

Garfield Profile Area

Garfield Area is located in the centre of Cardinia Shire towards the eastern boundary between Bunyip Area to the east and Nar Nar Goon – Tynong Area to the west and is bisected by the Gippsland V-line railway. Outside the Garfield township, the land use in the area is predominantly agricultural with residential areas concentrated in the township. The population was 2,031 at the 2021 census, with moderate population growth forecast to 2031. The average annual population change in Garfield Area is 2.57%, which indicates that future residential areas will be denser and more populous.

Open space

There are nearly 16 ha of public open space in Garfield Area. The 13 public open spaces in the area include 7 passive, 1 active and 5 linear open spaces. The Garfield Recreation Reserve is the largest open space in the area totalling over 12 ha. The other 12 open spaces are all below 1 ha in size. There are three restricted open spaces in the area, the Garfield Golf Club, Garfield Primary School, and a protected reserve. The total area of restricted open space is 42 ha.

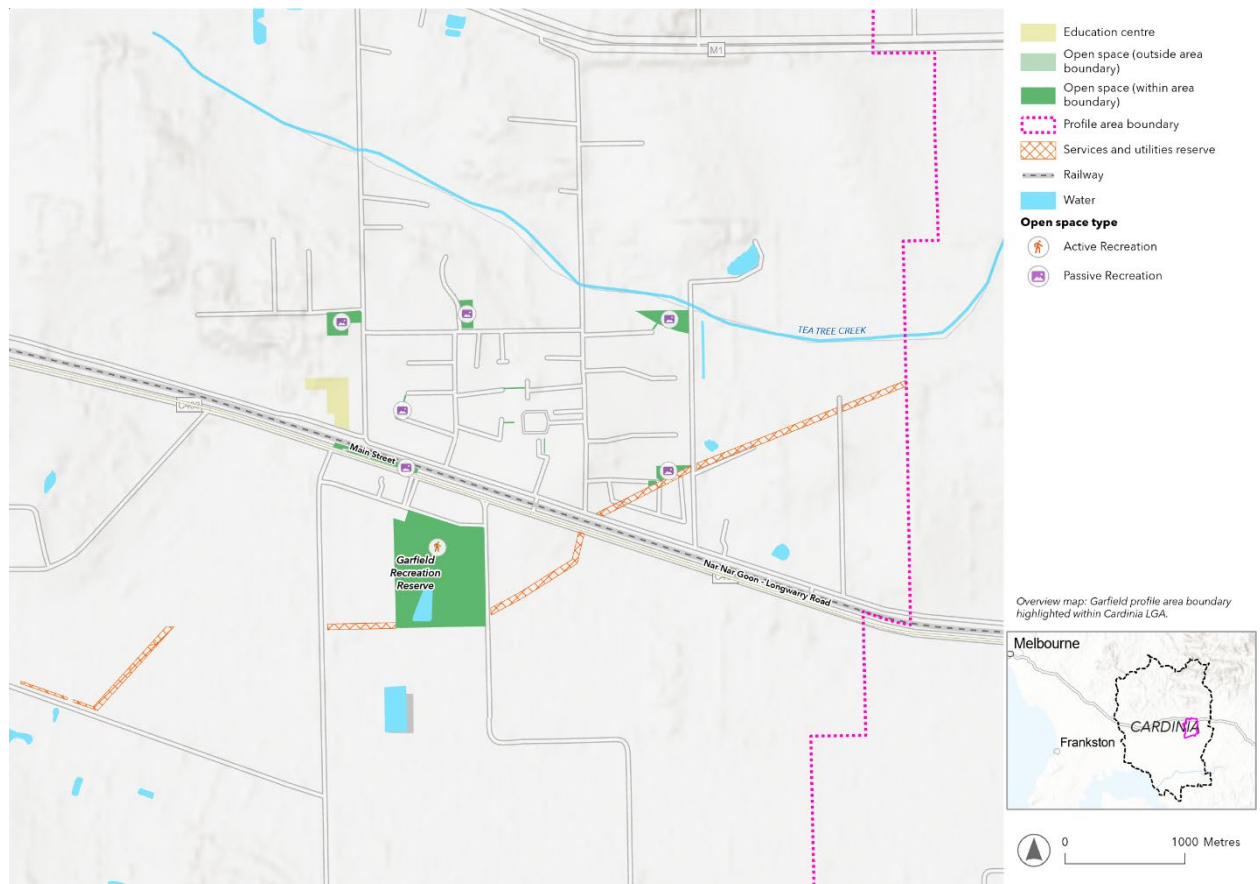


Figure 42: Open space in Garfield Profile Area

Open space provision

The total provision of open space in Garfield Area exceeds the benchmark of 5 ha/1,000 residents for the current and forecasted population. The provision of open space is currently 7.7 ha/1,000 residents and in 2031 it will be at least 5.39ha/1000 residents (this is excluding additional open space that is likely to be included in any new residential subdivisions). The provision of active open space also exceeds the provision benchmark. Garfield Recreation Reserve is the only active open space and contributes 6 ha/1,000 residents exceeding the benchmark of 2 ha.

However, the small sizes of the passive open spaces in the area means the provision of passive open space is below the benchmark of 3 ha/1,000 residents. Passive open space provision is currently 1.7 ha/1,000 residents. To meet the passive open space benchmark for the current population an additional 2.7 ha of

passive open space is needed (this will increase to 5.3 ha by 2031). It must be acknowledged however that, whilst the primary classification of the Garfield Recreation reserve is as Active open space, several passive uses (district play space, dog off leash area, skate park, fitness equipment and community garden) are supported at the reserve and acknowledged in the adopted reserve master plan. Furthermore, as new subdivisions are proposed in the area, it is important to ensure adequate open space is delivered as part of these proposals to address the gaps in passive open space.

Access to open space

Approximately 90% of existing residential properties in Garfield Area are located within 500m walking distance of public open space. The presence of a number of linear connections throughout the township has proven highly effective in supporting walkable access to open spaces. It is important that as new developments occur that both provision and access to open space are carefully considered and the vision, objectives and recommendations of the Cardinia Shire Council Open Space Strategy are appropriately responded to.

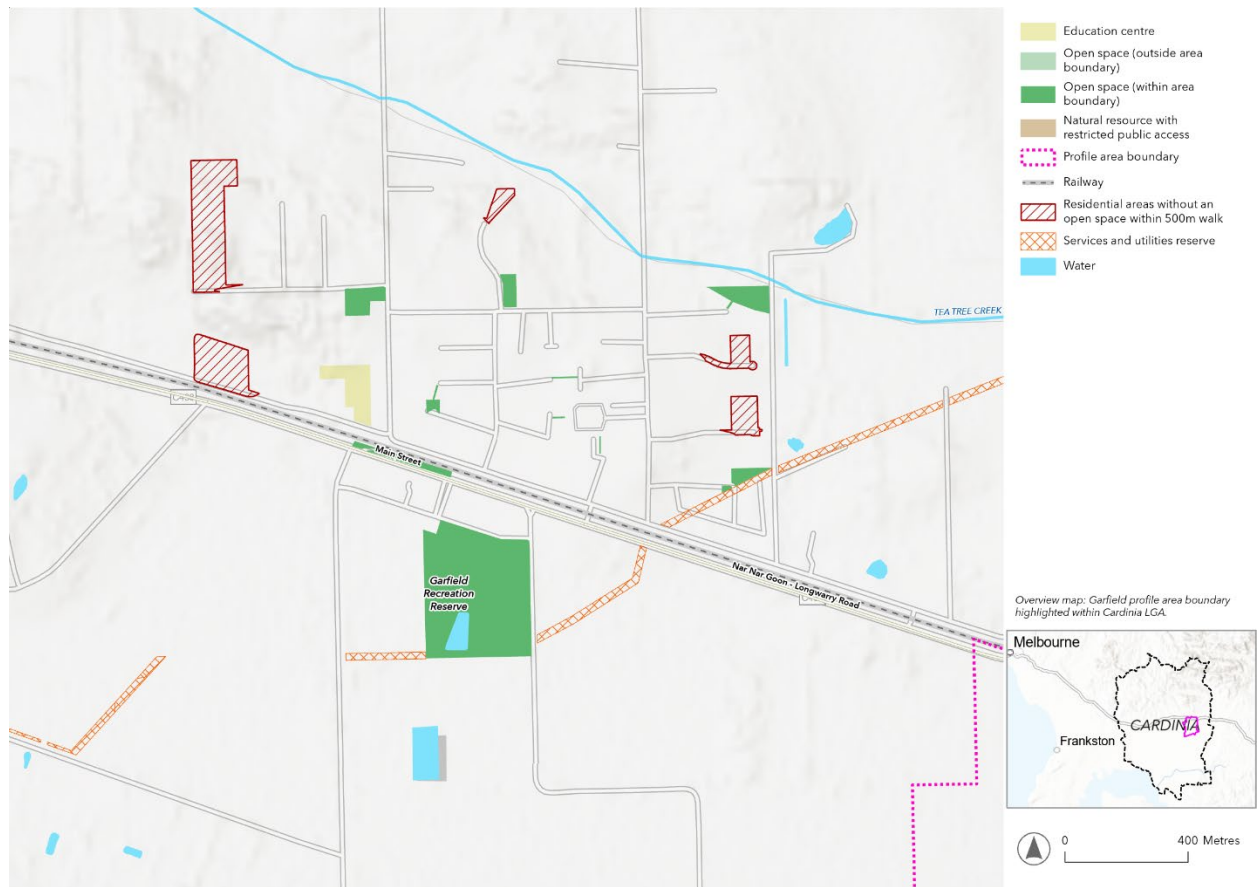


Figure 43: Residential areas in Garfield Profile Area without an open space within 500m walk

Recommendations

The following recommendations are proposed to enhance the open space network in Garfield Area.

- Ensure public open spaces are appropriately located within new developments in Garfield Profile Area to provide access within 500m walking distance of residential properties.