SUBURBAN RAIL LOOP EAST

SRL East Draft Structure Plan | Cheltenham

Community Infrastructure Needs Assessment

More Homes For Victorians

VICTORIA State Government

Suburban Rail Loop

PREPARED FOR SUBURBAN RAIL LOOP AUTHORITY

SRL EAST DRAFT STRUCTURE PLAN – COMMUNITY INFRASTRUCTURE NEEDS ASSESSMENT – CHELTENHAM

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Contents

Appendix

Glossary

Term	Definition
The arts sector	The arts can be described as form of expression in one or more of the following art forms: • Arts and crafts (i.e., visual arts, public art, photography and sculpture) • Performing arts (i.e., theatre, dance and music) • Literature • New media arts (i.e., internet, video and electronic music) • Popular culture, films and fashion.
Benchmark / benchmarking	Benchmarking is a method of comparing provision of community infrastructure against evidence-based target levels of provision (that is, 'provision ratios' or 'benchmarks') at a given point in time. Applying benchmarks is by way of a numeric formula that express a specific level of a provision of a specific infrastructure type across a specific population size and geographic catchment. The terms 'benchmark' and 'provision ratio' (see also below) may be used interchangeably.
Community infrastructure	Community infrastructure refers to the facilities and services that serve a community. Well-planned community infrastructure provides equitable access to facilities, spaces and services that support health, wellbeing and inclusion. Community infrastructure is a major contributor to the liveability of a place, helping create amenity and vibrant safe spaces.
Community infrastructure needs assessment	A community infrastructure needs assessment identifies the infrastructure needed to support communities to grow from a wellbeing, social capital and resilience perspective. It involves an assessment of the adequacy of current and forecast infrastructure supply with regard to population-driven demand.
Development context - densities	• **Low-density** refers to stand-alone dwellings, not connected to any other dwelling. • **Medium-density** refers to attached dwellings like semi-detached houses, terraced houses, townhouses, detached units within a strata lot, and apartment buildings with one to two storeys. • **High-density** refers to flats and apartment buildings with three or more storeys.
Provision ratio / rate	The application of 'provision ratios' or 'benchmarks' is a method of comparing provision of community infrastructure against evidence-based target levels of provision at a given point in time. The application of provision ratios is by way of a numeric formula that express a specific level of a provision of a specific infrastructure type across a specific population size and geographic catchment. The terms 'provision ratio' and 'benchmark' (see also above) may be used interchangeably.

Executive summary

As part of the Suburban Rail Loop (SRL) East project, Draft Structure Plans (Structure Plans) are being prepared for the neighbourhoods surrounding the new underground stations at Cheltenham, Clayton, Monash, Glen Waverley, Burwood, and Box Hill.

The Structure Plans will set a vision and framework to guide growth and change in each neighbourhood, while protecting and preserving the character and features people love about them now.

This community infrastructure needs assessment will inform the development of the Structure Plan for Cheltenham.

Purpose of the Cheltenham Community Infrastructure Needs Assessment

This assessment evaluates the current need, provision and condition of community infrastructure, and uses qualitative and quantitative analysis to determine future needs due to population growth in the Structure Plan Area by 2041.

Recommendations to be considered in the Structure Plan are made to help ensure the right amount and type of community infrastructure is delivered to support the growing community and identifies candidate sites to accommodate them.

The recommendations have been developed to guide decisions to ensure the everyday needs for key community infrastructure is accessible from dwellings within a 20-minute walk, or a 20-minute cycle or public transport connection.

Community infrastructure

Community infrastructure refers to the facilities and services that serve a community. Well-planned community infrastructure provides equitable access to facilities, spaces and services that support health, wellbeing and inclusion. Community infrastructure is a major contributor to the liveability of a place, helping create amenity and vibrant safe spaces.

The significant population growth planned for the neighbourhoods surrounding the SRL station at Cheltenham will increase demand on existing community facilities and services, and create demand for more community infrastructure.

This assessment evaluates the number, use and condition of community infrastructure currently serving the local population surrounding the SRL station. It considered the current and future service models adopted by the service provider, together with trends, case studies and best practice. The assessment evaluates current community infrastructure within the 1.6-kilometre local catchment from the SRL station and considers how future planned development will affect provision and needs within the Structure Plan Area.

Based on this evaluation and population projections for 2041, recommendations are made for improving existing community infrastructure, and for providing new community facilities.

The assessment is focused on local-level community infrastructure. This includes community hubs and neighbourhood houses, libraries, arts and creative spaces, maternal and child health services, and sport and recreation facilities. Local governments typically provide these facilities and services. The assessment does not assess infrastructure delivered by the state, the planning for which is being undertaken by the respective state government departments/ authorities.

Findings

Community infrastructure currently located within the 1.6-kilometre local catchment surrounding the SRL station includes libraries, creative spaces, a community hub, neighbourhood houses, maternal and child health services, sporting courts and fields. Their current provision is generally in line with benchmark provision ratios although the provision of libraries does not meet current community needs due to their size and condition.

Parts of the local catchment have limited access to some community infrastructure. For example, walking access to all types of sport courts is particularly limited from some areas.

There is a forecast need for additional library, community hub, creative space and maternal child health facilities in the Structure Plan Area.

The significant population growth projected by 2041 means that if no new or expanded / upgraded community infrastructure is provided for, existing facilities will experience greater demand. This will likely negatively impact their condition, operation and management and other functional elements. The community will experience shortfalls in community facilities and services.

Recommendations

The assessment provides recommendations to enhance the existing community infrastructure to increase its capacity to meet the needs of the current and future local population. Recommendations for new community facilities are provided.

The recommendations are based on a model of co-locating and sharing facilities at central locations for multiple community activities and services where possible. Co-locating spaces and services in locations that are highly accessible by walking, cycling and public transport, such as community hubs, provide commercial and operating efficiencies that generate community value. They also help to activate spaces and promote social interaction.

Potential sites for new community infrastructure are identified, which were determined by applying a set of guiding principles and following consultation with the cities of Kingston and Bayside.

This assessment makes the following recommendations:

- Replace the Highett Library and plan for a **district level-library** with a floorspace of approximately 2100 m^2, co-located with a community hub in a new facility centrally located within the Structure Plan Area, or at the current Cheltenham Library and Community Centre location
- A new co-located **community hub** in a central location within the Structure Plan Area or at the current Cheltenham Library and Community Centre location, noting that existing community hubs are not council-owned
- Retain the current **neighbourhood house** facility and deliver additional neighbourhood house services within a new or upgraded community hub at a central location, or within the current Cheltenham Library and Community Centre
- Retain the current local **creative spaces** and explore additional spaces within a new community hub, particularly if they are located in the south, such as at the Cheltenham Library location
- Retain existing **youth spaces** with no additional floorspace provision required in the Structure Plan Area
- Retain existing **maternal and child health** spaces and plan for one to two new maternal and child health spaces in a central location within the Structure Plan Area, or highly accessible from the central part of the Structure Plan Area
- Meet needs for **field facilities** by:
  - » Exploring and undertaking upgrades to the Highett Reserve through a council master planning process
  - » Upgrading existing facilities, particularly with multiple fields with additional auxiliary elements such as pavilions, toilets and shelters
  - » Increase playable hours of existing fields through increased lighting of field facilities, irrigation, improved natural grass selection, hybrid turf and use of synthetic surfaces, and
  - » Pursue shared-use agreements with schools and private facilities with fields
  - » Consider exploring the need and opportunity for additional provision of regional scale facilities outside of the Structure Plan Area, particularly for competition standard fields into the future.

1 Introduction

Suburban Rail Loop (SRL) is a transformational project that will help shape Melbourne's growth in the decades ahead. It will better connect Victorians to jobs, retail, education, health services and each other – and help Melbourne evolve into a 'city of centres'.

SRL will deliver a 90-kilometre rail line linking every major train service from the Frankston Line to the Werribee Line via Melbourne Airport.

SRL East from Cheltenham to Box Hill will connect major employment, health, education and retail destinations in Melbourne's east and southeast. Twin 26-kilometre tunnels will link priority growth suburbs in the municipalities of Bayside, Kingston, Monash and Whitehorse.

SRL East Draft Structure Plan (Structure Plan) Areas will surround the six new underground stations at Cheltenham, Clayton, Monash, Glen Waverley, Burwood and Box Hill.

1.1 Purpose of this report

This technical report will inform the development of the Structure Plan to guide land use planning and development in the Cheltenham Structure Plan Area of SRL East.

It sets out the assessment of the types, number, use and condition of community infrastructure currently serving the local population surrounding the SRL station at Cheltenham. Based on the assessment and population projections for 2041, recommendations are made for improving existing community infrastructure, and for providing new community facilities.

The recommendations aim to achieve the elements of a 20-minute neighbourhood, where everyday needs are within a 20-minute walk, bicycle ride or public transport trip from home.

1.2 Community infrastructure

Community infrastructure refers to the facilities and services that serve a community. Well-planned community infrastructure provides equitable access to facilities, spaces and services that support health, wellbeing and inclusion. Community infrastructure is a major contributor to the liveability of a place, helping create amenity and vibrant safe spaces.

This assessment does not assess the need for community infrastructure that is privately delivered such as private pools and gyms. It also does not assess infrastructure delivered by the state, the planning for which is being undertaken by the respective state government departments/ authorities.

Community infrastructure has different service models designed to meet the needs of each type of service and asset. These are divided into local, district and regional-level facilities, with respective population and geographic catchments. For a list of community infrastructure included in this assessment, see Section 2.1.

1.3 Project context

Construction of the SRL East underground stations is underway at Cheltenham, Clayton, Monash, Glen Waverley, Burwood and Box Hill. This provides an opportunity to enhance the surrounding neighbourhoods.

SRL East will support thriving and sustainable neighbourhoods and communities that offer diverse and affordable housing options, with easy access to jobs, transport networks, open space, and community facilities and services.

Visions have been developed in consultation with the community and stakeholders for the Structure Plan Areas and surrounds. The visions set out the long-term aspirations for these areas so they are ready to meet the needs of Melbourne's growing population.

Figure 1.1 shows SRL East in the context of the entire SRL project and Melbourne's rail network.

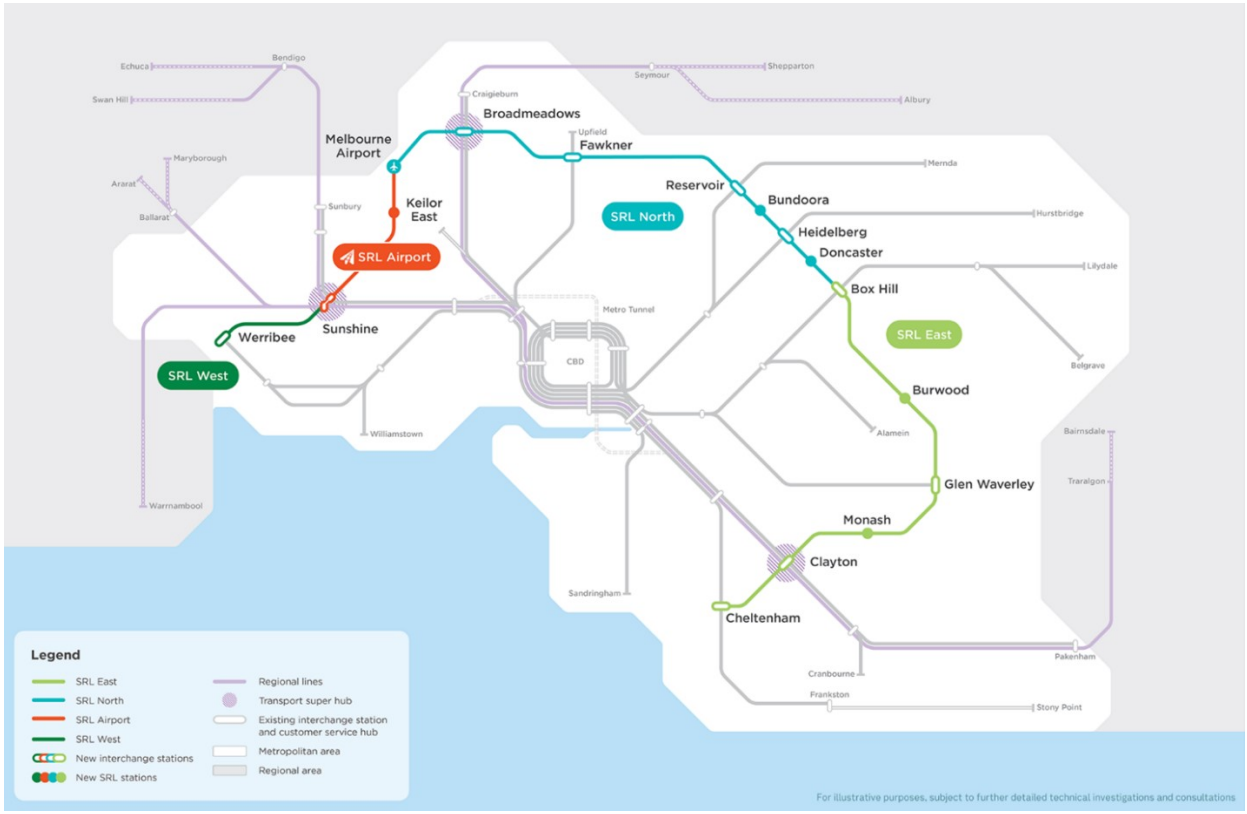

FIGURE 1.1 SRL EAST CONTEXT IN MELBOURNE'S RAIL NETWORK

1.4 Structure planning

Structure Plans are being prepared to help develop the vision for each SRL East neighbourhood.

The Structure Plans cover defined Structure Plan Areas that can support the most growth and change. These areas cover a walkable catchment that extends from the SRL East station entrances. Additional places are included within each defined area as required to make planning guidance more robust and effective, and to align with each community's aspirations and current and future needs.

A Structure Plan is a blueprint to guide how an area develops and changes over a period of time. Structure Plans describe how future growth within the area will be managed in an appropriate and sustainable way to achieve social, economic and environmental objectives. The Structure Plans cover a wide range of matters, such as transport connections and car parking, housing and commercial development, community infrastructure, urban design, open space, water and energy management, climate resilience and sustainability.

By tailoring planning decisions to reflect the needs of a defined area, Structure Plans give effect to the policies and objectives set for these areas and cater for changing community needs. They also provide certainty for residents, businesses and developers by identifying the preferred locations and timing of future land uses, development and infrastructure provision.

Structure Plans take a flexible and responsive approach that enables places to evolve over time.

Planning scheme amendments will be required to implement the Structure Plans into the planning schemes of the cities of Bayside, Kingston, Monash and Whitehorse.

The locations of the SRL stations, Structure Plan Areas and Study Areas are shown in Figure 1.2. The green icon shows the location of the SRL station. The purple line shows the Structure Plan Area boundary. The red broken line shows the Study Area for the community infrastructure assessment, which is the 1.6-kilometre local catchment from the SRL station.

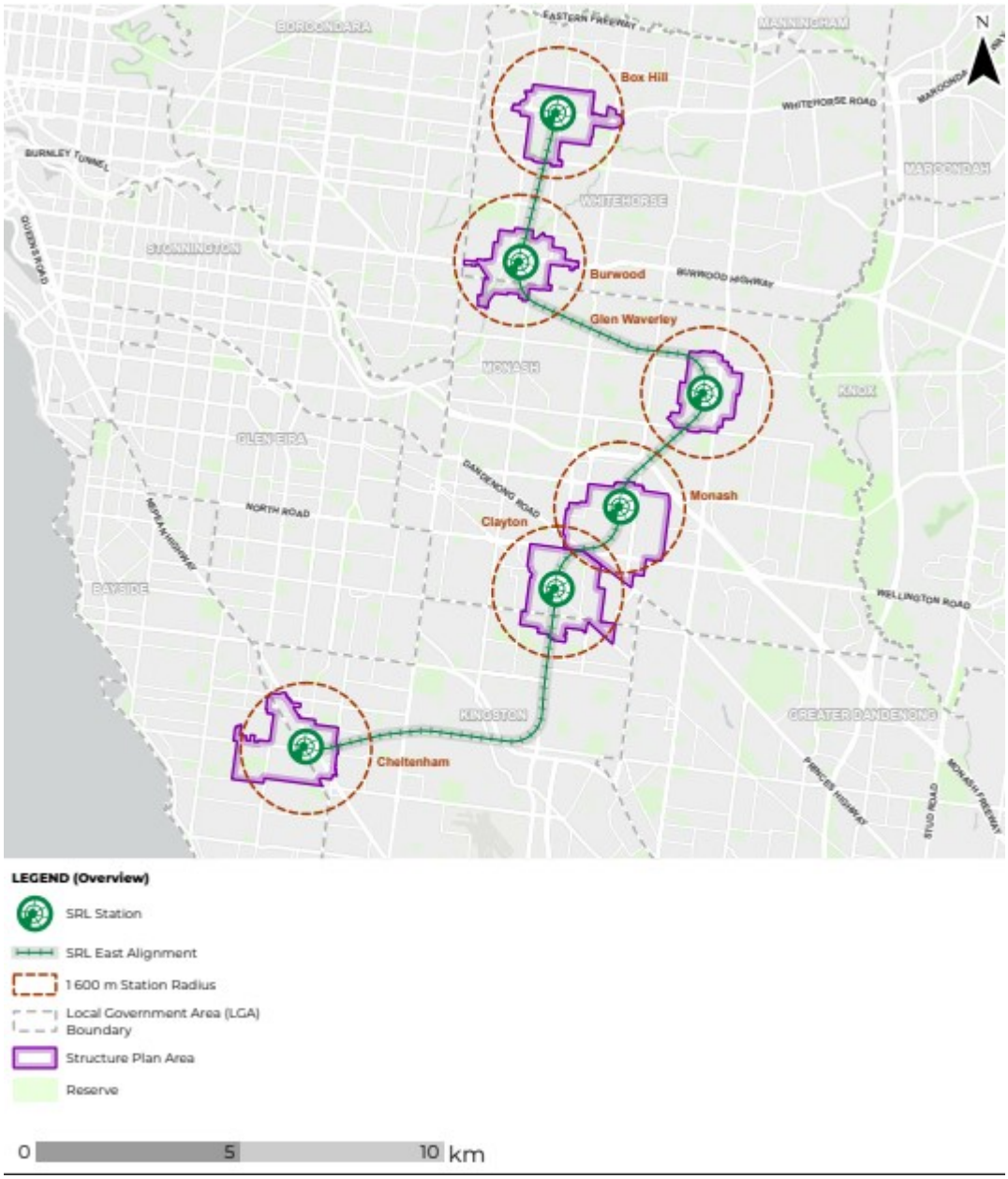

FIGURE 1.2 SRL EAST STATION LOCATIONS AND STRUCTURE PLAN AREAS

1.5 Structure of this assessment

- **Section 1** provides the background and context of the technical assessment.
- **Section 2** explains the methodology for the technical assessment.
- **Section 3** defines the Structure Plan Area and its context.
- **Section 4** summarises legislation, policies and other documents relevant to the assessment.
- **Section 5** describes the drivers for change arising from policy and research, and outlines principles for planning future community infrastructure.
- **Section 6** sets out the findings of the assessment. It outlines the current and future needs and considerations that impact planning of community infrastructure in each Structure Plan Area.
- **Section 7** sets out the recommendations to consider when developing the Structure Plans.

2 Methodology

The methodology for this community infrastructure needs assessment was based on standard social-infrastructure methods. This includes a quantitative review of the number of facilities generated by population, as well as an understanding and qualitative review of existing community infrastructure and services.

The assessment considers the current context (using 2021 ABS Census population data) to identify current need, provision and condition of community infrastructure. The future 2041 needs assessment was based on projected population growth in the Structure Plan Area.

For this assessment, population projections have been considered for the Structure Plan Area, as well as the wider 1.6-kilometre local catchment. It is important to distinguish that the primary focus is on the Structure Plan Area, and the 2041 population projection, which is the main consideration in the structure planning process.

The methodology for this technical assessment follows the core steps outlined below, which are further expanded in Appendix A.

Part A – Establishing context, policy drivers and assessment metrics

- **Study Area definition** – the Study Area for the assessment was identified. The Study Area comprises the Structure Plan Area and a 1.6-kilometre radius around the SRL station at Cheltenham. The 1.6-kilometre local catchment was selected as the catchment for local community infrastructure likely to service the Structure Plan Area. Community infrastructure just outside the 1.6-kilometre local catchment area was also identified where it serves the population in the Structure Plan Area. This is referred to a district-level infrastructure (within 5 kilometres of the SRL station) or regional-level infrastructure (within 10 kilometres of the SRL station). More information on the Study Area is provided in Section 3 and Appendix A.
- **Policy review** – legislation, policies and documents relevant to the community infrastructure needs assessment and to land use planning and development in the Structure Plan Area were reviewed. This provided understanding of the current and long-term planning frameworks of Bayside and Kingston City Councils, and their overarching requirements and policy drivers (see Section 4).
- **Stakeholder engagement** – discussions with officers from the City of Kingston furthered understanding of council policy and planning frameworks for community infrastructure, as well as emerging needs and preferences for different operational models to meet local community needs, expectations and preferences. Information on the capacity and condition and fit-for-purpose status of community infrastructure was sought.
- **Desktop research** – research was undertaken to understand key social trends relating to formal sport participation and contemporary models for delivering community infrastructure (see **Section 5).**
- **Establishment of community infrastructure planning principles** – principles for community infrastructure planning were established that considered the legislative and policy drivers, engagement and research findings.
- **Benchmarking metrics** – assessment parameters were defined to establish appropriate measures and scoring to assess current and future need for each community infrastructure type (see Section 2.1.1). This included measures for the existing development context (low to medium-density profiles) and measures to guide appropriate community infrastructure provision and accessibility in the future development context (medium and high density). This helped provide measures that reflect the intended future context and support the 20-minute neighbourhood planning principles within the Structure Plan Area.

Part B – Assessment of community infrastructure needs

- **Assessing current needs** – a quantitative and qualitative assessment was undertaken across the community infrastructure network to understand current local needs (2021). This involved:
  - » Identification of current and planned community infrastructure across the 1.6-kilometre local catchment, the 5-kilometre district catchment and the regional 10-kilometre catchment (see Appendix C)

- A provision assessment of current and planned community infrastructure against existing population data and benchmarked provision ratios for each community infrastructure type, to identify current or emerging gaps
- A qualitative review of the condition, capacity (fit-for-purpose) and future growth potential (design life) for each facility (where information was available)
- An accessibility review and gap identification of the existing facilities with relation to their location to the local catchment area and benchmarked measures of walking, cycle and public transport connections.

- **Assessing future needs** – a quantitative assessment was undertaken across the community infrastructure network to understand likely future needs based on forecast population growth (2041). This involved:
  - A provision assessment of current and planned community infrastructure against future population data and benchmarked provision ratios for each community infrastructure type
  - A review of the overall current provision of each community infrastructure type to understand gaps in the number of facilities, location and the accessibility of facilities, the relationship with current operating models, and changing or preferred models of service delivery
  - The findings for each community infrastructure provision are identified, including facility size and options for future delivery.

Part C – Place considerations, candidate site selection criteria and recommendations

- **Place considerations** – the assessment findings, policy drivers, drivers for change and principles for community infrastructure planning were applied to the Structure Plan Area context to create holistic place-responsive recommendations. For example, these may draw together several services into one service model. The principles of infrastructure planning were applied to identify opportunities.
- **Site and location identification criteria** – a series of criteria were established to help guide the selection of preferred locations for community infrastructure.
- **Recommendations** – based on the applied methodology, the report concludes with recommendations for new, replaced or enhanced community infrastructure within the Structure Plan Area (see Section 7).

2.1 Scope for assessment

Community infrastructure is planned as a network of services that extend across neighbourhoods, suburbs and municipalities.

Some services are provided regularly at the local level to serve the local catchment, while others are provided centrally to service a wider district or regional catchment. This is particularly the case for libraries and sports, where a hierarchy of community infrastructure offers different standards of infrastructure (sporting facilities cater for different competition standards) and types of service provision (libraries cater for different book collections and educational and training services).

This assessment is focused on local-level community infrastructure, which services approximately 20,000 people who generally live within 1.6 kilometres of an activity centre, or in this case, the SRL station. This 1.6-kilometre local catchment is the Study Area for this assessment.

District and regional-level community infrastructure that service a wider catchment may also be located within the Structure Plan Area or the 1.6-kilometre local catchment. The assessment accepts that geographic catchments and accessibility expectations will change as the Structure Plan Area changes, as discussed in Section 3.

The assessment does not include higher-order community infrastructure provided only at the district and regional scale such as aquatic centres as these serve populations that far exceed that of the Structure Plan Area and are therefore best planned for at the municipal or regional level. As noted in Section 1.2, the assessment does not assess the need for community infrastructure that is privately delivered or delivered by the state.

Table 2.1 shows the range of community infrastructure types included in this assessment, and their population catchment classification as local (1.6 kilometre radius), district (5-kilometre radius) or regional (10-kilometre radius).

This assessment recognises that service models may not match the current or future geographic catchments.

The current service model provision is captured in the assessment parameters provided in Section 2.1.1.

The current network and hierarchy of facilities serving the Structure Plan Area is discussed in Section 3 and Section 6.

Further definition of community infrastructure hierarchies is provided in Appendix B.

TABLE 2.1 COMMUNITY INFRASTRUCTURE TYPES BY CATCHMENT

CATCHMENT	TYPOLOGIES ASSESSED	TYPOLOGIES EXCLUDED
LOCAL (1.6 KM)	• Community hubs (multi-purpose) • Neighbourhood houses (Community halls (including scouts, men's sheds and girl guide halls) are not included in this definition.) • Libraries • Creative spaces • Youth centres / spaces • Maternal and child health services • Kindergartens (limited/partial) • Local sport and recreation: » Indoor and outdoor multi-purpose courts » Tennis courts » Outdoor field facilities	• All primary schools • Medical general practitioners (GPs) (Family medicine) • Childcare • Aquatic recreation facilities (these are usually provided with a district service model)
DISTRICT (5 KM)	• Arts facilities • Sport and recreation infrastructure: » Tennis courts » Outdoor field facilities	• Social and health service hubs • All high schools • Halls • Aquatic recreation facilities
REGIONAL (10 KM)	• Arts facilities • Sport and recreation infrastructure: » Tennis courts » Outdoor field facilities	• Universities • Technical and further education facilities (TAFE) • Aquatic recreation facilities

The Department of Education is working with the cities of Kingston and Bayside to establish future kindergarten needs to support population growth as well as the Victorian Government's Early Childhood Reform Plan (which includes increasing kindergarten facilities and access to free kindergarten). This work includes the preparation of updated Kinder Infrastructure and Service Plans (KISPs) due to be completed in 2024/25.

To avoid potential duplication and confusion with the Department of Education led assessments, only a high level assessment of kindergarten provision was undertaken looking at the number of kindergarten providers within the 1.6-kilometre local catchment to identify where a future need may arise. Specific recommendations on the number of new kindergartens required to service the future need (2041) of the Structure Plan Area are not made.

2.1.1 ASSESSMENT PARAMETERS

Assessment parameters were adopted to measure existing and future community infrastructure needs in the Structure Plan Area. The parameters recognise that the development setting across the Study Area will see different levels of future density and change, as shown in Table 2.2. The relationship between lower-density and higher-density areas is further described in Section 3.

The parameters were informed by benchmarking, case studies, policy drivers and research, along with analysis of the current and planned service models provided (see Section 4 and Section 5) to measure the existing levels of provision and the future provision requirements.

2.1.1.1 Quantitative parameters

The quantitative parameters were developed to support the achievement of the highly accessible neighbourhoods. The parameters were informed by lessons and outcomes in successful high-density cities including Copenhagen, London, Malmo, New York and Montreal. The rationale and sources for the parameters is provided in Appendix B.

Each typology was considered with regard to how it is currently planned and delivered within the local government area. This includes analysis of current distribution of community infrastructure facilities across the local, district or regional catchments and who the service providers are.

Table 2.2 outlines the parameters used to measure each community infrastructure type within the Study Area. The service model and service provider are included to provide context to the measures. The measures include:

- **Provision ratio** – this outlines the best practice ratios for the minimum number of residents to generate a need for a community infrastructure facility. It is expressed as *number of facilities: number of population*.
- **Space requirement** – this is the best practice square metre area (m^2) required for a community infrastructure facility. This is expressed as *square metre: population number*, or *square metre area for the facility* (such as the area required for a basketball court). For sporting requirements, the number of courts are detailed.
- **Accessibility** – this is provided in response to the service level of local, district or regional community infrastructure facilities. It is expressed as the *distance / time or mode* that residents should reasonably be expected to travel to access the community infrastructure typology in the Structure Plan Area. For context, the expected access within the wider local catchment beyond the Structure Plan Area is identified.

It is important to recognise these parameters when assessing current and future needs, and to guide recommendations for future provision. They are not targets and need to be considered with the qualitative parameters below, as well as preferred service models (which are increasingly seeing a shift from multiple smaller facilities to fewer large facilities, as discussed in Section 5).

TABLE 2.2 ASSESSMENT PARAMETERS

INFRASTRUCTURE TYPE	CURRENT OR PLANNED SERVICE MODEL	SERVICE PROVIDER	PROVISION RATIO Facility: population	SPACE REQUIREMENT m^2: population	ACCESSIBILITY
Library Libraries can be stand-alone facilities or integrated as part of larger multi-purpose facilities, where they typically form the anchor facility.	District	Local council	1:20,000	62:1000	*Structure Plan Area:* Located centrally within a 20-minute walk, ride or public transport connection. *Local catchment:* Located within 400-m of multi-modal transport hub to enable highly accessible public transport connection from a 3.5-km catchment.
Multi-purpose community hub Community hubs can be a single building or several buildings and can have associated outdoor social meeting areas to provide support services and activities. Community hubs provide adaptable program spaces to diverse sectors to meet different community needs.	District	Local government facilities with not-for-profit organisations supported by Victorian Government and local government grants and funding.	1:25,000	80:1000	*Structure Plan Area:* Located centrally within a 20-minute walk, ride or public transport connection. *Local catchment:* Located within 400 m of multi-modal transport hub to enable highly accessible public transport connection from a 1.6-km catchment.

INFRASTRUCTURE TYPE	CURRENT OR PLANNED SERVICE MODEL	SERVICE PROVIDER	PROVISION RATIO Facility: population	SPACE REQUIREMENT m^2: population	ACCESSIBILITY
Neighbourhood house Non-profit and community-based facilities and services that offer a range of local services such as adult education, as well as small community meeting spaces. There were traditionally provided as relatively small stand-alone facilities.	Neighbourhood. These are not recommended within the Structure Plan Area.	Local government Australian Neighbourhood Houses and Centres Association Not-for-profit community groups	1:15,000	80:1000	*Structure Plan Area:* Not recommended within the Structure Plan Area – a community hub model is recommended. *Local catchment:* For low-density residential areas, located within a 20-minute walk, ride or public transport connection, no greater than 2.5 km. For high-density areas, shift to a district community hub model.
Youth centres / spaces general Spaces for 12 to 17-year-olds to access recreation, social activities and support. Youth centres / spaces can be stand-alone or delivered in general-purpose and flexible community hubs.	District	Local government in collaboration with community organisations and the private sector.	1:3000 12 to 17-year-olds 1:10,000 – *spaces* provided 1:30 – 60,000 – dedicated facilities	80:1000 (12 to 17 year olds)	*Structure Plan Area:* Located centrally within a 20-minute walk, ride or public transport connection. *Local catchment:* Located within 400 m of multi-modal transport hub to maximise accessibility from the 1.6-km catchment and enable a diversity of accessibility or Distributed evenly for equity of access if multiple centres are required.

INFRASTRUCTURE TYPE	CURRENT OR PLANNED SERVICE MODEL	SERVICE PROVIDER	PROVISION RATIO Facility: population	SPACE REQUIREMENT m^2: population	ACCESSIBILITY
Maternal and child health services The Victorian Maternal and Child Health Service is a free universal primary health service available to all Victorian families with children aged from birth to school aged.	Neighbourhood and district	Funded 50:50 between Victorian Government and local government.	1:10,000	100:1000	*Structure Plan Area:* Located centrally within a 20-minute walk, ride or public transport connection. *Local catchment:* Located within 400 m of multi-modal transport hub to maximise accessibility from 1.6-km catchment and enable a diversity of accessibility. The delivery model must be considered across a municipality to provide equity of access to all residents, delivered 2 km for 95% of the population.
Local creative spaces Local creative spaces cater for wide-ranging activities, with some captured within existing facilities like libraries and multi-purpose community hubs. In contemporary integrated provision models, creative spaces may constitute a range of designated space types and sizes within community hubs.	District	Local government Victorian Government (Creative Victoria)	Local spaces 1:20,000 District facilities 1:50,000	District facilities up to 5 rooms.	*Structure Plan Area:* Within a 20-minute walk, cycle or public transport connection. *Local catchment:* Within 30-minutes by public transport.

INFRASTRUCTURE TYPE	CURRENT OR PLANNED SERVICE MODEL	SERVICE PROVIDER	PROVISION RATIO Facility: population	SPACE REQUIREMENT m^2: population	ACCESSIBILITY
Indoor courts Local facilities for junior training and minor / small competitions and informal play. Facilities have limited ancillary infrastructure and maybe co-located with other small-scale community infrastructure or fields. District-level indoor court facilities are usually host headquarter facility for clubs and/or associations. They are designed and managed to cater for at least two sports where appropriate and practical. Regional facilities cater for specialist sporting facilities, hosting regional and state events and support a centralised competition involving teams from the municipality and beyond.	Local and district	Local government Victorian Government (Sport and Recreation Victoria)	Local 1:20,000, facility with 1 to 2 courts	781.4 m^2/court 1 to 2 courts – local 2 to 4 courts – district 5+ courts – regional	*Structure Plan Area:* Within 1 km, acknowledging that accommodating courts may not be possible in a high-density area due to space requirements. *Local catchment* 2 km evenly distributed.
Outdoor courts Local facilities for junior training and competitions and informal play, co-located with other small-scale community infrastructure or fields. District facilities cater for club training and competition and headquarters for clubs and/ or associations. They cater for at least two sports where appropriate. Regional facilities have specialist sporting facilities and host regional and state events.	Local and district	Local government Victorian Government (Sport and Recreation Victoria)	1:8000, facility with 1 court / half court.	781.4 m^2 0.5 to 1 court – local 2 to 8 courts – district 9+ courts – regional	*Structure Plan Area:* Within 1 km, acknowledging that accommodating courts may not be possible in a high-density area due to space requirements. *Local catchment:* 1 km evenly distributed.

INFRASTRUCTURE TYPE	CURRENT OR PLANNED SERVICE MODEL	SERVICE PROVIDER	PROVISION RATIO Facility: population	SPACE REQUIREMENT m^2: population	ACCESSIBILITY
Tennis courts Tennis courts are courts used exclusively for tennis. They may be co-located with open spaces, fields and/or other outdoor courts, and also larger sport and recreational facilities. At the regional level, the courts generally cater for regional level competition, potentially being able to facilitate state to national competitions. Facilities with more than 8 courts may be considered a regional facility.	Local and district	Local government Victorian Government (Sport and Recreation Victoria)	1:5000 (Facility with 1 to 4 courts per total population)	1 to 4 courts / facility – local 5 to 8 courts / facility – district 9+ courts / facility – regional	*Structure Plan Area:* Within 1 km, acknowledging that accommodating courts may not be possible in a high-density area due to space requirements. *Local catchment:* 2 km evenly distributed.
Field facilities Fields are outdoor sports grounds dedicated to active recreation (as opposed to open spaces used for passive recreation). Local – lower-level competitions and informal play, with no ancillary infrastructure (such as club facilities, change rooms) but may include toilet facilities District – associated with club facilities. This includes an adjacent pavilion with ancillary infrastructure supporting multiple sports. Regional – accommodate higher league / competition club(s), catering to regional to state-level competitions. Grandstands are always present alongside the pavilion, with flood lighting.	District	Local government Victorian Government (Sport and Recreation Victoria)	1:5000	Local – single field District – single+ field, club and club facilities. Regional – single field+, club and club facilities and includes a grandstand.	*Structure Plan Area:* Within 1 km, acknowledging that accommodating fields may not be possible in a high- density area due to space requirements. *Local catchment:* 1 km evenly distributed.

2.1.1.2 Qualitative parameters

This assessment employed the following qualitative parameters to help assess the condition, utilisation and capacity of existing community infrastructure facilities within the Study Area:

- Building condition – ratings from very poor to very good based on the asset management ratings of the cities of Kingston and Bayside.
- Capacity – rating of current capacity and potential of facility to support increased use, informed by advice from the cities of Kingston and Bayside.
- Utilisation – rating of current capacity and potential of facility to support increased use drawing on advice from the City of Kingston.

It should be noted that advice from the City of Kingston on the potential of a community infrastructure facility to support increased population were observations relating to current conditions only, and were not based on the assessment of population growth forecasts for the Structure Plan Area.

2.1.2 ASSESSMENT SCORING

Standardised scoring was established for the quantitative and qualitative parameters to assist with providing a moderated assessment across each community infrastructure type and each Structure Plan Area.

The scoring applied is as follows:

Provision ratios

Where population is measured against the existing and planned facilities, the ratings shown in Table 2.3 were applied.

TABLE 2.3 PROVISION RATIOS SCORING

FACILITIES PER POPULATION MEASURE	Facilities in surplus, or less than 0.1 facilities required	0.1 – to 0.8 facilities required	More than 0.8 facilities required
FINDINGS	No or negligible gap, or oversupply	Emerging gap	Significant gap

Facility condition

Information provided by the City of Kingston was used to assess the condition, quality, capacity and utilisation, using a five-scaled ranking from very good to poor, with 3 being fair, average or no change required. Where no information was available for a facility, a neutral score was applied (3 – Fair) to not bias the outcome. The scores are shown in Table 2.4.

TABLE 2.4 FACILITY CONDITION SCORING

DESCRIPTION	Fully meets or exceeds expectation	Minor impact or limitation on expectations	Average or fair condition with basic expectations met	Poor condition of significant impact to expectations	Expectations not met or severe impact
FINDINGS	5 – Very good	4 – Good	3 – Fair	2 – Poor	1 – Very poor

Accessibility

Accessibility was measured according to the benchmarked level of service to determine overall accessibility to the population within the Structure Plan Area and the wider 1.6-kilometre local catchment, with the ratings shown in Table 2.5 applied.

TABLE 2.5 ACCESSIBILITY RATINGS

ACCESSIBILITY TO COMMUNITY INFRASTRUCTURE TYPE	Facilities meet the criteria	There are some areas within the 1.6-km local catchment that do not meet the criteria	Most areas do not meet the criteria
FINDINGS	Good accessibility	Fair accessibility	Poor

2.1.3 CANDIDATE SITE IDENTIFICATION CRITERIA

Through development of this assessment and application of the methodology presented above the following criteria have been established to guide the selection of potential locations for community infrastructure:

- **New sites are locally accessible** via existing or future walking, cycling and public transport networks.
- **Located in an activated area.** By locating sites in an activated area, where other community infrastructure, retail or other amenities are present, the community infrastructure can be more visible, which can enhance utilisation and liveability is improved for local communities.
- **Site contributes to the network of local community infrastructure** and maximises walkable accessibility for residents.
- **Site has, or is anticipated to have, availability to be developable within the structure planning period**. This is subject to further investigation, noting that no costing, financial appraisal or site investigations have been undertaken.
- **Prioritisation of sites include utilisation of Council land where possible as a priority.** The next preference is for state-owned land and new acquisition as a last priority. By prioritising Council land, costly and timely processes associated with land acquisition can be minimised.
- Site has capacity or flexibility to meet changing needs over time.
- **Co-located with other community infrastructure**. The co-location of community infrastructure brings operational efficiency, community accessibility, utilisation and activation benefits. For example, co-locating a smaller community facility with open space can enhance the functionality of both.

2.2 Stakeholder engagement

This assessment builds on previous consultation undertaken for the feasibility, design development and environmental and planning approval phases of the SRL project. The structure planning process has involved comprehensive and robust conversations with the community, councils, key institutions and other stakeholders on the proposed visions and key directions for the Structure Plan Area and surrounds. For further information refer to the SRL Structure Planning Engagement Reports available on the SRL website at https://bigbuild.vic.gov.au/library/suburban-rail-loop/reports/engagement-reports.

Consultations with the City of Kingston and City of Bayside included discussions on community infrastructure. Discussion themes included:

- The current condition, quality, capacity and use of community infrastructure facilities
- Plans or suggestions on how the utilisation of sports fields could be increased through embellishments, lighting, synthetic turf etc
- Estimates of the current level of unmet need for community infrastructure, including any data or evidence that demonstrates the need
- Changes observed in how cultural background influences the use of community infrastructure

- How community profiles (cultural background of communities) have influenced and shaped council strategies and plans for the use and development of community infrastructure.

Consultation with the City of Kingston and the City of Bayside during 2023 and 2024 highlighted the preference for multi-purpose facilities that provide co-located community services. The need for library services was particularly raised, along with the potential to improve community convenience by bringing together other services, notably as a co-located community hub.

Emphasis was placed on considering the role and district service model of existing libraries for meeting growing demand, such as the Highett and Cheltenham libraries. The collocation and potential consolidation of existing multi-purpose facilities and services was another theme of conversations with the City of Kingston and in written documentation.

City of Kingston officers noted that community engagement on its Arts and Libraries Strategy highlighted a preference for art in residence spaces, and areas for artists to sell or display their wares.

To meet the growing need for sports facilities, there was support for ongoing work to look at potential enhancements to increase use of existing sports fields, such as with lighting upgrades. The potential for shared use of existing school facilities was also raised as a possible solution to the growing need for sports facilities. The City of Kingston highlighted that a strategic planning process for gymnastic facilities is underway and expanding this facility to also service an Indoor Sport and Recreation Facilities Needs Analysis that considers local, district and regional needs.

More information on the engagement with the City of Kingston and the City of Bayside is provided in Appendix A.

The consultation informed this community infrastructure needs assessment, including the recommendations provided in Section 7.

2.3 Assumptions and limitations

The following assumptions and limitations apply to this technical assessment:

- The assessment is based on desktop research. No site visits or facility surveys were undertaken, and no modelling was completed.
- Assessments of community infrastructure were limited to empirical data that could be measured such as population numbers, distances between places and condition of facilities. Measures did not consider examining other health-related outcome parameters such as social cohesion, perceived safety, physical activity and physical health outcomes to provide a more comprehensive understanding of the influence of social infrastructure on health and wellbeing.
- It is acknowledged that the future planning and implementation of some higher order services may be necessary at district and regional level to reflect urban uplift. Future consideration at this wider catchment level is beyond the scope of the assessment.
- There are no defined population ranges for the district and regional catchments and in light of this, AJM have only included the anticipated 1.6-kilometre local catchment of 20,000 residents. This is an acknowledged limitation of the report.
- AJM participated in workshops with officers from the City of Kingston and the City of Bayside. SRLA also undertook engagement with local governments as part of its wider project planning. SRLA shared relevant information with the team that conducted this community infrastructure facilities assessment.
- Demographic and cultural perspectives were considered from a high level only, without direct community engagement.
- Demographic profiles and changes over time with health and well-being prioritisation were not considered in detail. For example, schools and childcare services might be more influential to the health and wellbeing of families while community centres and aged care facilities might be more important for middle-aged and older people dealing with their own ageing or the ageing of their parents (Davern, 2017 - Issue 2).[1]
- Geospatial data for local living services was not included in other measures for creating benchmark locations, like car ownership.

[1] Full article: Using spatial measures to test a conceptual model of social infrastructure that supports health and wellbeing (tandfonline.com)

2.4 Interactions with other technical reports

This assessment was informed by other SRL East technical assessments relevant to community infrastructure.

This includes the community infrastructure needs assessments for neighbouring SRL East Structure Plan Areas as well as the:

- *SRL East Structure Plan – Urban Design Report – Cheltenham* – this report makes recommendations for the future urban design of the Structure Plan Area, including locations for higher-density development, pedestrian links, open spaces and public realm improvements. The recommendations were considered when assessing accessibility to new and existing community infrastructure, and identifying potential new community infrastructure sites.
- *SRL East Structure Plan – Transport Technical Report – Cheltenham* – this report makes recommendations for new and enhanced pedestrian, cycling and public transport corridors in the Structure Plan Area as well as improved access to other Structure Plan Areas. The recommendations were considered when assessing accessibility to new and existing community infrastructure, and identifying potential new community infrastructure sites.
- *SRL East Structure Plan – Housing Needs Assessment Technical Report – Cheltenham* – this report sets out population growth projections and future housing needs for the Structure Plan Area, making recommendations for higher-density housing with more townhouse and apartment developments. The recommendations were considered when assessing future community infrastructure needs, including access to sport and recreation facilities and spaces.
- *SRL East Structure Plan – Open Space Technical Report – Cheltenham* – this report sets out current open spaces in the Structure Plan Area and makes recommendations for future open space. The recommendations were considered when identifying the potential for co-locating community facilities on or near new and existing open space, and potential new community infrastructure sites.

2.5 Peer review

This technical report has been independently peer reviewed by Chris De Silva of Mesh Liveable Urban Communities Pty Ltd. The peer review report is attached as Appendix G of this report, which sets out the peer reviewer's opinion on the SRL East Draft Structure Plan – Community Infrastructure Needs Assessment - Cheltenham.

3 Structure Plan Area

The Cheltenham Structure Plan Area surrounds the SRL station at Cheltenham in the cities of Kingston and Bayside.

The Structure Plan Area is generally bordered by residential land north of Stayner Grove and Alison Street to the north, residential land east of Chesterville Road to the east, Park Road to the south and Middleton Street and Worthing Road to the west.

The Structure Plan Area is intersected by Nepean Highway and the Frankston Line.

Southland Shopping Centre is a central focus within the Structure Plan Area and a recognised Major Activity Centre.

The Structure Plan Area is predominantly residential, with a cluster of commercial land uses to the south of Bay Road, either within and around Southland Shopping Centre or with frontages on Nepean Highway. The Bayside Business District, centred on Bay Road and extending into the south-west of the Structure Plan Area, is a major focus for commercial and industrial land uses in the Bayside City Council area.

Cheltenham has experienced strong population growth in the last 10 years, placing demand on existing community infrastructure, particularly sporting infrastructure.

The Cheltenham Structure Plan Area boundary is shown by a red solid line in Figure 3.1.

3.1 Study Area

The Study Area for this assessment is the 1.6-kilometre local catchment area around the new SRL East station.

The Concept Precinct Plan from the SRL Vision for the Cheltenham Structure Plan Area is shown below in Figure 3.1. It locates the new SRL East station and shows where significant, higher and medium mixed use and residential change is planned to occur in red and purple shades. New links are shown in green dashed lines which significantly increase the accessibility of the Structure Plan Area, particularly over the existing north-south railway line.

Cheltenham Conceptual Precinct Plan

Diversified mixed use areas
- Significant change area
- Higher change area
- Medium change area

Predominantly residential
- Higher change area
- Medium change area
- Supporting continued residential growth

Predominantly employment
- Higher change area
- Medium change area
- Supporting continued employment growth

Existing schools

Small retail nodes
Open space
Roads
SRL East station
Metro rail line
Bus station
Key cross-precinct connections (indicative location)
Potential enhanced corridor
Planning area
Structure plan area
Precinct feature
Area subject to separate planning process

FIGURE 3.1 CHELTENHAM VISION (SRL EAST PRECINCT VISION – CHELTENHAM, P.20)

Community facilities and services in the 1.6-kilometre local catchment include Cheltenham Library and Community Centre, Highett Library, Cheltenham Community Centre, and Highett and Hampton Community Centre. There is access to maternal and child health, early learning centres, kindergartens, primary and high schools.

The Structure Plan Area, shown in Figure 3.1 as a solid red line, is a smaller area. The population in this area is projected to grow substantially by 2041 with the total local population increasing to approximately 20,800 people. The urban form in this area is also forecast to continue to become denser.

Areas outside the Structure Plan Area but within the wider 1.6-kilometre local catchment (the Study Area) will not meet the required density for a 20-minute neighbourhood. This has implications for planning community infrastructure:

- There will be a greater focus, expectation and reliance on walking and cycling as the primary way to access community infrastructure within the Structure Plan Area
- New and existing community infrastructure will need to be:
  - » More compact, with opportunities for co-locating and integrating services considered to maximise efficiency of land and floorspace
  - » Designed and managed to operate for longer hours and support greater use, particularly sporting infrastructure.

Pressure on existing services and new infrastructure within the 1.6-kilometre local catchment will need to be considered.

As Cheltenham already has a highly built-up urban form, new spaces for large community infrastructure and facilities are challenging to locate.

This assessment therefore considers the potential of meeting some local need for new community infrastructure and services with large land requirements at the district level (within 5 kilometres of the SRL station at Cheltenham) and regional level (within 10 kilometres of the SRL station), and ideally accessible by public transport. This includes existing and potential future community infrastructure facilities in neighbouring SRL East Structure Plan Areas.

3.2 Population projections

The population projections for the Structure Plan Area and the wider 1.6-kilometre local catchment by 2041 informed the assessment of future community infrastructure needs.

The population projections were based on:

- Current population, derived from the Australian Bureau of Statistics (ABS) 2021 Census
- Future housing demand was assessed using population projections for the Structure Plan Area which were derived from the CityPlan population projections outlined in the Business and Investment Case (BIC) prepared for the Suburban Rail Loop (August 2021). The CityPlan projections used in the BIC projections account for the expected overall growth of Melbourne and the transport interventions and precinct initiatives of SRL influence the distribution of population. That is, population growth isn't solely driven by SRL, rather SRL influences the distribution of growth.
- For this assessment, resident populations are used, rather than resident and worker populations. The rationale for this approach is explained in Appendix A.

The current and projected population growth is shown in Table 3.1. The resident population within the Structure Plan Area is projected to more than double by 2041, increasing 121 per cent to 20,800. The resident population within the 1.6-kilometre local catchment is projected to increase 68 per cent to 34,000.

TABLE 3.1 CHELTENHAM POPULATION FORECASTS

POPULATION FORECASTS		
Year	**Structure Plan Area**	**1.6-km local catchment**
2021 population	9400	20,200
2041 population	20,800	34,000
Population change	**+11,400**	**+13,800**
% increase	121%	68%

4 Legislative and policy context

This section summarises legislation, policies and other documents relevant to the technical assessment, and to land use planning and development in the Structure Plan Area. A full list of policies and documents reviewed is provided in the Reference section of this report.

4.1 National policy

4.1.1 POLICIES

Infrastructure Australia is Australia's national independent infrastructure advisor. It has released various reports advising governments, industry and community on the investments and reforms needed to deliver better infrastructure for all Australians.

Infrastructure Australia reports reviewed for this assessment included:

- *An Assessment of Australia's Future Infrastructure Needs – The Australian Infrastructure Audit* (2019)
- *Planning Liveable Cities – A place-based approach to sequencing infrastructure and growth* (2018)
- *Reforms to meet Australia's future infrastructure needs: 2021 Australia Infrastructure Plan* (2021).

4.1.2 POLICY DRIVERS

Key themes identified in the policies are discussed below.

4.1.2.1 Australia's growing cities

Australia's population is projected to increase by over 11 million from 2017 to 2047. Around 80 per cent of this growth will be in the five largest cities of Sydney, Melbourne, Brisbane, Perth and Adelaide.

Infrastructure Australia's *Planning Liveable Cities* report highlights the need for Australia's cities to transform from 'suburban' cities into 'urban' cities to accommodate this growth. A greater focus on infill development to increase the density of already-developed areas is emphasised. The Draft Cheltenham Structure Plan (Cheltenham Structure Plan) for SRL East will deliver growth in established areas of Melbourne and will assist in accelerating change, helping to transform suburban centres into vibrant urban centres.

4.1.2.2 Delivery challenges for liveability

Rapid population growth and increasing density in urban areas pose challenges for maintaining and enhancing the liveability of cities and places.

Infrastructure Australia defines a 'liveable community' as one where it is 'easy and comfortable to carry out day-to-day life, for a range of different people'. This acknowledges the critical role of community infrastructure or 'social infrastructure' in delivering the liveability of a place by enhancing the quality of life, supporting the nation's wellbeing, and building communities as well as contributing to economic success.

To maintain the liveability of places during rapid population growth, Infrastructure Australia notes a need for Australia's cities to become more agile and innovative in how essential community services are delivered.

This community infrastructure needs assessment identifies constraints to delivering community infrastructure in the Cheltenham Structure Plan Area. These constraints are primarily due to land availability and ownership as well as competition for other uses. Section 5.4 provides case studies of innovative models for meeting community infrastructure needs.

4.1.2.3 Unequal access, diverse users and changing needs of local communities

Infrastructure Australia highlights there is currently unequal access to and quality of community infrastructure depending on location. Inner cities are generally better resourced than outer suburbs and regions.

Achieving the right facilities in the right places means providing community infrastructure that can best accommodate the needs of all Australians, particularly considering older Australians, people with disabilities, and Aboriginal and Torres Strait Islander peoples.

Infrastructure Australia analysis[2] found that Australia's infrastructure facilities and networks are often ageing and not fit-for-purpose, particularly in sectors such as education. Infrastructure Australia's vision is for community infrastructure to be multi-purpose and closely integrated in communities. This will see more accessible, adaptable and high-quality facilities and spaces that can effectively respond to changing community needs – such as the flexible, multi-purpose community hubs addressed in this assessment for Structure Plan Areas.

Infrastructure Australia recognises that to drive collaboration, job creation, learning and innovation, there is a need for partnerships to create shared, well-used facilities and to enable the co-location of social infrastructure. Under the reforms that Infrastructure Australia proposes, compatible facilities such as schools, technical and further education facilities (TAFEs), health care facilities and sporting fields will be available for shared use all year and all week round – as is also considered in this assessment.

There is also a strong focus on health infrastructure given Australia's ageing population and increasing levels of chronic diseases, and the ability to respond to a major crisis such as COVID-19.

The derived implications, key drivers and priorities for the Cheltenham Structure Plan Area are:

- Provide equal access to community infrastructure
- Provide quality, fit-for-purpose and adaptive community infrastructure
- Potential for partnership agreements.

4.2 State policy

4.2.1 POLICIES

The main Victorian Government policies and strategies, and other policy related reports relating to sports and recreation, art and culture, public health, education and kindergartens reviewed for this assessment were:

- *Active Victoria 2022–2026 – A Strategic Framework for Sport and Active Recreation in Victoria* (DJPR 2022)
- *Best Start, Best Life. Transforming Early Childhood Together* (Department of Education 2023)
- *Draft Eastern, Inner South East Metro, and Southern Region Land Use Framework Plans* (DELWP 2021)
- *Getting more from school grounds: sharing places for play and exercise (*Infrastructure Victoria 2024)
- *Growing Together* (Infrastructure Victoria 2020)
- *Plan Melbourne 2017–2050* (DELWP 2017)
- *Plan Melbourne 2017–2050 Addendum* (DELWP 2019)
- *Victoria's Infrastructure Strategy 2021–2051* (Infrastructure Victoria 2021).

These policies, strategies and reports are explained more below, organised under the four policy drivers of:

- Responding to Victoria's changing infrastructure needs
- Delivering 20-minute neighbourhoods for liveability
- Supporting population health and wellbeing through sports and recreation infrastructure
- Early education and kindergarten reforms delivering universal access.

[2] Infrastructure Australia 2019, Australian Infrastructure Audit 2019, Infrastructure Australia, Sydney, p 417.

4.2.2 POLICY DRIVERS

4.2.2.1 Responding to Victoria's changing infrastructure needs

Victoria's Infrastructure Strategy 2021–2051 sets 10 objectives for developing the state's infrastructure. Three of these objectives relate to community infrastructure:

- Prepare for population change – provide sufficient and suitable infrastructure to meet population and demographic changes
- Foster healthy, safe and inclusive communities
- Reduce disadvantage – everyone has access to community, sport and recreation facilities regardless of context.

A key intent of SRL East is to provide well-located, well-designed and flexible community infrastructure which meets the future populations in SRL East Structure Plan Areas. This is the intent of the recommendations provided in this report.

Growing Together considers the management of Victoria's population growth while maintaining the liveability and productivity of its neighbourhoods and communities. *Growing Together* identifies opportunities to better plan and deliver infrastructure in established suburbs, including by upgrading and encouraging more sharing of existing community infrastructure, and co-locating services or new community infrastructure in community hubs.

Growing Together acknowledges that while the per-capita need in a given population is vital for determining supply, it is not the only method that should be used, particularly as established and growing populations increase the complexities involved.

Getting more from school grounds: sharing places for play and exercise highlights the limited access to sporting infrastructure across the metropolitan area, and the opportunity for school grounds to provide recreational access and community hub functions. The report acknowledges challenges in securing land parcels of adequate size to host sporting infrastructure such as fields including cost of land acquisition and finds that optimising community assets will provide greater financial benefit through efficient use of space. Recommendations of the report are to:

- Prioritise which government school grounds could deliver the greatest benefit if they were shared with local communities outside school hours
- Give these schools extra help for maintenance if they voluntarily share their grounds outside school hours
- Offer funding for upgrades to incentivise shared access outside school hours.

These drivers have shaped the considerations in Section **6** and recommendations in Section 7 of this report, particularly the use of alternative approaches to providing community infrastructure.

The draft ***Eastern, Inner Southeast Metro, and Southern Region Land Use Framework Plans (LUFP)*** address infrastructure at a regional level, and make the following directions relating to strong communities:

- Support the provision of a range of sporting and active recreation facilities
- Plan for major social infrastructure at a regional level
- Deliver health and education services in strategic locations
- Support a network of activity centres to anchor 20-minute neighbourhoods across the region
- Identify opportunities to maximise the use of existing space by encouraging the use of public land such as school grounds or golf courses for open space and recreation activities.

These directions and the advice from Infrastructure Victoria have shaped the considerations in Section 6 and recommendations in **Section 7** of this report, particularly the use of alternative approaches to providing community infrastructure.

4.2.2.2 Delivering 20-minute neighbourhoods for liveability

Plan Melbourne 2017–2050 is the Victorian Government's long-term metropolitan planning strategy, guiding the way the city will grow and change to 2050. The ***Plan Melbourne Addendum*** (2019) updated Melbourne's projected population, housing and employment growth as well as key land use and transport planning. Plan Melbourne is supported by the principle of 20-minute neighbourhoods and 'living locally', with people accessing most of their daily needs within a 20-minute walk from home (equating to approximately 800 metres). The 20-minute neighbourhood principle recognises that due to the specialised and diverse nature of work, many people will still need to travel outside this 20-minute neighbourhood for work. The key features of a 20-minute neighbourhood are shown in Appendix A.

The 20-minute neighbourhood concept was adopted as a key tool for this assessment of community infrastructure. The recommendations in this report seek to meet most community everyday needs within a 20-minute journey from home by walking, cycling, riding or public transport.

4.2.2.3 Supporting population health and wellbeing through sports and recreation infrastructure

The Australian Sports Commission's ***The Value of Community Sport Infrastructure*** (2018) highlights that sports and recreational infrastructure boosts productivity due to increased physical activity and reduced illness and generates nearly half a billion dollars in estimated benefits to the Australian health system each year.

Additionally, ***Active Victoria 2022–2026*** estimates there will be 1.5 million more regular participants in physical sport by 2038, with more than 5000 new sport and active recreation facilities designed and required to suit the needs of all users. *Active Victoria* highlights the importance of safe, coordinated and connected sport and active recreation which supports multiple outcomes, such as walking infrastructure surrounding sport facilities to support recreational activities and active travel.

Active Victoria identifies that councils have implemented regional sporting facilities without the guidance of a regional strategy and so without consideration of a holistic approach to gaps, trends and needs across municipalities. It notes that funding for councils limits their ability to provide new facilities, and that councils rely heavily on state, federal and commercial partnerships to deliver regional-level projects. Given the limited ability of councils to provide local and regional facilities, this broader regional strategy finds that diversity of participation can be delivered more efficiently when facilities are considered in their regional context.

These policies confirm that consideration of sport and recreation facilities are crucial community infrastructure and their provision should be included in the Cheltenham Structure Plan Area, and if required be delivered at a regional level.

4.2.2.4 Early education and kindergarten reforms delivering universal access

Best Start, Best Life: Early learning for all children is a suite of early childhood education reforms that will see Victoria become the first Australian state or territory to provide children universal access to two years of free kindergarten:

- 3-year-old kinder will increase to 15 hours per week by 2029
- The current 4-year-old kinder will transition to a 30-hour a week pre-prep program by 2036.

To support the reforms, the Victorian Government will build approximately 180 kindergartens on school sites. Grants to contribute to the development of kindergarten infrastructure will be provided through its Building Blocks strategy. Fifty new early learning and childcare centres (long day care) will be established in areas of greatest need, with the first opening by 2025.

As part of the kindergarten reforms, the Victorian Government is working with local governments to update **Kindergarten Infrastructure Service Plans (KISPs)**. KISPs provide a mechanism for the Department of Education and local councils to share information and agree on the supply (capacity) and need for funded kindergarten in municipalities.

KISPs forecast the need for 3 and 4-year-old kindergarten and outline expectations for how to meet that need. They assess existing capacity, the need to build new or expand existing capacity, and the role of different providers (government and private).

While current KISPs estimate the potential level of unmet need in a municipality and communities defined at the Statistical Area Level 2, these estimates were developed in 2019. Updates to KISPs are anticipated to be complete in 2025.

4.3 Local policy

4.3.1 POLICIES

Bayside City Council and City of Kingston policies, strategies, plans and other documents relevant to community infrastructure:

- *Active Leisure Plan (March 2011)*
- *Active Youth Spaces Strategy 2011*
- *Arts and Cultural Strategy 2018–2022*
- *Bayside City Council Plan 2021–2025 (Year 3 Review 2023–24)*
- *Bayside Municipal Public Health and Wellbeing Plan 2021–2025*
- *Bayside Planning Scheme*
- *Bayside, 2050 Community Vision*
- *Bayside, Arts, Culture and Libraries Strategy 2023–27*
- *Bayside, Recreation Strategy 2013–2022*
- *Cheltenham Suburban Rail Loop Authority Advocacy Report 2022*
- *Hampton Community Infrastructure Masterplan, 2021*
- *Kingston Library Strategy 2019–2030*
- *Kingston Planning Scheme*
- *Kingston Public Health and Wellbeing Plan 2021–2025*
- *Kingston Sport and Recreation Strategy 2018*
- *Kingston Youth Strategy 2023–2026*
- *Kingston, Community Vision 2020*
- *Tennis Strategy 2019–2028*

4.3.2 POLICY DRIVERS

Local policy drivers for Cheltenham are centred on creating liveable and accessible built environments, promoting healthy and active behaviours, and providing adequate sport and recreation infrastructure. For liveable and accessible built environments, the focus is on social accessibility and cohesion, ensuring safe and convenient access to community facilities for all age groups, and locating libraries and other community services in thriving activity centres.

Community facilities should be seen as focal points for community and social interaction. In terms of sport and recreation infrastructure, the policies encourage the shared use of school facilities, providing multi-use facilities, and promote the provision of indoor sport facilities.

There is a strong focus on community hubs hosting libraries as an anchor tenant and integrating cultural and youth spaces within these facilities.

Details of each of these key policy directions above are summarised in Table 4.1.

TABLE 4.1 LOCAL POLICY DRIVERS

THEME	KEY LOCAL POLICY DRIVERS
Liveable and accessible built environments	**Kingston Public Health and Wellbeing Plan 2017–2025; Kingston Library Strategy 2019–2030; Kingston Planning Scheme 2024; Bayside Municipal Public Health and Wellbeing Plan 2021–2025; Bayside Community Vision 2050; Bayside Arts, Culture and Libraries Strategy 2023–27; Bayside Planning Scheme** • A connected and thriving community, a healthy and active community, a fair and inclusive community. • Locate community facilities where they can provide safe and convenient access on an equitable basis for all age groups, and for those with limited mobility and special needs. • All residents should have local access to essential services and community facilities such as libraries that are vibrant, easy to access and walk to. • Aspirations for the Bayside community to live in an inclusive and liveable place, where all residents can contribute, live rewarding, healthy and connected lives and benefit from a vibrant, creative and engaged community. • Encourages community services to be located in activity centres and central locations. • SRL infrastructure changes to the municipality dictate that a much greater focus is needed on the expanded roles of existing Activity Centres and how the provision of integrated community services is a critical ingredient.3 • Libraries are to be located in thriving Activity Centres that provide the community with easy access to multiple services. • Where property acquisition for more public space is not available, the council should consider reclaiming land used for car parking and established road space.
	Implications, key drivers and priorities for the Cheltenham Structure Plan Area: • Provide community infrastructure that is accessible, inclusive and strengthens the health and wellbeing of communities • Provide for a distribution of community facilities and services across the municipality which reflects community needs[4] • Establish new facilities at locations well-served by public transport • Provide community services in Activity Centres.
Built environments that encourage healthy and active behaviours	**Bayside Council Plan 2021–2025; Bayside Municipal Public Health and Wellbeing Plan 2021–2025; Kingston Public Health and Wellbeing Plan 2021–2025; Kingston Planning Scheme** • Invest in healthy people and resilient communities, making sure that services and programs are adaptable to changing needs and accessible to diverse communities and individuals of all ages and abilities • Public libraries have a role in strengthening the health and wellbeing of communities by empowering, supporting and connecting communities and health partners • A connected and thriving community allows people from all ages and abilities access to social services and resources that enhance their wellbeing and enable them to live full lives • Healthy lifestyles require built environments that enable an active community • Partnerships are integral to the implementation, monitoring, reporting and evaluation of Kingston City Council's Public Health and Wellbeing Plan • Community recreation facilities should be a focal point for community and social interaction.
	Implications, key drivers and priorities for the Cheltenham Structure Plan Area: • Invest in community infrastructure that will benefit the health and wellbeing of the community making sure that services and programs are adaptable to changing needs and accessible to diverse communities and individuals of all ages and abilities • Facilitate recreation facilities in central locations that are a focal point for the community.

[3] City of Kingston Library Strategy 2019-2030
[4] Bayside Planning Scheme, 2024

THEME	KEY LOCAL POLICY DRIVERS
Sport and recreation infrastructure	**City of Kingston Sport and Recreation Strategy 2018; Bayside Planning Scheme 2024; Bayside Recreation Strategy 2013–2022** • Bayside City Council has existing arrangements with selected schools for the use of facilities on school land by external community sporting groups, particularly where the council has invested capital funds for the provision or maintenance of those facilities. It is likely that additional opportunities will need to be investigated with schools for the shared use of school facilities. • Discourage single use recreational facilities. • Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users. • There is an increasing expectation in the community to have access to indoor sport facilities, particularly by females and older adults. This need will continue to grow due to climate changes and the ageing population. • Residents value convenience, 'walkability' and equity of access to outdoor sporting facilities. • As there are limited opportunities to acquire new land to develop new sportsground facilities, the focus should be on increasing the capacity of existing sportsgrounds such as by installing lighting and upgrading surfaces. • In future, a number of activities will be under-provisioned, with traditionally popular sports such as AFL, basketball, cricket, netball, and soccer needing more facilities (noting it is possible for some activities to share facilities).
	Implications, key drivers and priorities for the Cheltenham Structure Plan Area: • Consider additional opportunities for shared use agreements with schools and private facilities • Focus on increasing indoor facilities over outdoor courts due to operating efficiencies unaffected by climate • Ensure equitable access to and distribution of recreation and sport facilities • The highest-priority sports needing more facilities are AFL, basketball, cricket, netball and soccer. • Focus on upgrading existing sporting grounds to increase capacity.
Spaces for innovation and creativity	**Bayside 2050 Community Vision; Bayside Arts, Cultural and Libraries Strategy 2023–2027** • There is an emphasis on promoting creativity in the arts in all its forms • The focus is on meeting community need for creative spaces through programs and participation rather than providing more facilities • The priority is providing arts and cultural spaces within community hubs as are seen as beneficial, accessible and an important component of community life • There is an emphasis on providing free and accessible arts and culture by activating spaces within the community • Libraries should be community hubs, with the library as the anchor tenant • There is a focus on creating cultural spaces that allow diverse and changing populations to continue to establish their identity, which can improve learning and health, increase tolerance, and provide opportunities to come together • There is an emphasis on access to spaces in libraries that encourage innovation and creativity, including art, craft and innovative practices.
	Implications, key drivers and priorities for the Cheltenham Structure Plan Area: • Provide arts and cultural spaces in community hubs or libraries.
Youth-friendly places	**Kingston Youth Strategy 2023–2026** • Youth benefit from services and spaces that encourage socialisation and build social connection. • Youth seek spaces that are safe, accessible and inclusive for all young people.
	Implications, key drivers and priorities for the Cheltenham Structure Plan Area: • Provide youth facilities in locations that are safe and accessible for all.
Flexible spaces for diverse activities	**Bayside 2050 Community Vision; Kingston Sport and Recreation Strategy 2018; Kingston Library Strategy 2019–2030; Kingston Planning Scheme** • Provide community infrastructure accessible to all and multi-use • Optimise the provision of sport and recreation facilities that are multi-use and support shared use, where appropriate and practical • There is an emphasis on libraries being built or renovated to increase flexibility of spaces, functional and accessible for all-abilities.
	Implications, key drivers and priorities for the Cheltenham Structure Plan Area: • Provide community infrastructure such as libraries that are flexible for diverse activities and user groups • Prioritise facilities and spaces that are multi-use.

5 Drivers for change

This section reviews social trends such as changes in participation in sports, and contemporary models of infrastructure provision approaches and considers case studies that could influence decision making regarding community infrastructure provision.

5.1 Contemporary community infrastructure provision approaches

Local governments are the main providers of community infrastructure, particularly at the local level. However, the delivery of an integrated network of local, district and regional community infrastructure is shared across local, state and federal government levels, not-for-profit organisations, community organisations, and the private sector.

To meet the growing needs of the community there are many ways to deliver community infrastructure that creates value through co-location, partnerships and re-investment in existing models. Examples include:

- Establishing community infrastructure within community hubs
- Sharing the use of existing community infrastructure to maximise use and efficiency of spaces and buildings, and decrease replication and new development pressures – shared use agreements can be made with schools or other facilities that have singular uses or user groups
- Public private partnerships (PPP) where government and the private sector work together to plan and deliver resources and major projects – this might include government providing incentives to deliver public assets or services
- Augmenting existing infrastructure to maximise economic value and environmentally sustainability and deliver efficiency in time and co-location of services
- Increasing capacity and use of existing and planned sports courts and fields may be viable solutions – this includes increasing playable hours of existing facilities by providing lighting, turf upgrades and other measures.

A review of local government approaches to providing community infrastructure identified four broad themes in contemporary approaches to delivering community infrastructure. These are shown in Figure 5.1. The themes highlight the importance of clustering services in a location, flexibility in design and usage, and optimising the availability of existing facilities through specific enhancements, as well as shared use arrangements.

These approaches or models can support effective delivery of community infrastructure for the future population of the Structure Plan Area by optimising existing facilities, delivering new flexible assets that can be adapted over time to meet changing community needs, and leveraging investment through partnerships and the shared use of third-party facilities (such as university and school gyms, courts and fields) by the broader community. These and other innovative approaches are increasingly central to contemporary community infrastructure provision.

FIGURE 5.1 THEMES OF INNOVATIVE SERVICE DELIVERY MODEL CASE STUDIES

5.1.1 CO-LOCATION FOR ENHANCED AMENITY, ACCESSIBILITY AND ACTIVATION

Co-location and shared use of community infrastructure facilities is recognised as a best practice approach to improve activation and decrease demand on facilities. Co-locating community infrastructure increases operating efficiencies and community accessibility as well as use of the infrastructure or services.

Clustering key services and facilities means that people are more likely to walk, cycle, or use public transport when they can easily participate in various activities at a single location.

Co-locating facilities can also allow the pooling of resources to provide and fund better facilities, more efficient use of limited resources, enhanced synergies between different service providers, and greater opportunity for community capacity building and social connection, particularly for vulnerable or socio-economically disadvantaged groups.

Examples of potential facilities that could be co-located in the Structure Plan Area include:

- Community hub with a library at the core – which is often co-located with or adjacent to a civic centre / activity centre / retail centre, train station, town hall, primary school, childcare centre
- Family and community centre incorporating a maternal and child health centre, kindergarten and multi-purpose spaces for community groups and playgroups
- General practitioner medical centre, maternal and child health facility and youth space in a single facility
- Sport and recreation hub that incorporates outdoor playing courts, fields and/or indoor courts (often co-located with passive open space)
- Aquatic facilities with gyms, multi-purpose courts and other bookable spaces.

5.1.2 MULTI-PURPOSE COMMUNITY HUBS: EFFICIENT AND ADAPTABLE TO CHANGING COMMUNITY NEEDS

Multi-purpose community hubs have been a common approach to community infrastructure planning, where clusters of community facilities, services, activities and programs provide a single access point, often within a single building, or several buildings in a dedicated location.

Community benefits are maximised when community hubs are located near population centres and other essential services or key destinations such as retail centres. Community hubs also need to be located near public and active transport routes to optimise their use and promote equitable access.

Community hubs encourage greater interaction and cohesion between residents and service providers. They optimise the use of land and support infrastructure such as car parks and pavilions, reducing car travel, encouraging social interaction, reducing maintenance requirements and enhancing sustainability. Travel accessibility is critical when considering a hub model.

There has been a trend in Victoria/ Australia whereby local governments are shifting away from providing new small-scale community centres such as neighbourhood houses. This is due to management and insurance issues, and the preference for these facilities to be community-managed, although this is difficult to achieve. The more contemporary model of community floorspace is in the form a larger community hub with integrated facilities.

The design of community hub facilities should (where possible) explore providing adjoining open space such as playgrounds, green space, fields or playing courts. Community hubs often provide:

- Library floorspace – as the core, anchor use
- Community meeting spaces for hire or general use (a range of sizes)
- Smaller sport and recreation spaces, including indoor and rooftop courts, or co-located outdoor courts
- Local services – including council and other health and social services, which may include maternal health services, disability services, and childcare services
- Health and wellbeing activities and programs
- Arts or cultural spaces, including makers' spaces for community participation
- Childcare (long day care), youth spaces and other age-specific spaces.

5.1.3 OPTIMISING EXISTING FACILITIES THROUGH PHYSICAL RENEWAL AND SERVICE PLANNING APPROACHES

Optimising existing facilities can be an efficient approach to meeting growing needs on community infrastructure, especially when vacant land is limited. Possible opportunities to optimise existing facilities could include renewal, upgrading or retrofitting and/or expansion.

Common approaches of optimising existing facilities include:

- Improved and upgraded lighting, including lighting to support night-time use
- Improve soil, natural grass selection irrigation and drainage to improve condition and longevity of fields during play and in wet and dry season conditions
- Upgrade sports surfaces – improving oil, natural grass selection, irrigation and drainage can sustain double the use (playable hours) with synthetic and hybrid surfaces can sustain up to three times the use (playable hours) of natural turf and provide high-quality, multi-use opportunities
- Adding shared, flexible pavilions and facilities
- Increasing floorspace or acquiring adjacent land to expand (or to add another co-located service)
- Using rooftop space (such as rooftop playing courts).

These approaches can increase supply (often defined as playable hours in regard to sport and recreation facilities) to meet growing need on existing community infrastructure facilities while enhancing the quality of the service provided to the community.

Optimising the capacity of sports fields over seeking to provide new fields is particularly important in denser urban areas given the large sites they require.

5.2 Social connection

The City of Melbourne **Creative Strategy 2018–28** identifies that more than 40 per cent of the municipality's residents are born overseas and one third speak a language other than English. Libraries are a key community facility that promote participation for people from diverse backgrounds, as well as equity of access to information, activities and resources.

The City of Melbourne **Future Libraries Framework** (2021) details how the municipality's culturally diverse and changing population has affected decision-making about the function of its libraries. It identifies opportunities to use libraries 'as the living rooms of the city' providing social functions by bringing people together and creating a sense of belonging'.

The Future Libraries Framework is relevant to all local government areas and sets priorities to offer more in-person activities at the municipality's libraries as well as learning programs and multi-purpose community spaces, including outdoor learning and gathering places. A priority is getting the right balance between allocating space to different functions according to community need.

5.3 Changing sports participation trends

The Sport Aus report, **Emerging Sport Participation Trends** (2021) provides insights into how organised sport in Australia is changing to inform community infrastructure planning. The report highlights that:

Many Australians are shifting from traditional organised sport to recreational activities with more flexibility to fit into their busy lives such as walking, running, cycling and bushwalking

'Hybrid sports', incorporating simulated sport in a digital environment, are emerging and will continue to increase in sophistication, popularity and affordability, competing more with traditional sports

These shifts have apparently accelerated, especially for women and older Australians following COVID-19, while adult men seem to be more likely to play socially distanced sports such as golf and surfing.

Emerging Sport Participation Trends outlines opportunities for sporting organisations to respond to these trends by providing more flexible activities with less emphasis on the more traditional elements of organised sport, focusing instead on social participation opportunities. The report encourages sporting organisations to consider how to increase organised sport participation for women.

The Victorian Government's **Active Victoria 2022–2026** is a strategic framework to meet demand for sport and recreation, broaden choices and make participation more inclusive. This includes by providing multi-functional facilities with recreational spaces that include elements such as grassy open spaces, trails, play spaces and sporting facilities.

While participation trends for specific sports vary across different areas, some local governments have undertaken their own research to identify local sporting trends.

This broad range of sports and recreational activities popular in the community highlights the importance of flexible, adaptable spaces. In a denser urban environment, these are often provided in multi-use indoor recreation facilities and community hubs as well as other facilities delivered by schools, universities and other third-party providers.

5.3.1 SHARED USE AGREEMENTS AND OTHER PARTNERSHIP-BASED ARRANGEMENTS

Education institutions typically include facilities such as halls, indoor and outdoor courts, and playing fields. Shared use agreements with these institutions, such as schools (public and private), universities and TAFEs, is an approach promoted by Infrastructure Australia. Shared use increases the available supply of facilities and reduces the cost to councils to supply and mange facilities.

Formal agreements between councils and public schools allowing community access to school facilities generally requires a Joint Use Agreement (JUA) between the Department of Education and the relevant council. These JUAs protect any significant investments of a council to improve school facilities, which may be required to upgrade school facilities to an acceptable standard for community use.

Other models for providing community infrastructure in urban areas include long-term leases to a community infrastructure provider of floorspace in commercial developments. For example, a library in a shopping centre. This can include:

- Long-term or in-perpetuity leases – providing exclusive use of a facility to a community-based organisation (which may be a not-for-profit or for-profit social enterprise) at no or low cost
- Fixed-term licence agreements – selected community-based organisations hold a licence to occupy space for a fixed fee and period (usually 5 to 10 years) during designated hours.

These models offer solutions in areas where it is challenging to develop new facilities due to availability of land and resources. There are some limitations, including their suitability for competition standard sport and reliability as a source of community infrastructure in perpetuity:

- Shared use agreements rely on those facilities being available to broader communities into the future, which depends on choices made by the owning entities on future use of their land
- Long-term leases of commercial floorspace for community infrastructure presents constraints, because the assets do not provide the same degree of flexibility of stand-alone facilities on dedicated sites which can accommodate future growth or redevelopment
- Shared use and partnerships agreements offer an opportunity to meet some of the local need for sports fields, particularly for use (junior sport, training, informal use, activity programs) that does not require use of competition-standard facilities increasing potential participation opportunities and freeing up demand on competition standard facilities.

5.4 Case studies

Local, national and international case studies were reviewed to consider the approach to providing community infrastructure at different locations (see Appendix C). Selected case studies include:

- Clayton Community Centre, Melbourne
- Manning Community Centre, South Perth
- Green Square Library, Sydney
- Jubilee Park Stadium, Frankson, Victoria.

The key learnings from these studies relate to siting of facilities, the co-location of services, adaptable and flexible spaces, and upgrading considerations.

Clayton Community Centre

The Clayton Community Centre is located close to public transport and the main shopping area, which increases accessibility for members of the community. Co-location of facilities has increased knowledge of the level of service available as well as the overall use of the facilities.

It is reported that being located next to an aged care facility has increased access to community facilities for these residents, particularly health and wellbeing related services. The library and aquatic centre have served as an anchor service of the centre, with the library seen as the 'lounge room of the community'.

Wide consultation with the community over the planning and operational phases of the project is noted as a key to success, by bringing the community on the journey and providing a space for them to have their say.

Initial resistance was reported from an incumbent user group concerning opening up a particular facility to a broader user group. Equitable access was eventually secured for all user groups as a result of persistent negotiation to demonstrate the benefits. The importance of partners having a shared understanding of the vision to address community needs was key to success.

Manning Community Centre

The Manning Community Centre provides sustainable, modern and multi-purpose spaces for groups and the community. Spaces are integrated, with pedestrian-orientated development, with linkages between existing infrastructure and, as part of phase two development, connection with a retail precinct.

Green Square Library and Plaza

The Green Square Library and Plaza is located close to public transport and the main shopping area, which increases accessibility for community members. By placing the plaza above the library, it can be used by residents of future developments around the site, bringing more people into the area and to the broader facilities on offer. Green Square more broadly, provides housing closer to jobs, major health facilities and transport corridors.

Jubilee Park

Jubilee Park is located on the edge of the Frankston Activity Centre. The Jubilee Park master plan includes several projects and stages:

- Jubilee Park Stadium
- 13 outdoor netball courts
- Upgraded lighting for football night games and training
- New cricket nets
- New play space.

The combination of upgrades – upgraded lighting for football night games and training, new sports pavilion with female-friendly and accessible facilities – and new facilities, further enhances use of the overall precinct by expanding operating hours and broadening appeal to a wider cross-section of the community.

5.5 Alternative delivery options – benefits and considerations

Multi-purpose community hubs

A new community hub located centrally within a highly active part of the Structure Plan Area where other community infrastructure, retail and other amenities are located will provide many community benefits. Co-locating community infrastructure and civic services into a hub will allow pooling of resources to efficiently fund better facilities. It will enable a more efficient use of limited resources, enhance synergies between different service providers, and provide greater opportunity for community capacity building and social connection, particularly for vulnerable or socio-economically disadvantaged groups.

Multi-purpose community hubs align with Bayside and Kingston City Council the preferences and policy directions.

Libraries

Contemporary libraries are typically provided as an anchor to a multi-purpose community hub or co-located with other community facilities and uses. These facilities are considered a major driver of foot traffic, which supports life and dwell time within activity centres. Providing a large new library space in place of the existing outdated and constrained library would align and maximise these trends and benefits, and align with the City of Kingston's library strategy that emphasises the need to move towards a contemporary model of delivering libraries in a community hub setting at district level.

Neighbourhood house

As outlined in the drivers for change section, there is a local government trend that preferences multi-use hub models of community floorspace to support demand for a broader range of community facilities in a single location. Providing community hubs is the more contemporary option over stand-alone and smaller community centres and is appropriate to high-density environments.

Bayside City Council has already begun adopting this model by co-locating additional services with existing neighbourhood houses to create community hubs.

5.6 Community infrastructure planning principles

The following principles have been developed through the policy review and drivers for change review. These principles guide the community infrastructure needs assessment and candidate site identification.

- New community infrastructure should be locally accessible within the 20-minute neighbourhood maximising walking, cycling and public transport networks to foster healthy communities and contribute to the network of local community
- Located in an activated area, where other community infrastructure, retail or other amenities are provided
- Provide value for the community by maximising the use of existing infrastructure, particularly where highly accessible, and where serves multiple functions
- Ability to co-locate with other community infrastructure
- Have the capacity or flexibility to meet changing needs over time - recognising that communities evolve, and infrastructure plans should be flexible enough to adapt to changing need and environment
- Has, or is anticipated to have, availability to be developable within the structure planning period.

An additional site consideration principle is land ownership, and the following prioritisation approach is proposed:

- As the primary service provider, utilisation of Council land where possible as a priority
- The next preference is for state-owned land and new acquisition as a last priority.

By prioritising Council land, costly and timely processes associated with securing adequate land can be minimised.

6 Cheltenham assessment

This section outlines the findings of the assessment of current and future community infrastructure needs in the Cheltenham Structure Plan Area. It uses the methodology outlined in **Section 2** and considers the changing development context described in Section 3. The implications identified in the policy review in Section 4 and the key drivers in Section 5 are considered.

6.1 Existing and planned community infrastructure

A range of community infrastructure types are located within the Cheltenham Study Area. These include libraries, community hubs, neighbourhood houses, maternal and child health services, sporting courts and fields.

Existing and planned local community infrastructure is shown in Figure 6.1. Sport and recreation infrastructure in the local catchment classified as district-level infrastructure is also shown, given the role of these facilities in in meeting local community needs.

District-level (5 kilometres) and regional-level (10 kilometres) community infrastructure servicing local needs are shown in Figure 6.2 and Figure 6.3.

There is a significant amount of community infrastructure within the district and regional catchments. A list of these facilities is provided in Appendix C.

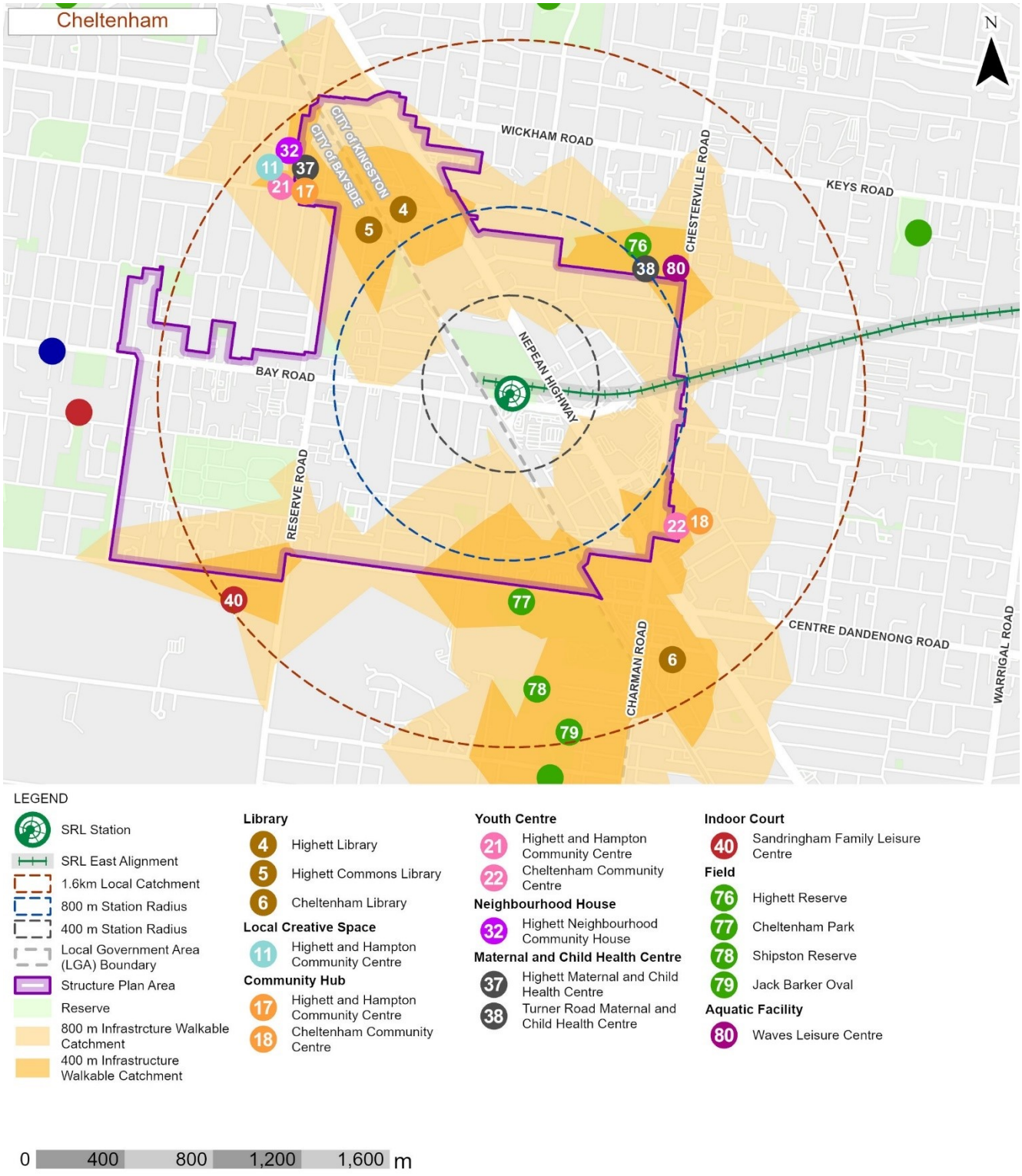

FIGURE 6.1 EXISTING AND PLANNED COMMUNITY INFRASTRUCTURE

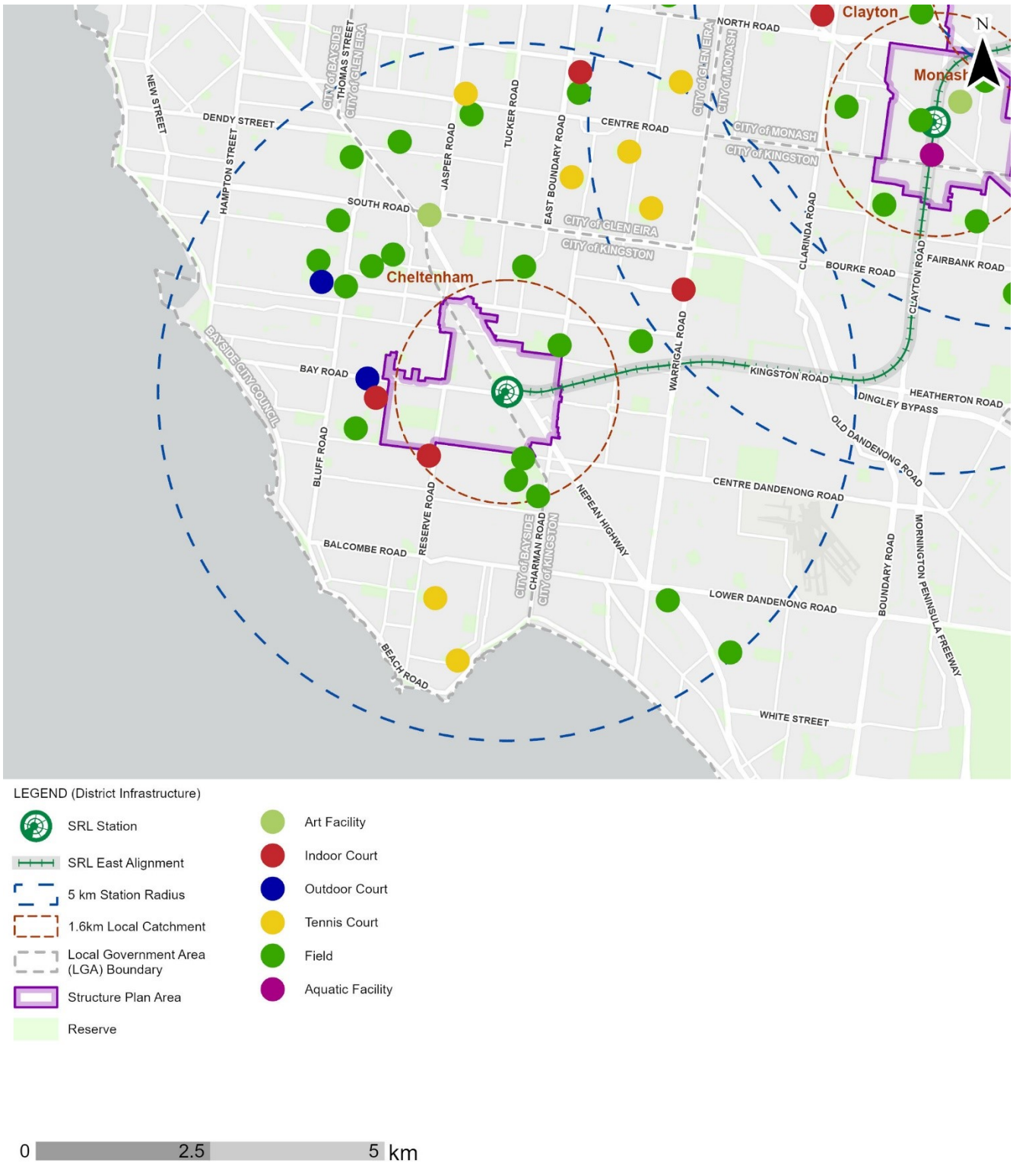

FIGURE 6.2 EXISTING COMMUNITY INFRASTRUCTURE IN 5-KM DISTRICT CATCHMENT

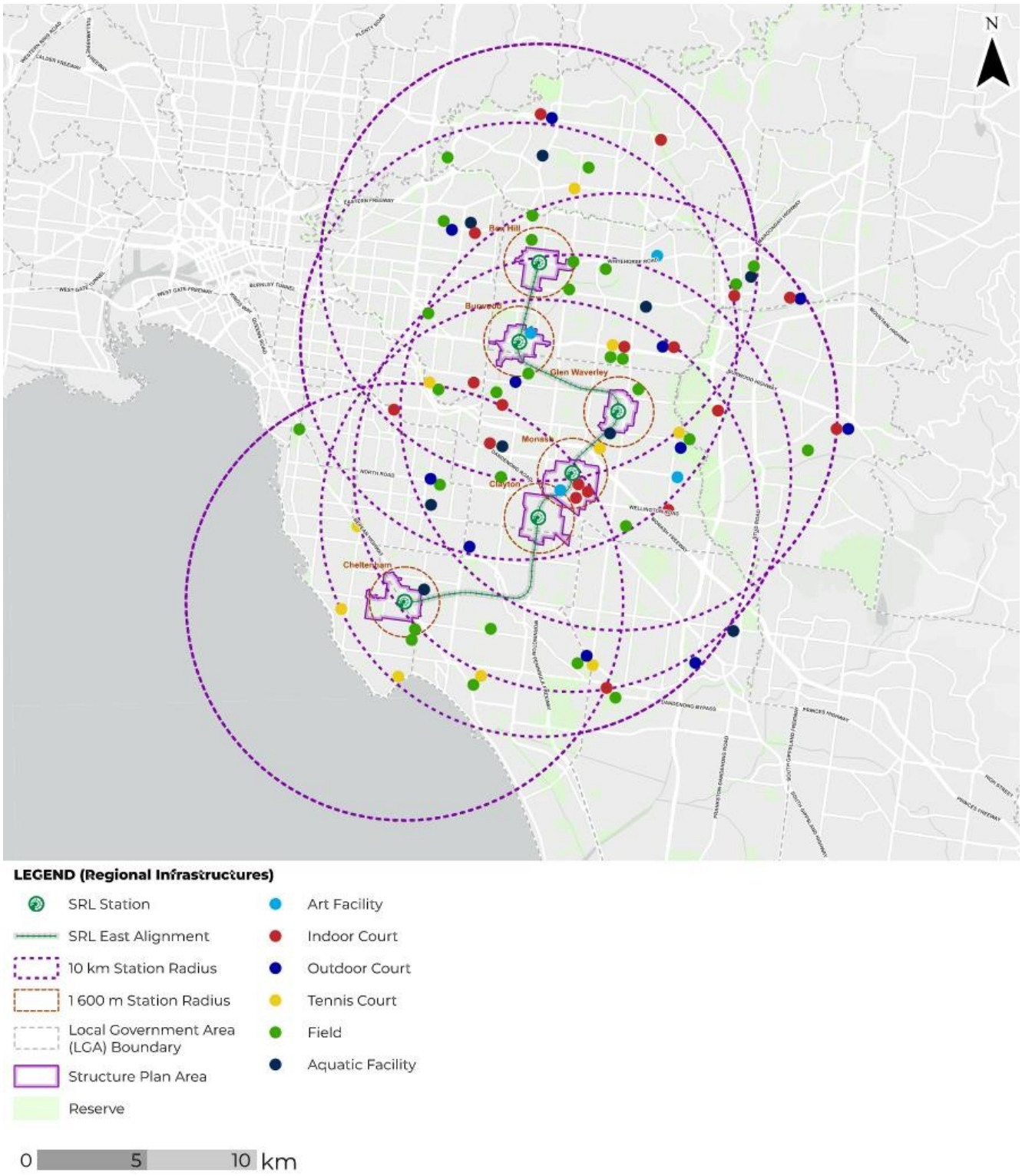

FIGURE 6.3 EXISTING COMMUNITY INFRASTRUCTURE IN 10-KM REGIONAL CATCHMENT

6.2 Current needs 2021

6.2.1 SOCIAL AND HEALTH INFRASTRUCTURE ASSESSMENT

Library assessment – Cheltenham library and Highett Library

There are two public libraries in the Study Area: Cheltenham Library and Highett Library. Highett Library is located in the north-west of the Structure Plan Area and Cheltenham Library is located outside the Structure Plan Area in the south-east. Both libraries are near public transport networks and activity centres, providing good accessibility for the community in the Structure Plan Area and the wider 1.6-kilometre local catchment.

The benchmarking assessment indicates that while there are two libraries in the 1.6-kilometre local catchment, both are small, with Highett Library being approximately 200 m^2 and Cheltenham approximately 850 m^2 . Combined, they account for approximately 0.8 standard library needed for the 20,000 population measure (or 1000 m^2 of the 1250 m^2 need of the current population of the 1.6-kilometre local catchment). This indicates that an existing deficit and emerging need for a library.

The population within the Structure Plan Area accounts for approximately 47 per cent of the current need.

Qualitative assessments identified the two existing libraries do not meet current spatial standards, are outdated, small in size and poorly configured. This makes it difficult to offer modern and contemporary library services and they are unable to support additional population growth. Discussions with the City of Kingston indicated it is seeking a more modern and contemporary library at a district-level model rather than current local-level model.

The overall assessment indicates the current provision does not meet current needs due to the size and condition of the libraries, particularly the Highett Library.

Table 6.1 summarises the quantitative and qualitative assessment of the library provision.

TABLE 6.1 CHELTENHAM LIBRARY 2021 CURRENT NEEDS ASSESSMENT

Current supply	Benchmark population provision ratio	Population within 1.6-km local catchment	Population of Structure Plan Area	Current need within 1.6-km local catchment
No. libraries	1:20,000	20,200	9400	-
2	62 m^2 per 1000 people	1.01 Total need	0.47 Total need	0.2 Accounts for current supply

Building condition	Fit-for-purpose	Design life	Overall quality
Cheltenham Library			
2 – Poor	2 – Poor	1 – Very poor	2 – Poor
Highett Library			
2 – Poor	2 – Poor	1 – Very poor	2 – Poor

Accessibility criteria	Accessibility analysis
Structure Plan Area: Located centrally within a 20-minute walk, ride or public transport connection. *Local catchment:* Located within 400 m of multi-modal transport hub to enable highly accessible public transport connection from a 3.5-km catchment.	*Structure Plan Area and Local catchment:* The Highett Library is highly accessible within the Structure Plan Area, close to the existing Highett Station, which meets the accessibility criteria. The Cheltenham Library is located outside the Structure Plan Area but is close to the existing Cheltenham Station, creating a good access point to the Structure Plan Area and local area. The central areas of the Structure Plan Area are beyond 800 m from both these facilities. Both libraries are within a current Activity Centre and station area and their proximity to a railway station provide good accessibility for the broader 1.6-km catchment.

Community Hub – Cheltenham Community Centre and Hampton Community Centre

Two community hubs are located in the 1.6-kilometre local catchment: the Cheltenham Community Centre and Hampton Community Centre. Both are privately managed on a not-for-profit basis. Their locations service the north-west and south-east of the 1.6-kilometre local catchment area respectively and are located on the boundary of the Structure Plan Area. Both community centres are within a short walk to public transport.

The Hampton Community Centre is co-located with the Highett Neighbourhood Community House. Together they form a community hub referred to as the Highett and Hampton Community Centre. It has an integrated neighbourhood house, youth club, kindergarten and maternal and child health services (these services are accounted for in their respective typology assessments).

The benchmarking assessment indicates there is currently an adequate supply of community hubs in the 1.6-kilometre local catchment, with an oversupply 1.19 facilities (that is, there are two community hubs for the current need of 0.8 community hubs).

The population within the Structure Plan Area accounts for approximately 47 per cent of the current need.

No information on the quality of these facilities was available, although the City of Kingston indicated the not-for-profit organisation that operates the Cheltenham Community Centre has indicated a need to expand. The City of Bayside identified a potential need to expand the Hampton Community Centre.

The overall assessment found a very good current provision of community hub space even though accessibility from the central area of the Structure Plan Area is currently beyond an 800-metre walk.

Table 6.2 summarises the quantitative and qualitative assessment of the community hub provision.

TABLE 6.2 CHELTENHAM COMMUNITY HUBS 2021 CURRENT NEEDS ASSESSMENT

Current supply	Benchmark of population provision ratio	Population within the 1.6-km local catchment	Population within Structure Plan Area	Current need within 1.6-km local catchment
No. community hubs	1:25,000	20,200	9400	-
2		0.8 Total need	0.38 Total need	-1.19 Accounts for current supply

Building condition	Fit-for-purpose	Design life	Overall quality
Not available	Not available	Not available	Neutral

Accessibility criteria	Accessibility analysis
Structure Plan Area: Located centrally within a 20-minute walk, ride or public transport connection. *Local catchment:* Located within 400 m of multi-modal transport hub to enable highly accessible public transport connection from a 1.6-km catchment.	*Structure Plan Area and local catchment*: The community hubs are highly accessible for the northern and southern areas of the Structure Plan Area and near existing railway stations. However, both facilities are beyond an 800-m walk from the central part of the Structure Plan Area. The community hubs are accessible to the 1.6-km local catchment, particularly the northern and southern areas, and are well located within 400 m of existing stations.

Neighbourhood house assessment – Highett Neighbourhood Community House

There is one neighbourhood house in the 1.6-kilometre local catchment: the Highett Neighbourhood Community House. The community house is located on the boundary of the Structure Plan Area to the north-west. This facility services the Highett area, with nearby access to public transport networks. It is co-located with the Hampton Community Centre, offering a wide range of community services in a single location. Together they form a community hub referred to as the Highett and Hampton Community Centre.

The benchmarking assessment indicates a current undersupply of 0.3 neighbourhood houses in the 1.6-kilometre local catchment.

The population within the Structure Plan Area accounts for approximately 47 per cent of the current need.

Council and community perspectives identified that Highett Neighbourhood Community House is in a good condition and fit-for-purpose. The current facility is meeting the needs and operates similar to a community hub given its co-location with the community centre.

The overall assessment identified an emerging need for more community space to be incorporated into a community hub in the south-east of the 1.6-kilometre catchment.

Table 6.3 summarises the quantitative and qualitative assessment of the neighbourhood house provision.

TABLE 6.3 CHELTENHAM NEIGHBOURHOOD HOUSES 2021 CURRENT NEEDS ASSESSMENT

Current supply	Benchmark of population provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Current need within 1.6-km local catchment
No. neighbourhood houses	1:15,000	20,200	9400	-
1	80 m^2 per 1000 people	1.34 Total need	0.62 Total need	0.3 Accounts for current supply

Building condition	Fit-for-purpose	Design life	Overall quality
4 – Good	4 – Good	4 – Good	4 – Good

Accessibility criteria	Accessibility analysis
Structure Plan Area: Not recommended within Structure Plan Area – recommend a community hub model. *Local catchment:* For low-density residential areas, locate within a 20-minute walk, ride or public transport connection, no greater than 2.5 km. For high-density areas, move to a district community hub model.	*Structure Plan Area and local catchment*: The current facility is located on the north-western boundary of the Structure Plan Area. The existing neighbourhood house services the north-west areas of the Structure Plan Area and local catchment. There is a significant distance to accessing these services from the south and south-east.

Creative spaces assessment – Hampton and Highett Community Centre

One local creative space is located within the 1.6- kilometre local catchment. This space is within the Highett and Hampton Community Centres in the north-west of the Structure Plan Area, which is accessible via public transport.

The Kingston Arts Centre and City Hall venues offer district facilities near to the existing Moorabbin Station approximately 2.5 kilometres north of the Structure Plan Area.

The benchmarking assessment indicates an adequate supply of local creative space in the 1.6-kilometre local catchment.

The population within the Structure Plan Area accounts for approximately 47 per cent of the current need.

There was no available information on the condition and quality of the existing facility. Accessibility to this facility in the central area of the Structure Plan Area and southern and eastern parts of the 1.6-kilometre local catchment is currently limited.

The overall assessment found the current provision of creative space is adequate although accessibility from the central area of the Structure Plan Area is currently beyond an 800-metre walk.

Table 6.4 summarises the quantitative and qualitative assessment of the creative space provision.

TABLE 6.4 CHELTENHAM CREATIVE SPACES 2021 CURRENT NEEDS ASSESSMENT

Current supply	Benchmark of population provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Current need within 1.6-km local catchment
No. creative spaces	1:20,000	20,200	9400	-
1	Typically less than five rooms and may have no staffed reception area.	1.01 Total need	0.47 Total need	0.0 Accounts for current supply

Building condition	Fit-for-purpose	Design life	Overall quality
Not available	Not available	Not available	Not available

Accessibility criteria	Accessibility analysis
Structure Plan Area: Within a 20-minute walk, cycle or public transport connection. *Local catchment:* Within 30-minutes of a public transport connection.	*Structure Plan Area and local catchment:* The existing creative space is highly accessible for the northern part of the Structure Plan Area and is close to an existing railway station. However, walkable access from the centre and southern area of the Structure Plan Area to this facility is limited. The existing creative space is accessible to the north and west of the local catchment, and is accessible via public transport. However, accessibility in the south and east is limited.

Youth centre / space assessment – Highett and Hampton Community Centre – Highett Youth Club, Cheltenham Community Centre

Two youth space are located in the north-west and south-east of the 1.6-kilometre local catchment, on the boundary on the Structure Plan Area. Both centres are near public transport connections integrated as part of the community centres discussed above. There is also a regional facility (Platform 81) located outside the 1.6-kilometre local catchment which provides outreach programs and so is not assessed.

The benchmarking assessment indicates a current oversupply of 1.43 youth centres / spaces in the Cheltenham 1.6-kilometre local catchment. The population within the Structure Plan Area accounts for approximately 47 per cent of the current need.

No information on the quality of the existing facilities was available.

The overall assessment found that current supply of youth space is good, with a potential oversupply.

Table 6.5 summarises the quantitative and qualitative assessment of the youth centre / space provision.

TABLE 6.5 CHELTENHAM YOUTH CENTRE / SPACE 2021 CURRENT NEEDS ASSESSMENT

Current supply	Benchmark of population provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Current need within 1.6-km local catchment
No. youth centre spaces	1:3000	1700	500	
2	80 m^2 per 1000 people	0.56 Total need	0.16 Total need	-1.43 Accounts for current supply

Building condition	Fit-for-purpose	Design life	Overall quality
Not available	Not available	Not available	Not available

Accessibility Criteria	Accessibility analysis
Structure Plan Area: Located within a 20-minute walk, ride or public transport connection. *Local catchment:* Centrally located within 400 m of multi-modal transport hub to maximise accessibility from 1.6-km catchment and enable a diversity of accessibility or Distributed evenly for equity of access if multiple centres are required.	*Structure Plan Area and local catchment:* The existing facilities are highly accessible to the northern and southern parts of the Structure Plan Area but are beyond 800 m from the central area. Both facilities are accessible to the 1.6-km catchment, particularly the northern and southern areas, and are well located within 400 m of existing train stations.

Maternal and child health services assessment – Turner Road Maternal and Child Health Centre and Highett Maternal and Child Health Centre

There are two maternal and child health service facilities in the 1.6-kilometre local catchment. Both facilities are located in the north and eastern part of the 1.6-kilometre local catchment on the boundary of the Structure Plan Area, providing limited access to the south.

The benchmarking assessment indicates an adequate provision of maternal and child health services in the Cheltenham 1.6-kilometre local catchment.

The population within the Structure Plan Area accounts for approximately 47 per cent of the current need.

Qualitative analysis of the existing Turner Road facility suggests it is not fit-for-purpose due to its location and design. The City of Kingson also indicated that it is small and as a single-room facility, does not allow best practice delivery for this service. The use of the facility is also nearing capacity.

No information about the Highett Maternal and Child Health Centre was available.

The overall assessment found the existing provision of maternal and child health facilities should be upgraded or replaced to meet the needs of the community. They should be provided centrally within the Structure Plan Area to provide greater equity of access for residents in the southern and central parts of the Structure Plan Area.

Table 6.6 summarises the quantitative and qualitative assessment of the maternal and child health services provision.

TABLE 6.6 CHELTENHAM MATERNAL AND CHILD HEALTH SERVICES 2021 CURRENT NEEDS ASSESSMENT

Current supply	Benchmark of population provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Current need within 1.6-km local catchment
No. maternal and child health services	1:10,000	20,200	9400	
2	Space requirements vary based on number of rooms / nurses	2.02 Total need	0.94 Total need	0.0 Accounts for current supply

Building condition	Fit-for-purpose	Design life	Overall quality
Turner Road Maternal and Child Health Centre			
2 – Poor	2 – Poor	2 – Poor	2 – Poor
Highett Maternal and Child Health Centre			
Not available	Not available	Not available	Neutral

Accessibility criteria	Accessibility analysis
Structure Plan Area: Located within a 20-minute walk, ride or public transport connection. *Local catchment:* Located within 400 m of multi-modal transport hub to maximise accessibility from 1.6-km catchment and enable a diversity of accessibility. Delivery model must be considered across municipality to provide equity of access to all residents, delivered 2 km for 95% of the population.	*Structure Plan Area and local catchment:* Both maternal and child health centres are located within the Structure Plan Area, close to public transport connections though more than 800 m from the centre and southern parts of the Structure Plan Area. Both are also located north of the station leaving the south of the 1.6-km catchment with limited accessibility.

Kindergarten provision in Cheltenham

The current KISPs identify that on average, participation in kindergarten is skewed towards sessional programs at a rate of 66 per cent and 61 per cent for Bayside and Kingston respectively. Both councils believe it important that families have a choice. They identify issues with the growing number of integrated programs in long daycare settings as potentially limiting choice for those families preferring sessional programs. Consultation commissioned by Kingston (for the whole municipality, not just Cheltenham) noted that location of services was among the top factors for parents when selecting a service, including convenient locations near employment.

According to SRLA-derived estimates (based on the 2021 ABS Census), there were 500 children aged 3 to 4 years living in the 1.6-kilometre local catchment from the SRL station at Cheltenham.

Using the 'find a kinder' tool shows that 17 kindergarten programs are operating within a 2-kilometre radius of the SRL station at Cheltenham. While the tool identifies the program, it does not provide information on the number of places at each kindergarten although it does show the settings the kindergarten programs are delivered in. Provision settings in Cheltenham are heavily skewed towards integrated programs. Of the 17 kindergarten programs, only three are stand-alone sessional programs, with the remaining 14 operating in integrated long daycare settings.

6.2.2 SPORT AND RECREATION INFRASTRUCTURE

Indoor multi-purpose courts – Sandringham Family Leisure Centre

Eight indoor courts are located within Sandringham Family Leisure Centre, which is a district-level facility situated in the south-west area of the 1.6-kilometre local catchment, with somewhat limited accessibility via train and walking connections from the centre and eastern parts of the Structure Plan Area. Four of these courts are multi-purpose with the other four principally dedicated to basketball and include spectator seating.

The benchmarking assessment found the current supply of indoor multi-purpose court facilities in the 1.6-kilometre local catchment is adequate, with the district-level facility meeting local need.

The population within the Structure Plan Area accounts for approximately 47 per cent of the current need.

Sandringham Family Leisure Centre was recently upgraded to an eight indoor court facility, opening in February 2024. Qualitative advice was not available and so a neutral view was adopted.

An additional three district-level facilities are located outside the 1.6-kilometre local catchment, which are excluded from the assessment. These are the Glen Eira Sports and Aquatic Centre, Moorabbin Indoor Sports, and Bayside Community Sports Centre. Bayside Community Sports Centre is the only facility accessible from the SRL station at Cheltenham within 30 minutes via public transport. This facility was recently upgraded to provide three indoor competition netball courts, one outdoor covered competition netball court and seven outdoor courts. The community has limited access due to its use by Sandringham College during school hours.

The overall assessment found the provision at the Sandringham Family Leisure Centre is adequately servicing the indoor multi-purpose court need of the Structure Plan Area and the 1.6-kilometre local catchment population, with further provision available at the Bayside Community Sport Centre

Table 6.7 summarises the quantitative and qualitative assessment of the indoor multi-purpose court facilities provision.

TABLE 6.7 CHELTENHAM INDOOR MULTI-PURPOSE COURTS 2021 CURRENT NEEDS ASSESSMENT

Current supply	Benchmark of population provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Current need within 1.6-km local catchment
No. indoor multi-purpose court facilities	1:20,000	20,200	9400	-
1 district facility (total of 8 courts)	Local: 1 to 2 courts (in one facility) District: 2 to 4 courts (in one facility) Regional: 5+ courts (in one facility)	1.01 facilities Total need	0.47 facilities Total need	0.0 Accounts for current supply

Building condition	Fit-for-purpose	Design life	Overall quality
3 – Fair	3 – Fair	3 – Fair	3 – Fair

Accessibility criteria	Accessibility analysis
Structure Plan Area: Within 1 km, acknowledging that accommodating courts may not be possible in a high-density area due to space requirements. *Local catchment:* 1 km evenly distributed.	*Structure Plan Area and Local catchment*: Sandringham Family Leisure Centre is just beyond the south-western boundary of the Structure Plan Area, within 1 km of most of the western part of the Structure Plan Area and with access via public transport. Sandringham Family Leisure Centre is within 1 km of much of the western part of the 1.6-km catchment with access via public transport.

Outdoor multi-purpose courts assessment

There are currently no outdoor multi-purpose court facilities in the Structure Plan Area or 1.6-kilometre local catchment.

The benchmarking assessment found a shortfall of 2.5 outdoor court facilities in the 1.6-kilometre local catchment.

The population within the Structure Plan Area accounts for approximately 47 per cent of the current need.

There are two district-level facilities outside the 1.6-kilometre local catchment: the Bayside Community Sports Centre and Glamis Avenue Reserve Court. The are excluded from the assessment. These facilities are available for community use on a daily basis and are accessible within 30 minutes from the existing Southland Station. Bayside Community Sport Centre was recently upgraded to provide three indoor competition netball courts, one outdoor covered competition netball court and seven outdoor courts, although they are not available for casual or informal community access.

The overall assessment found the two district-level facilities help meet some of the need for the Structure Plan Area and 1.6-kilometre local catchment, along with the indoor multi-purpose courts at Sandringham Family Leisure Centre. However, the lack of provision in the Structure Plan Area and 1.6-kilometre local catchment limits current accessibility,

Table 6.8 summarises the quantitative and qualitative assessment of the outdoor multi-purpose court facilities provision.

TABLE 6.8 CHELTENHAM OUTDOOR MULTI-PURPOSE COURTS 2021 CURRENT NEEDS ASSESSMENT

Current supply	Benchmark of population provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Current need within 1.6-km local catchment
No. outdoor multi-purpose court facilities	1:8000	20,200	9400	-
0	Local: 1 court* *May include half courts. District: 2 to 8 courts (in one facility) Regional: 9+ courts (in one facility)	2.52 Total need	1.17 Total need	2.5 Accounts for current supply

Building condition	Fit-for-purpose	Design life	Overall quality
No facilities present	No facilities present	No facilities present	No facilities present

Accessibility criteria	Accessibility analysis
Structure Planning Area: Within 1 km, acknowledging that accommodating courts may not be possible in a high-density area due to space requirements. *Local catchment:* 1 km evenly distributed.	There are no outdoor multi-purpose courts within the Cheltenham 1.6-km local catchment.

Tennis courts assessment

There are currently no public tennis courts in the 1.6-kilometre local catchment, although there are three courts for members of the Highett Tennis Club.

The benchmarking assessment found a current undersupply of four tennis court facilities in the 1.6-kilometre local catchment if the private courts are excluded.

The population within the Structure Plan Area accounts for approximately 47 per cent of the current need.

While there are no local tennis court facilities, there is a network of seven district-level (5 kilometres) and five regional-level (10 kilometres) tennis courts beyond the 1.6-kilometre local catchment. These are excluded from the assessment. All these facilities are available to the community for a fee when clubs are not training or using them for game day. Of these facilities, three district-level and two regional-level facilities are accessible from the SRL station at Cheltenham in 30 minutes via public transport.

The overall assessment found the Highett Tennis Club and the district facilities meet some of the local need but walkable access is limited to public tennis courts for the Structure Plan Area and 1.6-kilometre local catchment.

Table 6.9 summarises the quantitative and qualitative assessment of the tennis court facilities provision.

TABLE 6.9 CHELTENHAM TENNIS COURTS 2021 CURRENT NEEDS ASSESSMENT

Current supply	Benchmark of population provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Current need within 1.6-km local catchment
No. tennis court facilities	1:5000	20,200	9400	
0	Local: 1 to 4 courts (in one facility) District: 5 to 8 courts (in one facility) Regional: 9+ courts (in one facility)	4.04 Total need	1.88 Total need	4.0 Accounts for current supply

Building condition	Fit-for-purpose	Design life	Overall quality
No facilities present	No facilities present	No facilities present	No facilities present

Accessibility criteria	Accessibility analysis
Structure Planning Area: Within 1 km, acknowledging that accommodating courts may not be possible in a high-density area due to space requirements. *Local catchment*: 1 km evenly distributed,	There are no tennis courts within the Cheltenham 1.6-km local catchment.

Fields assessment – Cheltenham Park, Jack Barker Oval, Highett Reserve and Shipston Reserve

There are four field facilities within the 1.6-kilometre local catchment: Cheltenham Park, Jack Barker Oval, Highett Reserve, and Shipston Reserve. They provide a total of six fields. The Highett Reserve is located in the north-east of the 1.6-kilometre local catchment, while all other facilities are located in the same vicinity in the south of the local catchment. All facilities are located just outside the Structure Plan Area and close to public transport connections. All facilities except Cheltenham Park are noted as district-level facilities.

The population within the Structure Plan Area accounts for approximately 47 per cent of the current need.

Council and community perspectives on the four existing field facilities in the 1.6-kilometre local catchment include:

- **Cheltenham Park –** no conditional information was provided on the sporting grounds but the pavilion is noted as in very good condition and fit-for-purpose
- **Jack Barker Oval** – no conditional information was provided on the sporting grounds but the pavilion is noted as in good condition and fit-for-purpose
- **Highett Reserve** – no conditional information was provided on the state of the sporting grounds
- **Shipston reserve** – the City of Bayside has very recently completed (August 2024) an upgrade to Shipton Reserve. Works included accessibility and facility improvements and cricket wicket realignment.

There is a network of 13 district-level and seven regional-level field facilities outside the 1.6-kilometre local catchment but accessible from the Structure Plan Area within 30 minutes by public transport. They are excluded from the assessment. While these facilities are listed as district / regional-level facilities, they are accessible to the community on a daily basis, when clubs are not using them for timetabled training and game day.

The overall assessment found a current adequate supply of field facilities in the 1.6-kilometre local catchment. However, given limited information on the condition and design life of these facilities, there are potential upgrades which may need to occur to maintain adequate provision to the community.

Table 6.10 summarises the quantitative and qualitative assessment of the field facility provision.

TABLE 6.10 CHELTENHAM FIELD FACILITIES 2021 CURRENT NEEDS ASSESSMENT.

Current supply	Benchmark of population provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Current need within 1.6-km local catchment
No. field facilities	1:5000	20,200	400	
4 facilities (total of 6 fields)	Local: single field District: single+ field, club facilities. Regional: single field+, club and club facilities and includes a grandstand.	4.04 Total need	1.88 Total need	0.0 Accounts for current supply

Grounds condition	Fit-for-purpose	Design life	Overall quality
Cheltenham Park			
5 – Very good	4 – Good	4 – Good	4 – Good
Jack Barker Oval			
Not available	Not available	Not available	Neutral
Highett Reserve			
Not available	Not available	Not available	Neutral
Shipston Reserve			
Not available	Not available	Not available	Neutral

Accessibility criteria	Accessibility analysis
Structure Planning Area: Within 1 km, acknowledging that accommodating fields may not be possible in a high-density area due to space requirements. *Local catchment*: 1 km evenly distributed.	*Structure Planning Area and local catchment:* No fields are located in the Structure Plan Area but all fields are near public transport connections and within 1 km. The fields are located south and north-east, so that areas in the north-west of the 1.6-km catchment area have more limited walkable access.

6.2.3 SUMMARY OF CURRENT NEEDS

The assessments for each typology found that current provision is generally in line with benchmark provision ratios. Library provision was identified to not meet current local need principally due to the current size and condition of the libraries.

Parts of the Structure Plan Area and the 1.6-kilometre local catchment have limited access to different community infrastructure typologies, including the central parts of the Structure Plan Area. Walkable access to all types of court provision is particularly limited from some parts of the Structure Plan Area although the recent construction of high-quality indoor and outdoor courts in the Bayside area provides a high standard of provision within a 20-minute walk and/or public transport trip for much of the Structure Plan Area.

6.3 Future needs 2041

The future population by 2041 has been estimated at 20,800 for the Structure Plan Area and 34,000 for the 1.6-kilometre local catchment. The figures show that the Structure Plan Area will experience a concentrated growth in population of 121 per cent, while the 1.6-kilometre local catchment is expected to increase by 68 per cent. The current and future populations and overall growth has been shown below in Table 6.11.

TABLE 6.11 POPULATION FORECASTS IN STRUCTURE PLAN AREA AND 1.6-KM LOCAL CATCHMENT

POPULATION FORECASTS		
Year	**Structure Plan Area**	**1.6-km local catchment**
2021 population	9,400	20,200
2041 population	20,800	34,000
Population change	+11,400	+13,800
% increase	121%	68%

The future needs for different community infrastructure types are summarised below. The future needs are based on the benchmarking assessment of the current supply of community infrastructure (2021) and the population growth projected by 2041. The future needs identified below are approximate. Kindergarten demand and provision is also discussed.

6.3.1 SOCIAL AND HEALTH INFRASTRUCTURE

Library assessment

The benchmarking assessment (summarised in Table 6.12) identified that the population growth of 121 per cent within the Structure Plan Area would account for an increased need of approximately 0.57 libraries. The future need of the Structure Plan Area in 2041 would be approximately 1.04 libraries, with the total need in the 1.6-kilometre local catchment being 1.7 libraries.

The assessment of current provision identified and existing need for significant upgrade with additional floorspace or replacement. The City of Kingston has indicated that they are in the process of completing their Community Infrastructure Framework Plan but consider that the provision of libraries will be insufficient for the expected population growth. Council also notes that their future libraries are intended to be provided at a district service model.

The Highett Commons development includes a planned new library as part of a community facility to be delivered by the developers (in line with the Development Plan). This facility is expected to have two levels with study spaces and rooms for community run classes, meetings and hobbies however, the exact size of the library and certainty for ongoing free public use is unknown.

This new private library would be located in the central part of the Structure Plan Area and be accessible from areas currently served by the existing Highett library. Given the size and condition of the existing Highett Library, it is considered that it should not be retained.

TABLE 6.12 CHELTENHAM LIBRARY 2041 ASSESSMENT

	Benchmark provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Population change within Structure Plan Area
Need	1:20,000	34,000	20,800	11,400
No. of libraries	62 m^2 per 1000 people	1.7 Total need	1.04 Total need	0.57 Total need

Options to meet local need within the Structure Plan Area and the 1.6-kilometre local catchment include:

- Deliver a new district library combining the need currently serviced by the Highett and Cheltenham libraries. This will require a floorspace of 2100 m^2. It is recommended to co-locate this library with a community hub in a central location within the Structure Plan Area, or at the Cheltenham Library and Community Centre.
- Upgrade the Cheltenham Library and Community Centre facility.

A central location would provide the desired 800-metre walkable accessibility for the central and northern parts of the Structure Plan Area where higher-density residential development will occur. However, it would be near the planned Highett Commons facility and would reduce accessibility to library services in the southern part of the 1.6-kilometre catchment if the existing Cheltenham Library was not retained.

The Cheltenham Library and Community Centre option would maintain access in the southern part of the local catchment, but this location would be beyond the desired 800-metre walkable access from the central and northern parts of the Structure Plan Area.

It is recommended the Highett Library is replaced with a district-level library with a floorspace of 2100 m^2 located within a community hub in a new facility centrally located within the Structure Plan Area, or at the current Cheltenham Library and Community Centre location.

A further detailed assessment of these options is considered necessary (as part of implementing the Structure Plan) to confirm the optimal form and location of a new library facility to meet the future needs of the Structure Plan Area. This should consider the role of the Highett Common facility, the merits of the two locations in line with the guiding site selection criteria provided in the Structure Plan, and the service planning priorities of the two councils.

Community centres / hubs assessment

The benchmarking assessment (summarised in Table 6.13) identified that the population growth of 121 per cent in the Structure Plan Area would account for an increased need of approximately 0.45 community hubs. The future need of the Structure Plan Area in 2041 will be approximately 0.83 community hubs, with the total need in the 1.6-kilometre local catchment being 1.36 community hubs.

The approximate future requirement within the 1.6-kilometre local catchment will be 2720 m^2.

No information on the design life of the two existing community hubs was available and so the recommendations adopt a neutral view on their potential to support future need.

The City of Kingston has noted the existing Cheltenham Community Centre (not at the Cheltenham Library) is not owned by the council and so it has little control or input into its operation. However, Cheltenham Community Centre has expressed a need to expand its facility.

The planned Highett Commons facility is expected to have two levels with study spaces and rooms for community classes, meetings and hobbies. This facility could help provide the desired walkable access to community hub-type spaces for central parts of the Structure Plan Area where higher-density development are

planned. However, the exact size of the spaces at this planned facility and certainty for ongoing free public use is unknown.

TABLE 6.13 CHELTENHAM COMMUNITY HUB 2041 ASSESSMENT

	Benchmark provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Population change within Structure Plan Area
Need	1:25,000	34,000	20,800	11,400
No. of community hubs	80 m^2 per 1000 people	1.36 Total need	0.83 Total need	0.45 Total need

The City of Kingston has indicated that multi-use community hubs are preferred to provide greater flexibility and services for the community. It recommends a community hub in an easily accessible location such as an Activity Centre.

Options to meet additional community needs include:

- Retain the existing community hubs, which provide a combined total floorspace of 2850 m^2, in the north and south of the Structure Plan Area, noting that Cheltenham Community Centre (1700 m^2), Highett and Hampton Community Centre (1150 m^2) and the future Highett Commons facility are not council-owned.
- Upgrade the existing Cheltenham Library and Community Centre to accommodate a new community hub to provide for the needs in the southern part of the Structure Plan Area and 1.6-kilometre local catchment, creating a council-owned community hub.
- Provide a new community hub of approximately 2720 m^2 co-located with a library as the anchor tenant, located centrally within the Structure Plan Area, creating a council-owned community hub.

It is recommended that advantage is taken of a new district library opportunity and plan for a new co-located community hub in a central location within the Structure Plan or at the current Cheltenham Library and Community Centre location, noting that existing community hubs are not council-owned.

Neighbourhood houses assessment

The benchmarking assessment (summarised in Table 6.14) identified that the population growth of 121 per cent in the Structure Plan Area would account for an increased need of approximately 0.76 neighbourhood houses. The future need of the Structure Plan Area in 2041 will be approximately 1.38 neighbourhood houses, with the total need in the 1.6-kilometre local catchment being 2.26 neighbourhood houses.

The current Highett Neighbourhood Community House is adequately meeting the needs of the community and is essentially forming a community hub model with the adjoining community centre.

TABLE 6.14 CHELTENHAM NEIGHBOURHOOD HOUSES 2041 ASSESSMENT

	Benchmark provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Population change within Structure Plan Area
Need	1:15,000	34,000	20,800	11,400
No. of neighbourhood houses	80 m^2 per 1000 people	2.26 Total need	1.38 Total need	0.76 Total need

Community infrastructure planning and provision is shifting from the neighbourhood house model to incorporating the services they offer within multi-purpose community hubs. Bayside City Council has already

begun adopting this model. Any future additional neighbourhood services should be delivered through the multi-purpose community hub.

The Highett Neighbourhood Community House is located in the north-western area of the 1.6-kilometre local catchment. Given this facility is already co-located with additional community services and well used, it is recommended it is retained.

Options to meet community needs include:

- Retain the existing neighbourhood house facility and provide one additional facility with a floorspace of approximately 1760 m^2 towards the south and south-east part of the Structure Plan Area
- Deliver neighbourhood house services in a central community hub model and co-locate with a library.

It is recommended the current neighbourhood house facility is retained and an additional neighbourhood house is provided as part of a new or upgraded community hub in a central location, or co-located within the Cheltenham Library and Community Hub.

Creative spaces assessment

The benchmarking assessment (summarised in Table 6.15) identified that the population growth of 121 per cent in the Structure Plan Area would account for an increased need for an additional 0.57 creative spaces, with the total need in the 1.6-kilometre local catchment area being 1.7 creative spaces.

The future need of the Structure Plan Area in 2041 will be approximately 1.04 creative spaces, with the total need in the 1.6-kilometre local catchment being 1.7 creative spaces.

Hampton Community Centre in the north-west of the Structure Plan Area currently provides for its current needs and district facilities at Moorabbin are highly accessible by public transport from the Structure Plan Area. These facilities are considered sufficient to meet the needs of the future population in the Structure Plan Area to 2041.

The planned Highett Commons facility could include creative spaces, although the scale, form and level of public access is to be confirmed.

Consideration could be given to delivering a local creative space as part of any new community hub to improve local access to creative spaces in the southern parts of the Structure Plan Area and the southern parts of the 1.6-kilometre catchment.

TABLE 6.15 CHELTENHAM CREATIVE SPACES 2041 ASSESSMENT

	Benchmark provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Population change within Structure Plan Area
Need	1:20,000	34,000	20,800	+11,400
No. of creative spaces	Facilities are typically less than 5 rooms and may have no staffed reception area.	1.7 Total need	1.04 Total need	0.57 Total need

It is recommended the current local creative spaces is retained. Additional creative space could be considered as part of a new community hub, particularly if located in the south, for example at the Cheltenham Library location.

Youth centre / spaces assessment

The benchmarking assessment (summarised in Table 6.16) identified that the population growth in the Structure Plan Area would account for an increased need of approximately 0.26 youth spaces. The future need of the Structure Plan Area in 2041 will be approximately 0.43 youth spaces, with the total need in the 1.6-kilometre local catchment being 0.73 youth spaces.

TABLE 6.16 CHELTENHAM YOUTH CENTRE/ SPACES 2041 ASSESSMENT

	Benchmark provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Population change within Structure Plan Area
Need	1:3000 12 to 17-year-olds	2200	1300	+800
No. of youth centre/ spaces	80 m^2 per 1000 people	0.73 Total need	0.43 Total need	0.26 Total need

There are currently two community hub facilities that provide youth spaces / services in the 1.6-kilometre local catchment. The City of Kingston has adopted a contemporary model of delivering these spaces by co-locating them with other community facilities.

With limited additional need for youth space anticipated and a shift to more outreach programs to support younger people, the existing facilities are considered adequate to cater for future needs.

It is recommended the existing youth spaces are retained with no additional floorspace required in the Structure Plan Area.

Maternal and child health services assessment

The benchmarking assessment (summarised in Table 6.17) identified that the population growth of 121 per cent in the Structure Plan Area would account for an additional need of approximately 1.14 maternal and child health services (MCH). The future need within the Structure Plan Area in 2041 will be approximately 2.08 maternal and child health services, with the total need in the 1.6-kilometre local catchment being 3.4 maternal and child health services.

Qualitative analysis indicates the current maternal and child health facility on Turner Road is in poor condition and in need of upgrade or replacement to meet contemporary service standards and expectations. There is also limited access to the southern areas of the Structure Plan Area and local 1.6-kilometre local catchment.

TABLE 6.17 CHELTENHAM MATERNAL AND CHILD HEALTH SERVICES 2041 ASSESSMENT

	Benchmark provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Population change within Structure Plan Area
Need	1:10,000	34,000	20,800	11,400
No. of maternal and child health services	Approximately 1 room per 120 births	3.4 Total need	2.08 Total need	1.14 Total need

There are advantages to co-locating maternal and child health services with other types of community infrastructure such as libraries and cultural facilities, and there are also advantages in having services in walkable neighbourhood catchments. It is recommended to consider future demographics and cultural needs closer to detailed service planning and delivery.

Maternal and child health is a service that should be highly responsive to the needs and expectations of parents and carers, with demographic and cultural preferences shown to be important factors in influencing visitation. City of Kingston and Bayside City Council should consider future demographics and cultural needs with detailed service planning so that future provision aligns with community needs.

In the absence of detailed service planning, it is recommended that existing maternal and child health spaces are maintained, and one to two new spaces are planned for in a central location within the Structure Plan Area, or be highly accessible from the centre of the Structure Plan Area.

Consideration could be given to upgrading the Turner Road maternal and child health facility and an additional service accessible to the southern part of the 1.6-kilometre local catchment.

Kindergarten need

The need for kindergarten services can be calculated from the number of children aged 3 to 4 years living in Cheltenham. According to SRLA-derived estimates (based on the 2021 ABS Census), the number of children aged 3 to 4 years living in the 1.6-kilometre local catchment is projected to increase 60 per cent to 800 by 2041. The push for universal kindergarten participation and Victorian Government reforms will extend kindergarten hours, services may need to expand to meet the population benchmark of 1:1.

The Cheltenham Structure Plan Area straddles the local government areas of Kingston and Bayside. Patterns and trends across both municipalities may be relevant when understanding the need for kindergarten in the Structure Plan Area.

Kindergarten need and supply

The forecast 60 per cent growth in the number of children aged 3 to 4 years in the Cheltenham 1.6-kilometre local catchment by 2041 suggests that population growth could be a significant driver for increased demand for kindergarten provision in the Structure Plan Area to meet the 1:1 population benchmark.

The predominance of integrated long daycare programs in Cheltenham suggests the potential for an ongoing role for private sector investment. However, parental choices and preferences in Cheltenham that place a premium on sessional programs must be considered when planning future provision.

Planning also needs to consider the projected employment growth within the Structure Plan Area. Workers who are parents may increase demand for kindergarten services near their workplace.

Kinder Infrastructure and Service Plans (KISP) relevant to the Structure Plan Area should consider these needs and guide future planning for kindergarten facilities in the Structure Plan Area.

6.3.2 SPORT AND RECREATION INFRASTRUCTURE

Indoor multi-purpose courts assessment

The benchmarking assessment (summarised in Table 6.18) identified that the population growth of 121 per cent in the Structure Plan Area would account for an increased need of approximately 0.57 indoor court facilities. The future need of the Structure Plan Area in 2041 will be approximately 1.04 indoor court facilities, with the total need in the 1.6-kilometre local catchment being 1.7 indoor court facilities.

The existing Sandringham Family and Leisure Centre has recently been significantly upgraded and now comprises eight indoor courts, with a focus on basketball. This significantly exceeds the benchmark provision need in the Structure Plan Area of one local court facility. The district-level Bayside Community Sports Centre also offers three indoor courts, although public access is limited to outside school hours.

The Sandringham Family and Leisure Centre is located just outside the Structure Plan Area but is accessible, particularly by public transport. The Bayside Community Sports Centre is located with 5 kilometres of the Structure Plan Area.

Given the proximity, scale and quality of existing provision and low demand from within the Structure Plan Area, it is not considered necessary to plan for new indoor courts in the Structure Plan Area. Consideration could be given to enhancing walking, cycling and public transport access to existing district indoor court facilities to improve access, and to pursuing shared use agreements with schools to supplement local provision.

TABLE 6.18 CHELTENHAM INDOOR MULTI-PURPOSE COURTS 2041 ASSESSMENT

	Benchmark provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Population change within Structure Plan Area
Need	1:20,000	34,000	20,800	11,400
No. of indoor multi-purpose court facilities	Local facility: 1 to 2 courts (in one facility) District facility: 2 to 4 courts (in one facility) Regional facility: 5+ courts (in one facility)	1.7 Total need	1.04 Total need	0.57 Total need

It is recommended that no additional indoor court facilities are planned for within the Structure Plan Area. Consideration could be given to enhancing walking, cycling and public transport access to existing district-level indoor court facilities, and to shared use agreements with schools to supplement local provision.

Outdoor multi-purpose courts assessment

The benchmarking assessment (summarised in Table 6.19) identified that the population growth of 121 per cent in the Structure Plan Area would account for an increased need of approximately 1.42 local outdoor court facilities. The future need of the Structure Plan Area in 2041 will be approximately 2.6 local outdoor court facilities, with the total need in the 1.6-kilometre local catchment being 4.3 local outdoor court facilities.

TABLE 6.19 CHELTENHAM OUTDOOR MULTI-PURPOSE COURTS 2041 ASSESSMENT

	Benchmark provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Population change within Structure Plan Area
Need	1:8000	34,000	20,800	11,400
No. of outdoor multi-purpose court facilities	Local: 1 court* *May include half courts. District: 2 to 8 courts (in one facility) Regional: 9+ courts (in one facility)	4.3 Total need	2.6 Total need	1.42 Total need

There are no existing or planned outdoor courts within the 1.6-kilometre local catchment. However, the recent upgrades to Sandringham Family Leisure Centre to provide eight indoor courts, and the Bayside Community Sports Centre to provide 11 netball courts (seven outdoor, one covered court and three indoor courts) provide a significant amount of new high-quality courts accessible to the Structure Plan Area within 2 to 5 kilometres.

The City of Kingston notes that its proposed Kingston Fields project could contribute to meeting the projected needs for sporting facilities.

Contemporary trends are seeing councils move towards prioritising indoor courts over outdoor as they maximise operating and commercial efficiencies by avoiding weather conditions and increasing floor space with multiple levels.

Enhancing walking, cycling and public transport access to these existing district court facilities should be considered, along with shared use agreements with schools to supplement local provision.

It is recommended that no additional outdoor multi-purpose court facilities are planned for within the Structure Plan Area. Enhancing walking, cycling and public transport access to existing district-level

outdoor court facilities could be considered, along with shared use agreements with schools to supplement local provision.

Tennis courts assessment

The benchmarking assessment (summarised in Table 6.20) identified that the population growth of 121 per cent in the Structure Plan Area would account for an increased need of approximately 2.28 tennis court facilities. The future need of the Structure Plan Area in 2041 will be approximately 4.16 tennis court facilities, with the total need in the 1.6-kilometre local catchment being 6.8 tennis courts.

TABLE 6.20 CHELTENHAM TENNIS COURTS 2041 ASSESSMENT

	Benchmark provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Population change within Structure Plan Area
Need	1:5000	34,000	20,800	11,400
No. of tennis court facilities	Local: 1 to 4 courts (in one facility) District: 5 to 8 courts (in one facility) Regional: 9+ courts (in one facility)	6.8 Total need	4.16 Total need	2.28 Total need

With no existing public provision in the 1.6-kilometre local catchment, the benchmarking indicates a significant need for tennis court facilities by 2041. However, there are three district and two regional-level facilities accessible from the Structure Plan Area within 30 minutes by public transport.

Contemporary trends are seeing council's move towards prioritising local muti-use court facilities and indoor courts over local tennis courts and other single sport courts to maximise operating and commercial efficiencies.

Given the district-level provision of tennis courts, the proximity of multi-purpose courts at the Sandringham Family Leisure Centre and the shift away from local single sport court spaces to multi sport spaces, it is not considered necessary to plan for new tennis courts in the Structure Plan Area.

Options to help meet local need include:

- Exploring opportunities to accommodate line markings within the indoor court space at the Sandringham Family Leisure Centre
- Exploring opportunities to enhance walking, cycling and public transport access to existing district-level tennis court facilities, and shared use agreements with schools to supplement local provision.

It is recommended that no local-scale outdoor tennis court facilities need to be accommodated in the Structure Plan Area. To help meet local need, consideration could be given to exploring opportunities to providing line markings within the indoor court space at the Sandringham Family Leisure Centre, and improving public and active transport connections to district-level and regional-level tennis facilities.

Fields assessment

The benchmarking assessment (summarised in Table 6.21) identified that the population growth of 121 per cent in the Structure Plan Area would account for an increased need of approximately 2.28 field facilities. The future need of the Structure Plan Area in 2041 will be approximately 4.16 field facilities, with the total need in the 1.6-kilometre local catchment area being 6.8 field facilities.

TABLE 6.21 CHELTENHAM FIELD FACILITIES 2041 ASSESSMENT

	Benchmark provision ratio	Population within 1.6-km local catchment	Population within Structure Plan Area	Population change within Structure Plan Area
Need	1:5000	34,000	20,800	11,400
No. of field facilities	Local: single field District: single+ field, club facilities. Regional: single field+, club and club facilities and includes a grandstand.	6.8 Total need	4.16 Total need	2.28 Total need

The qualitative assessments highlighted strong community participation in structured sport and competitions with existing sporting fields at or approaching capacity.

The Structure Plan Area has good existing provision with the four existing field facilities (with a total of six fields), which are mostly located on the boundary of the Structure Plan Area, notably at Cheltenham Park and Highett Reserve. The Structure Plan Area also has good access to 13 district and seven regional-level field facilities.

Limited land available for new field facilities poses a significant challenge to address future need within the Structure Plan Area and within the 1.6-kilometre local catchment.

Given the level of existing provision and the challenges with accommodating additional field facilities (due to their size) within the Structure Plan Area, it is recommended that no additional sports fields are planned for within the Structure Plan Area.

However, a range of options to increase the capacity, use and access to existing field facilities should be pursued to manage the shortfall and growing demand. These include:

- Increase playable hours with lighting and surface improvements
- Upgrade existing facilities as required
- Upgrade facilities to enable more use of facilities with multiple fields
- Pursue shared use agreements with schools and private facilities even if they are not competition-standard, to free up competition-standard spaces.

The City of Kingston indicated that Highett Reserve located on the boundary of the Structure Plan Area has potential for upgrades that could support increased use.

The need and opportunity for additional provision of regional-level facilities outside the Structure Plan Area could also be explored, particularly for competition-standard fields.

It is recommended that all options below are pursued to meet as much of the future need as possible for fields:

- **Explore and undertake upgrades to the Highett Reserve with a Council master planning process**
- **Upgrade existing facilities, particularly with multiple fields with additional auxiliary elements such as pavilions, toilets and shelters**
- **Increase playable hours of existing fields by increasing the lighting of fields, improving irrigation and natural grass selection, hybrid turf and the use of synthetic surfaces**.
- **Pursue shared use agreements with schools and private facilities with fields**
- **Consider exploring demand for additional regional-standard field facilities.**

6.3.3 SUMMARY OF FUTURE NEEDS

Significant increased need for community infrastructure is expected by 2041, particularly within the Structure Plan Area.

All types of community infrastructure will experience significant gaps by 2041 within the Structure Plan Area. There will also be significant gaps for all community infrastructure types in the 1.6-kilometre local catchment, with the exception of neighbourhood houses and youth centres. The current supply of the latter will be adequate with only an emerging gap.

If no new community infrastructure is provided for within the Structure Plan Area and the 1.6-kilometre local catchment, existing facilities will experience greater need and may not be able to provide for the increased need. Increased need may negatively impact the condition of a facility, its operation and management and other functional elements. The community will be disadvantaged if the significant gaps in community infrastructure provision are left unaddressed.

6.3.4 COMMUNITY INFRASTRUCTURE NETWORK CONSIDERATIONS

Community infrastructure in the Cheltenham Structure Plan Area was identified based on the future needs assessment.

Individual community infrastructure types were considered with contemporary approaches to service delivery, including co-locating facilities and services to provide centralised and efficient use of hard infrastructure such as buildings and spaces.

The following factors, outlined in the previous Sections (Sections 2, 3, 4 and 5) incorporate holistic place considerations:

- Consideration of the vision and goals for the Structure Plan Area
- The wider community infrastructure network
- Understanding of population, density and urban form projections with likely demographic profiles
- Policy drivers and local insights
- Benchmarking, case study findings and research
- Community infrastructure planning principles
- Assessment findings.

The assessment of future needs identified a need for community infrastructure within the Structure Plan Area which will also service the wider 1.6-kilometre local catchment.

There may be alternative ways to deliver community infrastructure needs but pursing alternative delivery options needs to be based on achieving genuine alternatives within an area. As noted earlier, the benefits of combining services at a centralised and accessible location include the operating and commercial efficiencies, the value generated for the community, and higher activity which enlivens and creates safer places.

6.4 Potential candidate sites to meet future need

This section identifies potential candidate sites within the Structure Plan Area which may accommodate co-located or integrated social and health infrastructure and/or sports and recreation infrastructure as recommended in Section 6.3.

Several candidate sites for new community infrastructure were identified in discussion with the cities of Bayside and Kingston and by applying the site identification criteria outlined in Section 2.1.3.

The candidate sites are shown in Figure 6.4 alongside existing community infrastructure provision. It is important to note that other sites not mentioned may also be suitable (such as government or private institution land that becomes available in future).

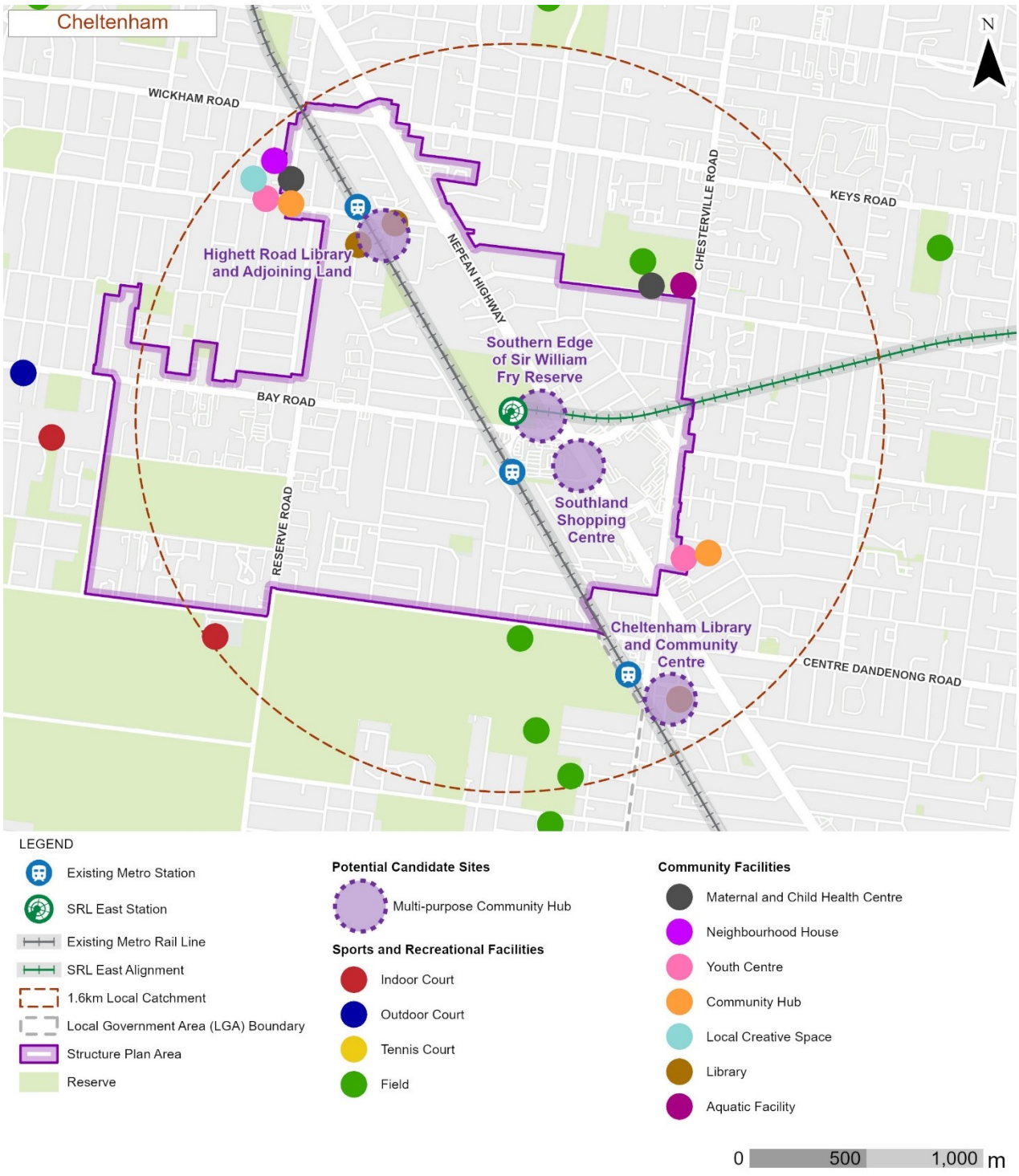

FIGURE 6.4 CANDIDATE SITES

6.4.1 MULTI-PURPOSE COMMUNITY HUB AND LIBRARY – POTENTIAL SITES

6.4.1.1 Southern edge of Sir William Fry Reserve, along Bay Road

This site has numerous attributes for a multi-purpose community hub and library. Aside from very strong alignment with the strategic principles, the site also supports the City of Kingston's preference to consolidate existing civic services within a central location.

The site's proximity to Southland Shopping Centre places it within a highly activated area, further enhanced by retail and commercial sites along Nepean Highway. A community hub on this site is highly consistent with the Vision for Cheltenham for a vibrant and thriving economic hub with better connection to community and civic spaces.

There is an appropriate amount of space available for a community hub at this location and it is within a location accessible for facility users, given its proximity to transport routes, including the SRL station at Cheltenham and the existing Southland Station.

The site is adjacent to areas where the highest population growth is projected within the Structure Planning Area, running along the existing Glen Waverley and Nepean Highway. Its proximity to Southland Shopping Centre places it within a high-density employment zone. This places the site in easy walking distance to a significant number of residents and commercial space.

The size of the site provides additional flexibility to meet growing and changing needs over time. The land is owned by SRLA.

6.4.1.2 Highett Road Library and adjoining land

The City of Kingston noted the potential to consolidate current small libraries in the Highett and Cheltenham area into a central location. One of these libraries is the Highett Library.

The site is within a highly activated area amongst retail and commercial sites along Highett Road, including Highett Shopping Centre to the east. Compared to Sir William Fry Reserve, this site is further from the SRL station at Cheltenham but is still well-connected to transport routes, with the existing Highett Station a short distance away. Nevertheless, its location places it away from areas forecast to have high population growth.

Given the small existing library footprint and lot, adjoining land will likely be required to meet the space requirements of a multi-purpose community hub. This may limit its capacity to be delivered in the structure planning timeframes (2041) with flexibility to adapt to future needs.

It is important to note this site is also near the planned Highett Commons Library on Graham Road.

6.4.1.3 Southland Shopping Centre

This location would be suitable for a community hub, given its central location in the Structure Plan Area, and its accessibility and proximity to transport routes. Its level of activation is high being so close to a major shopping centre.

The shopping centre is privately-owned. However, shopping centres are increasingly incorporating public facilities to increase foot traffic. The option of a new community hub will need to be tested further to confirm potential sizes and form that would be suitable at this location, as well as considerations given to community access, facility ownership and leasing with the owner and the cities of Bayside and Kingston. This may impact the site being available and developable for community infrastructure within the structure planning period (by 2041).

6.4.1.4 Cheltenham Library and Community Centre

The Cheltenham Library and Community Centre sits behind the retail strip in central Cheltenham and is very close to the existing Cheltenham Station. The site is adjacent to Stanley Avenue Reserve which has a small playground, an open grassy area and large trees, which can be retained. The site includes a carpark, and combined with the existing building is approximately 2650 m^2 in area.

This site is located on the edge of the 1.6-kilometre local catchment so would not provide convenient walkable access for the central parts of the Structure Plan Area. However, it is in a highly desirable environment, close to shops and within walking distance to the existing Cheltenham Station, which provides excellent access to the centre of the Structure Plan Area. Its redevelopment would support the appeal of the Cheltenham Activity Centre. It is a council-owned site.

7 Recommendations

Considering the community infrastructure needs of the Structure Plan Area and the preferred service delivery models, this assessment recommends that a new or upgraded district library is collocated as the anchor tenant of a new community hub. These facilities should account for other provision across the 1.6-kilometre local catchment and be provided for in the southern part of the Structure Plan Area, or close to a multi-modal transport hub that provides rapid service to the Structure Plan Area.

One to two maternal and child health services should be provided within an activated area, supporting local trade and economies and helping to enliven street life. These facilities should be co-located with other community services and close to public transport to provide highly accessible services.

Field needs can be met by enhancing existing facilities and implementation of shared use agreements across a range of facilities.

Table 7.1 summarises the Structure Plan Area recommendations for each type of community infrastructure with an associated square metre area requirement. Recommendations for new and existing facilities are provided.

TABLE 7.1 RECOMMENDED COMMUNITY INFRASTRUCTURE FOR THE STRUCTURE PLAN AREA

COMMUNITY INFRASTRUCTURE		NEW FACILITIES			EXISTING FACILITIES			ALTERNATIVE PROVISION
Type	Square metre area/ spaces	Stand alone	Integrated	Co-located	Retain	Enhance	Replace	Shared user agreements
Social and health								
Library	2100		●	●		●	●	
Community hub	2720		●		●	●		
Neighbourhood house	0		●		●			
Youth centre	0				●			
Maternal and child health	1 to 2 spaces		●			●		
Creative space	0				●			
Sport and recreation								
Indoor multi-purpose courts	0				●			
Outdoor court	0		●					
Tennis courts	0		●					●
Field facilities	0				●	●		●

Recommendations to inform the structure planning process are listed in Table 7.2. Proposed new facilities, enhanced facilities and other provision methods are recommended to meet the future 2041 needs identified for the Cheltenham Structure Plan Area.

Recommendations are summarised as:

- **Needs –** shown for the Structure Plan Area and the 1.6-kilometre local catchment
- **Location** – shown as the location recommended within the Structure Plan Area, or 1.6-kilometre local catchment (which is relevant for the service level type) or if co-location is recommended
- **Facility** – recommended facility
- **Square metre area** – amount of floor space required: note that all measurements are approximate and provided only to indicate the magnitude for consideration. Co-locating services and adaptive spaces will be confirmed with service planning processes and detailed design testing with an architectural design brief
- **Potential candidate sites** – sites identified with potential to accommodate the recommended community infrastructure facilities.

TABLE 7.2 COMMUNITY INFRASTRUCTURE RECOMMENDATIONS

Type	Location	Facility	m^2 / spaces	Other options	Potential candidate site
Library	Centrally in the Structure Plan Area, or at the existing Cheltenham Library site.	District library facility, servicing the 1.6-kilometre local catchment need.	2100 m^2	Consider the future use of the Highett Library site and the Cheltenham Library and Community Centre (if this location is not preferred).	Cheltenham Library and Community Centre; Southland Shopping Centre; space around the SRL station adjoining Sir William Fry Reserve.
Recommendation – Replace the Highett Library and plan for a district-level library of approximately 2100 m^2 located with a community hub, either in a new facility centrally located within the Structure Plan Area, or at the current Cheltenham Library and Community Centre location.					
Community hub	Centrally, or at the location of the existing Cheltenham Library.	Co-located facility with library as anchor tenant.	2720 m^2	**Retain the existing community hubs.**	Cheltenham Library and Community Centre.
Recommendation – Plan for a new co-located community hub in a central location within the Structure Plan Area or at the current Cheltenham Library and Community Centre location, noting the existing community hubs are not council-owned.					
Neighbourhood house		Services delivered as part of community hub facility.	0	n/a	See community hub
Recommendation – Retain the current neighbourhood house facility and deliver additional neighbourhood house services as part of a new or upgraded community hub located centrally, or with the Cheltenham Library and Community Hub.					

Type	Location	Facility	m^2 / spaces	Other options	Potential candidate site
Creative space	Co-locate with community hub / library	Integrate with community hub	1 to 5-space facility	Additional creative space could be considered as part of any community infrastructure investments, particularly if located in the south, for example at the Cheltenham Library location.	n/a
Recommendation – Retain the current local creative spaces. Additional creative space could be considered as part of a new community hub, particularly if located in the south, for example at the Cheltenham Library location.					
Youth centre	n/a	Retain existing spaces	0	n/a	n/a
Recommendation – Retain the existing youth spaces with no additional floorspace provision required in the Structure Plan Area.					
Maternal and child health	Centrally located in the Structure Plan Area, and in the southern area of the Structure Plan Area or at the Cheltenham Library location.	Co-locate with community hub / library, or other civic services.	1 to 2 spaces	**Consider upgrading the existing facility and service at Turner Road.** **Consider the need for an additional service to improve access for the southern part of the 1.6-km local catchment.**	See community hub.
Recommendation – Retain existing spaces and plan for one to two new spaces centrally-located within the Structure Plan Area or highly accessible from the central part of the Structure Plan Area.					
Indoor multi-purpose courts	n/a	n/a	0	Consideration could be given to enhancing walking, cycling and public transport access to existing district-level indoor court facilities, along with shared use agreements with schools to supplement local provision.	n/a
Recommendation – No additional indoor court facilities should be planned for in the Structure Plan Area.					

Type	Location	Facility	m^2 / spaces	Other options	Potential candidate site
Outdoor court	n/a	n/a	0	Consideration could be given to enhancing walking, cycling and public transport access to existing district-level outdoor court facilities , along with the use of shared use agreements with schools to supplement local provision.	n/a
Recommendation – No additional outdoor multi-purpose court facilities be planned for in the Structure Plan Area.					
Tennis courts	n/a	Provide as indoor court facility.	0	Exploring opportunities to accommodate line markings within the indoor court space at the Sandringham Family Leisure Centre could be considered along with improving public and active transport connections to district and regional-level tennis facilities.	n/a
Recommendation – No local-level outdoor tennis court facilities need to be accommodated within the Structure Plan Area.					
Field facilities	• Consideration could be given to exploring demand for additional regional-level field facilities.				
Recommendations: • Explore and undertake upgrades to the Highett Reserve with a council master planning process. • Upgrade existing facilities, particularly with multiple fields with additional auxiliary elements such as pavilions, toilets and shelters. • Increase playable hours of existing fields by increasing lighting of fields, irrigation, , improved natural grass selection, hybrid turf and use of synthetic surfaces. • Explore shared-user agreements with schools and private facilities with fields. • Consider exploring demand for additional regional-standard field facilities					

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AJM
Joint Venture

Appendix A
Methodology

This community infrastructure needs assessment followed an established social science methodology. This assessment constituted a strategic assessment of community infrastructure needs to inform long term planning for the SRL East Project, which will be delivered through the SRL East Structure Plan Areas.

The assessment was undertaken in three key parts:

- Part A – establishing context, policy drivers and assessment metrics
- Part B – assessment of community infrastructure needs for the Study Area (1.6-kilometre local catchment) and Structure Plan Area
- Part C – consideration of place including existing facilities and locations, candidate site selection criteria and recommendations to inform preparation of the SRL East Structure Plans.

Following this assessment, it is anticipated that more detailed work will be undertaken to determine the specifics of community infrastructure projects that should be delivered to meet the needs identified in this assessment. This will be supported by relevant service delivery partner (including councils) with engagement and consultation. The continuation of this work will further refine and confirm, the form and function of the infrastructure in line with community needs and preferences as well as the delivery models of councils and others at that time. Detailed service planning and functional briefs will underpin this work.

Part A – Establishing context, policy drivers and assessment metrics

This stage of assessment established the strategic context for SRL East, particularly from a government policy and social / community infrastructure trends perspective. The assessment metrics were also established.

Part A included the following tasks which are outlined below:

- Study Area definition
- Policy review
- Stakeholder engagement
- Desktop research
- Establishment of community infrastructure planning principles
- Benchmarking metrics.

STUDY AREA DEFINITION

The Study Area for the community infrastructure assessment comprised a 1.6-kilometre radius around each SRL station, which was considered the local community infrastructure catchment.

As part of understanding community infrastructure provision, district and regional-level community infrastructure facilities were also considered for the assessment when they are located within the 1.6-kilometre local catchment, or where they provide for local needs in lieu of specific local community infrastructure facilities.

District and regional facilities have the following geographic catchments:

- District – 5-kilometre radius from the SRL station
- Regional – 10-kilometre radius from the SRL station.

These catchments were measured both from the facilities themselves, and to understand a local area. In the case of this assessment, the centre-point of the district and regional catchments were measured from

the SRL East Stations. Refer to Section 3 of the assessment for detail on the Structure Plan Area and Study Area.

POLICY REVIEW

A comprehensive policy review was undertaken to understand the driving themes, trends and directions for community infrastructure, on a local, state and national level. The policy review comprised the following steps:

- Analysis of key community infrastructure policies, strategies and plans at federal, state and local council levels, which provide guidance for community infrastructure provision and responses to social trends driving demand locally.
- Analysis of land use planning policy relevant to the Structure Plan Area to understand current and long-term planning frameworks by council, overarching requirements and policy drivers
- Identification of local government strategies and other published information for current and committed provision of community infrastructure in and around the 1.6-kilometre local catchment to assess existing and planned supply
- Review of SRLA's overarching objectives for SRL East, including its main goals of productivity, connectivity and liveability
- Review of the goals, vision and key themes set out in the Precinct Vision Statement developed for Box Hill the Structure Plan Area, regarding community infrastructure.

STAKEHOLDER ENGAGEMENT

Engagement with Councils was undertaken to gain insight regarding community preferences, expectations and views, and to understand the condition and capacity of Council facilities. The following points were reviewed:

- Confirmation of council policy documents and planning frameworks for community infrastructure and preferences for different provision models to meet local community needs and expectations
- Requested and analysed information shared by Councils on issues such as the condition, capacity and utilisation of existing infrastructure, and other matters affecting community needs and provision priorities at the local level.
- Engaged with Council officers to understand potential drivers for community infrastructure within the Structure Plan Area arising from community preferences and expectations, including the influence of the cultural and demographic profiles of the existing community (see Appendix D for demographic profiles).
- Council engagement included requests for information in 2023 and 2024, along with informal conversations during March and April 2024.

Discussion themes included:

- The current condition, quality, capacity and use of community infrastructure facilities
- Plans or suggestions on how to increase the use of sports fields such as by improving lighting and installing synthetic turf
- Estimates of the current level of unmet need for community infrastructure facilities, including any data or evidence that demonstrates the need
- How cultural background influences the use of community infrastructure
- How community profiles (cultural background of communities) have influenced and shaped council strategies and plans for the use and development of community infrastructure.

A summary of the engagement findings is provided in Section 2.

DESKTOP RESEARCH

Broad-ranging desktop research was completed to understand social trends and drivers, community infrastructure planning in different settings, with associated prioritisation and service delivery models. This research underpinned the benchmarking for the assessment parameters, community infrastructure planning principles, and candidate site identification criteria, as well as the general approach to the methodology.

Research on macro social trends and drivers impacting community infrastructure provision included:

- Key trends and drivers associated with key community infrastructure and service types were reviewed, including changing participation trends for various sports codes and the kindergarten reforms for 3 and 4-year olds
- Social trends relating to formal sport participation in general and specific to the local catchment were identified
- Contemporary infrastructure types and provision models were reviewed, including innovative delivery and operating models and associated case studies that may inform effective provision planning for SRL East.

Section 5 provides the drivers of change for findings.

ESTABLISHMENT OF COMMUNITY INFRASTRUCTURE PLANNING PRINCIPLES

Community infrastructure planning principles were established to help guide the assessment. The principles have been based on the policy review and desktop research steps outlined above. The principles establish clear goals for the planning of community infrastructure where it is vital to help establish successful 20-minute neighbourhoods, which is one of the key outcomes sought for the Structure Plan Areas. These community infrastructure planning principles are outlined in Section 2.

BENCHMARKING METRICS

Community infrastructure needs were assessed against a range of parameters to help test the adequacy of an existing facility and service provision, and to understand future needs. The assessment parameters established for the Study Area (the 1.6-kilometre local catchment around the SRL station) are set out in Section 2.

It was critical the existing service delivery model was understood for each community infrastructure type specific to the local area, as well as the future development setting, so as to apply parameters that are appropriate to achieve future community needs.

In this step of the methodology, research was undertaken to:

- Understand the current delivery model in the existing urban environment, including:
  - » Number and distribution of facilities across the service provider area (local government in most cases)
  - » Type and sizes of facilities
  - » Partnerships in service delivery
  - » Owner of facilities
  - » Any future changes.
- Understand the future development context, including:
  - » Minimum residential density to achieve 20-minute neighbourhood catchments
  - » Adjacencies and preferences for locations of services

- Likely future delivery models
- Future active and public transport opportunities
- Minimum and maximum sizes of facilities
- Types, sizes and co-location of facilities for high-density environments.

This research underpinned a comprehensive benchmarking provided in Table B.1 of Appendix B. This benchmarking table was used to establish the assessment parameters for this assessment.

The assessment parameters include:

- **Population provision** – the best practice ratios for the minimum number of residents needed to provide a community infrastructure facility. It is expressed as number of *facilities: number of populatio*n.
- **Space requirement** – the best practice square metre area required for a facility. This is expressed as *square metre: population number*, or square metre area for facility, such as an area required for a basketball court. For sporting requirements, the number of courts are also detailed.
- **Accessibility** – the measure of journey time outwards from community infrastructure, and between community infrastructure and SRL East stations. Each benchmarked measure relates to the community infrastructure / facilities service level being local, district or regional, and the role the facility plays for the local and Structure Plan Area community.

The sources used for this research and for the desktop assessment are listed in Appendix D – Precinct demographic profile.

CANDIDATE SITE IDENTIFICATION PRINCIPLES

Candidate site identification principles were prepared to holistically reflect local liveability and deliverability objectives. Developing the principles included the following steps:

- Development of a suite of principles to guide site selection, based on strategic drivers for local liveability and other aspects of determining site suitability for community infrastructure delivery identified through policy review, engagement and research outlined above.
- Establishment of a series of principles to help guide location selection for community infrastructure.
- It is recommended that these principles are carried into the Structure Planning process.

Part B – Assessment of community infrastructure needs

The assessment of community infrastructure needs considered current needs (based on the 2021 ABS Census) and the future 2041 needs. A quantitative and qualitative assessment was undertaken to provide a holistic understanding of the current provision and its bearing on future needs. These assessments included:

- Assessing the number of facilities required against the population
- Interpreting the condition, capacity and adaptability of facilities to meet future need
- Determining the location of, and accessibility to, existing and planned facilities.

The details of each of these assessments is described below.

ASSESSING CURRENT NEEDS

The current need for community infrastructure was identified by assessing:

- The 2021 residential population against provision ratios for community infrastructure facilities and services

- Measuring existing distribution of facilities against benchmarked criteria for journey time.

The key steps in the assessment included:

Preparation of data for assessment:

1) **Audit and mapping of current** community infrastructure facilities in the 1.6-kilometre local catchment, the 5-kilometre district catchment and 10-kilometre regional catchment as described above. This was undertaken using:
    - Council documents
    - GIS databases
    - Data published on Data Vic (https://www.data.vic.gov.au/).
2) **Reviews of planned** community infrastructure facilities in the 1.6-kilometre local catchments, 5-kilometre district catchment and 10-kilometre regional catchment described above, using:
    a) Published information on planned supply through council documents, including capital works plans and project websites. It is noted that information on planned provision is variable and may not be documented or available through published documents. Published information includes:
        i) Council commitments for planned infrastructure set out in capital works plans provide information to a 10-year time horizon (depending on the publication date) – so not all supply to 2041 would be documented at the time of writing in 2024.
    b) Calculate current population for the Structure Plan Area and the local (1.6-kilometre) catchment. See Appendix D for the demographic profile for the Structure Plan Area.

Provision / demand assessment

Using the above data together with the provision ratios set out in the assessment parameters table (see Section 2, Table 2.2), **calculate the number of facilities required** against the population, for the Structure Plan Area and the 1.6-kilometre local catchment, where:

    c) Provision ratios are set out as: **1 facility : benchmark population**, apply the following formula:
        i) Structure Plan Area Population / benchmark population = number of required facilities for the Structure Plan Area.
        ii) 1.6-kilometre local catchment population / benchmark population = number of facilities required for the local catchment.
    d) Compare results to number of existing and planned facilities to understand the adequacy of provision, applying the following calculation:
        i) Number of facilities required for the specified catchment ((2i), or (2ii) above) – number of existing and planned facilities = adequacy of provision.

3) Apply the following interpretation shown in Table A.1 to understand the adequacy of current and planned provision:

TABLE A.1 PROVISION RATIO SCORING

ADEQUACY OF PROVISION (BI)	Less than 0.1	0.1 – to 0.8	More than 0.8
INTERPRETATION	No or negligible gap, or oversupply – facilities not required.	Emerging gap – facilities becoming required.	Significant gap – facilities required.

Qualitative review of condition and capacity

The qualitative review of the existing facilities interprets available information from local governments to understand:

- The condition of existing facilities
- The existing capacity of facilities to undertake current services
- The facilities ability to adapt to change, including additional need or reconfiguration of hard facilities to adapt to changing requirements.

4) Assess the current condition, capacity and future growth potential of existing local community infrastructure in the 1.6-kilometre local catchment, drawing on information provided by local governments. This was undertaken using:
    a) Review of council asset management data including their rating system of current facilities
    b) Anecdotal insights and information provided by officers from the Whitehorse City Council.
5) Information provided by council officers was interpreted using a five-scaled ranking from very good to poor, with 3 being fair, average or no change required. This scale was applied to moderate feedback across facilities. Where no information was available for a facility, a neutral score was applied (3-fair) to not bias the outcome. The scores are shown in Table A.2.

TABLE A.2 FACILITY CONDITION SCORING

DESCRIPTION OF FACILITY	Fully meets or exceeds expectation	Minor impact or limitation on expectations	Average or fair condition with basic expectations met	Poor condition of significant impact to expectations	Expectations not met or severe impact
INTERPRETATION	5 – Very good	4 – Good	3 – Fair	2 – Poor	1 – Very poor

Accessibility review

Existing and planned facilities were mapped against the Structure Plan Area, 1.6-kilometre local catchment, 5-kilometre district catchment and 10-kilometre regional catchment to ascertain what areas could access community infrastructure facilities by walking, cycling and public transport.

The assessment compared these findings with the benchmarked accessibility criteria set out in the assessment parameters (Section 2) to determine the level of accessibility. The following key steps were undertaken:

6) Utilising the mapped location of each facility, accessibility was calculated through:
    a) Measuring the walkable catchment (400 metres / 800 metres) from each facility within the Structure Plan Area and the 1.6-kilometre local catchment. These maps are included in Appendix E.
    b) Measuring the journey time from the SRL East Station via walking, active or public transport to each facility. A table of these findings is included in Appendix E.
7) Accessibility was then rated as good, fair or poor according to the following Table A.3:

TABLE A.3 OVERALL ACCESSIBILITY RATINGS FOR LOCAL COMMUNITY INFRASTRUCTURE

ACCESSIBILITY CRITERIA EVALUATION	Facilities meet the criteria	There are some areas within the 1.6-km local catchment that do not meet the criteria	Most areas do not meet the criteria
RATING	Good accessibility	Fair accessibility	Poor

KINDERGARTEN NEED AND PREFERENCES

8) Assessing community needs for kindergartens requires a specialised assessment of system capacity given the blended nature of kindergarten provision, which can include programs delivered by several different providers, operating under various management structures. A partial assessment was carried out which comprised of the following steps:

   a) Analysing the potential impact on need for kindergartens arising from the Victorian Government's *Best Start, Best Life* reforms.

   b) Analysing the population growth for three- to four-year-olds to 2041 within the 1.6-kilometre local catchment, as forecast by SRLA, as well as kindergarten participation numbers at the LGA level via the Victorian Child and Adolescent Monitoring Service.

   c) Exploring the current structure of kindergarten provision in the local government area, drawing distinctions between programs classified as stand-alone / sessional or integrated as part of long daycare settings. This was done using the *Find a Kinder* tool centred around a 2-kilometre radius from the SRL station.

   Information on community preferences for kindergarten settings (such as sessional / stand-alone or long daycare) was sourced from available information, primarily contained within the most recent Kindergarten Infrastructure Service Plans (KISPs), developed by the Victorian Department of Education and local governments. Work to refresh KISPs for 2024 is currently underway.

   Based on the points above, high-level future supply and need considerations were made.

ASSESSING FUTURE NEEDS

The future need for community infrastructure was identified by assessing:

- The 2041 residential population against provision ratios for community infrastructure facilities and services
- The existing and planned facility qualitative and accessibility assessment findings.

The key steps in the assessment included:

Preparation of data for assessment:

9) **Calculate future populations** for the Structure Plan Area and the (1.6-kilometre) local catchment. The future population numbers account for the population growth associated with renewal of the Structure Plan Area and the SRL East Project overall. See Appendix D for the demographic profile for the Structure Plan Area.

Provision / demand assessment

10) Utilising the above data together with the provision ratios set out in the assessment parameters table (See Section 2, Table 2.2), *calculate the number of facilities required* against the population, for both the Structure Plan Area and the 1.6-kilometre local catchment, where:

   a) Provision ratios are set out as: *1 facility: benchmark population*, apply the following formula:

i) Structure Plan Area population / benchmark population = number of required facilities for the Structure Plan Area.

ii) 1.6-kilometre local catchment population / benchmark population = number of facilities required for the local catchment.

b) Results were compared to the current 2021 assessment findings to understand adequacy of provision to meet future need in terms of provision, quality and location.

11) Applying the following interpretation shown in Table A.4 to understand the adequacy of current and planned provision:

TABLE A.4 PROVISION RATIO SCORING

ADEQUACY OF PROVISION (BI)	Less than 0.1	0.1 – to 0.8	More than 0.8
INTERPRETATION	No or negligible gap, or oversupply – facilities not required.	Emerging gap – facilities becoming required.	Significant gap – facilities required.

Identify options to meet the need

Drawing together findings from stakeholder engagement, policy review and research undertaken, options have been outlined to meet the identified future need of the Structure Plan Area, with consideration to the 1.6-kilometre local catchment needs.

The options synthesize:

12) Identification of the number of facilities with consideration of maximum size and distribution, preferred locations, adjacencies and other recommendations.

13) Preferred locations utilising the benchmarked criteria for both the Structure Plan Area, service model and 1.6-kilometre local catchment needs. This incorporates analysis of current location and identification of under serviced areas / areas of poor accessibility.

14) Quantification of the facility size using the ratios in the assessment parameters table, see Section 2.

15) Consideration of co-location, integration and adjacencies of other community infrastructure types, proximity to transport types and other place considerations such as retail centres, high density or employment areas or proximity to green links and open spaces.

Part C – Place consideration, application of candidate site selection criteria and recommendations

The vision for the Structure Plan Area was considered alongside the assessment findings, policy drivers, drivers for change and principles for community infrastructure planning to create holistic place-responsive recommendations. Applying the candidate site identification criteria, a range of potential sites for new community infrastructure were identified for further consideration in the structure planning process and to discuss in future consultations with council.

Note the candidate site selection criteria is discussed in Appendix A – Part A – Establishing context policy drivers and assessment metrics.

The key steps in Part C are described below.

RECOMMENDATIONS BY TYPE

The purpose of this stage is to confirm the identified provision recommendations by reviewing their alignment with the underpinning principles, parameters, and strategic drivers for this assessment, along with the insights obtained through council engagement.

The assessment concludes with recommendations for new community infrastructure within the Structure Plan Area (see Section 7).

Steps to review and confirmed the identified provision included:

16) Ensured alignment with the following strategic drivers for community infrastructure provision as identified in Part A:
    a) SRL East project drivers, and good practice principles for community infrastructure planning and site selection
    b) Federal and state government policies and plans, including the framework of a 20-minute neighbourhood
    c) Council policies and plans relevant to understanding local community needs, the state of local community infrastructure networks, and associated provision priorities across precincts
    d) Social issues and trends influencing community use and delivery of infrastructure, including sports participation trends and contemporary community infrastructure provision models.
17) Ensured alignment with issues raised and insights provided by councils through engagement undertaken during this assessment process.
18) Considered integration with open space analysis and provision recommendations, including options for co-location of facilities and open space.
19) Considered integration with the structure planning process, including the optimum approaches for Structure Plan Areas to accommodate identified provision priorities, including through identified potential sites for delivery.

PLACE CONSIDERATIONS

20) Reviewing the assessment findings of each community infrastructure type side-by-side to identify efficiencies and preferences for combined services, locations and other benefits. This included adjustments and considerations to:
    a) Ensure a holistic service model is considered
    b) Review facility size for efficiency
    c) Review alternative options for delivery models and trends identified in the policy and research review.
21) Identifying candidate sites through workshops with the Structure Planning Team and SRLA.
22) Summarising recommendations for community infrastructure provision for the Structure Plan Area and provide context where required for the 1.6-kilometre local catchment. Summary includes:
    a) Need of facilities in the Structure Plan Area and 1.6-kilometre local catchment
    b) Highlight of location preferences
    c) Outline of minimum facility size, or requirements
    d) Identification of candidate sites
    e) Any further recommendations for provision, such as shared use agreements and upgrade of facilities.

AJM
Joint Venture

Appendix B

Community infrastructure selection and parameters

Assessment parameters

This appendix provides background information on the research and selection of assessment parameters used to assess the community infrastructure needs in this technical assessment. The assessment parameters for each community infrastructure type include:

- Level of service or hierarchy
- Associated population
- Geographic catchment
- Facility type
- Space requirements
- Accessibility criteria
- Facility condition.

Assessment parameter guidance

The assessment parameters provide guidance on the number, size, and location of facilities in relation to a specific geographic catchment and population size. Determining an adequate level of community infrastructure provision in relation to a designated geographic catchment and associated population is achieved by benchmarking against established metrics.

Through this process of quantitative assessment, an indication of a potential undersupply or oversupply of certain community infrastructure types may be identified in a particular catchment.

It is important to recognise this process alone does not indicate community needs for infrastructure. Rather, ratios provide guidance on good practice levels of provision, to be interpreted as part of a broader analysis that accounts for a rich range of qualitative and quantitative information. Provision ratios therefore represent only one aspect of broader decision-making process when planning community infrastructure.

Models for community infrastructure provision and limitations

Models for community infrastructure provision are evolving. Contemporary approaches favour larger multi-purpose facilities, which are flexible in space provision and use, and adaptable to changing community needs over time. These facilities are typically replacing smaller, stand-alone facilities which are less efficient from a facility maintenance and operational perspective.

As such, while industry benchmarks for provision ratios are currently established for smaller stand-alone facilities, as infrastructure provision trends shift, the form in which future facilities are delivered is changing to larger multi-purpose and co-located facilities. This trend applies to libraries, youth spaces, neighbourhood houses, and local community halls.

This impacts how the outcomes of benchmarking are ultimately interpreted. For example, identified gaps for some current infrastructure types (such as neighbourhood houses and community halls) may translate into the provision of other facility types in the future (such as community hubs).

It is noted that provision ratios do not also consider characteristics or the distribution of residents within the selected geographical area, or demand placed on some infrastructure types by workers and visitors. Nor do they consider geographical barriers to access (such as major roads, distances between facilities), and the condition, fit-for-purpose or design life of existing facilities.

Separate qualitative assessment of these and other issues is therefore integral to the overall community infrastructure needs assessment.

COMMUNITY INFRASTRUCTURE SELECTION AND HIERARCHY

The core suite of community infrastructure considered through this assessment was selected in accordance with the drive for SRL East Structure Plan Areas to be planned as inclusive, liveable, 20-minute neighbourhoods. That is, neighbourhoods that give people 'the ability to meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip from their home'.[5]

This concept defines a specific range of local infrastructure types and other features essential to achieving local liveability, including provision of community hubs, libraries, local health services, arts and cultural infrastructure, and sport and recreation facilities, as shown in Figure B.1.

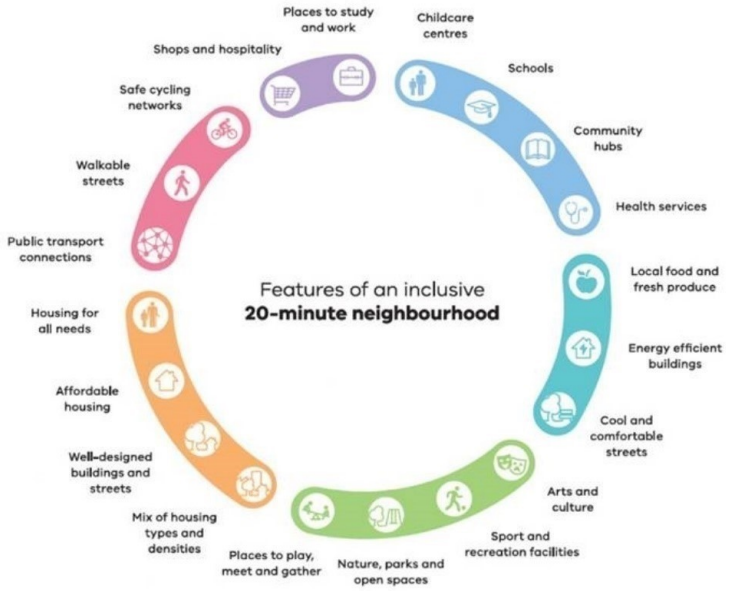

FIGURE B.1 FEATURES OF A 20-MINUTE NEIGHBOURHOOD (SOURCE: PLAN MELBOURNE 2017 – 2050)

Community needs for these local infrastructure types are assessed in relation to the future populations of the Structure Plan Area and 1.6-kilometre local catchment.

The future community of the Structure Plan Area will also need access to district-level and regional-level community infrastructure types, such as universities, hospitals, and aquatic centres. These infrastructure types are typically provided at broader catchments given their size and scale, and the scale of populations they service.

A standard 'hierarchy of provision' was therefore adopted for this assessment. This includes local infrastructure being the types that meet daily needs. It also has regard to district-level and regional-level or 'higher order' infrastructure types which are less frequently accessed and for which populations typically travel greater distances, given the scale and reach of services of those types.

Local infrastructure types were assessed with quantitative benchmarking and qualitative analysis, given the relative demand the Structure Plan Area population will place on these infrastructure types and the need to prioritise their provision in the Structure Plan Area.

This is in comparison to the relatively minor impact on demand the forecast population growth in the precincts will place on district and regional-level infrastructure types, and the fact that planning for provision of these types is the responsibility of other State agencies, at that broader scale.

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[5] DELWP, *Plan Melbourne 2017-2050*

Defined geographic catchments are typically associated with local, district and regional-level infrastructure types, based on established methods and catchments. These catchments reflect the distances at which populations typically travel to access those infrastructure types, and the size of populations they service.

District and regional-level infrastructure types were therefore assessed in relation to their accessibility to the future Structure Plan Area population by public transport, throughout the 5-kilometre and 10-kilometre catchments surrounding each SRL East station. This assessment provides critical information for State agencies to plan for expanded provision of the district and regional infrastructure types for which they are responsible.

District and regional community infrastructure types were also considered a secondary priority for provision within the Structure Plan Area, due to:

- Relatively small proportional demand for district-level and regional-level infrastructure types represented by the forecast populations for the SRL East Structure Plan Areas (see proportional population data)
- Feasibility of accessing sites large enough to feasibly accommodate these typically large-scale infrastructure footprints within the higher-density SRL East Structure Plan Areas, weighed against the need to ensure 'local liveability' infrastructure types
- Relative accessibility of existing district-level and regional-level infrastructure across the SRL East corridor to the future populations of the SRL East Structure Plan Areas.

The infrastructure that is the primary focus of this assessment is set out in Sections 2 and 6. This includes definitions, benchmarks for provision for established populations and geographic catchments, and typical spatial requirements.

GOVERNMENT-FOCUSED COMMUNITY INFRASTRUCTURE

This assessment is focused on public infrastructure predominantly provided / funded by the Victorian and local governments. While it is recognised that some community members may have access to private community infrastructure (such as commercial gyms, private tennis courts and swimming pools), the focus of government infrastructure planning is founded on a principle of equity: ensuring adequate community (public) infrastructure to meet community needs and that infrastructure is accessible to all community members. Community infrastructure types provided by local government to support local liveability are the primary focus of this assessment.

Other infrastructure types provided by Victorian Government and third-party providers (such as schools, universities and childcare services) were subject to an initial audit for this assessment (see Appendix C). However, they were not assessed in detail and are excluded from the assessment due to:

- The preferred local government facility focus
- Service provision models
- Third-party providers having their own custom methodologies and/or market-demand assessments to plan for future infrastructure provision.

So that community infrastructure needs are met across various infrastructure types, SRLA is working closely with other Victorian Government agencies, such as the Department of Education, to enable appropriate and timely planning for other relevant community infrastructure types. This will be essential to support population growth associated with SRL East.

The full range of local, district and regional community infrastructure types considered for this assessment and the responsible agencies are shown in Figures B.2, B.3 and B.4. Distinction was made on the typical facility and service provider types including local government, the market, and Victorian Government.

The associated audit of all infrastructure types across all providers is provided in Appendix C.

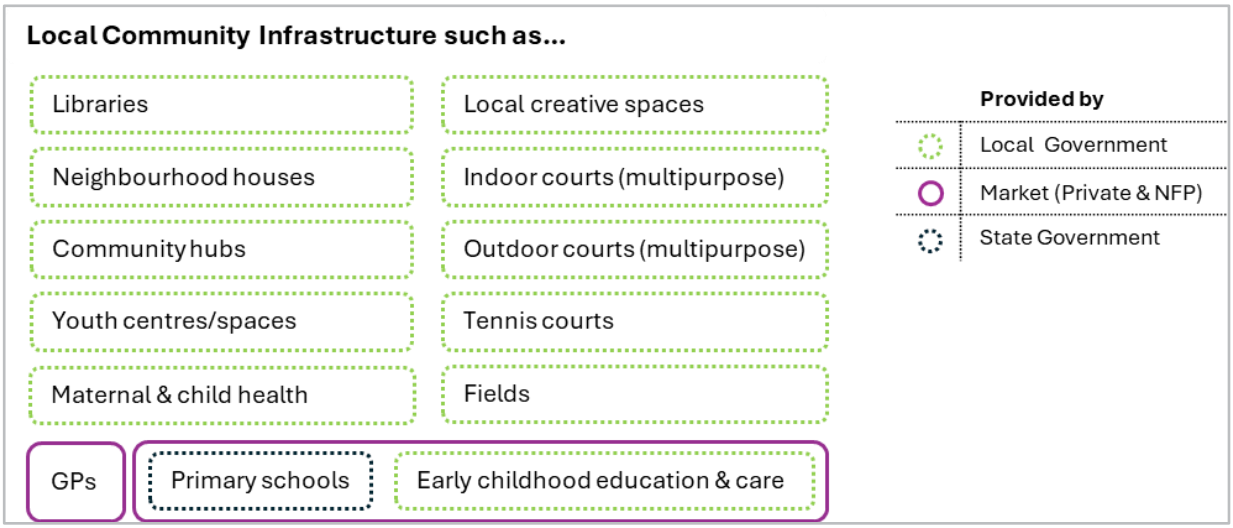

FIGURE B.2 TYPICAL LOCAL COMMUNITY INFRASTRUCTURE PROVISION TYPES AND PROVIDERS*

*It is noted that early year's education, including childcare (2 to 3-year-olds) and kindergartens (3 to 4 year olds) are delivered by local government as well as private providers. Other types of early years education facilities, such as long day care centres, are also provided by private providers. These facilities may include kindergarten places.

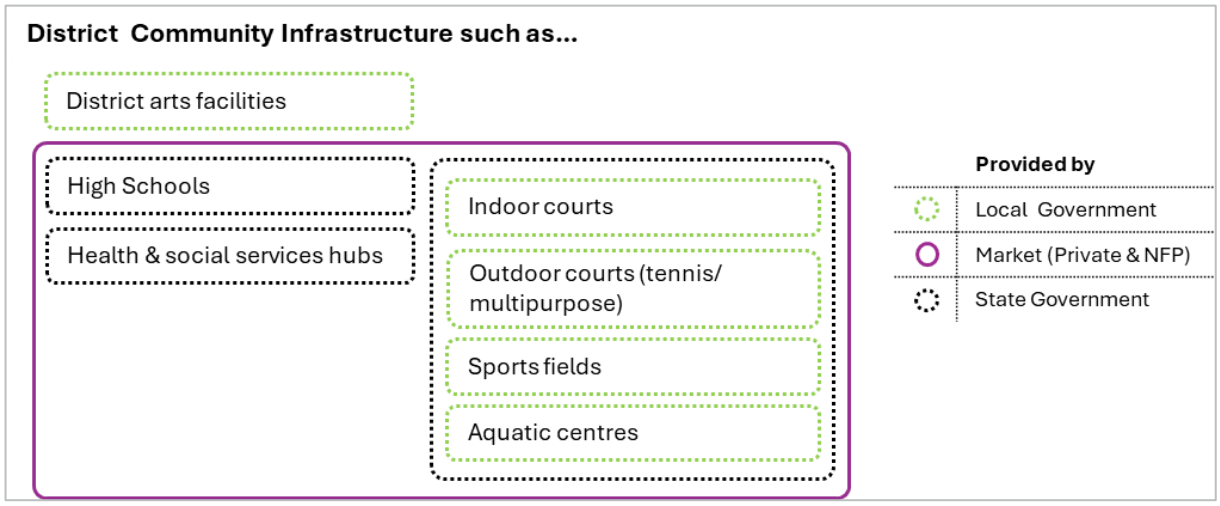

FIGURE B.3 TYPICAL DISTRICT COMMUNITY INFRASTRUCTURE PROVISION TYPES AND PROVIDERS

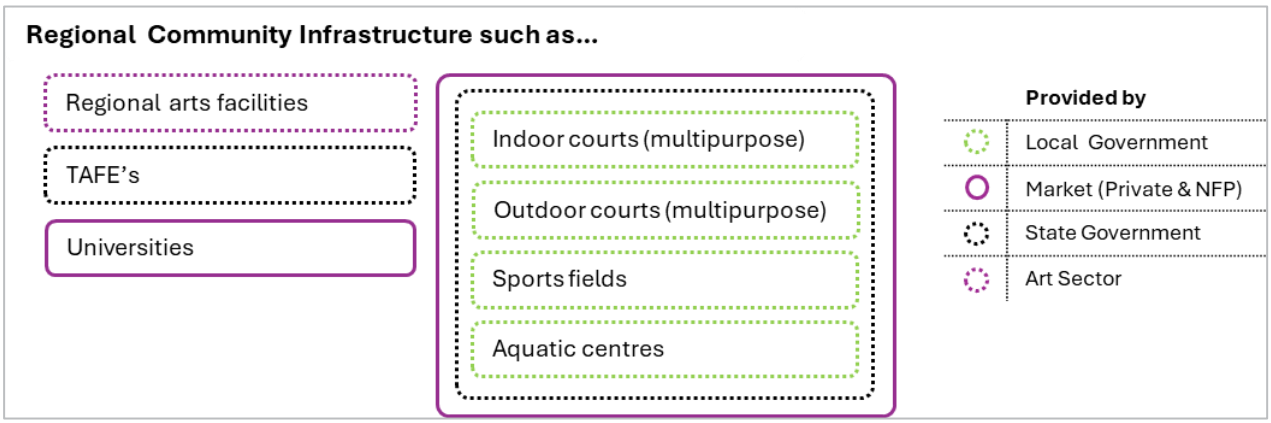

FIGURE B.4 TYPICAL REGIONAL COMMUNITY INFRASTRUCTURE PROVISION TYPES AND PROVIDERS

Service planning in a changing development settings

The existing service provision for the 1.6-kilometre local catchment is based on a low and medium-density environment, which generally relies on car trips. High-density residential development is planned to support the 20-minute neighbourhood, where community infrastructure is distributed within a 20-minute walk, ride or public transport journey from home.

The local area outside the Structure Plan Area will be low-medium density and will rely mostly on accessing community infrastructure within the Structure Plan Area. For this reason, it is critical that:

- Service planning for the local area is understood to adequately determine overall number of facilities and partnerships in delivery models
- Access within the local area is understood to see where there may be gaps
- Maximum size of facilities is understood to ascertain recommended number of facilities.

Existing service planning was reviewed for the 1.6-kilometre local catchment. This acknowledges the existing facility to population ratio and distribution (accessibility / journey time). These measures were reviewed to help understand how community infrastructure is currently serviced (usually by local government). This helps to determine if local community infrastructure is currently provided via a district-level facility. For example, libraries can be accessed locally through mobile libraries or small neighbourhood centres, or they may be provided centrally in one larger facility that services a greater population (district or regional facility). Accessibility was analysed by the mapping exercise. See Appendix E for maps.

Future service planning sets out the preferred method of providing local community infrastructure for 2041 (such as through a district library described in the above point) acknowledging the development context which includes future Structure Plan Area requirements, and the remaining area in the 1.6-kilometre local catchment. It also sets out the accessibility measures for achieving Structure Plan Area requirements of the 20-minute neighbourhood, where the maximum measures are via 20-minute walk (800 metres), cycle or public transport connection, and the accessibility requirements for the remaining local 1.6-kilometre local catchment. The assessment parameters combine research and policy to establish best practice measures to achieve a future service planning environment.

These considerations informed the benchmarking and the ultimate assessment parameters set out in Table B.1.

LITERATURE REVIEW

A comprehensive literature review identified appropriate assessment parameters for this assessment. This included a review of ratios applied in other published reports across Australia, including those published by the Victorian Government and local government. A broad review of other successful international cities that provide community infrastructure within highly populated dense environments was also considered to understand future measures to understand the maximum size for facilities and the accessibility measures. Overall, reviewing current service planning and future aspirations has given a robust basis for establishing the assessment parameters.

A summary of the established provision ratios applied for benchmarking the key types of community infrastructure assessed in relation to local liveability is provided in Table B.1.

together with the primary authoritative source for the benchmarks.

It is important to note that where benchmarks are based on a population range, such as 1 x library per 10 to 20,000 people, the upper end of the provision range was typically selected. This is given that community infrastructure provision in established urban areas with high population densities (as per the SRL East Structure Plan Are) is more reflective of those higher population-based demand ratios.

The full list of documents and benchmarks reviewed is provided in the Reference section of this report**,** with the authoritative documents highlighted below:

- Active Monash, Monash Tennis Plan (2021)
- Aquatics and Recreation Victoria, Victoria Indoor Aquatic and Recreational Facility Development Guidelines (2011)
- ASR Research for Victorian Planning Authority and City of Melbourne, Arden Precinct Community Infrastructure Needs Assessment (2021)
- Casey, Establishing Standards for Social Infrastructure (2005)
- City of Monash, Playground and Play Space Strategy (2020)
- City of Kingston, Sport and Recreation Strategy (2018)
- Whitehorse City Council, Play Space Strategy (2011)
- Monash University, 20-Minute Neighbourhood – Living Locally Research (2019)
- NSW State Library Building Calculator
- Parks and Leisure Australia, Western Australia Guidelines for Community Infrastructure (2020)
- Victorian Planning Authority, City of Whittlesea Community Infrastructure & Open Space Needs Assessment (2019).

Space requirements

All the space requirements provided for each community infrastructure types reflect the latest contemporary practice research. This is particularly important in the absence of nationally-accepted guidelines for community infrastructure provision in Australia. The preferred space requirements used for this assessment are summarised in Table 2.2, Section 2.

Accessibility definitions

Accessibility criteria is used to measure journey time to community infrastructure facilities. As described above facilities are planned using different levels of services and geographic catchments. These largely determine the maximum journey times to facilities.

The goal of the Structure Plan Area is to include community infrastructure within a 20-minute walk, cycle or public transport connection, with a priority for walking. The criteria established in the assessment parameters therefore considers journey times for the Structure Plan Area and the 1.6-kilometre local catchment.

It is noted this stage of the assessment identifies the accessibility of district and regional facilities in 5-kilometre and 10-kilometre catchments from the SRL East station by public transport. ‘Accessibility’ in this case is measured in relation to infrastructure accessibility within 15-minute, 30-minute, 45-minute, and 60-minute by public transport from the SRL station. Since district and regional (or ‘higher order’) infrastructure types are less frequently accessed and are not considered as part of daily needs (according to *Plan Melbourne*), populations typically travel greater distances and are willing to do so. For this reason, the 20-minute neighbourhood framework does not entirely relate to district and regional facilities.

Appendix E provides maps and tables of measured journey times.

Local accessibility

Local accessibility refers to access that people will have to existing and planned local community infrastructure in the 1.6-kilometre local catchment. Walking is the primary metric used to measure journey time, particularly within the Structure Plan Area. However, cycling and public transport options are also used and are desirable over private vehicle use.

Walking

The distance of 800 metres represents a 20-minute walk, (including a return journey (400 metres) and one-way journey). This distance of 800 metres aligns with the 20-minute neighbourhood framework.

A facility is categorised as walkable if it is located up to 800 metres from a given point:

- 800-metre catchment surrounding the facility, or
- 800-metre walk from the SRL East station.

District accessibility

District accessibility refers to access that people will have to an existing or planned facility within a 5-kilometre catchment. Public transport is the primary metric used to measure journey time.

Public transport

- Public transport is measured from the SRL East station to the facility
- From the facility to the centre of the Structure Plan Area; and
- A facility is categorised as accessible if within a 20-minute journey time.

Regional accessibility

Regional accessibility refers to access to regional community infrastructure by public transport within 10-kilometres from the SRL East station.

- To identify public transport travel times between a SRL East station and a district / regional facility, this analysis relied on the combined work of SRLA and AJM-JV, namely the dataset, Travel Time to each SRL East Structure Plan Area by public transport, for year 2041. This dataset produced catchments radiating from the SRL station illustrating areas that are accessible on public transport within (1) 15-minutes, (2) 15 to 30 minutes, (3) 30 to 45 minutes and (4) 45 to 60 minutes.

Mapping accessibility and findings

- The SRLA's GIS dataset, *'Walkable catchment from SRL East Stations in 200m intervals'* (July 2023), was overlayed to form 400-metre and 800-metre catchments from the SRL station with audited local community infrastructure.
- Maps were produced to show the positioning of local community infrastructure in relation to walkable catchments from the SRL station.
- Map-based accessibility assessments were undertaken to define community infrastructure within the 800-metre 'walkable' catchment as 'walkable from the SRL station,' and that outside this catchment as being 'not walkable'.
- Map-based accessibility assessments were undertaken to define community infrastructure as 800-metre 'walkable' within the 1.6-kilometre local catchment to define 'walkable' and 'not walkable area'.
- Importantly, the analysis of the 1.6-kilometre local catchment is used in refining priorities for provision, including nomination of potential sites for future provision, through:
- Understanding the current accessibility landscape for local community infrastructure across the Structure Plan Area and its 1.6-kilometre local catchment.
- Understanding the gaps in local community infrastructure provision and where these gaps are located (that is, which facilities are 'not walkable' from the SRL stations? What and where are the 'walkability gaps' in the Structure Plan Area and 1.6-kilometre local catchment?).

- Understanding the geographic locations / sites that may accommodate future infrastructure provision, planned in way that contributes to delivering more *comprehensive* networks of local community infrastructure across all precincts, aligning with the 20-minute neighbourhood framework.
- Overall accessibility for each community infrastructure type for the 1.6-kilometre local catchment and Structure Plan Area populations was completed, with the following maps and tables in Appendix E.
- The outcomes of this component of the spatial analysis enables an understanding of the following:
  - » What community infrastructure types are accessible within 15-minutes from the SRL station?
  - » What community infrastructure types are accessible 15 to 30 minutes from the SRL station?
  - » What community infrastructure types are accessible 30 to 45 minutes from the SRL station?
  - » What community infrastructure types are accessible 45 to 60 minutes from the SRL station?
  - » What community infrastructure types are accessible beyond 60-minutes from the SRL station?

Qualitative parameters

This assessment employed the following qualitative parameters to help ascertain condition, utilisation and capacity of existing community infrastructure facilities within the Study Area:

- Building condition – ratings of from very poor to very good based on the relevant local government's asset management rating
- Capacity – rating of current capacity and potential of facility to support increased use drawing on advice from relevant local governments
- Utilisation – rating of current capacity and potential of facility to support increased use drawing on advice from the relevant local government.

It should be noted the advice from local governments on the potential of the facility to support increased population were observations relating to current conditions and were not based on the assessment of population growth forecasts for the Structure Plan Area.

The scoring and interpretation of this is set out in Section 2.

Benchmarking assessment parameters

A broad research and benchmarking exercise established appropriate community infrastructure assessment parameters across all the SRL East Structure Plan Areas and 1.6-kilometre local catchments to provide consistency. Accessibility measures were also considered for district and regional-level community infrastructure.

Table B.1 compiles the benchmark information, with summary rationale used to determine the final assessment parameters used in this assessment. The table sets out:

- Community Infrastructure type and definition
- Existing facility to population ratio – defined through research and analysis of publicly available material
- Benchmarked facility to population ration for Australian contexts and high-density contexts, as well as international examples
- Accessibility measures that relate to:
  - » Structure Plan Area 20-minute neighbourhood goals
  - » Best practice Australian examples
- Space requirements for facilities using best practice Australin examples and high-density contexts
- Sources and references.

TABLE B.1 ASSESSMENT PARAMETER BENCHMARKING

Libraries		
Libraries – summary findings • Libraries were found to generally operate at district-level service provision, sometimes with partnerships across local government areas. • As a district-level service, accessibility must be high from active and public transport connections. • A standard population of 20,000 was found to generate demand for 1 library facility. • 62 m^2 per 1000 people is adopted from the NSW State Library calculator, as the State Library Standards and the subsequent calculator are considered robust planning standards for library provision. • Libraries with a lower population ratio were smaller and more frequently spaced. *International statistics have been derived using population numbers and numbers of know libraries to gain a general facility to population ratio. The distribution, size and quality of these libraries are unknown. This information has been used to help provide context for Australian data.	**Existing level of service – facility to population ratio**	**Local provision ratio/ benchmark applied (Facility : population)**
	District provision 2.5 to 3.5 km centres Facility : population Monash: 2.7:100,000, (1:37,037) Bayside: 4.1:100,000. (1:24,390) Kingston: 5.9:100,000 (1:16,949) Whitehorse: 3.1:100,000 (1:32,258)	1:20,000 to 50,000 – Park Leisure Australia (2020) 1:30 to 60,000 – ASRR (2009) 1:40,000 - New York City (regional scale)* 1:30,500 – Copenhagen* 1:27,800 – Malmo* 1:39,100 – Montreal*
Definition • Libraries may be stand-alone local facilities, but also may be integrated as part of larger integrated multi-purpose facilities, where they typically form the anchor facility. • Maximum sized libraries – for state-level facilities has been included to provide context for maximum-sized facilities that are appropriate for high-density environments. • University libraries were not included in the audit counts for this assessment, given the focus is on local government infrastructure. University libraries offering public memberships are mentioned in the qualitative assessment only.	**Accessibility**	**Space requirements**
	Medium to high-density A library should be walkable from the SRL station, specifically 400 m one way / 800 m return to align with the 20-minute neighbourhood model. This means the facility would be highly connected to public and active transport. Located within 400 m of multi-modal transport hub to maximise accessibility from	62 m^2 per 1000 people Maximum sizes: Must be adaptive spaces British Library 112,000 m^2 New York Public Library main branch 55,000 m2

References and sources

NSW State Library Building Calculator

Parks and Leisure Australia (2020), Western Australia Guidelines for Community Infrastructure

Australian Social & Recreation Research Pty Ltd (ASRR) (2009), A short guide to Growth Area Community Infrastructure Planning

British Library 112,000 m^2 - the British Library, Corporate Membership at the British Library (2024)

New York Public Library main branch 55,000 m^2 - The New York Public Library, About the Stephen A. Schwarzman Building (2024)

Montreal - Population 1,762,949 in the 2021 Canadian Census

Statistics Denmark, Population Figures (2024)

New York City population - Planning-Population-NYC Population - DCP

Australian Urban Observatory (AUO) (2017), Social Infrastructure Indicators

Community hubs

Community hubs – summary findings

- Community hubs operate at district-level service provision, often replacing neighbourhood house models.
- As a district-level service, accessibility must be high from active and public transport connections.
- A standard population of 25,000 was found to generate 1 community hub.
- 80 m^2 per 1000 people is adopted from the Elton Consulting[6] reflecting best practice experience and research on community space provision.

Definition

- Large multi-purpose community hubs are often the focal point for the local community. They are delivered through a single building / site or a cluster of proximate buildings / sites and are typically integrated or co-located with an 'anchor' facility such as a library or indoor recreation facility.
- Community hubs typically host a number of multi-purpose spaces that can adapt to a range of activities.
- Halls have not been included in the quantitative assessment as this is not a contemporary form of community infrastructure, when looking at future
- Need you would not plan for this type of facility (in favour of a multi-purpose community hub). Halls also vary in their functionality therefore making benchmarking difficult.

Existing level of service – facility to population ratio

District provision

Low to medium density

Facility: population

Whitehorse: 2.1:20,000 (1:9523)

Monash: 2.52:20,000 (1:8000)

Kingston: 2:20,000 (1:10,000)

Bayside: 8.1:100,000 (1:12,345)

Local provision ratio/ benchmark applied (Facility : population)

1:15,000 to 25,000 – Park Leisure Australia (2020)

1-30 to 60,000 – ASRR (2009)

Accessibility

Medium to high-density

1000 m – AUO (2017).

Distribute evenly across neighbourhood.

Located near population centres and other essential services or key destinations such as retail centres. Located near public and active transport routes to optimise use and promote equitable access.

Space requirements

80 m^2 per 1000 people – Elton Consulting (2018)

0.05 m^2 per person – London

References and sources

Parks and Leisure Australia (2020), Western Australia Guidelines for Community Infrastructure

Elton Consulting (2016), Parramatta CBD, North Parramatta and Harris Park Community Facility Needs Study

Australian Social & Recreation Research Pty Ltd (ASRR) (2009), A short guide to Growth Area Community Infrastructure Planning

Australian Urban Observatory (AUO) (2017), Social Infrastructure Indicators

Monash Uni 20-minute Neighbourhood: Living Locally Research (2019)

Neighbourhood houses

Neighbourhood houses – summary findings

- Neighbourhood houses operate at local-level service provision.
- At a local-level service, neighbourhood houses tend to be located in residential areas and walkable or accessible via public transport.
- A standard population of 15,000 was found to generate 1 neighbourhood house, with a maximum relative size being 1200 m^2.
- 80 m^2 per 1000 people is adopted from the Elton Consulting[7] because reflects best practice experience and research on community space provision.

Definition

Neighbourhood houses, also commonly known as community centres, learning centres, community houses or neighbourhood centres are local facilities that provide social, educational and recreational activities for their communities in a welcoming and supportive environment. These facilities are often located in low-density environments, close to homes and host a range of small spaces for the community to use, including arts and crafts, playgroups, senior groups and other services they serve community needs.

Existing level of service – facility to population ratio	Local provision ratio/ benchmark applied (Facility : population)
Local provision Low to medium density Easily accessed through the active and public transport networks. Located in predominantly residential areas to allow ease of access with reduced barriers for any age, financial status and cultural background with a walkable 800 m.	1:7500 – Park Leisure Australia (2020). 1:3500 to 15,000 – City of Casey (2005)

Accessibility	Space requirements
Medium to high density Neighbourhood houses are expected to be consolidated into new community hub models by 2040 as a contemporary model for service delivery, and as identified through Council Plans.	80 m^2 per 1000 people - Elton Consulting (2018)
Neighbourhood Houses if still operating under the same service structure should aim for a neighbourhood accessibility of 800 m as dwelling densities increase.	

References and sources

City of Casey (2005), Establishing Standards for Social Infrastructure

Elton Consulting (2016), Parramatta CBD, North Parramatta and Harris Park Community Facility Needs Study

Parks and Leisure Australia (2020), Western Australia Guidelines for Community Infrastructure

Neighbourhood houses Victoria, https://www.nhvic.org.au/whats-a-neighbourhood-house

[7] Elton Consulting (2016), *Parramatta CBD, North Parramatta and Harris Park Community Facility Needs Study.*

Youth centres / spaces

Youth centres / space – summary findings	Existing level of service – facility to population ratio	Local provision ratio/ benchmark applied (Facility : population)
• Youth centres / spaces operate at local-level service provision. • At a local-level service, accessibility must be high with active and public transport connections. • A standard 12 to 17-year-old population of 3000 was found to generate 1 youth centres / space, with a maximum relative size being 240 m^2. • 80 m^2 per 1000 people is adopted from the Elton Consulting[8] because reflects best practice experience and research on community space provision.	Local provision Low-medium density	1:3000 (1 facility/ space per 3000 12-17-year-olds) – Monash University (2019). 1:10,000 (spaces provided) – ASRR (2009). 1:30 to 60,000 (dedicated facilities) – ASRR (2009).
Definition Dedicated spaces for young people to access recreation, social activities and support.	**Accessibility**	**Space requirements**
	Medium to high density Easy access by foot, cycling or public transport is essential to reduce barriers for youth. Youth centres / spaces can be stand-alone or delivered in general-purpose and flexible community hubs. Evenly distributed for equity of access.	80 m^2 per 1000 people - Elton Consulting (2018) 0.17 m^2 / person - London
	Located within 400 m of multi-modal transport hub to maximise accessibility from 1.6-km local catchment and enable a diversity of accessibility.	

References and sources

Monash University (2019), 20-Minute Neighbourhood – Living Locally Research

City of Casey (2005), Establishing Standards for Social Infrastructure

Australian Social & Recreation Research Pty Ltd (ASRR) (2009), A short guide to Growth Area Community Infrastructure Planning

[8] Elton Consulting (2016), *Parramatta CBD, North Parramatta and Harris Park Community Facility Needs Study.*

Art facilities / creative spaces

Art facilities / creative spaces – summary findings

- Local creative spaces operate at local-level service provision.
- As a local-level service, accessibility must be high with active and public transport connections.
- A standard population of 20,000 was found to generate 1 local creative space. 1:20,000 is proposed given these services are now typically integrated in community hubs, and given the growing focus on arts facilities and creative spaces as a local social connector.
- There are no best practice space requirements available, although facilities typically have less than 5 rooms and may have no staffed reception area. These facilities may also be integrated into other community facilities.

Existing level of service – facility to population ratio	Local provision ratio/ benchmark applied (Facility : population)
Local provision Low-medium density Facility: population Whitehorse: 2.34:20,000 Whitehorse: 11.7:100,000 Monash: 2.96:20,000 Monash: 14.8:100,000 Kingston: 2.28:20,000 Kingston: 12.5:100,000 Bayside: 10.2:100,000	1:30,000 Local spaces 1:20,000 District facilities 1:50,000 Regional facilities 1:150,000

Definition

- Arts and culture projects and activities need space, resources and freedom to experiment in order to develop skills, ideas and stories. Activity can be expressed in a variety of ways including: visual arts, music, theatre, performance, literature, public art, design, digital arts, film and craft.
- The first type of local art / creative facility is generally adaptable to various art activities and is shared by many local groups (such as a community facility with a 'wet area' that can host arts and crafts activities for both adults and children).
- The second type of local art / creative facility is one that showcases art produced by the local community. It is a small-scale facility, such as a gallery. Sometimes these facilities are captured within existing facilities like libraries, multi-purpose community hubs and civic centres.
- Local creative spaces cater for wide-ranging activities, with some captured within existing facilities like libraries and multi-purpose community hubs.
- In contemporary integrated provision models, creative spaces may constitute a range of designated space types and sizes within community hubs.
- Commercial facilities are not included in this dataset.

Accessibility	Space requirements
Medium to high density. Easily accessed through the active and public transport networks. Located where there is sustainable demand in the community.	Facilities are typically less than 5 rooms and may have no staffed reception area. Such facilities may also be integrated into other community facilities.

References and sources

City of Casey (2005), Establishing Standards for Social Infrastructure

City of Yarra (2018), Community Infrastructure Plan Delivering on the Strategic Community Infrastructure Framework 2018

2019-Australian-Public-Galleries-Snapshot.pdf (magsq.com.au)

Maternal and child health services

Maternal and child health services – summary findings

- Maternal and child health services operate at a local-level service provision.
- As a local-level service, accessibility must be high with active and public transport connections.
- A standard population of 10,000 was found to generate 1 maternal and child health services, which equates to approximately 1 room per 120 births.

Existing level of service – facility to population ratio	Local provision ratio/ benchmark applied (Facility : population)
Local provision Low-medium density	1:30,000 – Park Leisure Australia (2020) 1:16,000 – Monash University, (2019)

Definition

- The maternal and child health service works in partnership with families to care for babies and young children until they start school.
- Maternal and child health services may be stand-alone centres or integrated with other community facilities.
- Libraries may be stand-alone local facilities, but also may be integrated as part of larger integrated multi-purpose facilities, where they typically form the anchor facility.
- University libraries were not included in the audit counts for this assessment, given the focus is on local government infrastructure. University libraries offering public memberships are mentioned in the qualitative assessment only.

Accessibility	Space requirements
Medium to high-density	Space requirements vary based on number of rooms/ nurses. 0.10 m^2 / person (London)

References and sources

Parks and Leisure Australia (2020), Western Australia Guidelines for Community Infrastructure

Monash University (2019), 20-Minute Neighbourhood – Living Locally Research

Indoor courts

Indoor courts – summary findings

- Indoor courts operate at local, district or regional-level service provision. The focus of this assessment was local-level facilities and district-level facilities within the 1.6-kilometre local catchment. Regional level facilities are considered qualitatively in the assessment.
- As a local-level service, indoor courts should be evenly distributed across districts.
- A standard population of 20,000 was found to generate 1 local indoor court facility. The Victorian Planning Authority[15] assessment highlights 1:20,000 for an indoor recreation centre (2+ courts). Based on the typology of local court provision being more reflective of district courts in a contemporary setting (that is typical provision of 2 to 4 courts in a facility) this higher provision benchmark was applied.
- A local level facility requires 1 to 2 courts.

Definition

- Local facilities serve the local community only, typically for junior training and minor / small competitions as well as informal play.
- These facilities tend to be built and maintained to a basic level (limited ancillary infrastructure) while being co-located with other small-scale community infrastructure or open fields.

Existing level of service – facility to population ratio	Local provision ratio/ benchmark applied (Facility : population)
Local provision Low-medium density Evenly spread around the local 1.6-km area, and easily accessible through active and public transport networks. Facilities: population Whitehorse: 1:16,666 Whitehorse: 0.06:1000 Monash: 1:12,500 Monash: 0.08:1000 Kingston: 1:40,000 Kingston: 0.04:1000 Bayside: 0.01:1000	1:10 to 30,000 – ASRR (2009). (1:50,000 district) (1:100,000 regional)

Accessibility	Space requirements
Medium to high density 1000 m – AUO (2017). Evenly distributed across districts Some councils encourage that sport and recreation facilities should be part of a local / neighbourhood (up to 2 km) network of sport and recreation facilities.[16]	Local: 1 to 2 courts (in one facility) District: 2 to 4 courts (in one facility, with additional amenities) Regional: 5+ courts (in one facility) 465.1 m^2 for standard court = 781.4 m^2 (including 3-m run-off zone)[17] [18].

References and sources

Victorian Planning Authority (2019), City of Whittlesea Community Infrastructure & Open Space Needs Assessment

Australian Social & Recreation Research Pty Ltd (ASRR) (2009), A short guide to Growth Area Community Infrastructure Planning

Australian Urban Observatory (AUO) (2017), Social Infrastructure Indicators

Outdoor courts

Outdoor courts – summary findings

- Outdoor courts operate at local, district or regional-level service provision. The focus of this assessment was local-level facilities and district-level facilities within the 1.6-kilometre local catchment. Regional-level facilities were considered qualitatively in the assessment.
- As a local-level service, outdoor courts should be evenly distributed across districts.
- A standard population of 8000 was found to generate 1 local outdoor court facility. The benchmark for netball courts was applied (1:8000), over basketball courts because their larger size means they can also accommodate other types of sports including basketball. Sports dimension guidance 19 states that multi-marking of hardcourt areas, both indoors and outdoors, provides an acceptable alternative to individual markings, and netball courts, due to their larger size, can accommodate basketball, not vice versa.
- A local-level facility requires 1 court (half court also acceptable).

Definition

- Facilities hosting outdoor courts used predominantly for netball and/or basketball.
- It is noted that netball courts are larger and so can accommodate both sports.

Existing level of service – facility to population ratio

Local provision

Low to medium density

Facility: population

Whitehorse: 1:3333

Monash: 1:3333

Kingston: 1:2272

Local provision ratio/ benchmark applied (Facility : population)

1:6000

1:8000

(1:100,000 multi-purpose regional)

Accessibility

Outdoor courts are appropriately located in lower to medium density environments where floor space can be more easily accommodated. This benchmark draws on local population demands and utilises district level service provision for accessibility.

Easily accessed through the active and public transport networks.

Some councils encourage that sport and recreation facilities should be part of a local / neighbourhood (up to 2 km) network of sport and recreation facilities.

There should be reduced barriers to access sport and recreation facilities

Space requirements

Local: 1 court*

*May include half courts

District: 2 to 8 courts (in one facility)

Regional: 9+ courts (in one facility)

References and sources

Parks and Leisure Australia (2020), Western Australia Guidelines for Community Infrastructure

Tennis courts

Tennis courts – summary findings

- Tennis courts operate at local, district or regional-level service provision. The focus of this assessment was local-level facilities and district-level facilities within the 1.6-kilometre local catchment. Regional level facilities were considered qualitatively in the assessment.
- As a local-level service, outdoor courts should be evenly distributed across districts.
- A standard population of 5000 was found to generate 1 local tennis court facility.

Definition

Tennis courts are courts used exclusively for tennis. They may be co-located with open spaces, fields and/or other outdoor courts, and also larger sport and recreational facilities.

Existing level of service – facility to population ratio	Local provision ratio/ benchmark applied (Facility : population)
Local provision Low-medium density Easily accessed through the active and public transport networks.	1:5000 - Tennis Australia (2018) cited in Park Leisure Australia (2020). 1:10 to 30,000 (facility with 1 to 4 courts per total population) – ASRR (2009). (1:60,000 regional)

Accessibility	Space requirements
1000 m – AUO (2017) Some councils encourage that sport and recreation facilities should be part of a local/ neighbourhood (up to 2 km) network of sport and recreation facilities.	Local: 1 to 4 courts (in one facility) District: 5 to 8 courts (in one facility) Regional: 9+ courts (in one facility)

References and sources

Parks and Leisure Australia (2020), Western Australia Guidelines for Community Infrastructure

Australian Social & Recreation Research Pty Ltd (ASRR) (2009), A short guide to Growth Area Community Infrastructure Planning

Australian Urban Observatory (AUO) (2017), Social Infrastructure Indicators

Fields

Fields – summary findings

- Fields operate at local, district or regional-level service provision. The focus of this assessment was local-level facilities and district-level facilities within the 1.6-kilometre local catchment. Regional-level facilities were considered qualitatively in the assessment.
- As a local-level service, fields should be evenly distributed across districts.
- A standard population of 5000 was found to generate 1 local field facility.

Definition

- Fields are outdoor sports grounds dedicated to active recreation (as opposed to open spaces used for passive recreation).
- Fields may accommodate several different sports, provided they are appropriately designed and marked.
- Field sports include Australian Rules Football, football/ soccer, rugby union/league and cricket.
- The number of fields are not typically a determining factor for a field's classification as a local, district or regional facility. Instead, this depends on the level of competition that occurs at the facility and the presence of ancillary club infrastructure.
- Only facilities that cater to multi-purpose use were considered.

Existing level of service – facility to population ratio	Local provision ratio/ benchmark applied (Facility : population)
Low-medium density Facility: population Whitehorse: 0.3:1000 Monash: 0.33:1000 Kingston: 0.38:1000 Bayside: 0.5:1000	1:30 to 60,000 – ASRR (2009) 1:5000 (local) (1:25,000 regional multi-purpose)
Accessibility	**Space requirements**
Medium to high density 1000 m – AUO (2017)	Local: A single field and no additional infrastructure such as club facilities and change rooms. District: Club and club facilities may be present (no grandstands) Regional: Club and club facilities (including grandstand) Single fields may constitute district and regional scale facilities, depending on ancillary infrastructure (such as pavilions, grandstands) and their alignment to standards required by competition-level sports.
	It is noted that future planning for agglomerations of 3 to 4 fields is preferred at the district and regional levels for optimum operational efficiency and expanded community benefits.

References and sources

Monash University, 20-Minute Neighbourhood – Living Locally Research (2019)

Australian Social & Recreation Research Pty Ltd (ASRR) (2009), A short guide to Growth Area Community Infrastructure Planning

Australian Urban Observatory (AUO) (2017), Social Infrastructure Indicators

AJM
Joint Venture

Appendix C

Community infrastructure audit

COMMUNITY INFRASTRUCTURE TYPOLOGY: DEFINITIONS, PROVISION AND COUNTED FACILITIES

TABLE C.2 COMMUNITY INFRASTRUCTURE AUDIT

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
GENERAL SOCIAL AND HEALTH INFRASTRUCTURE			
LIBRARIES			
	• Cheltenham Library • Highett Library • Clayton Library • Glen Waverley Library • Box Hill Library • Proposed Highett Commons Library (counted from 2041)	N/A	N/A
GPS/ MEDICAL CENTRES			
	• Advocate Medical Centre • Appletree Hill Medical Centre • Atticus Health Medical Clinic Highett • Australian Skin Cancer Institute • Bayside Family Medical • Bayview Medical Centre – Clayton • Box Hill Centro Clinic • Box Hill Dr Yang's Clinic • Box Hill Family Clinic - Rutland Road • Box Hill Mall Medical Centre • Box Hill Medical Centre • Box Hill Superclinic • Burwood Rise Family Clinic • Camberwell East Medical Centre • Clarinda Medical Centre • Clayton Road Doctors • Coleman Parade Medical Centre	N/A	N/A

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
	• Comprehensive Family HealthCare • Deakin University Medical Centre - Burwood Campus • Doctors on Centre • Dr Uday Dixit - General Practice • Dr W. S. Cheung Yap Surgery • Ebrahim Surgery • Epworth Eastern Ekera • Glen Family Medical Centre • Glen Union Medical Centre • Glenmount Medical Clinic • Guardian Medical Box Hill • Highett GP Clinic • Honeycomb Health • Jean Hailes at Clayton • Kerrie Road Family Medical Centre • Kingsway Medical Clinic • Medi7 Clayton • Mediclinic Clayton • Medifirst Family Clinic • Monash Children's Private Clinic • Monash Doctors Surgery • Myhealth Medical Centre - Box Hill • MyHealth Southland • Myhealth The Glen • Nepean Health Care • Oakdale Medical Centre • Practice of Dr Cecily Baxter • Practice of Dr. Susan Schlicht • Revita Medical and Skin Clinic • SIA Medical Centre - Box Hill • Southland Medical Centre • The Glen Medical Centre • The Glen Superclinic • Ultra Health Care Clinic • Wattle Park House		

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
	• Waverley General Practice • Waverley Medical Centre		
MATERNAL AND CHILD HEALTH SERVICES			
	• Highett Maternal and Child Health Centre • Turner Road Maternal and Child Health Centre • Kerrie Road Family Medical Centre • Box Hill South Family Care • Burgess Family Centre	N/A	N/A
COMMUNITY HUBS (MULTI-PURPOSE)			
	• Cheltenham Community Centre • Clayton Community Centre • Louise Multicultural Community Centre • Proposed Glen Waverley Civic Centre (counted from 2041)	N/A	N/A
NEIGHBOURHOOD HOUSES			
	• Dixon House Neighbourhood Centre • Highett Neighbourhood Community House • Melaleuca Activity Hub • Notting Hill Neighbourhood House • Wavlink Neighbourhood House • Kerrie Neighbourhood House • Mount Street Neighbourhood House • Burwood Neighbourhood House • Bennettswood Neighbourhood House • Clota Cottage Neighbourhood House • Kerrimuir Neighbourhood House	N/A	N/A
YOUTH CENTRES/ SPACES			
	• Clayton Community Centre • Monash Youth Services	N/A	N/A

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
SOCIAL AND HEALTH SERVICES HUBS			
	N/A	• Highett Medical and Dental Centre • Link Health and Community Clayton • Victoria Crescent Medical Centre • SIA Medical Centre	N/A
EDUCATION			
KINDERGARTENS			
	As numbers for kindergarten supply are not readily available, known facilities offering kindergarten programs in addition to other childcare programs are counted part of Childcare Places (Long Day Care).	N/A	N/A
CHILDCARE PLACES – EARLY CHILDHOOD EDUCATION AND CARE			
	• 1 Fairhills Parade Glen Waverley Child Care Centre • Amiga Montessori Burwood • Ashwood Memorial Kindergarten • Being 3 Burwood • Being 3 Glen Waverley • Boulevard Early Learning Centre • Box Hill North Montessori Academy • Box Hill South Preschool • Choklits Surrey Hills • Clayton Community Centre Kindergarten • Clayton Montessori Academy • Creative Garden Early Learning Cheltenham • CSIRO Care Clayton • Deakin & Community Childcare Co-Operative • Developmental Learning Centre Rainbow - Moorabbin • Dover Street Preschool	N/A	N/A

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
	• Essex Heights Juniors • Explorers Early Learning - Surrey Hills (Elgar Road) • Friendship Square Child Care Kindergarten Co-Op • Genius Childcare - Cheltenham • Goodstart Early Learning Box Hill - Canterbury Road • Goodstart Early Learning Box Hill - Whitehorse Road • Goodstart Early Learning Cheltenham • Goodstart Early Learning Clayton • Goodstart Early Learning Mount Waverley • Great Beginnings Notting Hill • Greenland Early Learning Centre Burwood • Greenwood Notting Hill • Guardian Childcare Education Blackburn West • Guardian Childcare Education Box Hill • Inspire Early Learning Journey Mount Waverley • Journey Early Learning Centre - Burwood • Kanooka Child Care Centre • Kids House Early Learning Cheltenham • Kids On Gallaghers Child Care Centre • Kids On Tulip • Kindy Patch Clarinda • Kingswood College • Little Genius Childcare Kindergarten • Little Lane Early Learning Box Hill • Livingston Kindergarten • Marys Little Lambs Early Learning Centre • Minnows Cheltenham • Monash Childrens Centre • Monash Community Family Co-Operative Ltd		

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
	• Monash Vale Early Learning Centre • Murray Street Early Learning Centre • Nido Early School - Clayton • Noriter Bilingual Early Learning • Olympic Avenue Kindergarten • Only About Children Highett • Papilio Early Learning Box Hill • Papilio Early Learning Camberwell • Parkside Preschool • Presbyterian Ladies College Early Learning • Proposed Child Care Centre - 671-675 Waverley Rd • Proposed Child Care Centre - 73-75 Leicester Ave • Robins Nest Early Learning Centre • Rocket Early Learning Centre Pty Ltd • Rowen Street Kindergarten • Sandringham Private Kindergarten • Syndal Kindergarten • Tally Ho Kindergarten • Trio Box Hill • Tulip Street Early Learning Centre • Tulip Street Private Kindergarten • United Children Clayton • Wattle Hill Kindergarten • Waverley Kidz Childrens Centre • Wayburne Kindergarten • Young Einsteins ELC Clayton		
PRIMARY SCHOOLS			
	• Ashwood School • Bayside Special Development School[9] • Cheltenham Primary School • Our Lady of the Assumption School • Clarinda Primary School	N/A	N/A

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
	• Clayton North Primary School • St Peter's Primary School • Clayton North Primary School • Glen Waverley Primary School • Glenallen School[9] • Glendal Primary School • Mount View Primary School • St Christopher's Primary School • St Leonard's Primary School • Essex Heights Primary School • Mount Scopus Memorial College • Parkhill Primary School • Presbyterian Ladies College • St Scholastica's Primary School • Wattle Park Primary School • Wesley College Glen Waverley Campus • St Francis Xavier's School		
HIGH SCHOOLS			
	N/A	• Ashwood High School • Avila College • Balwyn High School • Beaumaris Secondary College • Bentleigh Secondary College • Blackburn High School • Box Hill High School • Box Hill Senior Secondary College • Brentwood Secondary College • Brighton Secondary College • Camberwell Grammar School[1]	N/A

[9] Primary School to Year 12

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
		• Camberwell High School • Canterbury Girls Secondary College • Cheltenham Secondary College • Doncaster Secondary College • Emmaus College • Fintona Girls' School[1] • Forest Hill College • Glen Waverley Secondary College • Heatherton Christian College • Highvale Secondary College • Huntingtower School[1] • John Monash Science School • Kilbreda College • Killester College • Kingswood College[1] • Koonung Secondary College • Mazenod College • McKinnon Secondary College • Mentone Girls' Grammar School[1] • Mentone Girls Secondary College • Mentone Grammar School[1] • Minaret College[1] • Mount Scopus Memorial College • Mount Waverley Secondary College • Nunawading Christian College-Secondary • Oakleigh Grammar[1]	

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
		• Our Lady of Sion College • Our Lady of the Sacred Heart College • Presbyterian Ladies' College[1] • Sacred Heart Girls' College • Salesian College Chadstone • Sandringham College • Siena College Ltd • South Oakleigh Secondary College • St Bede's College • St Leonard's College[1] • Strathcona Baptist Girls' Grammar[1] • Waverley Christian College[1] • Wellington Secondary College • Westall Secondary College • Wheelers Hill Secondary College	
UNIVERSITIES			
	N/A	N/A	• Monash University – Clayton Campus • Deakin University – Burwood Campus • University of Divinity, Yarra Theological Union
TAFES			
	N/A	N/A	• Holmesglen Institute of TAFE – Waverley Campus • Box Hill Institute of TAFE – Whitehorse Campus • Box Hill Institute of TAFE – Nelson Campus

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
			• Box Hill Institute of TAFE – Elgar Campus
CULTURAL AND CREATIVE INFRASTRUCTURE			
LOCAL CREATIVE SPACES			
	• Box Hill Community Arts Centre • Civic Gallery (Glen Waverley) • Clayton Theatre	N/A	N/A
DISTRICT AND REGIONAL ART FACILITIES			
	N/A	• Kingston Arts Centre (Art studio, theatre and G1 & G2 Contemporary Visual Arts Gallery) • Southern Health Art Galley • Deakin University Art Gallery • Whitehorse Artspace	• Museum of Australian Photography • Recently completed The Round (Whitehorse Performing Arts Centre) • Ian Potter Centre of Performing Arts at Monash University
SPORT AND RECREATION INFRASTRUCTURE			
INDOOR COURTS (MULTI-PURPOSE AND CODE-SPECIFIC)			
Indoor courts (multi-purpose) Local: 1 to 2 courts District: 2 to 4 courts (in one facility) Regional: 5+ courts (in one facility)	N/A	• Aqualink Box Hill (3 courts) • Moorabbin Indoor Sports (3 courts) • Ashburton pool and Rec centre (2 courts) • Glen Eira Sports and Aquatic Centre (3 courts) • Bayside Community Sports Centre (2 courts) • Mulgrave Country Club (4 courts) • Oakleigh Indoor Sports (4 courts) • Stonnington Sports Centre (4 courts) • Sandringham Family Leisure Centre (4 courts)	• Boroondara Sports Complex (5 courts) • Monash University Stadium Caulfield (6 courts) • Monash University Recreation Hall, Clayton (14 courts) • Moorabbin Squash and Fitness Centre 12 courts) • Monash University Stadium (18 courts) • Monash University Squash (10 courts) • Mullum Mullum Stadium, Donvale (5 courts) • Nunawading Basketball Centre, East Burwood (5 courts)

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
		• Waverley Netball Centre & Waverley Women's Sports Centre (4 Courts)	• Oakleigh Recreation Centre (5 courts) • Sportlink, Vermont South (8 courts) • Springers Leisure Centre (23 courts) • State Basketball Centre – Knox Regional Sports Park (6 courts) • Waverley Basketball Centre, Chadstone (6 courts) Westfolds Sports Centre (8 courts)
OUTDOOR COURTS (MULTI-PURPOSE AND CODE SPECIFIC)			
Outdoor courts (multi-purpose) Local: 1 court District: 2 to 8 courts (in one facility) Regional: 9 and more courts (in one facility)	Ji Ni Tai Mei (Box Hill Gardens) Basketball Court (1 court)	• Boroondara Netball Association Courts (8 courts) • Glamis Avenue Reserve Courts (6 courts) • Mont Albert Reserve (2 courts) • Surrey Park Outdoor Basketball Court (2 courts) • Monash University – Clayton Informal Sport Zone (2 courts) • Sportlink, Vermont South (4 courts) • Monash University Informal Sport Zone, Clayton (2 courts) • Maroondah Nets, Heathmont (4 courts) • Waverley Netball Centre (8 courts) & Waverley Women's Sports Centre	• CitySide Sports (10 Courts) • Waverley District Netball Association (Ashwood College, Ashwood) (12 courts) • Bayside Community Sports Centre (9 courts) • Dales Park, Oakleigh South (9 courts) • Greaves Reserve (12 courts) • Rowan Road Reserve Dingley (16 courts)
TENNIS COURTS			
	• Carlson Avenue Reserve (2 courts) • Surrey Park tennis courts (4 courts)	• Bayview Tennis Club (5 courts) • Beaumaris Community Centre Tennis Club (6 courts) • Bentleigh Tennis Club (Wattle Social) (4 courts) • Blackburn Tennis Club (7 courts) • Box Hill Tennis Club (7 courts) • Burwood Reserve (5 courts) • Camberwell Tennis Club (5 courts) • Centenary Park (Tennis Courts) (5 courts)	• Beaumaris Lawn tennis club (13 courts) • Dendy Park Tennis Club (21 courts) • Doncaster Tennis Club (12 courts) • East Burwood Tennis Club (9 courts) • East Malvern Tennis Club (10 courts) • Notting Hill Pinewood Tennis Club (12 courts) • Parkdale Tennis Club (9 courts) • Rowan Road Reserve Dingley (16 courts) • Royal Avenue Reserve (Tennis Centre) (14 courts)

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
		• Charlesworth Park - Tennis Club (7 courts) • Coatesville Tennis Club (6 courts) • Essex Heights Tennis Club (6 months) • F L Yott Reserve (Tennis Club) (6 courts) • Glen Waverley North Reserve/ Glenburn Tennis Club (6 courts) • Greythorn Park (Tennis Courts) (6 courts) • Holy Savior Tennis Club (6 courts) • Kings Park Tennis Club (King George VI Memorial Park) (7 courts) • Lum Reserve Tennis Club (6 courts) • Mayfield Park Tennis Club (6 courts) • Moorleigh Community Village (tennis courts) (8 courts) • Monash University Tennis Court (8 courts) • North Balwyn Tennis Club (8 courts) • North Box Hill Tennis Club (6 courts) • Nunawading Tennis Club (7 courts) • Percy Treyvuad Memorial Park/ Stonnington Sports Centre (7 courts) • Tally Ho Tennis Club (7 courts) • Vermont South Tennis Club (7 courts) • Vermont Tennis Club (4 courts) • Willison Park tennis court (6 courts) • Glen Waverley Tennis Club (6 courts) • Oakleigh Tennis Club (8 courts)	• Monash Tennis Centre (18 courts)
FIELDS (MULTI-PURPOSE AND CODE SPECIFIC)			
Outdoor fields		• Argyle Reserve • Ashburton Park • A.W Oliver Reserve • BallyShannassy Park • Bailey Reserve • Batesford Reserve • Beaumaris Reserve	• Box Hill City Oval • Bullen Park • Bill Sewart Athletics Track • Camberwell Sportsground • Central Reserve, Glen Waverley • Cheltenham Recreation Reserve • Corrigan Oval

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
		• Bennettswood Reserve • Bentleigh Reserve • Billabong Park • Boss James Reserve • Brandon Park Reserve • Boronia Grove Reserve • Burwood Reserve • Caloola Reserve • Carlson Avenue Reserve • Cheltenham Park • Columbia Park • Davies Reserve • Deepdene Park • Dendy Park • Dolomore Reserve • Dorothy Laver Reserve • Ferndale Park • Freeway Reserve • Fregon Reserve • Gerry Green Reserve • Glamis Avenue Reserve • Glen Waverley North Reserve • Grange Reserve, Kingston • G.R Bricker Reserve • City Soccer Club • Hartwell Sports Ground • Highett Reserve • Highfield Park • Hislop Reserve • Holmesglen Reserve, Ashwood • Howard Dawson Reserve • Jingella Reserve • Jordan Reserve • Keeley Park Oval • Keys Road Reserve	• Duncan Mackinnon Reserve • D W Lucas Oval • East Burwood Reserve – Bill Bowie Oval • Elsternwick Park Oval 1 • Elgar Park Southeast Oval • Hagenauer Reserve • Jack Edwards Reserve • Jubilee Park, Ringwood • Kingston Health Soccer Complex • Knox Park Sporting Complex • Larpent Reserve • Morton Park • Petty's Reserve • Proclamation Park • Rieschiecks Reserve • RHL Sparks Reserve, Box Hill • Tatterson Park • Waverley Women's Sports Centre • Wellington Reserve • Wembley Park

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
		• Kingston Heath reserve • Lum Reserve • Macleay Park • Mahoneys Reserve • Manningham Park Avenue Reserve • Markham Reserve • Matlock Reserve Hockey Centre • Mayfield Park • Meade Reserve • Mirrabooka Reserve • Mont Albert Reserve • Moorabbin West Reserve • Myrtle Park • Namatjira Reserve • Napier Park • Norman Luth Reserve • Parkfield Reserve • Percy Treyuard Memorial Park • Princes Highway Reserve • R J Sillitoe Reserve • Shipston Reserve • Springfield Park • Surrey Park Ovals • Terrara Park • Tjilatjirrin Reserve • Warner Reserve (Ashburton) • Warner Reserve (Springvale) • Warrawee Park, Oakleigh • Watson Park • Waverley Hockey Centre • Whitehorse Reserve – Howard Wilson Oval • Victory Park	
AQUATIC FACILITIES			
	N/A	• Aqualink Box Hill (2x 25m pools)	• Aqualink Nunawading (1x 50m pool)

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
		• Ashburton Pool and Recreation Centre (2 x 25m pools) • Clayton Aquatics and Health Club (1x 25m pool) • Monash University Doug Ellis Swimming Pool (2x 25m pools)	• Aquanation, Ringwood (1x 50m pool) • Aquarena, Manningham (1x 50m pool and 1x 25m pools) • Boroondara Sports Complex (1x 50m pool) • Dandenong Oasis (1x50m pool) • Glen Eira Sports and Aquatic Centre (1x 50m and 1x 25m pools) • Monash Aquatic and Recreation Centre (1x 50m and 1x 25m pools) • New Mordialloc Aquatic Centre (from 2041) • Oakleigh Recreation Centre (1x 50m pool) • Waves Leisure Centre (1x 50m pool)

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Appendix D

Precinct demographic profile

Cheltenham demographic profile – 2021

TABLE D.1 CHELTENHAM DEMOGRAPHIC PROFILE – 2021

CRITERIA	CHELTENHAM STRUCTURE PLAN BOUNDARY AREA	CHELTENHAM PRECINCT	GREATER MELBOURNE
Income			
Per capita Income	$66,332	$64,423	$56,294
Var. from Melbourne average	18%	14%	-
Average household income	$119,777	$116,220	$111,959
Var. from Melbourne average	7%	4%	-
Age profile			
% 0-14 years	17%	17%	18%
% 15-24 years	9%	9%	12%
% 25-39 years	25%	24%	24%
% 40-54 years	22%	22%	20%
% 55-65 years	11%	11%	11%
% 65+ years	16%	18%	15%
Household type			
Couple family no children	25%	24%	25%
Couple family with children	27%	28%	35%
Other family	1%	1%	1%
Lone person	30%	31%	25%
Group household	3%	3%	4%
Dwelling structure*			
Low-density	40%	47%	66%
Medium density	38%	35%	22%
High-density	22%	17%	13%
Housing tenure*			
Owned Outright	28%	31%	31%
Owned with a Mortgage	39%	37%	38%
Rented	33%	31%	31%
Other metrics			
% Overseas born	33%	33%	37%
% White collar workers	82%	81%	74%
% Blue collar workers	18%	19%	26%

**Excludes Other, Not Applicable and Not Stated.*
Source: ABS Census 2021

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Appendix E

Spatial accessibility mapping

Cheltenham – Local accessibility analysis

The following figures demonstrates the positioning of community infrastructure within the 1.6-kilometre local catchment in relation to the 400-metre and 800-metre walkable catchments.

Social and health infrastructure

Libraries

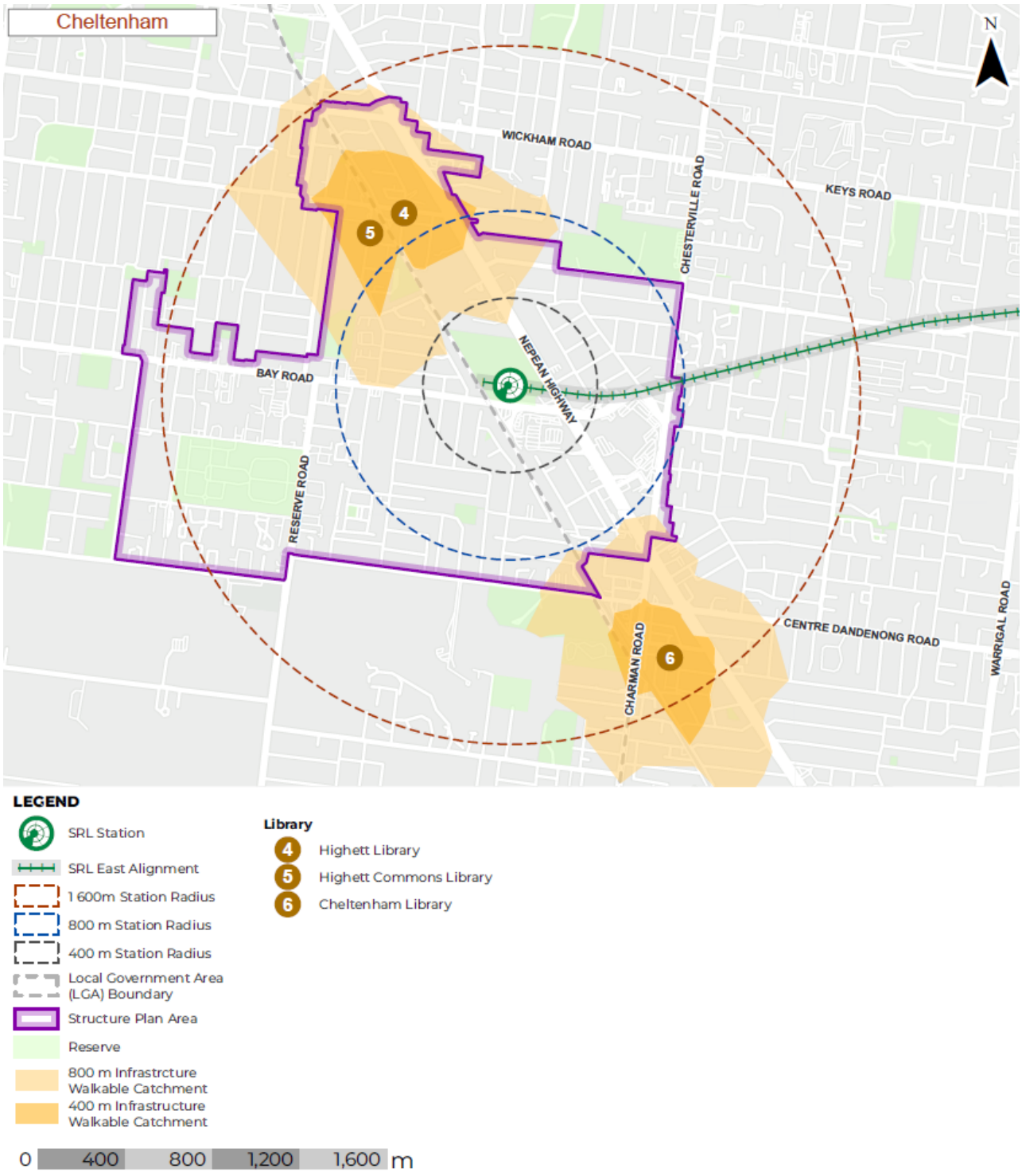

FIGURE E.1 POSITIONING OF COMMUNITY INFRASTRUCTURE IN RELATION TO THE WALKABLE CATCHMENTS

Community hubs

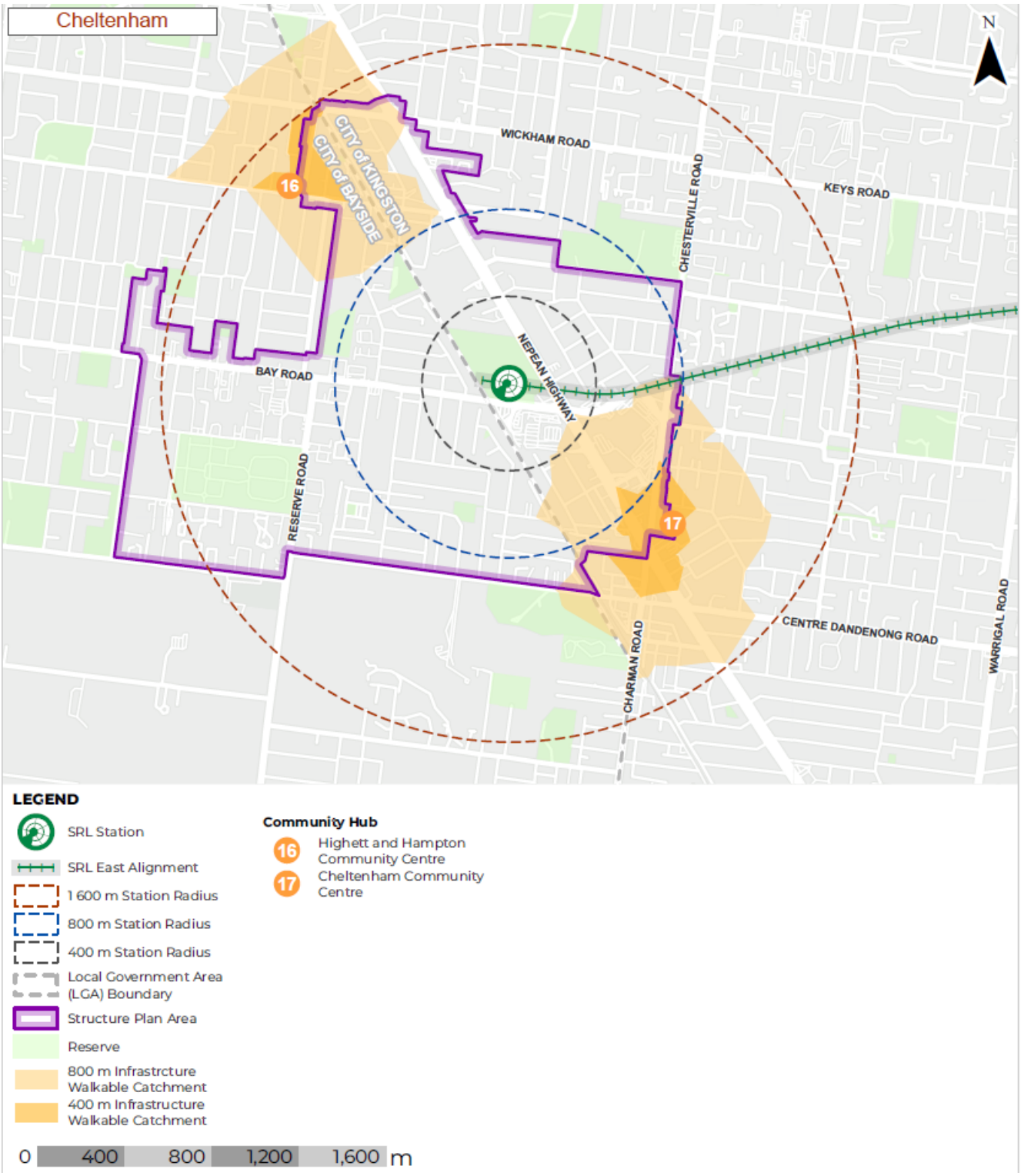

FIGURE E.2 POSITIONING OF COMMUNITY INFRASTRUCTURE IN RELATION TO THE WALKABLE CATCHMENTS

Neighbourhood houses

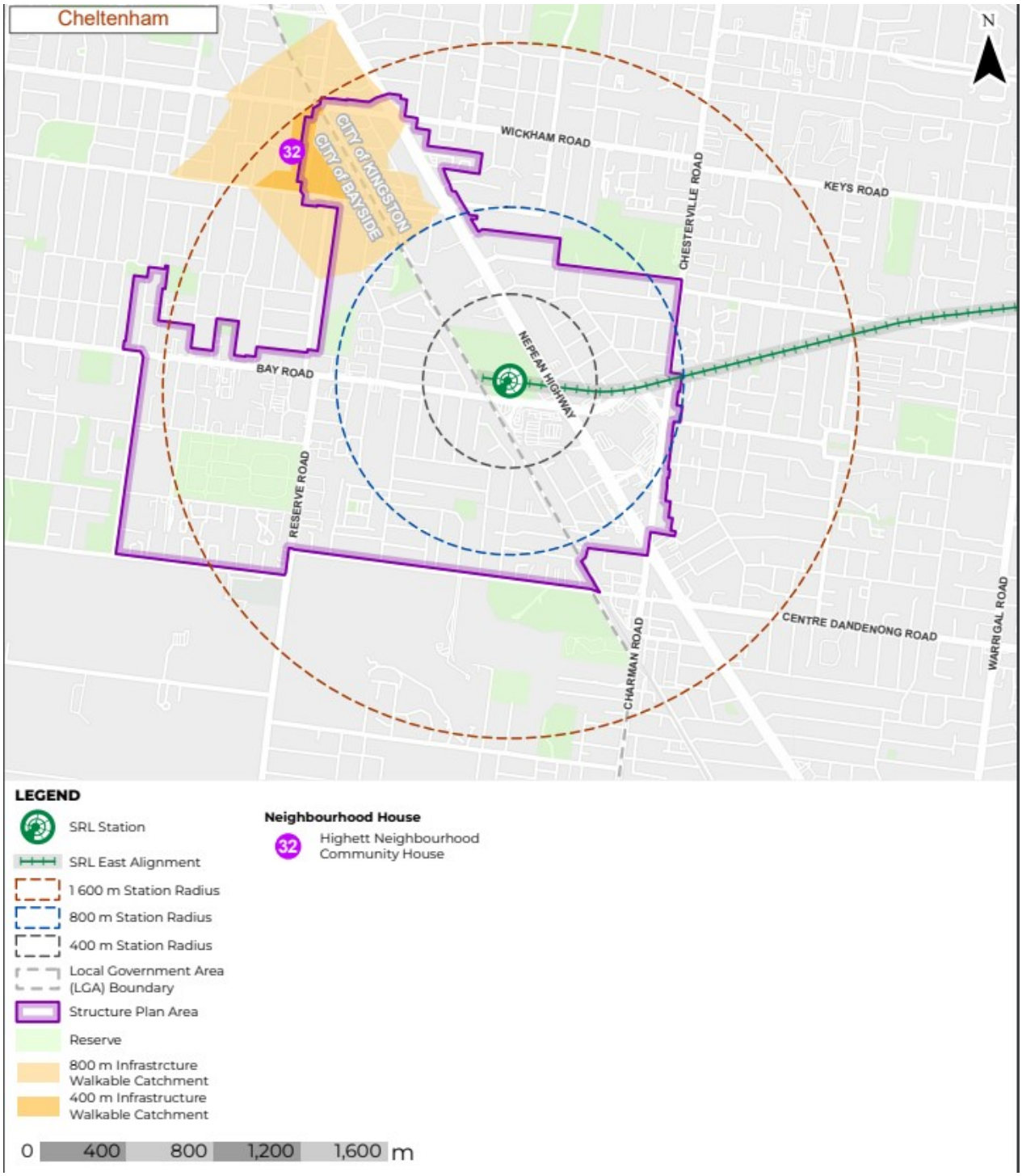

FIGURE E.3 POSITIONING OF COMMUNITY INFRASTRUCTURE IN RELATION TO THE WALKABLE CATCHMENTS

Creative spaces

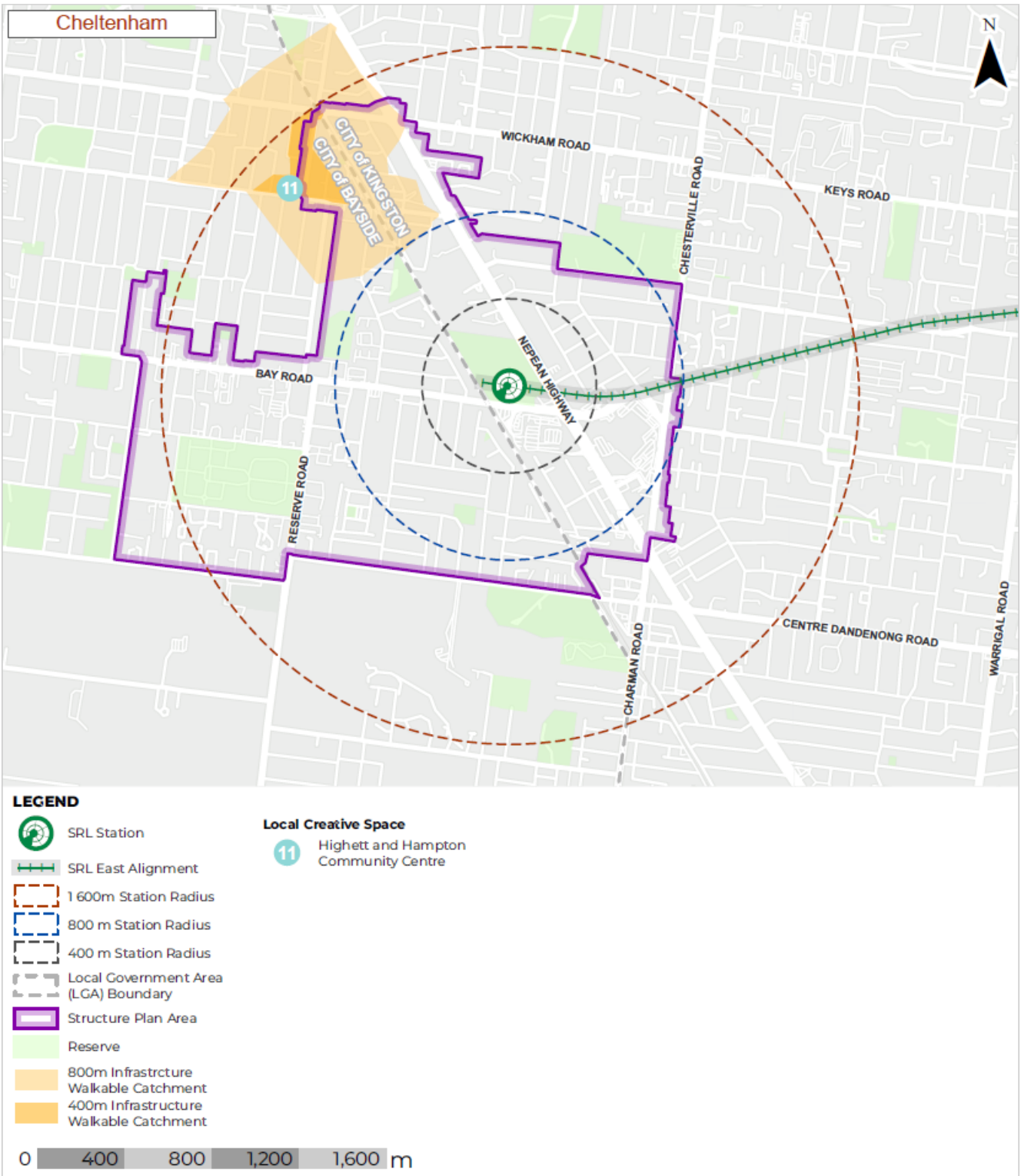

FIGURE E.4 POSITIONING OF COMMUNITY INFRASTRUCTURE IN RELATION TO THE WALKABLE CATCHMENTS

Youth centres / spaces

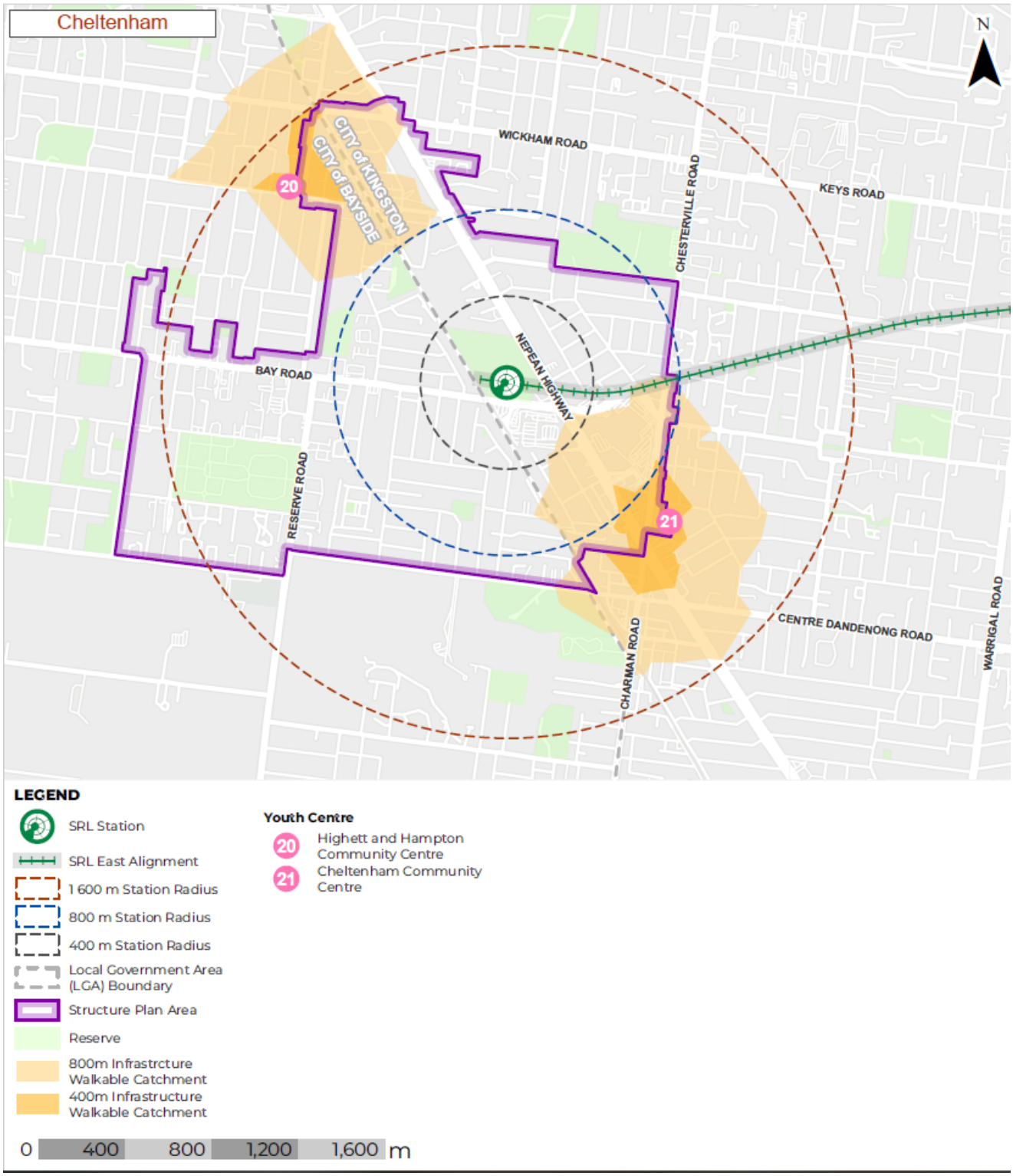

FIGURE E.5 POSITIONING OF COMMUNITY INFRASTRUCTURE IN RELATION TO THE WALKABLE CATCHMENTS

Maternal and child health services

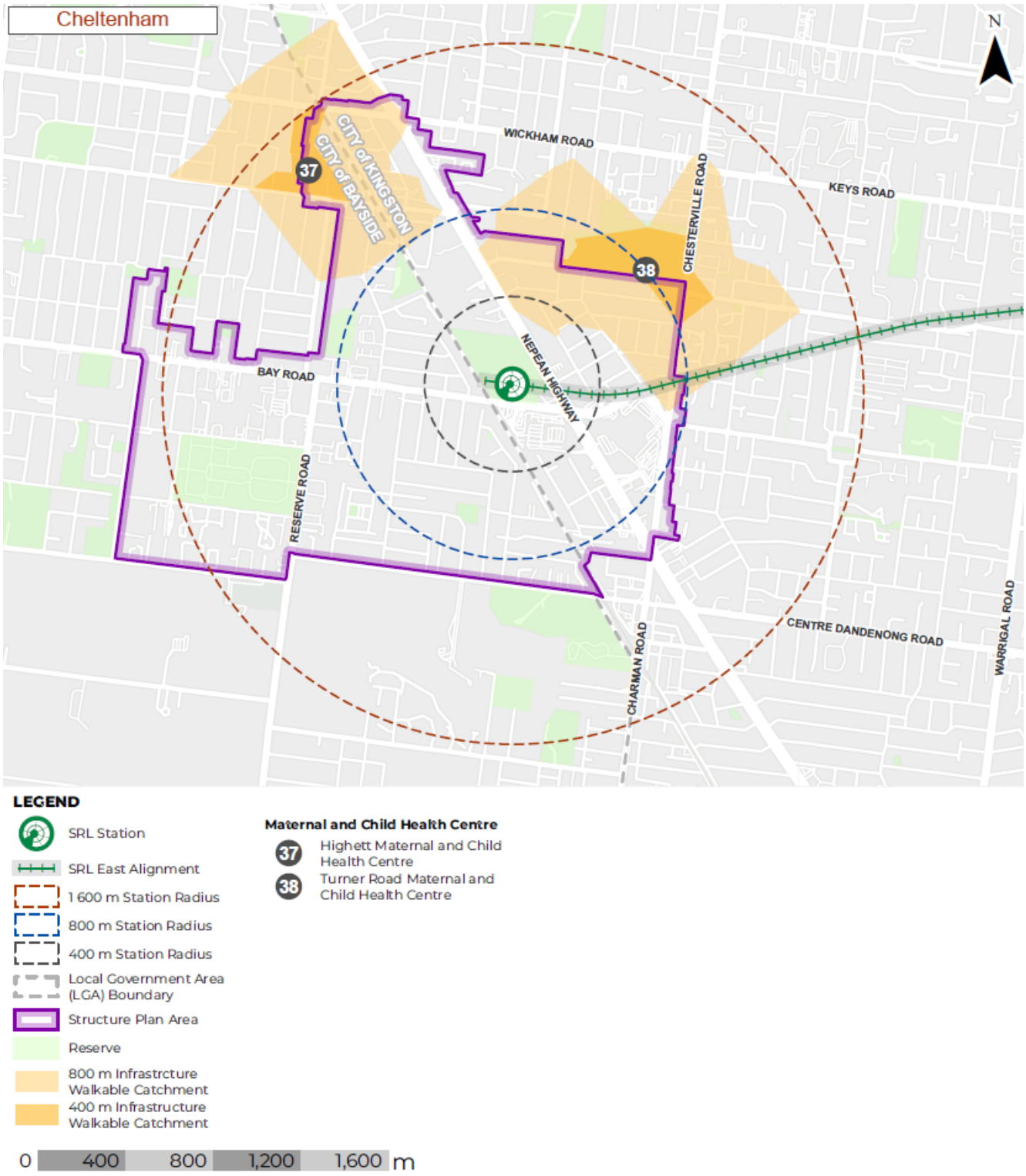

FIGURE E.6 POSITIONING OF COMMUNITY INFRASTRUCTURE IN RELATION TO THE WALKABLE CATCHMENTS

Sport and recreation infrastructure

Indoor courts

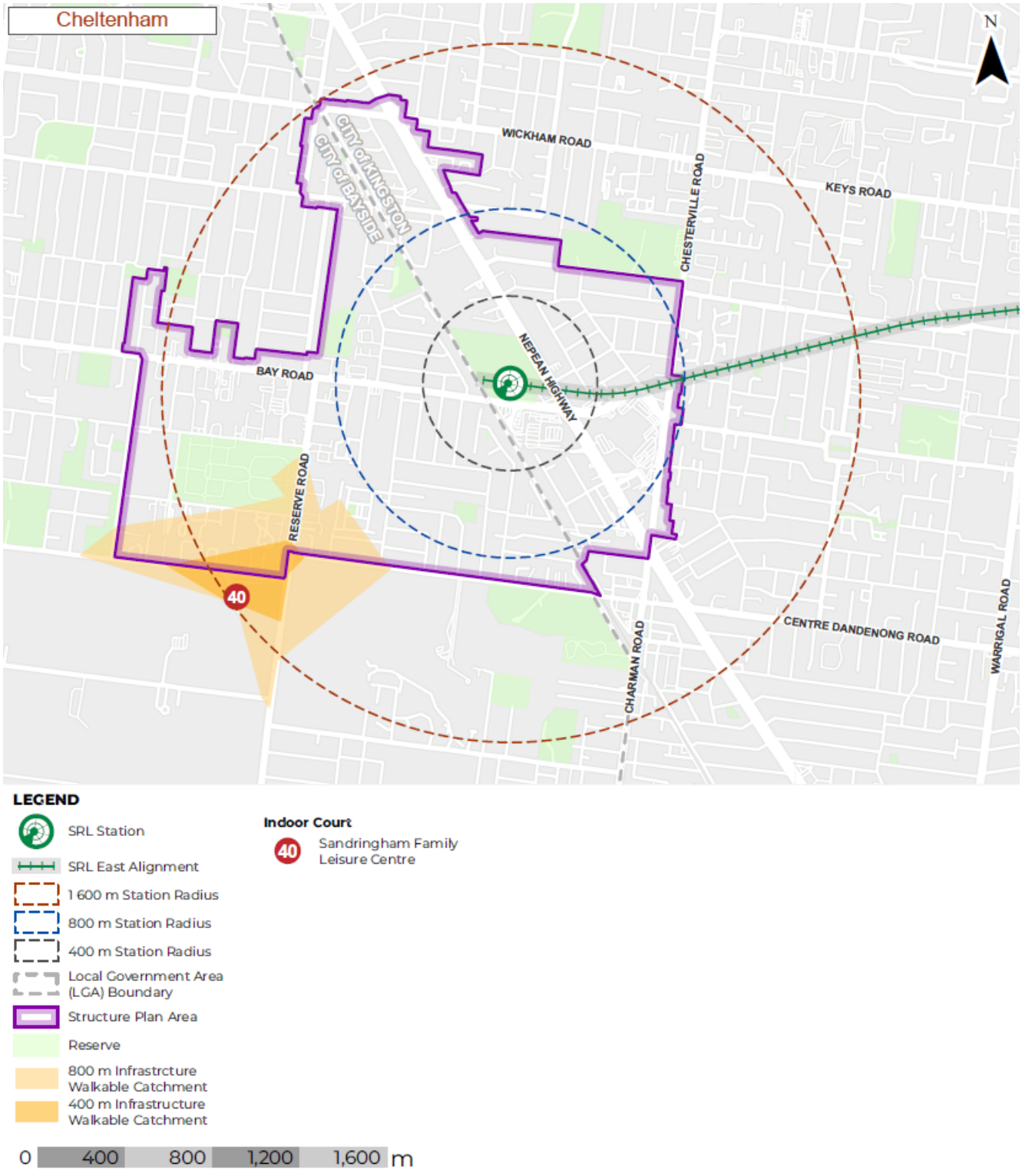

FIGURE E.7 POSITIONING OF COMMUNITY INFRASTRUCTURE IN RELATION TO THE WALKABLE CATCHMENTS

Fields

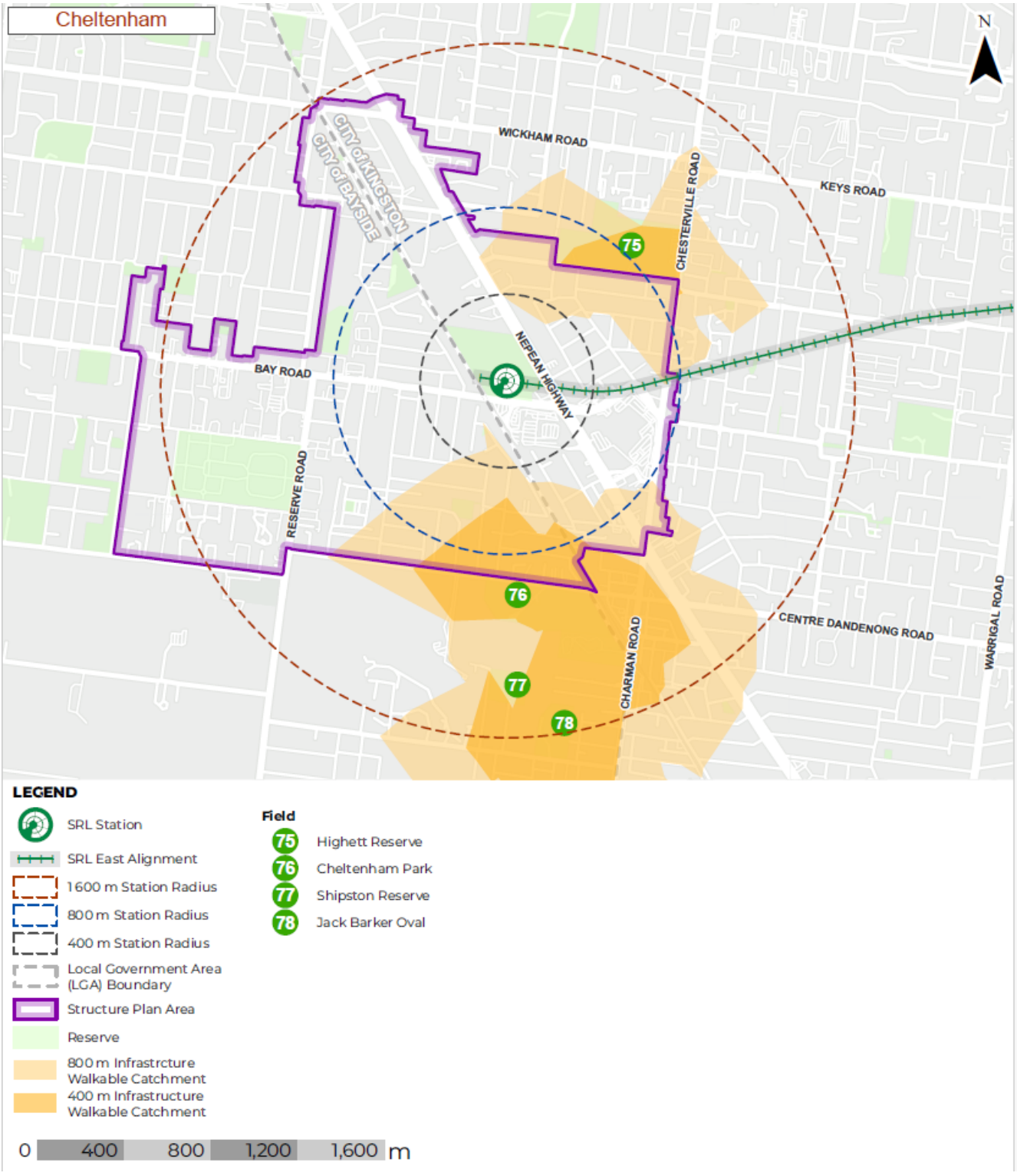

FIGURE E.8 POSITIONING OF COMMUNITY INFRASTRUCTURE IN RELATION TO THE WALKABLE CATCHMENTS

Cheltenham – District accessibility analysis

Figure E.9 demonstrates the positioning of district community infrastructure within the 5-kilometre district catchment in relation to the travel time by public transport catchments.

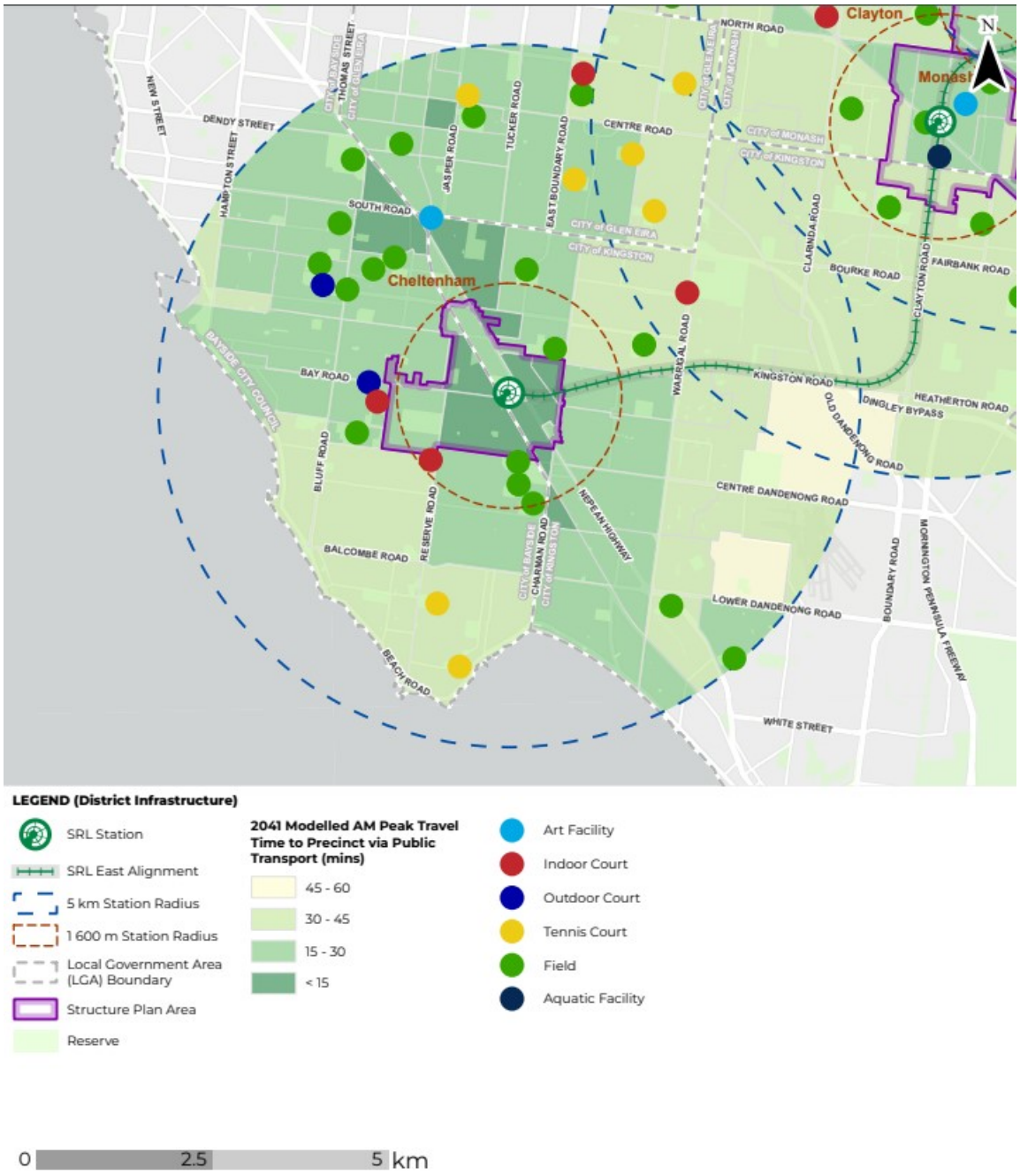

FIGURE E.9 COMMUNITY INFRASTRUCTURE IN 5-KM CATCHMENT IN RELATION TO TRAVEL TIME BY PUBLIC TRANSPORT

Table E.1 summarises the accessibility via public transport of district community infrastructure.

TABLE E.1 DISTRICT COMMUNITY INFRASTRUCTURE ACCESSIBLE FROM THE SRL STATION AT CHELTENHAM

Infrastructure types	Facilities accessible within 15 minutes	Facilities accessible within 15 to 30 minutes	Facilities are accessible within 30 to 45 minutes	Facilities are accessible within 45 to 60 minutes	Facilities are accessible in more than 60 minutes
District arts facilities	Kingston Arts Centre				
Indoor courts (multi-purpose)		Bayside Badminton Club	Moorabbin Indoor Sports Glen Eira Sports and Aquatic Centre Sandringham Family Leisure		
Outdoor courts (multi-purpose)		Glamis Ave Reserve Courts			
Tennis courts		Bentleigh Tennis Club Kings Park Tennis Club Centenary Park	Beaumaris Community Centre Tennis Club F L Yott Reserve (Tennis Club) Moorleigh Community Village (Tennis Courts) Coatesville Tennis Club		
Fields		Boss James Reserve Tjilatjirrin Reserve Shipston Reserve Cheltenham Park Reserve Highett Reserve Bentleigh reserve Gerry Green Reserve Dendy Park A W Oliver Reserve Glamis Avenue Reserve Moorabbin West Reserve R J Sillitoe Reserve Victory Park G R Bricker Reserve	Bailey Reserve Keys Road Reserve	Dolomore Reserve	
Aquatic centres					

Cheltenham – Regional accessibility analysis

Figure E.10 Community infrastructure in 10-km regional catchment in relation to travel time by public transport demonstrates the positioning of regional community infrastructure within the 10-kilometre regional catchment in relation to the travel time by public transport catchments.

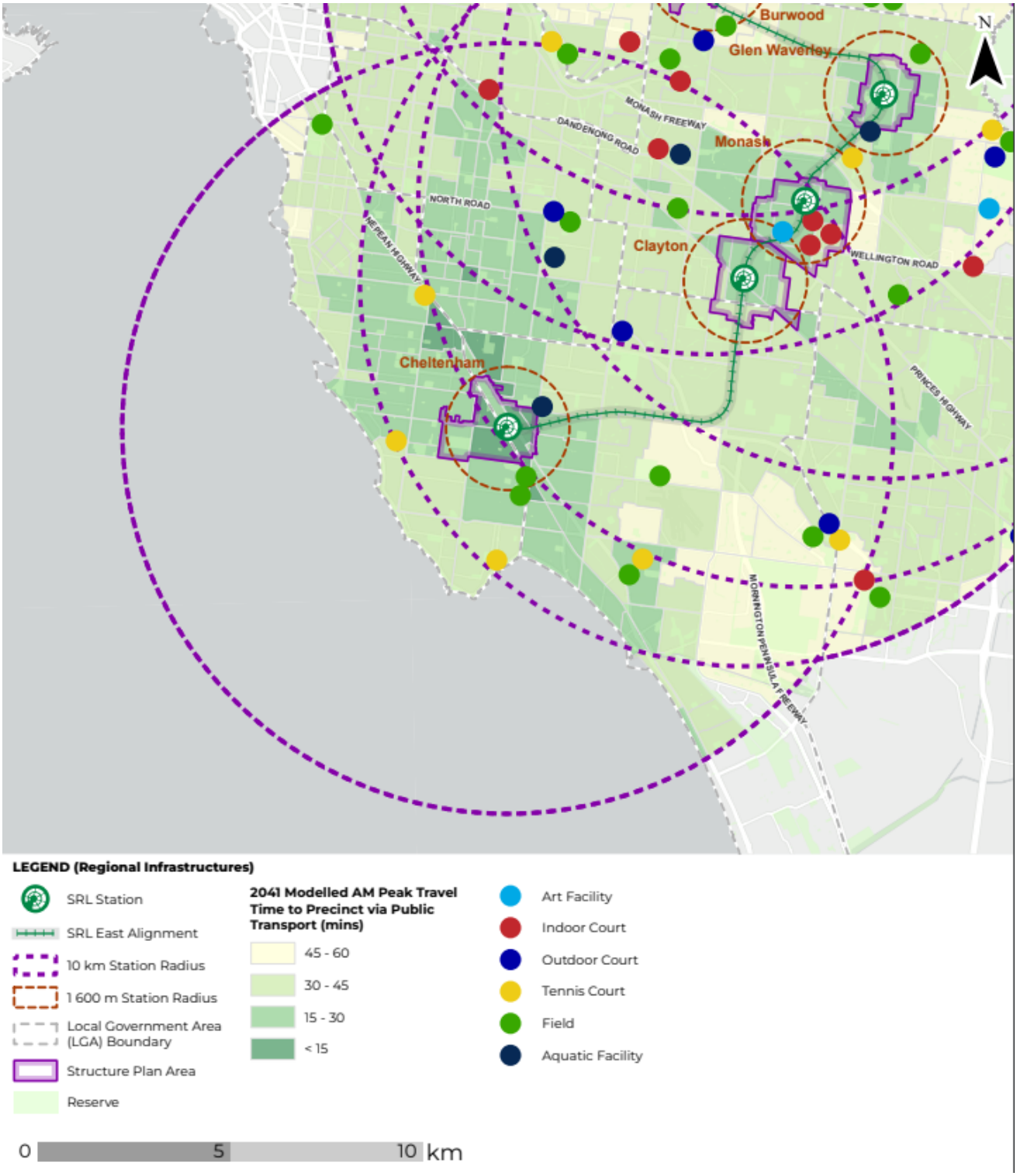

FIGURE E.10 COMMUNITY INFRASTRUCTURE IN 10-KM REGIONAL CATCHMENT IN RELATION TO TRAVEL TIME BY PUBLIC TRANSPORT

Table E.2 summarises the accessibility via public transport of regional community infrastructure.

TABLE E.2 ACCESSIBILITY VIA PUBLIC TRANSPORT OF REGIONAL COMMUNITY INFRASTRUCTURE

Infrastructure types	Facilities accessible within 15 minutes	Facilities accessible within 15 to 30 minutes	Facilities are accessible within 30 to 45 minutes	Facilities are accessible within 45 to 60 minutes	Facilities are accessible in more than 60 minutes
Regional arts facilities		Ian Potter Centre of Performing Arts (Monash Uni)			
Indoor courts (multi-purpose)		Monash Sport Recreation Hall Monash Uni Stadium Facility (Clayton) Monash Uni Squash Courts (Clayton)	Oakleigh Recreation Centre Monash Uni Stadium (Caulfield)		
Outdoor courts (multi-purpose)		Bayside Community Sports Centre Moorabbin Squash and Fitness Centre	Dales Park Courts Rowan Road Reserve Courts Cityside Sports		
Tennis courts		Parkdale Tennis Club Dendy Park Tennis club	Royal Avenue Reserve (Tennis Centre) Rowan Road Reserve Tennis Courts Beaumaris Lawn Tennis Club		
Fields		Cheltenham recreation reserve	Jack Edwards Reserve Duncan Mackinnon Reserve Elsternwick Park Oval Tatterson park	Kingston Health Soccer Complex Corrigan Oval	
Aquatic centres	Waves Leisure Centre		Oakleigh Recreation Centre Glen Eira Sports and Aquatic Centre		

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Appendix F

Case studies: contemporary community infrastructure provision models

Selected case studies, innovative service delivery models

TABLE F.1 SELECTED CASE STUDIES, INNOVATIVE SERVICE DELIVERY MODELS

OVERVIEW	KEY DELIVERY DRIVERS	LESSONS LEARNT	RELEVANCE TO SRL EAST
Clayton Community Centre, Melbourne Victoria			
The Clayton Community Centre was established in 2008 as a practical response to the social challenges in Clayton at the time. Today, it is the largest community facility in Victoria, hosting a range of services, programs and events. The Centre is Monash Council's biggest capital project to date; an investment of $24.2 million was provided to support the creation of a community space that combined previously disconnected services and facilities. The Centre has become the heart of Clayton; it is the kind of facility that offers benefits to people across different ages, cultural backgrounds and socio-economic status. The library and the aquatic and health club are the anchor services at the Centre. **The centre includes:** **Education** including a preschool with playgroups. **Health** including a maternal and child health centre. **Community infrastructure** including a library, meeting rooms and theatre. **Community services** including youth and family services. **Wellbeing** including an aquatic and health club. **Commercial** including a café. **Partners** Monash City Council was the lead agency with a number of community partners.	The *Clayton Community Action Plan* identified a range of development areas for the community, which set out the vision of the hub. This outlined five areas including: a focus on communicating and learning; community wellbeing; the natural environment; community safety; access and amenity; and recreation and leisure. Governance of the facility was led by a steering committee, with representatives from State government, Monash and Kingston Councils, along with other stakeholders, a working group was also set up who met through the entire journey of the project. Collaboration with the community was key to the success of the facility. Community representatives were not directly involved in the steering committee. However, they were extensively involved through four resident groups, who meet regularly with the steering committee on an ongoing basis.	The facility is located in close proximity to public transport and the main shopping area, which increases accessibility for members of the community. Co-location of facilities has increased knowledge of the level of service available as well as the overall use of the facilities. Being located next to an aged care facility has been reported to have increased access to community facilities for these residents, particularly health and wellbeing related services. The library and aquatic centre have served as an anchor service of the centre, with the library seen as the 'lounge room of the community.' Wide consultation with the community over both the planning and operational phases of the project is key to success, by bringing the community along on the journey and providing a space for them to have their say. There was reported initial resistance from an incumbent user group for the opening up of a particular facility to a broader user group, Equitable access was eventually secured for all user groups as a result of persistent negotiation to demonstrate the benefits. Partners must have a shared understanding of the vision to address community needs.	Clayton Community Centre is located within the SRL East precinct boundaries and is an example of a multi-use facility that caters to the broad needs of the local community, across a broad demographic spectrum.

OVERVIEW	KEY DELIVERY DRIVERS	LESSONS LEARNT	RELEVANCE TO SRL EAST
Funding Public, including different levels of government such as council, state government and sale of land.			
Manning Community Centre, South Perth, WA			
Manning Community Centre is a great example of a best practice approach to 'community hubs', Located in the inner City of South Perth, the hub opened in early 2017 and aimed to create a new central 'heart'. Manning Community facility incorporates the relocated Manning Library, a community hall, Manning Child Health Clinic, Moorditj Keila Aboriginal Group, a sporting clubroom for the Manning Rippers Football Club, an early years' centre, a toy library and a new Playgroup association. Co-location near other civic infrastructure has also maximised benefits of complimentary services and activities, allowing the community to undertake activities at a single location. **The centre includes:** **Education** including a preschool with playgroups. **Health** including child health clinic. **Community infrastructure** including a library, meeting rooms. **Community services** including a toy library and home of the Manning Playgroup Association **Cultural** through the Moorditj Keila Aboriginal Group **Sporting** Manning Rippers Football Club **Funding** $14 million funded by the city of South Perth	The City of South Perth initiated the project in response to studies demonstrating that the existing community facilities were ageing and reaching the end of their useful life. Consulting found that there was general community support for an integrated neighbourhood community hub, inclusive of a relocated Manning Library The engagement process revealed that residents wanted spaces for physical activities, food and drink, rest and relaxation and markets, festivals, fairs and celebrations. A broad cross section of the community was consulted, including a deliberate focus on children. Phase Two of the Manning Hub project focused on connecting the commercial area to the community facility with the extension of the pedestrian laneway.	The Manning Community Hub provides sustainable, modern and multi-purpose spaces for groups and the community. Spaces are integrated, with pedestrian orientated development, with linkages between existing infrastructure and, as part of Phase Two development, connection with a retail precinct.	The Manning Community Hub provides a strong example of how family orientated services can be co-located. The Manning Community Hub is an example of community infrastructure development and integration within a well-developed and densely populated inner-city location. The basement level carpark maximises the opportunity for public open space and waterwise landscaping at ground level. Diverse housing options have been introduced through mixed use development.
Green Square Library, Sydney			

OVERVIEW	KEY DELIVERY DRIVERS	LESSONS LEARNT	RELEVANCE TO SRL EAST
Green Square Library and Plaza is situated in a formerly industrial part of Sydney's inner south. The library and surrounding plaza are part of the broader Green Square urban renewal project, anticipated to be home to more than 61,000 residents by 2030. The library and surrounding plaza cost $61 million to build. In 2018, the library was named the world's best by the British Architectural Review. The library provides access to books, magazines, CDs, DVDs and Wi-Fi enabled study spaces. Musical instruments and equipment are also available as part of the music room hire. With only a fraction of the library visible above ground – only three library spaces are visible from the ground level – the design has preserved the limited open space, which is a highly efficient model of space use for a dense urban renewal area. **The centre includes:** **Community infrastructure** including a library, meeting rooms, workspaces, theatre. **Arts and culture** **Commercial** including a café. **Partners** City of Sydney. **Funding** Public. Exact funding composition difficult to ascertain.	The library sits at the heart of the Green Square development and acts as an anchor for the community. The range of services ensure that there is something available for all age groups. As demographic shifts take hold, service breadth and flexibility will mean the facility will be able to shift and change to reflect the needs of the surrounding community. Other features of the site include a children's area and a recycling station, where the community can drop off batteries, mobile phones, light bulbs, and small electronics. The plaza and library provide the spaces for community activities run by the city, where space is at a premium.	The facility is located close to public transport and the main shopping area, which increases accessibility for members of the community. By placing the plaza above the library, it can be used by residents of future developments around the site, bringing more people into the area and to the broader facilities on offer. Green Square more broadly, provides housing closer to jobs, major health facilities and transport corridors.	Green Square Library is part of a broader urban renewal/growth project. Through innovative design, facilities such as this can meet the needs of a growing community, within a physically constrained environment, which is a feature of the SRL East precincts. Green Square also demonstrates an approach that integrates community infrastructure and open space requirements. By adopting a combined view, multiple objectives may be achieved. Beyond the provision of infrastructure and open space, the project also holds environmental sustainability at its core. The pooling and shared use of renewable energy across the precinct could be a feature worth exploring, such as electricity microgrids.
Jubilee Park Stadium, Frankson, Victoria			
Frankston City Council is redeveloping Jubilee Part into a major hub for regional and women's sport along with improved local open space amenity. It comprises regional netball, cricket and football facilities, an Aboriginal Gathering Place, community buildings and open spaces.	Securing the support of state, national and district sports associations, along with local sporting clubs, has been a critical ingredient for success. Utilisation and supporting investments have been incorporated. Given its status as a regional level facility, provisions have been made for increased car parking, along with improved	Jubilee Park master plan includes several projects and stages: Jubilee Park Stadium 13 outdoor netball courts Upgraded lighting for football night games and training.	The colocation of multiple facilities of different type and scale, means that the facilities, once complete, can serve to meet needs at the local, district and regional level.

OVERVIEW	KEY DELIVERY DRIVERS	LESSONS LEARNT	RELEVANCE TO SRL EAST
The redeveloped Jubilee Park will see the inclusion of a 6-court regional facility to support growth. This new Jubilee Park Indoor Stadium will include a 1000-seat show court, elite training facilities and female-friendly change rooms and offer extraordinary opportunities for numerous grassroot sports in south-east Melbourne while creating pathways for both male & female elite athletes. **Typologies:** **Sport and recreation** including indoor courts, outdoor courts, fields, tennis courts. **Community facility** Nairim Marr Djambana Aboriginal Culture Landscape Vision. **Partners** Frankston City Council, State and Federal Governments, Cricket Victoria, Cricket Australia and Frankston District Netball Association. **Funding** Public. Frankston City Council is contributing $20.34m, Victorian Government $10m and Federal Government, $4.56, for a total estimated cost of $34.9m.	access and traffic flow to key points in the precinct.	New cricket nets New play space. The combination of upgrades – upgraded lighting for football night games and training, new sports pavilion with female-friendly and accessible facilities – and new facilities, further enhances utilisation of the overall precinct by expanding hours operation and broadening appeal to a wider cross-section of the community.	Engagement with sporting organisations at multiple levels, should be pursued where appropriate.

AJM
Joint Venture

Appendix G

Peer review report

Community Infrastructure Needs Assessment - Cheltenham– SRL East Structure Plan

Peer Review of February 2025 Report prepared by Aurecon Jacobs Mott McDonald Joint Venture (AJM)

Clayton Utz

17 February 2025

mesh

Community Infrastructure Needs Assessment - Cheltenham

Peer Review of February 2025 Report prepared by Aurecon Jacobs Mott McDonald Joint Venture (AJM)

Clayton Utz

17 February 2025

Acknowledgement
Mesh acknowledges and celebrates the Traditional Owners of the land and waters on which this project is located. We pay our respects to their Elders past, present, and emerging, whose profound knowledge systems can teach us much about how we care and design for Country. As committed learners and active listeners, we seek opportunity to integrate the wisdom of First Nations peoples into our policy and place making work.

mesh

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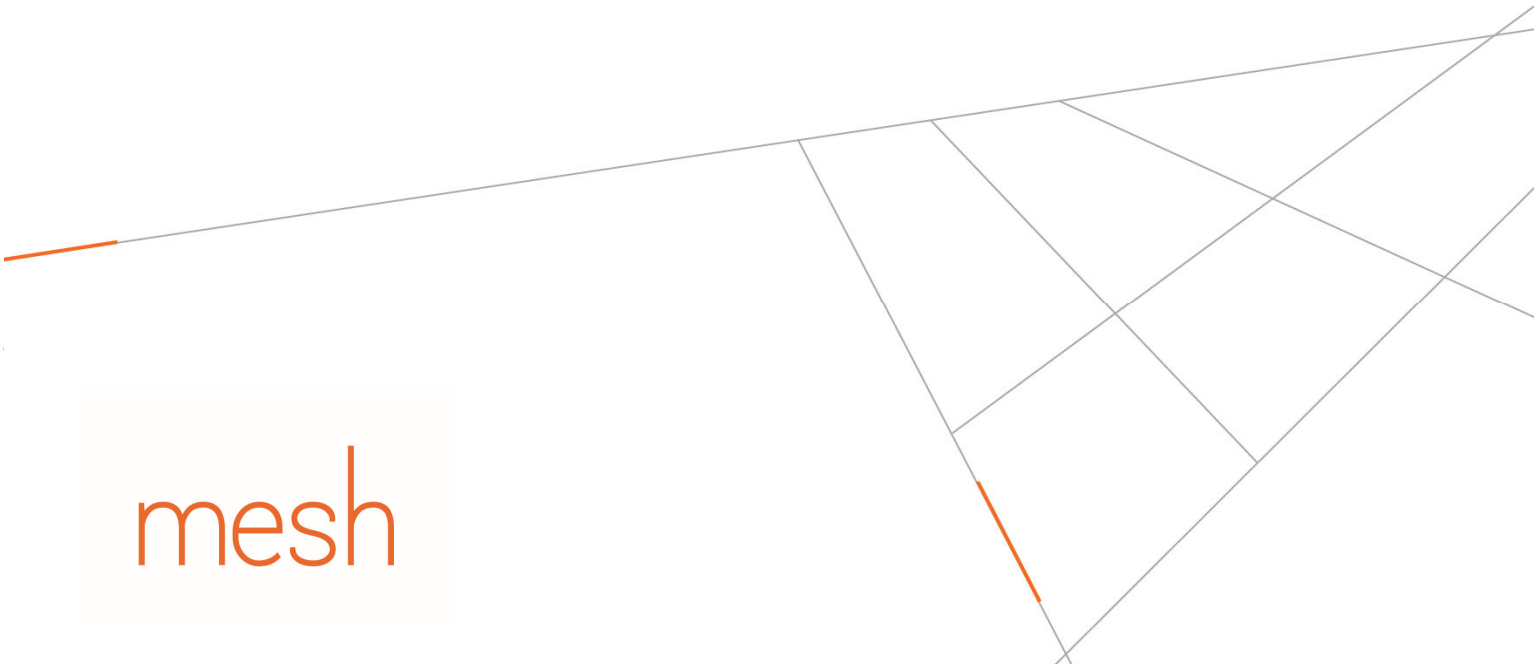

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1. INTRODUCTION

The Suburban Rail Loop Authority (SRLA) is currently preparing structure plans for each of the six precincts surrounding the Suburban Rail Loop (SRL) East stations at Box Hill, Burwood, Glen Waverley, Monash, Clayton and Cheltenham. As part of the structure planning process, SRLA have commissioned a community needs assessment (**CIA**) for each of the six precincts illustrated in Figure 1.

1.1 Instructions

This peer review report responds to the following instructions provided by Clayton Utz: -

(a) Review each of the six Assessments.

(b) Prepare a peer review report for each of the six Assessments.

This report sets out the findings of the peer review of the Cheltenham Community Infrastructure Needs Assessment Report.

1.2 Material Reviewed

The SRL East Structure Plan - Community Infrastructure Needs Assessment Report – Cheltenham, February 2025, AJM, report has been reviewed.

1.3 Background

SRL East is the first part of the SRL 90 kilometre orbital rail line, it will deliver six new stations between Cheltenham to Box Hill and create a new network corridor for Melbourne's east and south east via a modern 26-kilometre underground rail line.

Each precinct covers the area that is within the radius of approximately 1,600m from each SRL East station and SRLA is the planning authority for these precincts.

Structure plans require preparation of various technical inputs including community infrastructure needs analysis. A final CIA report for the Cheltenham precinct has been prepared by AJM. The CIA report assesses the need for community infrastructure required to serve the existing and growing population of the Cheltenham precinct, including both the 1.6km catchment as well as the structure plan area. Table 1 illustrates that the Cheltenham Structure Plan area is projected to accommodate an additional 11,400 people over the 20 year planning period.

Table 1: Cheltenham Population Forecasts (2021-2041)

TABLE 3.1

POPULATION FORECASTS		
Year	Structure Plan Area	1.6-km local catchment
2021 population	9400	20,200
2041 population	20,800	34,000
Population change	**+11,400**	**+13,800**
% increase	121%	68%

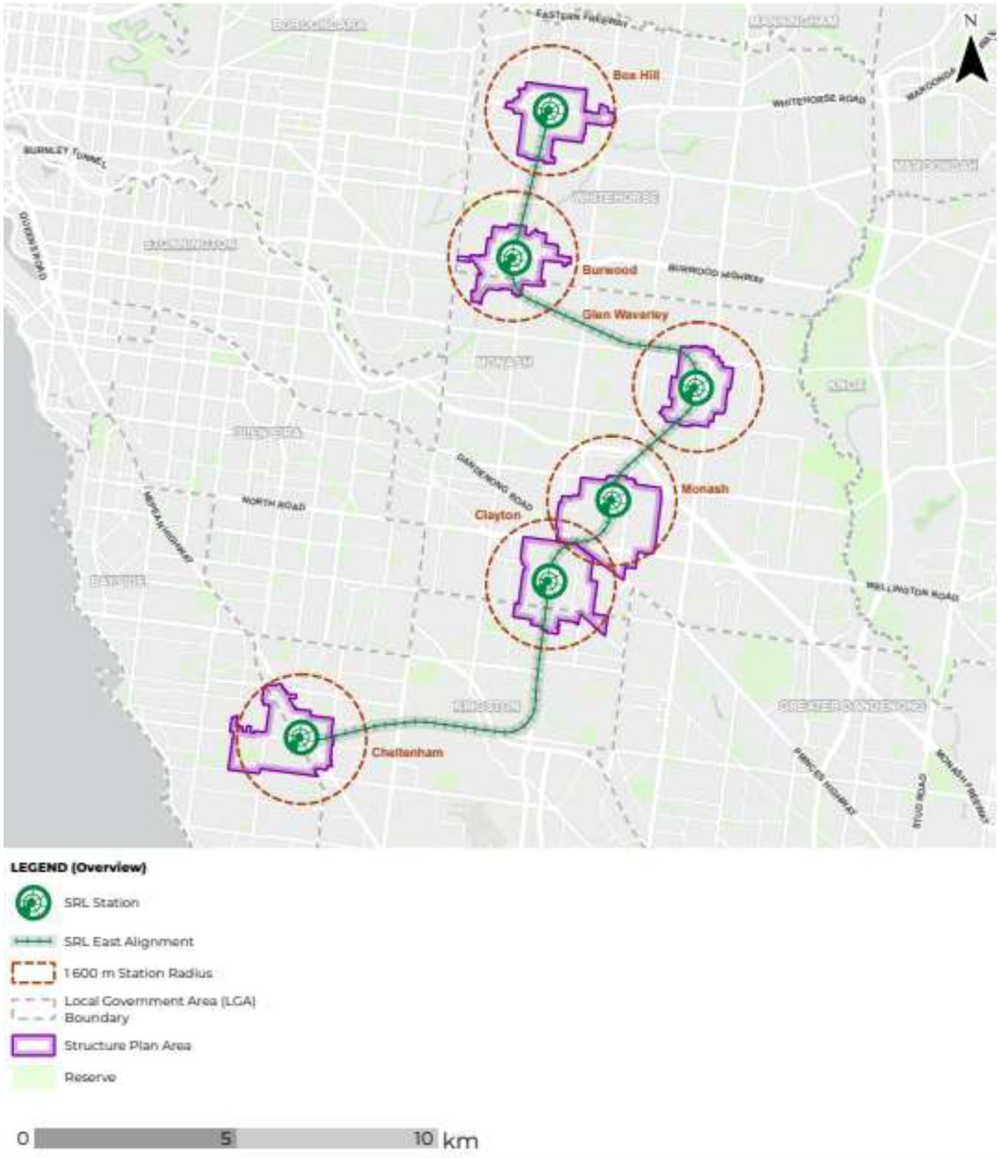
Source: - Table 3.1, SRL East Structure Plan – Community Infrastructure Needs Assessment - Cheltenham February 2025.

2. PEER REVIEW

The SRL East project will deliver substantial benefits, it will greatly enhance travel options for existing and future communities and support future redevelopment and intensification of land uses. These outcomes are consistent with and will implement many metropolitan policy and strategy directions. It is acknowledged that the CIA report for Cheltenham assesses existing and future community infrastructure needs within a large, complex urban area that is projected to undergo substantial change.

The general finding of this peer review is that whilst some refinement may be required, the approach adopted by in the CIA report is generally robust and will provide a useful context and input into the Cheltenham structure planning process. The key findings of this peer review are described in Table 2, which is divided into five sections covering the main components of the CIA report and Table 3, in Appendix 1, provides a summary of the needs analysis and recommendations included in the Cheltenham CIA report.

Figure 1: SRL East Station Locations, related structure plan areas and 1.6km radius



Source: Figure 1.2, SRL East Structure Plan – Community Infrastructure Needs Assessment - Cheltenham February 2025, page 6.

Table 2: Assessment and Findings

Matter	Review	Findings
PROJECT OBJECTIVES, SCOPE, METHODOLOGY		
Project objectives & planning principles	The purpose of the Cheltenham CIA is to inform the preparation of the Structure Plan for the Cheltenham area as illustrated in Figure 2. The CIA report incorporates several community infrastructure planning principles. These include preferences for location, the utilisation of existing facilities, colocation and delivery of adaptable facilities, and prioritisation of government-owned land as potential future sites.	The report clearly articulates several planning principles however it does not outline the potential implementation principles. It is acknowledged that implementation is a broader structure planning matter and will be addressed through that process.
Project Methodology	The approach adopted in the CIA report includes both quantitative and qualitative components. Section 2 sets out the methodology that comprises 3 parts: - Part A – establishing context, policy drivers and assessment metrics Part B – assessment of community infrastructure needs both current and future Part C – consideration of place (service delivery model), site selection criteria and recommendations	The methodology applied aligns with the established practice in community (social) infrastructure planning and is supported.
Scope of infrastructure assessed	The CIA is focused on local level community infrastructure which serves a catchment of up to 20,000 residents who live within 1.6km of the Cheltenham station. This includes community hubs and neighbourhood houses, libraries, arts and creative spaces, youth centres maternal and child health services, and sport and recreation facilities. Kindergartens are partially assessed as a thorough assessment is underway via the Victorian Government's Early Childhood Reform Plan which is due to be completed 2024/25. As a result, no recommendations regarding kindergartens are made in the CIA report. The CIA does not assess open space or community infrastructure that is delivered by the state government or private entities, or higher order facilities that serve populations greater than those proposed for the Structure Plan area.	The assessment clearly outlines its scope, indicating that other infrastructure will be examined separately. The focus of the CIA is assessing local needs within each of the six precinct study areas and it does not consider higher order needs that extend beyond the local catchment. This is an acknowledged limitation of the CIA report.
Assumptions & Limitations	Section 2.3 lists the assumptions and limitations that have been applied to the assessment.	There are three additional assumptions that have been adopted throughout the CIA report but are not mentioned in Section 2.3: - Using residential population data only, there is no consideration of the employment population. (Section 3.2) - Existing need for community infrastructure has been considered when determining the recommendations. - Infrastructure delivery timing is not considered.

Matter	Review	Findings
Relationship to other technical reports	Section 2.4 sets out that the CIA report was informed by several technical reports relating to urban design, transport, open space and housing needs[1].	Noted.
Study area	The CIA report assesses the community infrastructure needs of both the Structure Plan Area which covers the walkable catchment from the SRL East station entrance, as well as the broader 1.6km catchment. The study area for the CIA is the 1.6km catchment however the report notes that the focus of the report is on the Structure Plan area and the needs of the 2041 population forecast.	It is noted that the CIA seeks to focus on the structure plan area however the recommendations are based on provision of infrastructure for the 1.6km catchment including the structure plan area. Whilst beyond the scope of the CIA this approach raises a range of funding and delivery responsibility questions.
Planning Timeframe	The CIA adopts a 20 year planning timeframe from 2021- 2041. It is understood that this timeframe is the planning period for the Cheltenham Structure Plan.	A 20 year planning timeframe is common for structure planning projects and is supported.
Relevant policies	Section 4 summarises the key legislation and policy relevant to the Cheltenham study area. The report identifies the key implications and priorities for the Cheltenham Structure Plan Area.	Noted.
Community Engagement	AJM consulted with both the City of Kingston and City of Bayside whilst SRLA completed broader consultation with local governments as part of the structure planning process. It is understood that SRLA shared relevant information with AJM.	It is noted that the level of engagement was completed at a high level. It is assumed that further community engagement regarding the proposed community infrastructure recommendations will be completed as part of the structure planning process.
Trends in community use of facilities and infrastructure provision approaches	Section 5 outlines the trends in community infrastructure provision which include: - - Co-location of facilities - Delivering multi-purpose facilities that can adapt over time to changing community needs - Upgrading existing facility capacity - Sharing facilities to maximise the use of existing spaces via shared use agreements.	The trends listed are common and accepted directions in service provision models for a range of development settings including greenfield and large scale redevelopment areas.

[1] These technical reports have not been reviewed.

Matter	Review	Findings
DEFINITION AND ASSESSMENT OF INFRASTRUCTURE TYPOLOGIES, PROVISION BENCHMARK RATIOS		
Infrastructure types and servicing catchments (hierarchy)	The CIA report identifies the following population catchment classification - Local (1.6km) - District (5km) - Regional (10km) Table 2.1 sets out the typologies assessed and excluded for each catchment by population catchment i.e. local, district and regional.	Adoption of the infrastructure hierarchy of local, district and regional is commonly applied and this approach supported. It is typical in other development settings to include a population catchment for each hierarchy. It is noted that the CIA report focuses on local, council delivered infrastructure and states that the local 1.6km catchment is expected to accommodate up to 20,000 residents.
Provision ratios/benchmarks (standard of provision)	The CIA report clearly describes the quantitative parameters that have been applied in this assessment including provision ratio, space requirement and accessibility which are set out in Table 2.2 and summarised below. **Facility - Provision Ratio (Population)** Library - 1:20,000 Multi-purpose community hub - 1:25,000 Neighbourhood house - 1:15,000 Youth centres/spaces (general) - 1:3,000 (12 to 17 years old) Maternal and child health services - 1:10,000 Local creative spaces (Local) - 1:20,000 Local creative spaces (District) - 1:50,000 Indoor courts - 1:20,000 Outdoor courts - 1:8,000 Tennis courts - 1:5,000 Fields - 1:5,000 The results of the assessment of need for facilities using the provision ratios is scored to categorise the needs analysis findings from no gap to a significant gap. A copy of the provision ratio scoring adopted is provided below.	Victoria does not have standard ratios for community infrastructure provision. While the provision ratios used in this report are generally consistent with those applied both within Victoria and in other states, the following should be noted. Several of the provision ratios applied vary from the current local government service provision. For example, the indoor court provision ratio of 1:20,000 people represents a significant change in service provision level as the City of Bayside currently provides 1 indoor court facility per 100,000 people. This change in service provision will affect the scale and frequency of the planned future facilities. Scoring the results of the quantitative assessment helps determine the importance of the findings as they relate to the need for community infrastructure facilities.

Matter	Review	Findings
	TABLE 2.3 PROVISION RATIOS SCORING **FACILITIES PER POPULATION MEASURE** | Facilities in surplus, or less than 0.1 facilities required | 0.1 – to 0.8 facilities required | More than 0.8 facilities required **FINDINGS** | No or negligible gap, or oversupply | Emerging gap | Significant gap	
Accessibility	The CIA report also assesses accessibility in terms of distance or time (depending on the mode of transport) for residents to access a community infrastructure facility based on its catchment type. The mapping of this analysis is provided in Appendix E along with measured travel time via public transport to the existing facilities from the SRL station at Cheltenham. A copy of the accessibility rankings is provided below: - **TABLE 2.5 ACCESSIBILITY RATINGS** **ACCESSIBILITY TO COMMUNITY INFRASTRUCTURE TYPE** | Facilities meet the criteria | There are some areas within the local 1.6-km catchment that do not meet the criteria | Most areas do not meet the criteria **FINDINGS** | Good accessibility | Fair accessibility | Poor	The analysis in Appendix E provides useful contextual information.
Qualitative Evaluation	The quantitative evaluation is integrated with a qualitative analysis. Section 2.1.1.2 sets out the qualitative parameters to assess the condition, capacity and utilisation of existing infrastructure in the study area. The CIA report includes a desktop assessment of the facility condition, quality, capacity and utilisation based on information provided by the cities of Kingston and Bayside. All these elements were scored in a single facility condition five scaled ranking ranging from very good to poor. A copy of the facility condition scoring range is provided below: - **TABLE 2.4 FACILITY CONDITION SCORING** **DESCRIPTION** | Fully meets or exceeds expectation | Minor impact or limitation on expectations | Average or fair condition with basic expectations met | Poor condition of significant impact to expectations | Expectations not met or severe impact **FINDINGS** | 5 – Very good | 4 – Good | 3 – Fair | 2 – Poor | 1 – Very poor	The report notes that the qualitative assessment is based on desktop analysis only. Therefore, it is assumed that the findings will be validated through further work and community engagement.

Matter	Review	Findings
Site selection criteria	A series of site selection criteria have been developed to guide the selection of potential locations for new community infrastructure. The criteria assess location in terms of accessibility, if it is in an activated area, contributes to a network of infrastructure, is co-located with other infrastructure, is available to be developed within the planning timeframe and has capacity to meet changing needs over time. The prioritisation of sites focuses on utilising Council land where possible followed by state land and then privately held land. This approach has been adopted in the CIA report as it is considered the most cost and time efficient option.	The establishment of site selection criteria is helpful to inform identification of preferred potential sites, noting the emphasis on government owned land as the first priority.
ASSESSMENT OF THE CHELTENHAM DEVELOPMENT AND QUANTIFYING GROWTH PROJECTIONS		
Growth projections	The Cheltenham Structure Plan area is projected to accommodate an additional 11,400 people between 2021 and 2041, resulting in a total population of 20,800 people in 2041 which is equivalent to 121% growth between 2021-2041. The Cheltenham 1.6km catchment is projected to accommodate an additional 13,800 people between 2021-2041, resulting in a total population of 34,000 people in 2041.	Noted.
Demographic profile	Whilst population numbers are important to determine the size of catchment areas and the facilities that will serve them, population characteristics are important in determining the nature and type of these facilities. There is a need to focus demographic analysis on the characteristics that will influence the type or number or attributes of the community facilities planned. The CIA limitations and assumptions note that the demographic profiles and perspectives were considered at a high level, without direct community engagement.	The CIA is planning for a 20 year period from 2021-2041, during which the demographic profile may change considerably. These changes, along with socioeconomic characteristics, will influence participation trends and help understand how communities have participated and are expected to participate in community infrastructure. It is acknowledged that detailed demographic forecasts have not been prepared at this stage, and this is an acceptable approach noting that subsequent work on this could assist in refining the community infrastructure service provision models and delivery prioritisation.
Development context - location, form and timing of growth	Section 3 of the CIA describes both the 1.6km study area and the structure plan area with reference to the Cheltenham concept precinct plan which illustrates where the significant, higher and medium mixed use, residential and employment change is to occur, as shown in Figure 2. The Southland Shopping Centre is a Major Activity Centre and is centrally located within the Cheltenham structure plan area.	The planning implications are reasonable given the development context however they should also include the following matters: - - The shortage of available sites will result in the increased likelihood of integration of

Matter	Review	Findings
	The CIA report notes Cheltenham study area has experienced strong population growth over the last 10 years that this together with the existing urban form and proposed increase in density has the following implications for planning for community infrastructure: - - There is already existing pressure on the current facilities within the study area. - The existing urban form makes it challenging to secure new sites for large community infrastructure and therefore there is the need to consider meeting local needs through district level facilities. - There will be a greater focus, expectation and reliance on walking and cycling as the primary access modes to community infrastructure in the Structure Plan Area - There is the need to upgrade existing community infrastructure and deliver new compact, co-located multipurpose facilities to reduce the land and floorspace requirements; - Need to ensure the upgraded and new facilities are designed and managed to cater for greater usage.	facilities i.e. integration of tennis courts with an indoor court facility if suitable - Need to consider multiple infrastructure provision approaches – this concept is described in Section 5.1 of the CIA including exploring opportunities for alternative delivery pathways such as joint use agreements with schools.
ASSESSMENT OF EXISTING COMMUNITY INFRASTRUCTURE PROVISION AND DEMAND		
Identify and classify existing infrastructure	The CIA notes that the existing community within the Cheltenham 1.6km study area is limited to: - - 2 libraries - 2 community hubs – both privately managed by not for profit organisations. - 1 creative space - 1 neighbourhood house - 2 maternal and child health services - 2 youth centre spaces - 1 district indoor multi purpose court facility (8 courts) - 4 field facilities (6 fields)	Noted.
Assess current demand projections	The current (existing) need for community facilities within the 1.6km study area, which currently accommodates 20,200 residents determined that the current provision of community infrastructure generally aligns with the benchmark provision ratios. However, the library was identified not to meet current local need due to its current size and condition. The current structure plan area accommodates 9,400 existing residents. Section 6 sets out that the existing residents currently generate the need for: - - 0.16 youth facilities - 0.38 community hubs	The analysis demonstrates that there are significant existing unmet needs for a range of community facilities within the 1.6km study area.

Matter	Review	Findings
	- 0.47 libraries, creative spaces, indoor multi purpose court facilities - 0.62 neighbourhood houses - 0.94 maternal and child health services - 1.17 outdoor multi purpose court facilities - 1.88 tennis court and single playing fields	
Qualitative assessment of current infrastructure	The CIA report assesses building condition, capacity and the utilisation and delivery model trends/preferences having drawn on observations from the City of Kingston and City of Bayside regarding current infrastructure. Consultation with the cities of Kingston and Bayside highlighted their preference for the provision of multipurpose facilities and co-location of key community services. The role and service model for libraries was also discussed along with the demand for sports facilities and potential to upgrade existing facilities. The City of Kingston confirmed that their future libraries are intended to be provided at a district service model.	The analysis is based on varying levels of information and a desktop assessment. Therefore, it is assumed the findings will need to be validated through site visits, and further engagement with local government and broader community.
QUANTIFY FUTURE COMMUNITY INFRASTRUCTURE REQUIREMENTS		
Assess future demand projections	- The assessment of the future community infrastructure needs of the Cheltenham structure plan area which is projected to accommodate a total population of 20,800 residents by 2041 identifies the need for - 0.43 youth facilities - 0.83 community hubs - 1.04 libraries, creative spaces, indoor multi purpose court facilities - 1.38 neighbourhood houses - 2.08 maternal and child health spaces - 2.60 outdoor multi purpose court facilities - 4.16 tennis court and single playing fields However, given the structure plan area is projected to increase by approximately 11,400 additional people between 2041-2041 this population change results in a range of need for the various local community infrastructure. Section 6 sets out that the additional 11,400 people within the structure plan area will result in the need for: - - 0.26 youth facilities - 0.45 community hubs - 0.57 libraries, creative spaces, indoor multi purpose court facilities	The assessment of future community needs indicates that the 1.6km study area will generate the need for a range of additional community infrastructure. It is noted that the demand that is generated from the projected growth in the structure plan area represents only a limited proportion of the total future demand across the 1.6km catchment.

Matter	Review	Findings
	- 0.76 neighbourhood houses - 1.14 maternal and child health spaces - 1.42 outdoor multi purpose court facilities - 2.28 tennis courts and single playing fields	
RECOMMENDATIONS		
Recommended community infrastructure	The Cheltenham CIA recommends provision of: - - Replace the Highett Library and plan for a **district level-library** with a floorspace of approximately 2100 m2, co-located with a community hub in a new facility centrally located within the Structure Plan Area, or at the current Cheltenham Library and Community Centre location - A new library of 2,100m2 co-located with the community hub - A new co-located community hub of 2,720m2 in a central location within the Structure Plan Area or at the current Cheltenham Library and Community Centre location. - Retain the current neighbourhood house and provide more services at a new or upgraded central hub, or within the Cheltenham Library and Community Centre. - Retain the current local creative spaces and there is the potential to explore additional spaces within a new community hub, particularly if they are in the south, such as at the Cheltenham Library location. - Retain existing youth spaces with no additional floorspace provision required in the Structure Plan Area - Maintain current maternal and child health spaces and plan for 1-2 new ones in or near the central Structure Plan Area. - Due to the proximity, scale, and quality of existing facilities, coupled with the low demand within the Structure Plan Area, it is deemed unnecessary to plan for additional indoor courts in this area. - Explore a range of options to upgrade and enhance existing fields including Highett Reserve and investigate opportunities for future shared use agreements. - Notes that kindergarten service needs will be informed by the relevant Kinder Infrastructure and Service Plan.	It is noted that a significant amount of infrastructure is recommended in the Cheltenham CIA to meet both the existing and future needs of residents within the 1.6km catchment. Implementation of the recommendations will require a significant shift in the service provision approach and raises implementation and funding implications that will need to be dealt with via other processes.
Site selection and prioritisation	The Cheltenham CIA proposes the following potential candidate sites to deliver the recommended multi-purpose community hub and library: - - Southern edge of Sir William Fry Reserve, along Bay Road would allow Council to consolidate existing civic services, it's located in an activated area, is of adequate size and is owned by SRLA.	It is considered necessary that further detailed assessment of the potential candidate site options will occur through the structure planning process.

Matter	Review	Findings
	- Highett Road Library and adjoining land offers the potential to consolidate the current smaller sized libraries into a central location however additional land will likely be required to meet the space requirements. - Southland Shopping Centre is another potential site however further work would need to be completed to determine the potential size and form this would take as well as commercial arrangements such as leases. - Cheltenham Library and Community Centre it located on the edge of the 1.6km catchment but in a highly desirable location.	

Figure 2: Cheltenham conceptual plan including the planning study area and structure plan area

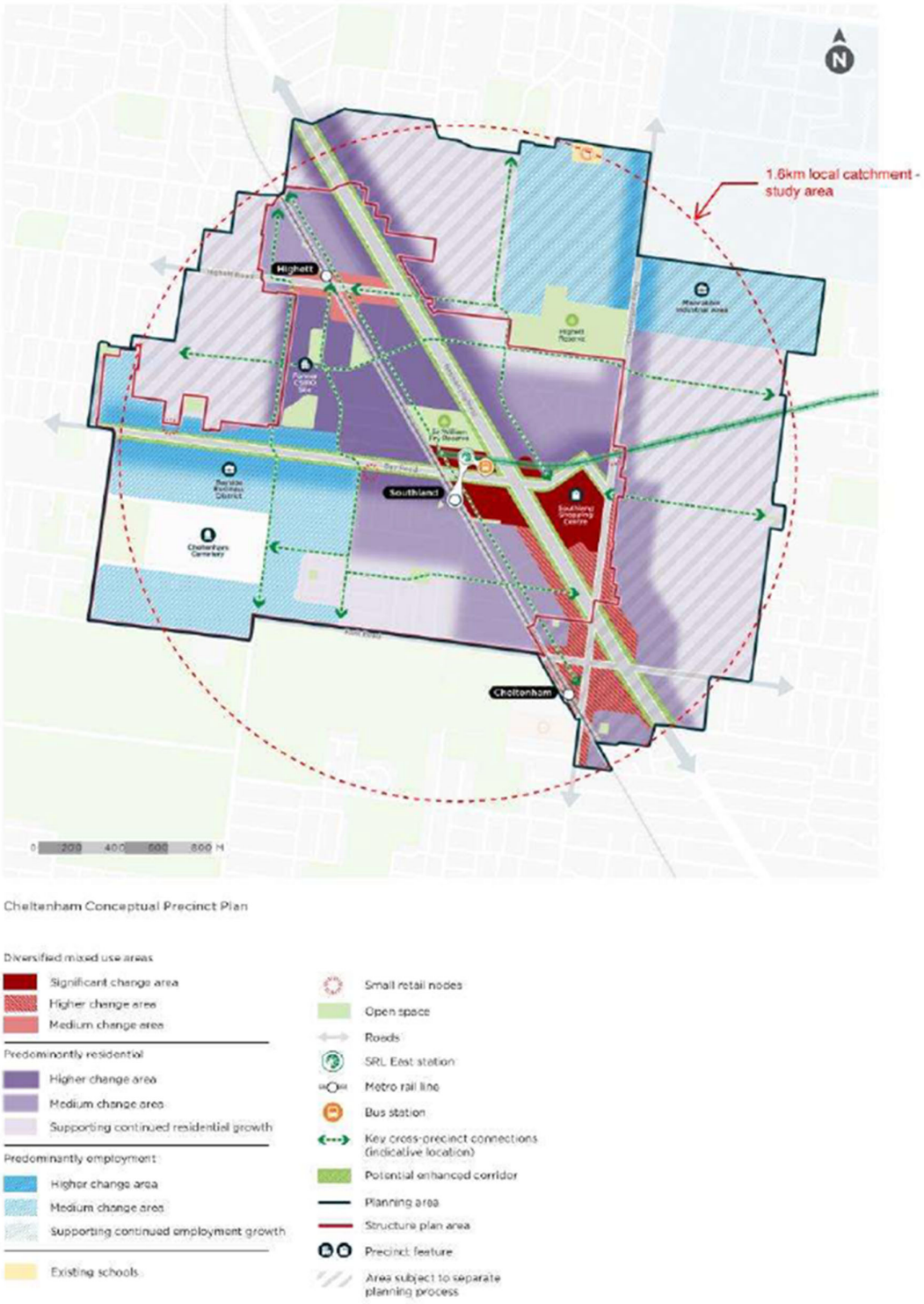


FIGURE 3.1 CHELTENHAM VISION (SRL EAST PRECINCT VISION – CHELTENHAM, P.20)

Source: SRL East Structure Plan – Community Infrastructure Needs Assessment – Cheltenham February 2025, page 23

Figure 3: Cheltenham existing and planned local community infrastructure

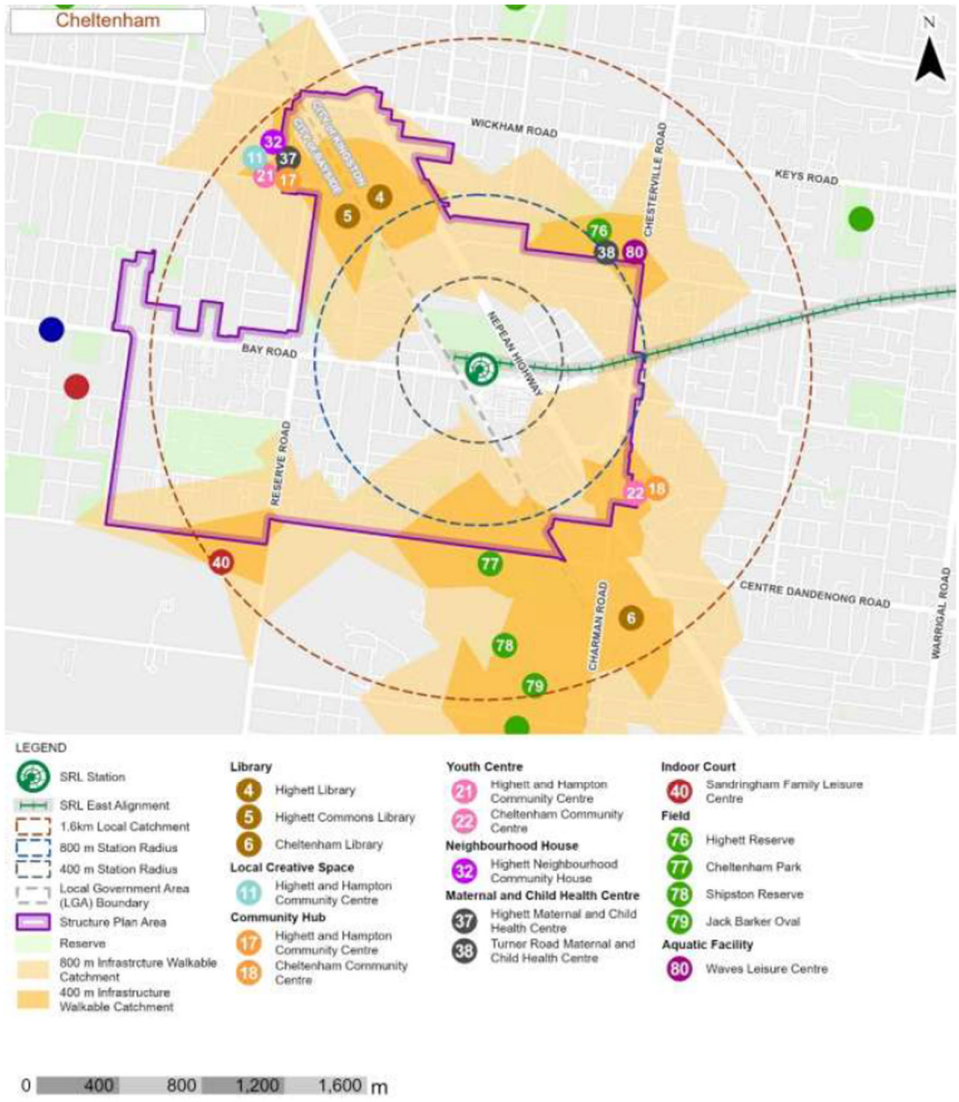


FIGURE 6.1 EXISTING AND PLANNED COMMUNITY INFRASTRUCTURE

Source: SRL East Structure Plan – Community Infrastructure Needs Assessment – Cheltenham February 2025, page 42

3. APPENDIX 1

Table 3: Summary of the Community Infrastructure Needs Assessment and Recommendations for Cheltenham

Community Infrastructure Facility	Benchmark of population provision ratio	Floorspace requirement	Current No. within the 1.6-km catchment	Current Needs Analysis 2021			2041 Needs Anlaysis		Population change in the Structure Plan	Recommendation	Location	Facility	m^2 / spaces	Other options	Potential candidate site
				Existing Population within 1.6-km local catchment	Existing Population within Structure Plan Area	Existing need within 1.6-km local catchment	Future Population within 1.6-km local catchment	Future Population within Structure Plan Area							
Residential Population				20,200	9,400		34,000	20,800	11,400						
Library	1:20,000	62 m2 per 1000 people	2	1.01 Total need	0.47 Total need	0.2 Accounts for current supply	1.7 Total need	1.04 Total need	0.57 Total need	Replace the Highett Library and plan for a district-level library of approximately 2100 m2 located with a community hub, either in a new facility centrally located within the Structure Plan Area, or at the current Cheltenham Library and Community Centre location.	Centrally in the Structure Plan Area, or at the existing Cheltenham Library site.	District library facility, servicing the 1.6-kilometre local catchment need.	2100 m^2	Consider the future use of the Highett Library site and the Cheltenham Library and Community Centre (if this location is not preferred).	Cheltenham Library and Community Centre; Southland Shopping Centre; space around the SRL station adjoining Sir William Fry Reserve.
Community Hubs	1:25,000	80 m2 per 1000 people	2	0.8 Total need	0.38 Total need	- 1.19 Accounts for current supply	1.36 Total need	0.83 Total need	0.45 Total need	Plan for a new co-located community hub in a central location within the Structure Plan Area or at the current Cheltenham Library and Community Centre location, noting the existing community hubs are not council-owned.	Centrally, or at the location of the existing Cheltenham Library.	Co-located facility with library as anchor tenant.	2720 m^2	Retain the existing community hubs.	Cheltenham Library and Community Centre.
Neighbourhood Houses	1:15,000	80 m2 per 1000 people	1	1.34 Total need	0.62 Total need	0.3 Accounts for current supply	2.26 Total need	1.38 Total need	0.76 Total need	Retain the current neighbourhood house facility and deliver additional neighbourhood house services as part of a new or upgraded community hub located centrally, or with the Cheltenham Library and Community Hub		Services delivered as part of community hub facility.	0	n/a	See community hub
Creative Spaces	1:20,000	Typically, less than 5 rooms and may have no staffed reception area. (2021) Facilities are typically less than 5 rooms and may have no staffed reception area. (2041)	1	1.01 Total need	0.47 Total need	0 Accounts for current supply	1.7 Total need	1.04 Total need	0.57 Total need	Retain the current local creative spaces. Additional creative space could be considered as part of a new community hub, particularly if located in the south, for example at the Cheltenham Library location.	Co-locate with community hub / library	Integrate with community hub	1 to 5-space facility	Additional creative space could be considered as part of any community infrastructure investments, particularly if located in the south, for example at the Cheltenham Library location.	n/a
Youth Centre Spaces	1:3000 (2021) 1:3000 (12 to 17 year olds) (2041)	80 m2 per 1000 people	2	1,700 0.56 Total need	200 0.16 Total need	- 1.43 Accounts for current supply	2,200 0.73 Total need	1,300 0.43 Total need	800 0.26 Total need	Retain the existing youth spaces with no additional floorspace provision required in the Structure Plan Area.	n/a	Retain existing spaces	0	n/a	n/a
Maternal and Child Health Services	1:10,000	Space requirements vary based on number of rooms / nurses. (2021) Approximately 1 room per 120 births (2041)	2	2.02 Total need	0.94 Total need	0.0 Accounts for current supply	3.4 Total need	2.08 Total need	1.14 Total need	Retain existing spaces and plan for one to two new spaces centrally-located within the Structure Plan Area or highly accessible from the central part of the Structure Plan Area.	Centrally located in the Structure Plan Area, and in the southern area of the Structure Plan Area or at the Cheltenham Library location.	Co-locate with community hub / library, or other civic services.	1 to 2 spaces	Consider upgrading the existing facility and service at Turner Road. Consider the need for an additional service to improve access for the southern part of the 1.6-km local catchment.	See community hub.
Indoor multi-purpose Court Facilities	1:20,000	Local: 1 to 2 courts (in one facility) District: 2 to 4 courts (in one facility) Regional: 5+ courts (in one facility)	**1 district facility (total of 8 courts)**	1.01 Total need	0.47 Total need	0.0 Accounts for current supply	1.7 Total need	1.04 Total need	0.57 Total need	No additional indoor court facilities should be planned for in the Structure Plan Area.	n/a	n/a	0	Consideration could be given to enhancing walking, cycling and public transport access to existing district-level indoor court facilities, along with shared use agreements with schools to supplement local provision.	n/a
Outdoor multi-purpose court facilties	1:8,000	Local: 1 court* *May include half courts. District: 2 to 8 courts (in one facility) Regional: 9+ courts (in one facility)	0	2.52 Total need	1.17 Total need	2.5 Accounts for current supply	4.3 Total need	2.6 Total need	1.42 Total need	No additional outdoor multi-purpose court facilities be planned for in the Structure Plan Area.	n/a	n/a	0	Consideration could be given to enhancing walking, cycling and public transport access to existing district-level outdoor court facilities, along with the use of shared use agreements with schools to supplement local provision.	n/a
Tennis Court	1:5,000	Local: 1 to 4 courts (in one facility) District: 5 to 8 courts (in one facility) Regional: 9+ courts (in one facility)	0	4.04 Total need	1.88 Total need	4.0 Accounts for current supply	6.8 Total need	4.16 Total need	2.28 Total need	No local-level outdoor tennis court facilities need to be accommodated within the Structure Plan Area.	n/a	Provide as indoor court facility.	0	Exploring opportunities to accommodate line markings within the indoor court space at the Sandringham Family Leisure Centre could be considered along with improving public and active transport connections to district and regional-level tennis facilities.	n/a
Field Facilities	1:5,000	Local: Single field District: Single+ field, club facilities. Regional: single field+, club and club facilities and includes a grandstand.	**4 facilities (total of 6 fields)**	4.04 Total need	1.88 Total need	0.0 Accounts for current supply	6.8 Total need	4.16 Total need	2.28 Total need	Explore and undertake upgrades to the Highett Reserve with a council master planning process. Upgrade existing facilities, particularly with multiple fields with additional auxiliary elements such as pavilions, toilets and shelters. Increase playable hours of existing fields by increasing lighting of fields, irrigation, improved natural grass selection, hybrid turf and use of synthetic surfaces. Explore shared-user agreements with schools and private facilities with fields. Consider exploring demand for additional regional-standard field facilities	> Consideration could be given to exploring demand for additional regional-level field facilities.				

Source: SRL East Structure Plan – Community Infrastructure Needs Assessment - Cheltenham February 2025, Tables 6.1 - 6.21 , 2021 Current Needs Assessment and 2041 Assessment, page 43 - 62 and Table 7.2 Community Infrastructure Recommendations, page 69-71.

FACILITIES PER POPULATION MEASURE	Facilities in surplus, or less than 0.1 facilities required	0.1 – to 0.8 facilities required	More than 0.8 facilities required
FINDINGS	No or negligible gap, or oversupply	Emerging gap	Significant gap

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