



**Walker Street (Northcote)**

**Public Housing Estate**

**Preliminary Social Infrastructure**

**Assessment**

**Final Report**

Version 3

Prepared by ASR Research

On behalf of the Victorian Department of Health & Human Services

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## TABLE OF CONTENTS

<b>1.</b>	<b>INTRODUCTION .....</b>	<b>4</b>
1.1	BACKGROUND .....	4
1.2	THE SITE .....	4
1.3	SITE CONTEXT, DETAILS & PROPOSED PLAN .....	5
1.4	PURPOSE OF ASSESSMENT .....	9
1.5	DESIGN PRINCIPLES: PUBLIC HOUSING RENEWAL PROGRAM .....	9
<b>2.</b>	<b>ASSESSMENT SCOPE &amp; CATCHMENT DETAILS .....</b>	<b>11</b>
2.1	SCOPE OF COMMUNITY INFRASTRUCTURE ITEMS REVIEWED .....	11
2.2	THE 20-MINUTE NEIGHBOURHOOD .....	12
2.3	SUBJECT SITE 1.5 KILOMETRE POPULATION CATCHMENT .....	13
2.4	CURRENT POPULATION AND DWELLING FORECASTS AND ASSUMPTIONS FOR NORTHCOTE .....	15
<b>3</b>	<b>REVIEW OF RELEVANT STRATEGIC DOCUMENTS .....</b>	<b>16</b>
3.1	MATERIAL REVIEWED .....	16
3.2	PLAN MELBOURNE 2017 .....	16
3.3	CITY OF DAREBIN PLANNING SCHEME .....	18
3.4	OTHER MATERIAL REVIEWED .....	24
<b>4.</b>	<b>SOCIAL INFRASTRUCTURE AUDIT ANALYSIS .....</b>	<b>26</b>
<b>5.</b>	<b>ASSESSMENT OF DEVELOPMENT GENERATED SOCIAL INFRASTRUCTURE DEMAND .....</b>	<b>27</b>
5.1	SOCIAL INFRASTRUCTURE STANDARDS AND DEMAND AND SUPPLY ESTIMATES .....	27
5.2	SUBJECT SITE DWELLING AND POPULATION SCENARIO .....	27
5.3	PROJECTED CHANGE TO PUBLIC AND PRIVATE HOUSING PROVISION PROFILE .....	29
5.4	SUMMARY OF DEVELOPMENT GENERATED DEMAND IMPACTS & RECOMMENDED RESPONSE MEASURES .....	30
<b>6</b>	<b>CONCLUSIONS AND RECOMMENDATIONS .....</b>	<b>34</b>
6.1	DWELLING & POPULATION ASSUMPTIONS .....	34
6.2	PUBLIC HOUSING .....	34
6.3	PUBLIC OPEN SPACE & RECREATION .....	34
6.4	COUNCIL COMMUNITY SERVICES .....	35
6.4	EDUCATION .....	36
6.5	HEALTH .....	36
6.6	DEVELOPMENT CONTRIBUTIONS .....	36
6.7	CONSISTENCY WITH OTHER STRATEGIC DOCUMENTS .....	36
6.8	FURTHER PROCESS RELATED RECOMMENDATIONS .....	37

## Appendices

APPENDIX 1	REVIEW OF STRATEGIC DOCUMENTS .....	39
APPENDIX 2	AUDIT OF EXISTING COMMUNITY INFRASTRUCTURE .....	46
APPENDIX 3.	SOCIAL INFRASTRUCTURE STANDARDS & DEMAND & SUPPLY ESTIMATES .....	63

## **List of Figures**

Figure 1 - Locality Plan .....	5
Figure 2 – Subject Site in Relation to the Melbourne CBD .....	6
Figure 3 - Location Context .....	7
Figure 4 - Aerial Photo of Subject Site .....	8
Figure 5 - The 20-minute neighbourhood .....	13
Figure 6 – Subject Site 1.5 Kilometre Population Catchment .....	14
Figure 7 - Darebin Strategic Framework Plan .....	20
Figure 8 - Darebin Strategic Housing Framework .....	21
Figure 9 - Early Years Facilities within 1.5 Kilometres of Subject Site .....	48
Figure 10 – Community Centres, Neighbourhood Houses & Libraries within 1.5 Kilometres of Subject Site .....	50
Figure 11 – Primary, Secondary & Higher Education Facilities within 1.5 kilometres of Subject Site .....	52
Figure 12 – Main Public Open Space Reserves within 1.5 Kilometres of Subject Site .....	54
Figure 13 – Major Active Open Space & Recreation Facilities within 1.5 Kilometre of Subject Site .....	56
Figure 14 – Acute Health and Community Health Services within close proximity of Subject Site .....	58
Figure 15 – Residential Aged Care Services within 1.5 Kilometres of Subject Site .....	60
Figure 16 - Police & Emergency Services within 1.5 Kilometres of Subject Site .....	62

## **List of Tables**

Table 1 - Scope of Community Infrastructure Items Assessed .....	12
Table 2 - Forecast Population and Dwelling Change for Northcote from 2016 to 2036 .....	15
Table 3 - Existing and Proposed Public Housing Profile .....	29
Table 4 - Summary of Darebin City Council strategic documents .....	39
Table 5 - Summary of non-Council strategic documents .....	44
Table 6 - Description of Social Infrastructure Provision Standards & Demand & Supply Estimates for Development Scenario .....	64

## **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 Walker Street Northcote public housing estate (the “subject site”).

To facilitate the renewal of this site and other sites within the Public Housing Renewal Program, the Minister for Planning has established an advisory committee process to undertake an independent review of new planning controls for each site. The purpose of the Social Housing Renewal Standing Advisory Committee (the Standing Advisory Committee) is to:

- advise on the suitability of new planning proposals prepared by DHHS to facilitate renewal and redevelopment of existing public housing estates to increase the supply of social housing; and
- provide a timely, transparent and consultative process to facilitate the renewal of Victoria’s social housing stock.

This assessment has been prepared as a background document for consideration by the Standing Advisory Committee as part of its review of the planning proposal for the subject site.

### **1.2 The Site**

As shown in Figure 1 below, the subject site is irregular in shape and has an area of approximately 1 hectare (10,060 square metres). The site is bound by Walker Street to the north, High Street Close to the east, the Merri Creek to the south and west. The site accommodates an array of post war three and four storey walk-up flats, ancillary buildings and communal open space incorporating a playground. The land contains scattered mature and semi-mature trees.

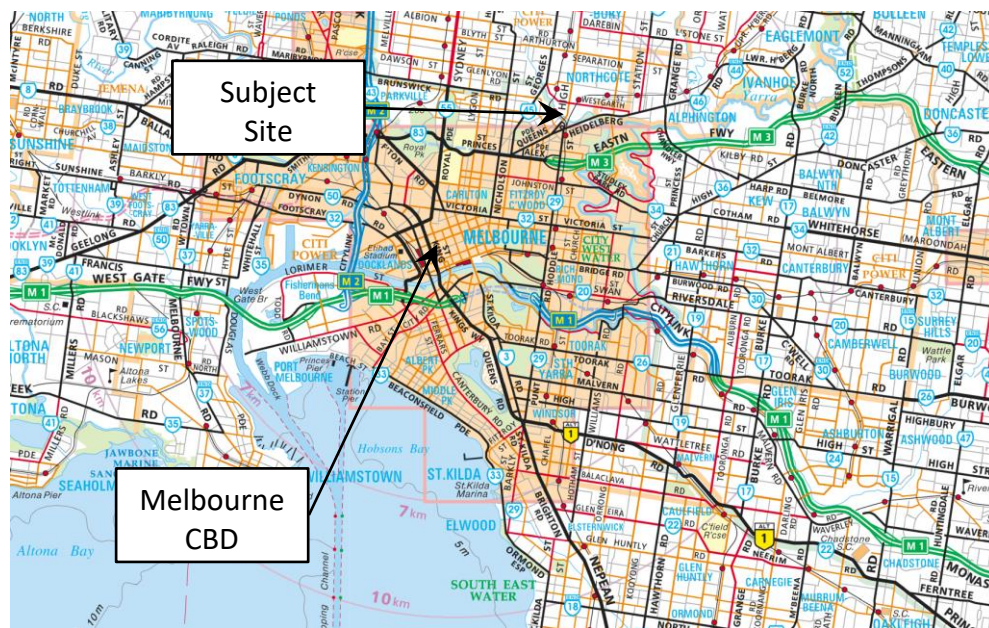
Figure 1 - Locality Plan



### 1.3 Site Context, Details & Proposed Plan

The Northcote site is located within Melbourne's inner northern suburbs approximately 4 kilometres from central Melbourne within the City of Darebin and is well serviced by public transport.

Figure 2 – Subject Site in Relation to the Melbourne CBD



As shown in Figure 3 on the following page, other relevant site context details include:

- High Street is the main north-south access road to the site and carries both tram and bus services. It is some 60 metres wide and includes a service road to both sides and boulevard plane trees. Walker Street is accessed off High Street and turns into McLachlan Street;
- The Merri Creek to the south, and its riparian zone, forms the southern edge and boundary to the site;
- The site sits within a low-density context of predominantly 1 and 2 storey Edwardian and Victorian dwellings. A heritage overlay applies to the dwellings to the immediate north and an Environmental Significance Overlay (ESO) applies to the whole of the subject site, including the environs of the Merri Creek;
- Opposite is a mix of uses including All Saints church and a range of detached single storey dwellings whilst to the north along High Street on the eastern side, are some recent medium density developments and warehouses;
- There is a Neighbourhood Activity Centre 270 metres to the north at Westgrath Village and 400 metres to the south at Clifton Hill; and
- Rushall Station is 260 metres to the west and accessed by the footbridge over the Merri Creek. Clifton Hill Station is 580 metres to the south and Westgrath Station some 620 metres to the north.



Figure 3 - Location Context



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

- Walker Street is a tree-lined residential street with on-street parking. On the north side, there are predominantly one and two storey dwellings. The DHHS apartment blocks on the south side are three and four levels but set back some four metres from the site boundary;
- High Street Close is effectively the service road to High Street which is used mainly by the DHHS apartments for on street parking, a garbage enclosure and one-on-one basketball court;
- The site slopes from Walker Street towards the creek with a level bench along Walker Street; and
- Phillips Court off Walker Street and Hales Courts off High Street Close provides access to the site with the internal road linking informally through the site.

Figure 4 - Aerial Photo of Subject Site



The site houses tenants in 87 dwellings in an array of post war three and four storey walk-up flats, ancillary buildings and communal open space incorporating a playground. The land contains scattered mature and semi-mature trees.

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

- Neighbourhood Residential Zone Schedule 1 (NRZ1);
- Development Contributions Plan Overlay Schedule 1 (DCPO1); and
- Environmental Significance Overlay Schedule 1 (ESO1).



## **1.4 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 222 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.

## **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.

## **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:

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.

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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.

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

<b>Population Catchment Hierarchy</b>	<b>Items</b>
<b>Level 1</b> Neighbourhood Level <i>Provision ratios up to 10,000 people</i>	<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> <li>• Social housing</li> </ul>
<b>Level 2</b> Precincts ( 2-3 Neighbourhoods) <i>Provision ratios between 10,000 and 30,000 people</i>	<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>
<b>Level 3</b> Cluster of Precincts ( District) <i>Provision ratios between 30,000 people and 60,000 people</i>	<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>
<b>Level 4</b> Municipal Level <i>Provision for the total municipality</i>	<ul style="list-style-type: none"> <li>• Principal Bicycle Network (on and off-road)</li> <li>• Civic centres</li> </ul>
<b>Level 5</b> Regional Level Provision for 2 or more municipalities	<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

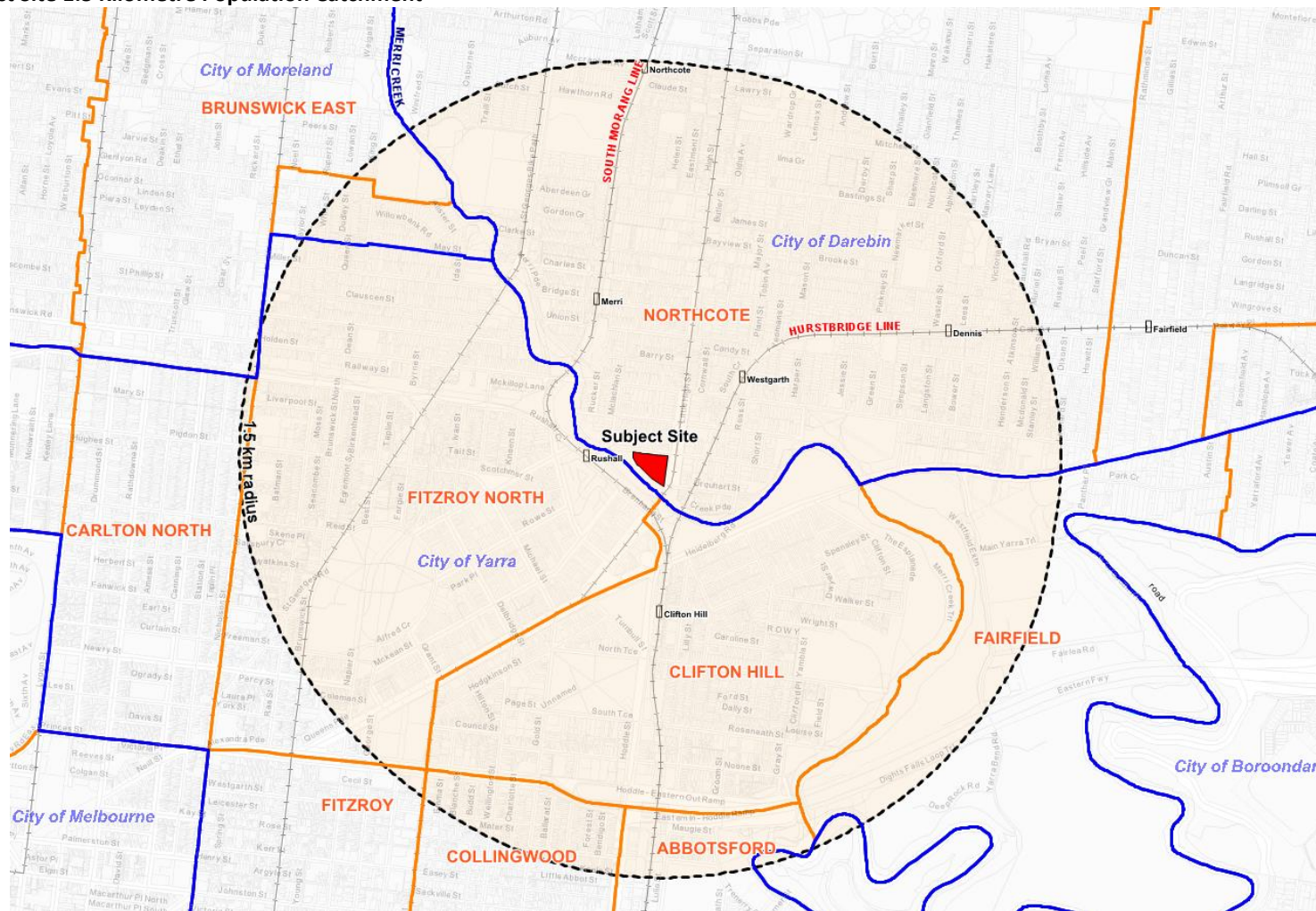
*Cited in Plan Melbourne 2017-2050, page 115*

## 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 Northcote (within the City of Darebin), the 1.5-kilometre population catchment also includes parts of the following suburbs:

- Fitzroy North and Fitzroy to the west and south west (City of Yarra);
- Clifton Hill, Collingwood and Abbotsford to the south (City of Yarra);
- Fairfield to the east (Cities of Yarra and Darebin);
- Brunswick East to the north west (City of Moreland); and
- Carlton North to the west (City of Melbourne).

Figure 6 – Subject Site 1.5 Kilometre Population Catchment



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

The population of Northcote is projected to increase by approximately 5,700 people between 2016 and 2036 (an increase of 22%), and the number of dwellings are anticipated to increase by approximately 2,800 (an increase of 25%). Average household size is forecast to decline from 2.4 in 2016 to 2.3 in 2036.

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

	Year						
	2016	2021	2026	2031	2036	Change from 2016 to 2036	% Change from 2016 to 2036
Average h'hold size	2.4	2.4	2.4	2.4	2.3	-0.1	-3%
Dwellings	11,274	11,782	12,688	13,360	14,091	2,817	25%
<b>Total Population</b>	<b>26,226</b>	<b>27,236</b>	<b>29,093</b>	<b>30,452</b>	<b>31,959</b>	<b>5,733</b>	<b>22%</b>

Source: Darebin Population and household forecasts, 2011 to 2036, prepared by .id, the population experts, April 2015

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

- Northcote (West) - 3,039 additional dwellings (2012-2041); and
- Northcote (East) - 2,334 additional dwellings (2012-2041)

More site-specific development assumptions are presented in the forecasts for Northcote but do not currently include the redevelopment of the Walker Street (Northcote) Public Housing Estate. These assumptions may need to be reviewed by the City of Darebin when 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 policies 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 Darebin Planning Scheme;
- City of Darebin strategies and plans; and
- Other State Government strategies of relevance to social infrastructure provision.

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

- City of Darebin Council Plan;
- Darebin Municipal Strategic Statement; and
- Darebin 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 Darebin 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.

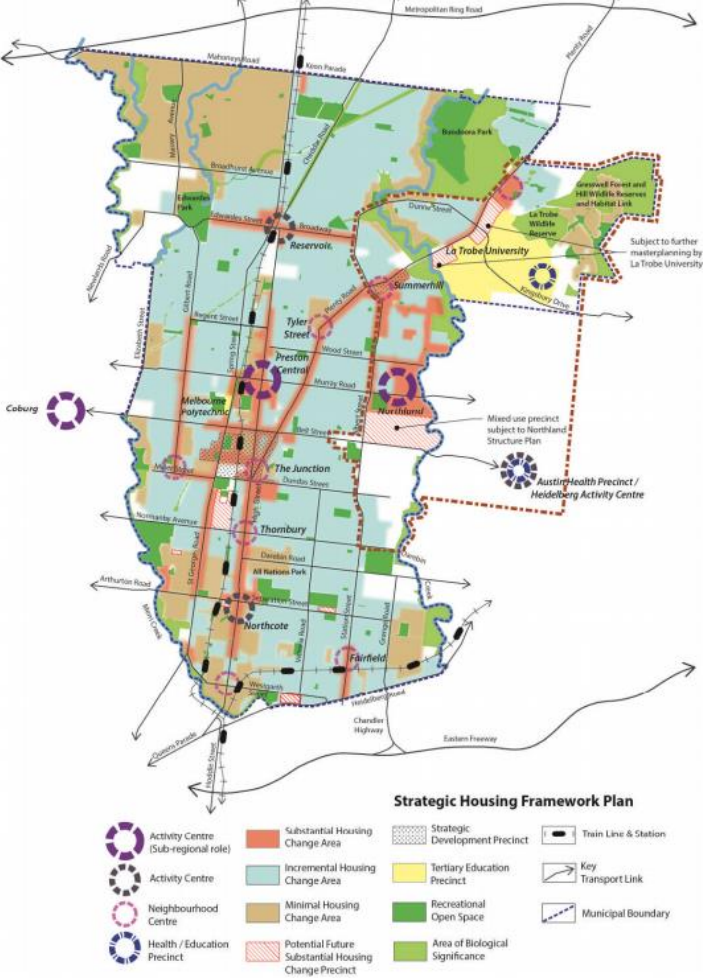
The City of Darebin Planning Scheme contains various clauses directly impacting on affordable housing and social infrastructure provision within the subject site. These are summarised below.

Clause	Relevant references
21.01-4 Issues for the Future	<p>The key issues facing Darebin are focussed around the following four strategic themes:</p> <p>Environment</p> <ul style="list-style-type: none"> <li>• Minimising negative impacts from land use and development on natural environmental assets, particularly creek and habitat corridors, and open spaces like Bundoora Park.</li> <li>• Protection and enhancement of places of heritage significance.</li> <li>• Developing strategies to ensure new development exhibits good design and contributes to liveable and environmentally sustainable built environments.</li> <li>• Management of environmental risks in the natural and built and environment.</li> </ul> <p>Housing</p> <ul style="list-style-type: none"> <li>• Facilitation of well-designed housing to meet anticipated housing needs, both in terms of number and diversity.</li> </ul>

Clause	Relevant references
	<ul style="list-style-type: none"> <li>Managing the impacts of new housing development on the amenity of existing neighbourhoods.</li> <li>Provision of affordable, social and accessible housing in Darebin.</li> <li>Risks of social exclusion regarding access to local employment, essential services and leisure and recreational facilities, particularly in areas of entrenched socio-economic disadvantage.</li> </ul> <p>Economic Development</p> <ul style="list-style-type: none"> <li>Facilitating supply of land for business investment, particularly those that can provide job opportunities for local residents.</li> <li>Future planning of core industrial employment precincts, including broadening the range of suitable employment options in these precincts.</li> <li>Best utilisation of vacant or underperforming industrial and commercial land in the municipality to attract investment, new business and employment opportunities.</li> <li>Managing interfaces and potential conflicts between commercial and industrial land uses and residential land uses.</li> <li>Providing space and flexibility in land use controls and decision making for business start-ups and home-based businesses.</li> <li>Maximising investment and employment opportunities around La Trobe University.</li> </ul> <p>Transport and Infrastructure</p> <ul style="list-style-type: none"> <li>Integration of land use and transport planning to encourage sustainable transport use and reduce car dependency and associated road congestion and parking pressures.</li> <li>Effective and efficient planning and delivery of infrastructure, including transport, essential services, community facilities, and open space to meet existing and future demand.</li> <li>Equity of transport and infrastructure investment across the municipality, particularly in areas of entrenched social disadvantage.</li> <li>Promotion of urban renewal opportunities resulting from rail grade separation investments at Bell Street and Reservoir Junction.</li> </ul>
21.01-5 Strategic Vision	<p>The City of Darebin Council Plan 2013-2017 sets a vision for the municipality as</p> <p><i>“Darebin, the place to live” which is to be realised through Council’s mission of “Working with our diverse community to build a sustainable and liveable city”.</i></p> <p>This is expanded on as follows:</p> <p><i>“Darebin, the Place to Live is a place where people feel a sense of belonging, are healthy and connected to their environment and neighbourhood, feel and are safe and free from discrimination and violence, have access to shelter, transport and fresh food. It is a place where our citizens are engaged and actively involved in shaping the decisions of their representative government. It is where people’s creativity has room to be explored and shared for all to enjoy and celebrate. It is where vibrant economies thrive and niche markets flourish. It is where everyone is respected and valued, and, the services people need are available, affordable, accessible and inclusive. It is also a place where the satisfaction of our present needs are sustainable, that is our needs are met without compromising likely similar needs of those in future generations.”</i></p> <p>Goals set by the Council Plan to achieve this vision involve working towards a future that promotes:</p> <ul style="list-style-type: none"> <li>A vibrant city and innovative economy, with physical infrastructure that is both well maintained and appropriately regulated;</li> <li>A physical, social and economic environment that supports and enhances community health and wellbeing;</li> <li>A safe, inclusive and equitable community where all feel socially well connected, respected and valued;</li> <li>Sustainable and resilient neighbourhoods as part of achieving rapid transition to an environmentally sustainable city; and</li> <li>A thriving artistic and creative culture that supports economic prosperity and enhances social connections, sense of inclusion, pride of place, and cultural tourism.</li> </ul>
21.01-6 Strategic Framework Plan	<p>Key strategic directions identified in the Strategic Framework Plan include:</p> <ul style="list-style-type: none"> <li>Enhanced network of activity centres, with preferred economic and land use roles;</li> <li>Distinctive and attractive strategic corridors in response to different physical contexts;</li> </ul>

Clause	Relevant references
	<ul style="list-style-type: none"> <li>Regionally-significant land uses to support and intensify, including La Trobe University, Melbourne Polytechnic and areas within the Emerging La Trobe Employment Cluster;</li> <li>Areas identified as strategic locations to maximise opportunities for 'urban intensification' through higher density building forms accommodating a range of residential and commercial uses;</li> <li>Industrial zoned areas that will provide a key employment and value-added role;</li> <li>Major landscape features to be protected and enhanced, including areas of biological significance, regionally significant recreational open space and key vistas;</li> <li>Major transport links and future priorities for transport infrastructure investment; and</li> <li>Relationships and access to key destinations in adjoining municipalities to achieve mutual benefits for the community.</li> </ul> <p>Separate land use framework plans have been prepared for major land use elements identified in Clauses 21.02-21.05. These plans cumulatively form the basis of the Strategic Framework Plan.</p> <p><b>Figure 7 - Darebin Strategic Framework Plan</b></p>  <p><b>Strategic Framework Plan</b></p> <ul style="list-style-type: none"> <li>Activity Centre (Sub-regional role)</li> <li>Activity Centre</li> <li>Neighbourhood Centre</li> <li>Health / Education Precinct</li> <li>Municipal Boundary</li> <li>Key Gateway</li> <li>Key Vista</li> <li>Tertiary Education Precinct</li> <li>Area of Biological Significance</li> <li>Recreational Open Space</li> <li>Key Employment Precinct</li> <li>Strategic Development Precinct</li> <li>Strategic Corridor - Boulevard</li> <li>Strategic Corridor - Urban</li> <li>Strategic Corridor - Interface</li> <li>Key Transport Link</li> <li>Train Line &amp; Station</li> <li>Future Rail Grade Separation</li> <li>Areas of Urban Intensification</li> <li>La Trobe National Employment Cluster</li> </ul>
21.03 Housing	<p><b>Strategic Housing Framework Plan</b></p> <p>The Strategic Housing Framework Plan illustrates the directions for residential land use and development in Darebin as set by the Darebin Housing Strategy 2013(Revised 2015). This framework provides greater certainty as to where growth and change can be expected and the preferred scope of housing change in terms of the intensity and type of residential development to be encouraged in different areas.</p> <p>The framework plan identifies activity centres, and strategic corridors and redevelopment precincts such as The Junction – South Preston, High Street, Plenty Road, St Georges Road, Bell Street and areas within</p>



Clause	Relevant references
	<p>the La Trobe National Employment Cluster as having the capacity to accommodate residential uses at a range of densities.</p> <p>The framework plan also identifies three Housing Change Areas, which apply to all land in the municipality that currently has a zoning that permits residential uses. These housing change areas are: 1) Minimal Housing Change; 2) Incremental Housing Change, and 3) Substantial Housing Change. The subject site is located in a minimal housing change area.</p> <p><b>Figure 8 - Darebin Strategic Housing Framework</b></p>  <p>The map illustrates the Darebin Strategic Housing Framework. It shows the municipality's boundaries and various housing change areas: Substantial Housing Change Area (orange), Incremental Housing Change Area (light blue), and Minimal Housing Change Area (yellow). It also identifies Activity Centres (Sub-regional role, Activity Centre, Neighbourhood Centre, Health / Education Precinct), Strategic Development Precincts, Tertiary Education Precincts, Recreational Open Space, and Areas of Biological Significance. Key transport links and stations are marked, including the Melbourne Metro and various bus routes. The map includes labels for surrounding municipalities like Coburg, Northcote, and Fairfield, and major roads like the Metropolitan Ring Road and Chardon Highway.</p> <p><b>Strategic Housing Framework Plan</b></p> <ul style="list-style-type: none"> <li>Activity Centre (Sub-regional role)</li> <li>Activity Centre</li> <li>Neighbourhood Centre</li> <li>Health / Education Precinct</li> <li>Substantial Housing Change Area</li> <li>Incremental Housing Change Area</li> <li>Minimal Housing Change Area</li> <li>Potential Future Substantial Housing Change Precinct</li> <li>Strategic Development Precinct</li> <li>Tertiary Education Precinct</li> <li>Recreational Open Space</li> <li>Area of Biological Significance</li> <li>Train Line &amp; Station</li> <li>Key Transport Link</li> <li>Municipal Boundary</li> </ul>
21.03-3 Housing Diversity and Equity	<p><b>Objective 4 – Affordable and Social Housing</b></p> <p>To increase the supply of affordable and social housing.</p> <p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>Encourage the provision of affordable housing development in identified Substantial Housing Change Areas in the Strategic Housing Framework Plan.</li> <li>Ensure housing in the municipality is sufficiently diverse to provide more affordable and appropriate choices and opportunities.</li> <li>Facilitate the provision of affordable housing in terms of purchase price as well as lower ongoing operational costs, by promoting housing growth in areas with good access to services and public transport and encouraging best practice environmentally sustainable housing design to minimise ongoing utility costs.</li> <li>Support Council-led initiatives that partner with the community housing sector to develop surplus Council land for social housing projects.</li> </ul>

Clause	Relevant references
21.05-3 Physical and Community Infrastructure	<p>Key Issues</p> <ul style="list-style-type: none"> <li>• There is a need for a long term, sustainable approach to the planning, provision and management of physical and community infrastructure.</li> <li>• Balancing long term investments with more urgent needs for upgrades and facilities.</li> <li>• Darebin's infrastructure tends to be older and in greater need of repair and replacement, particularly in the earlier-developed southern part of the municipality.</li> <li>• More intense development is imposing additional demands on infrastructure capacity. In the future, these pressures will extend throughout the municipality.</li> <li>• An increasingly affluent population has higher expectations about infrastructure standards and quality. At the same time, there are pockets of under-privilege in the municipality that deserve better access to services and facilities.</li> <li>• Maximising the use of existing infrastructure by encouraging appropriate developments close to existing facilities and identifying the capacity of and the need for new infrastructure in areas in transition is essential.</li> <li>• There is potential for community services to be delivered more locally or colocated, such as maternal and child health centres, kindergartens and toy libraries. However, some community services have to be centrally located due to their size and catchment.</li> </ul> <p>Objective – Infrastructure Provision</p> <p>To ensure the provision and planning for physical and community infrastructure meets existing and future needs of the community.</p> <p>Strategies</p> <ul style="list-style-type: none"> <li>• Provide appropriate levels of physical and community infrastructure across the municipality in response to identified community needs and trends.</li> <li>• Prioritise the delivery of physical and community infrastructure in accordance with the strategic vision for growth and change identified in the Strategic Framework Plan at Clause 21.01-6 and other relevant strategies.</li> <li>• Ensure that provision for physical and community infrastructure, and strategies for implementation and delivery, is incorporated in Structure Plans and other strategic plans and frameworks.</li> <li>• Require a Development Contribution from developers to fund the provision of physical and community infrastructure in accordance with an adopted Development Contributions Plan.</li> <li>• Maintain and further develop infrastructure to keep pace with industry needs, particularly the road infrastructure network.</li> <li>• Encourage business, housing and mixed-use development that will contribute to the development of a digital economy</li> <li>• Manage and improve the City's stormwater system and infrastructure to reduce the effect of stormwater discharge, in terms of pollution, flooding and flushing events.</li> <li>• Consider the potential for community services to be delivered more locally formulating plans for activity centres, strategic development precincts and strategic development sites.</li> </ul>
45.06 Development Contributions Plan Overlay	<p>Shown on the planning scheme map as DCPO with a number.</p> <p>Purpose</p> <ul style="list-style-type: none"> <li>• To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>• To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.</li> </ul>
<i>Schedule 1 To the development Contributions Plan Overlay</i>	<p>The subject site falls within the charge area numberd 2330908. The DCP costs associated with residential development in this area are summarised below and the charge areas map shown afterwards.</p>

Clause	Relevant references																																																		
	<div><div>*Non-residential developments are exempt from Community and Parkland Infrastructure charges</div><table><tr><th></th><th>Community Infrastructure</th><th>Development Infrastructure</th><th></th><th></th></tr><tr><th>Charge Area (CCD)</th><th>*Community</th><th>*Parkland</th><th>Drainage</th><th>Road</th></tr><tr><td>2330903</td><td>\$126.49</td><td>\$0.45</td><td>\$0.00</td><td>\$889.15</td></tr><tr><td>2330904</td><td>\$280.72</td><td>\$0.45</td><td>\$0.00</td><td>\$848.75</td></tr><tr><td>2330905</td><td>\$280.72</td><td>\$0.45</td><td>\$0.00</td><td>\$193.79</td></tr><tr><td>2330906</td><td>\$126.49</td><td>\$0.45</td><td>\$0.00</td><td>\$1,000.22</td></tr><tr><td>2330907</td><td>\$126.49</td><td>\$0.45</td><td>\$0.00</td><td>\$1,320.14</td></tr><tr><td>2330908</td><td>\$160.51</td><td>\$0.45</td><td>\$0.00</td><td>\$2,700.11</td></tr><tr><td>2330909</td><td>\$246.70</td><td>\$0.45</td><td>\$0.00</td><td>\$201.31</td></tr><tr><td>2330910</td><td>\$126.49</td><td>\$0.45</td><td>\$0.00</td><td>\$587.67</td></tr></table></div> <div><div>Charge Areas (CCDs)</div></div>		Community Infrastructure	Development Infrastructure			Charge Area (CCD)	*Community	*Parkland	Drainage	Road	2330903	\$126.49	\$0.45	\$0.00	\$889.15	2330904	\$280.72	\$0.45	\$0.00	\$848.75	2330905	\$280.72	\$0.45	\$0.00	\$193.79	2330906	\$126.49	\$0.45	\$0.00	\$1,000.22	2330907	\$126.49	\$0.45	\$0.00	\$1,320.14	2330908	\$160.51	\$0.45	\$0.00	\$2,700.11	2330909	\$246.70	\$0.45	\$0.00	\$201.31	2330910	\$126.49	\$0.45	\$0.00	\$587.67
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Clause	Relevant references														
Schedule To Clause 52.01 Public Open Space Contribution And Subdivision	<p>19/01/2006 VC37</p> <p><b>SCHEDULE TO CLAUSE 52.01</b></p> <table> <tr> <th>Type or location of subdivision</th><th>Amount of contribution for public open space</th></tr> <tr> <td colspan="2">The subdivision of land that creates:</td></tr> <tr> <td>1 additional lot</td><td>None specified</td></tr> <tr> <td>2 additional lots</td><td>2%</td></tr> <tr> <td>3 additional lots</td><td>3%</td></tr> <tr> <td>4 additional lots</td><td>4%</td></tr> <tr> <td>5 or more additional lots</td><td>5%</td></tr> </table> <p>As shown in the Schedule to Clause 52.01 above, the current proposal for the subject site would trigger a 5% public open space requirement.</p>	Type or location of subdivision	Amount of contribution for public open space	The subdivision of land that creates:		1 additional lot	None specified	2 additional lots	2%	3 additional lots	3%	4 additional lots	4%	5 or more additional lots	5%
Type or location of subdivision	Amount of contribution for public open space														
The subdivision of land that creates:															
1 additional lot	None specified														
2 additional lots	2%														
3 additional lots	3%														
4 additional lots	4%														
5 or more additional lots	5%														

### 3.4 Other Material Reviewed

The list of other Council and non-Council documents reviewed were as follows:

#### *City of Darebin*

- Council Plan 2017-2021;
- Public Health and Wellbeing Plan 2013-17;
- Darebin Open Space Strategy 2007-2017;
- Playspace Strategy 2010-2020;
- Leisure Strategy 2010-2020;
- Early Years Plan 2011-2021;
- Early Years Infrastructure Plan 2011-2031;
- Libraries Strategy 2014-2019;
- Active Healthy Ageing Strategy 2011-2021;
- Access and Inclusion Plan 2015-2019;
- Darebin Arts Strategy 2014-2020;
- Youth Engagement Strategy 2012-2017;
- Responding to Local Housing Stress: A Local Action Plan 2013-2017; and
- Housing Strategy 2013-2033.

#### *Other Material Reviewed*

- Department of Education & Training, School Provision Review for Preston: Stage Two (2016)

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 recreation facilities;
5. Education facilities;
6. Health services;
7. Police & Emergency services; and
8. Residential and facility based aged care.

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.

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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.

## 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 223 has been assumed, consisting of 96 public housing dwellings and 127 private dwellings. Under this development scenario the dwelling yield is likely to generate a residential population of approximately 510 people.

However, as noted earlier in Section 1.2 of this report, the subject site currently accommodates 87 public housing dwellings. Therefore, the net increase in all dwellings is anticipated to be 136 and would increase the population of the site by approximately 310 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 Northcote in 2036 (2.3 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 Northcote in 2036<sup>4</sup>. Population yields anticipated for both the proposed development of the Northcote Public Housing Estate and the broader Northcote 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;

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

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



- 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.

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

Age Cohort	Community infrastructure types the age cohort is relevant to	Northcote - DHHS	Northcote - Private Development	Total Northcote Development	Northcote by 2036
0-3	MCH, Playgroups	14	18	32	1,558
4	4 Year Old Kindergarten	3	4	7	352
0-4	Long Day Child Care & Occasional Child Care	17	22	39	1,910
5-11	Primary School enrolments, out of school hours care	18	24	41	2,122
5-14	Participation in organised children's sport	23	31	55	2,888
15+	Participation in organised youth & adult sport	178	238	417	27,161
15-24	Participation in higher education (youth & young adult)	27	36	63	3,574
25+	Participation in higher education (older adults)	151	202	354	23,587
12-17	Secondary School enrolments	12	16	28	1,548
70+	Residential & home based aged care services	18	25	43	3,369
0 to 69 years	HACC services (younger clients)	200	268	468	28,590
	<b>Total Population</b>	<b>219</b>	<b>292</b>	<b>511</b>	<b>31,959</b>
	<b>Total Dwellings</b>	<b>96</b>	<b>127</b>	<b>223</b>	<b>14,091</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 135 dwellings from the subject site is likely to increase the number of dwellings within the Northcote small area by approximately 1% (based on 2016 City of Darebin Population Forecasts showing the Northcote small area had approximately 11,274 dwellings – note: the percentage calculated will decrease as other housing stock is constructed within the catchment); and
- A population of approximately 310 people is likely to increase the population within the Northcote small area also by approximately 1% (based on 2016 City of Darebin Population Forecasts showing the Northcote small area had approximately 26,200 residents – note: the percentage calculated will decrease as other housing stock is constructed within the catchment).

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

The current Design Framework for the subject site anticipates a total of 96 public housing dwellings and 127 private dwellings will be delivered. This will lead to the creation of an additional 9 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 60% 1-bedroom dwellings (58 dwellings), 35% 2-bedroom dwellings (33 dwellings) and 5% 3-bedroom dwellings (5 dwellings). As shown in Figure 4 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.

The additional 127 private dwellings will consist of 55% 1-bedroom dwellings (70 dwellings) and 45% 2-bedroom dwellings (57 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	21	24	58	60
2-bedroom	12	14	33	35
3-bedroom	52	60	5	5
Non-dwelling	2		-	-
<b>Total</b>	<b>87</b>	<b>100</b>	<b>96</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>	The Darebin Planning Scheme requires a 5% public open space contribution for new subdivisions.	Based on a site size of 10,060 square metres the subject development generates the need for a minimum of 500 square metres of public open space, which Council will most likely want in the form of land rather than a cash contribution.  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 Merri Creek.
<b>Active Open Space</b>	The 1.5-kilometre catchment contains 11 active open space reserves including Coulson, Knotts and Northcote Recreation Reserves, and Mayors Park to the south.  The development is likely to generate an additional 150 participants in some form of organised sport (86 from the private development).	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.
<b>Early Years Services</b>	The 1.5-kilometre catchment area contains 4 sessional Kindergarten facilities, 9 long day child care facilities, 3 maternal and child health services and 3 playgroup venues.  <i>Long Day Child Care</i> The development is likely to generate the equivalent of an additional 10 Long Day Child Care places (6 from the private housing component).  <i>4 &amp; 3 year old sessional Kindergartens</i> The development is likely to generate an additional 3 enrolments (2 from the private housing component) for four-year-old sessional Kindergarten programs and similar number for three year old programs.  <i>Maternal &amp; Child Health</i> 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).  <i>Occasional Child Care</i> The development is likely to generate the equivalent of an additional 2 Occasional Child Care places (1 from the private housing component).  <i>Playgroups</i> The development is likely to generate the equivalent of an additional 0.6 playgroup sessions per week (0.4 from the private housing development).	The demand estimates do not support the need for an additional long day child care service within the development.  The demand estimates do not support the need for additional Kindergarten facilities within the development.  The demand estimates do not support the need for additional MCH services within the development.  The demand estimates do not support the need for additional occasional child care facilities within the development.  The demand estimates do not support the need for on-site facilities to accommodate playgroup programs within the development.
<b>Community &amp; Community Meeting Spaces</b>	The 1.5-kilometre catchment contains 8 Council and community meeting space venues and 2 key community centres including Jika Jika Community Centre north east of the subject site.  The subject site generates the equivalent of 4 community meeting space seats, too small to warrant any additional provision.	The reasonable supply of Council and community meeting spaces and low demand estimate indicates that additional meeting space within the development is not a high priority.

<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 Jika Jika Community Centre and Holden Street Neighbourhood Houses.</p> <p>The development is likely to generate the equivalent of an additional 0.0 Neighbourhood House facilities.</p>	The good supply of existing Neighbourhood Houses 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>Although no libraries are present within the 1.5-kilometre catchment area, the Northcote library is located just outside this catchment to the northeast of the subject site.</p> <p>The development is likely to generate the equivalent of an additional 3,730 loans per annum (2,130 from the private housing) and 2,200 visits per annum (1,250 from the private housing development).</p>	The reasonable proximity of the subject site to the Northcote 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>The 1.5 kilometre catchment area contains the Collingwood Leisure Centre, a City of Yarra owned aquatic leisure facility.</p> <p>The development is likely to generate the equivalent of an additional 17 Council aquatic leisure centre memberships (10 from the private development) and 0 indoor recreation courts.</p>	The close proximity of the subject site to the Collingwood Leisure Centre, and low demand estimate, does not support the need for additional Council aquatic / leisure facilities within the development.
<b>Education Facilities</b>	<p>The 1.5-kilometre catchment area includes many diverse school options including 6 government primary schools, 2 government high schools, 4 non-government schools and one higher education facility.</p> <p>The development is likely to generate the equivalent of:</p> <ul style="list-style-type: none"> <li>• 27 Government Primary School enrolments (15 from the private development)</li> <li>• 9 Catholic Primary School enrolments (5 from the private development)</li> <li>• 3 Non-Government Primary School enrolments (1 from the private development)</li> <li>• 17 Government Secondary School enrolments (8 from the private development)</li> <li>• 7 Catholic Secondary School enrolments (4 from the private development)</li> <li>• 3 Non-Government Secondary School enrolments (2 from the private development)</li> <li>• 9 TAFE enrolments (5 from the private development)</li> <li>• 44 University enrolments (24 from the private development)</li> </ul>	Site specific demand estimates and a review of broader strategic documents from the Department and Education and Training (DET) do not indicate the need for additional education facilities within the development.
<b>Police &amp; Emergency Services</b>	The only police and emergency service facility within the 1.5-kilometre catchment is MFB Station 13.	Although there is only 1 facility within the 1.5-kilometre catchment, the reasonable proximity to other nearby facilities outside this catchment area indicates there will not be a need for additional police and emergency services within the development.

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures
	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.	
<b>Acute &amp; Community Health Services</b>	Although the 1.5-kilometre catchment area does not contain any acute or community health services, a number of services are located within reasonable proximity of the subject site including Darebin Community Health Services (Northcote catchment) to the north-east	This assessment does not recommend additional acute or community health provision for the subject site.
<b>Residential Aged Care</b>	<p>There are four existing residential aged care providers within the 1.5-kilometre catchment area supplying a total of 269 beds.</p> <p>The proposed development generates the equivalent of 3 additional residential aged care beds (2 from the private development).</p>	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 recommended.

## **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 136 dwellings for the subject site and anticipates this will result in the following population and dwelling changes:

- Based on a dwelling yield of 136 dwellings, the proposed development of the subject site will generate a residential population of approximately 310 people.
- An additional 136 dwellings is likely to increase the number of dwellings within the Northcote small area by approximately 1%; and
- A population of 310 people is likely to increase the population within the Northcote small area also by approximately 1%.

### **6.2 Public Housing**

1. The current Design Framework for the subject site anticipates a total of 96 public housing dwellings and 127 private dwellings will be delivered. This will lead to the creation of an additional 9 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 60% 1-bedroom dwellings (58 dwellings), 35% 2-bedroom dwellings (33 dwellings) and 5% 3-bedroom dwellings (5 dwellings). 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. These outcomes are consistent with a number of strategic objectives outlined in the Darebin Housing Strategy 2013-2033.

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

#### **Passive Open Space**

2. Based on a site size of 1.06 hectares the subject development generates the need for a minimum of 500 square metres of public open space, which Council will most likely 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 Merri Creek.

#### **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 close proximity of the subject site to the Collingwood Leisure Centre, 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 proposed scale of development is not sufficiently large to justify a new on-site community facility containing one or more services or functions. Any such facility would

most likely be underutilised given the demand estimates calculated as part of this assessment.

12. The good supply of existing Neighbourhood Houses 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 Northcote Library, and low demand estimate, does not support the need for additional library facilities within the development.

### **6.4 Education**

14. Site specific demand estimates and a review of broader strategic documents from the Department of Education and Training (DET) do not indicate the need for additional education facilities within the development.

### **6.5 Health**

15. The subject site proposal does not warrant future engagement with the Department of Health and Human Services, or any other private or community based health provider for the provision of acute or community health services.

### **6.6 Development Contributions**

16. Despite the generally low demand estimates for many forms of community infrastructure calculated by this assessment, development of the subject site will most likely be required to pay a development levy to Darebin City Council in accordance with the Schedule to the Darebin Development Contributions Plan overlay. This assessment recommends that only the private development component of the proposal be subject to this charge. However, this will require confirmation from Darebin City Council.

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

17. 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**

18. It is recommended that the conclusions and recommendations of this assessment be presented and discussed with Darebin City Council.
19. 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 Strategic Documents

Table 4 - Summary of Darebin City Council strategic documents

Strategic Document
<b>Council Plan 2017-21</b>
<b>Purpose</b>
<p>The Council Plan has six main goals:</p> <ol style="list-style-type: none"> <li>1. We will be leaders in creating a sustainable city through local innovation projects that address climate change</li> <li>2. We will improve the wellbeing of people in our community by providing opportunities for them to live their lives well</li> <li>3. We will ensure our planning system facilitates high quality and sustainable development that extracts social, environmental and economic benefits for our community</li> <li>4. We will support and attract a diversity of local businesses and industries by fostering an environment in which they can thrive</li> <li>5. We will lead on equity and recognise our diverse community as our greatest asset for solving future challenges</li> <li>6. We will be a leading, modern, and open council to meet our challenges, now and in the future</li> </ol> <p>Potentially relevant actions include:</p> <ul style="list-style-type: none"> <li>• Collaborate with the Victorian Government to plan high quality public housing and examine opportunities for social housing to be provided on Council owned land</li> <li>• Build or upgrade 24 play grounds, including one for all abilities, in consultation with local children</li> <li>• Continue to upgrade our sports grounds and facilities</li> <li>• Build a new multipurpose indoor and outdoor sports stadium – a premier facility for women’s sport – at John Cain Memorial Park in Thornbury</li> <li>• Redevelop the Northcote Aquatic and Recreation Centre into a \$50M state-of-the-art aquatic centre</li> <li>• Increase green (outdoor) gyms to give more residents access to free gym equipment</li> <li>• Re-develop six senior citizen centres to increase group usage by 5%</li> <li>• Grow our urban forest by 7 600 trees to increase tree coverage on public land by 15%</li> <li>• Increase the public open space levy to create more open space, particularly in urban renewal areas</li> <li>• Require developers to contribute to infrastructure to support population growth through a Developer Contribution Scheme</li> </ul>
<b>Darebin Arts Strategy 2014-2020</b>
<p>It is the aim of the Darebin Arts Strategy 2014-2020 to create the ideal environmental conditions for creativity to thrive and be sustainable in our City: for creativity to touch every part of our lives.</p> <p>The Arts Strategy 2014- 2020 identifies 5 Key Focus Areas requiring investment in people and resources to achieve Council’s goal of a Thriving and Creative Culture. These are:</p> <ol style="list-style-type: none"> <li>4.1 Inclusive - Increase access and meaningful participation in the arts for priority communities</li> <li>4.2 Enterprising - Make Darebin the home of choice for artists and creative industries</li> <li>4.3 Regenerative - Develop Creative Spaces and Places</li> <li>4.4 Connected - Create connections across communities and between generations</li> <li>4.5 Vibrant &amp; Visionary - Lead by example and commit to best practice principles in all our work</li> </ol> <p>Potentially relevant actions include those identified under the “regenerative” focus area including:</p> <ul style="list-style-type: none"> <li>• Conduct a feasibility study for a redeveloped Darebin Arts and Entertainment Centre</li> <li>• Establish a Public Art resource service within Council to assist property developers in the commissioning of public art in private developments</li> <li>• Introduce a ‘percentage for art’ compulsory contribution from major property developments</li> <li>• Commission a feasibility study for the creation of a large-scale mixed-use Arts Colony in Darebin incorporating rehearsal, workshop studios, office and storage space for artists and creative businesses in a creative cluster; including research into</li> </ul>

<b>Strategic Document</b>
<ul style="list-style-type: none"> <li>• where additional cultural facilities will be required in urban growth areas for future communities</li> <li>• Commission major public art works to be installed at primary gateways into the City</li> <li>• 6. Commission a Masterplan for the completion of the original Arts Precinct vision around Northcote Town Hall, old Northcote Police Station, Civic Square and Carnegie Library spaces to create a contemporary community cultural asset and artistic hub</li> </ul>
<b>Darebin City Council Leisure Strategy: 2010 - 2020</b>
<p>The Leisure Strategy 2010 – 2020 is a ten-year plan which provides a broad framework and vision for identifying and addressing the key leisure needs of the Darebin community. Council has developed this document through meeting with the community and understanding their priorities for sport and recreation. The Leisure Strategy will guide</p> <p>Council in its decision making and planning of leisure services and facilities for the next ten years and should be read in conjunction with the Leisure Strategy Four Year Action Plan.</p> <p>The Council Plan 2009 - 2013 and the strategies and principles within it, have formed the framework for the Leisure Strategy. Based on the Council Plan the following five priority areas have been identified:</p> <ul style="list-style-type: none"> <li>• Priority 1 Leadership and Engagement</li> <li>• Priority 2 Community Wellbeing</li> <li>• Priority 3 Liveability and Regeneration</li> <li>• Priority 4 Celebration and Participation</li> <li>• Priority 5 Environmental Sustainability</li> </ul> <p>Relevant actions include:</p> <ul style="list-style-type: none"> <li>• Review the grading system of recreation reserves aligned with service standards to increase access, utilisation and effectiveness of existing and future leisure infrastructure.</li> <li>• Commit to a program of integrated Masterplans at strategic reserves across Darebin to ensure a planned approach to the future development of key resources.</li> <li>• Commit to appropriate infrastructure planning and management models for Darebin’s major leisure facilities in recognition of the current and future identified high participation rates including: <ul style="list-style-type: none"> <li>– Darebin Community Sports Stadium</li> <li>– Sullivan Reserve Sports Stadium</li> </ul> </li> <li>• Investigate opportunities for establishment of synthetic sporting surfaces and ensure resources are available for ongoing maintenance and replacement.</li> </ul>
<b>4 Year Action Plan 2015 – 2020 Darebin Leisure Strategy</b>
<p>Relevant actions include:</p> <ul style="list-style-type: none"> <li>• Improve partnerships with Darebin schools, facilitating shared use of facilities and spaces.</li> <li>• Promote and actively encourage walking and cycling in Darebin <ul style="list-style-type: none"> <li>- Advocate for improvements to walking and biking trails across the city including the Darebin &amp; Merri</li> <li>- Creek paths and the St Georges Rd bike path</li> <li>- Support and increase the number of community walking groups operating in Darebin, with particular emphasis on walking groups for older adults</li> <li>- Support community initiatives that encourage people to walk or cycle.</li> </ul> </li> <li>• Enhance the walking and cycling environment, with a particular focus on increasing active transport and opportunities for incidental exercise</li> <li>• Ensure that Darebin community sporting facilities are designed to be multi-purpose, where possible, to allow casual user hire access.</li> <li>• Investigate the co-location of netball courts alongside football ovals to encourage greater opportunities for women and girls.</li> </ul>
<b>Darebin Active and Healthy Ageing Strategy 2011–2021</b>
<p>The Active and Healthy Ageing Strategy 2011–2021 outlines Council’s key strategic directions in achieving an Age Friendly Darebin by 2021. Over the next 10 years, Council aims to have policies, services, settings and structures that support and enable people to age actively in Darebin in line with the World Health</p>

Strategic Document
<p>Organisation's description of an Age Friendly City. Key directions in the document cover the following broad themes.</p> <ul style="list-style-type: none"> <li>• Whole of Council Approach</li> <li>• Advocacy</li> <li>• Service Orientation</li> <li>• Access to Core Services</li> <li>• Cultural Competency</li> <li>• Aged Care Planning Forum</li> <li>• Carer Support and Recognition</li> <li>• Older Citizens Charter</li> <li>• Forging New Partnerships with the Community</li> <li>• Food Services</li> </ul>
Darebin Community Facilities Plan (2012)
<p>The purpose of the Community Facilities Plan is to develop a municipal wide plan for community facilities within the City of Darebin. Implicit to the plan is that it strengthen the connection and links between services and community needs for the City and the planning and development of community infrastructure that supports it.</p> <p>Relevant actions include for the Southern Precinct (within which the subject site is located):</p> <ol style="list-style-type: none"> <li>1. Consider integration of early years facilities as they reach end of useful life. Particular short term focus on the following; <ul style="list-style-type: none"> <li>- a. Perry Street Childcare Centre (poor condition)</li> <li>- b. Alfred Nuttal Memorial Kindergarten (old, poor condition)</li> <li>- c. Fairfield MCH Centre</li> </ul> </li> <li>2. Work with Jika Jika Community Centre on potential redevelopment and expansion as usage increases. Test demand for older adult programs and mixed use spaces. Specifically consider developing a community kitchen.</li> <li>3. Develop plans to improve alternative transport options in and around Northcote Activity Centre to connect residents/pedestrians to surrounding community service facilities and recreation spaces.</li> <li>4. Develop plan for future development of Thornbury Women's Neighbourhood House to accommodate future expected growth in use.</li> <li>5. Undertake Community Hub Feasibility Study considering the aforementioned children's centres, Fairfield Community Centre, Fairfield Library and Alphington Neighbourhood House as possible collocated agencies.</li> <li>6. As reflected in the Northcote Structure Plan, High Street and the Northcote Activity Centre should be developed with an Arts focus or as an Arts Hub/Precinct.</li> <li>7. Develop Northcote Town Hall as part an overall plan for the development of the Arts in the area.</li> <li>8. Relocate and redevelop Northcote Library to an area adjacent or near the Northcote Town Hall as part of a renewed Arts and Cultural Precinct.</li> <li>9. Master plan and upgrade Northcote Aquatic and recreation Centre</li> <li>10. Develop business plan and debt reduction measures for the Darebin International Sports Centre.</li> <li>11. Undertake specific demand and needs analysis regarding the potential to develop an indoor sports stadium in the Southern Precinct.</li> </ol>
Disability Access and Inclusion Plan 2009-2013
<p>The City of Darebin Disability Access and Inclusion Plan 2009-2013 outlines Council's strategic agenda for enhancing access to Council's planning processes, services, communications and employment systems, and the broader community. The Plan also demonstrates the City of Darebin's commitment to compliance with the Victorian Charter of Human Rights Act 2006, the Disability Discrimination Act 1992, the Disability Act 2006, and the relevant Australian Standards for Access and Mobility AS1428.</p> <p>The key priority areas of the Access and Inclusion Plan were identified as:</p> <ul style="list-style-type: none"> <li>• Activities and Events</li> <li>• Advocacy and Lobbying</li> <li>• Building, Infrastructure and Planning</li> <li>• Governance</li> <li>• Health, Safety and Wellbeing</li> <li>• Information and Communication</li> </ul>



Strategic Document
<ul style="list-style-type: none"> <li>• Services, and</li> <li>• Workforce Development</li> </ul> <p>Relevant strategies include:</p> <ul style="list-style-type: none"> <li>• Influence and develop Council policies that enhance access to the built environment.</li> <li>• Continue to improve access to existing Council infrastructure including buildings, facilities, open space and streetscapes.</li> <li>• Ensure all new Council signage adheres to Council's Accessible Signage Guidelines.</li> <li>• Support and encourage the community and the private sector to enhance access in the built environment.</li> </ul>
Darebin Open Space Strategy: 2007 – 2017
<p>The 2007 Darebin Open Space Strategy is a review of the previous strategy (adopted in 2000) and the following are some of the key emerging issues that have been considered:</p> <ul style="list-style-type: none"> <li>• Implications of the State Government planning framework: Melbourne 2030 and provision of open space in areas of increasing residential density. In particular the identified Activity Centres of Preston, Northcote and Reservoir anticipate an increase in residents in established areas where backyard sizes are decreasing as a result of subdivision and demands for open space within these communities is increasing.</li> <li>• Climate change and the potential impacts of reduced rainfall in conjunction with higher temperatures.</li> <li>• Development of criteria to assess open space provision and consider future acquisition and disposal of open space.</li> </ul> <p>Key recommendations emerging from the Open Space Strategy and Works Program include:</p> <ul style="list-style-type: none"> <li>• Development and implementation of Master Plans, Site Development Plans and Management Plans for key open space sites</li> <li>• Acquisition of private land in strategic locations to improve access to and provision of open space</li> <li>• Establishment of improved open space opportunities in partnership with relevant state government agencies</li> <li>• Upgrade of play spaces throughout the City of Darebin</li> <li>• Seeking partnership opportunities to improve the open space system</li> <li>• Disposal of identified land that is surplus to the needs of a quality open space system</li> <li>• Upgrades to traffic treatments that improve safe crossings and access to open space within neighbourhoods.</li> </ul>
Darebin Playspace Strategy: 2010-2020
<p>Playspaces are valuable and diverse community assets. Darebin has 120 council owned and managed playspaces in public parks, children's services centres and neighbourhood houses. The Darebin Playspace Strategy is a Council planning document and together with the Streetscape Strategy are guided by the Open Space Strategy (2007-2017) in the planning and development of public open space in Darebin.</p> <p>The Northcote Precinct has a distribution of good-sized, diverse open space that is generally of good quality, providing 2.61ha per 1000 people. The precinct adjoins the Merri Creek Corridor and includes large conservation areas including Strettle and Merri Park Wetlands suitable for supervised educative exploration. This precinct has two District Parks of quite different character, the 12.19ha All Nations Park including a Major District Playspace and full youth area including skate area. Also in this precinct the 12.24ha Merri Park on the Merri Creek which includes a timber adventure style District Playspace as well as sports and bushland areas for play.</p> <p>Playspace upgrades identified as being a priority for this precinct are;</p> <ul style="list-style-type: none"> <li>• Merri Park</li> <li>• Batman Park</li> <li>• Oldis Gardens</li> <li>• Northcote Community Gardens</li> <li>• Peters Reserve</li> <li>• Rubie Thomson Reserve</li> <li>• Spencer Reserve</li> </ul>

Strategic Document
<ul style="list-style-type: none"> <li>• Stott Reserve</li> <li>• Woolhouse Reserve / Croxton School (Maintenance)</li> </ul>
Darebin Early Years Infrastructure Plan: 2011 - 2031
<p>The Darebin Early Years Infrastructure Plan provides a local area service mapping and infrastructure audit to identify opportunities and timeframes for facility development. The Darebin Early Years Infrastructure Plan articulates the strategies and tasks for infrastructure that will enable the “vision for early years in Darebin” to be achieved and to improve the outcomes for families and children.</p> <p>The plan sets out directions for the next 20 years to guide the development of infrastructure required for early years programs in the municipality but will be reviewed annually to maintain relevance in the rapidly changing early years sector and to reflect demographic and housing trends within the municipality.</p> <p>In terms of early years service provision in Northcote the Plan reveals the following:</p> <ul style="list-style-type: none"> <li>• Has four existing sessional Kindergarten facilities (6 rooms);</li> <li>• Will have sufficient spare capacity (equivalent to 1 day per week in a typical Kindergarten room) by 2031 if proposed new Kindergarten operating policies (i.e. 15 hours of kindergarten and maximum group sizes of 22) take effect between 2013 to 2016;</li> <li>• Has one existing MCH service (2 MCH consulting units);</li> <li>• Will have an MCH service deficit the equivalent to approximately 4 sessions per week by 2031 (note: this only takes into account demand generated by Northcote, but in reality the MCH service may have a broader catchment area);</li> <li>• Has a shortfall in the supply of Long Day Child Care Centre places to meet future demands generated by the small area catchment, and may warrant some level of response by Council either directly (e.g. facility provision) or indirectly (advocate for more private or non-government provision);</li> <li>• Has two existing Occasional Child Care Services within the catchment; and</li> <li>• Will have a deficit of 14 Occasional Child Care places by 2031, and may warrant further exploration into the feasibility of existing services to expand in future.</li> </ul>
Darebin Early Years Plan Darebin Early Years Strategy: 2011 - 2021
<p>The Darebin Early Years Plan is a framework for activities that reflect the priorities and commitments embedded in Council’s early years planning. The plan is operational and details the programs for the delivery of the Darebin Early Years Strategy. The plan also incorporates Darebin Best Start within the long term vision of Council’s municipal and early years planning. The plan provides three outcomes that are to be achieved, the activities that will enable the outcomes to be achieved and specific tasks attached to these activities.</p> <p>Relevant actions include:</p> <ul style="list-style-type: none"> <li>• Council will continue to provide and maintain early years facilities that provide a high quality environment for early learning experiences.</li> <li>• Council will seek additional capital resources to develop early years hubs, multipurpose community facilities and local neighbourhood centres to meet the increasing child population in Darebin.</li> <li>• Darebin’s urban design will guide the Child Friendly Cities approach.</li> <li>• Use local parks to offer a diversity of experience for children and families.</li> <li>• The redevelopment of Council facilities will ‘build in’ child appropriate design and function as guided by children’s services regulations.</li> <li>• Darebin’s Department of Family and Children will engage with our neighbouring Councils to plan for early years services for those living on the borders of our municipality.</li> </ul>

Table 5 - Summary of non-Council strategic documents

Strategic Document
<p><b>Department of Education &amp; Training, School Provision Review for Preston: Stage Two (2016)</b></p> <p><b>Purpose</b></p> <p>Capire Consulting Group (Capire) and Spatial Vision have been commissioned by the Department of Education and Training (the Department) to undertake a needs assessment for additional secondary school provision to support the Preston community. The assessment synthesises school planning data provided by the Department with feedback received from representatives of the local community, Darebin City Council (Council), Metropolitan Planning Authority, local school principals and a community reference group.</p> <p>The project has been conducted over two stages. Stage One findings assessed the level of need generated from Preston and surrounding communities for secondary school education.</p> <p>Stage Two (this report) develops options and provides recommendations to the Department on how to meet some of these identified needs.</p> <p>Summary of key issues</p> <p>The assessment has identified a range of issues and factors that impact secondary school provision, these include:</p> <ul style="list-style-type: none"> <li>• Across the network, there is likely to be an overall shortfall of 1,600 secondary school enrolment places by 2031 to meet local demand.</li> <li>• The rate of development and population growth in Preston is rapid and the community is feeling a sense of urgency that additional school provision is required immediately.</li> <li>• The effectiveness of planning for schools at a network level is complex given individual schools have a level of autonomy and are a key partner in the implementation of a range of policies.</li> <li>• Some schools are more popular than others and sometimes additional capacity is within a school that is not necessarily a school of choice.</li> <li>• Physical and land-use barriers, placement policies and restricted zones can limit access for some students.</li> </ul> <p><b>Relevant references</b></p> <p>The following list outlines the short-term recommendations for this project.</p> <p><b>Short-term recommendations</b></p> <p>Planning and monitoring</p> <ul style="list-style-type: none"> <li>• Review population projections in response to the data from the 2016 ABS Census.</li> <li>• Work closely with the MPA and Darebin City Council to monitor population growth and the assumptions that are informing this growth over time.</li> <li>• Investigate partnership opportunities with the MPA and Darebin City Council to ensure transport planning in this network considers the accessibility of secondary schools, particularly around safe off-road bike and walking routes.</li> </ul> <p>Communication</p> <ul style="list-style-type: none"> <li>• Provide opportunities to facilitate stronger working partnerships between the secondary schools in the network.</li> <li>• Improve the quality of information that is available to families about their local schools. Consider promoting the key features of different local schools, transport options, specialist programs and partnerships with other schools.</li> <li>• Partner with Council to investigate the interim opportunities to activate the former Preston Girls School site for community use.</li> </ul> <p>Infrastructure</p> <ul style="list-style-type: none"> <li>• Commence the planning process for a new co-educational secondary school at the former Preston Girls School site.</li> <li>• Explore options to increase capacity at all schools as demand presents its self, specific focus on Coburg High School and Reservoir High School.</li> </ul> <p><b>Ongoing and longer-term recommendations</b></p> <p>The following list outlines the ongoing and longer-term recommendations for this project.</p> <p>Planning and monitoring</p> <ul style="list-style-type: none"> <li>• Annual monitoring of population growth over time.</li> </ul>

**Strategic Document**

- Monitoring the need for additional secondary school provision within the study area, with consideration of any additional demand generated by the La Trobe Employment Cluster planning process.
- Monitoring Northcote High School and Thornbury High School to provide additional permanent capacity and replace relocatable classrooms.
- Any future secondary school site selection should consider the following criteria:
  - Travel times of students within the local area, with a preference for 20 minutes' travel time.
  - Location of nearby off-road bike/walking routes with direct access to public transport options.
  - Future size and location of any additional school needs to promote equity across the network.
  - Impacts of non-residential uses on the ease of local access.
  - Location of major roads and how these may impact travel patterns in the area.

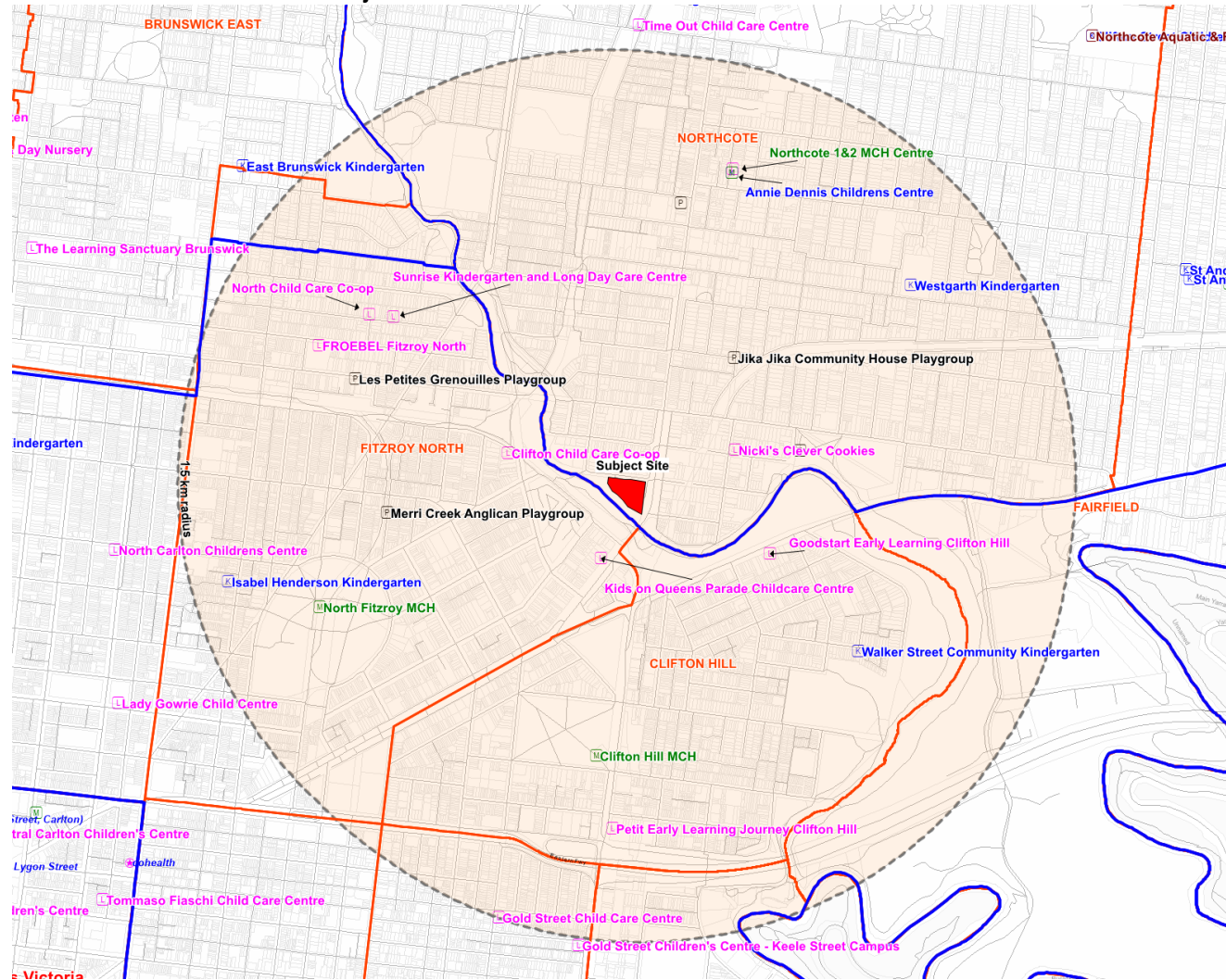
**Infrastructure**

- Continue to review infrastructure requirements based on the monitoring and review of population projections over time.

## **Appendix 2     Audit of Existing Community Infrastructure**

## Early Years Services

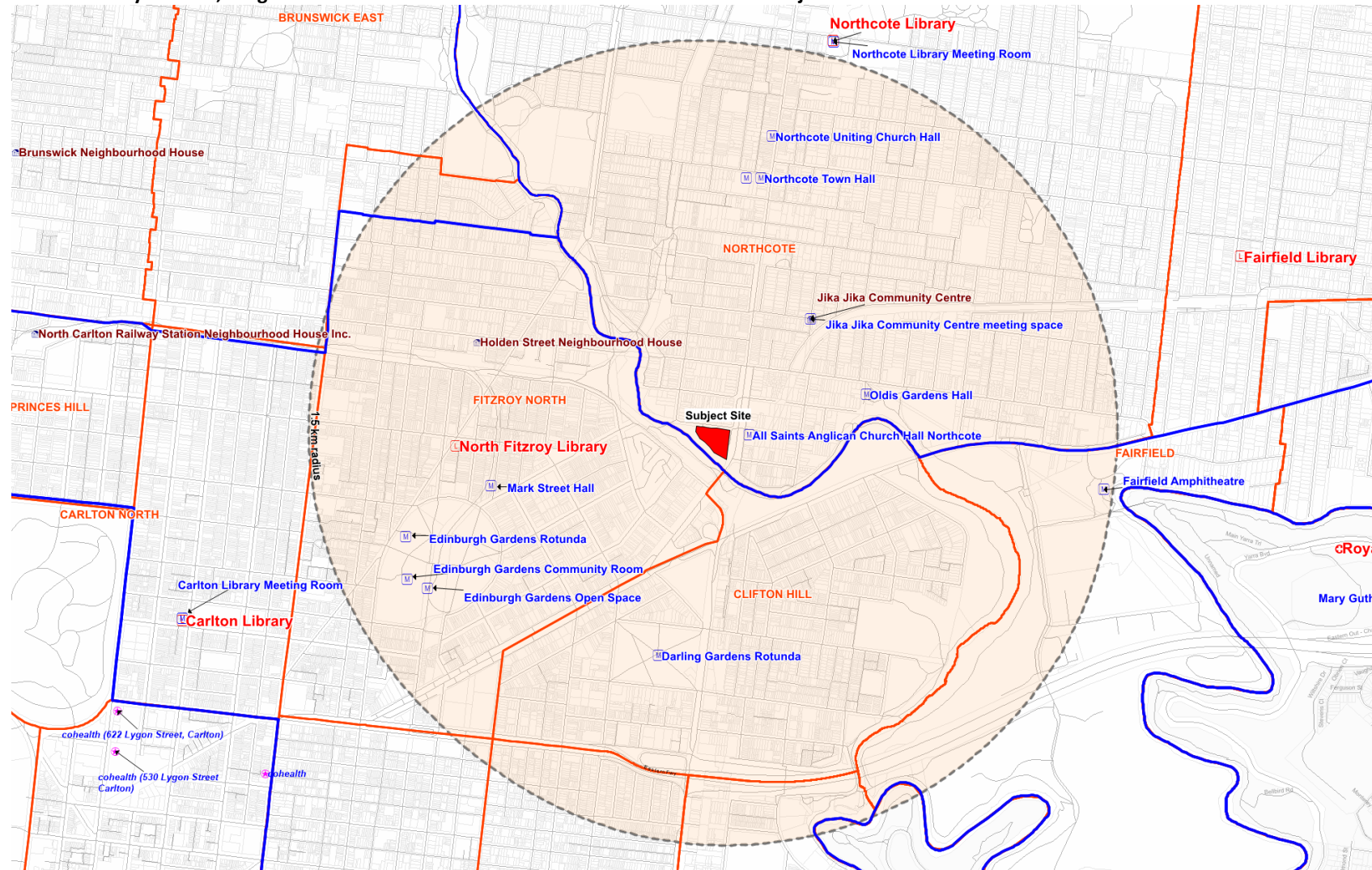
### Figure 9 - Early Years Facilities within 1.5 Kilometres of Subject Site





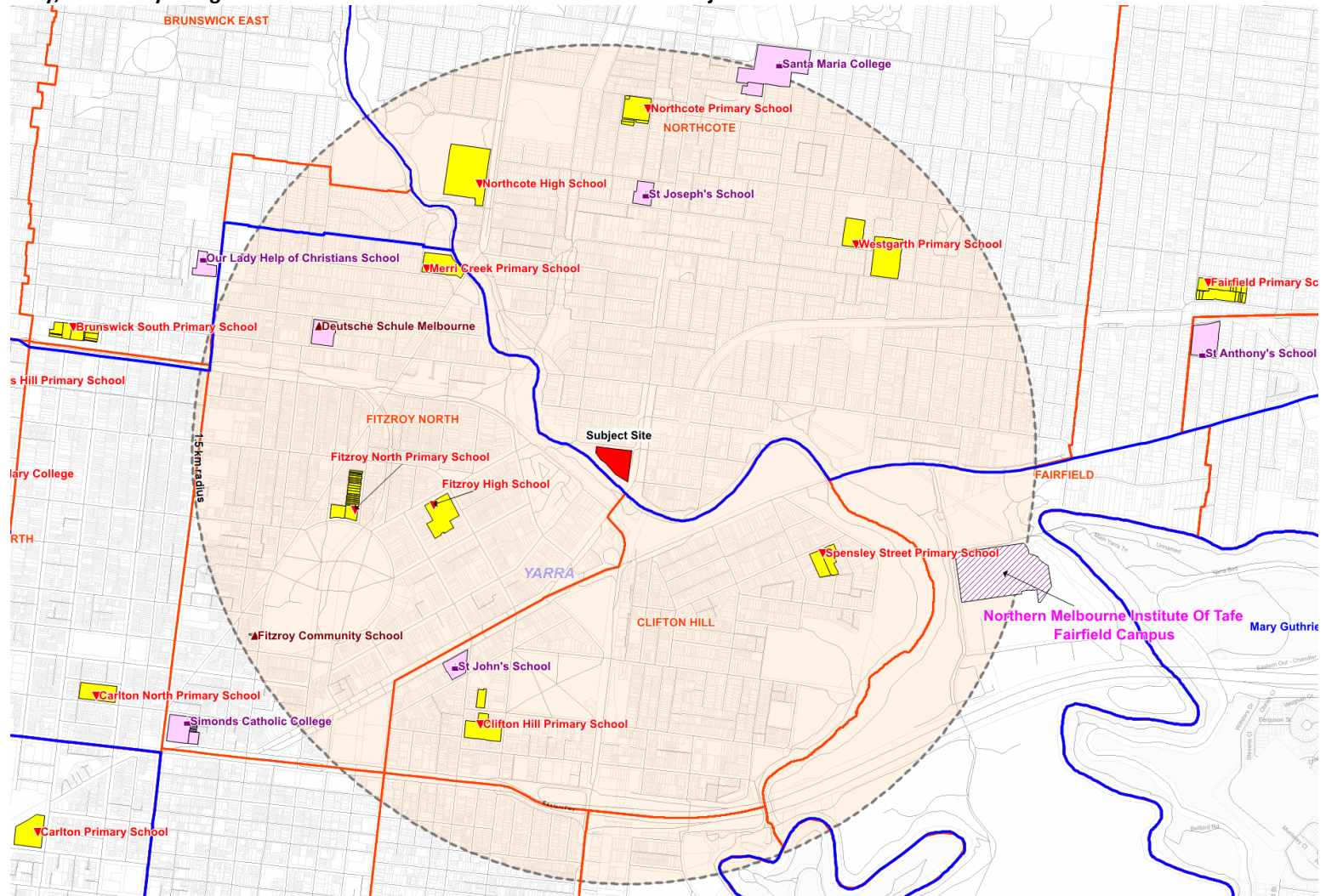
## Community Meeting Spaces, Libraries & Learning Centres

Figure 10 – Community Centres, Neighbourhood Houses & Libraries within 1.5 Kilometres of Subject Site



## Education Facilities

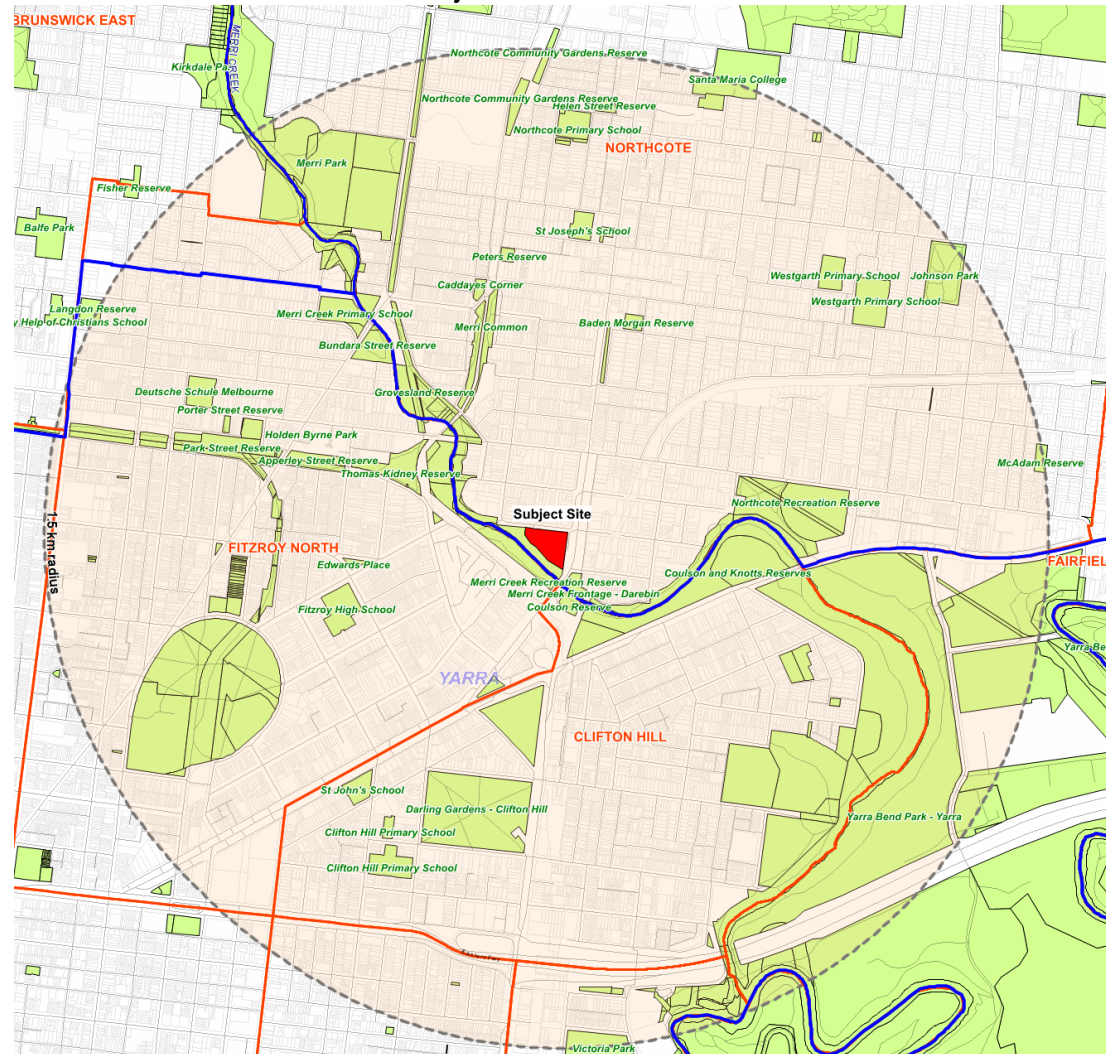
Figure 11 – Primary, Secondary & Higher Education Facilities within 1.5 kilometres of Subject Site



## Open Space

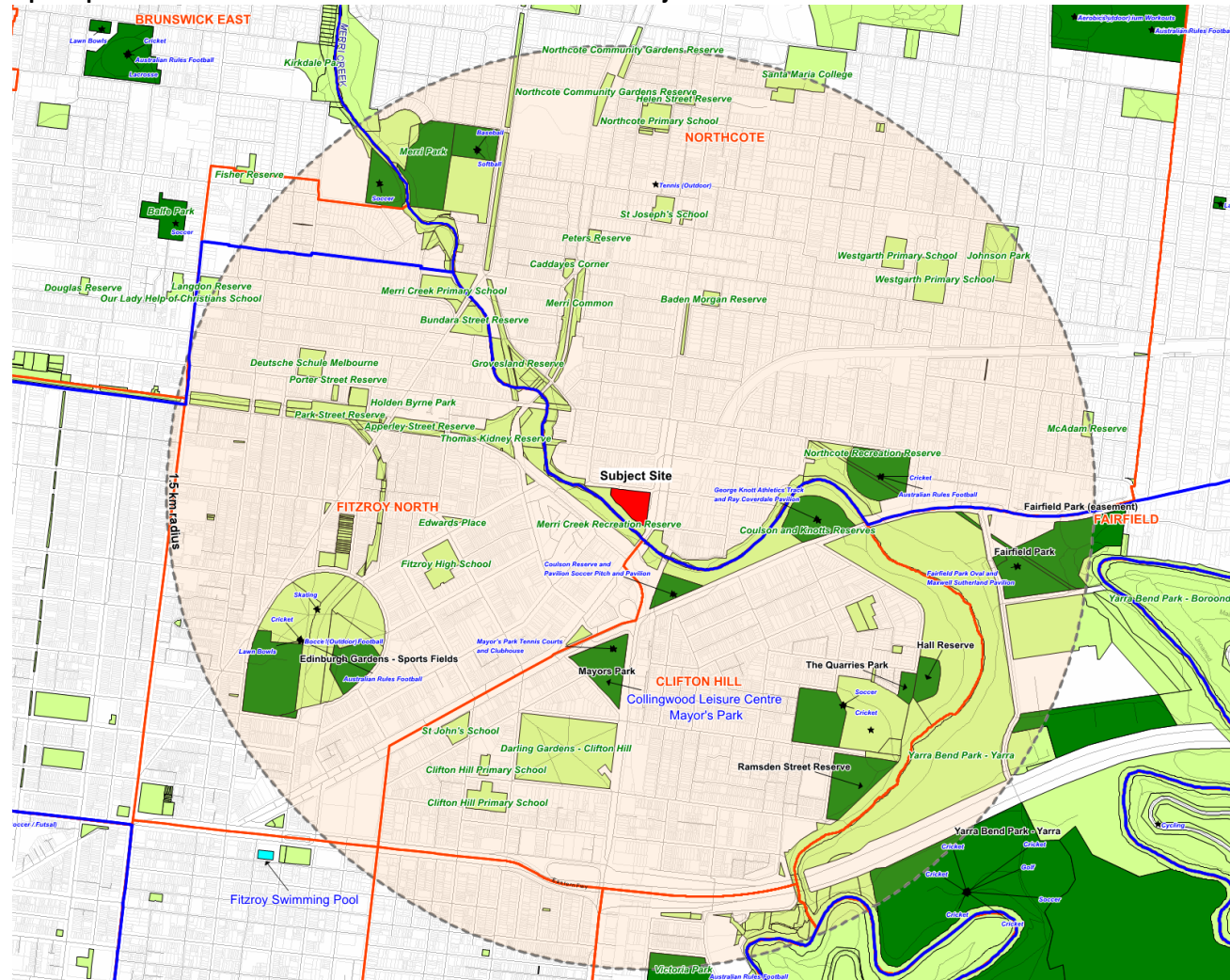


Figure 12 – Main Public Open Space Reserves within 1.5 Kilometres of Subject Site



## Outdoor & Indoor Recreation Facilities

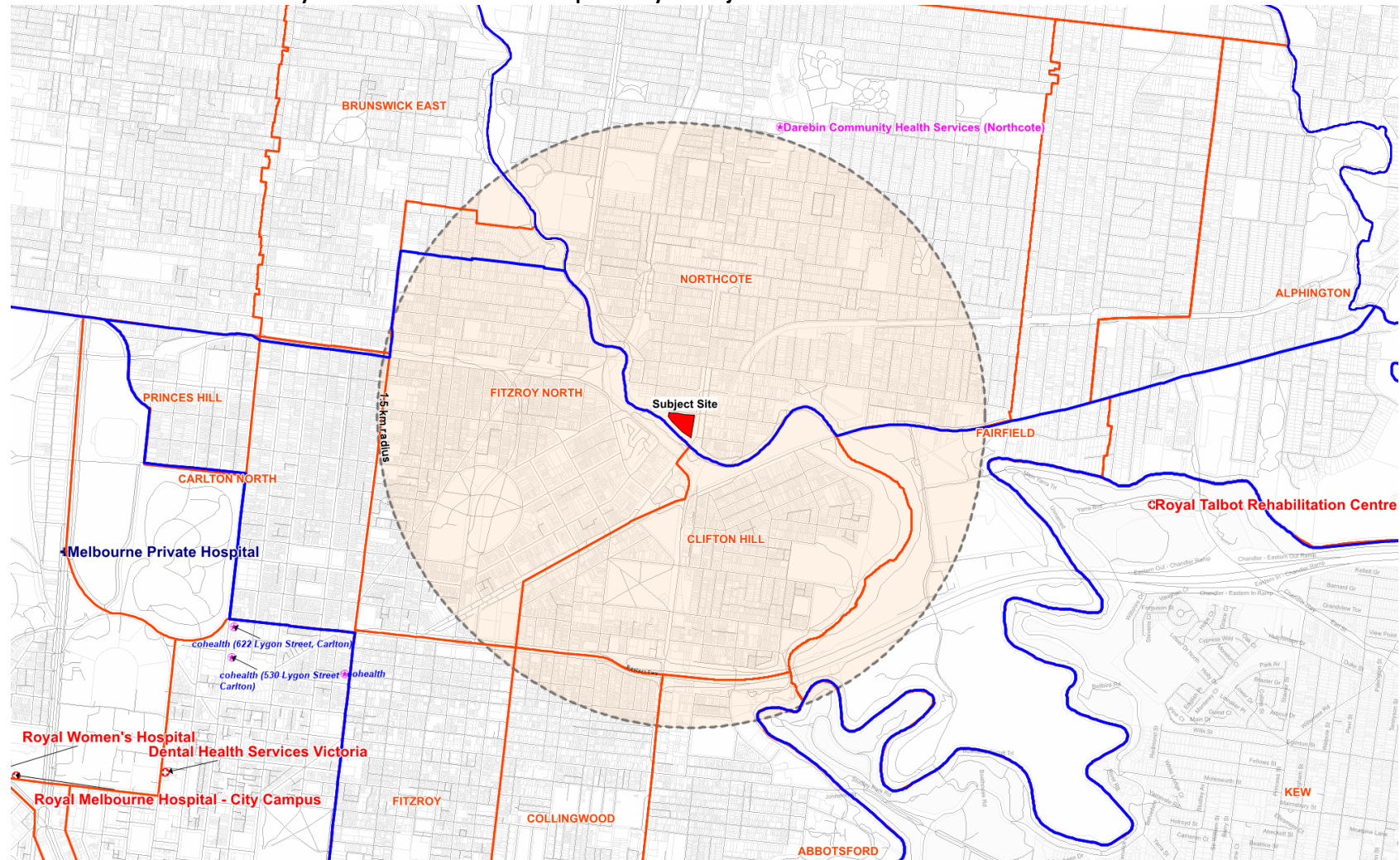
Figure 13 – Major Active Open Space & Recreation Facilities within 1.5 Kilometre of Subject Site





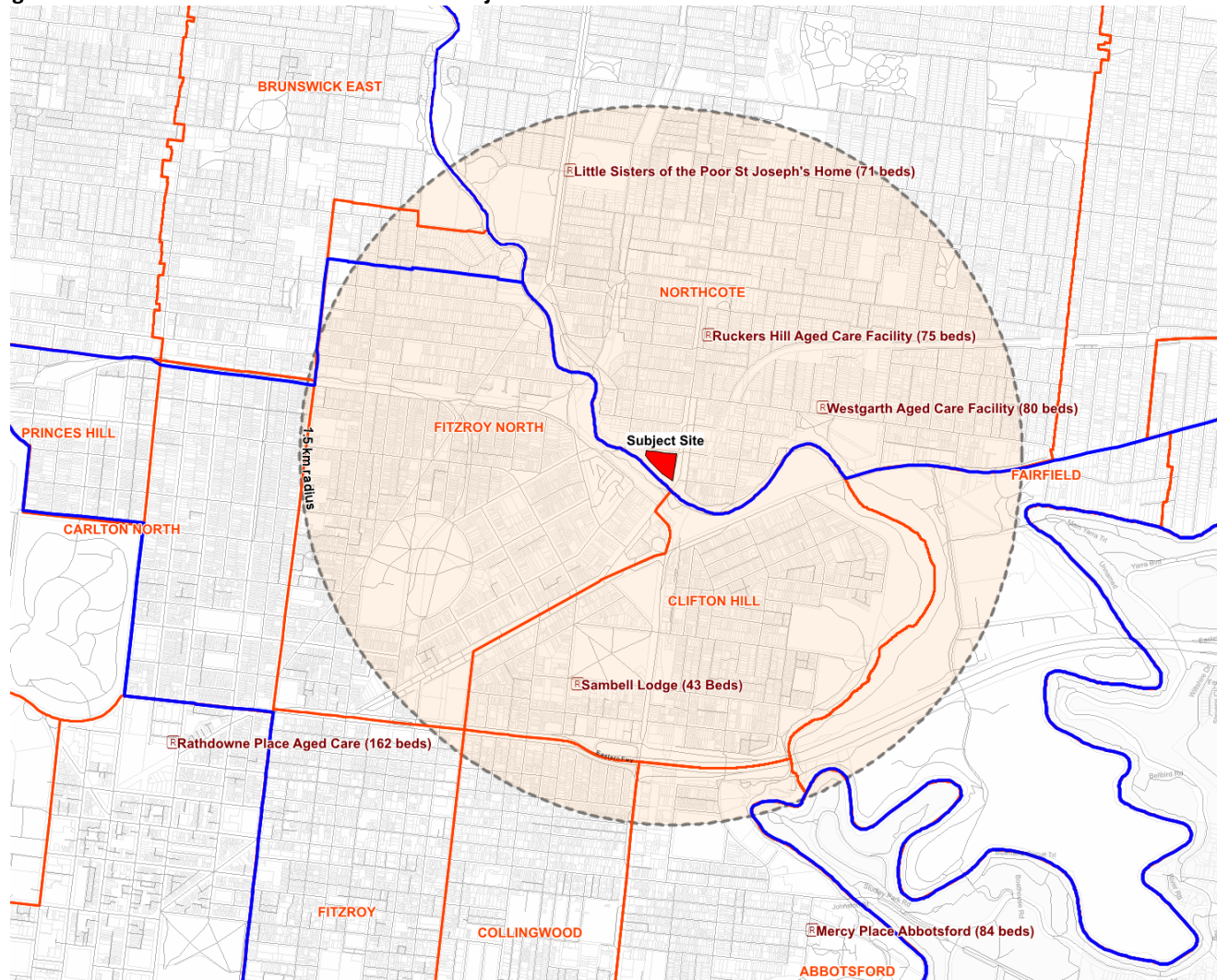
## Acute & Primary Health Services

Figure 14 – Acute Health and Community Health Services within close proximity of Subject Site



## Residential Aged Care Services

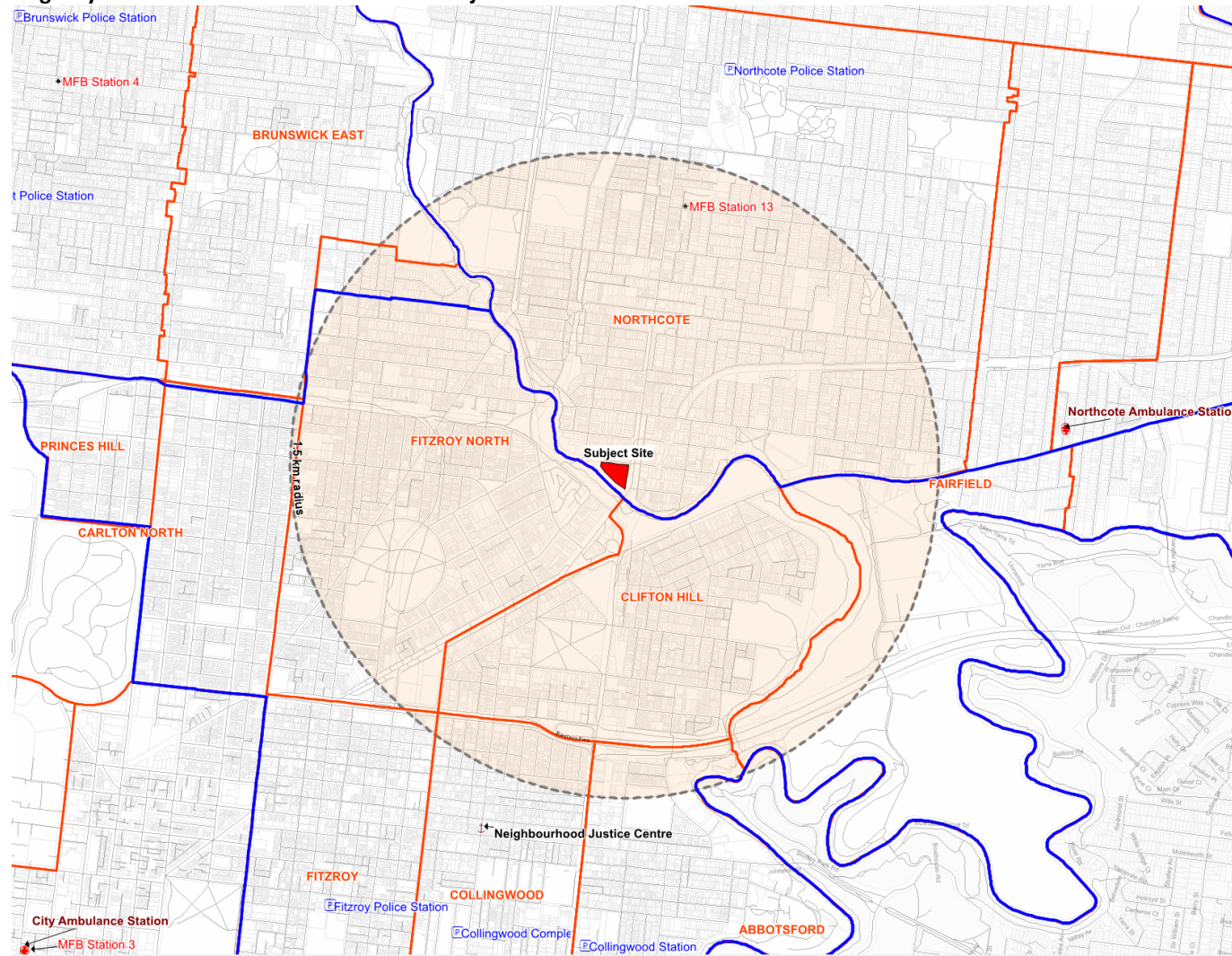
Figure 15 – Residential Aged Care Services within 1.5 Kilometres of Subject Site



## Police & Emergency Services



Figure 16 - Police & Emergency Services within 1.5 Kilometres of Subject Site



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

Table 7 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 223 dwellings.

Table 6 - Description of Social Infrastructure Provision Standards &amp; Demand &amp; Supply Estimates for Development Scenario

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Northcote - DHHS	Northcote - Private Development	Total	Northcote by 2036
Open space contribution	5.0%	SQM of land required under the Darebin Planning Scheme for public open space	Darebin Planning Scheme	Refer to total	Refer to total	503	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	0	0	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	7	10	17	1087
Council aquatic / leisure centres	77,000	Approximate total population per facility in Darebin (2016)	ASR Research calculation based on Darebin having 2 Council aquatic leisure centres (2016).	0.0	0.0	0.0	0.4
Organised Sport Participation							
Participation in Sport & Leisure: People aged 15 and over							
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	50	67	117	7,605
Walking for exercise	24.3%	As above	As above	43	58	101	6,600
Fitness/Gym	17.6%	As above	As above	31	42	73	4,780
Cycling/BMXing	8.8%	As above	As above	16	21	37	2,390



**Walker Street (Northcote) Public Housing Estate Preliminary Social Infrastructure Assessment: Final Report**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Northcote - DHHS	Northcote - Private Development	Total	Northcote by 2036
Jogging/Running	7.8%	As above	As above	14	19	33	2,119
Swimming/Diving	7.7%	As above	As above	14	18	32	2,091
Golf	4.6%	As above	As above	8	11	19	1,249
Tennis (indoor and outdoor)	4.2%	As above	As above	7	10	18	1,141
Netball (indoor and outdoor)	3.5%	As above	As above	6	8	15	951
Basketball (indoor and outdoor)	3.2%	As above	As above	6	8	13	869
Australian Rules football	2.0%	As above	As above	4	5	8	543
Cricket (outdoor)	2.0%	As above	As above	4	5	8	543
Soccer (outdoor)	1.9%	As above	As above	3	5	8	516
Yoga	1.9%	As above	As above	3	5	8	516
Bush walking	1.8%	As above	As above	3	4	8	489
Lawn bowls	1.4%	As above	As above	2	3	6	380
Martial arts	1.4%	As above	As above	2	3	6	380
Dancing/Ballet	1.3%	As above	As above	2	3	5	353
Fishing	0.9%	As above	As above	2	2	4	244
Surf sports	0.6%	As above	As above	1	1	3	163
Football sports	0.2%	As above	As above	0	0	1	54
<b>Participation in Sport &amp; Leisure: Children aged 5 to 14</b>							

**Walker Street (Northcote) Public Housing Estate Preliminary Social Infrastructure Assessment: Final Report**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Northcote - DHHS	Northcote - Private Development	Total	Northcote by 2036
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	14	19	33	1,747
Swimming and diving	19%	As above	As above	5	6	11	560
Soccer (outdoor)	7%	As above	As above	2	2	4	211
Australian Rules football	16%	As above	As above	4	5	9	448
Netball	8%	As above	As above	2	3	4	231
Basketball	14%	As above	As above	3	4	8	401
Tennis	10%	As above	As above	2	3	6	297
Martial arts	6%	As above	As above	1	2	3	182
Gymnastics	5%	As above	As above	1	2	3	156
Cricket (outdoor)	5%	As above	As above	1	2	3	139
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	1	2	98
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	0	0	1	40
Other organised sports	9%	As above	As above	2	3	5	257

**Walker Street (Northcote) Public Housing Estate Preliminary Social Infrastructure Assessment: Final Report**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Northcote - DHHS	Northcote - Private Development	Total	Northcote by 2036
<b>Early Years Services</b>							
<b>Kindergartens</b>							
% of 4 year olds participating in 4 year old Kindergarten	89%	% 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 Darebin: 89% (2015 data). Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training	3	4	6	315
Total number of enrolments in 4 year old sessional Kindergarten	54%	% 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 Darebin: 46% (2015 data).	1	2	3	170
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	0.0	0.1	2.6
Total number of 4- year old Kindergarten sessions per week	14	Total number of 4 year olds per 4- year old Kindergarten session, per week	ASR Research calculation based on data available from the City of Moreland website (Kindergarten timetable data, 2017)	0	0	1	26
Total number of 3- year old Kindergarten sessions per week	45	Total number of 3 year olds per 3- year old Kindergarten session, per week	ASR Research calculation based on data available from the City of Moreland website Kindergarten timetable data, 2017)	0.1	0	0	8
<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	26
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	0.1	2.6
<b>Playgroup</b>							

**Walker Street (Northcote) Public Housing Estate Preliminary Social Infrastructure Assessment: Final Report**

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Number of 2 hr playgroup sessions per week	50	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	ASR Research constructed measure using Playgroup Victoria	0.3	0.4	0.6	31
<b>Occasional Child Care</b>							
Number of occasional child care places	19	Total number people aged 0 to 6 years per licensed place	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 the City of Darebin	0.9	1.2	2.0	101
Number of occasional child care centres	30	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical sized occasional child care facility.	0.0	0.0	0.1	3.4
<b>Long Day Child Care Centres</b>							
Number of Long Day Child Care places	262	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 the City of Darebin	4	6	10	500
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.	0.0	0.0	0.1	4
<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.	0.0	0.0	0.1	4.7
multipurpose community meeting space seating capacity	130	Total number people per seat	ASR Research constructed measure	2	2	4	246

**Walker Street (Northcote) Public Housing Estate Preliminary Social Infrastructure Assessment: Final Report**

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<b>Neighbourhood Houses</b>							
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	1.4
<b>Libraries</b>							
Number of library loans annum	7.3	Total loans per person	Public Libraries Victoria Network, 2015-16 PLVN Annual Statistical Survey (2016), Darebin Libraries	1,595	2,132	3,727	233,301
Number of library visits per annum	4.3	Total visits per person	Public Libraries Victoria Network, 2015-16 PLVN Annual Statistical Survey (2016), Darebin Libraries	940	1,256	2,196	137,424
Number of library facilities	2.7	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 Darebin	0.0	0.0	0.0	0.9
<b>Education Enrolment &amp; Facility Estimates</b>							
<b>Primary Schools</b>							
Govt Primary Enrolment	65%	% of 5-11 year old population	Australian Bureau of Statistics, 2011 Census of Population and Housing, based on data for Darebin Local Government Area	11	15	27	1,369
Catholic Primary Enrolment	21%	% of 5-11 year old population	As above	4	5	9	447
Non Govt Primary Enrolment	6%	% of 5-11 year old population	As above	1	1	3	131
Total Primary Enrolment	92%	% of 5-11 year old population	As above	16	22	38	1,947
<b>Secondary Schools</b>							
Govt Secondary Enrolment	51%	% of 12-17 year old population	Australian Bureau of Statistics, 2011 Census of Population and Housing, based on data for Darebin Local Government Area	6	8	14	789

**Walker Street (Northcote) Public Housing Estate Preliminary Social Infrastructure Assessment: Final Report**

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Catholic Secondary Enrolment	26%	% of 12-17 year old population	As above	3	4	7	404
Non Gov Secondary Enrolment	12%	% of 12-17 year old population	As above	1	2	3	184
Total Secondary Enrolment	89%	% of 12-17 year old population	As above	11	14	25	1,377
<b>TAFE</b>							
TAFE Full-Time Enrolment (15 to 24)	3.4%	% of 15-24 year old population	Australian Bureau of Statistics, 2011 Census of Population and Housing, based on data for Darebin Local Government Area	1	1	2	122
TAFE Full-Time Enrolment (25+)	0.8%	% 25 + year old population	As above	1	2	3	178
TAFE Part-Time Enrolment (15 to 24)	1.8%	% of 15-24 year old population	As above	0	1	1	66
TAFE Part-Time Enrolment (25+)	0.9%	% 25 + year old population	As above	1	2	3	208
<b>Universities</b>				4	5	9	574
University Full-Time Enrolment (15 to 24)	34.5%	% of 15-24 year old population	As above	9	12	22	1,233
University Full-Time Enrolment (25+)	3.3%	% 25 + year old population	As above	5	7	12	777
University Part-Time Enrolment (25 to 24)	2.7%	% of 15-24 year old population	As above	1	1	2	96
University Part-Time Enrolment (25+)	2.2%	% 25 + year old population	As above	3	4	8	507
<b>Primary &amp; Acute Health Services</b>							

**Walker Street (Northcote) Public Housing Estate Preliminary Social Infrastructure Assessment: Final Report**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Northcote - DHHS	Northcote - Private Development	Total	Northcote by 2036
Number of public and private hospital beds	3.6	Number of public and private beds per 1,000 people (Australian hospital statistics 2012–13)	Australian Institute of Health & Welfare, Australian hospital statistics 2012–13	1	1	2	115
Number of public hospital beds	2.4	Number of public beds per 1,000 people (Australian hospital statistics 2012–13)	Australian Institute of Health & Welfare, Australian hospital statistics 2012–13	1	1	1	77
General practices	0.33	Number of general practices per 1,000 people	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	0	0	0	11
Dental services	0.20	Number of dental services per 1,000 people	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	0	0	0	6
Pharmacies	0.23	Number of pharmacies per 1,000 people	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	0	0	0	7
Projected hospital admissions	578.3	Hospital admissions per 1,000 people	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	126	169	295	18,482
Emergency presentations	266.1	Emergency presentations per 1,000 people	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	58	78	136	8,504
Drug & alcohol clients	5.2	Drug & alcohol clients per 1,000 people	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	1	2	3	166
Mental health clients	11.2	Mental health clients per 1,000 people	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	2	3	6	358
<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)	1	2	3	270
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)	1	1	2	152

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Northcote - DHHS	Northcote - Private Development	Total	Northcote by 2036
<b>HACC Services</b>							
HACC clients aged 0-69 years	239.9	Per 1,000 target population	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	4	6	10	808
HACC clients aged 70+	387.9	Per 1,000 target population	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	7	10	17	1,307
Total HACC clients				12	15	27	2,115