



**New Street (Brighton)**  
**Public Housing Site**  
**Preliminary Social Infrastructure**  
**Assessment**

Version 3

Prepared by ASR Research

On behalf of the Victorian Department of Health & Human Services

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# **1. Introduction**

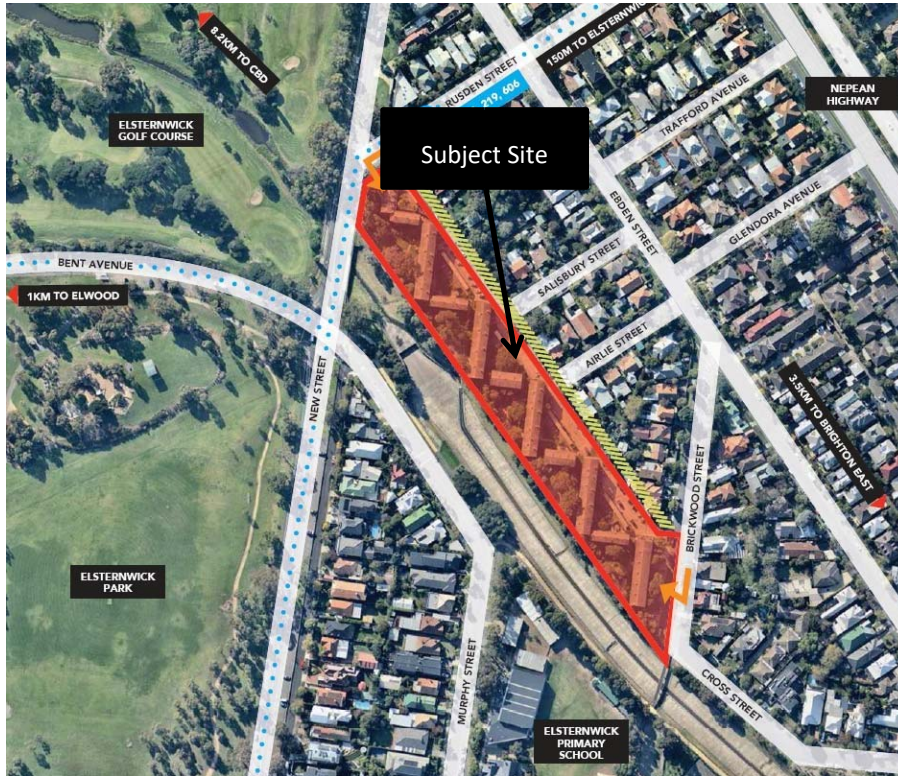
## **1.1 Background**

ASR Research was engaged by the Department of Health and Human Services (DHHS) to prepare the following preliminary social infrastructure assessment of the proposed renewal of the New Street Brighton public housing site (the “subject site”).

## **1.2 The Site**

As shown in Figure 1 on the following page, the site is trapezoidal / rectangular in shape and has an area of approximately 1.4 hectares. The land accommodates post-war walk-up flats, ancillary buildings and communal open space incorporating a playground and community gardens. The land contains numerous mature native trees and internal streets and car parking to the rear. Vehicular access to the site is gained via Airlie Street, Salisbury Street and Brickwood Street. A utilities building is sited at the north boundary containing an existing substation, outside the site boundary.

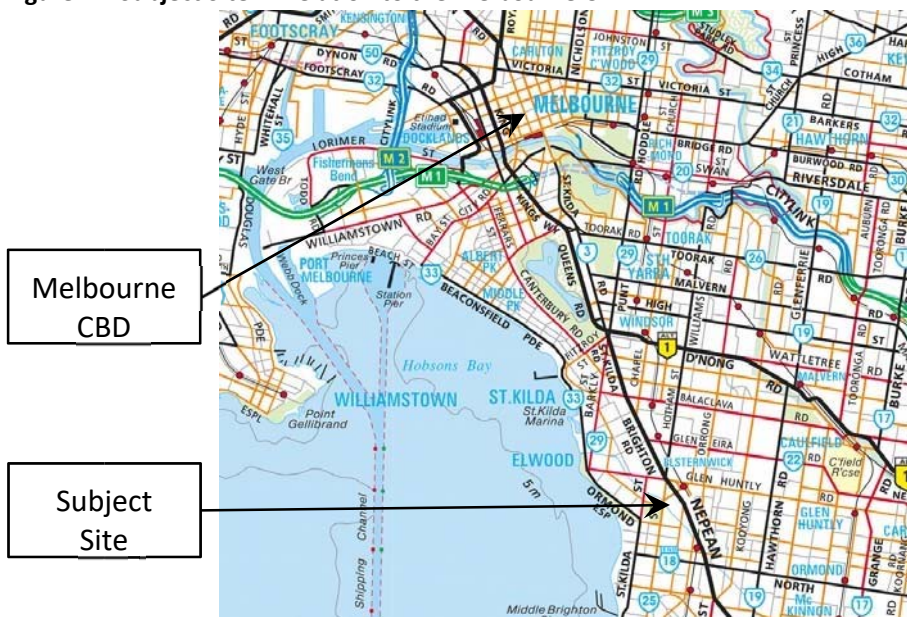
Figure 1 - Locality Plan



### 1.3 Site Context, Details & Proposed Plan

The New Street Brighton site is located in the municipality of Bayside, approximately 8.5 kilometres from the Central CBD.

Figure 2 – Subject Site in Relation to the Melbourne CBD



The site context is shown on Figure 3. Key features of the locality include:

- Vehicular access is currently taken from Brickwood Street, Airlie Street and Salisbury Street and the land has a frontage to Brickwood Street and on the corner of New Street and Rusden Road.
- The site is within walking distance of Elsternwick High Street (Glen Huntly Road), tram services, Metro rail and bus routes.
- Brighton Beach is less than 1.5 kilometres to the west and Elsternwick Primary School is around 70 metres to the south, accessed via pedestrian bridge crossing over Elster Canal.
- The site's western boundary is formed by the concrete channelled Elster Creek/Canal and has an aspect to Elsternwick Park, Golf Course and Primary School along this boundary, along with established residential development.
- The eastern and southern boundaries are adjoined by single and double storey residential development.
- The site provides an interface between low-rise residential development and land used for public recreation use.
- Recent development in the locality generally comprises two storey townhouse and dual occupancy development, with some recently completed apartments along Elsternwick High Street and a flatted development on the corner of New Street and the Nepean Highway.



Figure 3 - Location Context



As shown in Figure 4 on the following page the subject site also is characterised the following features:

- Existing three and four storey walk-up flats (to be demolished).
- The canal side boundary in particular is lined with a number of mature indigenous and exotic trees, some of which have high retention value.
- The site currently presents 'back-of-house' functions to the Airlie and Salisbury Street frontages, including bin storage, parking, electricity poles and the accessway.
- A bus stop is currently located on the site's northern boundary, which also accommodates a sub-station building on separate title and is excluded from the subject site.
- The pedestrian network within the site is primarily functional, providing access from car parks to the building entrances, and does little to encourage permeability.

**Figure 4 - Aerial Photo of Subject Site**



The project will involve the demolition of the existing residential structures across the site, which are comprised of 127 dwellings in a walk-up configuration. They will be replaced with a mix of public and private dwellings in new buildings, and there will be an increase of at least 10% of social housing units on the site.

The following zone and overlays(s) apply to the site:

- General Residential Schedule 1 (GRZ1);
- Design and Development Overlay Schedule 2 (DDO2); and
- Special Building Overlay (SBO).

### **1.5 Design Principles: Public Housing Renewal Program**

The Victorian Government has committed \$185 million (Public Housing Renewal) and \$120 million (Social Housing Pipeline) as part of a \$626 million investment to renew existing homes on public housing estates across metropolitan Melbourne and in regional centres of Victoria.



Nine sites have been identified for Stage One of the Public Housing Renewal Program. The renewal will result in a 10 per cent increase of social housing homes at each renewal estate.

The following Design Principles were established over a series of three workshops convened by the Department of Health and Human Services with assistance from of the Office of Victorian Government Architect, Victorian Planning Authority and the Department of Environment, Land, Water and Planning.

The Design Principles will guide the urban design, planning and procurement stages of the redevelopment of each site.

1. **Public Land Assets.** To maximise the social, economic and environmental ‘return’ of public land assets and ensure the economic viability of the project.
2. **Sustainable Development.** To deliver a sustainable and high quality development that contributes to the longevity of housing stock and minimises the cost of living.
3. **Safe Places.** To create safe buildings and spaces throughout the site.
4. **Site Features.** To respond to the features of the site, such as context, aspect, topography and significant vegetation.
5. **Neighbourhood Contribution.** To integrate with the surrounding area by responding to existing or preferred neighbourhood character, enhancing the public realm and existing networks and delivering ‘good neighbour’ outcomes.
6. **Tenure Equity.** To balance issues of equity in the successful delivery of market and social housing that is ‘tenure blind’.
7. **Non-Residential Uses.** To provide retail, commercial or community uses to meet an identified local need or stimulate local activity and participation.
8. **Active Transport.** To prioritise pedestrian and bicycle access within the site.
9. **Legibility.** To establish legible access and address points for the site, buildings and spaces, including defining private, communal and public spaces.
10. **Social Integration.** To foster social connections between residents and the wider community.
11. **Residential Amenity.** To provide high levels of residential amenity and liveability in accordance with the Better Apartments Design Standards.
12. **Integrated Landscape.** To provide landscaping and communal open space that is resilient and enhances the sense of place, sustainability and liveability of the site and local area.
13. **Accessibility + Adaptability.** To deliver buildings and spaces that are accessible and practical for people of all abilities and readily adaptable to respond to the future needs of residents. The following content provides examples of built-in text styles that must be used.



## **1.6 Purpose of Assessment**

The specific objectives of this assessment were to:

- Review the potential implications of existing Local and State Government strategies, plans and policies on the proposed development of the subject site.
- Identify and classify the existing community infrastructure that exists generally within 1.5 kilometres of the subject site;
- Assess the anticipated change to the local population profile and the likely impact on the demand for a variety of social infrastructure forms arising from the proposed development of the subject site;
- Identify potential community infrastructure requirements and opportunities associated with the development of the subject site assuming a development scenario of approximately 310 dwellings; and
- Indicate whether a proposed Development Plan Overlay for the subject site should include a reference to the need for additional social infrastructure assessment work to be undertaken as part any future development plan application required to be prepared for the subject site.

## **2. Assessment Scope & Catchment Details**

### **2.1 Scope of Community Infrastructure Items Reviewed**

This report contains detailed tables showing the existing supply of community infrastructure generally within a 1.5-kilometre radius of the subject site<sup>1</sup> and indicative estimates of demand and / or supply requirements for each form of community infrastructure. It is envisaged that the subject site's development will have the greatest impact on what is considered neighbourhood level community infrastructure forms that are typically managed by local government, and some higher order community infrastructure forms owned and / or managed by Local Government which have larger population catchments.

For the purposes of undertaking this assessment an audit of the following community infrastructure categories were selected:

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<sup>1</sup> Some forms of community infrastructure such as libraries, hospitals etc have population catchments which can typically exceed a standard low density urban residential 1.5-kilometre population catchment.

1. Early years services;
2. Open space (active and passive);
3. Community meeting spaces, libraries and learning centres;
4. Indoor recreation facilities;
5. Education facilities;
6. Health services;
7. Police & Emergency services; and
8. Residential aged care.

Categories 1 to 3 are typically (but not exclusively) Local Government responsibilities and are often (but not always) included in development contribution agreements associated with significant land use developments. However, government education facilities (typically primary and secondary schools), where deemed to be required within a land use development, are generally funded (both land and building costs) by the State Government.

Although not prescriptive different forms of community infrastructure generally have different population catchments as shown in Table 1 on the following page.

**Table 1 - Scope of Community Infrastructure Items Assessed**

Population Catchment Hierarchy	Items
<p><b>Level 1</b> Neighbourhood Level <i>Provision ratios up to 10,000 people</i></p>	<ul style="list-style-type: none"> <li>• Open space (passive and active)</li> <li>• Local playgrounds</li> <li>• Local bicycle / pedestrian pathways (on and off-road)</li> <li>• Kindergartens</li> <li>• Playgroups</li> <li>• Government primary schools</li> <li>• Neighbourhood house (Inc. Community education services)</li> <li>• Community meeting spaces (Council and Non-Council)</li> <li>• Senior citizens groups</li> <li>• Long Day Child Care</li> <li>• Public art installations</li> </ul>

	<ul style="list-style-type: none"> <li>• Social housing</li> </ul>
<p><b>Level 2</b> Precincts ( 2-3 Neighbourhoods) <i>Provision ratios between 10,000 and 30,000 people</i></p>	<ul style="list-style-type: none"> <li>• Occasional Child Care</li> <li>• Government secondary Schools</li> <li>• Catholic primary Schools</li> <li>• Maternal and Child Health Services</li> <li>• Indoor recreation centres</li> <li>• Residential aged care</li> </ul>
<p><b>Level 3</b> Cluster of Precincts ( District) <i>Provision ratios between 30,000 people and 60,000 people</i></p>	<ul style="list-style-type: none"> <li>• Libraries</li> <li>• Council aquatic / leisure centres</li> <li>• Community arts centres</li> <li>• Other non-government secondary schools</li> <li>• Community health centres</li> </ul>
<p><b>Level 4</b> Municipal Level <i>Provision for the total municipality</i></p>	<ul style="list-style-type: none"> <li>• Principal Bicycle Network (on and off-road)</li> <li>• Civic centres</li> </ul>
<p><b>Level 5</b> Regional Level Provision for 2 or more municipalities</p>	<ul style="list-style-type: none"> <li>• Highest Order Performance Arts Facility</li> <li>• Universities/TAFEs</li> <li>• Public and private hospitals</li> </ul>

## **2.2 The 20-minute Neighbourhood**

Plan Melbourne 2017 includes Principle 5 which refers to “Living locally—20-minute neighbourhoods”. This principle is focused on creating accessible, safe and attractive local areas where people can access most of their everyday needs within a 20-minute walk, cycle or local public transport trip. The principle aims to make Melbourne healthier and more inclusive. Due to the specialised and diverse nature of work, many people will still need to travel outside of this 20-minute neighbourhood for their jobs. A 20-minute walk equates to approximately 1.5 kilometres.

**Figure 5 - The 20-minute neighbourhood**



Source: Department of Environment, Land, Water and Planning

*Cited in Plan Melbourne 2017-2050, page 115*

### **2.3 Subject Site 1.5 Kilometre Population Catchment**

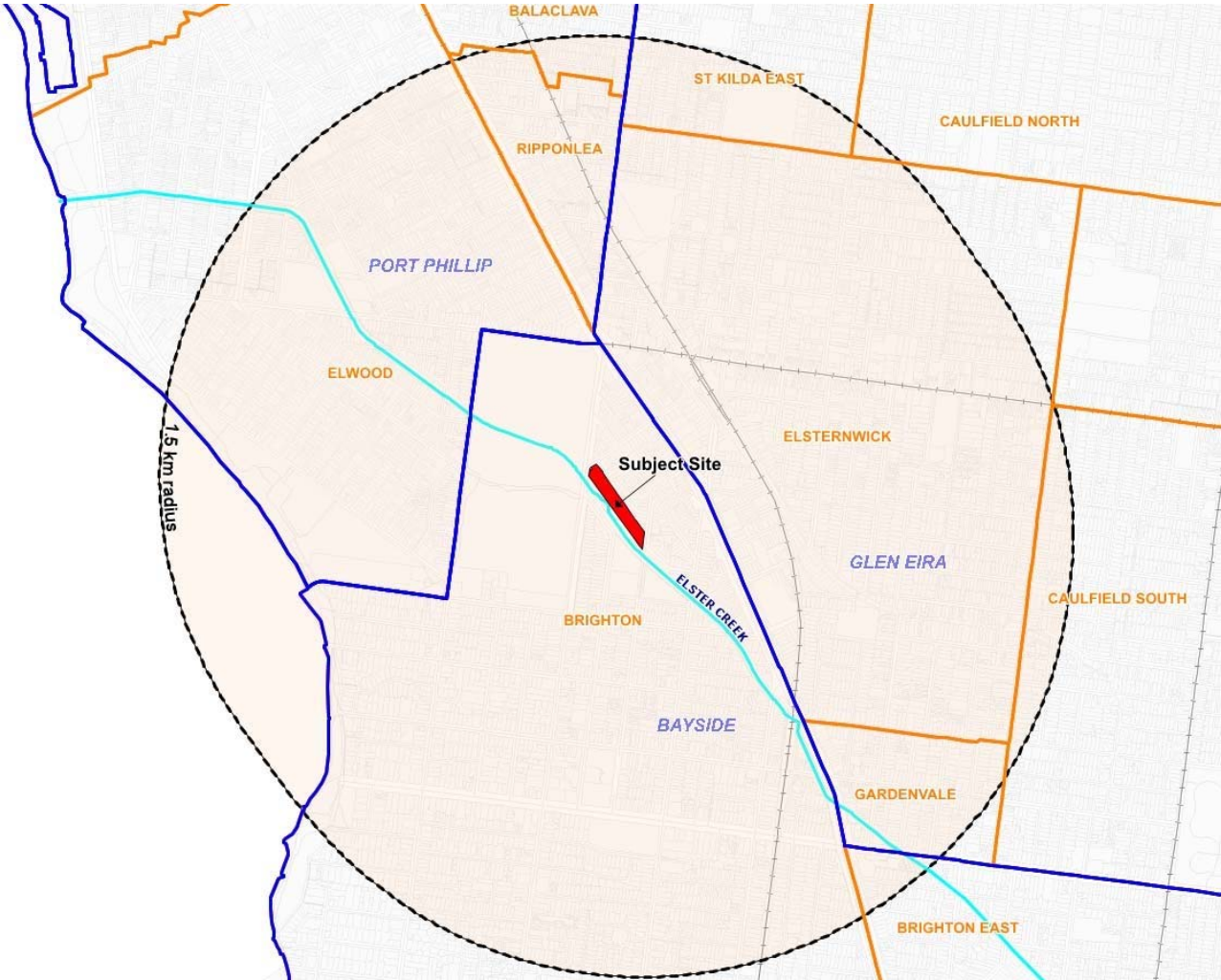
Because of the importance Plan Melbourne places on the 20-minute neighbourhood principle this assessment constructed a 1.5 kilometre geographic catchment for the subject site. Figure 6 on the following page shows the 1.5-kilometre population catchment area of the subject site. Although the site is located within the suburb of Brighton (within the City of Bayside), the 1.5-kilometre population catchment also includes parts of the following suburbs and neighbouring municipalities:

- Elwood to the north west (City of Port Phillip);
- Ripponlea and Balaclava to the north (City of Port Phillip);
- St Kilda East and Caulfield North to the north east (City of Glen Eira);
- Elsternwick and Caulfield South to the east (City of Glen Eira);
- Gardenvale to the south east (City of Glen Eira); and
- Brighton East to the south east (City of Bayside).





Figure 6 – Subject Site 1.5 Kilometre Population Catchment





## 2.4 Current Population and Dwelling Forecasts and Assumptions for Brighton

The population of Brighton is projected to increase by approximately 2,900 people between 2016 and 2036 (an increase of 12%), and the number of dwellings are anticipated to increase by approximately 1,600 (an increase of 16%). Average household size is forecast to decline from 2.5 in 2016 to 2.4 in 2036.

**Table 2 - Forecast Population and Dwelling Change for Brighton from 2016 to 2036**

	Year						
	2016	2021	2026	2031	2036	Change from 2016 to 2036	% Change from 2016 to 2036
Average h'hold size	2.5	2.5	2.5	2.4	2.4	-0.1	-4%
Dwellings	10,308	10,862	11,225	11,610	12,000	1,692	16%
<b>Total Population</b>	25,066	26,041	26,540	27,186	27,978	2,912	12%

*Source: Bayside Population and household forecasts, 2011 to 2036, prepared by .id, the population experts, October 2015*

These forecasts are based on a number of assumptions including the residential development assumptions listed below:

- 184-186 Bay St - 13 dwellings (2016)
- 232 Bay Street - 10 dwellings (2014)
- 439 Bay Street - 22 dwellings (2018)
- 380 Degrees - 95 dwellings (2014)
- 22 Warleigh Grove - 24 dwellings (2012)
- The Warleigh Brighton - 105 dwellings (2014)
- Verdis - 47 dwellings (2016)
- 83 Asling Street - 15 dwellings (2016)
- 1 Berwick St apartments - 43 dwellings (2014)
- 317 -325 New Street - 46 dwellings (2016)
- North Road Apartments - 14 dwellings (2014)
- Somerfield - 13 dwellings (2016)
- 303 New St - 10 dwellings (2012)
- 4 Dudley Street - 14 dwellings (2014)
- Green Point - 32 dwellings (2016)
- Newnorth - 14 dwellings (2014)
- Viva Maria - 10 dwellings (2013)



- 21 Wilson Streer - 21 dwellings (2012)
- Oscar Brighton - 26 dwellings (2016)
- Church Street Hill - 38 dwellings (2015)
- 10-12 St Andrews Street - 13 dwellings (2013)
- 15 Well Street - 10 dwellings (2012)
- Other sites - 408 dwellings
- High level of infill development (28-36 dwellings per annum)
- Moderate to high level of centres development (16-50 dwellings per annum).

More site-specific development assumptions are presented in the forecasts for Brighton but do not currently include the redevelopment of the New Street (Brighton) Public Housing site. These assumptions may need to be reviewed by the City of Bayside if the development plan for the site is approved.

## **3 Review of Relevant Strategic Documents**

### **3.1 Material Reviewed**

This section provides an overview of existing strategies, plans and polices that may be of relevance to community infrastructure provision within the subject site and surrounding region. The following strategic material was reviewed as having potential relevance:

- Plan Melbourne 2017;
- City of Bayside Planning Scheme;
- City of Bayside strategies and plans; and

The main strategic plans for Local Government, legislated by the State Government are the:

- City of Bayside Council Plan;
- Bayside Municipal Strategic Statement; and
- Bayside Public Health and Wellbeing Plan.

### **3.2 Plan Melbourne 2017**

Plan Melbourne 2017 is a metropolitan planning strategy that defines the future shape of the city and state over the next 35 years. Integrating long-term land use, infrastructure and transport planning, Plan Melbourne sets out the strategy for supporting jobs and growth, while building on Melbourne's legacy of distinctiveness, liveability and sustainability. The plan includes:

- 9 principles to guide policies and actions
- 7 outcomes to strive for in creating a competitive, liveable and sustainable city
- 32 directions outlining how these outcomes will be achieved
- 90 policies detailing how these directions will be turned into action

In addition, a separate 5-year Implementation Plan with 112 actions has been developed. Of particular relevance to this assessment are the directions and policies outlined in Outcome 2 (housing related directions) and Outcome 5 (social infrastructure related directions). The directions and policies associated with these two outcomes are summarised below.

#### ***Outcome 02: Melbourne provides housing choice in locations close to jobs and services***

##### **Manage the supply of new housing in the right locations to meet population growth and create a sustainable city**

- Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city
- Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport
- Plan for and define expected housing needs across Melbourne's regions
- Provide certainty about the scale of growth in the suburbs

##### **Deliver more housing closer to jobs and public transport**

- Facilitate well-designed, high-density residential developments that support a vibrant public realm in Melbourne's central city
- Direct new housing and mixed-use development to urban-renewal precincts and sites across Melbourne

- Support new housing in activity centres and other places that offer good access to jobs, services and public transport
- Provide support and guidance for greyfield areas to deliver more housing choice and diversity
- Require development in growth areas to be sequenced and staged to better link infrastructure delivery to land release

**Increase the supply of social and affordable housing**

- Utilise government land to deliver additional social housing
- Streamline decision-making processes for social housing proposals
- Strengthen the role of planning in facilitating and delivering the supply of social and affordable housing
- Create ways to capture and share value uplift from rezonings

**Facilitate decision-making processes for housing in the right locations**

- Support streamlined approval processes in defined locations
- Facilitate the remediation of contaminated land, particularly on sites in developed areas of Melbourne with potential for residential development

**Provide greater choice and diversity of housing**

- Facilitate housing that offers choice and meets changing household needs
- Provide a range of housing types in growth areas

**Outcome 05: Melbourne is a city of inclusive, vibrant and healthy neighbourhoods**

**Create a city of 20-minute neighbourhoods**

- Create mixed-use neighbourhoods at varying densities
- Support a network of vibrant neighbourhood activity centres

**Create neighbourhoods that support safe communities and healthy lifestyles**

- Improve neighbourhoods to enable walking and cycling as a part of daily life

**Deliver social infrastructure to support strong communities**

- Facilitate a whole-of-government approach to the delivery of social infrastructure
- Create health and education precincts to support neighbourhoods
- Support not-for-profit community services to build social capital and stronger communities
  - Provide and protect land for cemeteries and crematoria

**Deliver local parks and green neighbourhoods in collaboration with communities**

- Develop a network of accessible high-quality, local open spaces
- Support community gardens and productive streetscapes

**3.3 City of Bayside Planning Scheme**

Required by the Planning and Environment Act 1987 the Planning Scheme must relate to the State Government Metropolitan Growth Strategy. The Planning Scheme also includes Council’s local vision and strategies for planning and development.

The City of Bayside Planning Scheme contains various clauses directly impacting on affordable housing and social infrastructure provision within the subject site. These are summarised on the following pages.

Clause	Relevant references
<p><b>21.02-3 Key issues</b></p>	<p><b>Settlement and housing</b></p> <ul style="list-style-type: none"> <li>• The need to manage growth associated with population growth and its impacts.</li> <li>• The need to direct population growth into appropriate locations.</li> <li>• The provision of housing to meet the changing needs of the community.</li> </ul> <p><b>Open space</b></p> <ul style="list-style-type: none"> <li>• The need to provide open space and recreational opportunities that meet the changing needs of the community.</li> <li>• The protection and enhancement of open space is key to the economic and environmental viability of the municipality.</li> </ul> <p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li>• The provision of infrastructure to meet the needs of the existing and future community. □ The need to manage the impacts associated with major community infrastructure.</li> </ul>
<p><b>21.03 Settlement and Housing</b></p>	<p><b>Objective</b></p> <p>To accommodate population increases and respond to changing demographic profiles.</p> <p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Ensure a diversity of housing is provided to meet the needs of the community over time.</li> <li>• Support the provision of housing to enable people to live in Bayside throughout their lives.</li> <li>• Enhance the range of accommodation options for older people and the availability of affordable housing.</li> <li>• Direct new medium density housing to Major Activity Centres, residential opportunity areas, particularly those with good access to public transport routes as identified in the Residential Strategic Framework Plan.</li> </ul>



<p><b>21.08 Open Space</b></p>	<p><b>Objective 1</b></p> <p>To develop an open space network that accommodates a wide range of current and future community demands.</p> <p>Strategies</p> <ul style="list-style-type: none"> <li>• Ensure no net loss of open space across the municipality.</li> <li>• Provide a range of open space experiences and functions within each suburb.</li> <li>• Aim to provide all residents and workers with access to open space classified as Social Family Recreation, Sportsground or Beach Based Recreation within 400m walking distance.</li> <li>• Consider if any new use and/or development of open space may compromise or conflict with the defined prime function for that open space and address any potential impacts.</li> <li>• Improve open space in suburbs with a current or projected deficiency as a priority within the resources available for the open space network.</li> <li>• Prioritise the acquisition of land in Highett and Black Rock for new open space over other suburbs in the municipality if opportunities arise.</li> <li>• Improve trail networks and enter into arrangements with other open space owners to help alleviate deficiencies in the open space network.</li> <li>• Provide open space facilities in accordance with any relevant Council management plan or master plan for the open space.</li> </ul> <p><b>Objective 2</b></p> <p>To ensure that the public open space network caters for a diverse range of users and is accessible to all.</p> <p>Strategies</p> <ul style="list-style-type: none"> <li>• Provide a balance of active and passive recreation opportunities.</li> <li>• Ensure equitable use of sporting facilities.</li> <li>• Restrict the enclosure of public open space.</li> <li>• Encourage sharing of facilities to minimise the need for additional buildings.</li> <li>• Ensure the range of open space areas caters for use by people of all ages and abilities by providing for appropriate accessibility which considers site specific constraints.</li> </ul> <p><b>Objective 3</b></p> <p>To maintain, protect and enhance the landscape, environmental and natural heritage values of open space and unique habitats in a sustainable manner.</p>
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Clause	Relevant references
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	<p>Strategies</p> <ul style="list-style-type: none"> <li>• Protect areas of landscape and natural heritage significance.</li> <li>• Protect the natural biodiversity of the Conservation Reserves by ensuring that the primary purpose of the reserve is maintained.</li> <li>• Maintain and enhance native habitats within sites to increase the resilience of the natural systems within which they are located.</li> <li>• Enhance the connectivity of the open space network, and retain links between habitat areas and open space, to provide habitat corridors.</li> <li>• Protect the important habitat role of open space.</li> <li>• Ensure the retention of significant vegetation characteristics that form a major element of a distinctive urban character in the municipality, particularly in Beaumaris and Black Rock.</li> <li>• Protect the cliffs and underlying gravel beds of Beaumaris Bay that contain one of the richest and most diverse fossil assemblages in Australia.</li> <li>• Ensure planting of adequate and appropriate vegetation within the open space network that can add to carbon sinks and habitat corridors for fauna and protection from the sun.</li> </ul> <p><b>Objective 4</b></p> <p>To improve the connectivity of open spaces to make it easier to access existing open space.</p> <p>Strategies</p> <ul style="list-style-type: none"> <li>• Ensure recreational links connect with regional systems and opportunities beyond Bayside’s boundaries.</li> <li>• Reduce the effect of Beach Road as a barrier to pedestrian access to the foreshore.</li> <li>• Connect open spaces and key community destinations to encourage walking and cycling.</li> <li>• Provide landscaping along streets to create an attractive, green and connected suburban environment.</li> <li>• Enhance views and access to Lyle Anderson Reserve from Graham Road in Highett through the creation of a public open space corridor.</li> <li>• Establish a pathway / trail hierarchy and manage pathways along the foreshore.</li> <li>• Increase the availability of access to and along the foreshore that accords with the principles of ‘universal access’.</li> </ul> <p><b>Objective 5</b></p> <p>To obtain appropriate and sustainable public open space contributions at the time of subdivision.</p> <p>Strategies</p> <ul style="list-style-type: none"> <li>• Accept and use public open space contributions (whether by financial payment or vesting of land) in accordance with Clause 22.01 (Public Open Space Contributions).</li> <li>• Require public open contributions (whether by financial payment or vesting of land) for residential and commercial subdivision pursuant to Clause 52.01 (Public Open Space Contribution and Subdivision) of the Bayside Planning Scheme.</li> <li>• Negotiate open space contributions over and above the rate specified in the Schedule to Clause 52.01 of this Scheme for Strategic Redevelopment Sites (as defined at Clause 16.01-3 of this Scheme and/or as identified by Council), including:             <ul style="list-style-type: none"> <li>• CSIRO site, Highett</li> <li>• Barr Street/South Road, Brighton East</li> <li>• Nepean Highway and Milroy Street, Brighton East</li> <li>• Nepean Highway and North Road, Brighton</li> <li>• South Road and Esplanade Avenue and around Milano’s, Brighton</li> <li>• Beach Road and Georgiana Street, Sandringham</li> </ul> </li> </ul> <p><b>Objective 6</b></p> <p>To minimise any adverse impact of commercial advertising and promotional signage on public open space.</p> <p>Strategies</p> <ul style="list-style-type: none"> <li>• Discourage permanent commercial advertising and promotional signs on public open space.</li> <li>• Regulate the display of temporary advertising signs on recreation reserves to ensure that the amenity of the open space and surrounding residential areas is not compromised.</li> </ul>
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**Objective 7**

To maintain opportunities for diverse recreation choices while recognising that the foreshore is a finite

Clause	Relevant references
	<p>resource.</p> <p>Strategies</p> <p><input type="checkbox"/> Provide for a range of leisure experiences appropriate to the character, facilities and environmental capacity of the foreshore.</p>
<p><b>21.10-2 Community and educational facilities</b></p>	<p><b>Key issues</b></p> <ul style="list-style-type: none"> <li>• Changing demographics, behavioural patterns and community expectations, particularly with respect to older people, have altered the demand for community facilities placing more emphasis on independent living and service delivery.</li> <li>• Concern that the geographic distribution of community facilities and services across the municipality is not equitable and does not always reflect community needs.</li> <li>• A shift in the provision of community services from the public to the private sector.</li> <li>• Potential conflict between residential areas and community uses, particularly schools and large organisations.</li> <li>• Ad hoc re-development and expansion of existing community facilities may have an adverse impact on the amenity of surrounding areas.</li> <li>• Safe and convenient access to quality community facilities and services must be provided on an equitable basis to all sections of the community.</li> <li>• Greater certainty is needed for both institutions and surrounding residents in relation to changes to community and educational facilities.</li> </ul> <p><b>Objective 1</b></p> <p>To provide high quality public and private community facilities and services based on the needs and expectations of all age groups, including those with limited mobility and special needs.</p> <p>Strategies</p> <ul style="list-style-type: none"> <li>• Locate community facilities where they can provide safe and convenient access on an equitable basis to the community they will service.</li> <li>• Locate new community facilities near public transport interchanges and on pedestrian and cycle priority networks, that is, the Principal Bicycle Network, Municipal Bicycle Network and/or the Principal Pedestrian Network.</li> <li>• Improve the distribution and quality of community facilities and services.</li> <li>• Facilitate the development and use of private facilities for community uses where appropriate.</li> <li>• Ensure safe and easy access to community facilities and services.</li> <li>• Maximise the use of existing public facilities and promote the collaborative use of private facilities.</li> <li>• Ensure appropriate design of new infrastructure taking into consideration Bayside’s character.</li> </ul> <p><b>Objective 2</b></p> <p>To ensure that schools and other large institutional uses and community facilities and services are planned and developed to provide certainty for the organisation and community and to minimise the impact on residential amenity and the natural environment.</p> <p>Strategies</p> <ul style="list-style-type: none"> <li>• Encourage the preparation of master plans for all schools, hospitals, retirement villages and other large institutional uses to provide greater certainty for both institutions and surrounding residents.</li> <li>• Regulate hours of operation of community facilities and services if appropriate.</li> <li>• Ensure the provision of adequate off-street car parking and drop-off areas.</li> <li>• Consider the potential for the CSIRO site to be redeveloped for educational purposes.</li> </ul>

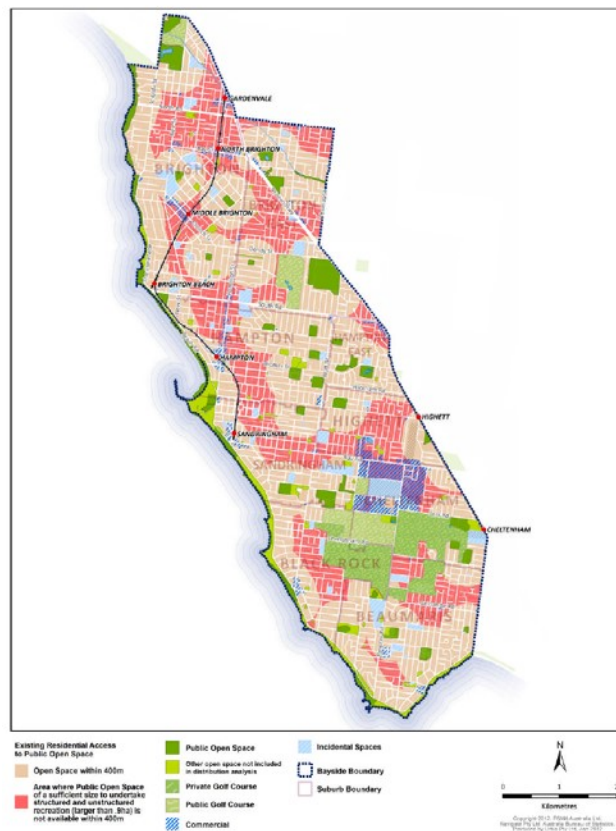
<b>22.01 Public Open Space Contributions</b>	<b>Policy</b> It is policy that: <ul style="list-style-type: none"><li>• New subdivision is levied at the rate specified in the Schedule to Clause 52.01 – Public Open Space Contribution and Subdivision of this Scheme.</li><li>• The subdivision of a Strategic Redevelopment Site (as defined at Clause 16.01-3) is levied at the rate specified in the Schedule to Clause 52.01 – Public Open Space Contribution and Subdivision of this Scheme, or greater subject to the negotiation of a development plan.</li><li>• Public open space contributions in the form of land contributions will be requested and/or accepted at Council’s discretion, in accordance with the public open space land requirements identified in the Bayside</li></ul>
<b>Clause</b>	<b>Relevant references</b>

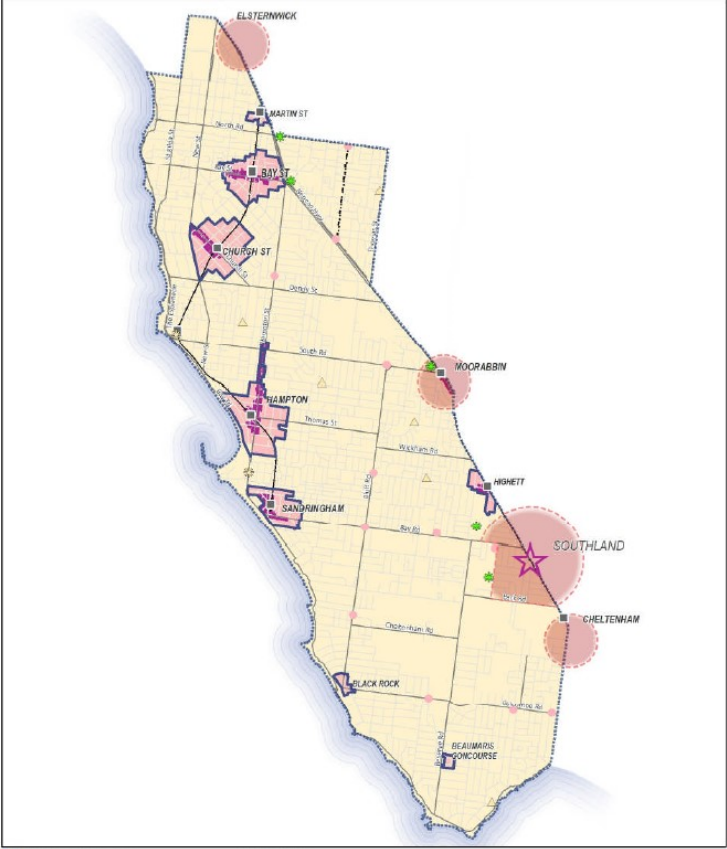
Open Space Strategy (April 2012), and the Bayside Open Space Strategy: Suburb Analysis and Action Plan (August 2012).

- In the case that a public open space contribution is provided to Council by way of a land contribution to be used for new public open space as part of the subdivision, the following applies:
  - Land to be used for new public open space located outside of a Moderate and Key Focus Residential Growth Area must have a minimum total area of 0.9ha, or adjoin an existing public open space. Land is to be accessible for a range of structured and unstructured recreational uses.
  - Where land to be used for new public open space is located within a Moderate or Key Focus Residential Growth Area, Council may consider accepting land with a total area of less than 0.9ha. Land must be suitable for use as public open space and appropriately integrated within the subdivision so as to be safe, useable, accessible to the broader neighbourhood, manageable and improve local amenity.
- In the event that a public open space contribution is provided to Council by way of a financial payment, the funds are to be directed towards:
  - Acquisition of land to be used as new usable public open space in areas that are currently deficient in public open space, as identified in Map 1 – Deficiencies in Open Space in Bayside.
  - Improvements to the existing open space network in accordance with any relevant Council management plan or master plan for open space.
- Land which will be counted towards a public open space contribution must be unencumbered land. Encumbered land is generally defined as land that cannot be normally considered developable for residential purposes. This includes:
  - Land subject to a 1 in 100 year floodway;
  - Land that would be excluded from development due to the need to conserve flora and fauna values;
  - Land that may be contaminated;
  - Land that is steeply sloping (i.e. greater than one in three slope) or subject to landslip; or
  - Land that is affected by a servicing easement (e.g. including but not limited to high voltage power lines, water pipe and sewer easements).

Where appropriate, Council may also accept additional contributions of encumbered land through negotiations with the applicant. Contributions of encumbered land will not be considered as part of a public open space contribution made under Clause 52.01 – Public Open Space Contribution and Subdivision.

**Map 1 - Deficiencies in open space in Bayside**



Clause	Relevant references						
	<p style="text-align: center;"><b>Map 2 – Residential Strategic Framework Plan</b></p>  <p>The map displays the residential strategic framework for Brighton, Victoria. It identifies several key areas:         <ul style="list-style-type: none"> <li><b>Key Focus Residential Growth Areas:</b> Church St, Bays, and Southland.</li> <li><b>Moderate Residential Growth Areas:</b> Elsternwick, Moorabbin, and Cheltenham.</li> <li><b>Minimal Residential Growth Areas:</b> Hampton, Sandringham, Black Rock, Beaumaris, and Spinkcourse.</li> <li><b>Strategic Redevelopment Sites:</b> Indicated by green stars, including the site at the intersection of Church St and the railway line.</li> <li><b>Future Key Focus Residential Growth:</b> Indicated by a pink star in the Southland area.</li> <li><b>Future Moderate Residential Growth:</b> Indicated by a pink circle in the Elsternwick area.</li> </ul> </p> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>Residential Growth Area Boundary (dashed line)</li> <li>Key Focus Residential Growth Area (pink square)</li> <li>Moderate Residential Growth Area (light pink square)</li> <li>Minimal Residential Growth (yellow square)</li> <li>Moderate Residential Growth Area (Small NAC's) (orange square)</li> <li>Minimal Residential Growth Area (Small NAC's) (light orange square)</li> <li>Strategic Redevelopment Site (green star)</li> <li>Strategic Redevelopment Site – Minimal Residential Growth (light green star)</li> <li>Future Key Focus Residential Growth (pink star)</li> <li>Future Moderate Residential Growth (pink circle)</li> <li>Railway Station (black square)</li> <li>Tram Line (dashed line)</li> <li>Major Road (solid line)</li> <li>Railway Line (dotted line)</li> </ul> <p><b>Scale:</b> 0 to 2 Kilometres.</p>						
<p>Schedule to Clause 52.01 (Public Open Space Contribution and Subdivision)</p>	<p style="text-align: center;"><b>SCHEDULE TO CLAUSE 52.01</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #333; color: white;"> <th style="text-align: left; padding: 5px;">Type or location of subdivision</th> <th style="text-align: left; padding: 5px;">Amount of contribution for public open space</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">The subdivision of land on a Strategic Redevelopment Site</td> <td style="padding: 5px;">5%, or greater subject to the negotiation of a development plan.</td> </tr> <tr style="border-top: 1px solid black;"> <td style="padding: 5px;">All other land</td> <td style="padding: 5px;">5%</td> </tr> </tbody> </table>	Type or location of subdivision	Amount of contribution for public open space	The subdivision of land on a Strategic Redevelopment Site	5%, or greater subject to the negotiation of a development plan.	All other land	5%
Type or location of subdivision	Amount of contribution for public open space						
The subdivision of land on a Strategic Redevelopment Site	5%, or greater subject to the negotiation of a development plan.						
All other land	5%						

3.4 Other Material Reviewed

The list of other Bayside City Council documents reviewed were as follows:

- Council Plan 2017-2021;
- Bayside Community Plan 2025;
- Bayside Housing Strategy (September 2012);
- Bayside Open Space Strategy: Suburb Analysis and Action Plan (2012);
- Recreation and Open Space: Service Driven Asset Management Plan (2016);
- Bayside Sportsground Pavilion Improvement Plan (2013);
- Bayside Library, Arts and Culture Strategy 2012-2017;
- Recreation Strategy 2013–2022;
- Wellbeing for All Ages and Abilities Strategy 2013-2017;
- Early Years Action Plan: Wellbeing for All Ages and Abilities 2013–2017;
- Disability Action Plan: Wellbeing for All Ages and Abilities 2013–2017;
- Ageing Well in Bayside: An Age Friendly Strategy 2008-2018;
- Healthy Community Action Plan: Wellbeing for All Ages and Abilities 2013–2017; and □  
Youth Action Plan: Wellbeing for All Ages and Abilities 2013–2017.

More details on each of these documents and the potential relevance to the development of the subject site are summarised in Appendix 1 of this report.

#### **4. Social Infrastructure Audit Analysis**

Appendix 2 of this report provides an audit of the following existing social infrastructure categories generally located within 1.5 kilometres<sup>2</sup> of the subject site:

1. Open space (active and passive);
2. Early years services;
3. Community meeting spaces, libraries and learning centres;
4. Indoor and outdoor recreation facilities;
5. Education facilities;
6. Health services;
7. Police & Emergency services; and
8. Residential and facility based aged care.

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<sup>2</sup> Plan Melbourne 2017, the city's metropolitan planning strategy, proposes a city made up of 20-minute neighbourhoods where every home will be within 20 minutes travel time of jobs, shops, cafes, schools, parks and community facilities. Rather than basing this on car based travel times, Plan Melbourne proposes it will be 20 minutes travel by active modes i.e. by public transport, walking and cycling. For the purposes of this assessment the 1.5-kilometre radius was chosen as it approximately equates to a 20-minute walk.



The implications of the audit findings are included in Section 5 of this report which provides an assessment of the likely social infrastructure demand impacts generated by the proposed development of the subject site.

## **5. Assessment of Development Generated Social Infrastructure Demand**

### **5.1 Social Infrastructure Standards and Demand and Supply Estimates**

Appendix 3 of this report provides indicative estimates for various forms of social infrastructure that lend themselves to some form of quantifiable demand and / or supply measure. The source of these demand / supply measures is also identified in Appendix 1. ***It should be emphasised that the numbers indicated should not be interpreted as final provision recommendations for the subject site development scenario.*** Social infrastructure assessments also require existing strategic priorities be taken into consideration, as well as the capacity of existing services and facility to meet current and future needs.

### **5.2 Subject Site Dwelling and Population Scenario**

For the purposes of this report, a dwelling yield of 310 has been assumed, consisting of 140 public housing dwellings and 170 private dwellings. Under this development scenario the dwelling yield is likely to generate a residential population of approximately 740 people.

However, as noted earlier in Section 1.2 of this report, the subject site currently accommodates 127 public housing dwellings. Therefore, the net increase in all dwellings is anticipated to be 183 and would increase the population of the site by approximately 440 people. This should be taken into consideration when assessing the analysis and recommendations contained within this report.

The estimated population yield was calculated by applying the projected average household size for Brighton in 2036 (2.4 persons per household)<sup>3</sup>. However, this represents a conservative upper household size assumption as the public housing component of the development is likely to a high proportion of single bedroom dwellings. An age profile was then developed for the subject site using the single age profile projected for Brighton in 2036<sup>4</sup>. Population yields anticipated for both the proposed development of the New Street Brighton Public Housing site and the broader Brighton small area are shown in Table 3 below. The age cohorts shown reflect a requirement for (but not necessarily restricted to) the following types of services and / or facilities:

- 0 - 3 Years - Maternal and Child Health Services, Playgroups;
- 4 Years - Preschool Services;
  
- 0-6 Years - Long Day Child Care, Occasional Child Care, Maternal and Child; Health Services, Family Day Care, Specialist Early Intervention Services;
- 5-11 Years - Primary School, After Hours School Care, School Holiday; Programs, Family Day Care;
- 5-14 Years – Participation by children in organised sport and leisure activities
- 12-17 Years - Secondary School, School Holiday programs;
- 15 years and over - Participation in organised sport and leisure activities
- 55+ Years- Senior Citizens Groups and Centres;
- 70+ Years - HACC Services, Nursing Homes/Aged Hostels / Retirement Villages;
- Centre Based Support Services (e.g. Planned Activity group); and
- All population age cohorts – Libraries, Neighbourhood Houses etc.

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<sup>3</sup> Source: Small Area Population Forecasts for the City of Bayside, prepared by .id on behalf Bayside City Council.

<sup>4</sup> Source: Small Area Population Forecasts for the City of Bayside, prepared by .id on behalf Bayside City Council.

**Table 3 - Target Population Projections for key Community Infrastructure Age Cohorts**

Age Cohort	Community infrastructure types the age cohort is relevant to	Brighton - DHHS	Brighton - Private Development	Total Brighton Development	Brighton by 2036
0-3	MCH, Playgroups	13	16	29	1,080
4	4 Year Old Kindergarten	4	4	8	295
0-4	Long Day Child Care & Occasional Child Care	17	20	37	1,375
5-11	Primary School enrolments, out of school hours care	27	32	59	2,227
5-14	Participation in organised children's sport	39	47	86	3,220
15+	Participation in organised youth & adult sport	281	341	622	23,384
15-24	Participation in higher education (youth & young adult)	37	45	82	3,097
25+	Participation in higher education (older adults)	244	296	539	20,287
12-17	Secondary School enrolments	24	29	53	2,000
70+	Residential & home based aged care services	70	85	155	5,834
0 to 69 years	HACC services (younger clients)	266	323	589	22,145
	<b>Total Population</b>	<b>336</b>	<b>408</b>	<b>744</b>	<b>27,979</b>
	<b>Total Dwellings</b>	<b>140</b>	<b>170</b>	<b>310</b>	<b>12,000</b>

Using ASR Research’s previous experience of undertaking community infrastructure assessments, the implications of this population profile can be summarised as follows:

- An additional 183 dwellings from the subject site is likely to increase the number of

dwellings within the Brighton small area by approximately 1.8% (based on 2016 City of Bayside Population Forecasts showing the Brighton small area had approximately 10,308 dwellings – note: the percentage calculated will decrease as other housing stock is constructed within the catchment); and

- A population of approximately 440 people is likely to increase the population within the Brighton small area also by approximately 1.8% (based on 2016 City of Bayside Population Forecasts showing the Brighton small area had approximately 25,066 residents – note: the percentage calculated will decrease as other housing stock is constructed within the catchment).

### **5.3 Projected Change to Public Housing Provision Profile**

The current Design Framework for the subject site anticipates an indicative total of 140 social housing dwellings and 170 private dwellings will be delivered. This will lead to the creation of an additional 13 public housing dwellings, which represents an increase of 10% in the number of public housing dwellings to be delivered on the site. The public housing profile will consist of 64% 1-bedroom dwellings (90 dwellings), 31% 2-bedroom dwellings (43 dwellings) and 5% 3-bedroom dwellings (7 dwellings). As shown in Table 3 below the proposed public housing profile will allow DHHS to better meet the relatively higher demand for smaller 1 and 2-bedroom dwellings rather than 3-bedroom dwellings, as well as replacing ageing infrastructure with much needed new dwellings.

**Table 3 - Existing and Proposed Public Housing Profile**

	<b>Existing Public Housing No.</b>	<b>Existing Public Housing %</b>	<b>Proposed Public Housing No.</b>	<b>Proposed Public Housing %</b>
1-bedroom	39	31%	90	60%
2-bedroom	12	9%	43	35%
3-bedroom	76	60%	7	5%
<b>Total</b>	<b>127</b>	<b>100%</b>	<b>140</b>	<b>100%</b>

### **5.4 Summary of Development Generated Demand Impacts & Recommended Response Measures**

Table 4 on the following pages summarises the key findings, issues and demand impacts associated with the proposed development of subject site and outlines recommended response measures for each form of social infrastructure.



**Table 4 – Detailed Assessment of Social Infrastructure Response Measures**

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures
<b>Passive Open Space</b>	<p>The Bayside Planning Scheme requires a minimum of 5% public open space contribution for new subdivisions.</p>	<p>Based on a site size of 14,000 square metres the subject development generates the need for a minimum of 700 square metres of public open space, which Council may want in the form of land rather than a cash contribution.</p> <p>The establishment of an interconnected and accessible open space network throughout the development is a high community infrastructure priority, along with ensuring a seamless connection to the abutting Elster Creek walkway. The provision of amenities including seating, pathways, a local playground and community garden could also be included.</p>
<b>Active Open Space</b>	<p>The 1.5-kilometre catchment contains 2 main active open space reserves, the nearest being Elsternwick Park (includes cricket, Australian Rules Football, tennis and lawn bowls) located a short distance west of the subject site, and the other Elwood Park (includes Australian Rules Football, cricket, soccer, tennis, touch football and croquet) located further west.</p> <p>The development is likely to generate an additional 226 participants in some form of organised sport (124 from the private development).</p>	<p>Given the low demand levels, small subject site area and the reasonable existing supply of active open space within close proximity of the subject site, this assessment concludes that no additional active open space within the site is warranted, nor any financial contribution toward off-site improvements.</p>
<p><b>Early Years Services</b></p> <p><i>Long Day Child Care</i></p> <p><i>4 &amp; 3 year old sessional Kindergartens</i></p> <p><i>Maternal &amp; Child Health</i></p> <p><i>Occasional Child Care</i></p>	<p>The 1.5-kilometre catchment area contains 2 sessional Kindergarten facilities, 9 long day child care facilities and 1 maternal and child health service.</p> <p>The development is likely to generate the equivalent of an additional 9 Long Day Child Care places (5 from the private housing component).</p> <p>The development is likely to generate an additional 6 enrolments (3 from the private housing component) for four-year-old sessional Kindergarten programs and similar number for three year old programs.</p> <p>The development is likely to generate the equivalent of an additional 0.5 MCH sessions per week (0.3 sessions from the private housing component).</p> <p>The development is likely to generate the equivalent of an additional 1 Occasional Child Care places (0.5 from the private housing component).</p>	<p>The demand estimates do not support the need for an additional long day child care service within the development.</p> <p>The demand estimates do not support the need for additional Kindergarten facilities within the development.</p> <p>The demand estimates do not support the need for additional MCH services within the development.</p> <p>The demand estimates do not support the need for additional occasional child care facilities within the development.</p>

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<i>Playgroups</i>	The development is likely to generate the equivalent of an additional 0.6 playgroup sessions per week (0.3 from the private housing development).	The demand estimates do not support the need for on-site facilities to accommodate playgroup programs within the development.
<b>Community Centres Community Meeting Spaces</b>	The only significant community centre and community meeting space within the 1.5kilometre catchment is the Elwood St Kilda Neighbourhood House.	The small quantity of community meeting spaces within the catchment area indicates additional provision within the locality warrants further investigation by Council.

<b>Service / Community infrastructure type</b>	<b>Key Assessment Findings</b>	<b>Recommended Response Measures</b>
<b>Neighbourhood Houses</b>	<p>The 1.5-kilometre catchment area contains the Elwood St Kilda Neighbourhood House, north east of the subject site.</p> <p>The development is likely to generate the equivalent of an additional 0.0 Neighbourhood House facilities.</p>	The presence of the Elwood St Kilda Neighbourhood House within the catchment area, and a low demand estimate, does not support the need for additional neighbourhood house facilities within the development.
<b>Libraries</b>	<p>The 1.5-kilometre catchment area contains the Elsternwick Library, located a short distance north east of the subject site.</p> <p>The development is likely to generate the equivalent of an additional 6,620 loans per annum (3,630 from the private housing) and 4,990 visits per annum (2,730 from the private housing development).</p>	The reasonable proximity of the subject site to the Elsternwick Library, and low demand estimate, does not support the need for additional library facilities within the development.
<b>Council Indoor &amp; Aquatic Leisure Centres</b>	<p>There are no Council aquatic leisure centres within the 1.5-kilometre catchment area. However, the Caulfield Recreation Centre is located a short distance further east of the catchment area in the City of Glen Eira.</p> <p>The development is likely to generate the equivalent of an additional 25 Council aquatic leisure centre memberships (14 from the private development) and 0 indoor recreation courts.</p>	The proximity of the subject site to the Caulfield and Brighton Recreation Centres, and low demand estimate, does not support the need for additional Council aquatic / leisure facilities within the development.

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<p><b>Education Facilities</b></p>	<p>The 1.5-kilometre catchment area includes many diverse school options including 2 government primary schools, 1 government high school and 10 non-government schools.</p> <p>The development is likely to generate the equivalent of:</p> <ul style="list-style-type: none"> <li>• 32 Government Primary School enrolments (18 from the private development)</li> <li>• 12 Catholic Primary School enrolments (6 from the private development)</li> <li>• 13 Non-Government Primary School enrolments (7 from the private development)</li> <li>• 12 Government Secondary School enrolments (7 from the private development)</li> <li>• 10 Catholic Secondary School enrolments (5 from the private development)</li> <li>• 28 Non-Government Secondary School enrolments (15 from the private development)</li> <li>• 4 TAFE enrolments (2 from the private development)</li> <li>• 32 University enrolments (18 from the private development)</li> </ul> <p>The Victorian School Building Authority does not currently identify any proposed new schools or redevelopment initiatives for existing government schools in the catchment area.</p>	<p>Both site specific education enrolment demand estimates, and the adequate supply and proximity of existing education facility options indicates that additional school provision associated with the development of the subject site is not warranted.</p>
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<b>Service / Community infrastructure type</b>	<b>Key Assessment Findings</b>	<b>Recommended Response Measures</b>
<p><b>Police &amp; Emergency Services</b></p>	<p>While there are no police or emergency services located within the 1.5-kilometre catchment, all services are present a short distance further east and south east of the subject site. The nearest services are Caulfield Ambulance Station, Caulfield Police Station and MFB Station 32 (Caulfield South).</p> <p>Most of the nearest police and emergency services are located between just outside the catchment area. Therefore, likely response times for Police and other emergency services to the subject site appear to be more than satisfactory.</p>	<p>Although there are no police and emergency services within the 1.5-kilometre catchment, the reasonable proximity to other nearby facilities outside this catchment area (St Kilda Police Station and Caulfield Police Station) indicates there will not be a need for additional police and emergency services within the subject site.</p>
<p><b>Acute &amp; Community Health Services</b></p>	<p>The 1.5-kilometre catchment includes an acute health facility south east of the subject site (Calvary Health Care Bethlehem) and rehabilitation services to the east (Cabrin Health Elsternwick and Hopetoun). A short distance outside the 1.5-kilometre catchment, also east of the subject site, is the Caulfield Hospital and Caulfield Community Health Service.</p>	<p>This assessment does not recommend additional acute or community health provision for the subject site given the adequate supply and proximity to existing services.</p>



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<b>Residential Aged Care</b>	<p>There are six existing residential aged care providers within the 1.5-kilometre catchment area supplying a total of 283 beds.</p> <p>The proposed development generates the equivalent of 12 additional residential aged care beds (6 from the private development).</p>	<p>Given the relatively the large supply of residential aged care facilities within the 1.5kilometre catchment, additional provision within the subject site is not required.</p>
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## **6 Conclusions and Recommendations**

The following social infrastructure conclusions and recommendations have been prepared largely to inform the development plan application proposed for the subject site.

### **6.1 Dwelling & Population Assumptions**

This assessment assumes a net increase of 183 dwellings for the subject site and anticipates this will result in the following population and dwelling changes:

- Based on a net additional dwelling yield of 183 dwellings, the proposed development of the subject site will generate a residential population of approximately 440 people.
- An additional 183 dwellings will increase the number of dwellings within the Brighton small area by approximately 1.8%; and
- A population of 440 people is likely to increase the population within the Brighton small area also by approximately 1.8%.

### **6.2 Public Housing**

1. The current Design Framework for the subject site anticipates a total of 140 public housing dwellings and 170 private dwellings will be delivered. This will lead to the creation of an additional 13 public housing dwellings, which represents an increase of 10% in the number of public housing dwellings to be delivered on the site. The public housing profile will consist of 64% 1-bedroom dwellings (90 dwellings), 31% 2-bedroom dwellings (43 dwellings) and 5% 3-bedroom dwellings (7 dwellings). These outcomes are consistent with a number of strategic objectives outlined in the Bayside Housing Strategy (2012) and Bayside Planning Scheme (Clause 21.03 Settlement and Housing).

### **6.3 Public Open Space & Recreation**

#### **Passive Open Space**

2. Based on a site size of 14,000 square metres the subject development generates the need for a minimum of 700 square metres of public open space, which Council may want in the form of land rather than a cash contribution.
3. The establishment of an interconnected and accessible open space network throughout the

development is a high community infrastructure priority, along with ensuring a seamless connection to the abutting Elster Creek walkway. The provision of amenities such as seating, pathways, a local playground and community garden could also be considered.

#### **Active Open Space**

4. Given the low demand levels, small subject site area and the reasonable existing supply of active open space within proximity of the subject site, this assessment concludes that no additional active open space within the site is warranted, nor any financial contribution to off-site improvements.

#### **Council Aquatic Leisure Centres and other Indoor Recreation Facilities**

5. The proximity of the subject site to the Caulfield and Brighton Recreation Centres, and low demand estimate, does not support the need for additional Council aquatic / leisure facilities within the development.

### **6.4 Council Community Services**

#### **Early Years Services**

6. The demand estimates do not support the need for an additional long day child care service within the development.
7. The demand estimates do not support the need for additional Kindergarten facilities within the development.
8. The demand estimates do not support the need for additional MCH services within the development.
9. The demand estimates do not support the need for additional occasional child care facilities within the development.
10. The demand estimates do not support the need for on-site facilities to accommodate playgroup programs within the development.

#### **Council Community Centres & Neighbourhood Houses**

11. The small quantity of community meeting spaces within the catchment area indicates additional provision within the locality should be investigated by the Council.

12. The presence of the Elwood St Kilda Neighbourhood House within the catchment area, and a low demand estimate, does not support the need for additional neighbourhood house facilities within the development.

#### **Libraries**

13. The reasonable proximity of the subject site to the Elsternwick Library, and low demand estimate, does not support the need for additional library facilities within the development.

### **6.4 Education**

14. Both site specific education enrolment demand estimates, and the adequate supply and proximity of existing education facility options indicates that additional school provision associated with the development of the subject site is not warranted.

### **6.5 Police & Emergency Services**

15. Although there are no police and emergency services within the 1.5-kilometre catchment, the reasonable proximity to other nearby facilities outside this catchment area (St Kilda and Caulfield Police Stations) indicates there will not be a need for additional police and emergency services within the subject site.

### **6.6 Health**

16. This assessment does not recommend additional acute or community health provision for the subject site given the adequate supply and proximity to existing services.

### **6.6 Residential Aged Care**

17. Given the relatively the large supply of residential aged care facilities within the 1.5-kilometre catchment, additional provision within the subject site is not required.

### **6.7 Consistency with Other Strategic Documents**

18. The community infrastructure recommendations identified above are generally consistent and supportive of the strategic documents reviewed in this report.

## **6.8 Further Process Related Recommendations**

19. It is recommended that the conclusions and recommendations of this assessment be presented and discussed with Bayside City Council, and further review may be necessary pending the outcome of these discussions.
20. This assessment concludes that the need for further social infrastructure assessment at the development plan stage appears not to be justified based on the analysis undertaken. Therefore, the need to undertake further social infrastructure assessment as part of the proposed DPO schedule for the subject site is not recommended.

# Appendices

## **Appendix 1    Review of Bayside Strategic Documents**

<b>Strategic Document</b>
<b>Council Plan 2017-21</b>
<p>The Council Plan 2017-2021 sets out the vision and priorities for the current Council term. It provides an overview of the strategies, services and programs that Council will implement as part of its commitment to making Bayside a Better Place.</p> <p>The Council Plan was developed in response to the ideas and aspirations expressed to council by the community in the Bayside Community Plan 2025.</p> <p>Relevant actions in the Council Plan include:</p> <ul style="list-style-type: none"><li>• Complete and commence implementation of an improvement plan for library infrastructure and services that addresses municipal and local area needs</li><li>• Continue the works program in the Sportsground Pavilion Improvement Plan to progressively upgrade all of our pavilions</li><li>• Continue the works program in the 10-year Playground Improvement Plan</li><li>• Review the needs assessment for netball and identify locations for additional netball facilities</li><li>• Undertake the design for additional basketball courts</li><li>• Develop an Early Years Plan including Preschool and Maternal and Child Health services and incorporating service and supporting asset and infrastructure plans</li><li>• Develop a Community Facilities and Services Strategy that identifies suitability, including Brighton Recreation Centre and other community facilities</li><li>• Develop an advocacy action plan in year 1 to improve housing affordability and social housing options</li><li>• Review the Housing Strategy to identify opportunities to improve housing affordability (including social housing) and housing needs of various life stages</li></ul>
<b>Bayside Community Plan 2025</b>

The objectives of the Bayside Community Plan 2025 are:

- To affirm Council's commitment to public participation and to enable effective future planning that is evidence-based and is driven by an understanding of what is valued.
- To capture the community's views and to reference activities that focus on what is valued, in order to highlight where to invest and prioritise.
- To effectively engage the community in development of the plan, through positive public participation and increasing the community's influence on decision making.

For the purpose of the Bayside Community Plan 2025, community views, aspirations and priorities are organised into the following domains of liveability:

1. Open Space
2. Transport
3. Local Economy and Activity Centres
4. Housing and Neighbourhoods
5. Environment
6. Community Health and Participation
7. Infrastructure.

Community aspirations identified for each relevant domain are summarised below:

1. Open Space

It is easy to get to a local park or reserve for a walk or some exercise. Bayside will be a better place when: • Visitor car parking is controlled during peak times.

- Investment in facilities is spread equally across Bayside.
- I bring my friends and family to experience Bayside's parks.
- I am able to share the park or facility with users on the weekend or weekday.
- All users are respectful of other users (responsible pet ownership, removing rubbish and sharing facilities).



The parks and foreshore spaces that I visit will be well-kept and with good facilities. Bayside will be a better place when:

- Public parks have facilities that are in good condition and enhance my experience.
- I bring my friends and family to experience Bayside's parks.
- Use and access of the outdoors is balanced between different users.

#### 4. Housing and Neighbourhoods

High-density developments do not negatively impact my enjoyment of Bayside. Bayside will be a better place when:

- Development is kept closer to major activity hubs.
- Developers provide car parking for their residents and visitors.
- Mature trees and garden landscapes are protected and enhanced.
- Preferred neighborhood character is defined for each area.

New developments retain established trees and plant new trees. Bayside will be a better place when:

- Mature trees and garden landscapes are protected and enhanced.
- Even in built up areas it still feels peaceful.

It is possible for older people to continue to live in Bayside, retire and maintain their interdependence. There are affordable retirement options for older people.

- I will be able to subdivide my property.
- I will be able to get the support and care I need.

It is affordable for me to buy a home in Bayside.

#### 7. Infrastructure

Community facilities are fit for purpose and well-designed. Bayside will be a better place when:

- Community facilities are appealing in their design.
- A range of community facilities are accessible regardless of where you live in Bayside.
- Investment in community infrastructure is based on community needs and future trends.
- Infrastructure keeps pace with the growth and development of the area.

Community facilities are inclusive, regardless of lifestage, ability or gender. Bayside will be a better place when:

- All sporting clubs have gender friendly facilities.
- People with a disability or mobility impairment have equal access to their community and community facilities.

**Bayside Housing Strategy (September 2012)**

The purpose of the Housing Strategy is to:

- establish a vision and series of objectives that will direct the future of residential development in Bayside for the next twenty years
- examine the current policy framework that influences residential development throughout Victoria and the associated implications for Bayside
- identify the anticipated demographic trends over the next twenty years and identify what implications this will have on demand for housing and infrastructure provision
- identify the future housing requirements of Bayside for the next twenty years
- provide a clear overview and assessment of the current provision of housing in Bayside
- examine community concerns and aspirations
- identify opportunities and constraints to providing future housing growth
- identify a hierarchy of locations where future housing will be directed
- identify appropriate planning mechanisms and other actions required to implement the Strategy
- identify appropriate monitoring and review mechanisms to ensure an adequate supply of housing is provided
- identify further strategic work required to assist in implementing this Strategy provide the context for the preparation of amendments to the Bayside Planning Scheme to implement the Strategy.

#### Strategic Document

Included in the list of actions identified by the Strategy are a number related to social and affordable housing. These are:

- 28. Work with adjacent councils and the State Government to identify appropriate policies and mechanisms to encourage provision of greater amounts of affordable housing.
- 29. Advocate to the State Government for the redevelopment of current public housing stock in Bayside to ensure the community needs are met, including consideration of: 1) accessibility and adaptability of housing; 2) ecologically sustainable design; 3) provision of support services for residents and active place management, and 4) reducing concentrations of disadvantage through introducing a mix of social and market-based housing.
- 30. Develop relationships with community housing associations to advocate for and encourage development of appropriate social housing in Bayside.
- 31. Monitor research into developments in affordable housing including 'intermediate' products such as shared equity schemes and, where appropriate, promote their use in Bayside.
- 32. Consider placing conditions on the sale or transfer of Council land for residential development to require a proportion of new dwellings to be affordable or social housing units. To be considered on a site by site basis.
- 33. Require illegal rooming / boarding houses that Council becomes aware of to become registered and ensure they are of a suitable quality for habitation and are in full compliance with the Building Act (1993), Building Regulations (2006) and the Public Health and Wellbeing Act (2008).

#### **Bayside Open Space Strategy: Suburb Analysis and Action Plan (2012)**

This document is the accompanying document to the Bayside Open Space Strategy (April 2012). It provides details as to how the principles, policies and actions developed in the Bayside Open Space Strategy (April 2012) will be applied at a local level. Priority actions for Brighton are outlined below:

- Accept land in lieu of cash in areas identified as being deficient in open space.
- Review the role that Billilia and Kamesburgh House play in the open space network, and investigate whether their role could be broadened.
- Actively plan for the creation of additional open space in the Martin Street, Bay Street and Church Street Activity Centres.
- Improve cycle and pedestrian links from the Martin Street, Bay Street and Church Street Activity Centres to the foreshore.
- Develop a trail along Cochrane or Asling Streets to link key destinations along these routes including schools, Activity Centres and community facilities.
- Enhance the Elster Creek Trail (including through Elsternwick Park) to connect from Bentleigh to North Brighton.
- Improve the Nepean Highway shared trail.
- Develop improved trail links along Sandringham railway line.
- Advocate to VicRoads, or other appropriate planning processes, to consider the Sandringham railway trail as a potential link on the Principal Bicycle Network.
- Identify additional dog off leash spaces.

Council has also identified the following opportunities for trail improvements in Brighton:

- Sandringham railway line
- Elster canal
- Nepean Highway
- Major Activity Centres to foreshore through Elsternwick Park
- along Cochrane Street
- along Asling Street.

### **Recreation Strategy 2013–2022**

The Strategy details the future direction for recreation in Bayside, summarises research and consultation findings and outlines eight priority areas and associated actions to be addressed over the next ten years. These areas are:

1. Maintaining the distribution and access to outdoor structured sporting facilities
2. Providing unstructured open spaces for all
3. Connecting communities to build a stronger Bayside
4. Responding to recreation and sporting demand and opportunities to enhance participation

**Strategic Document**

5. Addressing the growing demand for access to and significance of indoor sports
6. Ensuring the provision of quality sporting and recreation facilities and support infrastructure
7. Improving the sustainability and financial viability of clubs
8. Consistent and effective management of facilities

Key actions identified in the include:

- Identify opportunities to expand community access to school facilities e.g. open space, aquatic, indoor and outdoor facilities
- Prioritise recreation and sporting infrastructure improvements that:
  - increase or maintain participation;
  - meet an identified growth in demand, or gap in location or the market served;
  - meet the technical and service requirements of the sport or recreation activity;
  - meet the needs of identified target groups;
  - increases the asset's functional life; and
  - may be co-located with other recreation or community services.
- Identify opportunities to optimise the sustainable use of Council's sporting reserves through
- innovative scheduling of training and competition activities, including usage of sportsgrounds on Sundays, to meet the increasing demand for junior sport, especially in the north of the City.
- Investigate the feasibility to redevelop the Sandringham Family Leisure Centre and Brighton
- Recreational Centre, considering options to increase community participation.

**Bayside Sportsground Pavilion Improvement Plan (2013)**

Council commissioned the development of the Bayside Sportsground Pavilion Improvement Plan in 2011. This Plan was developed to provide a logical and informed guide to the ongoing renewal and, where appropriate, upgrade of Bayside's pavilions. The Plan was based on the structural and functional requirements of each pavilion.

The process for development of the Plan was comprehensive. It involved inspection and critical assessment of the 27 facilities and their functionality, as well as review of relevant strategies and plans, both corporate and site specific.

The Plan prioritises sportsground pavilion improvements based on the assessment of the 27 pavilions in the municipality against the assessment criteria (only 24 pavilions are listed for upgrade. No upgrade requirements are nominated for Shipston Reserve (under construction 2013), Simpson Reserve (improvements completed in 2012) or the pavilion at Spring Street, Sandringham, which is identified for removal as part of the Destructor Reserve pavilion improvements).

**Bayside Library, Arts and Culture Strategy 2012-2017**

The Library, Arts and Culture Strategy aims to: Maintain the traditional role of libraries as places of learning, information and imagination Foster participation in artistic and cultural expression across all ages and across all community segments Celebrate, protect and preserve Bayside's history and cultural heritage Support equitable e-accessibility in the Bayside community Support the strengthening of community connections Ensure Bayside remains a cohesive and liveable city

The Five Key Themes Are:

- The challenge of staying in front - Technology in Future
- Ensuring they are right for the community in future - Places & Spaces
- Keeping services responsive to changing local needs - Community Responsiveness
- Creating more opportunities to work together - Partnerships & Collaboration
- Using existing resources better - Smarter Resource Utilisation

Of relevance are strategies identified under the places and spaces theme including:

1. Investigate ways to provide better access to library resources and better access to opportunities for cultural expression in under-served areas of the City. Explore opportunities to collaborate with neighbouring municipalities in the provision of these services
2. Capitalise on opportunities in library precincts to create cultural hubs that act as drawcards and strengthen community connections

#### Strategic Document

3. Increase space for people in libraries through internal redesign that takes account of the impact of technology and the changing way the community uses these facilities
4. Identify under-utilised facilities in the community suitable for arts and cultural programs and investigate ways of making them accessible to community arts groups and artists
5. Encourage the inclusion of public art in major developments and public places, making art a part of everyday in the community and include public art in all major council projects
6. Ensure the art collection and exhibition reflects the aspirations of the community by developing policies for acquisition, deaccessioning and display and investigate governance models for the Gallery
7. Review the physical requirements of all occupants in the Brighton Arts and Cultural Centre and plan for the most effective use of the space available

#### Wellbeing for All Ages and Abilities Strategy 2013-2017

The Wellbeing for All Ages and Abilities Strategy 2013-2017 meets the requirements of the Public Health and Wellbeing Act 2008 whilst streamlining Bayside's community services planning for health and wellbeing from early childhood, through to youth, adult lives and older years.

The Wellbeing for All Ages and Abilities Strategy is part of a strategic framework suite of documents that includes the City of Bayside: Health and Wellbeing Profile 2013-2017, the Community Engagement Report 2013 and actions plans for identified population groups.

Following extensive research and consultation with individuals and organisations, the following three goals and 14 objectives were identified as areas of focus:

**Goal 1: An engaged and supportive community**

- 1.1 Strengthen volunteerism in Bayside
- 1.2 Support opportunities that build social networks and community connections
- 1.3 Promote positive mental health in the community
- 1.4 Advocate for affordable, accessible and appropriate services in Bayside

**Goal 2: A healthy and active community**

- 2.1 Support opportunities for physical activity that are inclusive
- 2.2 Increase Bayside residents utilising active transport
- 2.3 Improve Bayside infrastructure that supports physical activity
- 2.4 Increase healthy eating practices of the Bayside community
- 2.5 Increase participation in health assessments and self care

**Goal 3: Safe and sustainable environments**

- 3.1 Reduce rates of risky drinking in the Bayside community
- 3.2 Support programs and services that address family violence and its impacts
- 3.3 Decrease road accidents and injuries in Bayside
- 3.4 Strengthen community perceptions of safety in public places and in the home
- 3.5 Improve Council and community's capacity to respond to extreme weather events

#### **Early Years Action Plan: Wellbeing for All Ages and Abilities 2013–2017**

The Early Years Action Plan 2013-2017 is one of a suite of four action plans aligned to the Wellbeing for All Ages and Abilities Strategy 2013-2017 (WAAA). This action plan documents the strategies and actions that Council, and its partners, will undertake over a four year period to achieve the goals and objectives of the WAAA which supports the strategic direction of the Council Plan 2013-2017. The following three goals and associated objectives are outlined by the Plan:

**Goal 1 An engaged and supportive community**

- Objective 1.1 Strengthen volunteerism in Bayside
- Objective 1.2 Support opportunities that build social networks and community connections

**Goal 2 A healthy and active community**

- Objective 2.1 Support opportunities for physical activity that are inclusive □ Objective 2.2 Increase Bayside residents utilising active transport

<ul style="list-style-type: none"><li>• Objective 2.3 Improve Bayside infrastructure that supports physical activity</li><li>• Objective 2.4 Increase healthy eating practices of the Bayside community</li><li>• Objective 2.5 Increase participation in health assessments and self care</li></ul> <p>Goal 3 Safe and sustainable environments</p> <ul style="list-style-type: none"><li>• Objective 3.2 Support programs and services that address family violence</li><li>• Objective 3.3 Decrease road accidents and injuries in Bayside</li><li>• Objective 3.4 Strengthen community perceptions of safety in public places and in the home</li></ul>
<b>Disability Action Plan: Wellbeing for All Ages and Abilities 2013–2017</b>
<p>The Disability Action Plan 2013-2017 is one of a suite of four action plans aligned to the Wellbeing for All Ages and Abilities Strategy 2013-2017 (WAAA). This action plan documents the strategies and actions that Council, and its partners, will undertake over a four year period to achieve the goals and objectives of the WAAA which support the strategic direction of the Council Plan 2013-2017.</p> <p>Bayside City Council is working in partnership with the community to enhance the health and wellbeing of people with a disability. Bayside City Council fully values the unique contribution that people make to their community and recognises the complex social and emotional challenges that can exist for people with a disability.</p>
<b>Ageing Well in Bayside: An Age Friendly Strategy 2008-2018</b>
<p>This document guides Council in developing and facilitating an age friendly community that values and supports older people.</p> <p>Five strategic objectives are identified. These have been drawn from the policy context, research and consultation findings. The five strategic objectives are:</p> <ul style="list-style-type: none"><li>• Harness the opportunities that result from an ageing community.</li><li>• Promote good urban design, well-maintained infrastructure and transport systems to enable older people to participate fully in community life.</li><li>• Facilitate active community participation and lifelong learning to maintain health and wellbeing.</li><li>• Facilitate increased housing choices to support older residents to remain living in Bayside.</li><li>• Ensure affordable, client focussed and co-ordinated services support independence and allow older residents to remain living in their preferred home setting.</li></ul>
<b>Healthy Community Action Plan: Wellbeing for All Ages and Abilities 2013–2017</b>
<p>The Healthy Community Action Plan 2013-2017 is one of a suite of four action plans aligned to the Wellbeing for All Ages and Abilities Strategy 2013-2017 (WAAA). This action plan documents the strategies and actions that Council, and its partners, will undertake over a four year period to achieve the goals and objectives of the WAAA which support the strategic direction of the Council Plan 2013-2017.</p> <p>The Healthy Community Action Plan 2013-2017 focuses on new or improved strategies and actions which have health and wellbeing benefits that reach the whole population. Council undertakes a number of other ongoing functions and services to protect, promote and enhance health and wellbeing including:</p> <ul style="list-style-type: none"><li>• monitoring and enforcing food safety</li><li>• delivering library services</li><li>• providing home and community care services to residents</li></ul> <p>The Healthy Community Action Plan 2013-2017 aims to promote and enable healthy lifestyles and social supports and is based on the ‘Social Model of Health’<sup>1</sup> that recognises the wide range of factors which influence health and wellbeing.</p>
<b>Youth Action Plan: Wellbeing for All Ages and Abilities 2013–2017</b>

The Youth Action Plan 2013-2017 is one of a suite of four action plans aligned to the Wellbeing for All Ages and Abilities Strategy 2013-2017 (WAAA). This action plan documents the strategies and actions that Council, and its partners, will undertake over a four-year period to achieve the goals and objectives of the WAAA which support the strategic direction of the Council Plan 2013-2017.

#### **Strategic Document**

The Council plays a key role in planning and delivering services that aim to optimise the health and wellbeing of young people and their families within the Bayside community. Bayside City Council is committed to advocating for appropriate, affordable and accessible services for young people as well as providing opportunities for young people to showcase talents and celebrate their creativity.

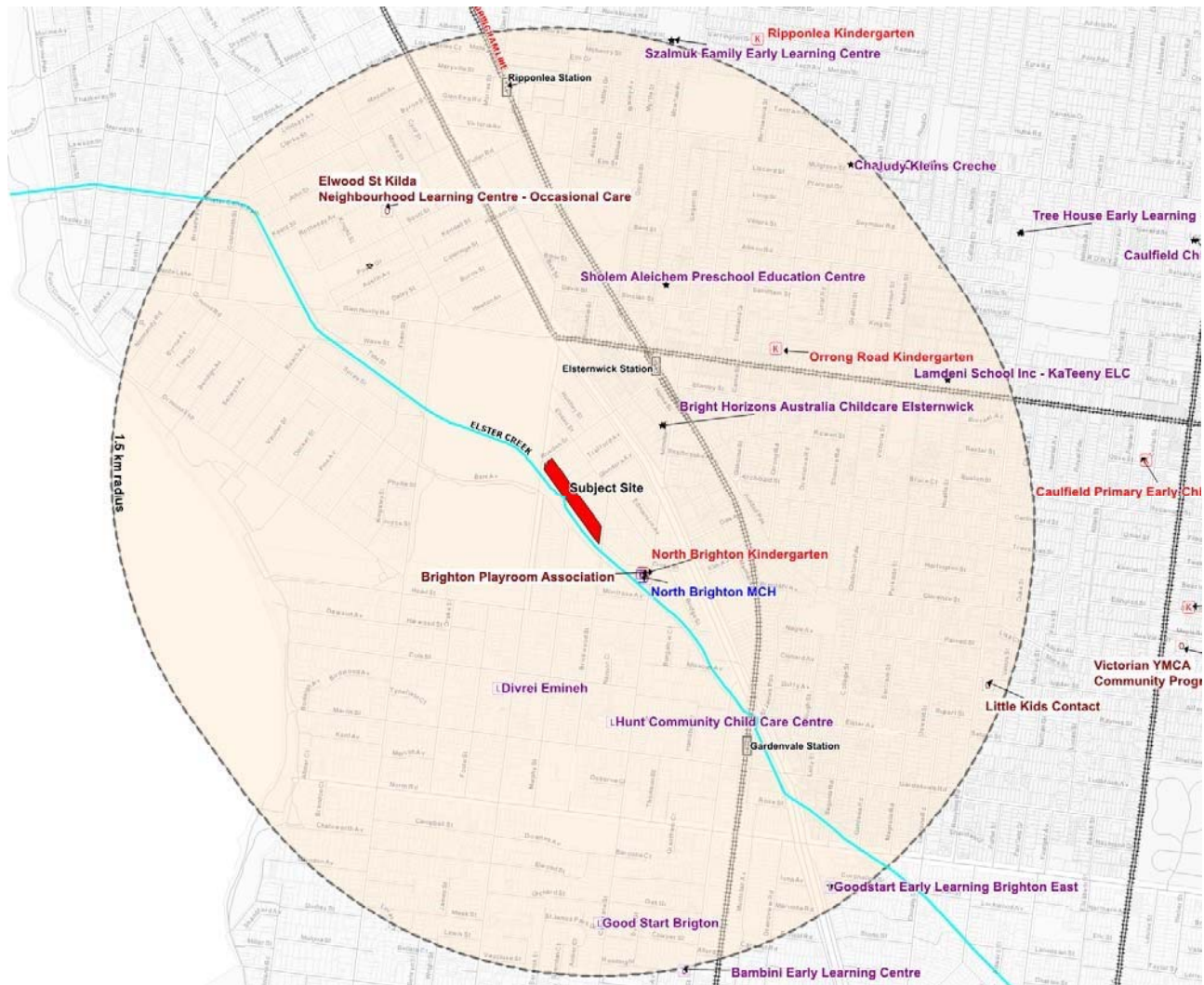
The youth sector is complex and can be very difficult to navigate with numerous agencies providing specialist support services. Bayside City Council is dedicated to working in partnership with other community organisations through providing collaborative opportunities that best meet the needs of every young person and make the sector easier to navigate.



**Appendix 2    Audit of Existing Community Infrastructure**

## Early Years Services

**Figure  
7 - Early Years Facilities within 1.5 Kilometres of Subject Site**



**Figure**

## Community Meeting Spaces, Libraries & Learning Centres

**8 – Community Centres, Neighbourhood Houses & Libraries within 1.5 Kilometres of Subject Site**

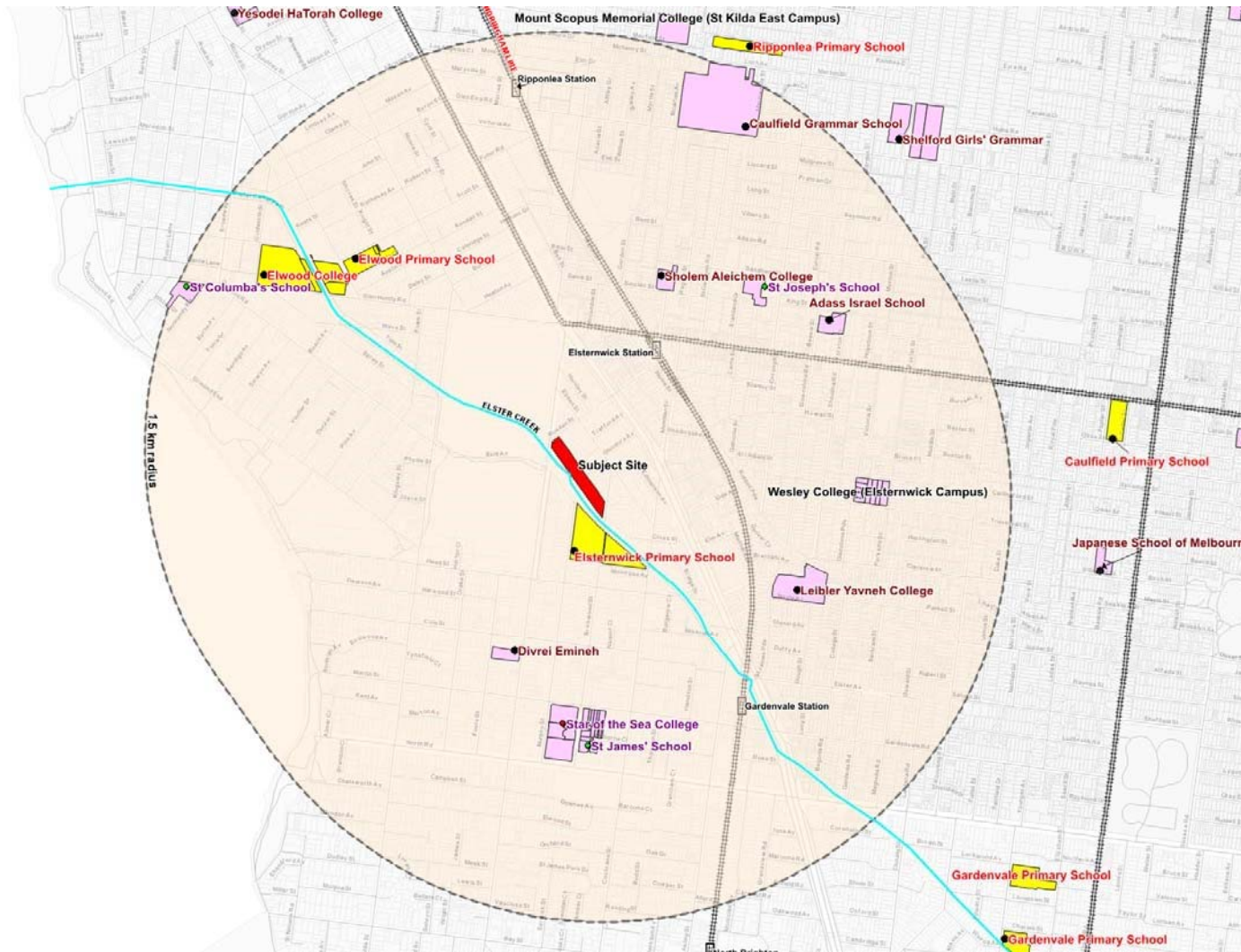
Figure



## Education Facilities



**Figure  
9 – Primary, Secondary & Higher Education Facilities within 1.5 kilometres of Subject Site**



**Figure**

Open Space

10 Main Public Open Space Reserves within 1.5 Kilometres of Subject Site

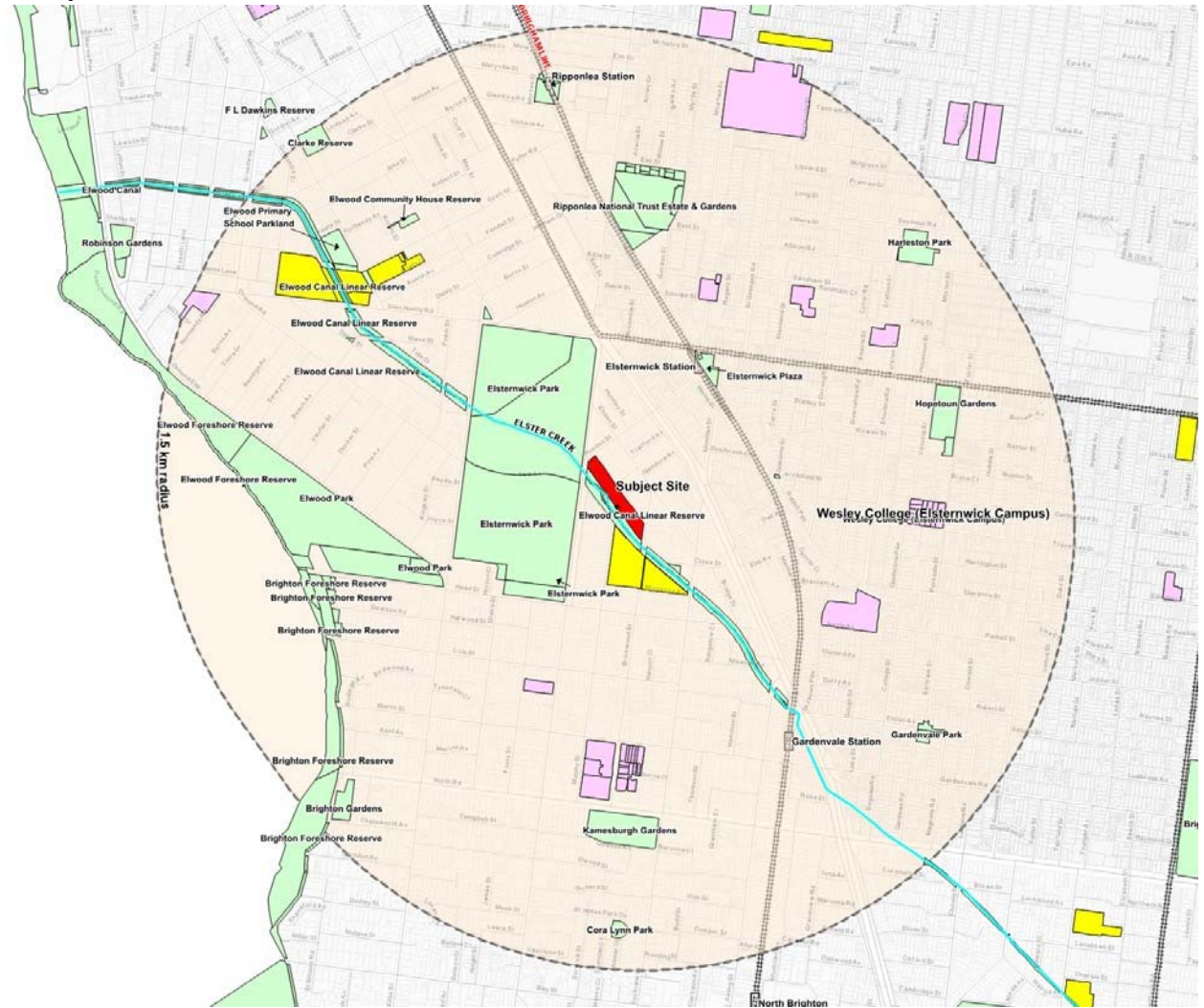


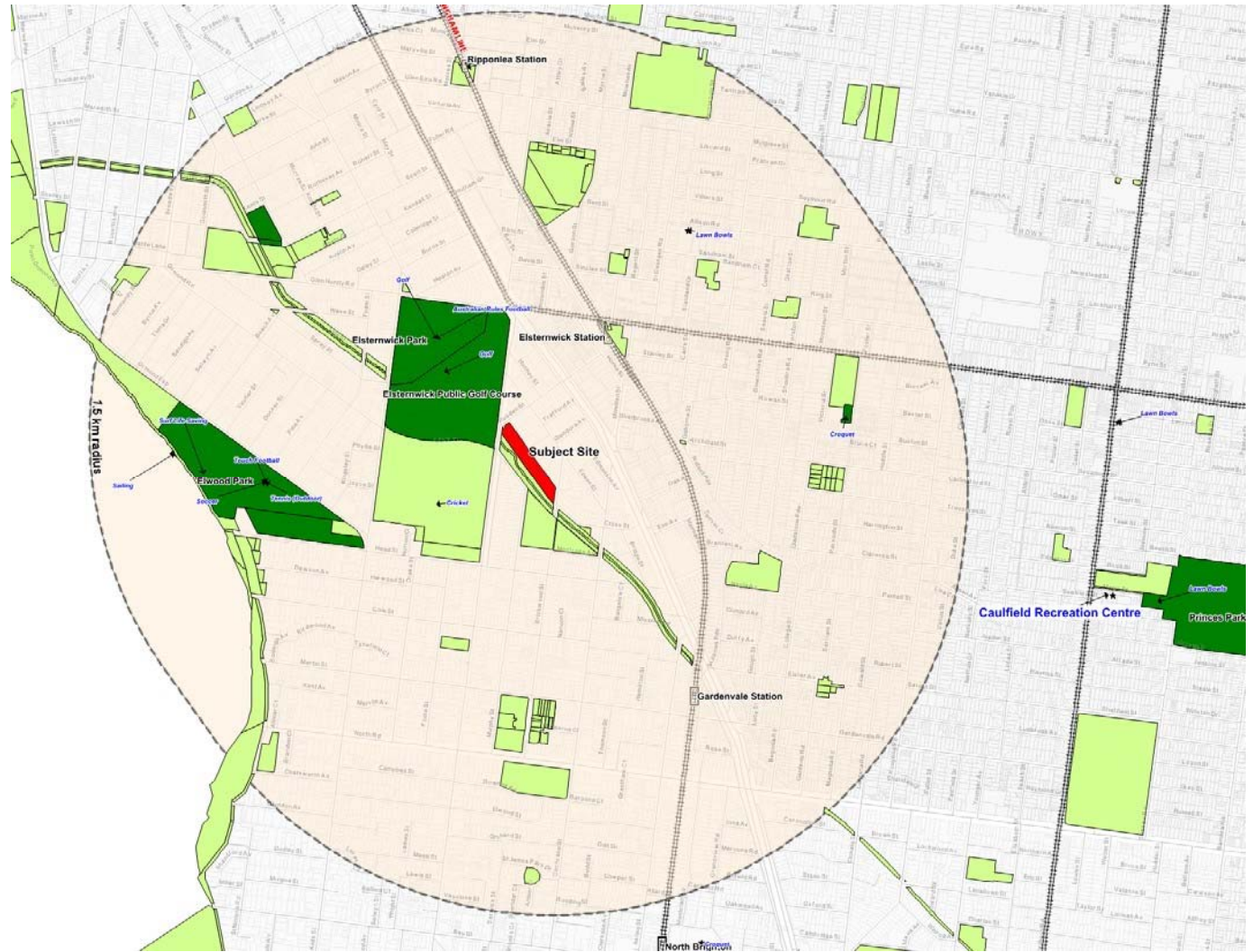
Figure –

## Outdoor & Indoor Recreation Facilities

**11 Major Active Open Space & Recreation Facilities within 1.5 Kilometre of Subject Site**



Figure –



## Acute & Primary Health Services



**Figure –**  
**12 Acute Health and Community Health Services within close proximity of Subject Site**

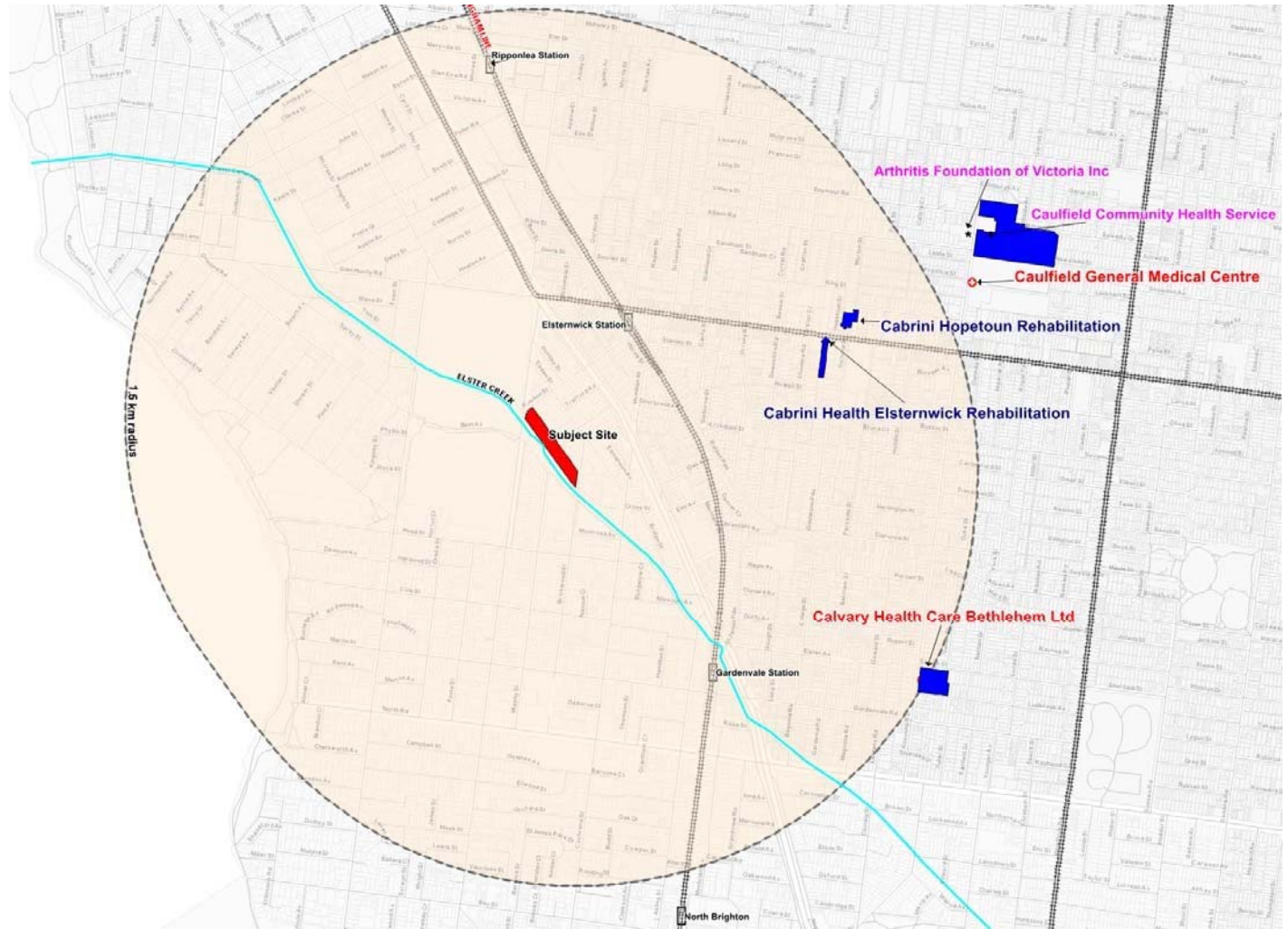


Figure –

## Residential Aged Care Services

13 Residential Aged Care Services within 1.5 Kilometres of Subject Site

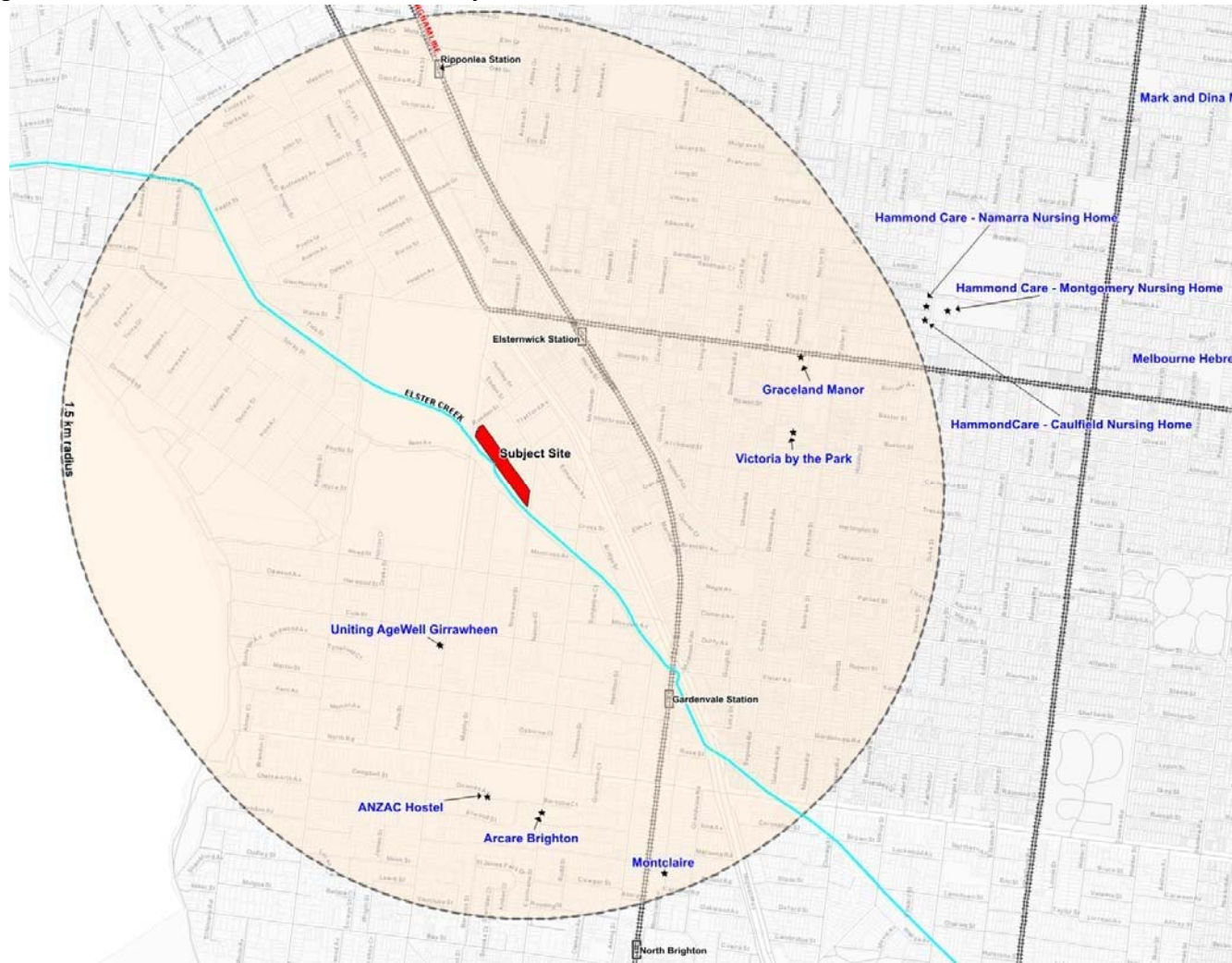


Figure –

## Police & Emergency Services

Figure  
14 - Police & Emergency Services within 1.5 Kilometres of Subject Site



### **Appendix 3. Social Infrastructure Standards & Demand & Supply Estimates**

Table 4 on the following pages shows the main social infrastructure provision standards (and its source) used for the purposes of this assessment, and the indicative demand and supply estimates generated by the proposed development. It should be noted that these standards reflect what the ultimate needs of the community are.

The standards were developed from a variety of sources to assist with estimating both the demand for, and supply of community infrastructure within area. The sources of these standards include:

- Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment (MMCIA): Local and Subregional Rates of Provision (2015);
- *Precinct Structure Plan Guidelines* (PSP Guidelines), Metropolitan Planning Authority (2010);  
□ Planning for Community Infrastructure in Growth Areas (PCIGA), ASR Research (2008);
- Population and census data, and other survey data from sources such as the Australian Bureau of Statistics;
- Municipal Strategies & Plans;
- Other indicative guidelines provided by State Government Departments (e.g. Department of Education & Early Childhood Development) and key non-Government agencies (e.g. Catholic Education Melbourne), some of which are identified within the PCIGA report, but others were obtained during the course of the consultation process undertaken as part of the update.

As noted in Section 5.2 of this report, the community infrastructure demand and supply estimates are based on a development scenario of 310 dwellings.







**Table 4 - Description of Social Infrastructure Provision Standards & Demand & Supply Estimates for Development Scenario**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Brighton - DHHS	Brighton - Private Development	Total Development	Brighton by 2036
Open space contribution	5.0%	Minimum land or cash contribution required under the Bayside Planning Scheme for public open space	Bayside Planning Scheme	Refer to total	Refer to total	700	Not available
<b>Organised Sport Facility &amp; Participation Estimates</b>							
Indoor and outdoor recreation facilities							
Indoor recreation centres / courts	10,000	Total population per court	Typical standard used by some Melbourne Growth Area Councils (note: individual LGAs vary on their views about the “desired” benchmark and some have no documented working benchmark).	0.03	0.04	0.07	3
Council aquatic / leisure centre memberships	3.4%	% of Population who are members of a Council aquatic / leisure centre	Based on 2010 CERM PI® Operational Management Benchmarks for Australian Public Sports & Aquatic Centres	11	14	25	951
Council aquatic / leisure centres	60,000	Approximate total population per facility	ASR Research	0.0	0.0	0.0	0.5
Organised Sport Participation							
Participation in Sport & Leisure: People aged 15 and over							

**New Street (Brighton) Public Housing Site Preliminary Social Infrastructure Assessment: Final Report**

Total participating in organised sport	28.0%	% of people aged 15 + years and over participating in organised sporting activity	Australian Bureau of Statistics, Participation in Sport and Physical Recreation, Australia, 2011-12	79	95	174	6,548
Walking for exercise	24.3%	As above	As above	68	83	151	5,682
Fitness/Gym	17.6%	As above	As above	49	60	109	4,116
Cycling/BMXing	8.8%	As above	As above	25	30	55	2,058

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Brighton - DHHS	Brighton - Private Development	Total Development	Brighton by 2036
Jogging/Running	7.8%	As above	As above	22	27	49	1,824
Swimming/Diving	7.7%	As above	As above	22	26	48	1,801
Golf	4.6%	As above	As above	13	16	29	1,076
Tennis (indoor and outdoor)	4.2%	As above	As above	12	14	26	982
Netball (indoor and outdoor)	3.5%	As above	As above	10	12	22	818
Basketball (indoor and outdoor)	3.2%	As above	As above	9	11	20	748
Australian Rules football	2.0%	As above	As above	6	7	12	468
Cricket (outdoor)	2.0%	As above	As above	6	7	12	468
Soccer (outdoor)	1.9%	As above	As above	5	6	12	444
Yoga	1.9%	As above	As above	5	6	12	444
Bush walking	1.8%	As above	As above	5	6	11	421

**New Street (Brighton) Public Housing Site Preliminary Social Infrastructure Assessment: Final Report**

Lawn bowls	1.4%	As above	As above	4	5	9	327
Martial arts	1.4%	As above	As above	4	5	9	327
Dancing/Ballet	1.3%	As above	As above	4	4	8	304
Fishing	0.9%	As above	As above	3	3	6	210
Surf sports	0.6%	As above	As above	2	2	4	140
Football sports	0.2%	As above	As above	1	1	1	47
<b>Participation in Sport &amp; Leisure: Children aged 5 to 14</b>							
At least one organised sport	61%	% of people aged 5 to 14 years and over participating in organised sporting activity	Australian Bureau of Statistics, Children's Participation in Cultural and Leisure Activities, Victoria, 2012	23	28	52	1,948
Swimming and diving	19%	As above	As above	8	9	17	625

<b>Community Infrastructure Category</b>	<b>Provision ratio / participation Rate</b>	<b>Description of measure</b>	<b>Source of measure</b>	<b>Brighton - DHHS</b>	<b>Brighton - Private Development</b>	<b>Total Development</b>	<b>Brighton by 2036</b>
Soccer (outdoor)	7%	As above	As above	3	3	6	235
Australian Rules football	16%	As above	As above	6	7	13	499
Netball	8%	As above	As above	3	4	7	258
Basketball	14%	As above	As above	5	7	12	448
Tennis	10%	As above	As above	4	5	9	332

**New Street (Brighton) Public Housing Site Preliminary Social Infrastructure Assessment: Final Report**

Martial arts	6%	As above	As above	2	3	5	203
Gymnastics	5%	As above	As above	2	3	5	174
Cricket (outdoor)	5%	As above	As above	2	2	4	155
Rugby League	Not available	Not available	Not available	Not available	Not available	Not available	Not available
Athletics, track and field	3%	% of people aged 5 to 14 years and over participating in organised sporting activity	Australian Bureau of Statistics, Children's Participation in Cultural and Leisure Activities, Victoria, 2012	1	2	3	109
Rugby Union	Not available	Not available	As above	Not available	Not available	Not available	Not available
Touch football	Not available	Not available	As above	Not available	Not available	Not available	Not available
Soccer (indoor)	Not available	Not available	As above	Not available	Not available	Not available	Not available
Hockey	1%	% of people aged 5 to 14 years and over participating in organised sporting activity	Australian Bureau of Statistics, Children's Participation in Cultural and Leisure Activities, Victoria, 2012	1	1	1	45
Other organised sports	9%	As above	As above	3	4	8	287

**Early Years Services**

<b>Kindergartens</b>							
% of 4 year olds participating in 4 year old Kindergarten	100%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	Based on indicator 31.1a Number of four year old kindergarten participation rate for Bayside: 100.5% (2015 data). Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training	4	4	8	295

<b>Community Infrastructure Category</b>	<b>Provision ratio / participation Rate</b>	<b>Description of measure</b>	<b>Source of measure</b>	<b>Brighton - DHHS</b>	<b>Brighton - Private Development</b>	<b>Total Development</b>	<b>Brighton by 2036</b>
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**New Street (Brighton) Public Housing Site Preliminary Social Infrastructure Assessment: Final Report**

Total number of enrolments in 4 year old sessional Kindergarten	81%	% of participating children (see above) enrolled at a Sessional Kindergarten service	Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training Based on indicator 31.4 Number of four year old kindergarten enrolments in a long day care or integrated children's services setting for Bayside: 19% (2015 data).	3	3	6	239
Number of Kindergarten rooms when proposed policy changes are implemented	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	ASR Research constructed measure assuming one kindergarten room is licensed for 33 places	0.0	0.1	0.1	3.6
<b>Maternal &amp; Child Health</b>							
Number of MCH sessions per week	60	1 session per 60 children aged 0-3 years	ASR Research calculated measure using actual Growth Area Council data (2008)	0.2	0.3	0.5	18
Number of MCH consulting units	10	Number of MCH consulting units required based on number of sessions per week (see above)	ASR Research calculated measure using actual Growth Area Council data (2008)	0.0	0.0	0.0	1.8
<b>Playgroup</b>							
Number of 2 hr playgroup sessions per week	50	Total number of children aged 03 years required to generate demand for a 2 hour playgroup session per week	ASR Research constructed measure using Playgroup Victoria	0.3	0.3	0.6	22
<b>Occasional Child Care</b>							
Number of occasional child care places	36.9	Total number of licensed places per 1,000 children aged 0 to 4 years	Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision (MMCIA). A provision rate of long day child care places equal to that documented by the MMCIA report (2015) for Bayside	0.4	0.5	1.0	37
Number of occasional child care centres	30	Total number of facilities required based on number of	ASR Research constructed measure based on a typical sized occasional child care facility.	0.0	0.0	0.0	1.2

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<b>Community Infrastructure Category</b>	<b>Provision ratio / participation Rate</b>	<b>Description of measure</b>	<b>Source of measure</b>	<b>Brighton - DHHS</b>	<b>Brighton - Private Development</b>	<b>Total Development</b>	<b>Brighton by 2036</b>
		licensed places generated (see above)					
<b>Long Day Child Care Centres</b>							
Number of Long Day Child Care places	256.4	Total number of licensed places per 1,000 children aged 0 to 4 years	Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision (MMCIA). A provision rate of long day child care places equal to that documented by the MMCIA report (2015) for Bayside	<b>4</b>	<b>5</b>	<b>9</b>	<b>353</b>
Number of Long Day Child Care centres	120	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical large sized long day child care facility.	<b>0.0</b>	<b>0.0</b>	<b>0.1</b>	<b>3</b>
<b>Community Centres, Meeting spaces, Neighbourhood Houses &amp; Libraries</b>							
Local multipurpose community centre	3,000	Number of dwellings per local facility	ASR Research constructed measure typically applied in Melbourne's outer growth areas.	<b>0.0</b>	<b>0.1</b>	<b>0.1</b>	<b>4.0</b>
multipurpose community meeting space seating capacity	130	Total number people per seat	ASR Research constructed measure	<b>3</b>	<b>3</b>	<b>6</b>	<b>215</b>
<b>Neighbourhood Houses</b>							

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Number of Neighbourhood Houses	23,000	Approximate total population per facility in Metropolitan Melbourne (2016)	ASR calculation of the number of Neighbourhood Houses identified by Neighbourhood Houses Victoria operating in the Melbourne metropolitan area.	0.0	0.0	0.0	1.2
<b>Libraries</b>							
Number of library loans annum	8.9	Total loans per person	Public Libraries Victoria Network, 2015-16 PLVN Annual Statistical Survey (2016), Bayside Library Services	2,990	3,631	6,622	249,013

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Brighton - DHHS	Brighton - Private Development	Total Development	Brighton by 2036
Number of library visits per annum	6.7	Total visits per person	Public Libraries Victoria Network, 2015-16 PLVN Annual Statistical Survey (2016), Bayside Library Services	2,251	2,734	4,985	187,459
Number of library facilities	4.1	Library facilities per 100,000 people	Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision (MMCIA). A provision rate of library facilities equal to that documented by the MMCIA report (2015) for the City of Bayside	0.0	0.0	0.0	1.1

**Education Enrolment & Facility Estimates**

Primary Schools							
Govt Primary Enrolment	54%	% of 5-11 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Bayside Local Government Area	15	18	32	1,212
Catholic Primary Enrolment	20%	% of 5-11 year old population	As above	5	6	12	444
Non Govt Primary Enrolment	22%	% of 5-11 year old population	As above	6	7	13	486

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Total Primary Enrolment	96%	% of 5-11 year old population	As above	26	31	57	2,143
<b>Secondary Schools</b>							
Govt Secondary Enrolment	23%	% of 12-17 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Bayside Local Government Area	5	7	12	455
Catholic Secondary Enrolment	18%	% of 12-17 year old population	As above	4	5	10	361
Non Gov Secondary Enrolment	53%	% of 12-17 year old population	As above	13	15	28	1,053
Total Secondary Enrolment	94%	% of 12-17 year old population	As above	22	27	50	1,871
<b>TAFE</b>							

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Brighton - DHHS	Brighton - Private Development	Total Development	Brighton by 2036
TAFE Full-Time Enrolment (15 to 24)	1.7%	% of 15-24 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Bayside Local Government Area	1	1	1	54
TAFE Full-Time Enrolment (25+)	0.2%	% 25 + year old population	As above	1	1	1	43
TAFE Part-Time Enrolment (15 to 24)	1.7%	% of 15-24 year old population	As above	1	1	1	52
TAFE Part-Time Enrolment (25+)	0.5%	% 25 + year old population	As above	0	0	0	15
Total TAFE enrolments				2	2	4	164



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<b>Universities</b>							
University Full-Time Enrolment (15 to 24)	29.0%	% of 15-24 year old population	As above	<b>11</b>	<b>13</b>	<b>24</b>	<b>898</b>
University Full-Time Enrolment (25+)	0.8%	% 25 + year old population	As above	<b>2</b>	<b>2</b>	<b>5</b>	<b>170</b>
University Part-Time Enrolment (25 to 24)	3.0%	% of 15-24 year old population	As above	<b>1</b>	<b>1</b>	<b>2</b>	<b>92</b>
University Part-Time Enrolment (25+)	1.5%	% 25 + year old population	As above	<b>1</b>	<b>1</b>	<b>1</b>	<b>47</b>
<b>Total University Enrolments</b>			As above	<b>14</b>	<b>18</b>	<b>32</b>	<b>1,207</b>

**Primary & Acute Health Services**

Number of public and private hospital beds	3.6	Number of public and private beds per 1,000 people (Australian hospital statistics 2012–13)	Number of public and private beds per 1,000 people (Australian hospital statistics 2012–13)	<b>1</b>	<b>1</b>	<b>3</b>	<b>101</b>
Number of public hospital beds	2.4	Number of public beds per 1,000 people (Australian hospital statistics 2012–13)	Number of public beds per 1,000 people (Australian hospital statistics 2012–13)	<b>1</b>	<b>1</b>	<b>2</b>	<b>67</b>

<b>Community Infrastructure Category</b>	<b>Provision ratio / participation Rate</b>	<b>Description of measure</b>	<b>Source of measure</b>	<b>Brighton - DHHS</b>	<b>Brighton - Private Development</b>	<b>Total Development</b>	<b>Brighton by 2036</b>
General practices	0.35	Number of general practices per 1,000 people	Number of general practices per 1,000 people (Melbourne's Inner Southeast, Metropolitan Health Plan)	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>

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Dental services	0.29	Number of dental services per 1,000 people	Number of dental services per 1,000 people (Melbourne's Inner Southeast, Metropolitan Health Plan)	0	0	0	8
Pharmacies	0.30	Number of pharmacies per 1,000 people	Number of pharmacies per 1,000 people (Melbourne's Inner Southeast, Metropolitan Health Plan)	0	0	0	8
Projected hospital admissions	431.7	Hospital admissions per 1,000 people	Hospital admissions per 1,000 people (Melbourne's Inner Southeast, Metropolitan Health Plan)	145	176	321	12,079
Emergency presentations	194.8	Emergency presentations per 1,000 people	Emergency presentations per 1,000 people (Melbourne's Inner Southeast, Metropolitan Health Plan)	65	79	145	5,450
Drug & alcohol clients	4.3	Drug & alcohol clients per 1,000 people	Drug & alcohol clients per 1,000 people (Melbourne's Inner Southeast, Metropolitan Health Plan)	1	2	3	120
Mental health clients	8.5	Mental health clients per 1,000 people	Mental health clients per 1,000 people (Melbourne's Inner Southeast, Metropolitan Health Plan)	3	3	6	238
<b>Aged Care &amp; HACC</b>							
<b>Aged Care</b>							
Number of residential aged care beds	80	Number of beds per 1000 people aged 70 years +	Proposed Australian Government Planning Ratio by 2021 (2012)	6	7	12	467
Number of Community Aged Care Packages	45	Number of Community Aged Care Packages per 1000 people aged 70 years +	Proposed Australian Government Planning Ratio by 2021 (2012)	3	4	7	263
<b>HACC Services</b>							

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HACC clients aged 0-69 years	197.4	Per 1,000 target population	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Inner Southeast, Metropolitan Health Plan)	14	17	31	1,152
HACC clients aged 70+	358.5	Per 1,000 target population	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Inner Southeast, Metropolitan Health Plan)	25	30	56	2,091
Total HACC clients				39	47	86	3,243