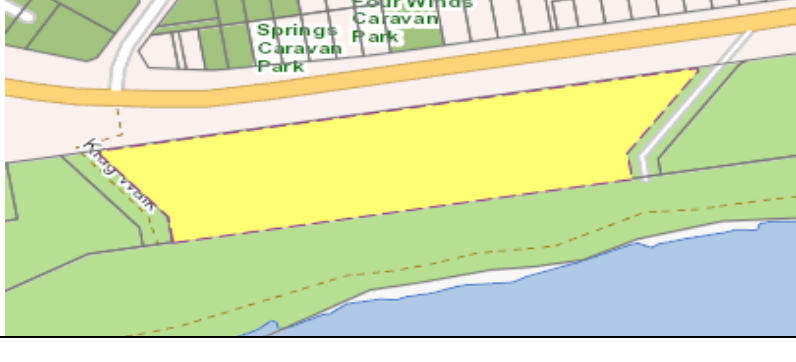
Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
19	Coastal Reserve Queenscliff	1		
20	Swan Bay Reserve and Rail Trail Queenscliff (includes Nankervis Reserve Queenscliff and Frog Pond Reserve Queenscliff)	1, 2, 3		
21	Open Space Queenscliff	1		




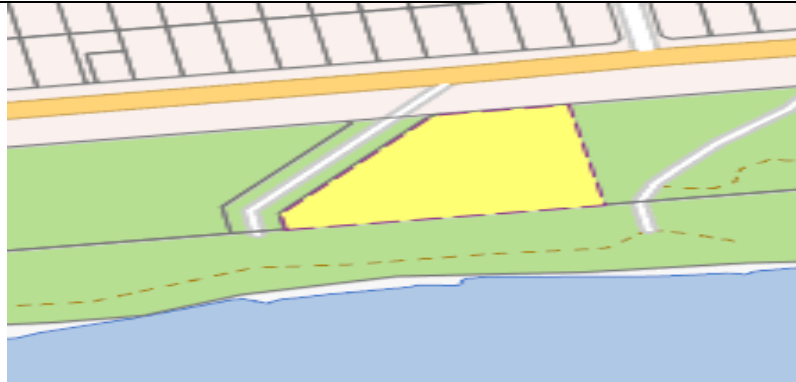


Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
22	Swan Bay Water Reserve Queenscliff	1		
	Gellibrand Street		N/A	N/A
	Hesse Street		N/A	N/A
23	Springhill Reserve	1		
24	Queenscliff Foreshore Coastal Reserve Queenscliff	1		




Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
25	Queenscliff Ferry Reserve Queenscliff	1		
26	Swan Bay Foreshore Reserve West – Marine Science Centre	1		
27	Murray Road Swan Bay Water Foreshore Reserve	1		


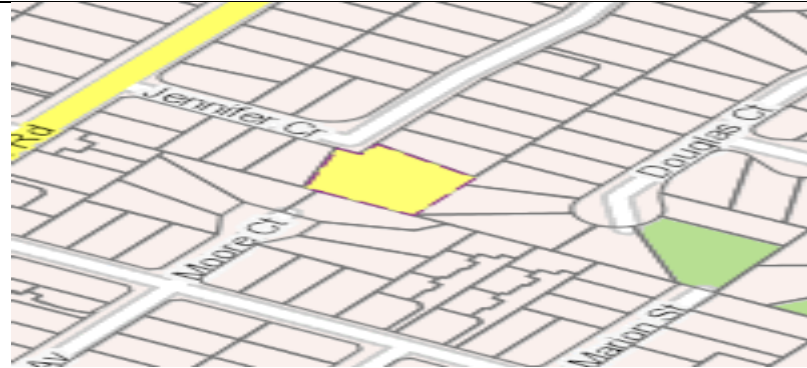


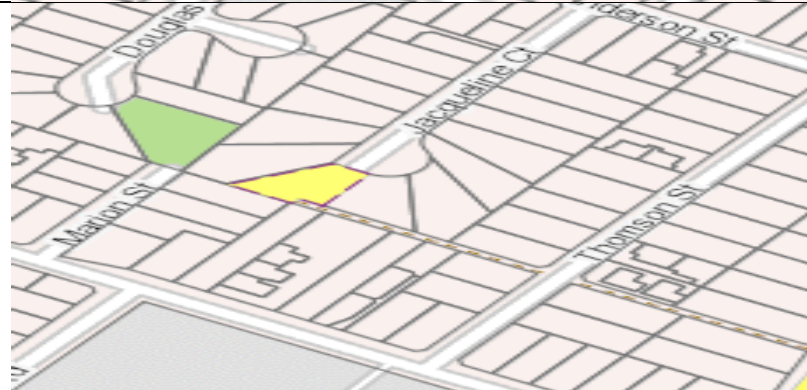
Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
28	Hardie Stonemans Reserve Point Lonsdale	1		
29	Point Lonsdale Light House Reserve Point Lonsdale	1,2,3		
30	Gas Works Skate Park Point Lonsdale	1		

Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
31	Bellarine Highway	1		
32	Murray Road	1		
33	Point Lonsdale Bay Coastal Reserve	1		

Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
34	Coastal Reserve Point Lonsdale	1		
		2		
		3		

Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
		4		
		5		
35	Royal Park Point Lonsdale	1		

Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
36	Go Lightly Park and Caravan Park Point Lonsdale	1		
37	Downton Crescent Reserve Point Lonsdale	1		
38	Bezzant Reserve Point Lonsdale	1		











Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
39	Jennifer Crescent Reserve Point Lonsdale	1		
40	Douglas Court Reserve Point Lonsdale	1		
41	Jacqueline Court Reserve Point Lonsdale	1		



Inventory Number	Land Name/Suburb	Area	Aerial Photo of Site	Map
42	Williams Road Reserve Point Lonsdale – (Part of Point Lonsdale Cemetery Trust Land)	1		
43	Ganes Reserve Point Lonsdale	1		
44	Queenscliff Golf Course Swan Island Lease Area			

Appendix Two: BOQ Open Space Inventory – Playgrounds

BOQ Inventory Number	Name/Address	Playground Photos	
BQ1	Citizens Park Gellibrand Street Queenscliff		
BQ 2	Princess Park Queenscliff		
BQ9	Queenscliff Recreation Reserve Queenscliff		
BQ20	Nankervis Reserve Queenscliff		

BOQ Inventory Number	Name/Address	Playground Photos	
BQ23	Spring Hill Reserve Queenscliff		
BQ30	Gas Works Skate Park Queenscliff		
BQ33	Point Lonsdale Bay Coastal Reserve Point Lonsdale		
BQ33	Point Lonsdale Bay Coastal Reserve Point Lonsdale		
BQ35	Royal Park Point Lonsdale		

BOQ Inventory Number	Name/Address	Playground Photos	
BQ37	Downtown Crescent Reserve Point Lonsdale		
BQ38	Bezant Reserve Point Lonsdale		
BQ39	Jennifer Court Reserve Point Lonsdale		
BQ40	Douglas Court Reserve Point Lonsdale		
BQ41	Jacqueline Court Reserve Point Lonsdale		

BOQ Inventory Number	Name/Address	Playground Photos	
BQ42	Williams Road Reserve Point Lonsdale		
BQ43	Ganes Reserve Point Lonsdale	