

PLAYGROUND SUBURB ANALYSIS

ACTIVE KINGSTON



City of
KINGSTON

MORDIALLOC – BRAESIDE

Ben Kavanagh Reserve Playground



WHO LIVES HERE...

2023 Playgrounds

There are **7 playgrounds** and **11 active recreation facilities**.

2023 Population

9,333 people are estimated to live in Mordialloc in 2023 (6% of the Kingston population)

Population change

Forecast change from **2023 to 2038:**

Estimated increase 334 people (+4%)

Population change from **2016 to 2021:**

Increase 722 people (+9%)

Age group with the greatest increase of people from **2016 to 2021:**

15–19 years 150 people (+38%)

In 2021

Assistance needed due to a disability:
500 people (6%)

Care provided to a person with a disability, long term illness or old age:
950 people (13%)

Born overseas
2,527 people (28%)

TOP 3 languages other than English spoken at home:

Greek 254 (3%)

Mandarin 194 (2%)

Italian 134 (2%)

Households

There were **3,642** households in Mordialloc (6% of Kingston's total households)

Median weekly household income \$2,016

Households did not own a vehicle 253 (7%)

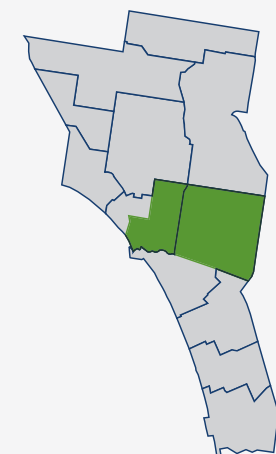
TOP 4 household types:

Couples with children 1,178 (32%)

Lone person 1,078 (30%)

Couples without children 793 (22%)

One parent family 366 (10%)



PLAY SPACE FACILITIES

PLAY SPACE CLASSIFICATION

Small Local	Local	Suburb	District	Regional
4	-	1	1	1

PLAY SPACE ACCESS AND DIVERSITY

Playground – Location	Classification	Year of Construction	Level of Inclusive and Accessible Play			Range of Play Activities (age groups)			
			Reasonable	Some	Difficult	Toddler/ Pre-School	Primary School	Senior Primary	Teen / Adult
Ben Kavanagh Reserve	Suburb	2020			✓	✓	✓	✓	✓
Brownfield Street Reserve	Small Local	1994			✓	✓	✓	✓	✓
Doug Denyer Reserve	Small Local	2002			✓	✓	✓	✓	✓
Duggan Street Reserve	Small Local	2022			✓	✓	✓	✓	
George Woods Reserve	District	2017			✓	✓	✓	✓	
Peter Scullin Reserve	Regional	2023		✓		✓	✓	✓	✓
White Street Reserve	Small Local	2007			✓	✓	✓	✓	

ACTIVE RECREATION FACILITIES

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Location	Asset	Year of Construction	Age
Doug Denyer Reserve	Basketball Half-Court	2002	21
Attenborough Park	Skate Park	2006	17
Peter Scullin Reserve	Table Tennis Table	2016	7
Jack Grut Reserve	Cricket Nets	2017	6
Ben Kavanagh	Cricket Nets	2019	4
Ben Kavanagh	Outdoor Fitness Equipment	2020	3
Ben Kavanagh	Futsal Goals	2021	2
Ben Kavanagh	Rebound Wall	2021	2
Ben Kavanagh	Basketball Half-Court	2021	2
Ben Kavanagh	Petanque Piste	2021	2
Doug Denyer Reserve	Cricket Nets	2021	2



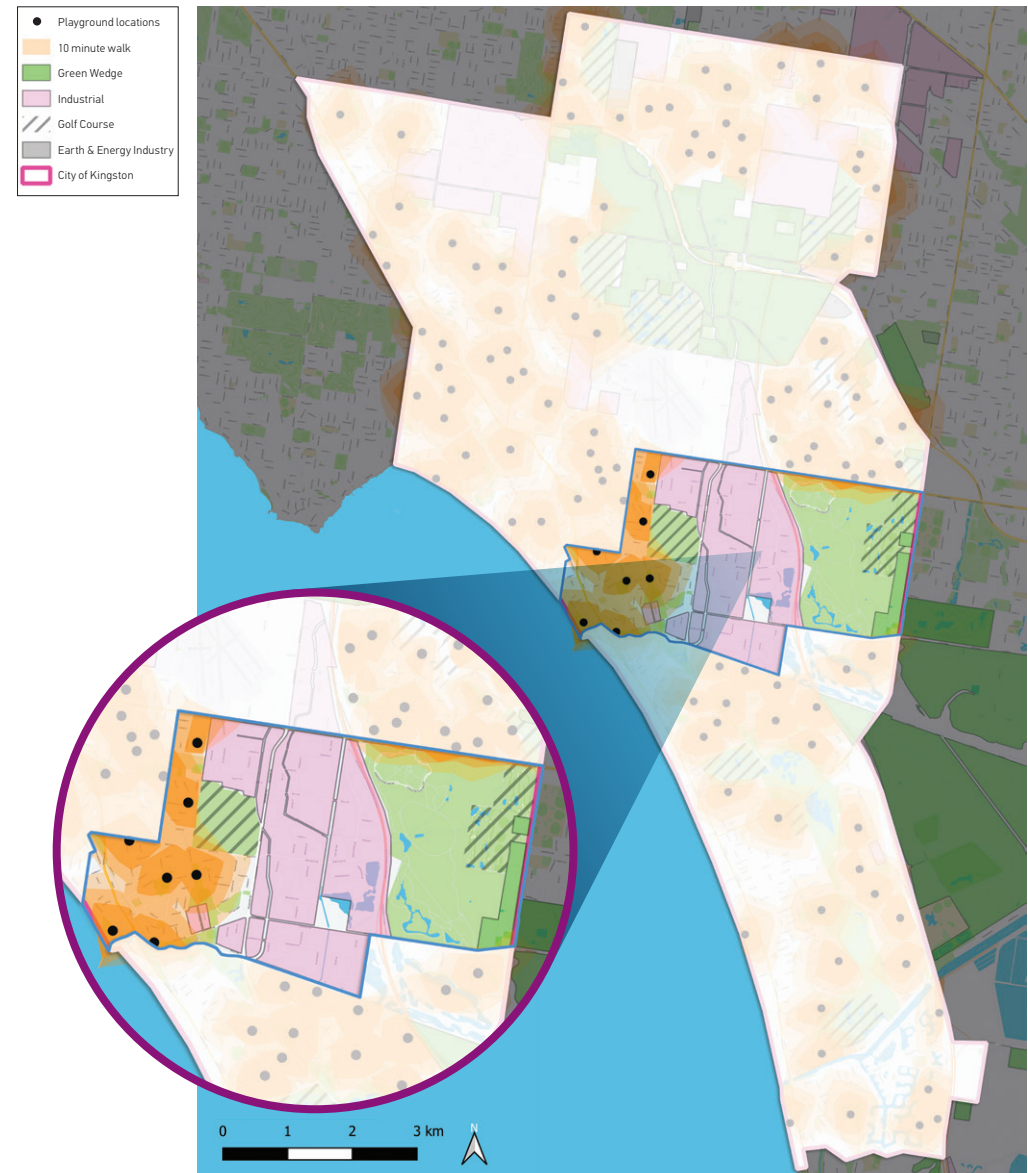
WALKABLE CATCHMENTS – 10 MINUTE WALK

Council’s service level for walkable access to a play space is up to 10-minutes walk from home to a play space for every resident. In 2023, 97% of our residential population can walk ten minutes (approximately 800m) to a play space.

In Mordialloc, 95% of the population has access to play within a 10-minute walk from home. This is shown below:

POPULATION WITHIN 10 MINUTE WALK OF A PLAY SPACE

Total Population (2023)	Population within 800m	Percentage of population
9,333	8,866	95%



PLAYGROUND GAP ANALYSIS

The application of the general planning provision of one playground per 1,400 residents demonstrates that across 2021 to 2036 (population forecast) there is a marginal surplus of playgrounds in Mordialloc – refer table below.

Suburb	No. of Play Spaces	Total Suburb Population				Ideal Playground Provision Rate (1:1,400 people)				2021 Deficit/ Surplus
		2021	2026	2031	2036	2021	2026	2031	2036	
Mordialloc	7	9,015	9,316	9,402	9,583	6.4	6.7	6.7	6.8	0.6



ISSUES AND OPPORTUNITIES



Issues and opportunities



- » 90% of the population in Mordialloc is within a ten-minute walk of a playground. Population projections suggest that demand for playgrounds won't increase over the next 20 years. Whilst the current provision levels provides good diversity and accessibility to service the existing population, play could be improved and expanded to further include opportunities for teens and older children. This ideally can be considered during play space renewal. There is also need to consider the uplift of an existing play space to a Suburb or District level classification.
- » Council's Youth Services are located adjacent to the Mordialloc Railway Station and therefore the area is a focal point for Council's youth engagement.
- » Barriers such as the Nepean Highway, Frankston railway line and Boundary Road restrict easy movement between the suburb, neighbouring suburbs and the foreshore. This impacts equal access to open spaces and limits user catchments for play and active recreation planning. The State government's planned level crossing removal initiatives are expected to improve pedestrian movements and accessibility to services, including play across Mordialloc.
- » Anecdotally, we know there is significant interest in skate and BMX activities locally from young people and adults in this suburb. With the Level Crossing Removal Project (LXRP) impacting upon youth-based facilities in Mordialloc and Highett (near train stations), there is an opportunity to strategically enhance participation in these active recreation pursuits in Mordialloc.
- » Council's new aquatic facility (on Governor Road) will provide opportunities for play both within the new facility and as part of the surrounding landscape.

STRATEGIC INTENTIONS... WHAT ARE WE GOING TO DO?



Strategic Intentions

- » Attenborough Park (or another suitable, sizeable public open space with excellent connectivity to the train station) should be reinforced as a youth precinct to service the central area of Kingston including the southern suburbs of Aspendale, Edithvale and Aspendale Gardens. A detailed plan to guide future development, including street skate options which support beginners, intermediate and advanced skill levels, should be prepared and implemented. This use is consistent with the current function of Attenborough Reserve; and its location adjacent to Mordialloc Secondary College, Mordialloc Railway Station, retail and foreshore amenities supports a higher-level provision of youth focused facilities.
- » LXRP initiatives present opportunities for Council to advocate to the State government for improved play outcomes. A focus of provision at any new facilities should include options for older children, teens and young adults.
- » Re-classify Doug Denyer playground to a Local level play space to include active recreation and play space opportunities as well as social family recreation and gathering/BBQ/picnic spaces. The residential population in 'Epsom Estate' does not have access to play within the housing development and Doug Denyer Reserve play space presents good opportunity to address this under-supply issue.
- » Overlapping play space catchments are observed in the north-western section of the suburb. Consideration should be given to future use of the sites for play (quantity) vs a greater investment in less sites but higher quality (whilst also retaining ten minute walkable access for residents) at the end of the playground's functional life.