



Gronn Place (Brunswick West)

Public Housing Site

Preliminary Social Infrastructure

Assessment

Final Report

Version 3

Prepared by ASR Research
On behalf of the Victorian Department of Health & Human Services
September 20, 2017

TABLE OF CONTENTS

1.	INTRODUCTION	4
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
2.	ASSESSMENT SCOPE & CATCHMENT DETAILS.....	11
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 BRUNSWICK WEST	15
3	REVIEW OF RELEVANT STRATEGIC DOCUMENTS	16
3.1	MATERIAL REVIEWED	16
3.2	PLAN MELBOURNE 2017	16
3.3	CITY OF MORELAND PLANNING SCHEME	18
3.4	OTHER MATERIAL REVIEWED.....	25
4.	SOCIAL INFRASTRUCTURE AUDIT ANALYSIS	26
5.	ASSESSMENT OF DEVELOPMENT GENERATED SOCIAL INFRASTRUCTURE DEMAND.....	27
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
6	CONCLUSIONS AND RECOMMENDATIONS	34
6.1	DWELLING & POPULATION ASSUMPTIONS.....	34
6.2	PUBLIC HOUSING	34
6.3	PUBLIC OPEN SPACE & RECREATION	35
6.4	COUNCIL COMMUNITY SERVICES	35
6.5	EDUCATION	36
6.6	POLICE & EMERGENCY SERVICES	36
6.7	HEALTH	36
6.8	RESIDENTIAL AGED CARE	36
6.8	DEVELOPMENT CONTRIBUTIONS.....	37
6.9	CONSISTENCY WITH OTHER STRATEGIC DOCUMENTS.....	37
6.10	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 - Moreland Strategic Framework Plan	21
Figure 8 - Moreland Strategic Housing Framework	22
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 (including schools) 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 & Other Aged Care Facilities within 1.5 Kilometres of Subject Site	60
Figure 16 - Justice & 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 Brunswick West from 2016 to 2036	15
Table 3 - Existing and Proposed Public Housing Profile	29
Table 4 - Summary of Moreland City Council strategic documents	39
Table 5 - 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 Gronn Place Brunswick West public housing site (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:

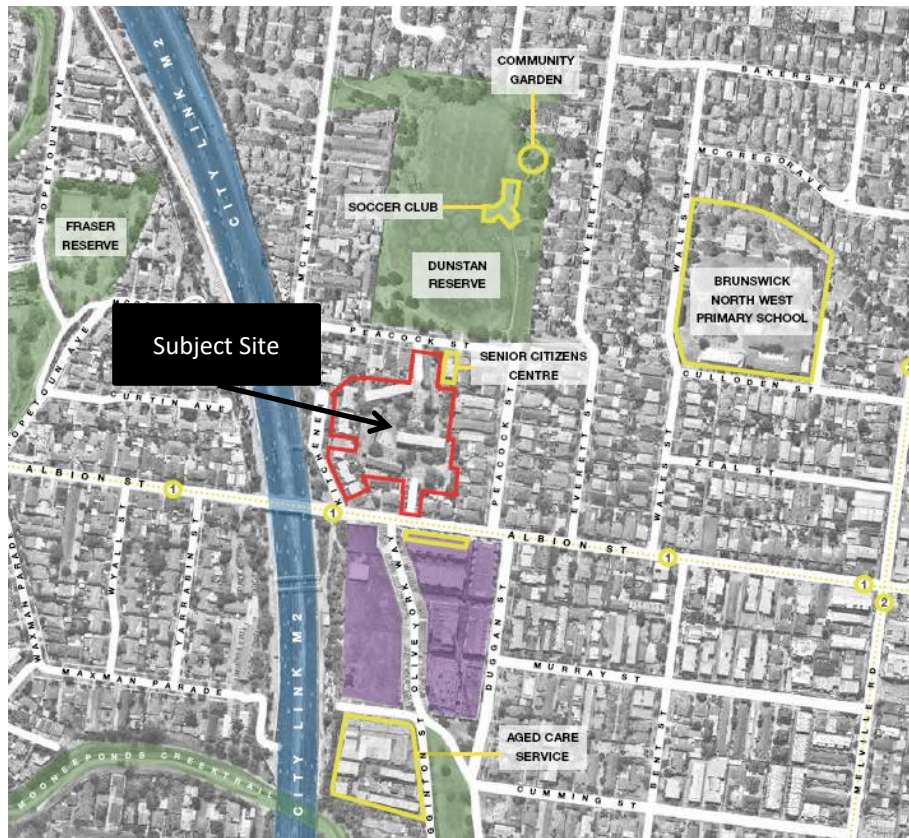
- advise on the suitability of new planning proposals prepared by DHHS to facilitate renewal and redevelopment of existing public housing estates to increase the supply of social housing; and
- provide a timely, transparent and consultative process to facilitate the renewal of Victoria’s social housing 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 on the following page, the subject site is irregular in shape and has an area of approximately 1.5 hectares (15,000 square metres).

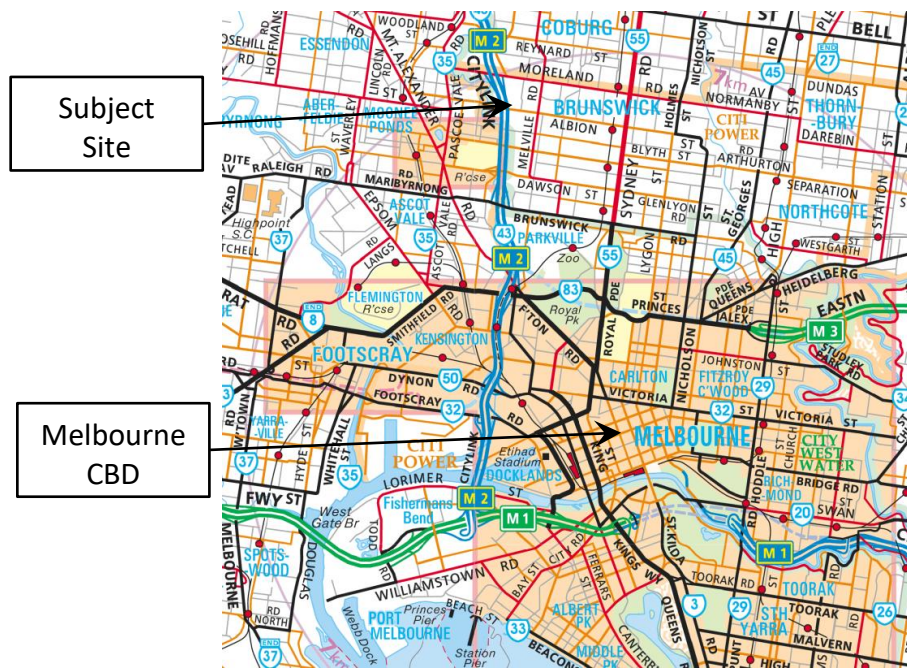
Figure 1 - Locality Plan



1.3 Site Context, Details & Proposed Plan

The Gronn Place (Brunswick West) Public Housing site is located in Melbourne’s inner north-western suburbs, approximately six kilometres from central Melbourne and is within the City of Moreland. The subject site contains 81 existing public housing dwellings.

Figure 2 – Subject Site in Relation to the Melbourne CBD



Other relevant site context details include:

- The bulk of the site extends from Peacock Street to the north and Albion Street to the south;
- This site is developed for walk-up flats that appear to have been constructed around the 1960's and include communal gardens, ground level car parking and a playground. There are a number of mature native and exotic trees on the subject land;
- Bus services are available to the site along Albion Street connecting to Essendon Station on the Craigieburn Line which is approximately 1.8 kilometres to the west and Anstey on the Upfield Line approximately 1.9 kilometres to the east; and
- Within the wider neighbourhood, development generally consists of single and double storey residential development. Land zoned mixed-use to the south of Albion Street provides the exception.

Figure 3 - Location Context



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

- The main road that services the site is Albion Road that runs east west;
- To the west of the site is the City Link corridor, and less than 500 metres to the east is the Melville and Albion Neighbourhood Activity Centre and the number 55 tram route;
- The site sits within a low-density context of one to two storey detached and semi-detached post-war houses with occasional block of flats. There is a major public open space, Dunstan Reserve, to the north;
- To the south, is recently developed medium to high-density housing ranging from three to nine storeys within a mixed use zone. The frontage of the Albion Street mixed use development includes an IGA supermarket; and
- Existing site access is via Gronn Place from Peacock Street to the north and Albion Street to the south, and each of the existing dwellings to Kitchener Street have their own driveway access. There is a bus service on Albion Street and the Melville Road tram is 490 metres to the east.

Figure 4 - Aerial Photo of Subject Site



The site houses tenants in 81 dwellings across in six walk-up family and singles blocks and semi-detached dwellings.

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

- General Residential Schedule 1 (GRZ1); and
- Development Contributions Plan Overlay Schedule 1 (DCPO1).

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 268 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 site¹ 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.

¹ 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

Population Catchment Hierarchy	Items
Level 1 Neighbourhood Level <i>Provision ratios up to 10,000 people</i>	<ul style="list-style-type: none"> • Open space (passive and active) • Local playgrounds • Local bicycle / pedestrian pathways (on and off-road) • Kindergartens • Playgroups • Government primary schools • Neighbourhood house (Inc. Community education services) • Community meeting spaces (Council and Non-Council) • Senior citizens groups • Long Day Child Care • Public art installations • Social housing
Level 2 Precincts (2-3 Neighbourhoods) <i>Provision ratios between 10,000 and 30,000 people</i>	<ul style="list-style-type: none"> • Occasional Child Care • Government secondary Schools • Catholic primary Schools • Maternal and Child Health Services • Indoor recreation centres • Residential aged care
Level 3 Cluster of Precincts (District) <i>Provision ratios between 30,000 people and 60,000 people</i>	<ul style="list-style-type: none"> • Libraries • Council aquatic / leisure centres • Community arts centres • Other non-government secondary schools • Community health centres
Level 4 Municipal Level Provision for the total municipality	<ul style="list-style-type: none"> • Principal Bicycle Network (on and off-road) • Civic centres
Level 5 Regional Level Provision for 2 or more municipalities	<ul style="list-style-type: none"> • Highest Order Performance Arts Facility • Universities/TAFEs • Public and private hospitals

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

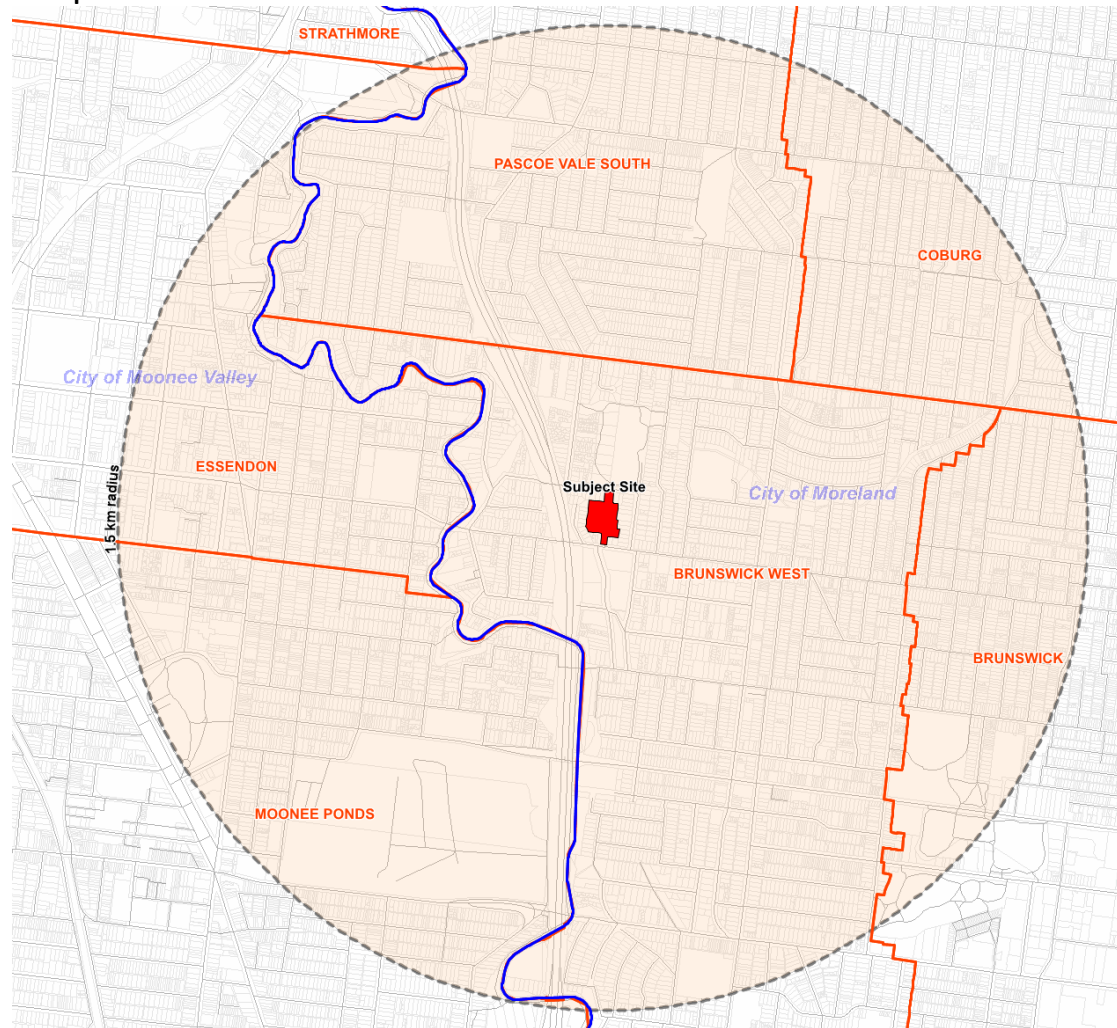
Cited in *Plan Melbourne 2017-2050*, page 115

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 Brunswick West (within the City of Moreland), the 1.5-kilometre population catchment also includes parts of the following suburbs:

- Pascoe Vale South to the north (City of Moreland);
- Coburg to the north east (City of Moreland);
- Brunswick to the east (City of Moreland);
- Essendon to the west (City of Moonee Valley); and
- Moonee Ponds to the south west (City of Moonee Valley).

Figure 6 – Subject Site 1.5 Kilometre Population Catchment



2.4 Current Population and Dwelling Forecasts and Assumptions for Brunswick West

As shown in Table 2 below, the population of Brunswick West is projected to increase by approximately 4,400 people between 2016 and 2036 (an increase of 29%), and the number of dwellings are anticipated to increase by approximately 2,000 (an increase of 29%). Average household size is forecast to increase slightly from 2.2 in 2016 to 2.3 in 2036.

Table 2 - Forecast Population and Dwelling Change for Brunswick West from 2016 to 2036

	Year						
	2016	2021	2026	2031	2036	Change from 2016 to 2036	% Change from 2016 to 2036
Average h'hold size	2.2	2.3	2.3	2.3	2.3	0.01	0.4%
Dwellings	7,075	8,374	8,632	8,867	9,102	2,027	29%
Total Population	15,322	18,304	18,818	19,286	19,765	4,443	29%

Source: Moreland Population and household forecasts, 2011 to 2036, prepared by .id, the population experts, May 2017

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

- 8-12 Olive York Way - 150 dwellings (2012);
- 560 Moreland Road - 30 dwellings (2013);
- 2 Murray Street - 35 dwellings (2014);
- 444-446 Moreland Road - 62 dwellings (2017);
- 2-6 Olive York Way - 304 dwellings (2017-2018);
- 134-136 Melville Road - 21 dwellings (2018);
- Cornwall Apartments - 71 dwellings (2018);
- The Complement - 356 dwellings (2018-2019);
- 434 Moreland Road - 46 dwellings (2021-2022); and
- Moderate-high level of infill and other future sites (30-66 dwellings per annum).

This may need to be reviewed by the City of Moreland should 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 Moonee Moreland Planning Scheme;
- City of Moreland 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 Moreland Council Plan;
- Moreland Municipal Strategic Statement; and
- Moreland 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 Moreland 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. This section of the Planning Scheme is called the Municipal Strategic Statement (MSS). It relates to the Council Plan, and will be updated to relate to Moreland Next Generation Community Vision 2035 (MV2035) as part of the Planning Scheme Review. Specific policies within the Scheme deal with matters such as residential and industrial zoning, heritage buildings, the environment, and car parking. These are all aspects of the built and natural environment that can significantly influence the health of the community.

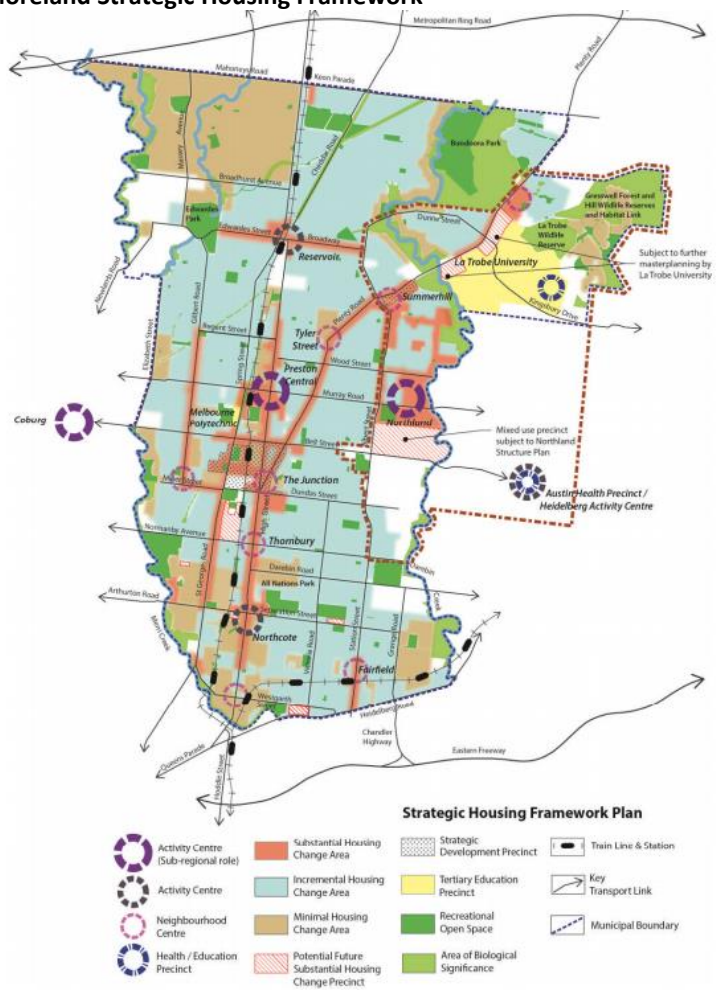
The City of Moreland Planning Scheme contains various clauses directly impacting on affordable housing and social infrastructure provision within the subject site. These are summarised below.

Clause	Relevant references
21.01-4 Issues for the Future	The key issues facing Moreland are focussed around the following four strategic themes: Environment

Clause	Relevant references
	<ul style="list-style-type: none"> • Minimising negative impacts from land use and development on natural environmental assets, particularly creek and habitat corridors, and open spaces like Bundoora Park. • Protection and enhancement of places of heritage significance. • Developing strategies to ensure new development exhibits good design and contributes to liveable and environmentally sustainable built environments. • Management of environmental risks in the natural and built and environment. <p>Housing</p> <ul style="list-style-type: none"> • Facilitation of well-designed housing to meet anticipated housing needs, both in terms of number and diversity. • Managing the impacts of new housing development on the amenity of existing neighbourhoods. • Provision of affordable, social and accessible housing in Moreland. • Risks of social exclusion regarding access to local employment, essential services and leisure and recreational facilities, particularly in areas of entrenched socio-economic disadvantage. <p>Economic Development</p> <ul style="list-style-type: none"> • Facilitating supply of land for business investment, particularly those that can provide job opportunities for local residents. • Future planning of core industrial employment precincts, including broadening the range of suitable employment options in these precincts. • Best utilisation of vacant or underperforming industrial and commercial land in the municipality to attract investment, new business and employment opportunities. • Managing interfaces and potential conflicts between commercial and industrial land uses and residential land uses. • Providing space and flexibility in land use controls and decision making for business start-ups and home-based businesses. • Maximising investment and employment opportunities around La Trobe University. <p>Transport and Infrastructure</p> <ul style="list-style-type: none"> • Integration of land use and transport planning to encourage sustainable transport use and reduce car dependency and associated road congestion and parking pressures. • Effective and efficient planning and delivery of infrastructure, including transport, essential services, community facilities, and open space to meet existing and future demand. • Equity of transport and infrastructure investment across the municipality, particularly in areas of entrenched social disadvantage. • Promotion of urban renewal opportunities resulting from rail grade separation investments at Bell Street and Reservoir Junction.
<p>21.01-5 Strategic Vision</p>	<p>The City of Moreland Council Plan 2013-2017 sets a vision for the municipality as</p> <p><i>“Moreland, 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>“Moreland, 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>

Clause	Relevant references
	<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"> • A vibrant city and innovative economy, with physical infrastructure that is both well maintained and appropriately regulated; • A physical, social and economic environment that supports and enhances community health and wellbeing; • A safe, inclusive and equitable community where all feel socially well connected, respected and valued; • Sustainable and resilient neighbourhoods as part of achieving rapid transition to an environmentally sustainable city; and • A thriving artistic and creative culture that supports economic prosperity and enhances social connections, sense of inclusion, pride of place, and cultural tourism.
<p>21.01-6 Strategic Framework Plan</p>	<p>Key strategic directions identified in the Strategic Framework Plan include:</p> <ul style="list-style-type: none"> • Enhanced network of activity centres, with preferred economic and land use roles; • Distinctive and attractive strategic corridors in response to different physical contexts; • Regionally-significant land uses to support and intensify, including La Trobe University, Melbourne Polytechnic and areas within the Emerging La Trobe Employment Cluster; • Areas identified as strategic locations to maximise opportunities for ‘urban intensification’ through higher density building forms accommodating a range of residential and commercial uses; • Industrial zoned areas that will provide a key employment and value- added role; • Major landscape features to be protected and enhanced, including areas of biological significance, regionally significant recreational open space and key vistas; • Major transport links and future priorities for transport infrastructure investment; and • Relationships and access to key destinations in adjoining municipalities to achieve mutual benefits for the community. <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>

Clause	Relevant references
	<p>Figure 7 - Moreland Strategic Framework Plan</p>  <p>The map illustrates the Moreland Strategic Framework Plan, detailing various urban planning elements. Key features include:</p> <ul style="list-style-type: none"> Activity Centres: Sub-regional (e.g., Reservoir, Preston, Northland), Neighbourhood, and Health/Education Precincts. Strategic Corridors: Boulevard, Urban, and Interface types. Precincts: Key Employment, Strategic Development, and Areas of Urban Intensification. Other Features: Key transport links, municipal boundaries, and areas of biological significance.
<p>21.03 Housing</p>	<p>Strategic Housing Framework Plan</p> <p>The Strategic Housing Framework Plan illustrates the directions for residential land use and development in Moreland as set by the Moreland 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 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.</p>

Clause	Relevant references
	<p>Figure 8 - Moreland Strategic Housing Framework</p>  <p>The map illustrates the Moreland Strategic Housing Framework, detailing various housing change areas and precincts. Key features include: <ul style="list-style-type: none"> Activity Centres: Cebung, Heidelberg Polytechnic, Preston Centre, Northcote, and La Trobe University. Housing Change Areas: Substantial (orange), Incremental (light blue), Minimal (yellow), and Potential Future Substantial (pinkish-red). Precincts: Strategic Development (grey), Tertiary Education (yellow), and Recreational Open Space (green). Other Features: Reservoir, Summerhill, The Junction, Thornbury, Northcote, and Fairfield. Infrastructure: Major roads like Metropolitan Ring Road, Chander Highway, and Eastern Freeway; and transport links like the train line and key transport links. </p> <p>Strategic Housing Framework Plan Legend:</p> <ul style="list-style-type: none"> Activity Centre (Sub-regional role) Activity Centre Neighbourhood Centre Health / Education Precinct Substantial Housing Change Area Incremental Housing Change Area Minimal Housing Change Area Potential Future Substantial Housing Change Precinct Strategic Development Precinct Tertiary Education Precinct Recreational Open Space Area of Biological Significance Train Line & Station Key Transport Link Municipal Boundary
<p>21.03-3 Housing Diversity and Equity</p>	<p>Objective 4 – Affordable and Social Housing</p> <p>To increase the supply of affordable and social housing.</p> <p>Strategies</p> <ul style="list-style-type: none"> Encourage the provision of affordable housing development in identified Substantial Housing Change Areas in the Strategic Housing Framework Plan. Ensure housing in the municipality is sufficiently diverse to provide more affordable and appropriate choices and opportunities. 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. Support Council-led initiatives that partner with the community housing sector to develop surplus Council land for social housing projects.
<p>21.05-3 Physical and Community Infrastructure</p>	<p>Key Issues</p> <ul style="list-style-type: none"> There is a need for a long term, sustainable approach to the planning, provision and management of physical and community infrastructure. Balancing long term investments with more urgent needs for upgrades and facilities. Moreland’s infrastructure tends to be older and in greater need of repair and replacement, particularly in the earlier-developed southern part of the municipality. More intense development is imposing additional demands on infrastructure capacity. In the future, these pressures will extend throughout the municipality.

Clause	Relevant references
	<ul style="list-style-type: none"> • 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. • 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. • 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. <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"> • Provide appropriate levels of physical and community infrastructure across the municipality in response to identified community needs and trends. • 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. • 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. • Require a Development Contribution from developers to fund the provision of physical and community infrastructure in accordance with an adopted Development Contributions Plan. • Maintain and further develop infrastructure to keep pace with industry needs, particularly the road infrastructure network. • Encourage business, housing and mixed use development that will contribute to the development of a digital economy • 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. <ul style="list-style-type: none"> • Consider the potential for community services to be delivered more locally formulating plans for activity centres, strategic development precincts and strategic development sites.
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"> • To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. • 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.
Schedule 1 To the development Contributions Plan Overlay	<p>The subject site falls within the DCP charge area of Brunswick West. The DCP costs associated with residential development in this area are summarised below and the charge areas map shown afterwards.</p>

Clause	Relevant references																																																																																																																																	
	<p>TABLE 2 - LEVIES PAYABLE FOR RESIDENTIAL DEVELOPMENT PER DWELLING</p> <table border="1"> <thead> <tr> <th rowspan="3">Area</th> <th rowspan="3">Suburb</th> <th colspan="4">Revised Residential Development Infrastructure</th> <th colspan="2">Community Infrastructure</th> <th rowspan="3">Total Infrastructure Charge</th> </tr> <tr> <th>Drainage</th> <th>Road</th> <th>Planning</th> <th>Community Facility</th> <th>Total Development Infrastructure Charge</th> <th>Total Community Infrastructure Charge</th> </tr> <tr> <th>Per Dwelling</th> <th>Per Dwelling</th> <th>Per Dwelling</th> <th>Per Dwelling</th> <th>Per Dwelling</th> <th>Per Dwelling</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Brunswick East/North Fitzroy</td> <td>\$17.22</td> <td>\$99.28</td> <td>\$1.50</td> <td>\$0.00</td> <td>\$118.00</td> <td>\$205.64</td> <td>\$323.64</td> </tr> <tr> <td>2</td> <td>Brunswick</td> <td>\$62.33</td> <td>\$193.79</td> <td>\$1.50</td> <td>\$28.24</td> <td>\$285.86</td> <td>\$253.50</td> <td>\$539.36</td> </tr> <tr> <td>3</td> <td>Brunswick West</td> <td>\$0.00</td> <td>\$174.28</td> <td>\$1.50</td> <td>\$104.71</td> <td>\$280.49</td> <td>\$65.04</td> <td>\$345.53</td> </tr> <tr> <td>4</td> <td>Coburg</td> <td>\$43.97</td> <td>\$1,073.46</td> <td>\$1.50</td> <td>\$163.93</td> <td>\$1,282.86</td> <td>\$177.13</td> <td>\$1,459.98</td> </tr> <tr> <td>5</td> <td>Pascoe Vale South</td> <td>\$0.00</td> <td>\$410.32</td> <td>\$1.50</td> <td>\$88.65</td> <td>\$500.47</td> <td>\$231.27</td> <td>\$731.75</td> </tr> <tr> <td>6</td> <td>Coburg North</td> <td>\$18.23</td> <td>\$567.09</td> <td>\$1.50</td> <td>\$141.95</td> <td>\$728.77</td> <td>\$421.54</td> <td>\$1,150.31</td> </tr> <tr> <td>7</td> <td>Pascoe Vale</td> <td>\$127.03</td> <td>\$571.26</td> <td>\$1.50</td> <td>\$0.00</td> <td>\$699.79</td> <td>\$609.86</td> <td>\$1,309.65</td> </tr> <tr> <td>8</td> <td>Oak Park</td> <td>\$43.65</td> <td>\$201.15</td> <td>\$1.50</td> <td>\$0.00</td> <td>\$246.31</td> <td>\$391.46</td> <td>\$637.76</td> </tr> <tr> <td>9</td> <td>Fawkner</td> <td>\$0.00</td> <td>\$473.97</td> <td>\$1.50</td> <td>\$0.00</td> <td>\$475.47</td> <td>\$586.77</td> <td>\$1,062.24</td> </tr> <tr> <td>10</td> <td>Hadfield</td> <td>\$19.88</td> <td>\$369.47</td> <td>\$1.50</td> <td>\$50.88</td> <td>\$441.73</td> <td>\$203.90</td> <td>\$645.64</td> </tr> <tr> <td>11</td> <td>Glenroy</td> <td>\$0.00</td> <td>\$259.00</td> <td>\$1.50</td> <td>\$58.82</td> <td>\$319.32</td> <td>\$407.48</td> <td>\$726.80</td> </tr> <tr> <td>12</td> <td>Gowanbrae/Tullamarine</td> <td>\$0.00</td> <td>\$288.51</td> <td>\$1.50</td> <td>\$0.00</td> <td>\$290.01</td> <td>\$168.80</td> <td>\$458.81</td> </tr> </tbody> </table> 	Area	Suburb	Revised Residential Development Infrastructure				Community Infrastructure		Total Infrastructure Charge	Drainage	Road	Planning	Community Facility	Total Development Infrastructure Charge	Total Community Infrastructure Charge	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	1	Brunswick East/North Fitzroy	\$17.22	\$99.28	\$1.50	\$0.00	\$118.00	\$205.64	\$323.64	2	Brunswick	\$62.33	\$193.79	\$1.50	\$28.24	\$285.86	\$253.50	\$539.36	3	Brunswick West	\$0.00	\$174.28	\$1.50	\$104.71	\$280.49	\$65.04	\$345.53	4	Coburg	\$43.97	\$1,073.46	\$1.50	\$163.93	\$1,282.86	\$177.13	\$1,459.98	5	Pascoe Vale South	\$0.00	\$410.32	\$1.50	\$88.65	\$500.47	\$231.27	\$731.75	6	Coburg North	\$18.23	\$567.09	\$1.50	\$141.95	\$728.77	\$421.54	\$1,150.31	7	Pascoe Vale	\$127.03	\$571.26	\$1.50	\$0.00	\$699.79	\$609.86	\$1,309.65	8	Oak Park	\$43.65	\$201.15	\$1.50	\$0.00	\$246.31	\$391.46	\$637.76	9	Fawkner	\$0.00	\$473.97	\$1.50	\$0.00	\$475.47	\$586.77	\$1,062.24	10	Hadfield	\$19.88	\$369.47	\$1.50	\$50.88	\$441.73	\$203.90	\$645.64	11	Glenroy	\$0.00	\$259.00	\$1.50	\$58.82	\$319.32	\$407.48	\$726.80	12	Gowanbrae/Tullamarine	\$0.00	\$288.51	\$1.50	\$0.00	\$290.01	\$168.80	\$458.81
Area	Suburb			Revised Residential Development Infrastructure				Community Infrastructure			Total Infrastructure Charge																																																																																																																							
				Drainage	Road	Planning	Community Facility	Total Development Infrastructure Charge	Total Community Infrastructure Charge																																																																																																																									
		Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling																																																																																																																											
1	Brunswick East/North Fitzroy	\$17.22	\$99.28	\$1.50	\$0.00	\$118.00	\$205.64	\$323.64																																																																																																																										
2	Brunswick	\$62.33	\$193.79	\$1.50	\$28.24	\$285.86	\$253.50	\$539.36																																																																																																																										
3	Brunswick West	\$0.00	\$174.28	\$1.50	\$104.71	\$280.49	\$65.04	\$345.53																																																																																																																										
4	Coburg	\$43.97	\$1,073.46	\$1.50	\$163.93	\$1,282.86	\$177.13	\$1,459.98																																																																																																																										
5	Pascoe Vale South	\$0.00	\$410.32	\$1.50	\$88.65	\$500.47	\$231.27	\$731.75																																																																																																																										
6	Coburg North	\$18.23	\$567.09	\$1.50	\$141.95	\$728.77	\$421.54	\$1,150.31																																																																																																																										
7	Pascoe Vale	\$127.03	\$571.26	\$1.50	\$0.00	\$699.79	\$609.86	\$1,309.65																																																																																																																										
8	Oak Park	\$43.65	\$201.15	\$1.50	\$0.00	\$246.31	\$391.46	\$637.76																																																																																																																										
9	Fawkner	\$0.00	\$473.97	\$1.50	\$0.00	\$475.47	\$586.77	\$1,062.24																																																																																																																										
10	Hadfield	\$19.88	\$369.47	\$1.50	\$50.88	\$441.73	\$203.90	\$645.64																																																																																																																										
11	Glenroy	\$0.00	\$259.00	\$1.50	\$58.82	\$319.32	\$407.48	\$726.80																																																																																																																										
12	Gowanbrae/Tullamarine	\$0.00	\$288.51	\$1.50	\$0.00	\$290.01	\$168.80	\$458.81																																																																																																																										

Clause	Relevant references																												
Schedule To Clause 52.01 Public Open Space Contribution And Subdivision	<p data-bbox="443 232 783 259">SCHEDULE TO CLAUSE 52.01</p> <table border="1" data-bbox="443 293 1326 875"> <thead> <tr> <th data-bbox="443 300 991 360">Type or location of subdivision</th> <th data-bbox="1007 300 1326 360">Amount of contribution for public open space</th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="443 367 1326 394">Location as defined by Plan 1:</td> </tr> <tr> <td data-bbox="443 405 991 432">1. Brunswick East / North Fitzroy</td> <td data-bbox="1007 405 1326 432">5.7%</td> </tr> <tr> <td data-bbox="443 443 991 470">2. Brunswick</td> <td data-bbox="1007 443 1326 470">6.3%</td> </tr> <tr> <td data-bbox="443 481 991 508">3. Brunswick West</td> <td data-bbox="1007 481 1326 508">2.5%</td> </tr> <tr> <td data-bbox="443 519 991 546">4. Coburg</td> <td data-bbox="1007 519 1326 546">6.8%</td> </tr> <tr> <td data-bbox="443 557 991 584">5. Pascoe Vale South</td> <td data-bbox="1007 557 1326 584">3.4%</td> </tr> <tr> <td data-bbox="443 595 991 622">6. Coburg North</td> <td data-bbox="1007 595 1326 622">4.3%</td> </tr> <tr> <td data-bbox="443 633 991 660">7. Pascoe Vale</td> <td data-bbox="1007 633 1326 660">3.7%</td> </tr> <tr> <td data-bbox="443 672 991 698">8. Oak Park</td> <td data-bbox="1007 672 1326 698">3.1%</td> </tr> <tr> <td data-bbox="443 710 991 736">9. Fawkner</td> <td data-bbox="1007 710 1326 736">5.7%</td> </tr> <tr> <td data-bbox="443 748 991 775">10. Hadfield</td> <td data-bbox="1007 748 1326 775">4.3%</td> </tr> <tr> <td data-bbox="443 786 991 813">11. Glenroy</td> <td data-bbox="1007 786 1326 813">6.5%</td> </tr> <tr> <td data-bbox="443 824 991 851">12. Gowanbrae / Tullamarine</td> <td data-bbox="1007 824 1326 851">4.7%</td> </tr> </tbody> </table>	Type or location of subdivision	Amount of contribution for public open space	Location as defined by Plan 1:		1. Brunswick East / North Fitzroy	5.7%	2. Brunswick	6.3%	3. Brunswick West	2.5%	4. Coburg	6.8%	5. Pascoe Vale South	3.4%	6. Coburg North	4.3%	7. Pascoe Vale	3.7%	8. Oak Park	3.1%	9. Fawkner	5.7%	10. Hadfield	4.3%	11. Glenroy	6.5%	12. Gowanbrae / Tullamarine	4.7%
Type or location of subdivision	Amount of contribution for public open space																												
Location as defined by Plan 1:																													
1. Brunswick East / North Fitzroy	5.7%																												
2. Brunswick	6.3%																												
3. Brunswick West	2.5%																												
4. Coburg	6.8%																												
5. Pascoe Vale South	3.4%																												
6. Coburg North	4.3%																												
7. Pascoe Vale	3.7%																												
8. Oak Park	3.1%																												
9. Fawkner	5.7%																												
10. Hadfield	4.3%																												
11. Glenroy	6.5%																												
12. Gowanbrae / Tullamarine	4.7%																												

3.4 Other Material Reviewed

The list of other Council documents reviewed were as follows:

- Council Plan 2013-2017
- Moreland Community Vision 2025
- Public Health and Wellbeing Plan 2013-17
- Moreland Affordable Housing Strategy (MAHS) 2014-2018
- Moreland Open Space Strategy 2012-2022
- Moreland Play Strategy 2016 – 2020
- Sport and Physical Activity Strategy 2014-2018
- Moreland Early Years Strategy 2016–2020
- Moreland Later Years Strategy 2014 – 2017
- Library Service Strategy 2013/2014 – 2017/2018
- Moreland Arts and Culture Strategy 2011 – 2016
- Disability Access and Inclusion Plan 2016-2020

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 kilometres² 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.

² 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 268 has been assumed, consisting of 91 public housing dwellings and 177 private dwellings. Under this development scenario the dwelling yield is likely to generate a residential population of approximately 620 people. However, as noted earlier in Section 1.2 of this report, the subject site currently accommodates 81 public housing dwellings. Therefore, the net increase in all dwellings is anticipated to be 187 and would increase the population of the site by approximately 430 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 Brunswick West in 2036 (2.3 persons per household)³. 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 Brunswick West in 2036⁴. Population yields anticipated for both the proposed development of the Brunswick West public housing site and the broader Brunswick West 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;

³ Source: Small Area Population Forecasts for the City of Boroondara, prepared by .id on behalf Boroondara City Council.

⁴ Source: Small Area Population Forecasts for the City of Boroondara, prepared by .id on behalf Boroondara 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	Brunswick West - DHHS	Brunswick West - Private Development	Total Brunswick West Development	Brunswick West by 2036
0-3	MCH, Playgroups	13	25	38	896
4	4 Year Old Kindergarten	3	6	9	195
0-4	Long Day Child Care & Occasional Child Care	16	31	47	1,091
5-11	Primary School enrolments, out of school hours care	17	33	50	1,149
5-14	Participation in organised children's sport	22	44	66	1,575
15+	Participation in organised youth & adult sport	171	332	503	17,096
15-24	Participation in higher education (youth & young adult)	26	50	76	2,601
25+	Participation in higher education (older adults)	145	282	427	14,495
12-17	Secondary School enrolments	11	22	33	892
70+	Residential & home based aged care services	18	34	52	1,915
0 to 69 years	HACC services (younger clients)	192	373	565	17,847
	Total Population	209	407	616	19,762
	Total Dwellings	91	177	268	12,170

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

- An additional 187 dwellings are likely to increase the number of dwellings within Brunswick West small area by approximately 3% (based on 2016 City of Moreland Population Forecasts showing the Brunswick West small area had approximately 7,075 dwellings – note: the percentage calculated will decrease as other housing stock is constructed within the catchment); and
- An additional population of approximately 430 people is likely to increase the population within the Brunswick West small area also by approximately 3% (based on 2016 City of Moreland Population Forecasts showing the Brunswick West small area had approximately 15,300 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 91 public housing dwellings and 177 private dwellings will be delivered. This will lead to the creation of an additional 10 public housing dwellings, which represents an increase of 12% in the number of public housing dwellings to be delivered on the site. The public housing profile will consist of 60% 1-bedroom dwellings (55 dwellings), 35% 2-bedroom dwellings (32 dwellings) and 5% 3-bedroom dwellings (4 dwellings). As shown in Table 3 below the proposed public housing profile will allow DHHS to better meet the relatively higher demand for smaller 1 and 2-bedroom dwellings rather than 3-bedroom dwellings, as well as replacing ageing infrastructure with much needed new dwellings.

Table 3 - Existing and Proposed Public Housing Profile

	Existing Public Housing No.	Existing Public Housing %	Proposed Public Housing No.	Proposed Public Housing %
1-bedroom	21	26	55	60
2-bedroom	12	15	32	35
3-bedroom	48	59	4	5
Total	81	100	91	100

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
Passive Open Space	The Moreland Planning Scheme requires a 2.5% public open space contribution for new subdivisions.	Based on a site size of 15,000 square metres the subject development generates the need for a minimum of 375 square metres of public open space, which Council may require in the form of land rather than a cash contribution.
Active Open Space	<p>The 1.5-kilometre catchment contains 8 active open space reserves including Dunstan Reserve located just north of the subject site within easy walking distance.</p> <p>The development is likely to generate an additional 180 participants in some form of organised sport (120 from the private development).</p>	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 other than those which may form part of the Schedule to the Moreland Development Contributions Overlay.
<p>Early Years Services</p> <p><i>Long Day Child Care</i></p> <p><i>4 & 3 year old sessional Kindergartens</i></p> <p><i>Maternal & Child Health</i></p> <p><i>Occasional Child Care</i></p> <p><i>Playgroups</i></p>	<p>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.</p> <p>The development is likely to generate the equivalent of an additional 10 Long Day Child Care places (6 from the private housing component).</p> <p>The development is likely to generate an additional 5 enrolments (3 from the private housing component) for four-year-old sessional Kindergarten programs and similar number for three year old programs.</p> <p>The development is likely to generate the equivalent of an additional 0.6 MCH sessions per week (0.4 sessions from the private housing component).</p> <p>The development is likely to generate the equivalent of an additional 3 Occasional Child Care places (2 from the private housing component).</p> <p>The development is likely to generate the equivalent of an additional 0.8 playgroup sessions per week (0.5 from the private housing development).</p>	<p>The demand estimates do not support the need for an additional long day child care service within the development.</p> <p>The demand estimates do not support the need for additional Kindergarten facilities within the development.</p> <p>The demand estimates do not support the need for additional MCH services within the development.</p> <p>The demand estimates do not support the need for additional occasional child care facilities within the development.</p> <p>The demand estimates do not support the need for on-site facilities to accommodate playgroup programs within the development.</p>
Community Meeting Spaces	<p>The 1.5-kilometre catchment contains 3 Council meeting space venues including the Richard Lynch Senior Citizens Centre located adjacent to the subject site and the Dunstan Reserve Community Facility located just north of the subject site.</p> <p>The subject site generates the equivalent of 5 community meeting space seats (3 from the private development), too small to warrant any additional provision.</p>	The reasonable supply of, and close proximity to existing Council meeting spaces, and low demand estimate, indicates that additional meeting space within the development is not a high priority.

Gronn Place (Brunswick West) Public Housing Site Preliminary Social Infrastructure Assessment: Final Report

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures
Neighbourhood Houses	<p>The 1.5-kilometre catchment area contains no Neighbourhood Houses. However, both the Brunswick Neighbourhood House and Robinson Reserve Neighbourhood House are located approximately two kilometres west of the subject site.</p> <p>The development is likely to generate the equivalent of an additional 0.0 Neighbourhood House facilities.</p>	<p>The good supply of existing Neighbourhood Houses just outside the 1.5-catchment area, and a low demand estimate, does not support the need for additional neighbourhood house facilities within the development.</p>
Libraries	<p>The 1.5-kilometre catchment area contains two library facilities: 1) Brunswick West Library north east of the subject site, and 2) Moonee Ponds Library to the west of the subject site.</p> <p>The development is likely to generate the equivalent of an additional 4,440 loans per annum (2,900 from the private housing) and 2,700 visits per annum (1,800 from the private housing development).</p>	<p>The close proximity of the subject site to the Brunswick West Library, and low demand estimate, does not support the need for additional library facilities within the development.</p>
Council Indoor & Aquatic Leisure Centres	<p>The 1.5-kilometre catchment area contains no Council aquatic leisure facilities.</p> <p>The development is likely to generate the equivalent of an additional 21 Council aquatic leisure centre memberships (14 from the private development) and 0 indoor recreation courts.</p>	<p>The low demand estimate does not support the need for additional Council aquatic / leisure facilities within the development.</p>
Education Facilities	<p>The 1.5-kilometre catchment area includes many diverse school options including 5 government primary schools, and 3 non-government schools. The nearest school is the Brunswick North West Primary School.</p> <p>The development is likely to generate the equivalent of:</p> <ul style="list-style-type: none"> • 27 Government Primary School enrolments (18 from the private development) • 13 Catholic Primary School enrolments (9 from the private development) • 5 Non-Government Primary School enrolments (3 from the private development) • 17 Government Secondary School enrolments (11 from the private development) • 8 Catholic Secondary School enrolments (5 from the private development) • 5 Non-Government Secondary School enrolments (3 from the private development) • 10 TAFE enrolments (7 from the private development) • 50 University enrolments (33 from the private development) 	<p>Low 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.</p>
Police & Emergency Services	<p>Although there are no police and emergency service facilities located within the 1.5-kilometre catchment, service planning for these services largely driven by response times.</p>	<p>The reasonable proximity to police and emergency services just outside the 1.5-kilometre catchment area indicates there will not be a need for additional services within the development.</p>

Gronn Place (Brunswick West) Public Housing Site Preliminary Social Infrastructure Assessment: Final Report

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.	
Acute & Community Health Services	Although the 1.5-kilometre catchment area contains only a campus of Merri Health (Brunswick West), other significant acute and community health services are located within reasonable access of the subject site including John Fawkner Private Hospital to the west and the Parkville Health Precinct further south which includes the Royal Children’s and Royal Melbourne Hospital.	This assessment does not recommend additional acute or community health provision for the subject site.
Residential Aged Care	There are four existing residential aged care providers within the 1.5-kilometre catchment area supplying a total of 269 beds. The proposed development generates the equivalent of 4 additional residential aged care beds (3 from the private development).	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 187 dwellings for the subject site and anticipates this will result in the following population and dwelling changes:

- Based on a net additional dwelling yield of 187 dwellings, the proposed development of the subject site will generate a residential population of approximately 430 people.
- A net additional 187 dwellings is likely to increase the number of dwellings within the Brunswick West small area by approximately 3%; and
- A population of 430 people is likely to increase the population within the Brunswick West small area also by approximately 3%.

6.2 Public Housing

1. The current Design Framework for the subject site anticipates a total of 91 public housing dwellings and 177 private dwellings will be delivered. This will lead to the creation of an additional 10 public housing dwellings, which represents an increase of 12% in the number of public housing dwellings to be delivered on the site. The public housing profile will consist of 60% 1-bedroom dwellings (55 dwellings), 35% 2-bedroom dwellings (32 dwellings) and 5% 3-bedroom dwellings (4 dwellings). As shown in Table 3 below the proposed public housing profile will allow DHHS to better meet the relatively higher demand for smaller 1 and 2-bedroom dwellings rather than 3-bedroom dwellings, as well as replacing ageing infrastructure with much needed new dwellings. These outcomes are consistent with a number of strategic objectives outlined in the Moreland Affordable Housing Strategy (MAHS) 2014-2018.

6.3 Public Open Space & Recreation

Passive Open Space

2. Based on a site size of 1.47 hectares the subject development generates the need for a minimum of 380 square metres of public open space, which Council may require in the form of land rather than a cash contribution.

Active Open Space

3. 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 other than measures that may form part of the Schedule to the Moreland Development Contributions Overlay which applies to the subject site.

Council Aquatic Leisure Centres and other Indoor Recreation Facilities

4. 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

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

Council Community Centres & Neighbourhood Houses

10. 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.
11. The good supply of existing Neighbourhood Houses just outside the 1.5-catchment area, and a low demand estimate, does not support the need for additional neighbourhood house facilities within the development.

Libraries

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

6.5 Education

13. Low 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.

6.6 Police & Emergency Services

14. The reasonable proximity to police and emergency services just outside the 1.5-kilometre catchment area indicates there will not be a need for additional services within the development.

6.7 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.

6.8 Residential Aged Care

16. Given the relatively the large supply of residential aged care facilities within the 1.5-kilometre catchment, and the low site-specific demand estimate, additional residential aged care provision within the subject site is not recommended.

6.8 Development Contributions

17. 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 Moreland City Council in accordance with the Schedule to the Moreland Development Contributions Plan overlay (the Brunswick West charging area that requires a payment of \$345.53 per residential dwelling). This assessment recommends that only the private development component of the proposal be subject to this charge. However, this will require confirmation from Moreland City Council.

6.9 Consistency with Other Strategic Documents

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

6.10 Further Process Related Recommendations

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

Appendices

Appendix 1 Review of Strategic Documents

Table 4 - Summary of Moreland City Council strategic documents

Strategic Document
<p>Council Plan 2013-17</p>
<p>Purpose</p> <p>The Council Plan has also been partly informed by extensive public consultation undertaken to inform the development of the Moreland Community Plan 2025 (currently in development).</p> <p>Council’s vision for the city is that, by 2017, a sustainable Moreland will have a more resilient community, more attractive, accessible and safe places, a stronger local economy and services that meet the needs of our growing community.</p> <p>The Council Plan is organised around five main ‘themes’:</p> <ul style="list-style-type: none"> • Moreland’s People • Moreland’s Spaces and Places • Environmentally Sustainable Moreland • Moreland’s Economy • Civic Leadership <p>Relevant references</p> <p>Potentially relevant actions include:</p> <ul style="list-style-type: none"> • Finalise Moreland Affordable Housing Strategy • Implement Moreland Affordable Housing Strategy • Implement Community Infrastructure Framework • Adopt and implement Brunswick Place Framework • Adopt and develop funding strategy to enable implementation of Brunswick Civic and Arts Precinct Feasibility Study • Development and implementation of Ageing Well Strategy • Respond to aged care funding reforms • Ongoing implementation of Early Years Strategy • Explore site options, funding and feasibility for the re-location of Brunswick Neighbourhood House • Develop and implement Health and Wellbeing Plan
<p>Moreland Community Vision 2025</p>
<p>Purpose</p> <p>The Moreland 2025 Community Vision (previously referred to as Community Plan) is a description of the city in which the community hopes to live, work and play in the near future. It contains the combined visions from over 1,500 Moreland citizens, plus representatives from 30 partner organisations, including Council.</p> <p>The Community Vision is the first step towards aligning the activities, decisions, plans and strategies of those who shape the city - the many community groups and organisations, individuals, service providers, Council and other levels of government.</p> <p>The Community Vision contains broad themes that people told us were important, with directions and outcomes for each theme. The Community Vision contains more detail for each theme.</p> <p>Relevant references</p> <p>There are many potentially relevant strategies outlined in the Vision including:</p> <ul style="list-style-type: none"> • Supply more quality, higher-density housing in activity centres and residential growth zones. • Engage private sector developers and builders to provide more of social and • affordable housing on larger redevelopment sites.

Strategic Document

- Supply more affordable housing.
- Improve and effectively manage the stock of existing public and community housing.
- Explore new housing types and tenure models.

Public Health and Wellbeing Plan 2013-17

Purpose

The purpose of the Moreland Health and Wellbeing Plan 2013 – 2017 is to create a framework for delivering population health initiatives developed by Council and partners. The plan aims to improve the health, safety and wellbeing of the people who live, work and play in Moreland by developing key strategies for integrated planning across the social, built, natural, and economic environments

Relevant references

The following table outlines the outcomes Council and partners will work towards over the next four years. This framework will guide the development of key strategic directions to inform action planning and implementation.

VISION		
People’s health and wellbeing is at the centre of all planning and decision making		
People	Healthy	People are more physically active more often
		People choose more nutritious food and drinks
		People reduce their use of alcohol and other drugs
		People can access local health and support services
	Connected	People participate in community life
		People can access a variety of leisure, cultural and recreation options
	Educated	People can access quality health information to better manage their health
		People can access quality learning and development opportunities at all life stages
	Safe	People feel safer in the community and at home
Places and Spaces	Accessible places	People have access to well designed public spaces in their local area
	Affordable housing	People can access affordable and appropriate housing options
	Transport	People choose transportation that promotes exercise and reduces environmental impact
	Green spaces	People use green spaces for active and passive recreation
Environmentally Sustainable	Climate change	People are taking action to adapt to and reduce climate change
	Conserving resources	People are using fewer resources and producing less waste
Economy	Work	People who are able to work can find appropriate employment
	Problem Gambling	People reduce the significant harm caused by problem gambling
	Affordability	People can afford local goods and services
Civic Leadership	Active partnerships	Partnerships are used to deliver community outcomes
	Civic decision making	The Moreland community participates in decision making
	Financial sustainability	Moreland is financially responsible taking account current and future needs

Strategic Document		
	Community access	The Moreland community has access to responsive services which are meeting the demands of a changing community
Moreland Affordable Housing Strategy (MAHS) 2014-2018		
<p>Purpose</p> <p>The Moreland Affordable Housing Strategy (MAHS) 2014-2018 aims to maximise the supply of affordable housing in the municipality.</p> <p>Council recognises that many residents are experiencing problems with housing affordability, and that affordability is an issue across all tenure groups. The traditional Australian ‘housing career’ is increasingly harder to achieve: live with family of origin, move into private rental, save for home purchase, take out a mortgage, then purchase ‘the great Australian dream’. Unfortunately both public and community housing, which provide affordable ‘safety net’ accommodation options, are in short supply in Moreland.</p> <p>Council’s vision recognises the importance of maximising the supply of affordable housing to create a city that:</p> <ul style="list-style-type: none"> • is lively, proud, celebrates its diversity and cares for and respects all of its citizens; • is a sustainable and just city, a proud city, a healthy and educated community; • addresses housing stress, homelessness and broader consequences for health and well- being; and • addresses the likely impact of gentrification and rising rents, mortgages and development costs. <p>Relevant references</p> <p>Relevant strategic actions include:</p> <p>1.1 To test the feasibility of a 20% affordable housing target informed by (a) development feasibility and (b) learning from Council projects over the last 5 years.</p> <p>1.2 Develop a Moreland Land Trust.</p> <p>2.2 Liaise with DHS and other relevant State Government Departments to monitor site and property requirements for their additional stock and renewal programs.</p> <p>2.3 Lobby DHS and other relevant State Government Departments to deliver new affordable housing projects, including consolidation of sites in areas of older and poor condition public housing, and strategic use of sites adjacent to transport hubs.</p> <p>4.2 Advocacy to address homelessness, and associated stigmatisation, and improve pathways out of homelessness.</p> <p>4.3 Advocacy for increased Federal and State Government funding for affordable housing.</p> <p>4.4 Advocacy for legislative change and inclusionary zoning, which may involve strategic alliances with other local government and regional organisations.</p> <p>4.6 Advocate for legislative change at State Government level to enable 99 year lease arrangements for affordable housing partnership projects.</p>		
Moreland Open Space Strategy 2012-2022		
<p>Purpose</p> <p>The Moreland Open Space Strategy sets Council a cohesive direction for the future provision, planning, design and management of publicly owned open space that is set aside for leisure, recreation and nature conservation purposes.</p> <p>This Open Space Strategy sets out the key issues arising following an analysis of demand and open space supply. For each key issue a goal, objectives, strategies and actions have been identified. Seven key open space issues are identified in this strategy. These are:</p> <ul style="list-style-type: none"> • Providing parks close to home • Having a mix of open space types and experiences • Making places for nature • A greener more liveable Moreland • Making the most of open space through effective management • Enhancing participation and use of open space • Development of a network of shared trails • 		

Strategic Document
<p>Relevant references</p> <p>Relevant strategic actions include:</p> <ul style="list-style-type: none"> • Pursue opportunities to acquire local open space in areas undersupplied by open space, where densities and building heights are increasing, or where dwellings occur in mixed-use areas and activity centres • Seek to ensure structure plans and strategic redevelopment sites provide adequate open space where building heights and densities will increase • Ensure the effective hand over and resourcing of new public open space transferred during land development
<p>Moreland Play Strategy 2016 - 2020</p>
<p>Purpose</p> <p>The Moreland Play Strategy sets the direction for Council, based upon a study and analysis of the existing play spaces in the municipality to recommend future actions to enhance the play opportunities for the community. It provides a guide to the management and maintenance practices of existing play spaces, as well as identifying priorities for design, development and funding allocation for future play space developments.</p> <p>The Moreland play space hierarchy consists of: 1) District play spaces; 2) Local play spaces, and 3) small local play spaces. The subject site is located close to</p> <p>Relevant references</p> <p>Relevant priorities identified in the Strategy include:</p> <ul style="list-style-type: none"> • Increase awareness of the location of playground facilities – existing and those recently completed • Increase in demand for nature play based play experiences, make better use of the natural environment, landscaping and natural features to enhance play opportunities • Access for all • Increase diversity in age range • Outline the community consultation process • Play spaces for 0-11 year olds • Develop play spaces in line with an agreed planning framework that is applied consistently • Use the features of each site to the best advantage in the design of play spaces so they are as unique as possible • Decrease the dependence on off the shelf modular equipment • Increase the variety of play equipment across similar types of play spaces • Incorporate play spaces that stimulate exploration, imagination and creative play and are accessible and inclusive • Add or upgrade accompanying amenities such as shade, seating, drink fountains, paths and toilets in line with the classification and future design framework • Identify existing play space sites that should be reviewed in consideration of their proximity to other play spaces, opportunities to provide a greater diversity of play spaces within neighbourhoods, and their appropriateness as a play space site • The need to fill gaps in existing service provision • The need to upgrade some district level play spaces in particular and for them to be accessible.
<p>Sport and Physical Activity Strategy 2014-2018</p>
<p>Purpose</p> <p>The aim of the Moreland Sport and Physical Activity Strategy 2014-2018 is to provide Moreland City Council with a strategic document to guide the planning, provision, promotion and advocacy of sport and physical activity, for the next five years and beyond, so that both formal and informal participation in sport and physical activity by all sectors of the community is increased.</p> <p>The three major goals of the Strategy are:</p> <ul style="list-style-type: none"> • Goal 1 - To encourage participation in sport and physical activity; • Goal 2 – To ensure an adequate supply and distribution of good quality sporting infrastructure used in the most effective and efficient manner possible; and • Goal 3 – Ensure Moreland’s approach to improving sport and physical activity in underpinned and well informed by robust policies, strategies and plans.

Strategic Document		
Relevant references		
Relevant strategic actions include:		
<ul style="list-style-type: none"> • Continue to seek opportunities to improve the physical environment of Moreland in a way which encourages greater participation in physical activity (e.g. pedestrianising links between activity centre and other service locations, bike path improvements and new connections); • Continue with current general capital works priorities encompassing: Sport fields and ovals (including surface upgrades); Sportsfield lighting upgrades; other general Infrastructure improvements at open space reserves; and the implementation of sporting reserve masterplans; • Provide more leisure amenity in local parks to encourage informal physical recreation activity; and • Investigate joint school / community initiatives that increase opportunities for sport and physical activity. 		
Moreland Early Years Strategy 2016–2020		
Purpose		
The Moreland Early Years Strategy 2016–2020 provides a framework to improve the wellbeing of children aged 0–12 years living, studying and playing in Moreland. It aims to improve outcomes for Moreland’s children by utilising evidence-based methods to achieve the following:		
<ol style="list-style-type: none"> 1. Improved health, wellbeing and education outcomes for children in Moreland, especially for those children who are vulnerable. 2. An integrated and responsive family and child focused service system in Moreland. 		
<ol style="list-style-type: none"> 1. Moreland becoming a more child friendly city and community. 		
Relevant references		
Relevant strategic actions include:		
<ul style="list-style-type: none"> • Implementing strategic directions for Early Years Infrastructure Planning in Moreland 		
Moreland Later Years Strategy 2014 – 2017		
Purpose		
The Later Years Strategy 2014-2017 articulates ways Council can contribute to positive ageing for residents of Moreland. It is a framework to identify actions to support successful ageing in the community for over 55s.		
Relevant references		
There is no comprehensive cross-Council Action Plan to implement the Later Years Strategy 2014-2017 because it covers a very large and diverse range of issues and concerns a large proportion of the mainstream population. Its primary value is as a policy framework to guide the activities of Council. However, as the lead branch, Aged and Disability Services will undertake the following actions.		
Topic	How it will be done	Responsible
Promote the Later Years Strategy to all Council departments, so staff can include age-friendly practices in their own planning and reporting processes.	Aged and Disability Services will host a cross-Council forum to promote the Later Years Strategy.	Aged and Disability Services.
The interests of older people will be identified and specifically addressed in at least 2 activities in each department throughout the life of this Strategy.	Each Council department will include these 2 activities in their normal planning and reporting. Advice may be sought from the Aged and Disability Services branch on appropriate issues and plans.	All departments, with support from Aged and Disability Services where necessary.
Major Council consultations should include the participation of older people. Where necessary, it will be done in a way that suits the over-55 target group.	Consultations will be conducted within the guidelines of the Communication and Engagement Strategy and will specifically target older people. The Moreland Seniors Panel, an initiative to facilitate the participation of older people in	All departments running major consultations. Aged and Disability Services. Aged and Disability Services.

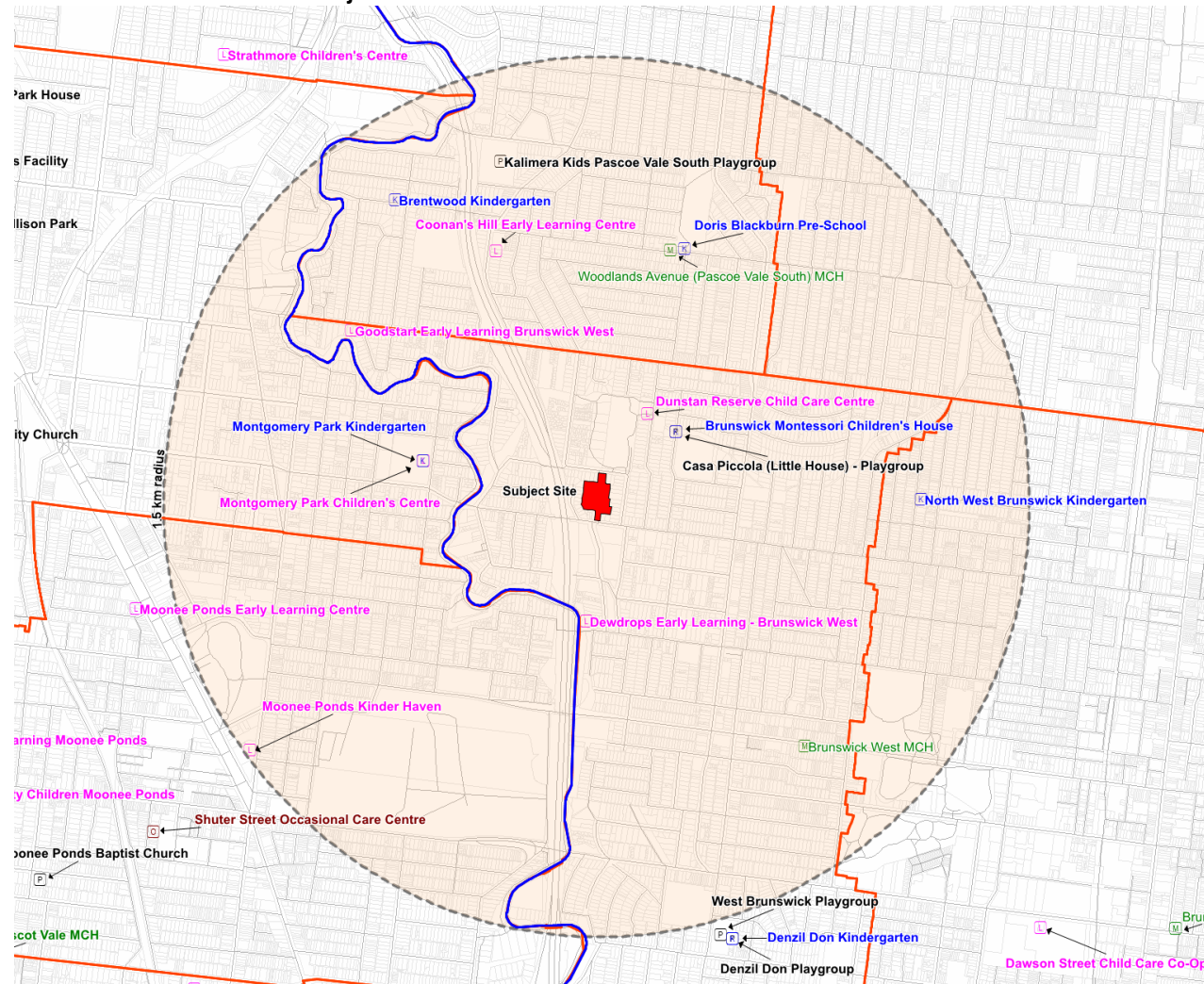
Strategic Document		
	<p>Council consultations, will be reviewed.</p> <p>A Home and Community Care Reference Group will be set up for people using direct support services and other service providers.</p>	
Library Service Strategy 2013/2014 – 2017/2018		
<p>Purpose</p> <p>Moreland’s Library Service Strategy 2013/2014 – 2017/2018 has been developed as a key policy document for Council over the next five years to outline the directions for Moreland’s library service in response to community needs and aspirations.</p> <p>A five year strategic action plan has been developed from the recommendations received and are underpinned by the following four key strategic objectives:</p> <ol style="list-style-type: none"> 1 Provide inclusive, responsive and innovative library service delivery to help meet the needs of our proudly diverse community. 2 Foster life-long learning, community connectedness, creativity, wellbeing and a reading culture to enrich lives and build resilience 3 Create welcoming, inspiring and purposeful places and spaces that strengthen our libraries as community hubs accessible to all 4 Develop our workforce, networks and partnerships to achieve a culture of innovation, continuous improvement and collaboration 		
<p>Relevant references</p> <p>Relevant strategic actions include:</p> <ul style="list-style-type: none"> • Develop long term library building guidelines for Moreland that include co-location opportunities, design principles, future proofing concepts, functional space requirements and best practice models that suit the needs of the Moreland community • Engage in long term planning for flexible purpose built or renovated libraries as part of the Brunswick Civic and Cultural Precinct Study, Coburg 2020, and master-planning for the former Glenroy Primary School site purchased by Council • Continue to develop the role of the library as a third space / community living room for connection, socialising, life-long learning, relaxation, reading, study and as an alternative space for work • In liaison with the Brunswick, Coburg and Glenroy Place Managers, build on our libraries’ place-making functions and roles as destinations or anchors that draw people to centres. • Implement a five year plan for the progressive updating of furniture and shelving at each of Moreland’s five libraries • Review each library’s layout with external expertise with a view to improve and optimise available space • Continue to ensure our libraries are accessible, and where applicable, work with Council’s MetroAccess Officer to help achieve this objective • Create a computer training room as part of the Brunswick Library structural and remediation building works • Increase seating by a minimum of 20% for Wi-Fi use, reading, study, work and socialising • Provide more interactive technology across our library buildings including interactive screens • Explore opportunities for the installation of ephemeral (non permanent) or permanent public art in or around the vicinity of our libraries to increase the vibrancy of our spaces • Provide more opportunities as appropriate for the display of local community artwork and small exhibitions • Provide more display shelving and attractive and inspiring displays of library materials to promote our collections 		
Moreland Arts and Culture Strategy 2011 – 2016		
<p>Purpose</p> <p>The Moreland Arts and Culture Strategy 2011-2016 makes a commitment to the ongoing development and support of arts activity in Moreland. It is founded on Council’s recognition of the vital role arts and culture plays in the appeal of the municipality and the significant benefits that are derived from its cultural vitality.</p>		
<p>Relevant references</p>		

Strategic Document
<p>Relevant strategic actions include:</p> <ul style="list-style-type: none">• Pursue arts and culture related use of existing buildings, such as the former Coburg Police Station and the Brunswick Town Hall;• Identify and develop an Arts Incubator space in the municipality; and• Develop Public Art Guidelines with information about how to develop effective public art projects for both Council officers and community.
Disability Access and Inclusion Plan 2016-2020
<p>Purpose</p> <p>The vision outlined by the Plan is for an inclusive Moreland community that enables people with disability, their families and carers to fulfil their potential as equal citizens.</p> <p>The Plan has four Key Action Areas:</p> <ol style="list-style-type: none">1. Accessible Places and Spaces2. Inclusive Programs and Services3. Employment and Economic Participation4. Leadership and Civic Participation. <p>Under these key action areas are twelve core Strategies, below. In addition a separate Strategy for monitoring and accountability ensures effective implementation of the Action Plan.</p>
<p>Relevant references</p> <p>Relevant strategic actions include:</p> <ul style="list-style-type: none">• Council will use its statutory and regulatory roles to lead and influence improved inclusion, participation and accessibility of private buildings (eg. private dwellings and businesses) and public spaces (eg. retail shopping precincts) for all members of the community.

Appendix 2 Audit of Existing Community Infrastructure

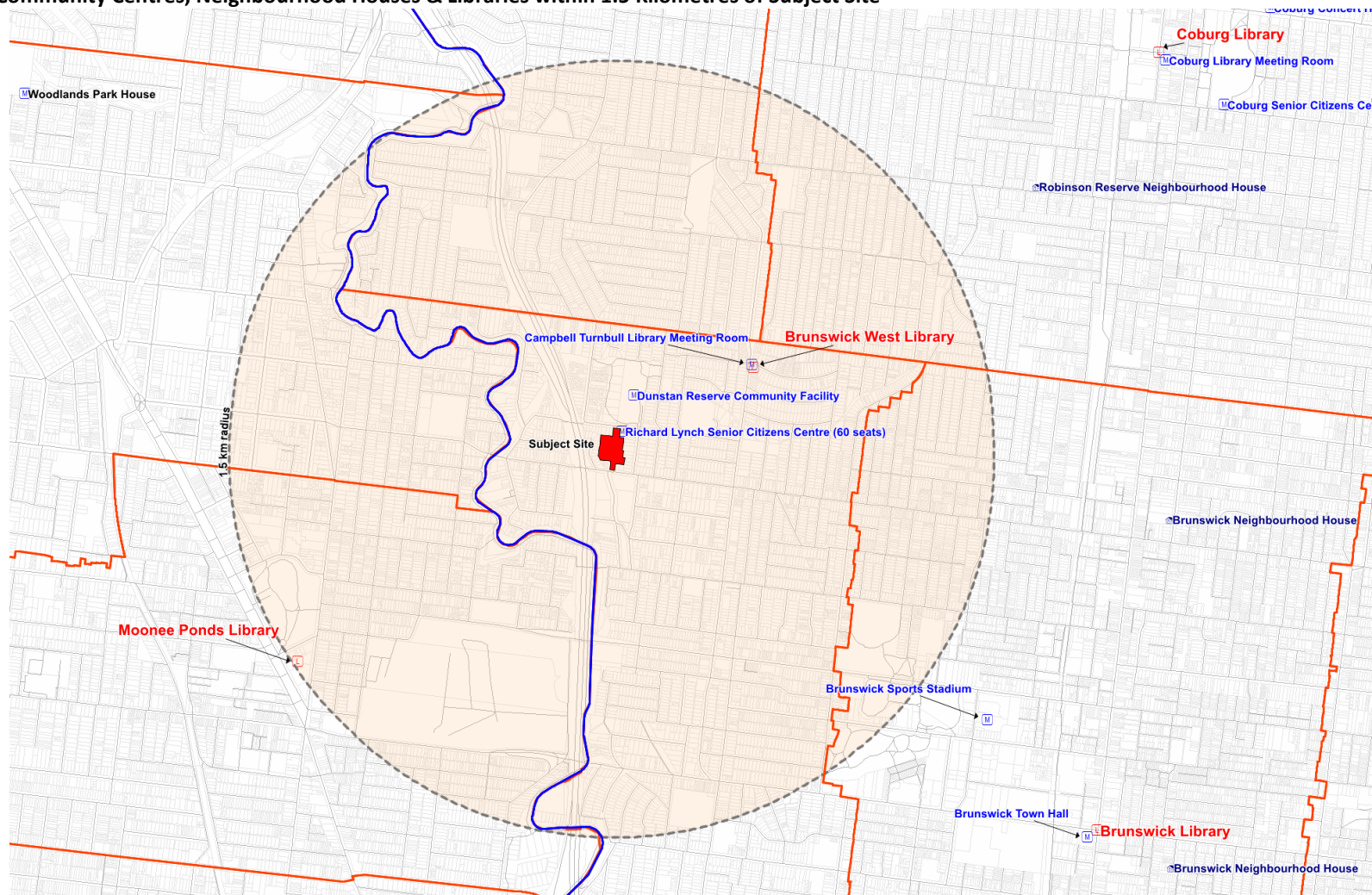
Early Years Services

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



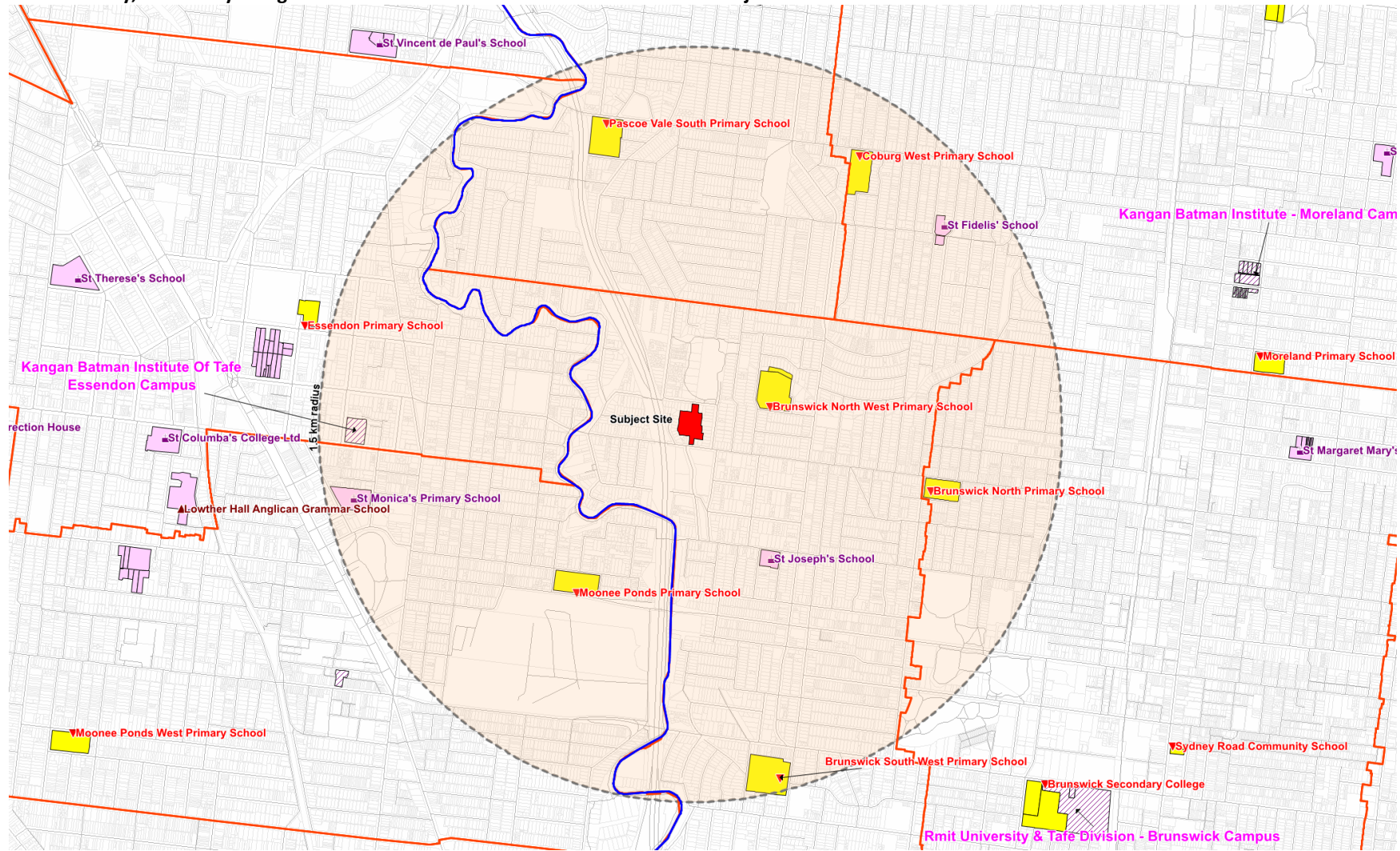
Community Meeting Spaces, Libraries & Learning Centres

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



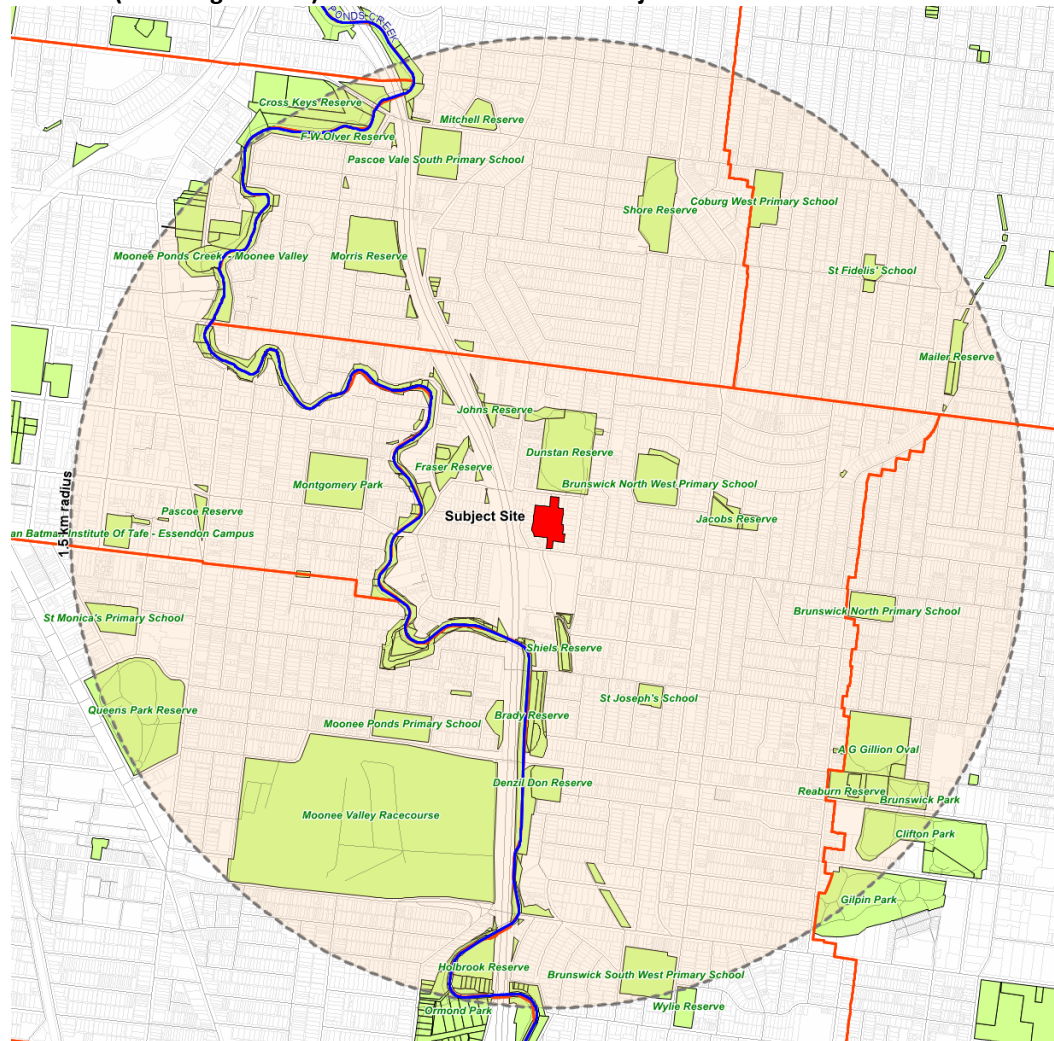
Education Facilities

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



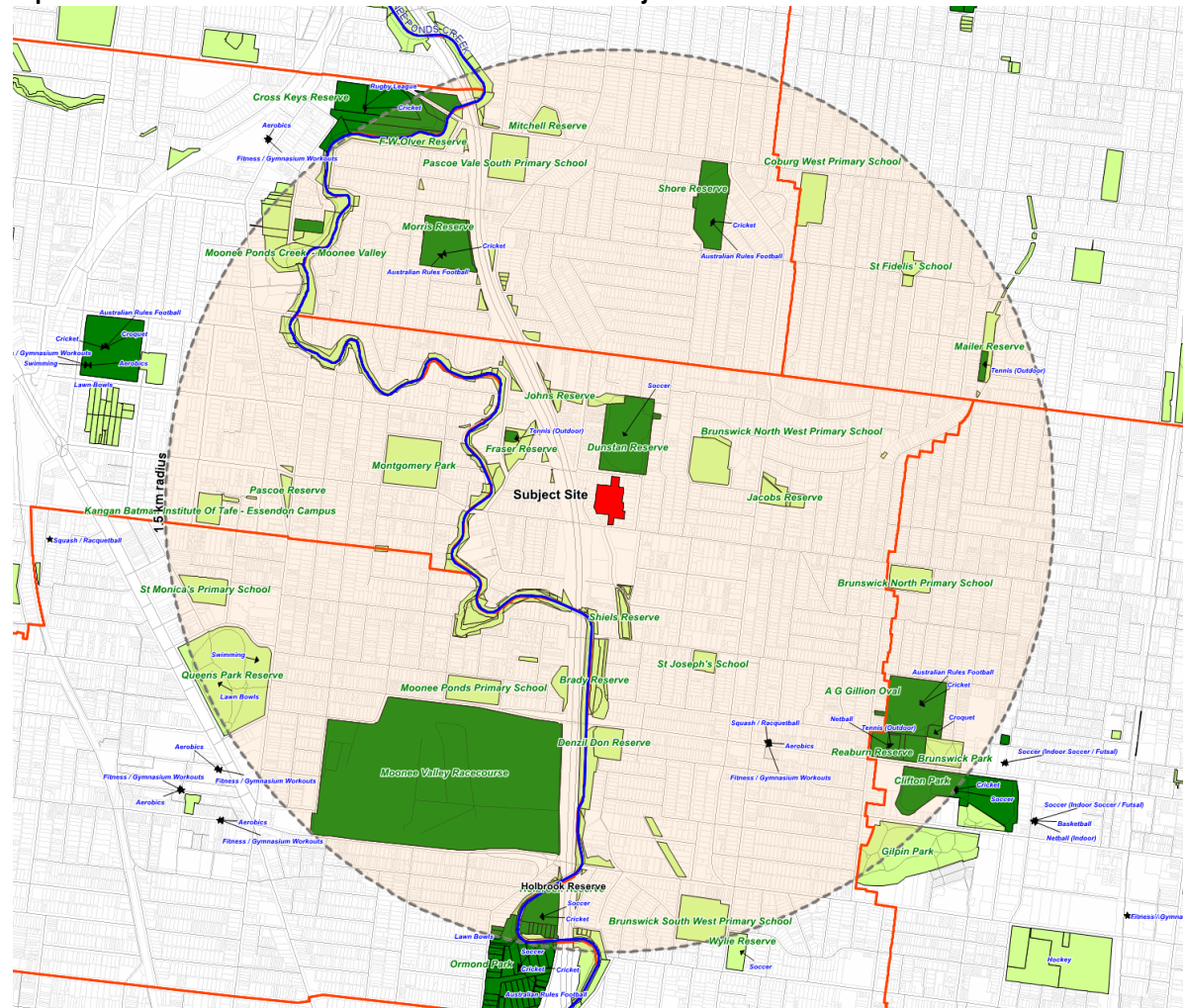
Open Space

Figure 12 – Main Public Open Space Reserves (including schools) within 1.5 Kilometres of Subject Site



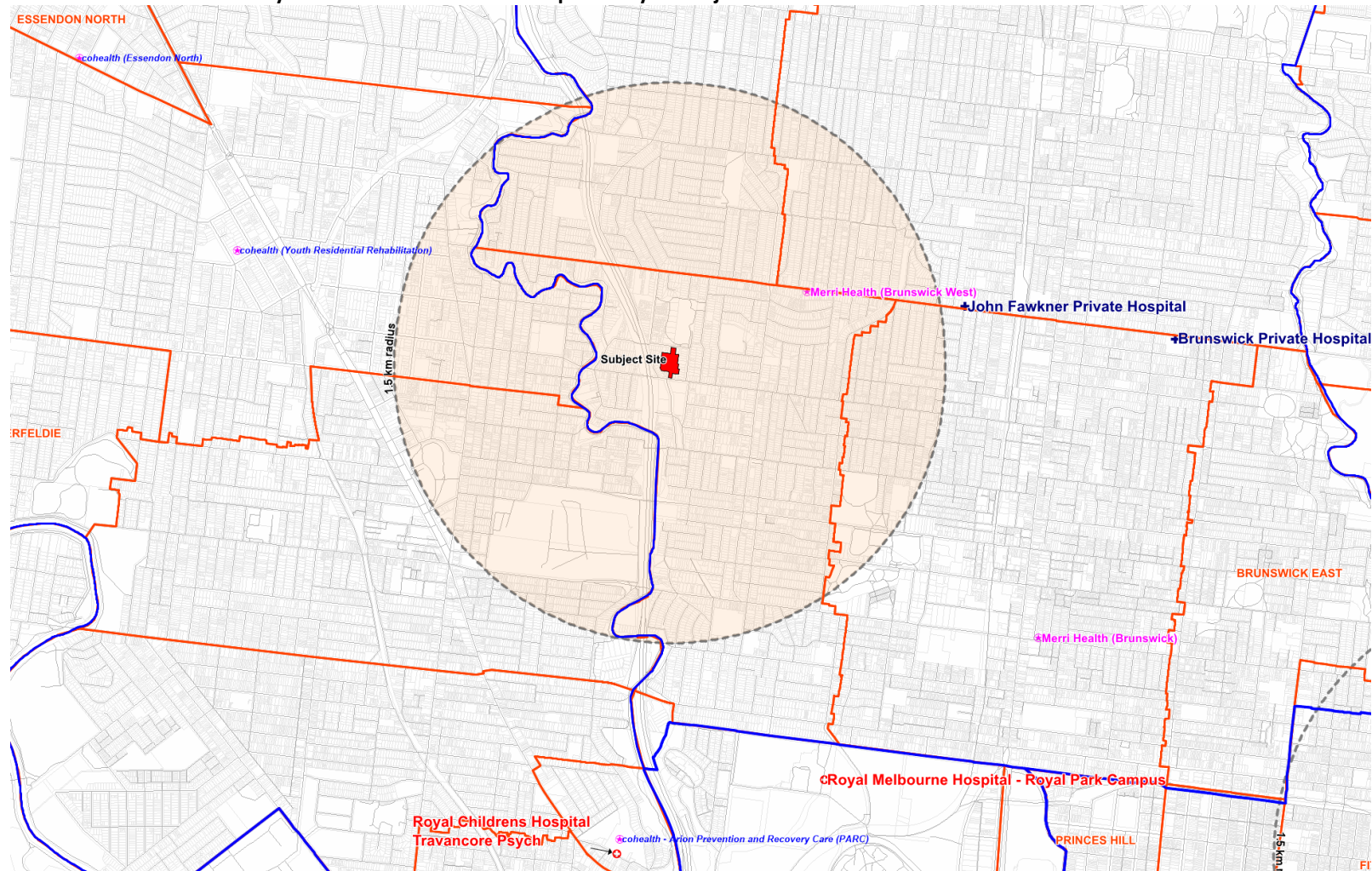
Outdoor & Indoor Recreation Facilities

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



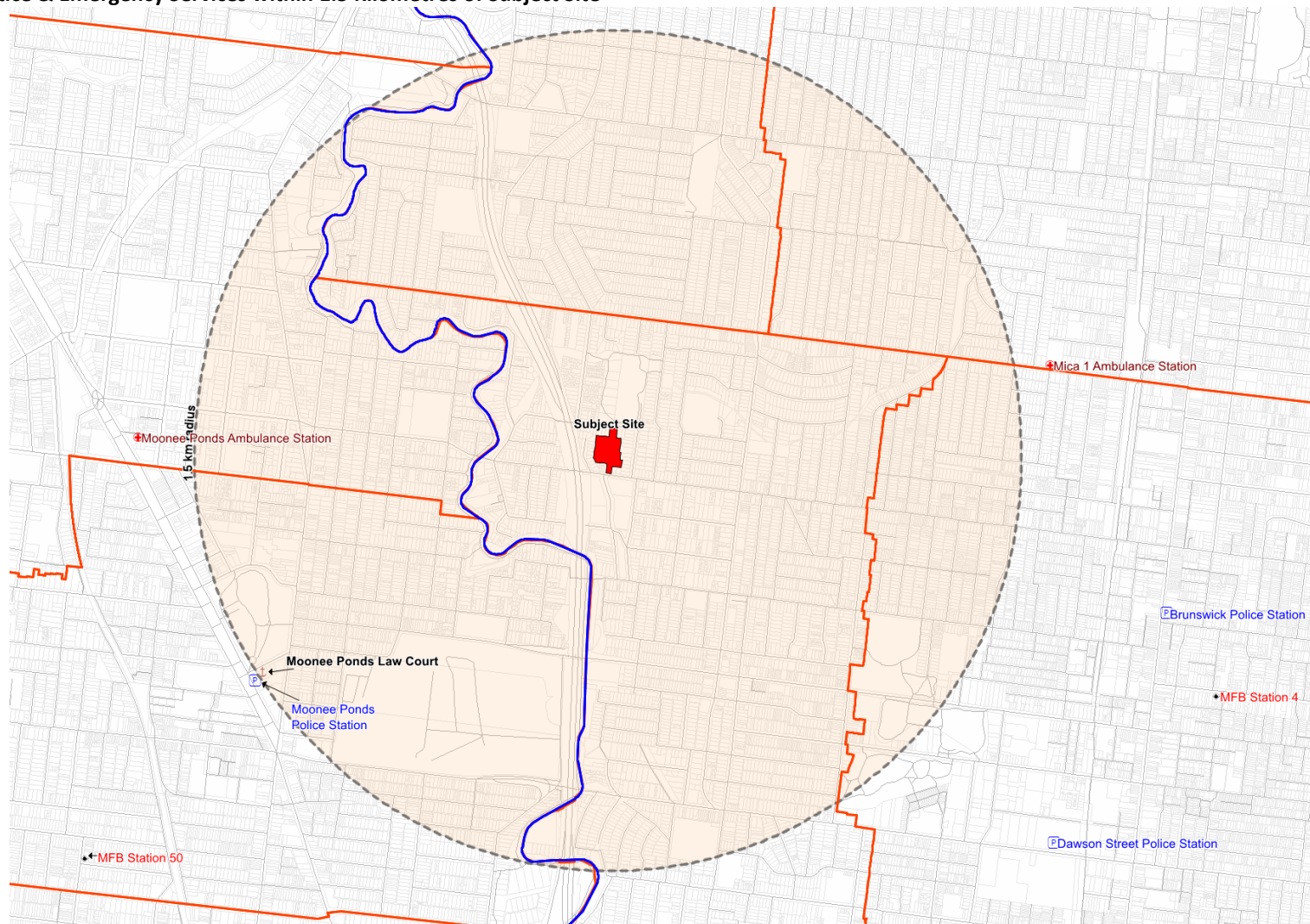
Residential Aged Care Services

Figure 15 – Residential & Other Aged Care Facilities within 1.5 Kilometres of Subject Site



Police & Emergency Services

Figure 16 - Justice & 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: Local and Subregional Rates of Provision (MMCIA)
- *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 268 dwellings.

Table 5 - Description of Social Infrastructure Provision Standards & Demand & Supply Estimates for Development Scenario

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Brunswick West - DHHS	Brunswick West - Private Development	Total Subject Site	Brunswick West by 2036
Open space contribution	2.5%	SQM of land required under the Moreland Planning Scheme for public open space	Moreland Planning Scheme	Refer to total	Refer to total	368	Not available
Organised Sport Facility & Participation Estimates							
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	2
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	14	21	672
Council aquatic / leisure centres	57,000	Approximate total population per facility in Moreland (2016)	ASR Research calculation based on Moreland having 3 Council aquatic leisure centres (2016).	0.0	0.0	0.0	0.3
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	48	93	141	4,787
Walking for exercise	24.3%	As above	As above	42	81	122	4,154
Fitness/Gym	17.6%	As above	As above	30	58	89	3,009
Cycling/BMXing	8.8%	As above	As above	15	29	44	1,504

Gronn Place (Brunswick West) Public Housing Site Preliminary Social Infrastructure Assessment: Final Report

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Brunswick West - DHHS	Brunswick West - Private Development	Total Subject Site	Brunswick West by 2036
Jogging/Running	7.8%	As above	As above	13	26	39	1,333
Swimming/Diving	7.7%	As above	As above	13	26	39	1,316
Golf	4.6%	As above	As above	8	15	23	786
Tennis (indoor and outdoor)	4.2%	As above	As above	7	14	21	718
Netball (indoor and outdoor)	3.5%	As above	As above	6	12	18	598
Basketball (indoor and outdoor)	3.2%	As above	As above	5	11	16	547
Australian Rules football	2.0%	As above	As above	3	7	10	342
Cricket (outdoor)	2.0%	As above	As above	3	7	10	342
Soccer (outdoor)	1.9%	As above	As above	3	6	10	325
Yoga	1.9%	As above	As above	3	6	10	325
Bush walking	1.8%	As above	As above	3	6	9	308
Lawn bowls	1.4%	As above	As above	2	5	7	239
Martial arts	1.4%	As above	As above	2	5	7	239
Dancing/Ballet	1.3%	As above	As above	2	4	7	222
Fishing	0.9%	As above	As above	2	3	5	154
Surf sports	0.6%	As above	As above	1	2	3	103
Football sports	0.2%	As above	As above	0	1	1	34
Participation in Sport & Leisure: Children aged 5 to 14							

Gronn Place (Brunswick West) Public Housing Site Preliminary Social Infrastructure Assessment: Final Report

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Brunswick West - DHHS	Brunswick West - Private Development	Total Subject Site	Brunswick West 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	26	40	953
Swimming and diving	19%	As above	As above	4	8	13	306
Soccer (outdoor)	7%	As above	As above	2	3	5	115
Australian Rules football	16%	As above	As above	3	7	10	244
Netball	8%	As above	As above	2	4	5	126
Basketball	14%	As above	As above	3	6	9	219
Tennis	10%	As above	As above	2	5	7	162
Martial arts	6%	As above	As above	1	3	4	99
Gymnastics	5%	As above	As above	1	2	4	85
Cricket (outdoor)	5%	As above	As above	1	2	3	76
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	54
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	1	1	22
Other organised sports	9%	As above	As above	2	4	6	140

Gronn Place (Brunswick West) Public Housing Site Preliminary Social Infrastructure Assessment: Final Report

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Brunswick West - DHHS	Brunswick West - Private Development	Total Subject Site	Brunswick West by 2036
Early Years Services							
Kindergartens							
% of 4 year olds participating in 4 year old Kindergarten	92%	% 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 Moreland: 92% (2015 data). Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training	3	5	8	179
Total number of enrolments in 4 year old sessional Kindergarten	64%	% 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 Moreland: 36% (2015 data).	2	3	5	115
Number of Kindergarten rooms when proposed policy changes are implemented	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	ASR Research constructed measure assuming one kindergarten room is licensed for 33 places	0.0	0.1	0.1	1.7
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	15
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	5
Maternal & Child Health							
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	0.4	0.6	15
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	1.5
Playgroup							

Gronn Place (Brunswick West) Public Housing Site Preliminary Social Infrastructure Assessment: Final Report

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Brunswick West - DHHS	Brunswick West - Private Development	Total Subject Site	Brunswick West by 2036
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	0.5	0.8	18
Occasional Child Care							
Number of occasional child care places	16	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 Moreland	1.0	1.9	2.9	68
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	0.1	0.1	2.3
Long Day Child Care Centres							
Number of Long Day Child Care places	209	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 Moreland	3	6	10	228
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	0.1	0.1	2
Community Centres, Meeting spaces, Neighbourhood Houses & Libraries							
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	0.1	0.1	4.1

Gronn Place (Brunswick West) Public Housing Site Preliminary Social Infrastructure Assessment: Final Report

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Brunswick West - DHHS	Brunswick West - Private Development	Total Subject Site	Brunswick West by 2036
multipurpose community meeting space seating capacity	130	Total number people per seat	ASR Research constructed measure	2	3	5	152
Neighbourhood Houses							
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	0.9
Libraries							
Number of library loans annum	7.2	Total loans per person	Public Libraries Victoria Network, 2015-16 PLVN Annual Statistical Survey (2016), Moreland Libraries	1,507	2,931	4,438	142,286
Number of library visits per annum	4.4	Total visits per person	Public Libraries Victoria Network, 2015-16 PLVN Annual Statistical Survey (2016), Moreland Libraries	921	1,791	2,712	86,953
Number of library facilities	3.1	Library facilities per 100,000 people	Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision (MMCIA). A provision rate of library facilities equal to that documented by the MMCIA report (2015) for the City of Moreland	0.0	0.0	0.0	0.6
Education Enrolment & Facility Estimates							
Primary Schools							
Govt Primary Enrolment	55%	% of 5-11 year old population	Australian Bureau of Statistics, 2011 Census of Population and Housing, based on data for Moreland Local Government Area	9	18	27	632
Catholic Primary Enrolment	26%	% of 5-11 year old population	As above	4	9	13	299
Non Govt Primary Enrolment	10%	% of 5-11 year old population	As above	2	3	5	115
Total Primary Enrolment	90%	% of 5-11 year old population	As above	15	29	45	1,034
Secondary Schools							

Gronn Place (Brunswick West) Public Housing Site Preliminary Social Infrastructure Assessment: Final Report

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Brunswick West - DHHS	Brunswick West - Private Development	Total Subject Site	Brunswick West by 2036
Govt Secondary Enrolment	52%	% of 12-17 year old population	Australian Bureau of Statistics, 2011 Census of Population and Housing, based on data for Moreland Local Government Area	6	11	17	463
Catholic Secondary Enrolment	24%	% of 12-17 year old population	As above	3	5	8	215
Non Gov Secondary Enrolment	14%	% of 12-17 year old population	As above	2	3	5	122
Total Secondary Enrolment	90%	% of 12-17 year old population	As above	10	20	30	801
TAFE							
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 Moreland Local Government Area	1	2	3	90
TAFE Full-Time Enrolment (25+)	0.6%	% 25 + year old population	As above	1	2	3	93
TAFE Part-Time Enrolment (15 to 24)	2.0%	% of 15-24 year old population	As above	1	1	2	53
TAFE Part-Time Enrolment (25+)	0.8%	% 25 + year old population	As above	1	2	4	121
Universities				4	7	10	356
University Full-Time Enrolment (15 to 24)	31.1%	% of 15-24 year old population	As above	8	16	24	808
University Full-Time Enrolment (25+)	3.3%	% 25 + year old population	As above	5	9	14	480
University Part-Time Enrolment (25 to 24)	3.1%	% of 15-24 year old population	As above	1	2	2	81
University Part-Time Enrolment (25+)	2.3%	% 25 + year old population	As above	3	6	10	331

Gronn Place (Brunswick West) Public Housing Site Preliminary Social Infrastructure Assessment: Final Report

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Brunswick West - DHHS	Brunswick West - Private Development	Total Subject Site	Brunswick West by 2036
Primary & Acute Health Services							
Number of public and private hospital beds	3.6	Number of public and private beds per 1,000 people (Australian hospital statistics 2012–13)	Australian Institute of Health & Welfare, Australian hospital statistics 2012–13	1	1	2	71
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	47
General practices	0.56	Number of general practices per 1,000 people (Melbourne's Inner North, Metropolitan Health Plan)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011	0	0	0	11
Dental services	0.40	Number of dental services per 1,000 people (Melbourne's Inner North, Metropolitan Health Plan)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011	0	0	0	8
Pharmacies	0.30	Number of pharmacies per 1,000 people (Melbourne's Inner North, Metropolitan Health Plan)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011	0	0	0	6
Projected hospital admissions	381	Hospital admissions per 1,000 people (Melbourne's Inner North, Metropolitan Health Plan)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011	80	155	235	7,529
Emergency presentations	244	Emergency presentations per 1,000 people (Melbourne's Inner North, Metropolitan Health Plan)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011	51	99	150	4,822
Drug & alcohol clients	5.9	Drug & alcohol clients per 1,000 people (Melbourne's Inner North, Metropolitan Health Plan)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011	1	2	4	117

Gronn Place (Brunswick West) Public Housing Site Preliminary Social Infrastructure Assessment: Final Report

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Brunswick West - DHHS	Brunswick West - Private Development	Total Subject Site	Brunswick West by 2036
Mental health clients	11.6	Mental health clients per 1,000 people (Melbourne's Inner North, Metropolitan Health Plan)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011	2	5	7	229
Aged Care & HACC							
Aged Care							
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	3	4	153
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	2	2	86
HACC Services							
HACC clients aged 0-69 years	266.1	Per 1,000 target population (Melbourne's Inner North, Metropolitan Health Plan)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011	5	9	14	510
HACC clients aged 70+	361.5	Per 1,000 target population (Melbourne's Inner North, Metropolitan Health Plan)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011	6	12	19	692
Total HACC clients				11	21	33	1,202