SUBURBAN RAIL LOOP EAST

SRL East Draft Structure Plan | Monash

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 – MONASH

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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 Monash.

Purpose of the Monash 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.

It is noted that there is overlap between the Clayton and Monash Structure Plan Areas and the community infrastructure network. These areas have been considered together.

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.

There is an overlap of the Monash and Clayton Structure Plan Areas and the community infrastructure network. The assessment therefore considered these Structure Plan Areas together.

The significant population growth planned for the neighbourhoods surrounding the SRL station at Monash 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

There is limited community infrastructure in the 1.6-kilometre local catchment surrounding the SRL station. It includes a neighbourhood house, sporting courts and playing fields. There are emerging needs for a library, community hub, youth space, creative spaces, and indoor courts, and significant needs for maternal and child health services, tennis courts and playing fields.

The significant population growth projected by 2041 means that if no new and/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 different 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 City of Monash.

This assessment makes the following recommendations:

- One new **library** of approximately 3813 m^2 to service the Clayton and Monash 1.6-kilometre local catchments, located in the north-central part of the Clayton Structure Plan Area and co-located with other community facilities such as maternal and child health services, and pursue shared user agreements to access Monash University libraries for local residents
- One new multi-purpose **community hub** of approximately 950 m^2, centrally located close to the Monash SRL station and public transport connections to service the northern part of the Structure Plan Area and the adjacent northern residential areas as priorities
- The needs of the southern and western residential areas of the Structure Plan Area should be accommodated at the neighbouring Clayton Community hub, which is recommended to expanded. Approximately 950m^2 is required to meet demand from these parts of the Monash Structure Plan Area, brining to total facility in the Clayton Structure Plan Area to 4200 m^2
- Existing stand-alone neighbourhood house facilities should be reconsidered with **neighbourhood house** services delivered within the new multi-purpose community hub
- One large **creative space** co-located or integrated within the new multi-purpose community hub
- Integrate **youth spaces** within the new community hub, new library or other cultural services, allowing for approximately 64 m^2 within 400 metres of the SRL station
- Two to three **maternal and child health** spaces within the Structure Plan Area, ideally co-located with a community hub facility close to the SRL station
- Consider a new district-level **indoor multi-purpose court** facility within the Clayton Structure Plan Area to accommodate tennis court needs (if shared user agreements are not reached) and located with other recreational space, civic or cultural facilities, with good options active and public transport connections from the SRL station – the facility should include one court of 465 to 781 m^2, and one tennis facility plus additional needs identified in the Clayton Structure Plan Area.
- An **outdoor court** facility at Samada St Reserve or another council-identified location including consideration of integration within the new indoor multi-purpose court facility

- Explore **shared user agreements** with Monash University to accommodate local tennis court need. Without agreed access to these private facilities it is recommended that indoor multi-purpose courts are prioritised over single-use courts, that one tennis court facility is incorporated within a new indoor courts facility, other shared use agreements are explored, and public transport connections to district and regional-level facilities are increased
- Meet future needs of **field facilities** by upgrading existing facilities with additional auxiliary elements such as club facilities, toilets and shelters, increase amenity and extend play time through increased lighting of fields, irrigation and consideration of use of synthetic surfaces and pursue shared-user agreements with schools, sports clubs and other private spaces. 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 south-east. 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.

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 Monash 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 Monash. 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 definition

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 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/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.

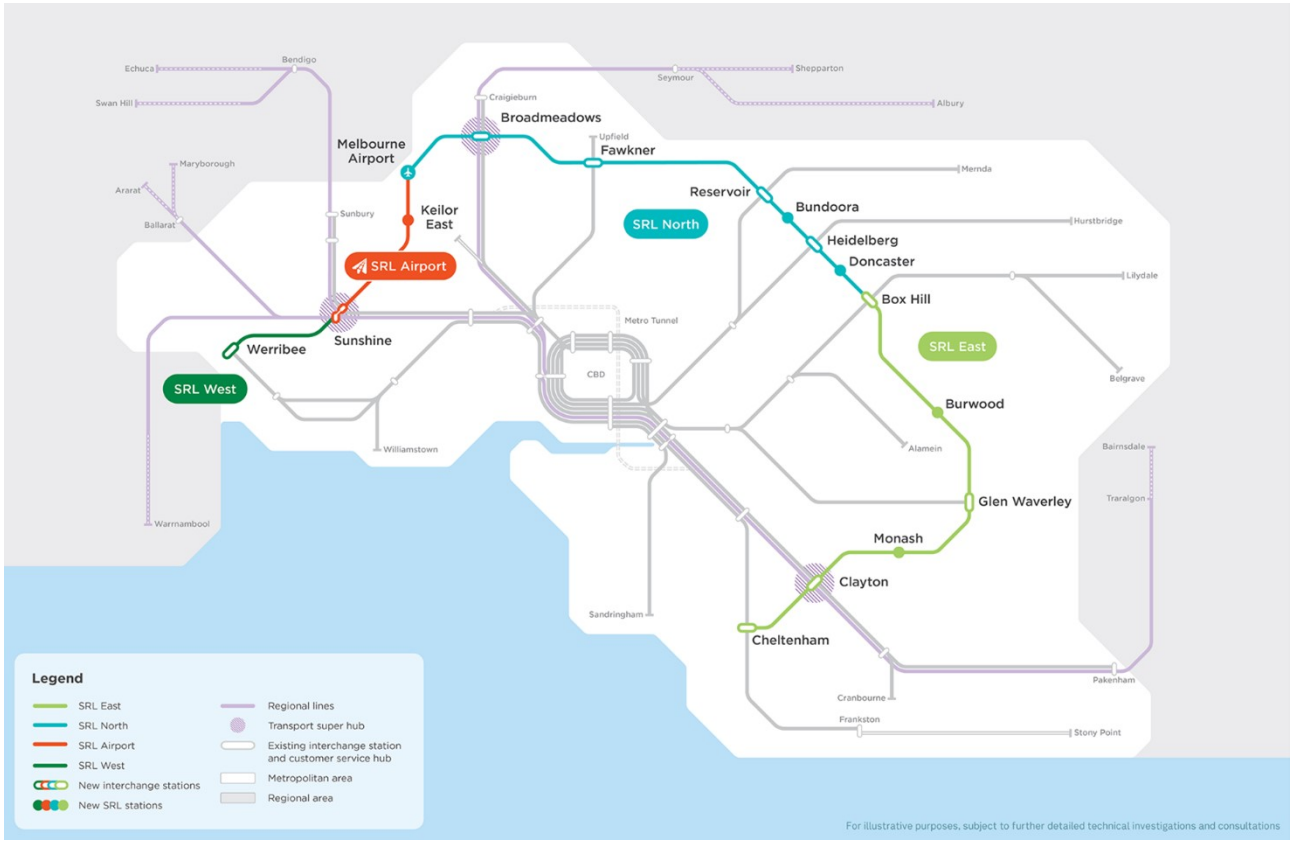

FIGURE 1.1 SRL EAST CONTEXT IN MELBOURNE'S RAIL NETWORK

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 East 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. The figure shows how the Monash and Clayton 1.6-kilometre local catchments overlap.

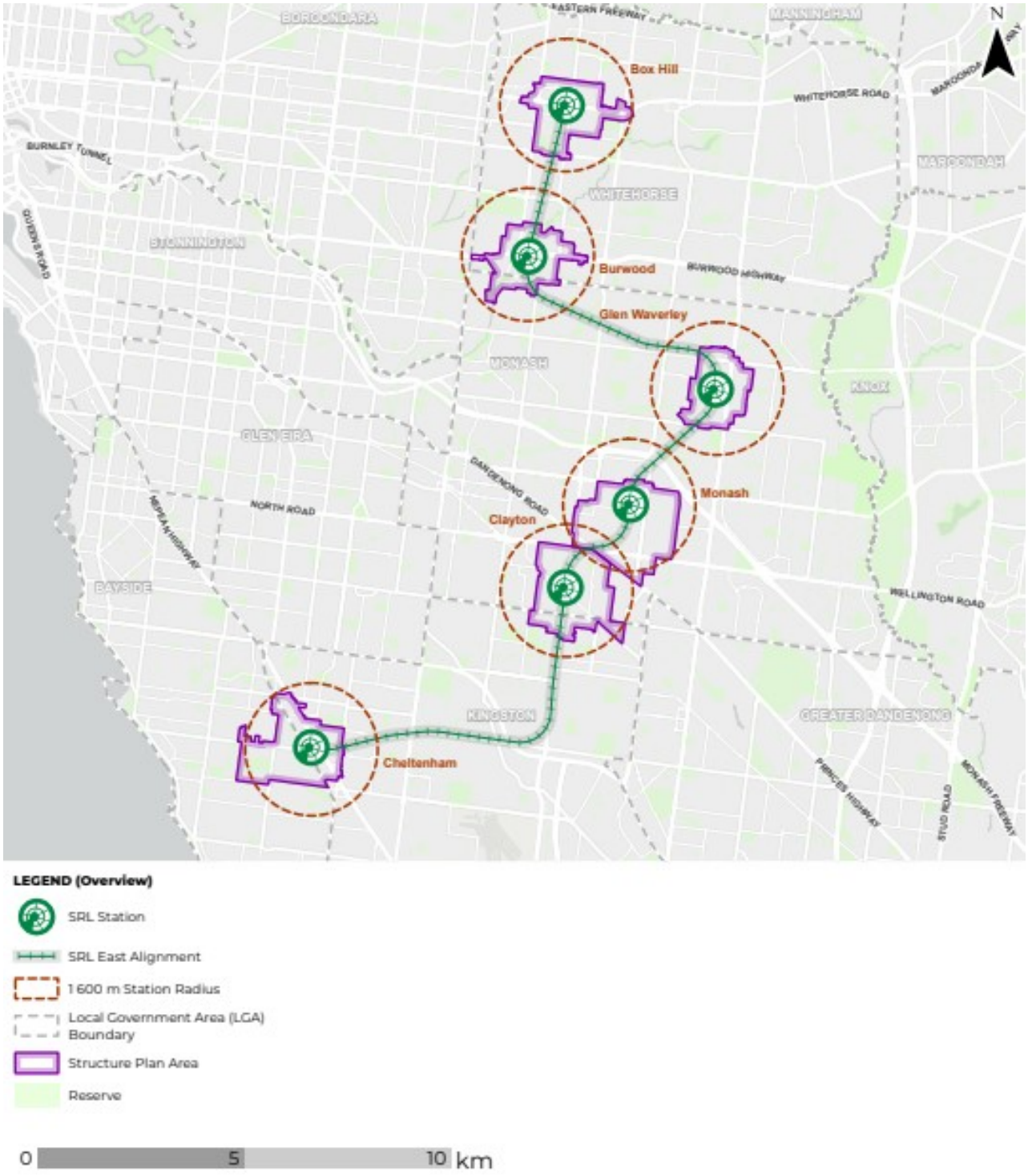

FIGURE 1.2 SRL EAST STATION LOCATIONS AND STRUCTURE PLAN AREAS

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 Monash. 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 Monash City Council, and their overarching requirements and policy drivers (see Section 4).
- **Stakeholder engagement** – discussions with City of Monash officers 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).

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 City of Monash of to establish future 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 Section 3. 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.
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.

INFRASTRUCTURE TYPE	CURRENT OR PLANNED SERVICE MODEL	SERVICE PROVIDER	PROVISION RATIO Facility: population	SPACE REQUIREMENT m^2: population	ACCESSIBILITY
Youth centres / spaces 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.
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	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
types and sizes within community hubs.					
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 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 City of Monash's asset management rating
- Capacity – rating of current capacity and potential of facility to support increased use drawing on advice from the City of Monash
- Utilisation – rating of current capacity and potential of facility to support increased use drawing on advice from the City of Monash Council.

It should be noted that advice from the City of Monash on the potential of a community infrastructure 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.

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 Monash 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 Monash 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 revealed a preference for amalgamating services within purpose-built facilities and co-locating community services.

Planning in Monash is constrained due to several factors. Increasing land values are making the delivery of facilities unviable. Cheaper options can only be found on the outskirts as industrial land values increase. However, these locations are not ideal for community infrastructure. Land use pressures from the university are very high and further thinking on the use of industrial land is needed.

The City of Monash is considering the role of its libraries in supporting other related areas of demand, such as for community meeting places outside traditional hours, places for mental health and wellbeing support, and meeting places for specific cultural groups. More flexibility in the use of spaces is an area for further exploration.

There is increasing demand for indoor sports facilities. The City of Monash continues to plan and prioritise opportunities to enhance existing facilities such as by installing lighting, artificial turf and improving drainage.

The broader use of services on the university campus was discussed and safety concerns were identified which require further consideration. Some shared use agreements exist with schools but these won't necessarily cater to the increase in demand for sports facilities.

The trend for active recreation that is non-competitive and unstructured, with more informal use of open spaces was highlighted. This trend will continue to influence how the City of Monash plans investment in response to this trend.

More information on the engagement with the City of Monash 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 Monash. 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]

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

- Geospatial data for local living services was not included in other measures for creating benchmark locations, like car ownership.

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 and overlapping SRL East Structure Plan Areas as well as the:

- *SRL East Structure Plan – Urban Design Report – Monash* – 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 – Monash* – 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 – Monash* –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 – Monash* – 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 - Monash.

3 Structure Plan Area

The Monash Structure Plan Area surrounds the SRL station at Monash in the City of Monash.

It is generally bordered by Wellington Road and Princes Highway to the south, Gardiner Road and residential properties between Clayton Road and Dover Street to the west, land north of Ferntree Gully Road to the north and a reservation for a future road, which forms a natural barrier to properties to the east.

Monash University Clayton campus is located in the Monash Structure Plan Area.

Monash Structure Plan Area is located within an area of education and employment land and within the Monash National Employment and Innovation Cluster (NEIC).

Monash University is located in the centre of the Structure Plan Area, with industrial and commercial buildings including offices, warehouses and manufacturers to the north and east.

Community facilities and services are currently limited within the Monash Structure Plan Area, resulting in an already high demand for infrastructure in the area.

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

3.1 Study Areas

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

The Conceptual Precinct Plan from the SRL Vision for the Monash 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.

As shown on Figure 3.1 and Figure 3.2 the Monash Study Area overlaps with the Clayton Study Area. The Clayton Study Area has a higher proportion of residential development, coupled with a high street and health facilities. Due to proximity and the mix of land uses, the Clayton Structure Plan Area may more appropriately accommodate Community Infrastructure for residents within the Monash Study Area.

Monash Conceptual Precinct Plan

Diversified mixed use areas
- Significant 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
- Health, education and research growth
- Civic and community area
- 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 MONASH CONCEPTUAL PRECINCT PLAN (SRLE PRECINCT VISION – MONASH, P.20)

Clayton 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

- Health, education and research growth
- Civic and community area
- 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 3.2 CLAYTON PRECINCT VISION (SRLE PRECINCT VISION – CLAYTON P. 20)

Community facilities and services in the 1.6-kilometre local catchment include Notting Hill Neighbourhood House and sporting facilities. There is access to early learning centres, kindergartens, primary and high schools.

Areas outside the Structure Plan Area will not meet the required density to achieve a 20-minute neighbourhood and will continue to access services using existing service model provisions, such as longer journey times via public transport.

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 18,000 people. The urban form in this area is also forecast to continue to become denser than the areas outside of the Structure Plan Area.

This has the following implications for the planning of community infrastructure in the Monash Structure Plan Area and the wider 1.6-kilometre Study Area.

- 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.
- New and existing community infrastructure will need to be:
  - » More compact and opportunities for co-location and integration of services considered to maximise efficiency of land and floorspace
  - » Designed and managed to operate for longer hours and greater usage, particularly sporting infrastructure.
- Pressure on existing services and new infrastructure within the 1.6-kilometre local catchment will need to be considered.

As Monash 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 Monash) 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

Population projections for the Structure Plan Area and the 1.6-kilometre local catchment 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.

Where these buffers overlap for Monash and Clayton, the proportional weight of each precinct within the buffer is used (to avoid overlapping catchments).

The current population and projected growth is shown in Table 3.1. The resident population within the Structure Plan Area is projected to increase 79 per cent to 17,900 by 2041. The resident population within the 1.6-kilometre local catchment is projected to increase 69 per cent to 21,000.

TABLE 3.1 MONASH POPULATION FORECASTS

POPULATION FORECASTS		
Year	**Structure Plan Area**	**1.6-km local catchment**
2021 population	10,000	12,400
2041 population	17,900	21,000
Population change	+7900	+8600
% increase	79%	69%

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 Monash 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 Monash 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 Monash 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 (referenced above) 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 Monash 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

City of Monash policies, strategies, plans and other documents relevant to community infrastructure reviewed:

- *Active Recreation Opportunities Strategy* 2021
- *Arts and Culture Strategy* 2025
- *Monash Council Plan* 2021 – 2025
- *Healthy and Resilient Monash: Integrated Plan* 2017 – 2021
- *Melbourne East Regional Sport and Recreation Strategy* (Inside Edge 2016)
- *Monash Health and Wellbeing Plan* 2021-2025
- *Monash Open Space Strategy* 2021
- *Monash Planning Scheme*

The implications, key drivers and priorities are summarised below.

4.3.2 POLICY DRIVERS

4.3.2.1 Summary of key policy direction

The first policy driver is the emphasis on the need to create liveable and accessible built environments. To achieve this, there is commitment for the 20-minute neighbourhood concept to influence community facility location planning to ensure ease of navigation.

The second policy driver is for built environments which support and encourage healthy and active behaviours. This comes in the form of walkability, having community infrastructure close to home as well as creating sport and recreation destinations throughout the community.

Another policy driver is fostering a collective approach to sport and recreation infrastructure, which encourages efficient provision of regional-level infrastructure that can be shared across local government areas.

Additionally, there is a policy driver of supporting arts, culture and innovation in the municipality, specifically in the form of providing physical spaces that the community can easily access and participate in the sectors.

The final policy driver is the development of flexible community spaces that can meet the current needs and adapt to the future needs of the community. This links to sustainable community infrastructure provision, which is also efficient as it means that existing facilities can be upgraded to increase capacity, and the number of new facilities can be reduced.

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

TABLE 4.1 LOCAL POLICY DRIVERS

THEME	KEY LOCAL POLICY DRIVERS
Liveable and accessible built environments	**Monash Council Plan 2021–2025; Monash Open Space Strategy 2021; Monash Planning Scheme** • Strategic intent to create a sustainable city with inclusive services, location choices and implementation of sustainable transport options. • Maintain and enhance the built environment to be liveable and accessible with inclusive services for all and that make it easy for the community to participate and engage. • Support the 20-minute neighbourhood concept by implementing an integrated and efficient transport system. • Encourage the location of social and cultural infrastructure in Activity Centres to promote inclusivity. • Provide high-quality fields as an intrinsic part of a liveable urban neighbourhood. • Provide a network of 'enhanced places', which are public spaces for socialising and recreation.
	Implications, key drivers and priorities for the Monash Structure Plan Area: • Provide community infrastructure in accessible locations, preferably in Activity Centres. • Apply 20-minute neighbourhood concept (new community infrastructure within an 800-metre walk from the SRL station). • Provide a range of community infrastructure that supports connectivity and participation.
Built environments that encourage healthy and active behaviours	**Monash Active Recreation Opportunities Strategy 2021; Healthy and Resilient Monash: Integrated Plan 2017–2021; Monash Health and Wellbeing Plan 2021–2025** • Ensure the community can move freely and connect with each other in a healthy and safe environment. • Provide a network of diverse sport facilities that are safe and accessible to all to encourage healthy behaviours. • Prioritise investment in existing and new facilities (the maintenance, renewal and/or upgrade) to increase accessibility and accommodate multiple users. • Provide sport and recreation infrastructure that is versatile, multi-purpose, and encourages participation from people with different interests. • Follow the principles outlined in the *Active Recreation Opportunities Strategy 2021* for planning sport and recreation facilities, including multi-purpose use, co-location, intergenerational facilities, supporting infrastructure, accessible surfaces, safety, passive surveillance, signage, universal design, facilities for novice-to-intermediate participants, and inclusion of paths, trails, and outdoor fitness equipment.
	Implications, key drivers and priorities for the Monash Structure Plan Area: • Provide sporting facilities that are safe and accessible, with existing facilities maintained, renewed or upgraded. • The preference is for multi-purpose sport and recreation facilities. • As noted in the *Active Recreation Opportunities Strategy 2021*, the tennis courts within Carlson Reserve are identified for replacement with multi-purpose courts, and the intent is to relocate cricket practice facilities and install outdoor exercise equipment in place of the bocce court.
Sport and recreation infrastructure	**Melbourne East Regional Sport and Recreation Strategy 2021; Monash Active Recreation Opportunities Strategies 2021** • Regional-level sport and recreation facilities are important for the health and wellbeing of communities and generally serve a broad catchment and cater for diverse activities. • Current gaps in regional facility provision require the commitment of and input from a range of stakeholder groups due to the size and scale of projects. • The provision of active recreation facilities is somewhat unbalanced, with varying provision between the east and west of the municipality. • Regional facility provision requires collaboration between local governments and the sharing of facilities. • Most facilities are single purpose which limits opportunities for multi-purpose use and intergenerational use.
	Implications, key drivers and priorities for the Glen Waverley Structure Plan Area: • Consider shared facilities when preparing the Structure Plan Area as not every precinct along the SRL East corridor will require a regional sport and recreation facility. • Adopt a collective approach to infrastructure delivery to avoid duplication of facilities across local government boundaries.

THEME	KEY LOCAL POLICY DRIVERS
Spaces for innovation and creativity	**Monash Arts and Culture Strategy 2025; Council Plan 2021–2025; Monash Planning Scheme** • There is an emphasis on providing access to spaces that encourage creativity, including art, craft, and innovative practices. • An aim is to encourage a wide range of arts, cultural, and entertainment facilities in activity centres to contribute to an active, vibrant, and sustainable community, noting the benefits of proximity to home locations boosting inclusivity and community participation. • A priority is to invest in existing and new arts and cultural facilities to meet changing demands and expectations of the community, noting current funding constraints for creative facilities and infrastructure. • Co-locating creative spaces within other community facilities such as selected public libraries is supported. • Existing creative spaces in the municipality that are important to the creative network should be supported, such as the Museum of Australian Photography at the Monash Gallery of Art
	Implications, key drivers and priorities for the Glen Waverley Structure Plan Area: • Provide arts and cultural spaces in community hubs or co-locate them with other community facilities. • Provide local creative spaces in accessible locations such as Activity Centres. • Consider opportunities to upgrade existing community facilities to include creative spaces.
Invest in infrastructure to meet current and future needs of the community	**Monash Arts and Culture Strategy 2025; Monash Planning Scheme; Monash Open Space Strategy 2021; Monash Health and Wellbeing Plan 2021–2025** • Plan and design community places and buildings to be adaptative to population changes, evolving work / social life patterns and provide for a greater range of users and opportunities at sports parks. • Prioritise investment in existing and new arts, cultural, and sport facilities to meet changing demands and expectations, increasing accessibility and accommodating multiple users. • Maximise the capacity of sport and recreation facilities by, such as by adding lights to increase playing times to meet demand and using synthetic grounds for competition and training. • Upgrade aging infrastructure to enhance layout, encourage sharing and social use, and provide for a greater range of users and opportunities at sports parks. • Facilitate integrated, co-located neighborhood-based buildings that respond to the needs of all, especially those of children, young people, their families and carers.
	Implications, key drivers and priorities for the Glen Waverley Structure Plan Area: • Focus on delivering community services, and its community infrastructure should support a diverse, inclusive, participatory, caring and healthy community. • Providing community infrastructure such as libraries that are flexible for diverse activities and user groups. • With increased densities and associated additional demands there is an emphasised need to maximise the capacity of existing facilities, especially in the absence of providing new infrastructure or seeks opportunities for alternative delivery. • The Monash Structure Area intersects with an environment with large amount of industrial and employment land, resulting in low sport and recreation facilities.

5 Drivers for change

This section reviews social trends such as changes in sports participation, 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 government authorities are the main providers of community infrastructure, particularly at a local level. However, the delivery of an integrated network of local, district and regional community infrastructure is shared across local, state and federal government, 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. In a dense urban context, a range of solutions is typically required to meet community infrastructure needs.

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 F). 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-location of community infrastructure and civic services into a hub would allow pooling of resources to efficiently 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.

The proximity between the Clayton and Monash Structure Plan Area's provide opportunity to provide hubs that service the local community and offer opportunity for further choice and diversification of services. Hubs should be located close to SRL East stations to provide high connectivity between Structure Plan Areas.

Libraries

Contemporary libraries are typically provided as an anchor to a multi-purpose community hub or co-located with other community facilities and uses. Such facilities are considered to be a major driver of foot traffic, which supports life and dwell time within activity centres. For the Monash Structure Plan Area the university offers great opportunity to provide a local library that could diversify the types of catalogues typically available to a standard public library. The City of Monash provides library services at a district level catchment. Given the higher residential population in the Clayton Precinct it would be more practical to locate a library in the norther part of the Clayton Structure Plan Area to service both the Monash and Clayton Precincts, with the SRL East station and other public transport connections providing high accessibility to the facility.

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 one location. The provision of community hubs is the more contemporary option over stand-alone and smaller community centres and is appropriate to high density environments.

Reviewing the future of existing neighbourhood houses gives the City of Monash the opportunity to work with service providers and the community to identify and confirm the future of these facilities.

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 Monash assessment

This section outlines the findings of the assessment of current and future community infrastructure needs in the Monash 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

There are limited existing community infrastructure types in the local Monash Study Area. These include a small number of council facilities including a neighbourhood house, and sporting fields, as well as facilities within Monash University that allow some community access.

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

District and regional community infrastructure servicing local needs are shown below in Figure 6.2 and Figure 6.3. As noted in these figures, there is a significant amount of community infrastructure present within the catchments. A list of these facilities is provided at Appendix C.

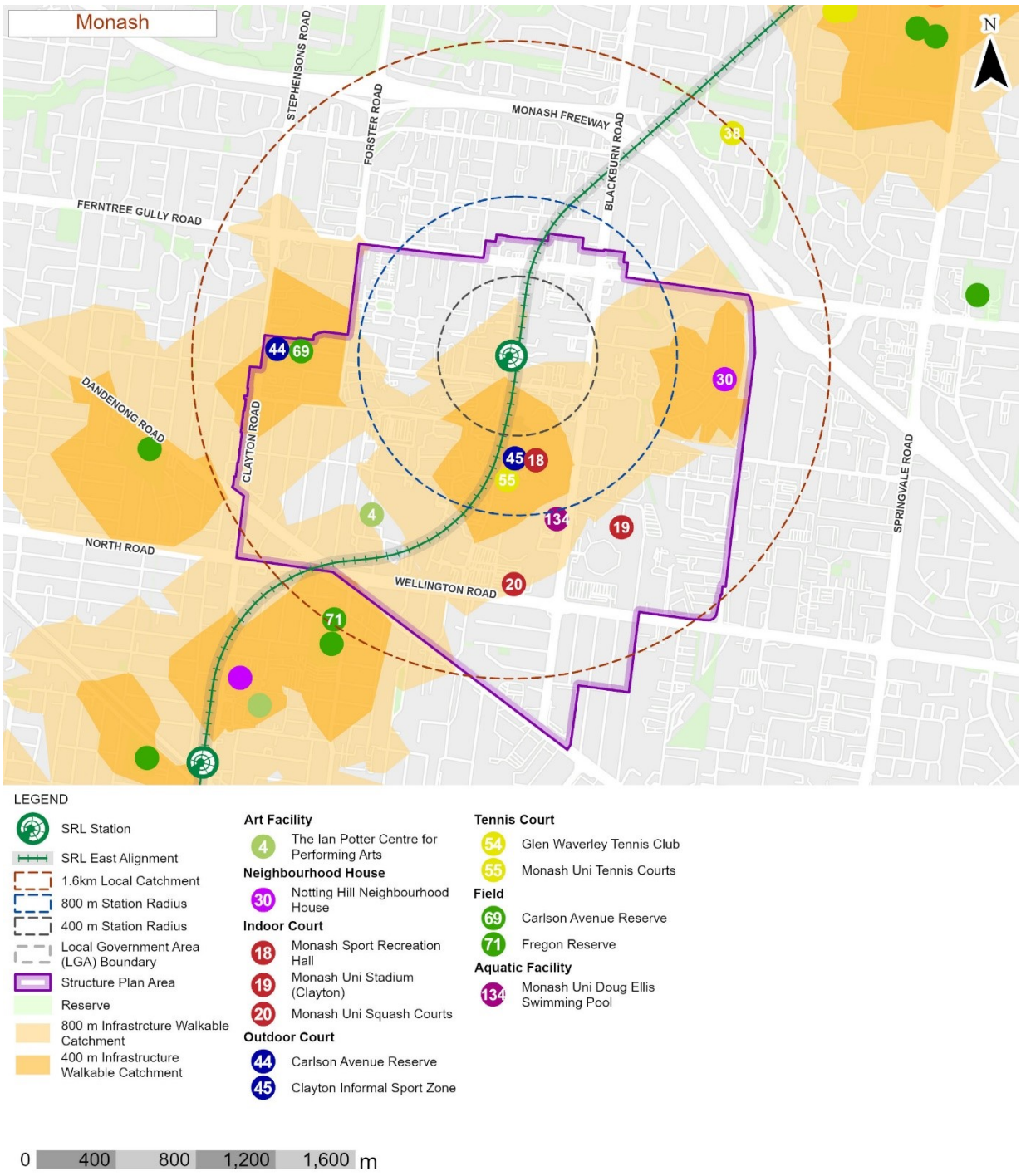

FIGURE 6.1 EXISTING AND PLANNED COMMUNITY INFRASTRUCTURE

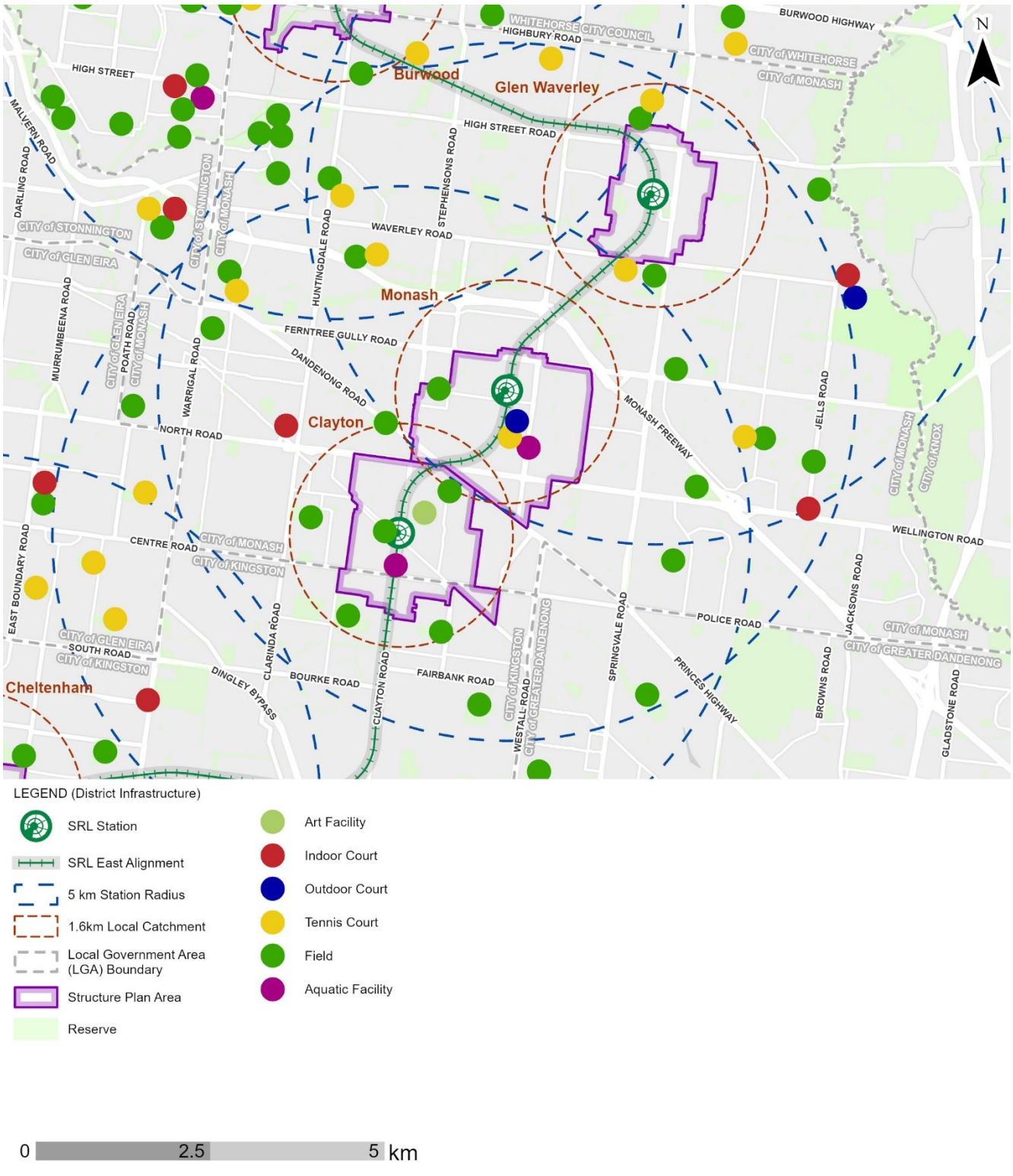

FIGURE 6.2 EXISTING COMMUNITY INFRASTRUCTURE IN 5-KM DISTRICT CATCHMENT

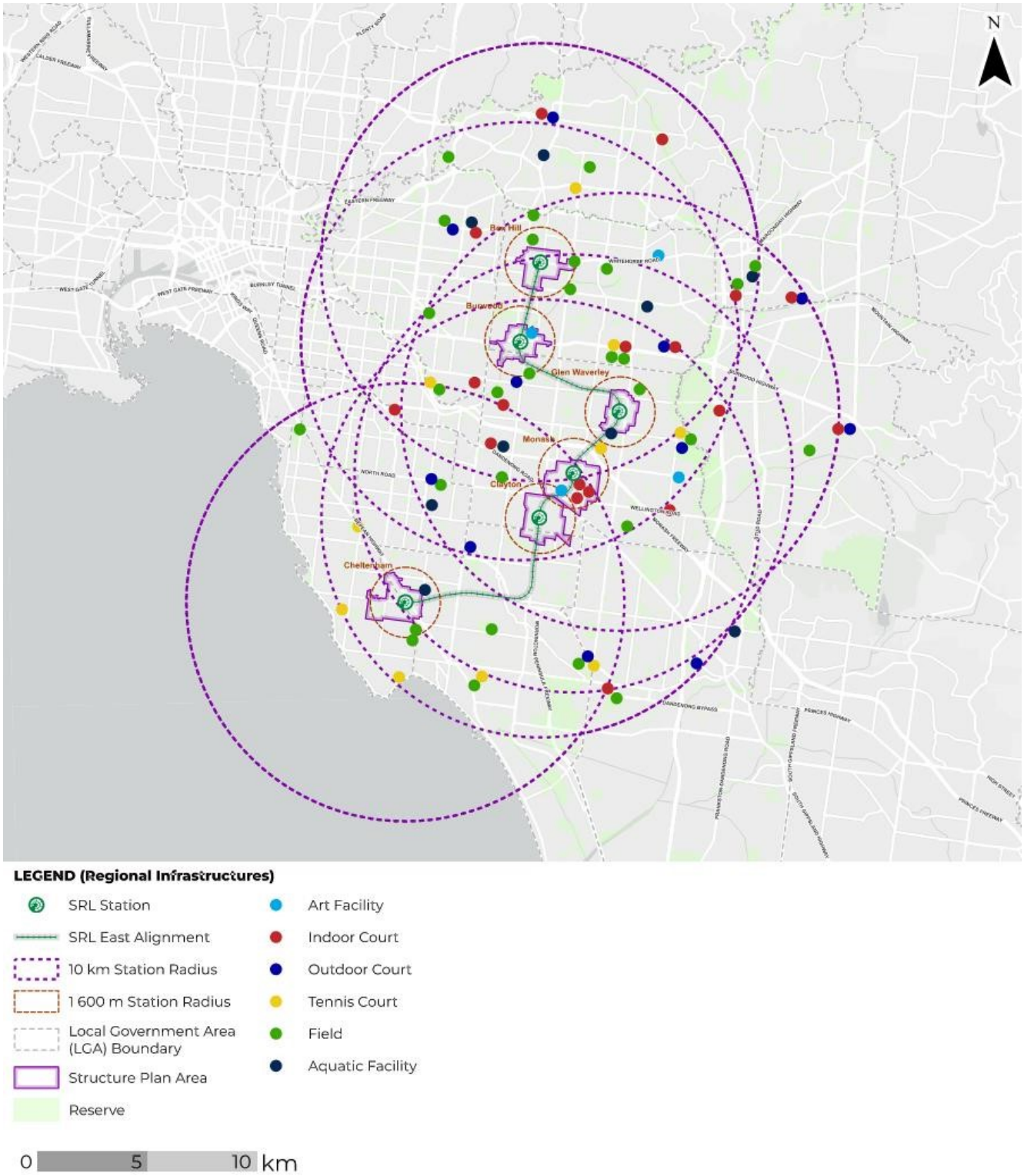

FIGURE 6.3 EXISTING COMMUNITY INFRASTRUCTURE IN 10-KM REGIONAL CATCHMENT

6.2 Current needs 2021

6.2.1 SOCIAL AND HEALTH INFRASTRUCTURE ASSESSMENT

Library assessment

There are currently no public libraries in the Monash 1.6-kilometre local catchment. There are several Monash University libraries located within the Structure Plan Area, including the Hargrave Andrew Library, Monash University Law Library, JSC Monash Manga Library and Sir Louis Matheson Library. Given the varied service provision and no public membership or access, these libraries were not included in the assessment.

The benchmarking assessment found a current shortfall of 0.62 libraries in the 1.6-kilometre local catchment. This indicates an emerging need for another library in the near future.

The population in the Structure Plan Area accounts for approximately 81 per cent of the current need.

The overall assessment found an emerging need for a library space located either at the north-west of the local catchment area, or to the south, noting that Monash University and employment precincts divide the residential areas.

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

TABLE 6.1 MONASH LIBRARY 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. libraries	1:20,000	12,400	10,000	-
0	62 m^2 per 1000 people	0.62 Total need	0.5 Total need	0.62 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 *Structure Plan Area:* Located centrally within a 20-minute walk, ride or public transport connection. *Local catchment:* Located within 400 m of a multi-modal transport hub to enable highly accessible public transport connection from a 3.5-km catchment	**Accessibility analysis** *Structure Plan Area and local catchment:* There are no libraries in the Monash 1.6-km local catchment.

Community hub assessment

There are currently no community hubs in the Monash 1.6-kilometre local catchment.

The benchmarking assessment found an undersupply of 0.62 community hubs in the 1.6-kilometre local catchment. This indicates an emerging need for a new community hub in the near future though the existing neighbourhood house will meet some of this need

The population in the Structure Plan Area accounts for approximately 81 per cent of the current need.

The overall assessment found an emerging need for a centrally-located community.

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

TABLE 6.2 MONASH COMMUNITY HUB 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. community hubs	1:25,000	12,400	10,000	-
0	80 m^2 per 1000 people	0.49 Total need	0.4 Total need	0.49 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 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.	*Structure Plan Area and local catchment:* There are no community hubs in the Monash 1.6-km local catchment.

Neighbourhood house assessment – Notting Hill Neighbourhood House

There is one existing neighbourhood house within the 1.6-kilometre local catchment: Notting Hill Neighbourhood House. This facility is located in the north-east of the Structure Plan Area. It services the Notting Hill residential area, an area otherwise land-locked by industrial areas and Monash University. Southern residential areas within the 1.6-kilometre local catchment overlap with the Clayton local catchment and are located closer to the Dixon House Neighbourhood House within the SRL East Clayton Structure Plan Area.

The benchmarking assessment found a current oversupply of 0.18 neighbourhood houses in the 1.6-kilometre local catchment. Notting Hill Neighbourhood House is adequately accommodating population need.

The Structure Plan Area accounts for approximately 81 per cent of the current need.

Qualitative assessments identified the current condition of Notting Hill Neighbourhood House is below average and not fit-for-purpose, with no capacity to meet future need. This facility is currently operating at capacity.

The overall assessment found the current neighbourhood house requires uplift and upgrades to continue to meet operational requirements and that areas of the 1.6-kilometre local catchment are inadequately serviced.

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

TABLE 6.3 MONASH 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	12,400	10,000	-
1	80 m^2 per 1000 people	0.82 Total need	0.66 Total need	-0.18 Accounts for current supply

Building condition	Fit-for-purpose	Design life	Overall quality
2 – Poor	2 – Poor	2 – Poor	2 – Poor

Accessibility criteria *Structure Plan Area:* Not recommended within the 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 2.5km. For high-density areas (25 dwellings / ha), move to district community hub model.	**Accessibility analysis** *Structure Plan Area and local catchment:* The existing neighbourhood house is located outside the Structure Plan Area. The existing neighbourhood house service the north-east portion of the 1.6-km local catchment. The north-west of the 1.6-km local catchment lacks neighbourhood house accessibility. Dixon House Neighbourhood house located in the Clayton 1.6-km local catchment service the southern residential areas. Small residential pockets in the most southern and most eastern parts of the local catchment are not within a neighbourhood house zone.

Local creative spaces assessment

There are no creative spaces within the Monash 1.6-kilometre local catchment. (However, there is a performing arts centre on the Monash University site but it is not a community creative space.)

The benchmarking assessment found a current undersupply of 0.7 creative spaces in the 1.6-kilometre local catchment. This indicates an emerging need for additional creative space floorspace in the near future.

The population within the Structure Plan Area accounts for approximately 81 per cent of the current need.

The overall assessment found an emerging need for additional creative spaces in the 1.6-kilometre local catchment and Structure Plan Area.

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

TABLE 6.4 MONASH 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	12,400	10,000	-
0	Typically, less than 5 rooms and may have no staffed reception area.	0.62 Total need	0.5 Total need	0.62 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 Plan Area: Within a 20-minute walk, cycle or public transport connection. *Local catchment* Within 30-minute by public transport connection.	*Structure Plan Area and local catchment:* There are no creative spaces within the Monash 1.6-km local catchment.

Youth centre / space assessment

There are no youth centres / spaces within the Monash 1.6-kilometres local catchment. However, residential areas towards the south of the local catchment can access the Clayton Community Centre (located outside the Monash 1.6-kilometre local catchment).

The benchmarking assessment found an undersupply of 0.13 youth spaces in the 1.6-kilometre local catchment. This indicates an emerging need for 0.13 youth centres / spaces.

The population within the Structure Plan Area accounts for approximately 81 per cent of the current need.

The overall assessment found an emerging need for a youth space located in the northern area of the 1.6-kilometre local catchment from where public transport connections are the longest for access to the current Clayton local provision (that is, Clayton Community Centre).

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

TABLE 6.5 MONASH 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	400	200	-
0	80 m^2 per 1000 people	0.13 Total need	0.06 Total need	0.13 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 Plan Area: Located centrally 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:* There are no youth centres / spaces within the Monash 1.6-km local catchment. However, areas to the south can access the Clayton Community Centre.

Maternal and child health services assessment

There are no maternal and child health service facilities within the Monash 1.6-kilometre local catchment.

The benchmarking assessment found a significant need of 1:3 for maternal and child care services in the 1.6-kilometre local catchment. The current gap indicates that additional floorspace dedicated to maternal and child care services is required to meet the current needs. The population in the Structure Plan Area accounts for approximately 81 per cent of the current need.

The overall assessment found a maternal and child health facility is required and should be in a central, walkable location from the SRL station at Monash.

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

TABLE 6.6 MONASH 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	12,400	10,000	-
0	Space requirements vary based on number of rooms/ nurses/	1.2 Total need	1 Total need	1.2 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 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. Delivery model must be considered across the municipality to provide equity of access to all residents, delivered 2 km for 95 pe cent of population.	*Structure Plan Area and local catchment:* There are no maternal and child health services within the Monash 1.6-km local catchment.

Kindergartens provision in Monash

In 2020, the City of Monash conducted a *Survey of Kindergarten and Early Learning Centre services in Monash.* The survey provided insights into demand for kindergarten services that may be relevant to the Monash Structure Plan Area and other precincts within the City of Monash:

- There is a trend for parents to send their children to an early learning centre to cater for family work needs.
- Parental choice drives behaviour regardless of spaces available and assumptions. Parents may choose to have their child or children enrolled in a kindergarten and an early learning centre at the same time, potentially taking up two places for one child.
- Parents tend to favour kindergarten services that feed into their preferred primary school. Parental choice also has a bearing on where families enrol children, influenced by educators, proximity of the service to grandparents or work location.

According to SRLA-derived estimates (based on the 2021 ABS Census), there were 200 children aged 3 to 4 years living in the 1.6-kilometre local catchment from the SRL station at Monash. Data from the Victorian Child and Adolescent Monitoring Service (VCAMS) for 2019 shows that participation in kindergarten in Monash (93.6 per cent) was higher than the state average (91.8 per cent).

Using the 'find a kinder' tool shows that 21 kindergarten programs are operating within a 2-kilometre radius of the SRL station at Monash, including seven that also fall within the 2-kilometre radius of the SRL station at Clayton, and one within a 2-kilometre radius of the SRL station at Glen Waverley. Provision settings in Monash are heavily skewed towards integrated programs. Of the 21 kindergarten programs, only three are stand-alone sessional programs, with the remaining 18 operating in integrated long daycare settings.

6.2.2 SPORT AND RECREATION INFRASTRUCTURE ASSESSMENT

Indoor multi-purpose courts

There are currently no council indoor multi-purpose courts in the 1.6-kilometre local catchment. However, within the Structure Plan Area there is an indoor court facility located at Monash University. This facility is primarily for student and staff use with some community use for a fee, and therefore is excluded from the assessment. Melbourne Unique Badminton Centre is also located within the 1.6-kilometre local catchment. The courts are not multi-purpose and therefore were not included in the assessment. However, this facility is a high quality centre and the largest badminton centre in Victoria, hosting 24 badminton and six table tennis courts. There is no qualitative information available for these facilities.

Excluding these facilities, the benchmarking assessment found an undersupply of 0.62 indoor multi-purpose courts indicating an emerging need.

The population in the Structure Plan Area accounts for approximately 81 per cent of the current need.

There is one district-level indoor court facility (Oakleigh Indoor Sports) in the wider 5-kilometre catchment (and outside the 1.6-kilometre local catchment) that is accessible within 30-minutes by public transport to the SRL station. In general, this facility offers fee-based access to courts at limited time periods during weekdays, subject to private bookings, events and competitions.

The overall assessment shows an emerging need for one indoor multi-purpose court facility that services the local catchment and Structure Plan Area.

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

TABLE 6.7 MONASH 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	12,400	10,000	-
0	Local: 1 to 2 courts (in one facility) District: 2 to 4 courts (in one facility) Regional: 5+ courts (in one facility)	0.62 Total need	0.5 Total need	0.62 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 *Structure Plan Area*: Within 1 km, acknowledging that courts may not be able to be accommodated in a high-density area due to space requirements. *Local catchment:* 1 km evenly distributed.	**Accessibility analysis** *Structure Plan Area and local catchment:* There are no indoor multi-purpose court facilities within the 1.6-km local catchment.

Outdoor multi-purpose courts assessment – Clayton Informal Sport Zone and Carlson Reserve Multi-purpose Courts

There are two existing outdoor multi-purpose court facilities within the 1.6-kilometre local catchment: Clayton Informal Sport Zone (2 courts) and Carlson Reserve Multi-purpose Courts (2 courts). Clayton Informal Sport

Zone is located on the Monash University Clayton campus and is open for public use for no cost. The location of this facility is central in the Structure Plan Area, close to the SRL station and other public transport. Carlson Reserve is also located within the Structure Plan Area, servicing the western section of the 1.6-kilometre local catchment.

The benchmarking assessment found an oversupply of 0.45 outdoor multi-purpose courts in the 1.6-kilometre local catchment. This indicates the existing facilities are adequately servicing the needs of the community.

The population within Structure Plan Area accounts for approximately 81 per cent of the current need.

No information on the current condition or design life is available for these facilities, so a neutral rating is given.

Overall, the assessment found the current outdoor court facilities are adequately servicing the needs of the community.

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

TABLE 6.8 MONASH 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	12,400	10,000	-
2 facilities (total of 4 courts)	Local: 1 court* *May include half courts. District: 2 to 8 courts (in one facility) Regional: 9+ courts (in one facility)	1.55 Total need	1.25 Total need	0.0 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: Within 1 km, acknowledging that courts may not be able to be accommodated in a high-density area due to space requirements. *Local catchment* 1 km evenly distributed.	*Structure Plan Area and local catchment:* Both facilities are located within the Structure Plan Area. The current outdoor court facilities are located in the centre and west of the Structure Plan Area and 1.6-km catchment, giving reasonable distribution of facilities.

Tennis courts assessment – Monash University Tennis Courts

There is currently one tennis court facility located within the 1.6-kilometre local catchment: Monash University tennis courts (eight courts). This facility is located centrally in the Structure Plan Area, on the Monash University Clayton campus and is open for public use.

The benchmarking assessment found the current supply of tennis courts in the 1.6-kilometre local catchment is adequate.

The population within the Structure Plan Area accounts for approximately 81 per cent of the current need.

No information on the current condition or design life is available for this existing facility, so a neutral rating is given.

Carlson Reserve, formally tennis courts, has recently (May 2024) been redeveloped into outdoor multi-purpose courts. As multi-purpose courts, these courts have the ability to still be used for tennis and other sports. In

recognition of this, this facility was included in the outdoor court assessment only. However, it is important to note these courts still service a proportion of the tennis court need.

There is also a wider network of district-level (5-kilometre catchment) and regional-level (10-kilometre catchment) facilities. There are currently four district-level and one regional-level tennis facilities accessible from the SRL station at Monash within 30-minutes by public transport including: Oakleigh Tennis Club, Tally Ho Tennis Club, Mayfield Park Tennis Club, Glen Waverley Tennis Club, and Notting Hill / Pinewood Tennis Club (regional-level). These facilities have the ability to address some of the demand generated within the local catchment, especially in the absence of local-level facilities. In general, these facilities are bookable to the community with a fee for times outside training hours and competition days.

The overall assessment found a network of tennis facilities caters for a proportion of local need.

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

TABLE 6.9 MONASH 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	12,400	10,000	-
1 district facility (total of 8 courts)	Local: 1 to 4 courts (in one facility) District: 5 to 8 courts (in one facility) Regional: 9+ courts (in one facility)	2.48 Total need	2.0 Total need	0.0 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: 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:* Monash University Tennis Courts are located within the Structure Plan Area. Monash University Tennis Courts are located in the south of the 1.6-km catchment, with gaps in provision in the north.

Fields assessment – Carlson Avenue Reserve

There is one field facility within the 1.6-kilometre local catchment: Carlson Avenue Reserve. This field facility is located on the boundary of the Structure Plan Area to the west.

The benchmarking assessment found a significant undersupply of 1.8 field facilities in the 1.6-kilometre local catchment.

The population within the Structure Plan Area accounts for approximately 81 per cent of the current need.

Qualitative assessments identified that Carlson Avenue Reserve is in a poor current state and not fit-for-purpose to meet future demands. Renewal plans are in place for the sportsground including floodlighting and new circuit path sports ground renewal, depending on budget allocations. In addition, there are other field facilities owned and operated by Monash University located within the Structure Plan Area, although these are not always open to the community.

There are district-level and regional-level facilities in the wider 5-kilometre and 10-kilometre catchments the local community can access. There are nine district-level and three regional-level facilities accessible within

30-minutes of the SRL station by public transport. While these facilities are listed as district and regional facilities, they are only accessible to the community on a daily basis, outside club timetabled training and competition.

The overall assessment found that additional public field facility provision is required, however, the numerous Monash University fields helps meet much of this demand.

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

TABLE 6.10 MONASH FIELDS 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	12,400	10,000	-
1	Local: Single field District: Single+ field, club facilities. Regional: single field+, club and club facilities and includes a grandstand.	2.48 Total need	2.0 Total need	1.48 Accounts for current supply

Grounds condition	Fit-for-purpose	Design life	Overall quality
2 – Poor	2 – Poor	2 – Poor	2 – Poor

Accessibility criteria	Accessibility analysis
Structure Plan Area: Within 1km, acknowledging that courts may not be able to be accommodated in a high-density area due to space requirements. *Local catchment:* 1 km evenly distributed.	*Structure Plan Area and local catchment:* Carlson Avenue is located on the boundary of the Structure Plan Area. No fields are located within the Structure Plan Area. Carlson Avenue Reserve is located on the west of the 1.6-km catchment, with gaps in provision to the east and north.

6.2.3 SUMMARY OF CURRENT NEEDS

The assessments of each type of community infrastructure outlined above found a mix of condition, operational needs and design life constraints across each type.

There are emerging needs for a library, community hub, youth space, creative space, tennis and indoor courts and significant need for maternal and child health services.

6.3 Future needs 2041

The future population by 2041 has been estimated at 17,900 for the Monash Structure Plan Area and 21,000 for the 1.6-kilometre local catchment. The figures show that the Structure Plan Area will experience a concentrated growth in population of approximately 79 per cent compared to the 1.6-kilometre local catchment (69 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	10,000	12,400
2041 population	17,900	21,000
Population change	+7900	+8600
% increase	79%	69%

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 approximately 79 per cent within the Structure Plan Area would account for an increased need of approximately 0.39 libraries. The total future need of the Structure Plan Area in 2041 will be approximately 0.89 libraries, with the total need in the 1.6-kilometre catchment being 1.05 libraries.

There are no libraries in the current 1.6-kilometre local catchment.

TABLE 6.12 MONASH 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	21,000	17,900	7900
No. libraries	62 m^2 per 1000 people	1.05 Total need	0.89 Total need	0.39 Total need

It is possible to meet the local need with a single new library of approximately 1365 m^2. However, it is recommended the need for the district catchment of 3 to 5 kilometres is reviewed.

The library service within the City of Monash is delivered at district level, with facilities generally 3 to 5 kilometres apart. The neighbouring Clayton Structure Plan Area (approximately 3 kilometres away) has one library that will not meet future 2041 community needs. The community infrastructure needs assessment for Clayton found the local 1.6-kilometre local catchment will need approximately two libraries.

These needs could be consolidated to provide one district-level library located north-centrally in the neighbouring Clayton 1.6-kilometre local catchment. This facility could accommodate the library needs of the total local population of the Monash and Clayton areas (approximately 61,500 people) with excellent public and active transport connections and improved access to those living north of the Cranbourne / Pakenham Line.

While this option does not provide a walkable catchment to the northern location of the Monash residential population, shared use agreements could be considered with Monash University, which is centrally located in the Monash 1.6-kilometre local catchment, to boost local walkability.

Options to meet the future local and district needs include:

- Provide a single new library of approximately 1365 m^2 close to the SRL station at Monash
- Provide a new district library to meet the needs of the Clayton and Monash 1.6-kilometre local catchments, located in the north-central part of the Clayton Structure Plan Area, within 400 metres of the SRL station at Clayton. The library should cater for a combined population of 61,500 with a floorspace of approximately 3813 m^2.

The recommended future provision is one new library of 3813 m^2 to service the Clayton and Monash 1.6-kilometre local catchments, located in the north-central part of the Structure Plan Area and co-located with other community facilities such as maternal and child health services, together with shared use agreements to access Monash University libraries for local residential populations.

Community hubs assessment

The benchmarking assessment (summarised in Table 6.13) identified that the population growth of approximately 79 per cent within the Structure Plan Area would create an additional need of approximately 0.32 community hubs. The future total need of the Structure Plan Area at 2041 will be approximately 0.72 community hubs, with the total need in the 1.6-kilometre local catchment being 0.84 community hubs.

There are no community hubs within the 1.6-kilometre local catchment.

TABLE 6.13 MONASH 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	21,000	17,900	7900
No. of community hubs	80 m^2 per 1000 people	0.84 Total need	0.72 Total need	0.32 Total need

A contemporary community hub model provides a consolidated facility that accommodates multiple community services. As demand grows on services it is recommended to consolidate operational and facility requirements with a large, centrally-located facility highly accessible to the 1.6-kilometre local catchment.

The residential area within the 1.6-kilometre local catchment is divided into two pockets, with the southern portion close to the Clayton Community Centre. The northern portion is closer to the SRL station at Monash and is bound by major arterial roads.

Options to meet future need include:

- Create one new multi-purpose community hub, centrally located close to the SRL station and multi-modal public transport connections to service the Structure Plan Area, 1.6-kilometre local catchment and the adjacent northern residential areas as priorities. The hub should accommodate approximately 1904 m^2 of floorspace.
- Create one new multi-purpose community hub, centrally located close to the SRL station and multi-modal public transport connections to service the northern part of the Structure Plan Area and the adjacent northern residential areas as priorities. The hub should accommodate approximately 952 m^2 of floorspace. The remainder of the need, approximately 952 m^2 of floorspace, should be accommodated at the neighbouring Clayton Community Hub, which is better located to service the southern and western residential areas.
- Retain the existing neighbourhood house (discussed below) in the north-east residential area and provide all further community hub facilities within the Clayton Community Hub.

The recommended future provision is to create one new multi-purpose community hub, centrally located close to the SRL station at Monash and multi-modal public transport connections to service the northern part of the Structure Plan Area and the adjacent northern residential areas as priorities. The multi-purpose hub should accommodate approximately 952 m^2 of floorspace.

It is recommended the remaining need is accommodated at the neighbouring Clayton Community Hub, which is better located to service the southern and western residential areas, including an additional 952 m^2 of floorspace (the total facility at Clayton should accommodate 4192m^2 of floor space.). Existing neighbourhood house facilities should be reconsidered.

Neighbourhood houses assessment

The benchmarking assessment (summarised in Table 6.14) identified that the population growth approximately 79 per cent within the Structure Plan Area would account for an increased need of approximately 0.52 neighbourhood houses. The total future need of the Structure Plan Area in 2041 will be approximately 1.19 neighbourhood houses, with the total need in the 1.6-kilometre local catchment area being 1.4 neighbourhood houses.

There is one neighbourhood house within the 1.6-kilometre local catchment, which requires an upgrade to meet future operating requirements.

TABLE 6.14 MONASH 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	21,000	17,900	7900
No. of neighbourhood houses	80 m^2 per 1000 people	1.4 Total need	1.19 Total need	0.52 Total need

Community infrastructure planning and provision is shifting from the neighbourhood house model in favour of incorporating the services they offer within multi-purpose community hubs. If this trend and model is adopted, future neighbourhood services in Monash will be delivered through multi-purpose community hubs. This will provide efficiencies in delivering new community infrastructure floor space.

The City of Monash is considering this shift to a larger more consolidated approach due to the higher operating costs of neighbourhood houses. Many are also reaching the end of their structural life.

Options to meet future needs include:

- Retain the current neighbourhood houses to service the east of the 1.6-kilometre local catchment – single-service facilities would then be required to meet need in other areas which could be provided through one facility ideally located towards the southern area of the Structure Plan Area, consolidated within the Clayton Community Hub.
- Consolidate services to one new community hub centrally located near the SRL station at Monash with approximately 1904 m^2 of floorspace as noted in the above community hub section above.
- Consolidate services within a centralised community hub, centrally located close to the SRL station at Monash and multi-modal public transport connections to service the northern part of the Structure Plan Area and the adjacent northern residential areas as priorities. The hub should accommodate approximately 952 m^2 of floorspace. The remainder of the facilities should be accommodated within the Clayton Community hub in the neighbouring 1.6-kilometre local catchment in Clayton, which is better located to service the southern and western residential areas.

It is recommended that future neighbourhood house services are centralised at a new multi-purpose community hub, centrally located close to the SRL station at Monash and multi-modal public transport connections to service the northern part of the Structure Plan Area and the adjacent northern residential areas as priorities. The hub should accommodate approximately 952 m^2 of floorspace. The remainder of the facilities should be accommodated within the neighbouring Clayton Community Hub,

which is better located to service the southern and western residential areas and exiting neighbourhood house facilities to be reconsidered. The City of Monash should reconsider the future use of existing neighbourhood house facilities.

Creative Spaces assessment

The benchmarking assessment (summarised in Table 6.15) identified that the population growth of approximately 79 per cent within the Structure Plan Area would create an additional need of approximately of 0.39 creative spaces. The future total need of the Structure Plan Area at 2041 will be approximately 0.89 creative spaces, with the total need in the 1.6-kilometre local catchment being 1.05 creative spaces.

TABLE 6.15 MONASH 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	21,000	17,900	7900
No. of creative spaces	Facilities are typically less than 5 rooms and may have no staffed reception area.	1.05 Total need	0.89 Total need	0.39 Total need

As there is currently no planned creative space in the Monash 1.6-kilometre local catchment, additional space is required to service both the Structure Plan Area and the local catchment.

There is a district-level facility located within 5 kilometres in the neighbouring Clayton Structure Plan Area.

It is therefore recommended to focus on local creative spaces that can be co-located with other spaces in a multi-purpose community hub, located within 400 metres of the SRL station at Monash.

It is recommended that one new large creative space is co-located or integrated within a community hub, located close to the SRL station at Monash.

Youth Centre / Spaces assessment

The benchmarking assessment (summarised in Table 6.16) identified that the population growth of approximately 79 per cent within the Structure Plan area would account for an increased need of approximately 0.06 youth spaces. The future need of the Structure Plan area in 2041 will be 0.13 youth spaces, with the total need in the 1.6-kilometre local catchment area being 0.26 of youth spaces.

TABLE 6.16 MONASH YOUTH CENTRE/ SPACES 2041 ASSESSMENT

	Benchmark provision ratio	12 to 17-year-old population within 1.6-km local catchment	12 to 17-year-old population within Structure Plan Area	12 to 17-year-old population change within Structure Plan Area
Need	1:3000 12 to 17-year-olds	800	400	200
No. of youth centre / space	80 m^2 per 1000 people	0.26 Total need	0.13 Total need	0.06 Total need

There are currently no youth spaces in the 1.6-kilometre local catchment. It is preferential to co-locate youth-friendly spaces with other civic facilities such as arts and cultural spaces, and for the location to be highly accessibility by walking, cycling and public transport.

It is recommended that youth spaces are integrated with a new community hub, library or other cultural services, allowing for approximately 64 m^2 floorspace within 400 metres of the SRL station at Monash.

Maternal and child health services assessment

The benchmarking assessment (summarised in Table 6.17) identified that the population growth of approximately 79 per cent within the Structure Plan Area would create an additional need of approximately 0.79

The future total need of the Structure Plan Area at 2041 will be approximately 1.79 maternal and child health services, with the total need in the 1.6-kilometre local catchment area being 2.1 maternal and child health services.

TABLE 6.17 MONASH 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	21,000	17,900	7900
No. of maternal and child health services	Approximately 1 room per 120 births	2.1 Total need	1.79 Total need	0.79 Total need

There are currently no maternal and child health facilities in the 1.6-kilometre local catchment, creating a significant need.

Maternal and child health services 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. The City of Monah should consider future demographics and cultural needs with detailed service planning so that future provision aligns with community needs.

The Structure Plan Area will require two to three rooms for maternal and child health services which could ideally be located within a community hub. Alternatively, all new facilities could be centrally located if space permits.

In the absence of detailed service planning, it is recommended two to three spaces within the Structure Plan Area are provided, ideally co-located within a community hub facility, close to the SRL station at Monash.

Kindergarten need

Need for kindergarten services can be calculated from the number of children aged 3 to 4 years living in Monash. According to SRLA-derived estimates (based on the 2021 ABS Census), there are comparatively fewer children aged 3 to 4 years (200) living in the 1.6-kilometre local catchment. This is forecast to increase 50 per cent to 300 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.

Parental choice will continue to influence the planning of kindergarten programs. Sessional-based funded places outnumber places in integrated long daycare settings at a ratio of 62:38 in the City of Monash. If the number of long daycare providers increases in Monash, as has been observed in other parts of the municipality, this may not align with parental preferences which are often influenced by perceived quality, relationships with educators, and logistical reasons.

Kindergarten need and supply considerations

The 50 per cent growth in the number of children aged 3 to 4 years in the Monash 1.6-kilometre local catchment by 2041 suggests that local population growth may not be the primary driver of the need for increased investment in kindergarten provision. The Monash 1.6-kilometre local catchment has the lowest number of children aged 3 4 four years and the equal-lowest growth rate to 2041 of all SRL East Structure Plan Areas.

The proximity of kindergarten programs to where parents work will likely be more significant for the Monash Structure Plan Area. The number of workers in the Monash Structure Plan Area is predicted to almost triple from 17,900 in 2021 to 50,000 in 2041. The combined resident and worker population growth may significantly increase demand for kindergarten services in employment centres.

Given the overlap between the three catchments within the City of Monash, planning discussions for Clayton, Glen Waverley and Monash should be integrated given the importance of proximity to work as a deciding factor for parents choosing a kindergarten program for their child.

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 approximately 79 per cent within the Structure Plan Area would create an additional need of approximately 0.39 indoor courts. The future need of the Structure Plan Area in 2041 will be approximately 0.89 indoor courts, with the total need in the 1.6-kilometre local catchment area being 1.05 indoor courts.

There are no public indoor courts within the 1.6-kilometre local catchment, with the closest being located 30-minutes away by public transport.

TABLE 6.18 MONASH 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	21,000	17,900	7900
No. of indoor multi-purpose court facilities	Local: 1 to 2 courts (in one facility) District: 2 to 4 courts (in one facility) Regional: 5+ courts (in one facility)	1.05 Total need	0.89 Total need	0.39 Total need

Limited access to Monash University facilities allows some local community use.

Benefits of indoor facilities include maximising operating and commercial efficiencies by avoiding weather conditions and increasing floor space with multiple levels. Due to limited space throughout the broader region, it is recommended that regional, district and local needs are considered to deliver value across broad areas, especially with the adjacent Clayton Structure Plan Area. Access to a wide range of sports is desired by the local community and these should be considered in tandem with outdoor and single sporting needs to reduce overall pressure on outdoor space requirements.

Opportunities to reduce need for indoor courts can be explored through share user arrangements, noting that long-term agreements may not be available.

Options to meet future need include:

- Explore share user agreements with schools, Monash University and other organisations
- Build a new purpose-built facility within the Clayton 1.6-kilometre local catchment with high accessibility to public and active transport links to the SRL station
- Explore opportunities to create new facilities in partnership with other entities such as schools.

It is recommended that a new district-level indoor multi-purpose court facility in the Clayton Structure Plan Area is considered. The multi-purpose facility should also consider accommodating an outdoor court and tennis court needs and be located with other recreational spaces, civic or cultural facilities, with good options to provide public and active transport connections from the SRL station at Monash. The facility should include one court of 465 - 781 m^2, one outdoor court and one tennis facility plus additional needs identified in the Clayton Structure Plan Area.

Outdoor multi-purpose courts assessment

The benchmarking assessment (summarised in Table 6.19) identified that the population growth of approximately 79 per cent within the Structure Plan Area would create an additional need of approximately 0.98 outdoor court facilities. The future need of the Structure Plan area in 2041 will be approximately 2.23 outdoor court facilities, with the total need in the 1.6-kilometre local catchment area being 2.62 outdoor court facilities.

There are two outdoor multi-purpose court facilities in the 1.6-kilometre local catchment, with a need for approximately one outdoor court facility.

TABLE 6.19 MONASH 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	21,000	17,900	7900
No. of outdoor multi-purpose courts facilities	Local: 1 court* *May include half courts. District: 2 to 8 courts (in one facility) Regional: 9+ courts (in one facility)	2.62 Total need	2.23 Total need	0.98 Total need

Options to meet future needs include:

- Several locations for outdoor court opportunities are noted in the *Monash Active Recreation Opportunities Strategy 2021*, including:
  - » A local-level multi-purpose active recreation node at Legana Reserve on the boundary of the 1.6-kilometre local catchment
  - » A multi-purpose half court at Samada Street Reserve within the Structure Plan Area
- Consider accommodating outdoor court needs within indoor court facilities
- Consider shared use arrangements such as with schools to meet the outdoor multi-purpose court need, noting these arrangements are subject to change and do not provide long-term provision for the community.

It is recommended that an outdoor court facility at a location such as Samada Street Reserve supports local informal recreation in line with the Monash Active Recreation Opportunities Strategy, however it may be more space-efficient to meet outdoor court needs within the new recommended indoor facility.

Tennis courts assessment

The benchmarking assessment (summarised in Table 6.20) identified that the population growth of approximately 79 per cent within the Structure Plan Area would create an additional need of approximately 1.58 tennis court facilities. The future total need of the Structure Plan area in 2041 will be approximately 3.58 tennis court facilities, with the total need in the 1.6-kilometre local catchment area being 4.2 tennis court facilities.

There is one district tennis court facility within the 1.6-kilometre local catchment located at Monash University which could be considered to meet future demand through private bookings.

TABLE 6.20 MONASH 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	21,000	17,900	7900
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)	4.2 Total need	3.58 Total need	1.58 Total need

The City of Monash has indicated a preference to prioritise multi-purpose sports courts over single-use courts such as tennis to maximising operating and commercial efficiencies as it moves towards establishing multi-purpose active recreation nodes that include a multi-purpose court with options for a tennis hit up wall[3]. The City of Monash is also exploring converting tennis courts at the Carlson Reserve facility to multi-purpose courts to create efficient use of space.

There are four district and one regional-level tennis facilities located within 40-minutes of the 1.6-kilometre local catchment, noting this is beyond the benchmarked accessibility criteria. The new regional facility, Monash Tennis Centre located at Jells Park provided by the City of Monash and the Victorian Government opened in March 2024 and offers 18 tennis courts.

Space limitations pose challenges to providing new spaces for outdoor sport within the greater urban area due to density of current development. Medium and high-density development planned in the Structure Plan Area also does not accommodate new spaces for sport. Providing tennis courts is therefore becoming reliant on a range of options to increase access to existing spaces.

Options to increase local accessibility to some court facilities include:

- Incorporate tennis courts into a multi-purpose indoor courts facility as noted above in the indoor multi-purpose court assessment
- Consider shared use arrangements such as with schools or private tennis clubs, especially at Monash University
- Consider increasing public transport connections to district and regional-level facilities.

It is recommended that shared user agreements are explored with Monash University to accommodate local need. Without agreed access to these private facilities it is recommended that indoor multi-purpose courts are prioritised over single-use courts, that one tennis court facility is incorporated within a new indoor courts facility, shared use agreements are explored, and public transport connections to district and regional-level facilities are increased.

Fields assessment

The benchmarking assessment (summarised in Table 6.21) identified that the population growth of approximately 79 per cent within the Structure Plan Area would create an additional need of approximately 1.58 field facilities. The future need of the Structure Plan area in 2041 will be approximately 3.58 fields facilities, with the total need in the 1.6-kilometre local catchment area being 4.2 field facilities.

There is one council managed field facility within the 1.6-kilometre local catchment with additional private field facilities locate at Monash University which have some community access.

TABLE 6.21 MONASH FIELDS 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	21,000	17,900	7900
No. of field facilities	Local: single field District: single+ field, club facilities. Regional: single field+, club and club facilities and includes a grandstand.	4.2 Total need	3.58 Total need	1.58 Total need

There is competition for space between structured sport groups with informal recreation users and other users such as dog walkers. These challenges and tensions will increase as the population within the Structure Plan Area grows.

As noted in Section 5, space limitations pose challenges for providing new field facilities within densifying urban areas where higher density uses are preferred over fields which take up sizeable space. Provision of field facilities is therefore becoming reliant on a range of options including increasing access to existing fields, including fields on school sites and institutions.

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

However, a range of options to increase the capacity, use and access to existing fields should be pursued to manage the shortfall and the strong need. These include:

- Options to increase access to the existing fields at Monash University site should be pursued to manage future need
- 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 school and private facilities even if they are not competition-standard to free up competition-standard spaces
- Consider could also be given in future to exploring the need and opportunity for providing additional regional-level facilities outside the Structure Plan Area, particularly for competition-standard fields.

It is recommended that all options are pursued to try and meet the future needs, including:

- **Upgrade existing facilities with additional auxiliary elements such as club facilities, toilets and shelters**
- **Increase amenity and extend playable time by increasing lighting of fields, irrigation and use of synthetic surfaces**
- **Pursue shared use agreements with schools, sports clubs and other private spaces**
- **Improve opportunities to increase active and public transport connections to fields within the district and regional catchments**.
- **Consider exploring the need and opportunity for providing additional regional-level facilities outside the Structure Plan Area, particularly for competition-standard fields.**

6.3.3 SUMMARY OF FUTURE NEEDS

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

All types of community infrastructure within the Structure Plan Area have an emerging need by 2041, with maternal and child health, outdoor courts, tennis courts and fields experiencing significant need within the Structure Plan Area. There will likely be significant gaps for all community infrastructure types within the 1.6-kilometre local catchment.

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 demand and may not be able to handle the increased pressure. 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 Monash 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 needs

This section identifies 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 7.

Several candidate sites for new community infrastructure were identified in discussion with the City of Monash and by applying the site selection 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 the future).

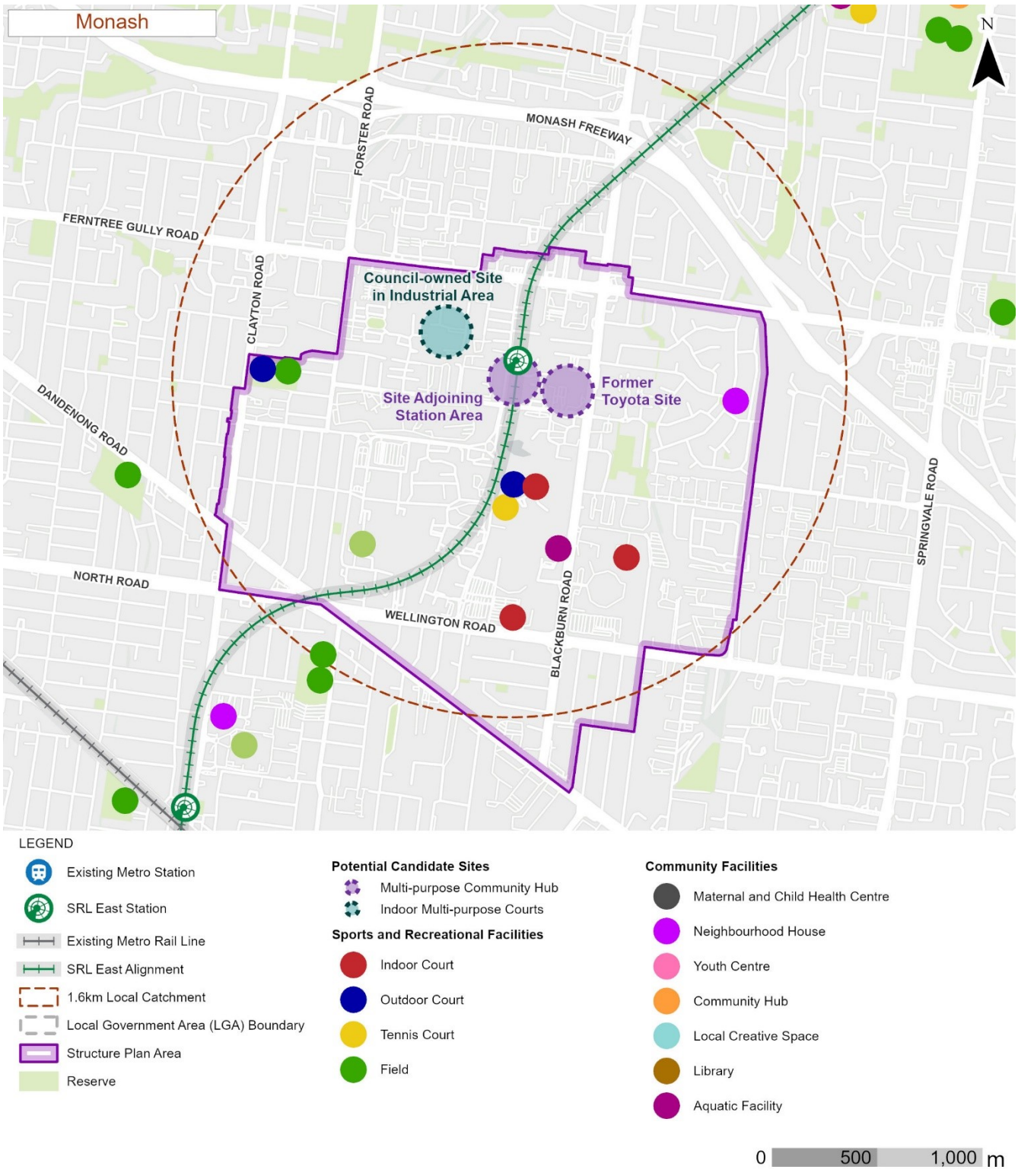

FIGURE 6.4 CANDIDATE SITES

6.4.1 MULTI-PURPOSE COMMUNITY HUB – POTENTIAL SITES

Site adjoining station area

A site adjoining the existing Monash Station area provides an ideal option for a local multi-purpose community hub and would perform strongly against the candidate site selection principles. The site would be within an activated area with community, retail, and commercial facilities, and would be consistent with the vision for Monash, to create a knowledge and innovation precinct of global impact.

This location is guaranteed to be highly accessible given it will be an activity node and adjacent to multiple walking, cycling and public transport networks. SRLA are a major landowner around the station.

Former Toyota site

The former Toyota site at 611–625 Blackburn Road in Clayton is close to Monash University and near commercial and industrial precincts. Its size and proximity to the university and employment precincts makes it an attractive proposition for co-locating community infrastructure and/or retail and other amenities.

The site does sit separate to existing community infrastructure in Monash but it has the potential to house a range of services in a multi-purpose hub. It is most accessible to residents opposite the site, and walkable accessibility would be maximised for future residents located in high-density residential developments along Normanby Road and Blackburn Road. The site is highly accessible and adjacent to transport routes and close to the new SRL station at Monash.

The large land parcel means it has capacity and flexibility to meet growing and changing needs over time.

However, the land is not owned by SRLA, Victorian Government or Monash City Council, so it would likely be costly to purchase. Consequently, this option rates lower in terms of its reduced realistic potential for a community hub within the structure planning period (to 2041).

6.4.2 INDOOR MULTI-PURPOSE COURTS – POTENTIAL SITES

Site in the industrial areas

A specific site has not been identified for the future construction or development of multi-purpose indoor sports courts. However, there are several potential sites owned by Monash City Council that could accommodate a local indoor courts facility.

Considering the candidate site identification principles, locating an indoor courts facility within the industrial areas would align with the need to place such a facility in an activated area serviced by existing amenities and close to areas with higher forecast residential and employment density. A range of sites could be explored, with a focus on maximising the strategic principles used to assess other sites.

7 Recommendations

Given the close proximity to the Clayton Structure Plan Area, community infrastructure has been considered across both locations, with particular attention to the overlapping residential areas and where the Monash Structure Plan Area has distinct and geographically separated residential area located to the northeast. In some cases, accessibility for the community in the south is better to the Clayton Structure Plan Area and Clayton SRL East station.

It is recommended that new community infrastructure is located close to the SRL station at Monash, including a community hub of approximately 952 m^2 with integrated youth and creative spaces and maternal and child health services.

An additional community hub space of approximately 952 m^2 to service the southern and south-west populations should be included within the existing Clayton Community Hub (which is recommended to be extended to a total of 4192m^2).

A new district library is recommended that serves the Clayton and Monash Structure Plan Areas, given their close proximity. The new library should account for 2511 m^2 to meet the Clayton 1.6-kilometre local catchment needs plus 1365 m^2 to meet the Monash Structure Plan Area needs, creating a district-level facility of approximately 3813 m^2. It is recommended this library is included within the Clayton Structure Plan Area, within 400 metres of the SRL station at Clayton to provide good accessibility to the Monash Structure Plan Area. A shared user agreement(s) should be explored with Monash University to provide a level of local library access for the 1.6-kilometre local catchment.

A range of opportunities to meet sporting needs should be pursued. These include increasing accessibility to sporting facilities at district and regional catchments, improving and uplifting existing facilities to accommodate greater use and longer play times, and integrating indoor, outdoor and tennis court needs into one larger indoor court facility, to create efficiency and flexibility of floor space and vertical space opportunities, and relieve pressure on existing open spaces.

Similar to the library and community hub, combining the court needs of the Clayton and Monash Structure Plan Areas are recommended with consideration of a new district / regional-level facility that services both areas.

Indoor court facilities provide flexibility to meet multiple demands of sporting codes and can also host club rooms and other facilities, with vertical space opportunities. Indoor facilities can also provide more flexibility in their siting, being able to be located in different areas including industrial and employment areas or near open space.

To meet the court needs, a new district / regional-level indoor court facility is recommended to accommodate the needs of indoor, outdoor and tennis across both the Monash and Clayton Structure Plan Areas. A specialist brief to test the number and adaptability of courts across sporting codes as well as timetabling is recommended.

Table 7.1 summarises the Structure Plan Area recommendations for each type of community infrastructure with an associated square meter area requirement. The table indicates the recommended approach with respect to new and existing facilities.

TABLE 7.1 RECOMMENDED COMMUNITY INFRASTRUCTURE FOR THE STRUCTURE PLAN AREA

COMMUNITY INFRASTRUCTURE		NEW FACILITIES			EXISTING FACILITIES			OTHER OPPORTUNITIES
Type	Square metre area/ spaces	Stand alone	Integrated	Co-located	Retain	Enhance	Replace	Shared user agreements
Community and social								
Library	1365* excluding Clayton needs	●						
Community hub	952		●				●	
Neighbourhood house	0		●					
Youth centre	64		●					
Maternal and child health	2 to 3 spaces			●				
Creative space	5+ rooms		●					
Sport and recreation								
Indoor multi-purpose courts	1 district facility		●					
Outdoor court	1	●			●			
Tennis courts	1+		●		●			●
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 in the Monash Structure Plan Area.

Recommendations are summarised as:

- **Needs** – shown for the Structure Plan Area and the 1.6-kilometre local catchment.
- **Location** – shown as location recommended within the Structure Plan Area or 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 all measurements are approximate and need testing with an architectural design brief.
- **Candidate sites** – sites identified with potential to accommodate community infrastructure facilities, subject to further engagement with the City of Monash.

TABLE 7.2 COMMUNITY INFRASTRUCTURE RECOMMENDATIONS

Type	Location	Facility	Square metre area/ spaces	Other option	Potential candidate site
Library	Clayton Structure Plan Area, within 400 m of SRL station at Clayton	Library	3813 (1302 for Monash and 2511 for Clayton)	Explore shared use agreements with Monash University to enable local accessibility toa library service.	Clayton Hall
Recommendation – The recommended future provision is one new library of 3813 m^2 to service the Clayton and Monash 1.6-kilometre local catchments, located in the north-central part of the Clayton Structure Plan Area and co-located with other community facilities such as maternal and child health services, together with shared user agreements to access Monash University libraries for local residential populations.					
Community hub	Within the Structure Plan Area, close to public transport	Community hub	952	Integrate with youth and creative spaces and maternal and child health.	Building in station area or former Toyota site.
Recommendation – The recommended future provision is to create one new multi-purpose community hub, centrally located close to the SRL East station and multi-modal public transport connections to service the northern part of the Structure Plan Area and the adjacent northern residential areas as priorities. The hub should accommodate approximately 952 m^2. The remaining need is recommended to be accommodated through the neighbouring Clayton Community hub, which is better located to service the southern and western residential areas, including an additional 952 m^2. Exiting neighbourhood house facilities should therefore be reconsidered.					
Neighbourhood House	Centralised within the Structure Plan Area, close to public transport links	Community hub.	0	Reconsider the existing and future use of neighbourhood houses.	See community hub.
Recommendation – The recommended future provision is to centralise neighbourhood house services through new multi-purpose community hub, centrally located close to the SRL East station and multi-modal public transport connections to service the northern part of the Structure Plan Area and the adjacent northern residential areas as priorities. The hub should accommodate approximately 952 m^2. The remainder of the facilities to be accommodated through the neighbouring Clayton Community hub, which is better located to service the southern and western residential areas and existing neighbourhood house facilities to be reconsidered. Council should then reconsider the use of the existing neighbourhood house facilities.					
Youth space	Within 400 m of the SRL East station.	Community hubs	64	n/a	See community hub.
Recommendation – It is recommended to integrate youth spaces with new community hub, library or other cultural services, allowing for approximately 64 m^2 within 400m of the SRL East Monash Station.					
Creative space	Within 20-minute walk of the SRL station	Community hub	5+ rooms	n/a	See community hub
Recommendation – It is recommended to provide one large creative space co-located or integrated with a community hub, located close to the SRL East Monash Station.					
Maternal and child health	Within 400 m of the SRL station	Community hub	Two – three rooms	Co-locate with community hub	See community hub.
Recommendation – It is recommended to provide two to three spaces within the Structure Plan Area, ideally co-located with a community hub facility, close to the SRL station at Monash.					

Type	Location	Facility	Square metre area/ spaces	Other option	Potential candidate site
Indoor court facility	Within 1 km of the Structure Plan Area, from either the SRL station at Monash or Clayton	1 district facility	781 m^2+	Integrate outdoor court and tennis court needs for Monash and Clayton Precinct.	Industrial area – site to be considered in the City of Monash.
Recommendation – This assessment recommends that a new district level indoor multi-purpose court facility located in the Clayton Structure Plan Area is considered. It should accommodate tennis court needs (if shared user agreements cannot be reached) and consider outdoor court needs and be located with other recreational space, civic or cultural facilities, with good options to provide public and active transport connections from the SRL East station. The facility should include 1 court between 465 – 781 m^2 each, and one tennis facility plus additional needs identified in the Clayton Structure Plan Area.					
Outdoor multi-purpose courts	At council-identified locations	Outdoor court facility	781 m^2	n/a	Samada St Reserve
Recommendation - This assessment recommends that an outdoor court facility at a location such as Samada Street Reserve supports local informal recreation in line with the Monash Active Recreation Opportunities Strategy, however it may be more space-efficient to meet outdoor court needs within the new recommended indoor facility.					
Tennis court facilities	Within 1 km of the Structure Plan Area, from either the SRL station at Monash or Clayton	Indoor court facility	8 tennis courts Integrate as multi-purpose courts.	Consider shared-use arrangements, such as with schools or private tennis clubs, to meet the outdoor multi-purpose court need by 2041. Consider increasing public transport connections to district and regional facilities to increase accessibility.	TBC
Recommendation – It is recommended that shared user agreements are explored with Monash University to accommodate local need. Without agreed access to these private facilities it is recommended that indoor multi-purpose courts are prioritised over single-use courts, that one tennis court facility is incorporated within a new indoor courts facility, shared use agreements are explored, and public transport connections to district and regional-level facilities are increased					
Fields	• Upgrading existing facilities with additional auxiliary elements such as club facilities, toilets and shelters. • Increase amenity and extend play time through increased lighting of fields, irrigation and consideration of use of synthetic surfaces. • Pursue shared-user agreements with schools, sports clubs and other private spaces. • Improve opportunities to increase active and public transport connections to fields within the district and regional catchments. • Consideration 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.				
Recommendation – It is recommended that all options are pursued in order to try and meet the future demand, including: • Upgrading existing facilities with additional auxiliary elements such as club facilities, toilets and shelters. • Increase amenity and extend play time through increased lighting of fields, irrigation and use of synthetic surfaces. • Pursue shared-user agreements with schools, sports clubs and other private spaces. • Improve opportunities to increase active and public transport connections to fields within the district and regional catchments. • Consider exploring the need and opportunity for additional provision of regional-scale facilities outside the Structure Plan Area, particularly for competition standard fields into the future.					

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AJM
Joint Venture

Appendix A
Methodology

Overview

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 the Reference section of this report.

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), **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 SLRA, 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), *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'.[4]

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.

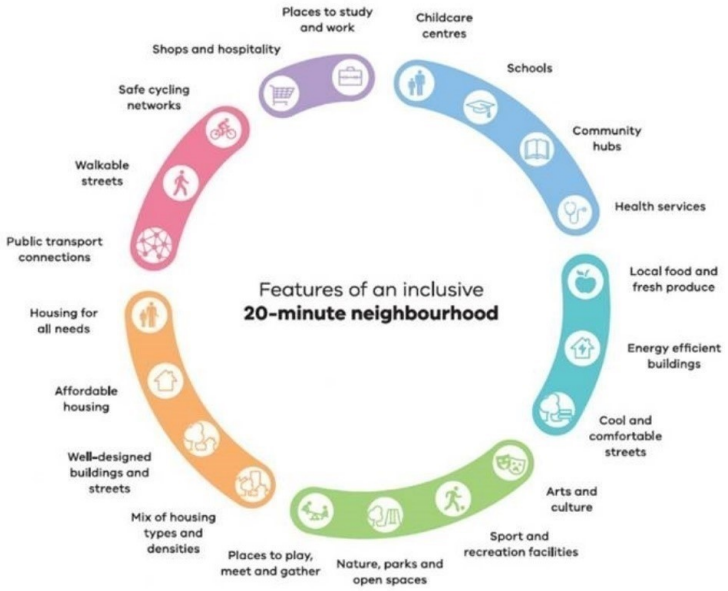

FIGURE B.1 FEATURES OF A 20-MINUTE NEIGHBOURHOOD (SOURCE: PLAN MELBOURNE 2017 – 2050)

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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[4] 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**.**

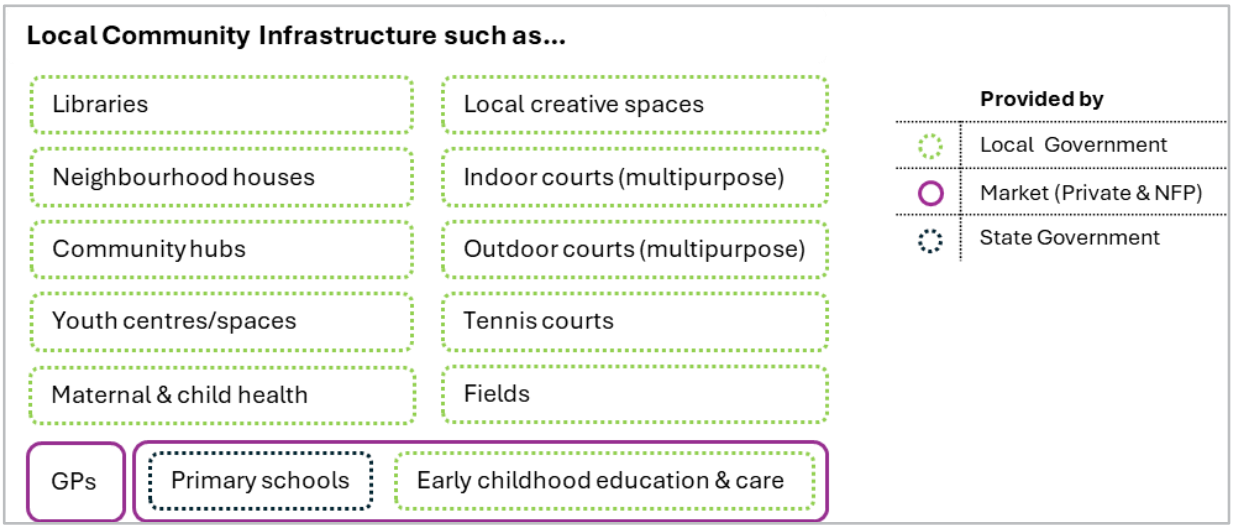

FIGURE B.2 TYPICAL LOCAL COMMUNITY INFRASTRUCTURE PROVISION TYPES AND PROVIDERS*

*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.

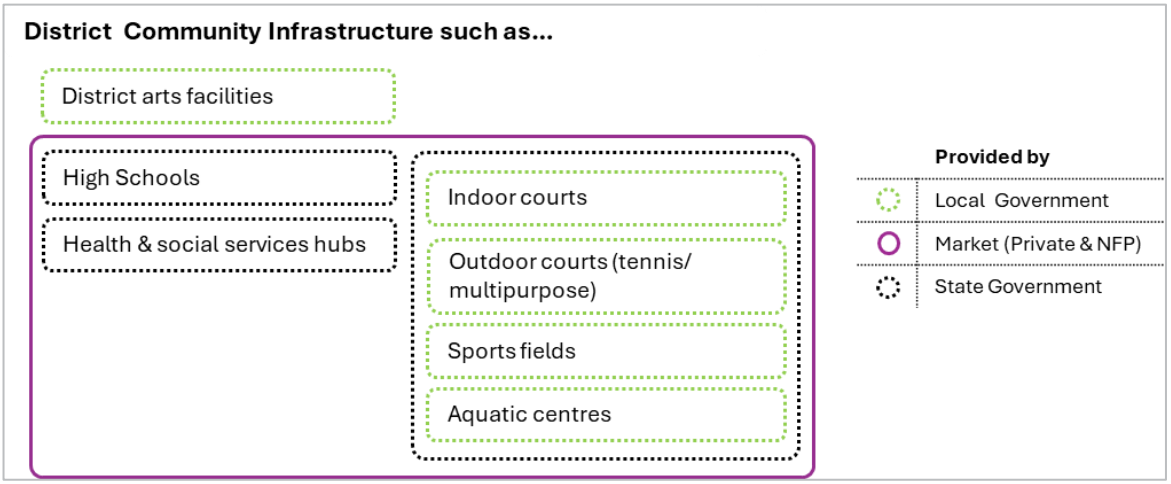

FIGURE B.3 TYPICAL DISTRICT COMMUNITY INFRASTRUCTURE PROVISION TYPES AND PROVIDERS

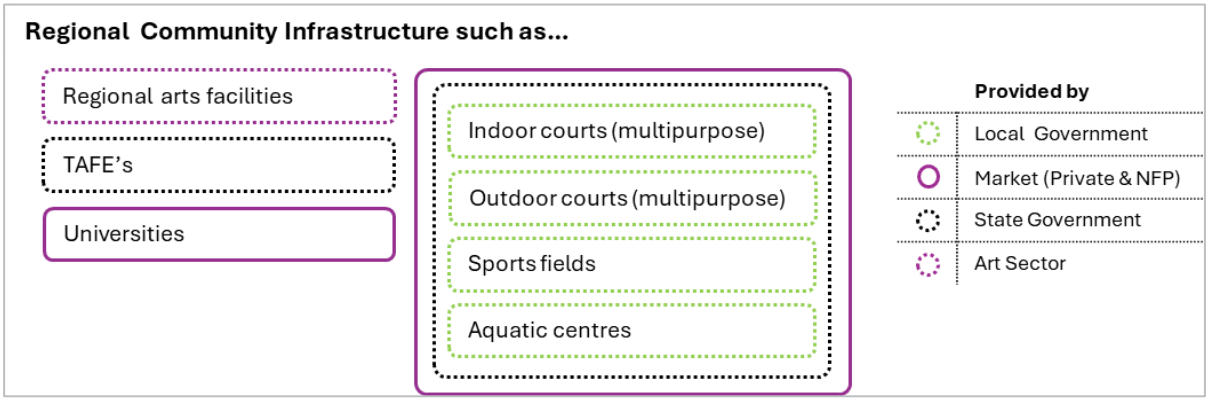

FIGURE B.4 TYPICAL REGIONAL COMMUNITY INFRASTRUCTURE PROVISION TYPES AND PROVIDERS

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 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** 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)	**Local provision ratio/ benchmark applied (Facility : population)** 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** 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	**Space requirements** 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 m^2

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[5] 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[6] 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

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

Youth centres / spaces		
Youth centres / space – summary findings • 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[7] because reflects best practice experience and research on community space provision.	**Existing level of service – facility to population ratio** Local provision Low-medium density	**Local provision ratio/ benchmark applied (Facility : population)** 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** 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.	**Space requirements** 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

[7] 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 ratio/ benchmark applied (Facility : population)
Local provision Low to medium density Facility: population Whitehorse: 1:3333 Monash: 1:3333 Kingston: 1:2272	1:6000 1:8000 (1:100,000 multi-purpose regional)

Accessibility	Space requirements
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	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.1 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			
	• None	N/A	N/A
MATERNAL AND CHILD HEALTH SERVICES			
	• None	N/A	N/A
COMMUNITY HUBS (MULTI-PURPOSE)			
	• None	N/A	N/A
NEIGHBOURHOOD HOUSES			
	• Notting Hill Neighbourhood House	N/A	N/A
YOUTH CENTRES/ SPACES			
	• None	N/A	N/A
SOCIAL AND HEALTH SERVICES HUBS			
	N/A	• Link Health and Community Clayton • Link Health and Community Glen Waverley	N/A
EDUCATION			
KINDERGARTENS			
	As numbers for kindergarten supply are not readily available, known facilities offering	N/A	N/A

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
	kindergarten programs in addition to other childcare programs are counted part of Childcare Places (Long Day Care).		
CHILDCARE PLACES – EARLY CHILDHOOD EDUCATION AND CARE			
	• Amiga Montessori Burwood • Being 3 Glen Waverley • CSIRO Care Clayton • Dover Street Preschool • Goodstart Early Learning Mount Waverley • Great Beginnings Notting Hill • Greenwood Notting Hill • Monash Childrens Centre • Monash Community Family Co-Operative Ltd • Monash Vale Early Learning Centre • Nola Dee Child Care Centre • Proposed Monash University Child Care Centre	N/A	N/A
Primary schools			
	• Clayton North Primary School	N/A	N/A
High Schools			
	N/A	• Avila College • Brentwood Secondary College • Glen Waverley Secondary College • Huntingtower School[1] • John Monash Science School • Mazenod College • Minaret College[1] • Mount Waverley Secondary College • Oakleigh Grammar[1] • Sacred Heart Girls' College	

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
		• Salesian College Chadstone • Wellington Secondary College • Wesley College Glen Waverley Campus • 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 • Box Hill Institute of TAFE – Elgar Campus
CULTURAL AND CREATIVE INFRASTRUCTURE			
LOCAL CREATIVE SPACES			
	• None	N/A	N/A
DISTRICT AND REGIONAL ART FACILITIES			

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
	N/A	• Southern Health Art Galley • Clayton Theatre	• Museum of Australian Photography • Ian Potter Centre of Performing Arts at Monash University • Deakin University Art Gallery
SPORT AND RECREATION INFRASTRUCTURE			
INDOOR COURTS (MULTI-PURPOSE AND CODE-SPECIFIC)			
Indoor courts (multi-purpose) Local: 1-2 court District: 2-4 courts (in one facility) Regional: 5+ courts (in one facility)	• None	• Mulgrave Country Club (4 courts) • Oakleigh Indoor Sports (4 courts) • Waverley Netball Centre & Waverley Women's Sports Centre (4 Courts)	• Monash University Stadium Caulfield (6 courts) • Monash University Recreation Hall, Clayton (14 courts) • Monash University Stadium (18 courts) • Monash University Squash (10 courts) • Nunawading Basketball Centre, East Burwood (5 courts) • Oakleigh Recreation Centre (5 courts) • Sportlink, Vermont South (8 courts) • State Basketball Centre – Knox Regional Sports Park (6 courts) • Waverley Basketball Centre, Chadstone (6 courts)

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
OUTDOOR COURTS (MULTI-PURPOSE AND CODE SPECIFIC)			
Outdoor courts (multi-purpose) . Local: 1 court District: 2-8 courts (in one facility) Regional: 9 and more courts (in one facility)	• None	• Monash University – Clayton Informal Sport Zone (2 courts) • Waverley Netball Centre (8 courts) & Waverley Women's Sports Centre	• CitySide Sports (10 Courts) • Dales Park, Oakleigh South (9 courts) • Greaves Reserve (12 courts) • Rowan Road Reserve Dingley (16 courts) • Waverley District Netball Association (Ashwood College, Ashwood) (12 courts)
TENNIS COURTS			
	• Carlson Avenue Reserve (2 courts)	• Bayview Tennis Club (5 courts) • Glen Waverley North Reserve/ Glenburn Tennis Club (6 courts) • Lum Reserve Tennis Club (6 courts) • Mayfield Park Tennis Club (6 courts) • Monash University Tennis Court (8 courts) • Tally Ho Tennis Club (7 courts) • Glen Waverley Tennis Club (6 courts) • Oakleigh Tennis Club (8 courts)	• East Burwood Tennis Club (9 courts) • East Malvern Tennis Club (10 courts) • Notting Hill Pinewood Tennis Club (12 courts) • Rowan Road Reserve Dingley (16 courts) • Monash Tennis Centre (18 courts)
FIELDS (MULTI-PURPOSE AND CODE SPECIFIC)			
Outdoor fields	• None	• Brandon Park Reserve • Caloola Reserve • Carlson Avenue Reserve • Columbia Park • Davies Reserve • Freeway Reserve • Glen Waverley North Reserve • Grange Reserve, Kingston • Holmesglen Reserve, Ashwood • Jordan Reserve • Keeley Park Oval	• Box Hill City Oval • Bill Sewart Athletics Track • Camberwell Sportsground • Corrigan Oval • Duncan Mackinnon Reserve • D W Lucas Oval • East Burwood Reserve – Bill Bowie Oval • Essex heights Reserve • Jack Edwards Reserve • Kingston Health Soccer Complex

INFRASTRUCTURE TYPES AND DEFINITION	LOCAL (1.6 KM) FACILITIES	DISTRICT (5 KM) FACILITIES	REGIONAL (10 KM) FACILITIES
		• Lum Reserve • Mayfield Park • Meade Reserve • Namatjira Reserve • Princes Highway Reserve • Warrawee Park, Oakleigh	• Larpent Reserve • Morton Park • RHL Sparks Reserve, Box Hill • Tatterson Park • Waverley Women's Sports Centre • Wellington Reserve
AQUATIC FACILITIES			
	N/A	• Clayton Aquatics and Health Club (1x 25m pool) • Monash University Doug Ellis Swimming Pool (2x 25m pools)	• Aqualink Nunawading (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) • Oakleigh Recreation Centre (1x 50m pool) • Waves Leisure Centre (1x 50m pool)

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Appendix D

Demographic profiles 2021

Monash demographic profile - 2021

TABLE D.1 MONASH DEMOGRAPHIC PROFILE – 2021

CRITERIA	STRUCTURE PLAN AREA	SOUTH EAST REGION	GREATER MELBOURNE
Income			
Per capita Income	$36,699	$48,471	$46,017
Var. from Melbourne average	-25%	5%	-
Average household income	$82,456	$127,711	$119,232
Var. from Melbourne average	-45%	7%	-
Age profile			
% 0-14 years	7%	16%	18%
% 15-24 years	37%	13%	12%
% 25-39 years	35%	21%	24%
% 40-54 years	8%	20%	20%
% 55-65 years	4%	12%	11%
% 65+ years	8%	18%	15%
Household type*			
Couple family no children	21%	24%	23%
Couple family with children	13%	33%	32%
One parent family	6%	9%	10%
Other family households	3%	2%	2%
Lone person household	31%	25%	24%
Group household	18%	4%	4%
Other	7%	3%	4%
Dwelling density*			
Low-density	30%	61%	66%
Medium-density	34%	27%	22%
High-density	37%	11%	13%
Housing tenure*			
Owned outright	16%	36%	30%
Owned with a mortgage	18%	34%	38%
Rented	64%	29%	30%
Other metrics			
Household size	2.4	2.4	2.4
% Overseas born	67%	39%	37%
% White collar workers	76%	79%	74%
% Blue collar workers	24%	21%	26%
% Undertaking tertiary education	39%	9%	8%

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

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Appendix E

Spatial accessibility mapping

Monash – Local accessibility analysis

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

Social and health infrastructure

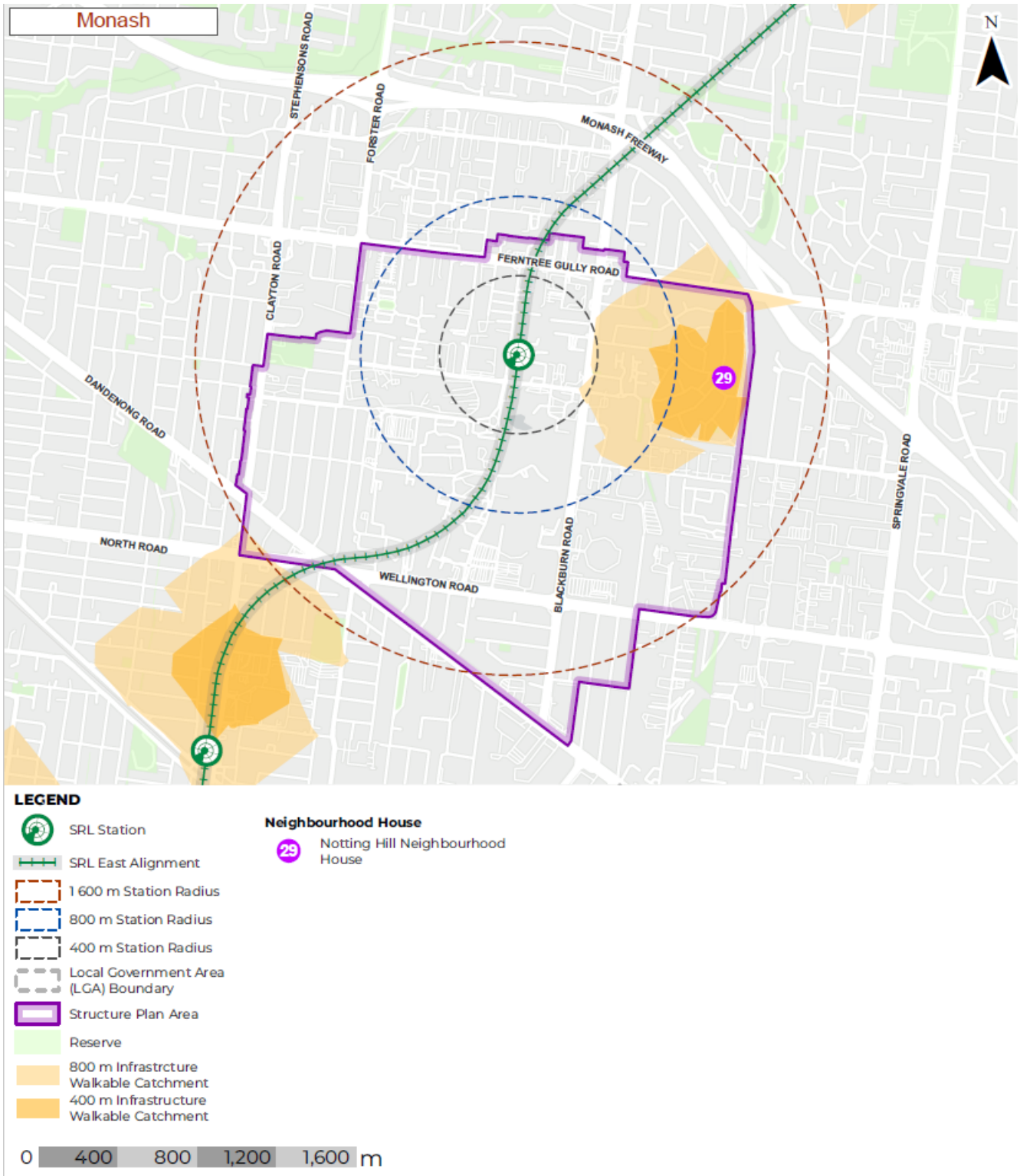

FIGURE E.1 WALKABLE SOCIAL AND HEALTH (NEIGHBOURHOOD HOUSE) COMMUNITY INFRASTRUCTURE 400M, 800M, 1600M RADIUS

Sport and recreation infrastructure

Outdoor courts

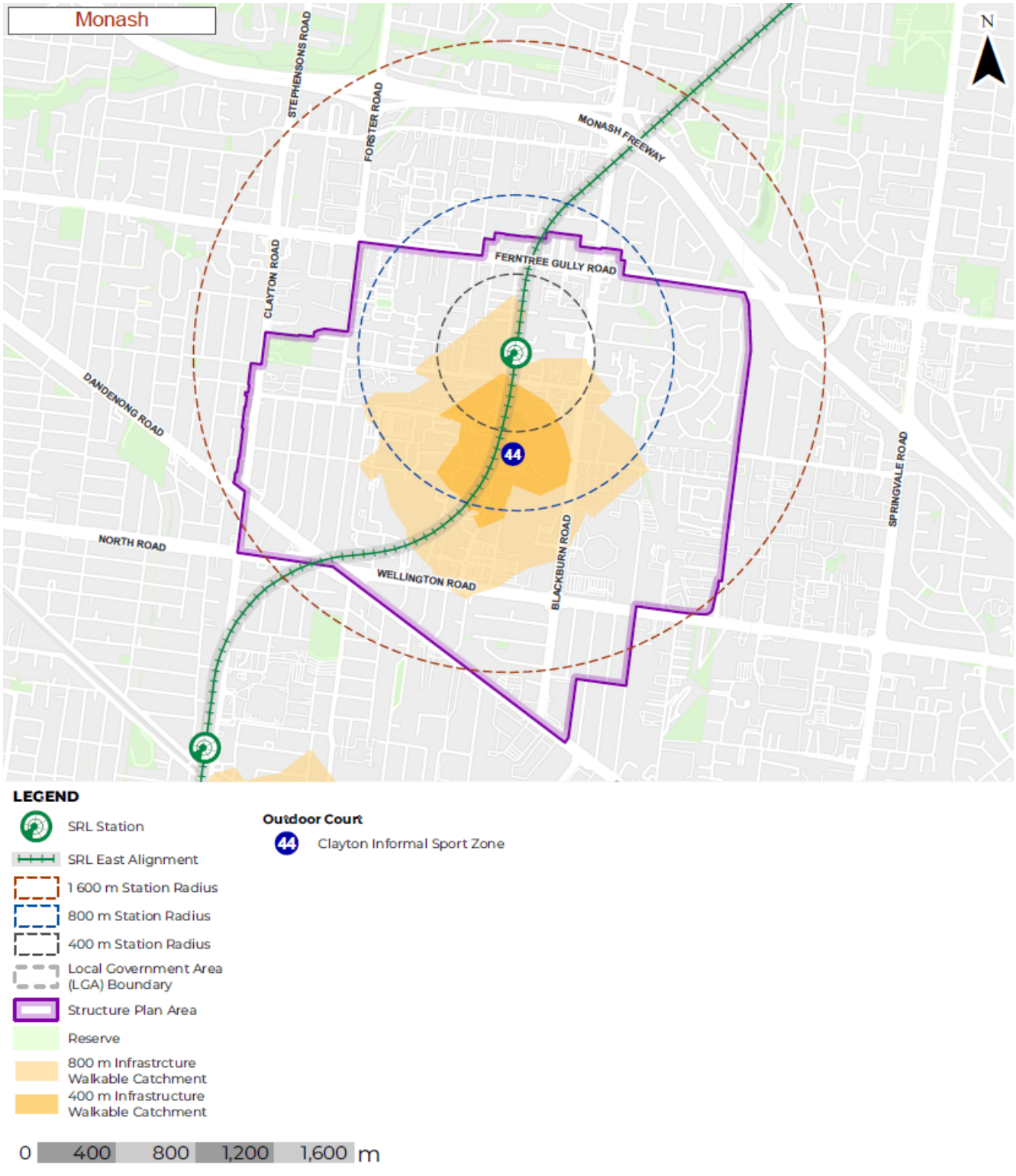

FIGURE E.2 WALKABLE SPORTS (OUTDOOR COURT) COMMUNITY INFRASTRUCTURE 400M, 800M, 1600M RADIUS

Tennis courts

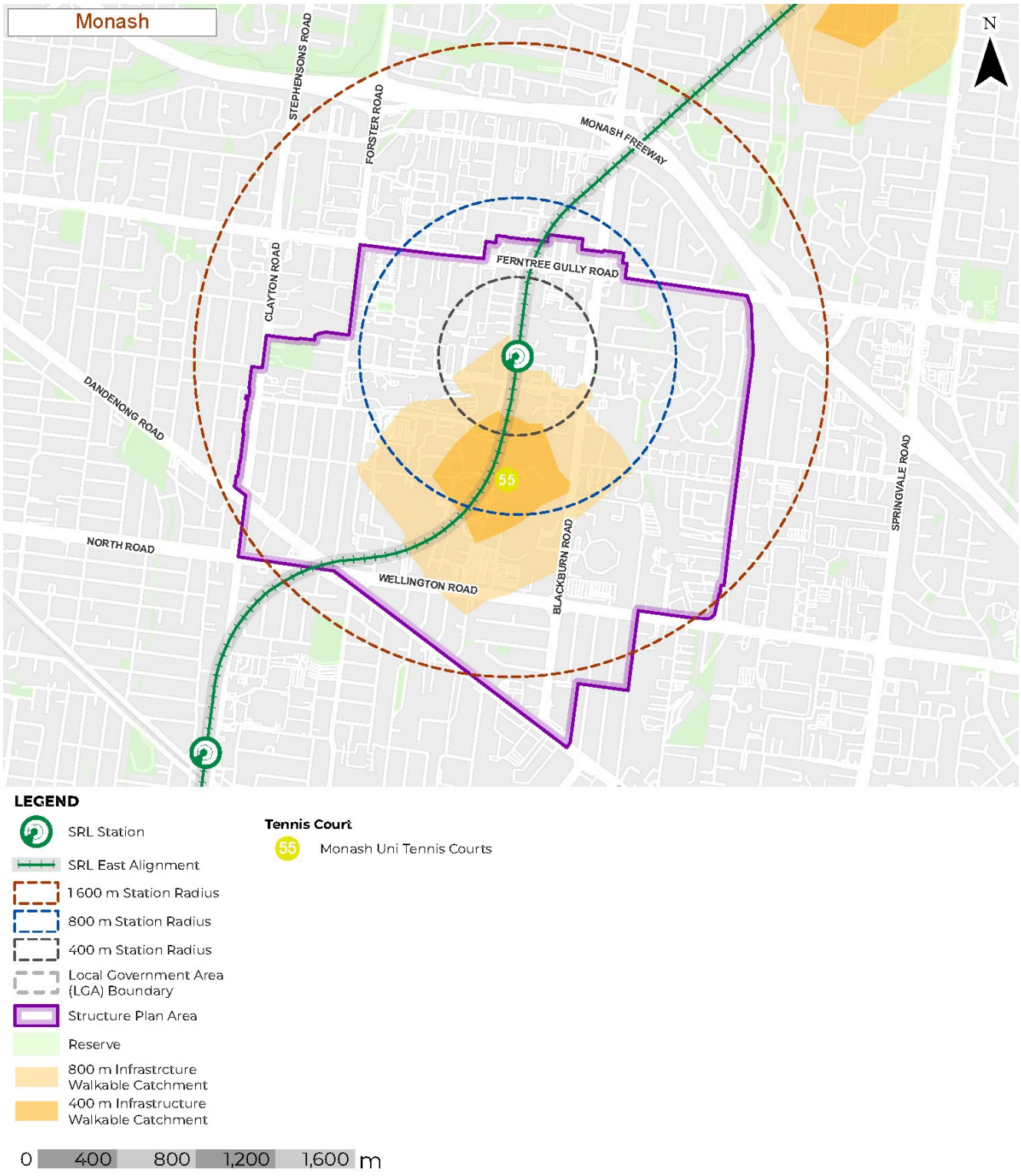

FIGURE E.3 WALKABLE SPORT AND RECREATION (TENNIS) COMMUNITY INFRASTRUCTURE 400M, 800M, 1600M RADIUS

Monash – District accessibility analysis

Figure E.4 demonstrates the positioning of district community infrastructure within the 5-kilometre district catchment in relation to the travel time by public transport catchments.

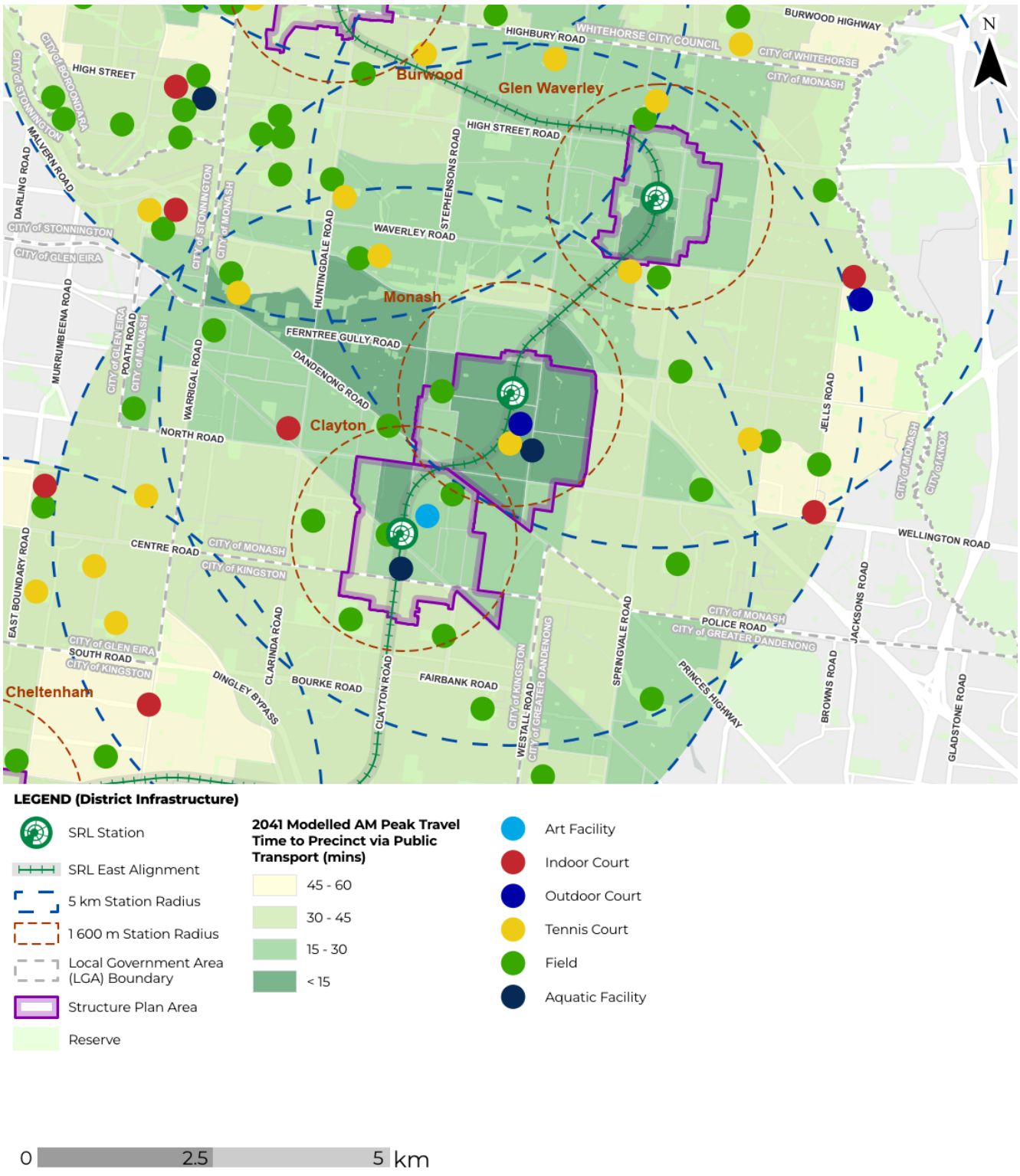

FIGURE E.4 COMMUNITY INFRASTRUCTURE IN 5-KM DISTRICT CATCHMENT IN RELATION TO TRAVEL TIME BY PUBLIC TRANSPORT

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 MONASH

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		Southern Health Art Gallery Clayton Theatre			
Indoor courts (multi-purpose)			Oakleigh Indoor sports	Waverley Netball Centre	
Outdoor courts (multi-purpose)	Monash Uni Informal Sport Zone			Waverley Netball Centre	
Tennis courts	Oakleigh Tennis Club Monash University tennis courts	Tally Ho Tennis Club Mayfield Park Tennis Club Glen Waverley Tennis Club	Bayview Tennis Club Lum Reserve Tennis Club		
Fields	Caloola Reserve	Glen Waverley North Reserve Mayfield Park Freeway Reserve Carlson Avenue Reserve Princes Highway Reserve Fregon Reserve Meade Reserve Holmesglen Reserve Warrawee Park	Jordan Reserve Wellington Reserve Namatjira Reserve Keeley Park Brandon Park Reserve Lum Reserve Davies Reserve Grange Reserve Central Reserve	Columbia Park	
Aquatic centres	Doug Ellis Swimming Pool (Monash University)	Clayton Aquatics and Health Club			

Monash – Regional accessibility analysis

Figure E.5 demonstrates the positioning of regional community infrastructure within the 10-kilometre regional catchment in relation to the travel time by public transport catchments.

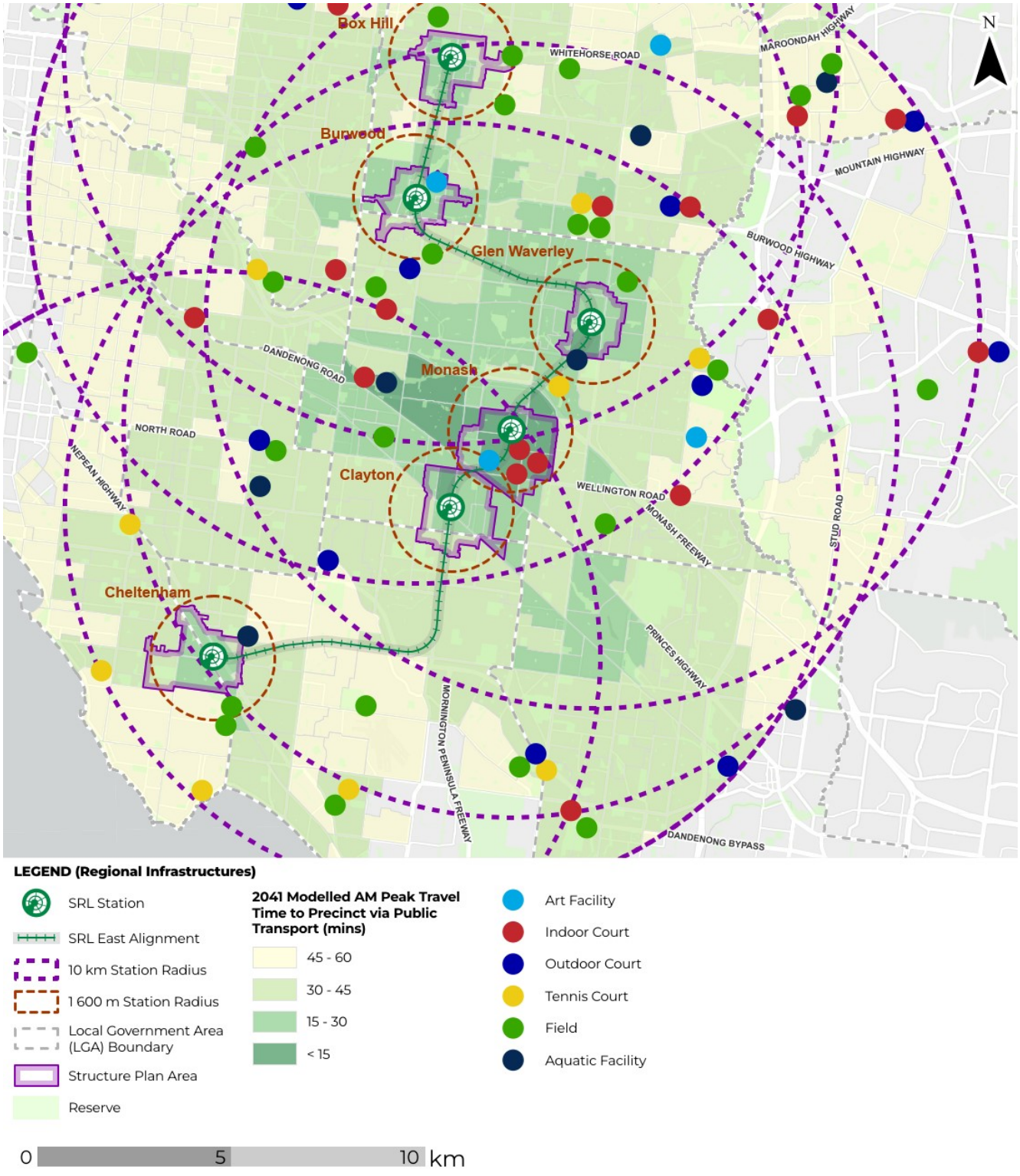

FIGURE E.5 COMMUNITY INFRASTRUCTURE IN 10-KM REGIONAL CATCHMENT IN RELATION TO TRAVEL TIME BY PUBLIC TRANSPORT

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

TABLE E.2 REGIONAL COMMUNITY INFRASTRUCTURE ACCESSIBLE FROM THE SRL STATION AT MONASH

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 beyond 60 minutes.
District arts facilities	The Ian Potter Centre of Performing	Deakin University Art Gallery		Museum of Australian Photography	
Indoor courts (multi-purpose)	Monash Sport Recreation Hall Oakleigh Recreation Monash Uni Stadium Facility (Clayton) Monash Uni Squash Courts (Clayton)		Sportlink Vermont South Nunawading Basketball Centre Waverley Basketball Stadium Monash Uni Stadium (Caulfield)	Knox Regional Sporting Complex	
Outdoor courts (multi-purpose)			Rowan Road Reserve Courts Ashwood College Cityside sports Greaves reserve	Dales Park Waverley Netball Centre	
Tennis courts		Notting Hill / Pinewood Tennis Club	Rowan Road Reserve Tennis Courts Monash Tennis Centre East Malvern Tennis Club East Burwood Reserve		
Fields		Jack Edwards Reserve Box Hill City Oval Larpent Reserve	Corrigan Oval RHL Sparks Reserve East Burwood Reserve Camberwell Sports Ground Duncan Mackinnon Reserve Bill Sewart Athletics Track D W Lucas Oval Essex Heights Reserve Morton Park Wellington Reserve Tatterson Park	Kingston Health Soccer Complex Waverley Womens Sports centre	
Aquatic centres	Oakleigh Recreation Centre	Monash Aquatic and Recreation	Waves Leisure Centre Glen Eira Sports and Aquatic Centre	Aqualink Nunawading Dandenong Oasis	

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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 the City of Monash'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 type of facility that offers benefits to people across different ages, cultural backgrounds and socio-economic status. The library and the aquatic /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. **Funding** Public, including different levels of government such as council, state government and sale of land.	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, the City Councils of Monash and Kingston, 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 multiuse facility that caters to the broad needs of the local community, across a broad demographic spectrum.

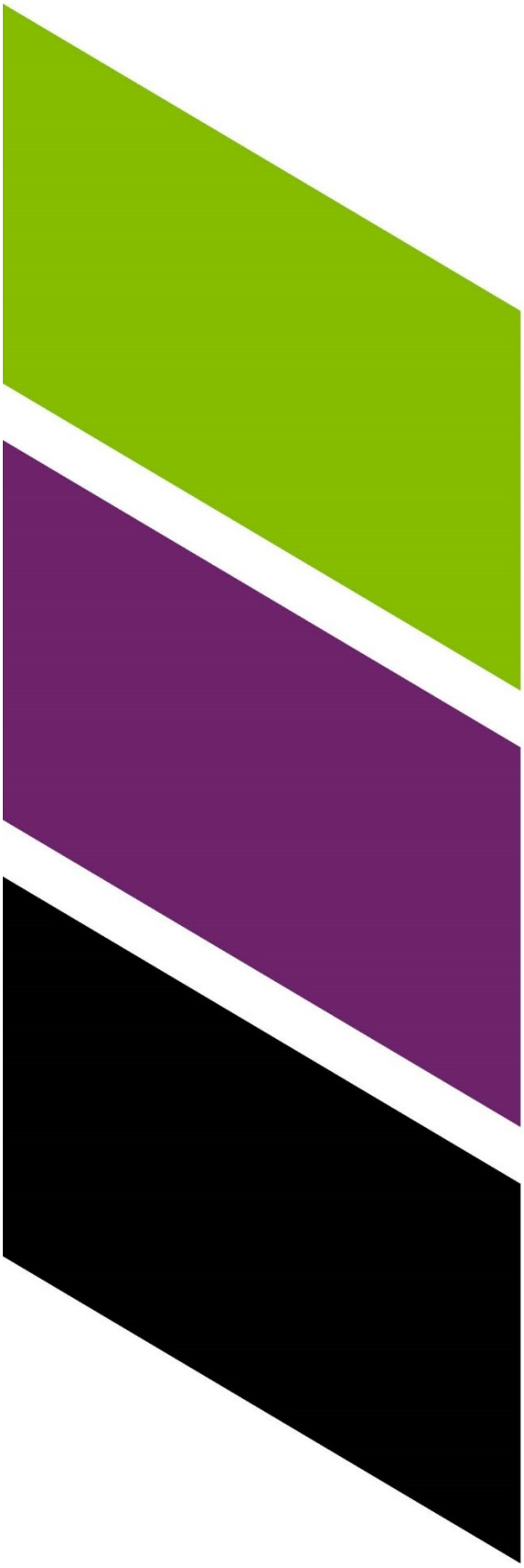
OVERVIEW	KEY DELIVERY DRIVERS	LESSONS LEARNT	RELEVANCE TO SRL EAST
Manning Community Centre, South Perth, WA			
Manning Community Centre is a great example of a best practice approach to 'community hubs', Located in the inner City of South Perth, the hub opened in early 2017 and aimed to create a new 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. Consultation 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			
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.	The library sits at the heart of the Green Square development and acts as an anchor facility 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	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 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

OVERVIEW	KEY DELIVERY DRIVERS	LESSONS LEARNT	RELEVANCE TO SRL EAST
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.	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.	Green Square more broadly, provides housing closer to jobs, major health facilities and transport corridors.	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 e.g., 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. 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.	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 access and traffic flow to key points in the precinct.	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 utilisation of the overall precinct by expanding hours operation and broadening appeal to a wider cross-section of the community.	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. Engagement with sporting organisations at multiple levels, should be pursued where appropriate.

OVERVIEW	KEY DELIVERY DRIVERS	LESSONS LEARNT	RELEVANCE TO SRL EAST
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.			

Appendix G

Peer review report



Community Infrastructure Needs Assessment - Monash – 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

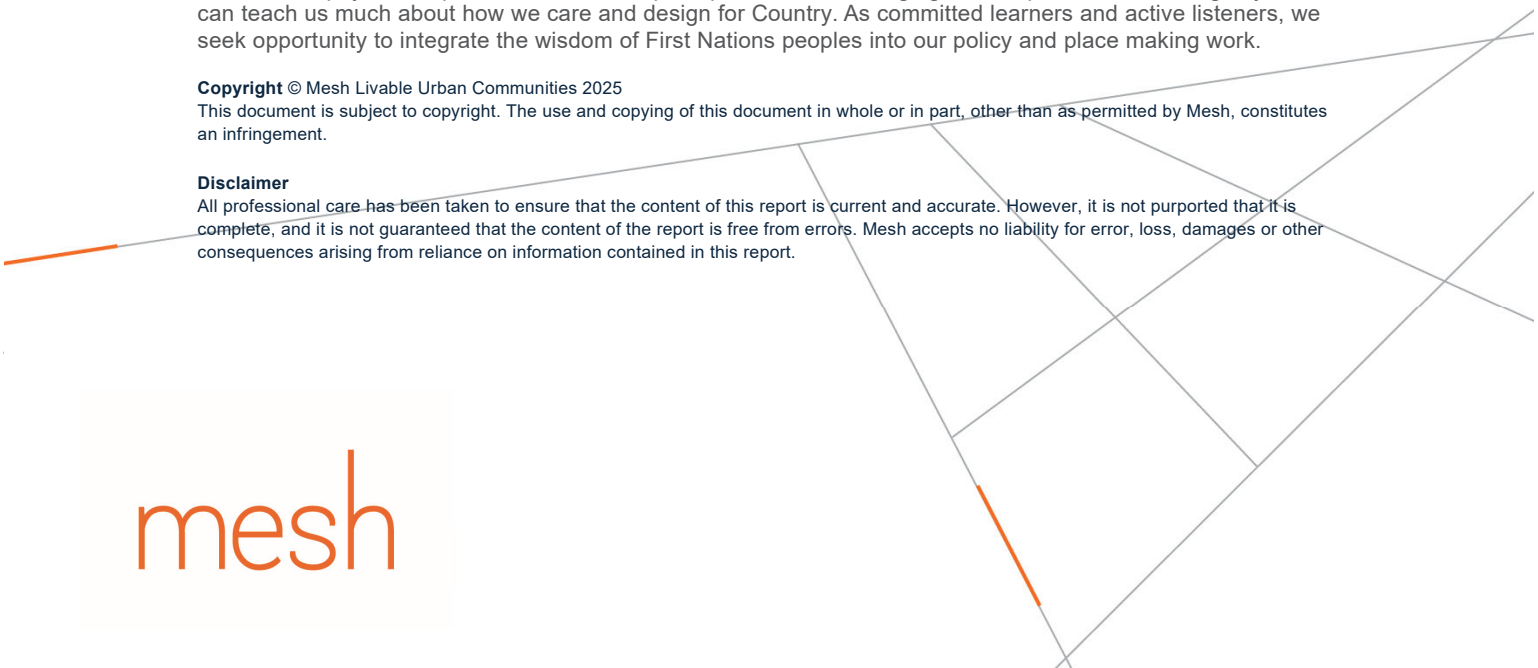
Community Infrastructure Needs Assessment - Monash

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.



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FIGURES

TABLES

mesh

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 infrastructure 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 Monash Community Infrastructure Needs Assessment Report.

1.2 Material Reviewed

The SRL East Structure Plan - Community Infrastructure Needs Assessment Report – Monash, 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 1.6km from each SRL East station and SRLA is the planning authority for these precincts.

The structure plans require preparation of various technical inputs including community infrastructure needs analysis. A final CIL report for the Monash 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 Monash precinct, including both the 1.6km catchment as well as the structure plan area. Table 1 illustrates that the Monash Structure Plan area is projected to accommodate an additional 7,900 people over the 20 year planning period.

Table 1: Monash Population Forecasts (2021-2041)

TABLE 3.1 MONASH POPULATION FORECASTS

POPULATION FORECASTS		
Year	**Structure Plan Area**	**1.6-km local catchment**
2021 population	10,000	12,400
2041 population	17,900	21,000
Population change	**+7900**	**+8600**
% increase	79%	69%

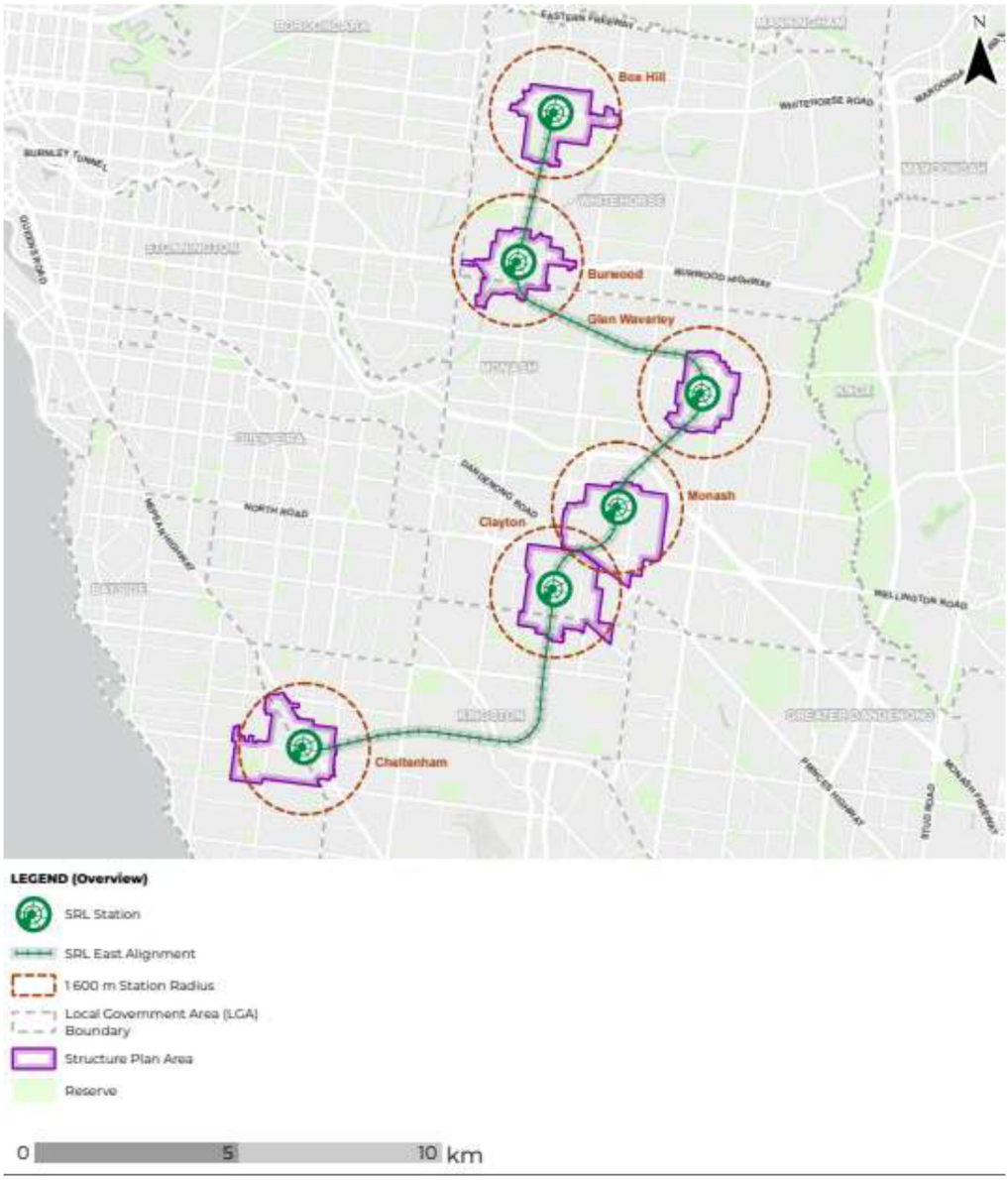
Source: - Table 3.1, SRL East Structure Plan – Community Infrastructure Needs Assessment - Monash February 2025.

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 Monash CIA report 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 in the CIA report is generally robust and will provide a useful context and input into the Monash 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 Monash 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 – Monash February 2025, page 7.

Table 2: Assessment and Findings

Matter	Review	Findings
PROJECT OBJECTIVES, SCOPE, METHODOLOGY		
Project objectives & planning principles	The purpose of the Monash CIA is to inform the preparation of the Structure Plan for the Monash 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 Monash SRL 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.
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 it focuses 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 Monash 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 Monash study area. The report identifies the key implications and priorities for the Monash Structure Plan Area.	Noted.
Community Engagement	AJM consulted with the City of Monash 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 library provision ratio of 1:20,000 people represent a significant change in service provision level as the City of Monash currently provides 1 library to 37,000 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 Monash. 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 Monash. 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 In terms of trends, the report notes that the City of Monash has observed a rise in individuals seeking to participate in non-organised sports. The need for shared use agreements and repurposing existing infrastructure was also raised in discussions with the City of Monash.	The definition of utilisation in Section 2.1.1.2 is identical to that for capacity. 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 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 MONASH DEVELOPMENT AND QUANTIFYING GROWTH PROJECTIONS		
Growth projections	The Monash Structure Plan area is projected to accommodate an additional +7,900 people between 2021 and 2041, resulting in a total population of 17,900 people in 2041 which is equivalent to 79% growth between 2021-2041. The Monash 1.6km catchment is projected to accommodate an additional +8,600 people between 2021-2041, resulting in a total population of 21,000 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 Monash 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.	These planning implications are reasonable given the development context however they should also include the following matters: -

Matter	Review	Findings
	The CIA report notes Monash structure plan area is located within the Monash National Employment and Innovation Cluster (NEIC) and contains a large amount of employment land and nearly one quarter of the study area is taken up by Monash University. The remaining residential areas are much smaller and more reliant on the surrounding area's network of community infrastructure to help deliver community needs that may not be appropriately positioned within the Monash Structure Plan. The level of recent growth together with the existing urban form, land uses 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. The 5km radius of Monash SRL station captures both the Glen Waverley and Clayton structure plan areas.	- The shortage of available sites will result in the increased likelihood of integration of 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 there are limited existing community within the Monash 1.6km study including:- - 1 neighbourhood houses - 2 outdoor multi purpose court facility (4 courts) - 1 district tennis court facilities (total of 8 courts) - 1 field facilities - As well as facilities within Monash University that allow some community access	Noted

Matter	Review	Findings
Assess current demand projections	The current (existing) need for community facilities within the 1.6km study area, which currently accommodates 12,400 residents, illustrates shortfalls in community infrastructure provision across the study area and identifies an emerging need for:- - A library - A community hub - A youth space - Creative space - Indoor courts As well as a significant need for maternal and child health facilities and local playing fields. However, the current structure plan area accommodates 10,000 existing residents. Section 6 sets out that the existing residents currently generate the need for: - - 0.06 youth centre spaces - 0.4 community hubs - 0.5 libraries, creative spaces, indoor multi purpose court facilities - 1.25 outdoor multi purpose court facilities - 0.66 neighbourhood houses - 1.2 maternal and child health spaces - 2 tennis courts and single playing fields	The analysis demonstrates that there is existing unmet need for a range of community facilities within the 1.6km study area.
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 cities of Whitehorse and Monash regarding current infrastructure. The CIA report notes that the consultation with the City of Monash highlighted the current constraints associated with high land values and demand for land from the university. As a result, options such as locating facilities on industrial land need to be considered. The City of Monash is evaluating how its libraries can support additional needs, such as community meeting spaces outside traditional hours, mental health and wellbeing support, and meeting places for specific cultural groups. There is potential to explore more flexible use of these spaces. In terms of trends, the report notes that the City of Monash has observed a rise in individuals seeking to participate in non-organised sports and indoor sports facilities and that Council continues to plan to enhance existing facilities. There are also several existing shared use agreements between schools and the City of Monash however it was noted that these have limited ability to cater for the forecast increase in demand in sports facilities.	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.

Matter	Review	Findings
QUANTIFY FUTURE COMMUNITY INFRASTRUCTURE REQUIREMENTS		
Assess future demand projections	- The assessment of the future community infrastructure needs of the Monash structure plan area which is projected to accommodate a total population of 17,900 residents by 2041 identifies the need for: - - 0.13 youth facilities - 0.72 community hubs - 0.89 libraries, creative spaces, indoor multi purpose court facilities - 1.19 neighbourhood houses - 1.79 maternal and child health spaces - 2.23 outdoor multi purpose court facilities - 3.58 tennis courts and single playing fields However, given the structure plan area is projected to increase by approximately 7,900 additional people between 2021-2041 this population change results in a range of need for the various local community infrastructure. Section 6 sets out that the additional 7,900 people within the structure plan area will result in the need for: - - 0.06 youth facilities - 0.32 community hubs - 0.39 libraries, creative spaces, indoor multi purpose court facilities - 0.52 neighbourhood houses - 0.79 maternal and child health spaces - 0.98 outdoor multi purpose court facilities - 1.58 tennis courts and playing fields	The assessment of future community needs indicates that the 1.6km study area will generate the need for a range of additional community infrastructure. The Monash structure plan area is forecast to experience concentrated population growth as it will accommodate the majority of the growth within the Structure Plan area. Due to the proximity of the Monash and Clayton precincts it is recommended that some facilities are located within the Clayton precinct that will also meet the needs of the Monash precinct.
RECOMMENDATIONS		
Recommended community infrastructure	The Monash CIA recommends provision of: - - one new district library of 3,813m2 to service the Clayton and Monash 1.6km catchments, 2,511m2 is required to meet the needs of the Clayton catchment and 1,365m2 is required to meet the need of the Monash area. It is recommended that the new library is located within 400m of the SRL station at Clayton. - New community hub of 952m2 integrated with youth and 1 large creative space and 2-3 maternal and child health services located near the SRL station at Monash. - An additional community hub space of approximately 952 m² should be incorporated into the existing Clayton Community Hub to serve the southern and south-west populations. It is recommended that this extension brings the total area of the hub to 4,192 m². - An outdoor multi purpose court be provided at the Samada Street reserve.	It is noted that a range of community infrastructure is recommended in the Monash CIA to meet both the existing and future needs of residents within the 1.6km catchment. Implementation of the recommendations will require a shift in the service provision approach and raises implementation and funding implications that will need to be dealt with via other processes.

Matter	Review	Findings
	- A new district level indoor court facility to accommodate the needs of indoor, outdoor and tennis across both the Monash and Clayton structure plan areas. - Potential to explore local outdoor court space as part of the Bennettswood Reserve redevelopment; - Explore a range of options to upgrade and enhance existing fields and future shared use agreements. - Notes that kindergarten service needs will be informed by the relevant Kinder Infrastructure and Service Plan.	
Site selection and prioritisation	The Monash CIA proposes the following potential candidate sites to deliver the recommended infrastructure: - - A multi purpose community hub potential site options include: - o the site adjacent to the station area. The site is in an activated area with community, retail and commercial uses and is located in close proximity to the SRL station. The majority of the proposed land is also owned by SRLA. o Former Toyota site is a large highly accessible site however it is privately owned. - Several potential sites owned by the City of Monash could accommodate the indoor multi purpose courts. The CIA recommends that consideration be given to placing this facility in the industrial area.	It is considered necessary that further detailed assessment of the potential candidate site options will occur through the structure planning process.

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

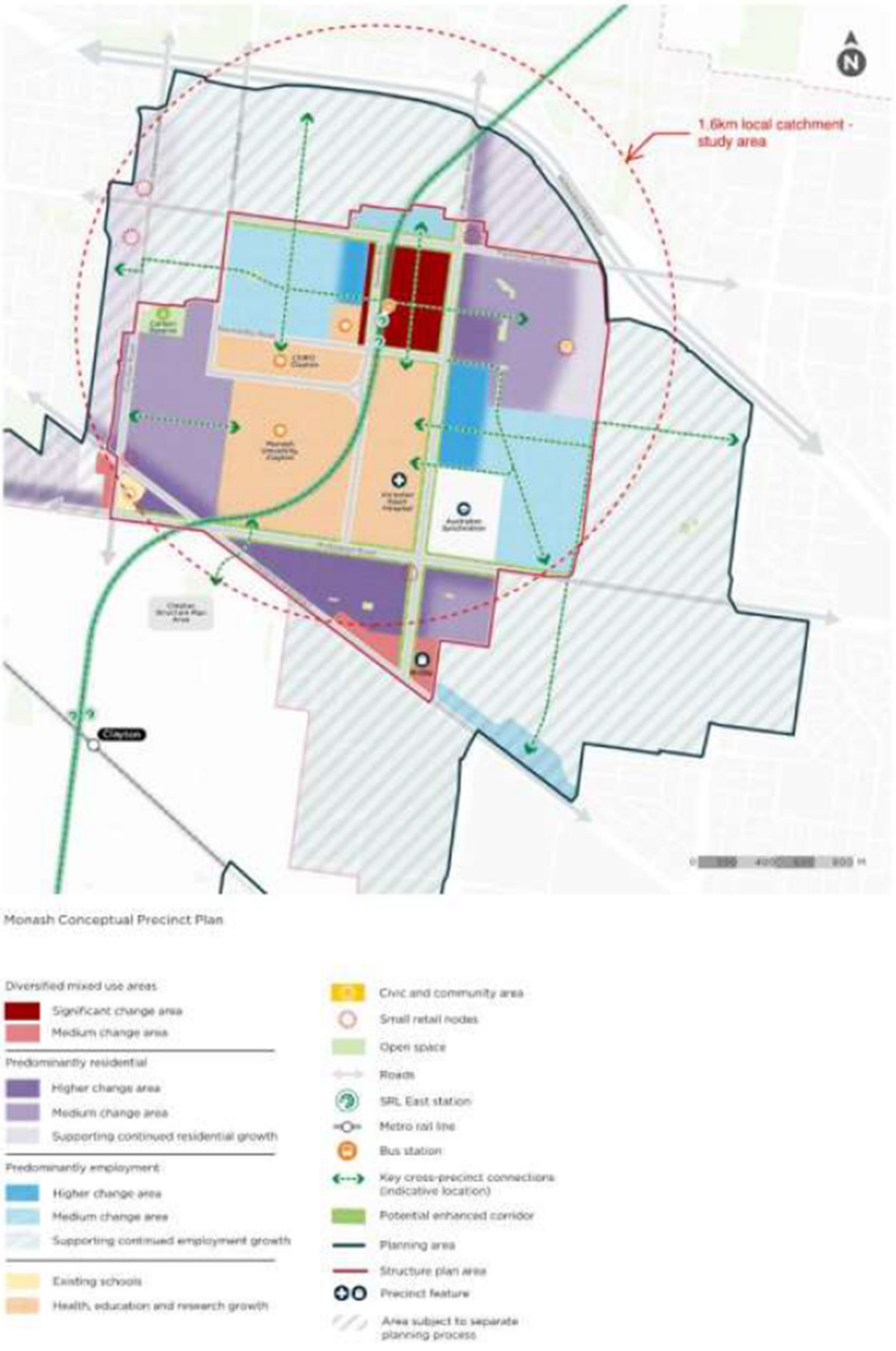


FIGURE 3.1 MONASH CONCEPTUAL PRECINCT PLAN (SRLE PRECINCT VISION – MONASH, P.20)

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

Figure 3. Monash existing and planned local community infrastructure

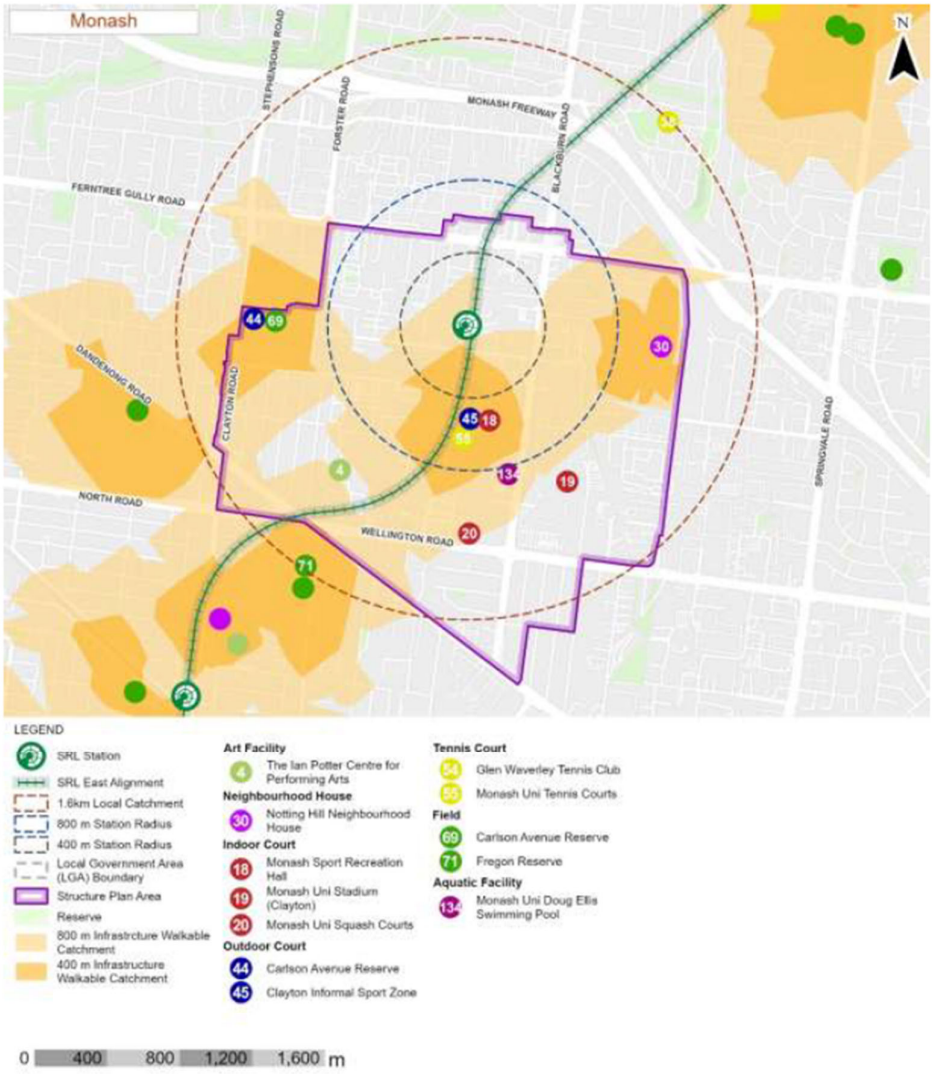


FIGURE 6.1 EXISTING AND PLANNED COMMUNITY INFRASTRUCTURE

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

3. APPENDIX 1

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

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	m² / 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				12,400	10,000		21,000	17,900	7,900						
Library	1:20,000	62 m2 per 1000 people	0	0.62 Total need	0.5 Total need	0.62 Accounts for current supply	1.05 Total need	0.89 Total need	0.39 Total need	The recommended future provision is one new library of 3813 m2 to service the Clayton and Monash 1.6-kilometre local catchments, located in the north-central part of the Clayton Structure Plan Area and co-located with other community facilities such as maternal and child health services, together with shared user agreements to access Monash University libraries for local residential populations.	Clayton Structure Plan Area, within 400 m of SRL station at Clayton	Library	3813 (1302 for Monash and 2511 for Clayton)	Explore shared use agreements with Monash University to enable local accessibility toa library service.	Clayton Hall
Community Hubs	1:25,000	80 m2 per 1000 people	0	0.49 Total need	0.4 Total need	0.49 Accounts for current supply	0.84 Total need	0.72 Total need	0.32 Total need	The recommended future provision is to create one new multi-purpose community hub, centrally located close to the SRL East station and multi-modal public transport connections to service the northern part of the Structure Plan Area and the adjacent northern residential areas as priorities. The hub should accommodate approximately 952 m2. The remaining need is recommended to be accommodated through the neighbouring Clayton Community hub, which is better located to service the southern and western residential areas, including an additional 952 m2. Exiting neighbourhood house facilities should therefore be reconsidered.	Within the Structure Plan Area, close to public transport	Community hub	952	Integrate with youth and creative spaces and maternal and child health.	Building in station area or former Toyota site.
Neighbourhood Houses	1:15,000	80 m2 per 1000 people	1	0.82 Total need	0.66 Total need	- 0.18 Accounts for current supply	1.4 Total need	1.19 Total need	0.52 Total need	The recommended future provision is to centralise neighbourhood house services through new multi-purpose community hub, centrally located close to the SRL East station and multi-modal public transport connections to service the northern part of the Structure Plan Area and the adjacent northern residential areas as priorities. The hub should accommodate approximately 952 m2. The remainder of the facilities to be accommodated through the neighbouring Clayton Community hub, which is better located to service the southern and western residential areas and existing neighbourhood house facilities to be reconsidered. Council should then reconsider the use of the existing neighbourhood house facilities.	Centralised within the Structure Plan Area, close to public transport links	Community hub.	0	Reconsider the existing and future use of neighbourhood houses.	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)	0	0.62 Total need	0.5 Total need	0.62 Accounts for current supply	1.05 Total need	0.89 Total need	0.39 Total need	It is recommended to provide one large creative space co-located or integrated with a community hub, located close to the SRL East Monash Station.	Within 20-minute walk of the SRL station	Community hub	5+ rooms	n/a	See community hub
Youth Centre Spaces	1:3000 (2021) 1:3000 12 to 17-year-olds (2041)	80 m2 per 1000 people	0	400 0.13 Total need	200 0.06 Total need	0.13 Accounts for current supply	800 0.26 Total need	400 0.13 Total need	200 0.06 Total need	It is recommended to integrate youth spaces with new community hub, library or other cultural services, allowing for approximately 64 m2 within 400m of the SRL East Monash Station.	Within 400 m of the SRL East station.	Community hubs	64	n/a	See community hub.
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)	0	1.2 Total need	1 Total need	1.2 Accounts for current supply	2.1 Total need	1.79 Total need	0.79 Total need	It is recommended to provide two to three spaces within the Structure Plan Area, ideally co-located with a community hub facility, close to the SRL station at Monash.	Within 400 m of the SRL station	Community hub	Two – three rooms	Co-locate with community hub	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)	0	0.62 Total need	0.5 Total need	0.62 Accounts for current supply	1.05 Total need	0.89 Total need	0.39 Total need	This assessment recommends that a new district level indoor multi-purpose court facility located in the Clayton Structure Plan Area is considered. It should accommodate tennis court needs (if shared user agreements cannot be reached) and consider outdoor court needs and be located with other recreational space, civic or cultural facilities, with good options to provide public and active transport connections from the SRL East station. The facility should include 1 court between 465 – 781 m2 each, and one tennis facility plus additional needs identified in the Clayton Structure Plan Area.	Within 1 km of the Structure Plan Area, from either the SRL station at Monash or Clayton	1 district facility	781 m²+	Integrate outdoor court and tennis court needs for Monash and Clayton Precinct.	Industrial area – site to be considered in the City of Monash.
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)	**2 facilities (total of 4 courts)**	1.55 Total need	1.25 Total need	0.0 Accounts for current supply	2.62 Total need	2.23 Total need	0.98 Total need	This assessment recommends that an outdoor court facility at a location such as Samada Street Reserve supports local informal recreation in line with the Monash Active Recreation Opportunities Strategy, however it may be more space-efficient to meet outdoor court needs within the new recommended indoor facility.	At council-identified locations	Outdoor court facility	781 m²	n/a	Samada St Reserve
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)	**1 district facility (total of 8 courts)**	2.48 Total need	2.0 Total need	0.0 Accounts for current supply	4.2 Total need	3.58 Total need	1.58 Total need	It is recommended that shared user agreements are explored with Monash University to accommodate local need. Without agreed access to these private facilities it is recommended that indoor multi-purpose courts are prioritised over single-use courts, that one tennis court facility is incorporated within a new indoor courts facility, shared use agreements are explored, and public transport connections to district and regional-level facilities are increased	Within 1 km of the Structure Plan Area, from either the SRL station at Monash or Clayton	Indoor court facility	8 tennis courts Integrate as multi-purpose courts.	Consider shared- use arrangements, such as with schools or private tennis clubs, to meet the outdoor multi-purpose court need by 2041. Consider increasing public transport connections to district and regional facilities to	TBC
Field Facilities	1:5,000	Local: Single field District: Single+ field, club facilities. Regional: single field+, club and club facilities and includes a grandstand. (2021)	1	2.48 Total need	2.0 Total need	1.48 Accounts for current supply	4.2 Total need	3.58 Total need	1.58 Total need	It is recommended that all options are pursued in order to try and meet the future demand, including: Upgrading existing facilities with additional auxiliary elements such as club facilities, toilets and shelters. Increase amenity and extend play time through increased lighting of fields, irrigation and use of synthetic surfaces. Pursue shared-user agreements with schools, sports clubs and other private spaces. Improve opportunities to increase active and public transport connections to fields within the district and regional catchments. Consider exploring the need and opportunity for additional provision of regional-scale facilities outside the Structure Plan Area, particularly for competition standard fields into the future.	> Upgrading existing facilities with additional auxiliary elements such as club facilities, toilets and shelters. > Increase amenity and extend play time through increased lighting of fields, irrigation and consideration of use of synthetic surfaces. > Pursue shared-user agreements with schools, sports clubs and other private spaces. > Improve opportunities to increase active and public transport connections to fields within the district and regional catchments. > Consideration 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.			

Source: SRL East Structure Plan – Community Infrastructure Needs Assessment - Monash 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 70-71.

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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