SUBURBAN RAIL LOOP EAST

SRL East Draft Structure Plan | Clayton

# 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 – CLAYTON

FEBRUARY 2025

REVISION 01

AJM
Joint Venture

# Document Control Record

Joint Venture

222 Exhibition Street, Melbourne VIC 3000
PO Box 23061 Docklands VIC 8012 Australia

| Document Control | | | |
|---|---|---|---|
| **Project Title** | | **Suburban Rail Loop East** | |
| **Document Title** | | **SRL East Draft Structure Plan - Community Infrastructure Needs Assessment – Clayton** | |
| **Document ID** | | **Technical Report E.2** | |
| **Rev** | **Date** | **Revision details/status** | **Author** |
| 01 | February 2025 | For exhibition | Louise Strogen<br>Rhiannon Saward |
| **Current revision** | | 01 | |

# 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:<br>• Arts and crafts (i.e., visual arts, public art, photography and sculpture)<br>• Performing arts (i.e., theatre, dance and music)<br>• Literature<br>• New media arts (i.e., internet, video and electronic music)<br>• 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.<br>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.<br>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.<br>• **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.<br>• **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.<br>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.<br>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 Clayton.

## Purpose of the Clayton 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 Clayton and Monash Structure Plan Areas and the community infrastructure network. This assessment therefore considers these Structure Plan Areas together.

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

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

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

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

## Findings

Community infrastructure currently located within the 1.6-kilometre local catchment surrounding the SRL station includes a library, creative spaces, youth spaces, community hubs, neighbourhood houses, maternal and child health services, sporting court and field facilities. There are emerging needs for a library, neighbourhood house, creative spaces and a significant need for maternal and child health services, indoor court facilities and tennis court facilities. 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 cities of Whitehorse and 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 of Structure Plan Area and co-located with other community facilities such as maternal and child health services
- Upgrade the existing **community hub to** approximately 4192 $m^2$ community hub space (excluding aquatic facilities) including the demand from the southern portion of the Monash 1.6-kilometre local catchment, and consider the future use of the Melaleuca Activity Hub
- Deliver **neighbourhood house** services through a centralised community hub model– opportunity exists for the City of Monash to review the future of its existing neighbourhood house facilities
- Expand facilities around the Clayton Theatre to create a cultural and creative focus to meet future local **creative space** needs – the Clayton Community Centre will need to accommodate additional creative space. Relocate the library service into a **new stand-alone library** and utilise the existing library space as part of the community hub, creative and youth-focused spaces
- Expand the current **youth space** facility to accommodate approximately 112 $m^2$ of floor space
- Two to four **maternal and child health** spaces within the Structure Plan Area, ideally within a new library facility, close to the SRL East Clayton Train Station, and closer to the Monash Medical Centre (hospital)
- One new district-level **indoor court** facility accommodating outdoor court facility and tennis court facility need is located with other recreational space, civic or cultural facilities, with good public and active transport connections from the SRL station – this facility should provide 4+ court facilities (1 district-level facility) from 465 to 781 $m^2$ each, plus additional needs from the Monash Structure Plan Area
- Meet **outdoor court** facilities needs within a new indoor court, and test the efficiencies of multi-purpose courts to determine the number of additional indoor courts required
- Prioritise indoor multi-purpose courts over single-use courts by incorporating space /line marking for a minimum of 4 **tennis courts** facilities in the new indoor courts facility, pursue shared use agreements with schools, sports clubs and other private spaces, and increase public transport connections to district and regional-level facilities
- Meet field facility needs 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 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 and Box Hill.

## 1.1 Purpose of this report

This technical report will inform the development of the Structure Plan to guide land use planning and development in the Clayton 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 Clayton. Based on the assessment and population projections for 2041, recommendations are made for improving existing community infrastructure, and for providing new community facilities.

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

## 1.2 Community infrastructure

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

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.

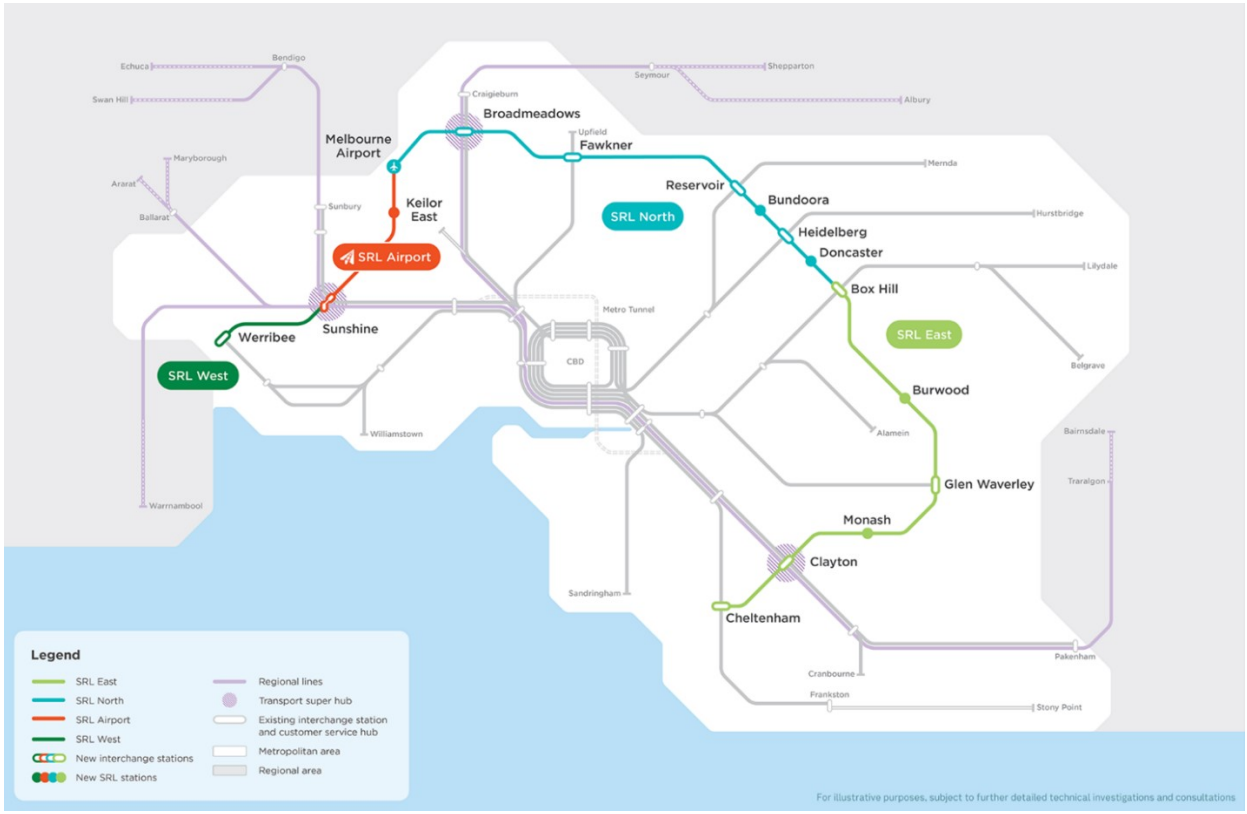



**FIGURE 1.1 SRL EAST CONTEXT IN MELBOURNE'S RAIL NETWORK**

## 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.

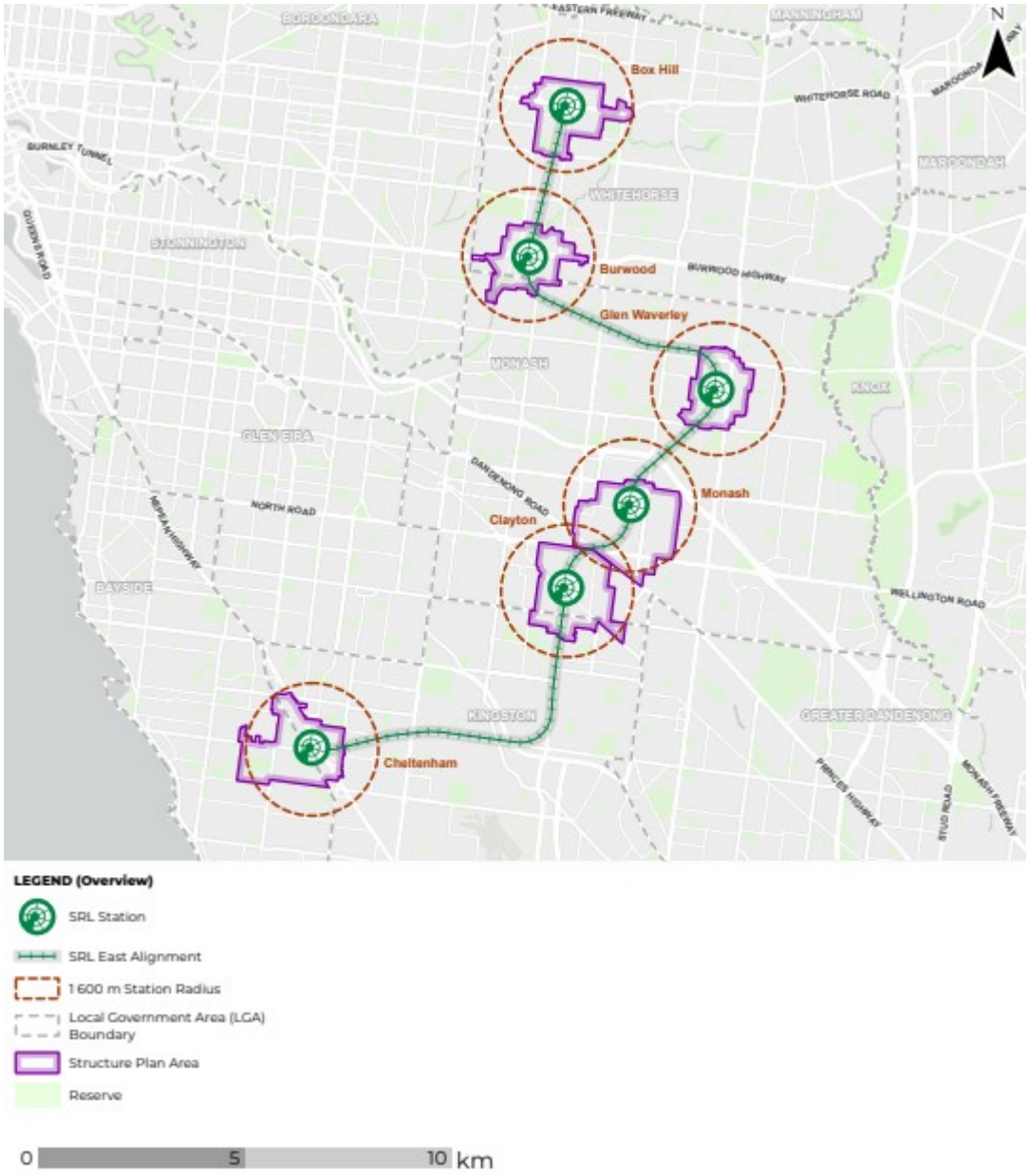



**FIGURE 1.2 SRL EAST STATION LOCATIONS AND RELATED STRUCTURE PLAN AREAS**

## 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 Clayton. The 1.6-kilometre local catchment was selected as the catchment for local community infrastructure likely to serve 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 and Kingston City Councils, and their overarching requirements and policy drivers (see Section 4).
- **Stakeholder engagement** – discussions with officers from the cities of Monash and Kingston furthered understanding of council policy and planning frameworks for community infrastructure, as well as emerging needs and preferences for different operational models to meet local community needs, expectations and preferences. Information on the capacity and condition and fit-for-purpose status of community infrastructure was sought.
- **Desktop research** – research was undertaken to understand key social trends relating to formal sport participation and contemporary models for delivering community infrastructure (see Section 5).
- **Establishment of community infrastructure planning principles** – principles for community infrastructure planning were established that considered the legislative and policy drivers, engagement and research findings.
- **Benchmarking metrics** – assessment parameters were defined to establish appropriate measures and scoring to assess current and future need for each community infrastructure type (see Section 2.1.1). This included measures for the existing development context (low to medium-density profiles) and measures to guide appropriate community infrastructure provision and accessibility in the future development context (medium and high density). This helped provide measures that reflect the intended future context and support the 20-minute neighbourhood planning principles within the Structure Plan Area.

**Part B – Assessment of community infrastructure needs**

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

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

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

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

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

## 2.1 Scope for assessment

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

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

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

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

The assessment does not include higher-order community infrastructure provided only at the district and regional scale such as aquatic centres as these serve populations that far exceed that of the Structure Plan Area and are therefore best planned for at the municipal or regional level. As noted in Section 1,2, the assessment does not assess the need for community infrastructure that is privately delivered or delivered by the state.

.

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

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)<br>• Neighbourhood houses (community halls (including scouts, men's sheds and girl guide halls) are not included in this definition.)<br>• Libraries<br>• Creative spaces<br>• Youth centres / spaces<br>• Maternal and child health services<br>• Kindergartens (limited/partial)<br>• Local sport and recreation:<br>» Indoor and outdoor multi-purpose courts<br>» Tennis courts<br>» Outdoor field facilities | • All primary schools<br>• Medical general practitioners (GPs) (family medicine)<br>• Childcare<br>• Aquatic recreation facilities (these are usually provided with a district service model) |
| **DISTRICT (5 KM)** | • Arts facilities<br>• Sport and recreation infrastructure:<br>» Tennis courts<br>» Outdoor field facilities | • Social and health service hubs<br>• All high schools<br>• Halls<br>• Aquatic recreation facilities |
| **REGIONAL (10 KM)** | • Arts facilities<br>• Sport and recreation infrastructure:<br>» Tennis courts<br>» Outdoor field facilities | • Universities<br>• Technical and further education facilities (TAFE)<br>• 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 Table 2.2. The relationship between lower density and higher density areas is further described in Section 3.

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

#### 2.1.1.1 Quantitative parameters

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

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

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

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

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

**TABLE 2.2 ASSESSMENT PARAMETERS**

| INFRASTRUCTURE TYPE | CURRENT OR PLANNED SERVICE MODEL | SERVICE PROVIDER | PROVISION RATIO<br>Facility: population | SPACE REQUIREMENT<br>$m^2$: population | ACCESSIBILITY |
|---|---|---|---|---|---|
| **Library**<br>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:*<br>Located centrally within a 20-minute walk, ride or public transport connection.<br>*Local catchment:*<br>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**<br>Community hubs can be a single building or several buildings and can have associated outdoor social meeting areas to provide support services and activities.<br>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:*<br>Located centrally within a 20-minute walk, ride or public transport connection.<br>*Local catchment:*<br>Located within 400 m of multi-modal transport hub to enable highly accessible public transport connection from a 1.6-km catchment. |
| **Neighbourhood house**<br>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.<br>These are not recommended within the Structure Plan Area. | Local government<br><br>Australian Neighbourhood Houses and Centres Association<br><br>Not-for-profit community groups | 1:15,000 | 80:1000 | *Structure Plan Area:*<br>Not recommended within the Structure Plan Area – a community hub model is recommended.<br>*Local catchment:*<br>For low-density residential areas, locate within a 20-minute walk, ride or public transport connection, no greater than 2.5 km.<br>For high-density areas, shift to a district community hub model. |

| INFRASTRUCTURE TYPE | CURRENT OR PLANNED SERVICE MODEL | SERVICE PROVIDER | PROVISION RATIO<br>Facility: population | SPACE REQUIREMENT<br>$m^2$: population | ACCESSIBILITY |
|---|---|---|---|---|---|
| **Youth centres / spaces**<br>Spaces for 12 to 17-year-olds to access recreation, social activities and support.<br>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<br>1:10,000 – *spaces* provided<br>1:30 – 60,000 – dedicated facilities | 80:1000<br>(12 to 17 year olds) | *Structure Plan Area:*<br>Located centrally within a 20-minute walk, ride or public transport connection.<br>*Local catchment:*<br>Located within 400 m of multi-modal transport hub to maximise accessibility from the 1.6-km catchment and enable a diversity of accessibility<br>or<br>Distributed evenly for equity of access if multiple centres are required. |
| **Maternal and child health services**<br>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:*<br>Located centrally within a 20-minute walk, ride or public transport connection.<br>*Local catchment:*<br>Located within 400 m of multi-modal transport hub to maximise accessibility from 1.6-km catchment and enable a diversity of accessibility.<br>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. |

| INFRASTRUCTURE TYPE | CURRENT OR PLANNED SERVICE MODEL | SERVICE PROVIDER | PROVISION RATIO<br>Facility: population | SPACE REQUIREMENT<br>$m^2$: population | ACCESSIBILITY |
|---|---|---|---|---|---|
| **Local creative spaces**<br>Local creative spaces cater for wide-ranging activities, with some captured within existing facilities like libraries and multi-purpose community hubs.<br>In contemporary integrated provision models, creative spaces may constitute a range of designated space types and sizes within community hubs. | District | Local government<br>Victorian Government (Creative Victoria) | Local spaces<br>1:20,000<br>District facilities<br>1:50,000 | District facilities up to 5 rooms. | *Structure Plan Area:*<br>Within a 20-minute walk, cycle or public transport connection.<br>*Local catchment:*<br>Within 30-minutes by public transport. |
| **Indoor courts**<br>Local facilities for junior training and minor / small competitions and informal play.<br>Facilities have limited ancillary infrastructure and maybe co-located with other small-scale community infrastructure or fields.<br>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.<br>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<br>Victorian Government (Sport and Recreation Victoria) | Local<br>1:20,000, facility with 1 to 2 courts | 781.4 $m^2$/court<br>1 to 2 courts – local<br>2 to 4 courts – district<br>5+ courts – regional | *Structure Plan Area:*<br>Within 1 km, acknowledging that accommodating courts may not be possible in a high-density area due to space requirements.<br>*Local catchment*<br>2 km evenly distributed. |

| INFRASTRUCTURE TYPE | CURRENT OR PLANNED SERVICE MODEL | SERVICE PROVIDER | PROVISION RATIO<br>Facility: population | SPACE REQUIREMENT<br>$m^2$: population | ACCESSIBILITY |
|---|---|---|---|---|---|
| **Outdoor courts**<br>Local facilities for junior training and competitions and informal play, co-located with other small-scale community infrastructure or fields.<br>District facilities cater for club training and competition and headquarters for clubs and/ or associations. They cater for at least two sports where appropriate.<br>Regional facilities have specialist sporting facilities and host regional and state events. | Local and district | Local government<br>Victorian Government (Sport and Recreation Victoria) | 1:8000, facility with 1 court / half court. | 781.4 $m^2$<br>0.5 to 1 court – local<br>2 to 8 courts – district<br>9+ courts – regional | *Structure Plan Area:*<br>Within 1 km, acknowledging that accommodating courts may not be possible in a high-density area due to space requirements.<br>*Local catchment:*<br>1 km evenly distributed. |
| **Tennis courts**<br>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.<br>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<br>Victorian Government (Sport and Recreation Victoria) | 1:5000<br>(Facility with 1 to 4 courts per total population) | 1 to 4 courts / facility – local<br>5 to 8 courts / facility – district<br>9+ courts / facility – regional | *Structure Plan Area:*<br>Within 1 km, acknowledging that accommodating courts may not be possible in a high-density area due to space requirements.<br>*Local catchment:*<br>2 km evenly distributed. |

| INFRASTRUCTURE TYPE | CURRENT OR PLANNED SERVICE MODEL | SERVICE PROVIDER | PROVISION RATIO<br>Facility: population | SPACE REQUIREMENT<br>$m^2$: population | ACCESSIBILITY |
|---|---|---|---|---|---|
| **Field facilities**<br>Fields are outdoor sports grounds dedicated to active recreation (as opposed to open spaces used for passive recreation).<br>Local – lower-level competitions and informal play, with no ancillary infrastructure (such as club facilities, change rooms) but may include toilet facilities<br>District – associated with club facilities. This includes an adjacent pavilion with ancillary infrastructure supporting multiple sports.<br>Regional – accommodate higher league / competition club(s), catering to regional to state-level competitions.<br>Grandstands are always present alongside the pavilion, with flood lighting. | District | Local government<br>Victorian Government (Sport and Recreation Victoria) | 1:5000 | Local – single field<br>District – single+ field, club and club facilities.<br>Regional – single field+, club and club facilities and includes a grandstand. | *Structure Plan Area:*<br>Within 1 km, acknowledging that accommodating fields may not be possible in a high- density area due to space requirements.<br>*Local catchment:*<br>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 asset management ratings of the cities of Monash and Kingston
- Capacity – rating of current capacity and potential of facility to support increased use drawing on advice from the cities of Monash and Kingston
- Utilisation – rating of current capacity and potential of facility to support increased use drawing on advice from the cities of Monash and Kingston.

It should be noted the advice from the cities of Monash and Kingston 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.

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

**TABLE 2.4 FACILITY CONDITION SCORING**

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

**Accessibility**

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

**TABLE 2.5 ACCESSIBILITY TO CI TYPE**

| 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 |

### 2.1.2 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 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 cities of Monash and Kingston 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 including any data or evidence that demonstrates the need
- Changes observed in how cultural background influences the use of community infrastructure

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

Consultation with the City of Monash revealed a preference for amalgamating services within purpose-built facilities and co-locating community services. This includes for arts and cultural facilities to within a larger hub that consolidates various services including neighbourhood houses.

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. To enable this, introducing more flexibility in the use of spaces (a consideration in for Clayton Library) is an area for further exploration. Investment in Clayton Hall is needed to maximise its use, including ways of making it more flexible for use by cultural groups.

The City of Monash also noted that additional effort is required to activate the heart of Clayton and address the sense of 'get in and get out', underpinned by a lack of amenity. The Clayton civic core – its Community Centre – remains disconnected from the main activity centre and is hampered by poor connectivity.

The growing demand for facilities to accommodate the increasing demand for indoor sports was confirmed, with facilities with 4+ courts preferred. Aquatic facilities are also in short supply. The City of Monash continues to plan and prioritise opportunities to enhance existing facilities such as by installing lighting and artificial turf and improving drainage.

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.

Shared use arrangements with schools and others are important, but these won't necessarily cater to the increase in demand for sports facilities.

Consultation with the City of Kingston highlighted the preference for multi-purpose facilities with co-located community services. In particular, the need for library services was raised, along with the potential to improve community convenience by bringing together other services as a co-located community hub.

Emphasis was placed on considering the role and district service model of existing libraries. The co-location and potential consolidation of existing multi-purpose facilities and services was another recurring theme.

The City of Kingston noted community engagement on its *Arts Events and Libraries Strategy* highlighted preferences for art in residence spaces and areas for artists to sell or display their work.

To meet growing need for sports facilities, there was support for ongoing work to look at potential ways to intensify the use of existing sports fields, such as upgrading lighting. The potential for shared use of existing school facilities was raised as a possible solution to the growing demand for sports facilities. The City of Kingston highlighted it is undertaking a strategic planning process for gymnastic facilities which could be expanded to become an Indoor Sport and Recreation Facilities Needs Analysis to consider local, district and regional needs.

More information on the engagement with the cities of Monash and Kingston is provided in Appendix A.

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

## 2.3 Assumptions and limitations

The following assumptions and limitations apply to this technical assessment:

- The assessment is based on desktop research. No site visits or facility surveys were undertaken, and no modelling was completed.
- Assessments of community infrastructure were limited to empirical data that could be measured such as population numbers, distances between places and condition of facilities. Measures did not consider examining other health-related outcome parameters such as social cohesion, perceived safety, physical

activity and physical health outcomes to provide a more comprehensive understanding of the influence of social infrastructure on health and wellbeing.

- It is acknowledged that the future planning and implementation of some higher order services may be necessary at district and regional level to reflect urban uplift. Future consideration at this wider catchment level is beyond the scope of the assessment.
- There are no defined population ranges for the district and regional catchments and in light of this, AJM have only included the anticipated 1.6-kilometre local catchment of 20,000 residents. This is an acknowledged limitation of the report.
- AJM participated in workshops with officers from the City of Kingston and the City of 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]
- 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 SRL East Structure Plan Areas as well as the:

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

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

## 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 - Clayton.

# 3 Structure Plan Area

The Clayton Structure Plan Area surrounds the SRL station at Clayton in the cities of Monash and Kingston.

The Structure Plan Area is generally bordered by North Road / Wellington Road to the north, Ormond Road to the west, residential lots between Alward Avenue and Murdock Street, and parts of the Dandenong Line to the south, and Kombi Road and Buckland Street to the east.

Dandenong Road is a major road, running in a north-west to south-east alignment through the edge of the Structure Plan Area. The existing Cranbourne / Pakenham Line intersects the Structure Plan Area in a north-south alignment.

Clayton is identified as a Major Activity Centre and is within the Monash National Employment and Innovation Cluster (NEIC).

Strong population growth in the Structure Plan Area over the last decade has increased demand on existing community infrastructure, particularly sporting infrastructure.

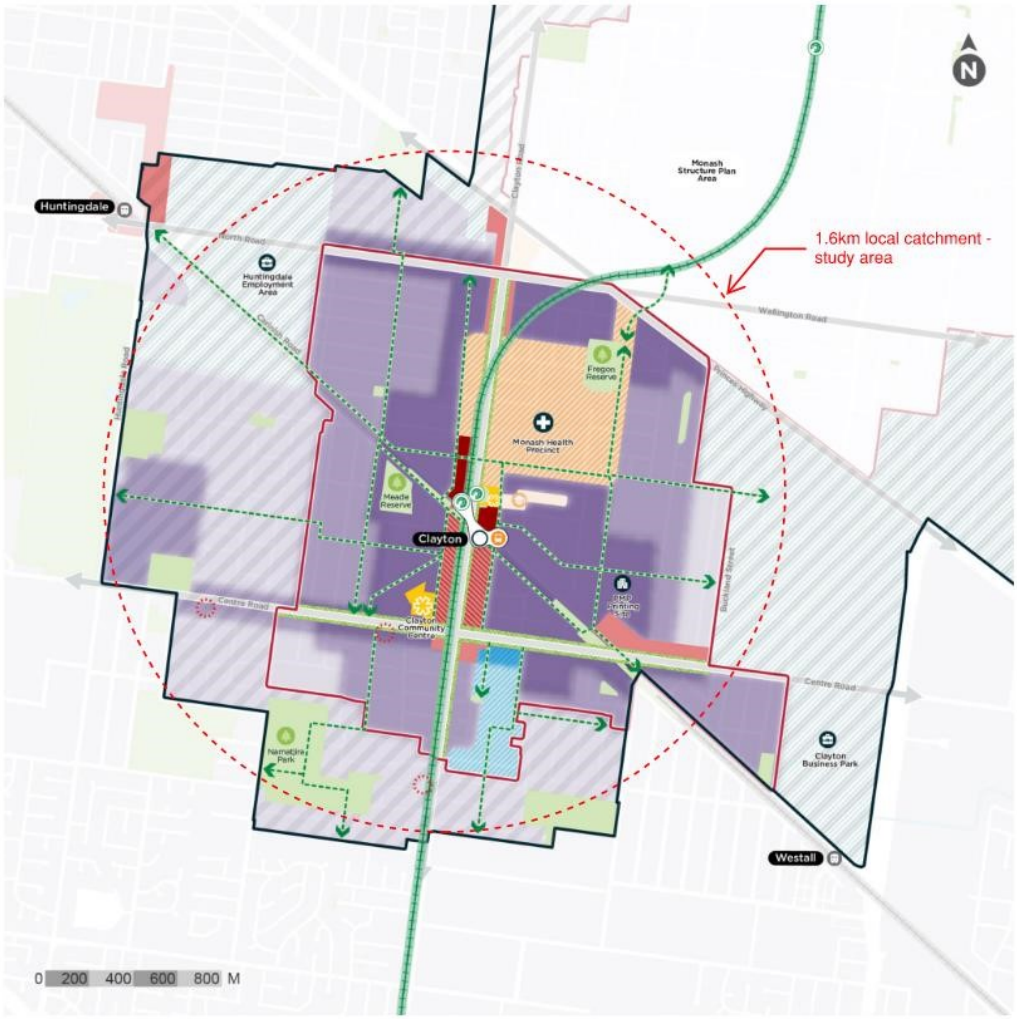
The Structure Plan Area boundary is shown in Figure 3.1 as a solid red line.

## 3.1 Study Areas

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

The Conceptual Precinct Plan from the SRL Vision for the Clayton Structure Plan Area is shown below in 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 below, the Clayton Study Area overlaps with the Monash Study Area. The Monash Study Area has a high proportion of employment areas and nearly one quarter of the area is taken up by Monash University. The remaining residential areas are much smaller and become more reliant on the surrounding area's network of community infrastructure to help deliver community needs that may not be appropriately portioned within the Monash Structure Plan Area or 1.6-kilometre local catchment.




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 3.1 CLAYTON PRECINCT VISION (SRLE PRECINCT VISION – CLAYTON P. 20)**


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 3.2 MONASH PRECINCT VISION (SRLE PRECINCT VISION – MONASH, P. 20)**

Areas outside the Structure Plan Area will not meet the required density for 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 3.2 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 27,000 people. The urban form in this area is also forecast to continue to become denser.

This has implications for planning community infrastructure in the 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 way to access community infrastructure in the Structure Plan Area
- New and existing community infrastructure will need to be:
    - » More compact, with opportunities for co-locating and integrating services considered to maximise efficiency of land and floorspace
    - » Designed and managed to operate for longer hours and support greater use, particularly sporting infrastructure.

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

As Clayton 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 Clayton) 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 Clayton and Monash, 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 89 per cent by 2041 to 26,900. The resident population within the 1.6-km local catchment is projected to increase 80 per cent to 40,500.

**TABLE 3.1 CLAYTON POPULATION FORECASTS**

| POPULATION FORECASTS | | |
|---|---|---|
| **Year** | **Structure Plan Area** | **1.6-km local catchment** |
| **2021 population** | 14,200 | 22,500 |
| **2041 population** | 26,900 | 40,500 |
| **Population change** | **+12,700** | **+18,000** |
| **% increase** | 89% | 80% |

# 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 Drat Clayton Structure Plan (Clayton 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 Clayton 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 Clayton 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

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

- Early education and kindergarten reforms delivering universal access.

## 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 Clayton 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*
- *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.*

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

- *Kingston Active Leisure Plan (March 2011)*
- *Kingston Active Youth Spaces Strategy 2011*
- *Cheltenham Suburban Rail Loop Authority Advocacy Report 2022*
- *Kingston Library Strategy 2019–2030*
- *Kingston Planning Scheme*
- *Kingston Public Health and Wellbeing Plan 2021–2025*
- *Kingston Sport and Recreation Strategy 2018*
- *Kingston Youth Strategy 2023–2026*
- *Kingston, Community Vision 2020.*
- 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 THEMES AND DRIVERS**

| THEME | KEY LOCAL POLICY DRIVERS |
|---|---|
| **Liveable and accessible built environments** | **Monash Council Plan 2021-2025; Monash Open Space Strategy 2021; Monash Planning Scheme; Kingston Public Health and Wellbeing Plan 2017-2025; Kingston Library Strategy 2019-2030; Kingston Planning Scheme 2024**<br>• Strategic intent to create a sustainable city with inclusive services, location choices and implementation of sustainable transport options.<br>• Maintaining and enhancing 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.<br>• Support the 20-minute neighbourhood concept through the implementation of an integrated and efficient transport system, where all residents have local access to essential services and community facilities such as libraries that are vibrant, easy to access and walk to.<br>• Encourage the location of social and cultural infrastructure in activity centres, to promote inclusivity.<br>• Provision of high-quality fields is an intrinsic part of a liveable urban neighbourhood.<br>• Provision of a network of 'enhanced places', which are public spaces for socializing and recreation.<br>• Locate community facilities where they can provide safe and convenient access on an equitable basis for all age groups, including those with limited mobility and special needs.<br>• Encourages community services to be located in activity centres and central locations.<br>• Suburban Rail loop infrastructure changes to the City, dictate that a much greater focus needs to be placed on the expanded roles existing Activity Centres and how the provision of integrated community services is a critical ingredient.[3]<br>• Libraries are to be located in thriving activity centres that provide the community with easy access to multiple service and recreation options. |
| | **The implications, key drivers and priorities for the Clayton Structure Plan Area are:**<br>• Provide community infrastructure in accessible locations, preferably in Activity Centres.<br>• Apply 20-minute neighbourhood concept (new community infrastructure within an 800-metre walk from the SRL station)<br>• Provide of a range of community infrastructure that supports connectivity and participation. |

[3] City of Kingston Library Strategy 2019-2030

| THEME | KEY LOCAL POLICY DRIVERS |
|---|---|
| **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; Kingston Public Health and Wellbeing Plan 2021-2025; Kingston Planning Scheme**<br>• Ensure the community can move freely and connect with each other in a healthy and safe environment.<br>• Provide a network of diverse sport facilities that are safe and accessible to all to encourage healthy behaviours<br>• Prioritise investment in existing and new facilities (the maintenance, renewal and/or upgrade) to increase accessibility and accommodate multiple users<br>• Provide sport and recreation infrastructure that is versatile, multi-purpose, and encourages participation from people with different interests<br>• 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.<br>• Partnerships are integral to the implementation, monitoring, reporting and evaluation of Kingston's *Public Health and Wellbeing Plan.*<br>• Community recreation facilities should be a focal point for community and social interaction.<br>• A strong emphasis on healthy lifestyles requires built environments that enable an active community.<br>• A connected and thriving community that provides people from all ages and abilities access to social services and resources that enhance their wellbeing and enable them to live full lives. |
| | **Implications, key drivers and priorities for the Clayton Structure Plan Area:**<br>• Provide sporting facilities that are safe and accessible, with existing facilities maintained, renewed or upgraded<br>• The preference is for multi-purpose sport and recreation facilities<br>• 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; City of Kingston Sport and Recreation Strategy 2018**<br>• 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.<br>• 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.<br>• The provision of active recreation facilities is somewhat unbalanced, with varying provision between the east and west of the municipality.<br>• Regional facility provision requires collaboration between local governments and the sharing of facilities.<br>• Most facilities are single purpose which limits opportunities for multi-purpose use and intergenerational use.<br>• The City of Kingston has existing arrangements with selected schools for the use of facilities on school land by external community sporting groups, particularly where the council has invested capital funds for the provision or maintenance of these facilities. It is likely that more opportunities will need to be investigated with schools for the shared use of school facilities.<br>• The council advocates strongly for and optimises the provision of sport and recreation facilities that are multi-use and support shared use, where appropriate and practical. |
| | **Implications, key drivers and priorities for the Clayton Structure Plan Area:**<br>• 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<br>• 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**<br>• There is an emphasis on providing access to spaces that encourage creativity, including art, craft, and innovative practices<br>• 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<br>• 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<br>• Co-locating creative spaces within other community facilities such as selected public libraries is supported<br>• 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 Clayton Structure Plan Area:**<br>• Provide arts and cultural spaces in community hubs or co-locate them with other community facilities<br>• Provide local creative spaces in accessible locations such as Activity Centres<br>• Consider opportunities to upgrade existing community facilities to include creative spaces. |
| **Youth-friendly places** | **Kingston Youth Strategy 2023-2026**<br>• Youth benefit from services and spaces that encourage socialisation and build social connection.<br>• Youth seek spaces that are safe, accessible and inclusive for all young people. |
| | **Implications, key drivers and priorities for the Clayton Structure Plan Area:**<br>• Collocate youth services with other activities such as the recreation centre or Clayton Theatre at the Clayton Community Centre<br>• Provide spaces in a location that is safe, easy to navigate to and close to multi-modal transport options including bus and train connections. The current Clayton Community Centre hosts youth services and is close to public transport. |
| **Flexible spaces for diverse activities** | **Kingston Sport and Recreation Strategy 2018; Kingston Library Strategy 2019-2030; Kingston Planning Scheme**<br>• Provide community infrastructure accessible to all that is multi-use.<br>• Optimise the provision of sport and recreation facilities that are multi-use and can support shared use, where appropriate and practical.<br>• There is an emphasis on libraries being built or renovated to increase the flexibility of spaces, that are functional and accessible for all-abilities. |
| | **Implications, key drivers and priorities for the Clayton Structure Plan Area:**<br>• Prioritise multi-purpose adaptable spaces that can also serve many clubs and activities – indoor sports centres that can accommodate multiple clubs, events and sports are a good example of facilities that can create efficiency and optimise operational requirements<br>• Libraries should accommodate flexible and adaptive spaces that can be used for a range of community events and needs – auxiliary spaces such as kitchens and adaptability for large gatherings should be considered in facility design. |
| **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**<br>• 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.<br>• Prioritise investment in existing and new arts, cultural, and sport facilities to meet changing demands and expectations, increasing accessibility and accommodating multiple users.<br>• 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.<br>• Upgrade aging infrastructure to enhance layout, encourage sharing and social use, and provide for a greater range of users and opportunities at sports parks.<br>• Facilitate integrated, co-located neighborhood-based buildings that respond to the needs of all, especially those of children, young people, their families and carers. |

| THEME | KEY LOCAL POLICY DRIVERS |
|---|---|
| | **Implications, key drivers and priorities for the Glen Waverley Structure Plan Area:**<br>• Focus on delivering community services, and community infrastructure should support a diverse, inclusive, participatory, caring and healthy community.<br>• Provide community infrastructure such as libraries that are flexible for diverse activities and user groups.<br>• Maximise the capacity of existing facilities, especially in the absence of providing new infrastructure or seek opportunities for alternative delivery. |

# 5 Drivers for change

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

## 5.1 Contemporary community infrastructure provision approaches

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

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

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

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

These approaches or models can support effective delivery of community infrastructure for the future population of the Structure Plan Area by optimising existing facilities, delivering new flexible assets that can be adapted over time to meet changing community needs, and leveraging investment through partnerships and the shared use of third-party facilities (such as university and school gyms, courts and fields) by the broader community. These and other innovative approaches are increasingly central to contemporary community infrastructure provision. 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-locating community infrastructure and civic services into a hub will allow pooling of resources to efficiently fund better facilities. It will enable a more efficient use of limited resources, enhance synergies between different service providers, and provide greater opportunity for community capacity building and social connection, particularly for vulnerable or socio-economically disadvantaged groups.

The proximity between the Clayton and Monash Structure Plan Areas provides opportunity to provide community hubs that service the local community and offer opportunity for further choice and diversification of services. Hubs should be located close to the SRL stations to provide high connectivity between the 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. These facilities are considered to be a major driver of foot traffic, which supports life and time spent within activity centres. Providing a large new library space in place of the existing outdated and constrained library will align and maximise these trends and benefits.

A new library could host flexible community spaces, providing other locations for meeting, gathering and events. In addition, co-location with a maternal and child health service could provide additional benefits and efficiencies with shared use of facilities such as large meeting spaces, kitchens, cafes and reception areas.

**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. Providing 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 cities of Monash and Kingston 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 Clayton assessment

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

## 6.1 Existing and planned community infrastructure

A range of community infrastructure types are located within in the Clayton Study Area. These include a library, creative spaces, youth space, community hubs, neighbourhood houses, maternal and child health services, sporting courts and fields.

Existing and planned local community infrastructure is shown in Figure 6.1**.** Sport and recreation infrastructure in the 1.6-kilometre local catchment classified as district-level infrastructure is also shown, given the role of these facilities in meeting local community needs.

District-level and regional-level community infrastructure servicing local needs are shown in Figure 6.2 and Figure 6.3. A significant amount of community infrastructure is located within the catchments. A list of these facilities is provided in Appendix C.

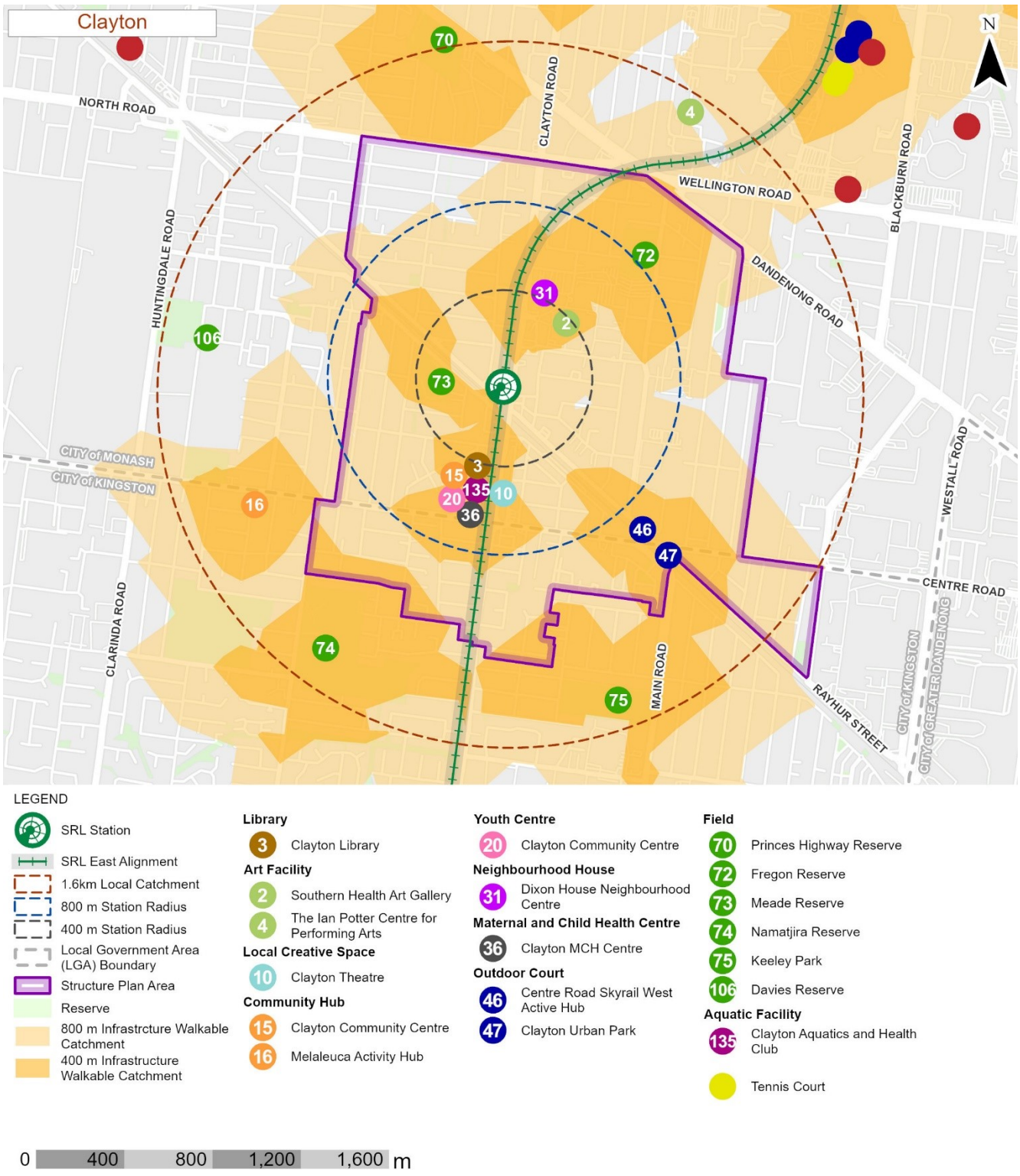



**FIGURE 6.1 EXISTING AND PLANNED COMMUNITY INFRASTRUCTURE**

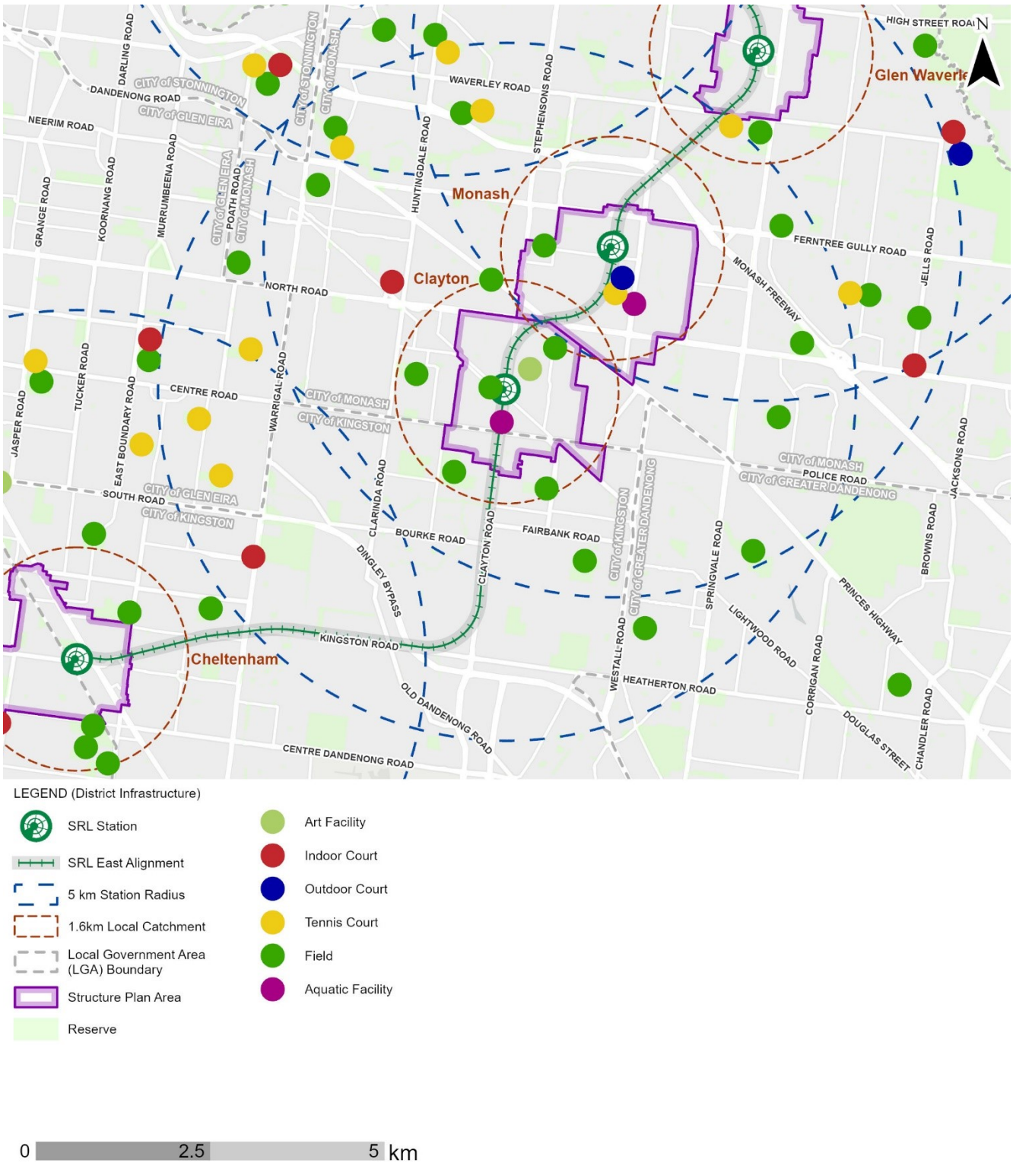



**FIGURE 6.2 EXISTING COMMUNITY INFRASTRUCTURE IN 5-KM DISTRICT CATCHMENT**

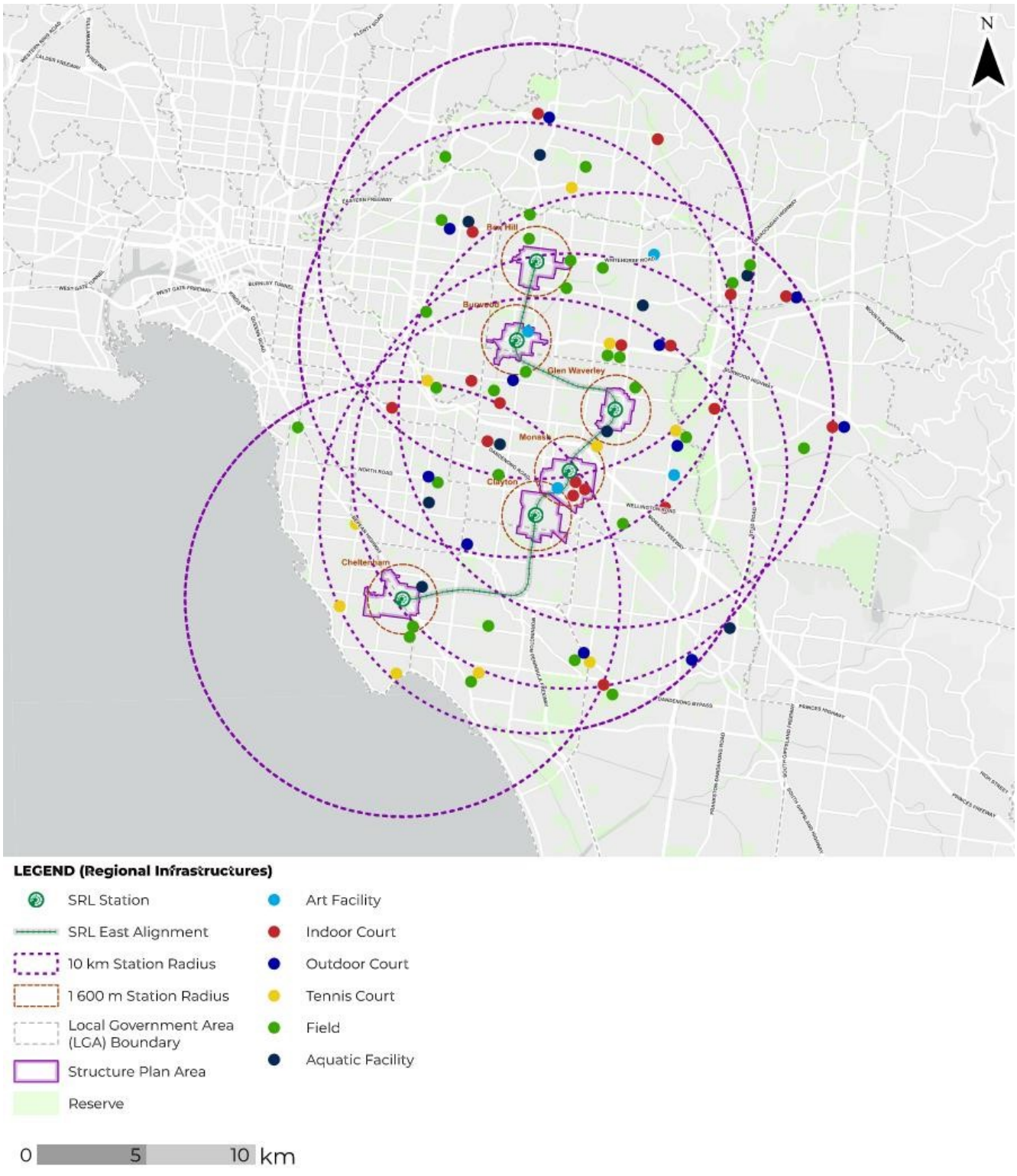



**FIGURE 6.3 EXISTING COMMUNITY INFRASTRUCTURE IN 10-KM REGIONAL CATCHMENT**

# 6.2 Current needs 2021

## 6.2.1 SOCIAL AND HEALTH INFRASTRUCTURE ASSESSMENT

### Library assessment – Clayton Library

There is one library located within the Structure Plan Area: Clayton Library. The library is located 500 metres south of the existing Clayton Station, providing high accessibility for the community within the Structure Plan Area and the wider 1.6-kilometre local catchment. The library has good connectivity from the southern and western areas of the 1.6-kilometre local catchment. Access from the north is more difficult as the existing rail line creates a barrier to movement within the suburb.

The benchmarking assessment indicates a current undersupply of 0.12 libraries in the 1.6-kilometre local catchment. This indicates the existing Clayton Library is not meeting current need and there is an emerging need for additional library floorspace.

The population in the Structure Plan Area accounts for approximately 63 per cent of the current need.

Qualitative assessments identified the condition of the Clayton Library is adequate and fit-for-purpose. However, the library potentially does not have capacity to meet future needs and uses, particularly flexible use space. Visitation numbers also suggest the library is under-used. It is noted the library is located within a community hub service at the Clayton Community Centre.

The overall assessment indicates an emerging need for additional library floorspace.

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

**TABLE 6.1 CLAYTON 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 | 22,500 | 14,200 | - |
| **1** | 62 $m^2$ per 1000 people | 1.12 Total need | 0.71 Total need | 0.12 Accounts for current supply |

| Building condition | Fit-for-purpose | Design life | Overall quality |
|---|---|---|---|
| 3 – Fair | 2 – Good | 3 – Fair | 3 – Fair |

| Accessibility criteria | Accessibility analysis |
|---|---|
| *Structure Plan Area:*<br>Located centrally within a 20-minute walk, ride or public transport connection.<br>*Local catchment:*<br>Located within 400 m of multi-modal transport hub to enable highly accessible public transport connection from a 3.5-km catchment. | *Structure Plan Area and local catchment:*<br>The library is located within 500 m of the existing Clayton Station and other public transport options, providing excellent accessibility to all areas of the Structure Plan Area and 1.6-km local catchment. |

### Community Hub assessment – Clayton Community Centre and Melaleuca Activity Hub

There are two community hubs located within the 1.6-kilometre local catchment: Clayton Community Centre and the Melaleuca Activity Hub. Clayton Community Centre is centrally located within the Structure Plan Area, in Clayton's existing Activity Centre near public transport, and is Victoria's largest community facility at approximately 5500 $m^2$. Melaleuca Activity Hub is located to the west in the 1.6-kilometre local catchment and is located outside the Structure Plan Area.

The benchmarking assessment found an oversupply of 1.1 community hubs in the 1.6-kilometre local catchment. This indicates the current supply is adequately servicing the community.

The population in the Structure Plan Area accounts for approximately 64 per cent of the current need.

Qualitative assessments suggest the condition of the Clayton Community Centre is adequate and is fit-for-purpose. The Clayton Community Centre experiences strong demand seven days a week and is believed to have capacity to meet future demand and growth. Limited information was available on the Melaleuca Activity Hub. All qualitative measures were rated as neutral in the absence of information.

The overall assessment found the existing community hubs are adequately servicing the community.

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

**TABLE 6.2 CLAYTON 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 | 22,500 | 14,200 | - |
| **2**<br>**(5500 m² +450 m²)** | 80 m² per 1000 people | 0.9<br>Total need | 0.57<br>Total need | -1.1<br>Accounts for current supply |

| Building condition | Fit-for-purpose | Design life | Overall quality |
|---|---|---|---|
| **Clayton Community Centre** | | | |
| 4 – Good | 4 – Good | 4 – Good | 4 – Good |
| **Melaleuca Activity Hub** | | | |
| Not available | Not available | Not available | Neutral |

| Accessibility criteria | Accessibility analysis |
|---|---|
| *Structure Plan Area:*<br>Located centrally within a 20-minute walk, ride or public transport connection.<br>*Local catchment:*<br>Located within 400 m of multi-modal transport hub. | *Structure Plan Area and local catchment:*<br>Clayton Community hub is located centrally, slightly towards the south of the Structure Plan Area, providing good walkability to most of the area, and good connections via public transport. Melaleuca Activity Hub Is located outside the Structure Plan Area and not walkable from the station.<br>*Local catchment:*<br>Clayton Community Hub is located close to multi-modal transport, providing good accessibility to the local catchment. |

## Neighbourhood house assessment – Dixon House Neighbourhood Centre

There is one existing neighbourhood house within the 1.6-kilometre local catchment: Dixon House Neighbourhood Centre. This facility is located in the centre of the Structure Plan Area, adjacent to the existing Clayton Station.

The benchmarking assessment found a current undersupply of 0.5 neighbourhood houses in the 1.6-kilometre local catchment. This indicates an emerging need for an additional neighbourhood house.

The Structure Plan Area accounts for approximately 63 per cent of the current need.

All qualitative measures were rated as neutral in the absence of information.

The overall assessment found an emerging need for additional neighbourhood house space in the south-east of the 1.6-kilometre catchment.

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

**TABLE 6.3 CLAYTON 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 | 22,500 | 14,200 | - |
| 1 | 80 $m^2$ per 1000 people | 1.5<br>Total demand | 0.95<br>Total demand | 0.5<br>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:*<br>Not recommended within Structure Plan Area – recommend a community hub model.<br>*Local catchment:*<br>For low-density residential areas, locate within a 20-minute walk, ride or public transport connection, no greater than 2.5-km.<br>For high density areas (25 dwellings / ha), move to a district community hub model. | *Structure Plan Area:*<br>The existing neighbourhood houses is located within the Structure Plan Area, proving good accessibility.<br>*Local catchment:*<br>The existing neighbourhood houses service the central / northern portion of the 1.6-km local catchment. |

## Local creative spaces assessment – Clayton Theatre

There is one local creative space within the 1.6-kilometre local catchment: Clayton Theatre. This facility is located in the southern section of the Structure Plan Area.

The benchmarking assessment found an undersupply of 0.13 creative spaces in the 1.6-kilometre local catchment.

The population in the Structure Plan Area accounts for approximately 63 per cent of the current need.

All qualitative measures were rated as neutral in the absence of information.

Local creative space is also present in Melaleuca Activity Hub, which is a community hub therefore considered in the community hub assessment above.

The overall assessment found an emerging need for local creative spaces within the 1.6-kilometre local catchment.

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

**TABLE 6.4 CLAYTON 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 | 22,500 | 14,200 | - |
| 1 | Typically, less than 5 rooms and may have no staffed reception area. | 1.12<br>Total need | 0.71<br>Total need | 0.13<br>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:*<br>Within a 20-minute walk, cycle or public transport connection.<br>*Local catchment:*<br>Within 30-minutes by public transport connection. | *Structure Plan Area and local catchment:*<br>Clayton Theatre is near the SRL station and existing public transport routes. It is considered highly accessible for the community in the Structure Plan Area, especially the southern portion where the theatre is located. However, there are gaps in the northern area of the 1.6-km local catchment. |

## Youth centre / space assessment – Clayton Community Centre

There is one youth space within the Clayton 1.6-kilometre local catchment. The space is within the Clayton Community Centre, which is located centrally in the Structure Plan Area.

A measurement of the existing youth floorspace allocation within the Clayton Community Centre was not available. The benchmarking assessment found an oversupply of 0.73 youth spaces in the 1.6-kilometre local catchment. This indicates adequate provision of space for the current need.

The population in the Structure Plan Area accounts for approximately 63 per cent of the current need.

There are limited qualitative assessments on the specific spaces within the Clayton Community Centre that host youth services. However, the overall condition of the facility is adequate, fit-for-purpose and use is high. The outcomes of the *Monash Children Youth and Family Services Infrastructure Plan* (City of Monash, pending release in late 2024) may provide further directions about youth services.

The overall assessment found the existing youth space is adequately servicing the Structure Plan Area.

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

**TABLE 6.5 CLAYTON 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<br>12 to 17-year-olds | 800<br>12 to 17-year-olds | 400<br>12 to 17-year-olds | - |
| 1 space | 80 $m^2$ per 1000 people | 0.27<br>Total need | 0.13<br>Total need | -0.73<br>Accounts for current supply |

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

| Accessibility criteria | Accessibility analysis |
|---|---|
| *Structure Plan Area*:<br>Located centrally within a 20-minute walk, ride or public transport connection.<br>*Local catchment::*<br>Centrally located within 400 m of multi-modal transport hub to maximise accessibility from 1.6-km catchment and enable a diversity of accessibility<br>or<br>Distributed evenly for equity of access if multiple centres are required. | *Structure Plan Area and local catchment:*<br>The existing facility meets the criteria, being located in the Structure Plan Area and close to public transport connections.<br>The existing facility meets the criteria, being located within 400 m of a transport hub. Current facility services the of the 1.6-km catchment. |

### Maternal and child health services assessment – Clayton Maternal and Child Health Centre, Clayton Community Centre

There is one existing maternal and child health centre in the 1.6-kilometre local catchment: Clayton Maternal and Child Health Centre within the Clayton Community Centre, which is located centrally within the Structure Plan Area.

The benchmarking assessment found an undersupply of 1.25 maternal and child health services in the 1.6 kilometre local catchment. This indicates that additional floorspace dedicated to maternal and child health services is required to meet current needs.

The population in the Structure Plan Area accounts for approximately 63 per cent of the current need.

Qualitative assessments indicate this facility's condition is above average, but is operating above capacity. It is noted the offices / spaces within the facility are too small to host all the activities required for a maternal and child health facility. The facility rates poorly for fit-for-purpose and its design life is therefore very short. A potential renewal plan is pending the development of the *Monash Children Youth and Family Services Infrastructure Plan* in late 2024.

The overall assessment found an additional maternal and child health facility is required, and uplifts and upgrades should also be considered to the existing Clayton Maternal and Child Health Centre to meet community needs.

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

**TABLE 6.6 CLAYTON 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 | 22,500 | 14,200 | - |
| 1 | Space requirements vary based on number of rooms / nurses. | 2.25<br>Total need | 1.42<br>Total need | 1.25<br>Accounts for current supply |

| Building condition | Fit-for-purpose | Design life | Overall quality |
|---|---|---|---|
| 2 – Good | 4 – Poor | 5 – Very poor | 4 – Poor |

| Accessibility criteria | Accessibility analysis |
|---|---|
| *Structure Plan Area:*<br>Located centrally within 20-min walk, ride or public transport connection.<br>*Local catchment:*<br>Located within 400 m of a multi-modal transport hub to maximise accessibility from 1.6-km catchment and enable a diversity of accessibility.<br>Delivery model must be considered across the municipality to provide equity of access to all residents, delivered 2 km for 95 per cent of the population. | *Structure Plan Area:*<br>Clayton Maternal and Child Health Centre is in a central location and is highly accessible in the Structure Plan Area,<br>*Local catchment:*<br>The Clayton Maternal and Child Health Centre provides good accessibility to the central and southern part of the local catchment. Overall, the northern areas have limited access to services by public transport. |

## Kindergartens provision in Clayton

In 2020, the City of Monash conducted a *Survey of Kindergarten and Early Learning Centre services in Monash.* The survey provided insights into the need for kindergarten services that may apply to Clayton 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 earl learning centre at the same time, potentially taking up two places for the 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 400 children aged 4 years living in the 1.6-kilometre local catchment from the SRL station at Clayton. 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 15 kindergarten programs are operating within a 2-kilometre radius of the SRL station at Clayton, including seven that also fall within a 2-kilometre radius of the SRL station at Monash. Provision settings in Clayton are heavily skewed towards integrated programs. Of the 15 kindergarten programs, only three are stand-alone sessional programs, with the remaining 12 operating in integrated long daycare settings.

## 6.2.2 SPORT AND RECREATION INFRASTRUCTURE ASSESSMENT

### Indoor multi-purpose courts

There are currently no indoor multi-purpose courts in the 1.6-kilometre local catchment. The benchmarking assessment found an undersupply of 1.12 indoor multi-purpose courts indicating a significant need.

The population in the Structure Plan Area accounts for approximately 63 per cent of the current need.

All qualitative measures were rated as not applicable in the absence of information. Given the lack of facilities, accessibility to indoor multi-purpose courts is very poor for the community in the Structure Plan Area.

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) accessible within 30-minutes by public transport from the SRL Station. There are also six regional indoor court facilities in the wider 10-kilometre catchment (and outside the 1.6-kilometre local catchment accessible (up to 30-minutes) on public transport from the SRL station at Clayton. In general, these facilities offer fee-based access to courts at limited time periods during weekdays, subject to private bookings, events and competitions.

While there is a network of district-level and regional-level facilities, the overall assessment found an undersupply of local-level indoor multi-purpose courts in the Structure Plan Area and across the 1.6-kilometre local catchment. Additional indoor multi-purpose courts are required and should be centrally located.

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

**TABLE 6.7 CLAYTON 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 | 22,500 | 14,200 | - |
| **0** | Local: 1 to 2 courts (in one facility)<br>District: 2 to 4 courts (in one facility)<br>Regional: 5+ courts (in one facility) | 1.12<br>Total need | 0.71<br>Total need | 1.12<br>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:*<br>Within 1 km, acknowledging that accommodating courts may not be possible in a high-density area due to space requirements.<br>*Local catchment*<br>1 km evenly distributed. | There are no indoor multi-purpose courts in the Structure Plan Area or 1.6-km local catchment. |

### Outdoor multi-purpose courts assessment – the Skyrail Centre Road multi-sports area, Clayton Urban Park

There are three outdoor multi-purpose courts within the Structure Plan Area. All are located along Centre Road. Two multi-purpose courts are located on the northern side of Centre Road (Skyrail), while on the southern side there is one multi-purpose court within Clayton Urban Park.

The benchmarking assessment found a current oversupply of 0.2 outdoor multi-purpose courts in the 1.6-kilometre local catchment. The population in the Structure Plan Area accounts for approximately 63 per cent of the current need.

- The wider sport and recreation network includes district-level and regional-level facilities that are accessible and can meet some of the need in the absence of local-level facilities. While there are no district-level or regional-level facilities within the 1.6-kilometre local catchment, the Monash University Informal Sport Zone, which is a district-level outdoor multi-purpose courts facility, is accessible within 30-minutes on public transport from the SRL station at Clayton. There is one regional-level facility (Cityside Sports) accessible within 30-minutes on public transport from the SRL station. In general, there are some limitations to general community accessing these facilities since organised sports, timetabled training, and competitions are prioritised. The general community are required to book at a fee to access the Cityside Sports facility.
- The overall assessment found a current supply of outdoor multi-purpose courts which adequately services the 1.6-kilometre local catchment.

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

**TABLE 6.8 CLAYTON 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 | 1:8,000 | 22,500 | 14,200 | - |
| 3 courts | 1 court (may include half courts) | 2.8<br>Total need | 1.78<br>Total need | -0.2<br>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:*<br>Within 1 km, acknowledging that accommodating courts may not be possible in a high-density area due to space requirements.<br>*Local catchment:*<br>1 km evenly distributed. | *Structure Plan Area and Local catchment:*<br>All existing outdoor courts are located in centrally in the Structure Plan Area.<br>All existing outdoor courts are located in a cluster, leaving the outer areas of the 1.6-km catchment with gaps in provision. |

## Tennis courts assessment

There are no local-level tennis court facilities in the 1.6-kilometre local catchment. The benchmarking assessment found a current an undersupply of 4.5 tennis court facilities with 1 to 4 four courts in the 1.6-kilometre local catchment.

The population in the Structure Plan Area accounts for approximately 63 per cent of the current need.

All qualitative measures were rated as neutral in the absence of information. Given the lack of facilities, accessibility to tennis courts is very poor for the community in the Structure Plan Area.

There are also no district-level or regional-level tennis facilities within the 1.6-kilometre local catchment, although some are located within 30-minutes by public transport from the SRL station at Clayton. There are four district-level facilities accessible within 30-minutes (5-kilometre catchment). There is also one regional-level facility accessible within 30-minutes, the East Malvern Tennis Club. In general, these facilities are bookable by the public with a fee for times outside training hours and competition days.

Overall, the assessment found additional local-level tennis court facilities are required centrally and accessibly located in the Structure Plan Area.

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

**TABLE 6.9 CLAYTON 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 | 22,500 | 14,200 | - |
| **0** | Local: 1 to 4 courts (in one facility)<br>District: 5 to 8 courts (in one facility)<br>Regional: 9+ courts (in one facility) | 4.5<br>Total need | 2.84<br>Total need | 4.5<br>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:*<br>Within 1 km, acknowledging that accommodating courts may not be possible in a high-density area due to space requirements.<br>*Local catchment:*<br>1 km evenly distributed. | There are no tennis courts in the 1.6-km local catchment. |

## Fields assessment – Fregon Reserve, Keeley Park, Meade Reserve, Namatjira Reserve and Princes Highway Reserve

There are five district-level field facilities in the 1.6-kilometre local catchment: Fregon Reserve and Meade Reserve are located in the Structure Plan Area, and Keeley Park, Namatjira Reserve and Princes Highway Reserve are evenly distributed across the 1.6-kilometre local catchment with one in the north and two in south.

The benchmarking assessment found a current oversupply of 0.58 field facilities in the 1.6-kilometre local catchment.

The population in the Structure Plan Area accounts for approximately 64 per cent of the current need.

Known information includes:

- Fregon Reserve – no information was available on the condition, fit-for-purpose or design life of the field. The pavilion at the reserve was noted as below average and not fit-for-purpose. A sportsground renewal plan is in place, which includes a floodlighting upgrade that could increase the capacity and use of the reserve.
- Keeley Park – both sporting ovals have drainage issues. No information was available on the condition, fit-for-purpose or design life of the field. There are two pavilions on-site which have limited multi-purpose use. It is recognised there are significant issues relating to universal access as well as meeting sport-specific standards.
- Meade Reserve – no information was available on the condition, fit-for-purpose or design life of the field. The condition of the pavilion is considered to be below average and not fit-for-purpose. A sportsground renewal plan is in place to improve the pavilion and the sportsground.
- Namatjira Reserve – the City of Monash notes the sporting fields at the reserve require an upgrade (including lighting). No information on fit-for-purpose or design life was available. The pavilion on-site does not allow for multi-purpose use. The facility is in need of redevelopment, and there are also significant issues relating to universal access as well as meeting sport-specific standards.
- Princes Highway Reserve – no information was available on the condition, fit-for-purpose or design life of the field.

There are district and regional-level facilities in the wider 5-kilometre catchment and 10-kilometre catchment that can be accessed by the local community. There are 11 district-level and one regional-level facilities that are accessible within 30-minutes of the SRL station at Clayton. While these facilities are listed as district-level and regional-level facilities they are only accessible to the community on a daily basis outside of club timetabled training and competition.

The overall assessment found no additional field provision is required. However, planned upgrades at the above fields should occur so the Structure Plan Area community and 1.6-kilometre local catchment have access to an adequate level of service.

Table 6.10 summarises the quantitative and qualitative assessment of the fields provision.

**TABLE 6.10 CLAYTON 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 | 22,500 | 14,200 | - |
| 5 | Local: Single field<br>District: Single+ field, club facilities.<br>Regional: single field+, club and club facilities and includes a grandstand. | 4.5<br>Total need | 2.84<br>Total need | -0.58<br>Accounts for current supply |

| Grounds condition | Fit-for-purpose | Design life | Overall quality |
|---|---|---|---|
| **Meade Reserve** | | | |
| Not available | Not available | Not available | Neutral |
| **Fregon Reserve** | | | |
| Not available | Not available | Not available | Neutral |
| **Keeley Park** | | | |
| 4 – Poor | Not available | Not available | Neutral |
| **Namatjira Reserve** | | | |
| 4 – Poor | Not available | Not available | Neutral |
| **Princes Highway Reserve** | | | |
| Not available | Not available | Not available | Neutral |

| Accessibility criteria | Accessibility analysis |
|---|---|
| *Structure Plan Area:*<br>Within 1 km, acknowledging that accommodating courts may not be possible in a high-density area due to space requirements.<br>*Local catchment:*<br>1 km evenly distributed. | *Structure Plan Area:*<br>Two of the existing fields are located within the Structure Plan Area.<br>*Local catchment:*<br>There is a reasonably even distribution of fields across the 1.6-km local catchment. |

## 6.2.3 SUMMARY OF CURRENT NEEDS

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

There are emerging needs for a library, neighbourhood house, creative spaces and significant need for:

- Maternal and child health services
- Indoor courts
- Tennis courts.

## 6.3 Future needs 2041

The future population by 2041 has been estimated at 26,900 for the Structure Plan Area and 40,500 for the 1.6-kilometre local catchment. The figures show that the Structure Plan Area will experience a concentrated growth in population of 89 per cent while the 1.6-kilometre local catchment is expected to increase by 80 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** | 14,200 | 22,500 |
| **2041 population** | 26,900 | 40,500 |
| **Population change** | +12,700 | +18,000 |
| **% increase** | 89% | 80% |

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 89 per cent within the Structure Plan Area would create an additional need of approximately 0.64 libraries. The future total need of the Structure Plan Area in 2041 will be approximately 1.35 libraries, with the total need in the 1.6-kilometre local catchment area being 2.02 libraries.

**TABLE 6.12 CLAYTON 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 | 40,500 | 26,900 | 12,700 |
| **No. of libraries** | 62 $m^2$ per 1000 people | 2.02 Total need | 1.35 Total need | 0.64 Total need |

The existing library is located within the Structure Plan Area with a community hub and recreational centre. It is in good condition and has capacity for some additional need. However, the benchmarking assessment identified the need for two libraries.

The library service within the City of Monash is delivered at district level, with facilities generally 3 to 5 kilometres apart. The neighbouring Monash Structure Plan Area (located approximately 3 kilometres away) does not have a library. The community infrastructure needs assessment for Clayton identified the need for a new library within the 1.6-kilometre local catchment by 2041.

The City of Monash has indicated that libraries need flexible spaces to accommodate meeting and gathering spaces and specific cultural activities. Together with other co-located services, such as maternal and child health, these rooms could be shared, providing operational efficiencies.

These needs could be consolidated to provide one district-level library located north-centrally in the Clayton 1.6-kilometre local catchment. This facility could accommodate the library needs of the total local population of the Clayton as well as the Monash Structure Plan Area (approximately 61,500 people) with excellent public

active and public transport connections and improved connections for those living north of the Cranbourne / Pakenham Line.

Options to meet the future local and district needs include:

- Retain and expand the existing library to a total library facility of approximately 2511 $m^2$, servicing the 1.6-kilometre local catchment population
- 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 East station at Clayton. The library should cater for a combined population of 61,500 being approximately 3813 $m^2$.

**The recommended future provision is 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 within 400 metres of the SRL station, and co-located with other community facilities such as maternal and child health services.**

### Community hubs assessment

The benchmarking assessment (summarised in Table 6.13) identified that the population growth of approximately 89 per cent within the Structure Plan Area would create an additional need of approximately 0.51 community hubs. The future total need of the Structure Plan Area in 2041 will be approximately 1.07 community hubs, with the total need in the 1.6-kilometre local catchment being 1.62 community hubs.

There are currently two community hubs that adequately serve the existing community.

**TABLE 6.13 CLAYTON 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 | 40,500 | 26,900 | 12,700 |
| **No. of community hubs** | 80 $m^2$ per 1000 people | 1.62 Total need | 1.07 Total need | 0.51 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 that is highly accessible to the 1.6-kilometre local catchment.

The City of Monash has indicated a desire for greater community connection, currently being experienced in flexible spaces at the library. A community hub is a purpose-based facility that could accommodate this.

Clayton Community Centre is well located in the Structure Plan Area, close to shops and public transport. There is an opportunity to explore the expansion of this facility, centralising the needs of the community at one location. Approximately 3240 $m^2$ should be allowed for to service the 1.6-kilometre catchment.

The community needs infrastructure assessment for the Monash Structure Plan Area found that additional community hubs are required to service the 1.6-kilometre local catchment. The Structure Plan Area residential area is divided into two pockets, with the southern portion close to the Clayton Community Centre. It is recommended this area is serviced by the Clayton facility due to its proximity. An additional 952 $m^2$ of floor space should therefore be considered, bringing the total to 4192$m^2$.

**The recommendation is to upgrade the Clayton Community Centre to 4192 $m^2$, with the southern portion of the Monash 1.6-kilometre local catchment included, and consider the future use of the Melaleuca Activity Hub.**

## Neighbourhood houses assessment

The benchmarking assessment (summarised in Table 6.14) identified that the population growth of approximately 89 per cent within the Structure Plan Area would create an additional need of approximately 1.85 neighbourhood houses. The future total need of the Structure Plan Area in 2041 will be approximately 1.79 neighbourhood houses, with the total need in the 1.6-kilometre local catchment being 2.7 neighbourhood houses.

There are currently three neighbourhood houses located within the 1.6-kilometre local catchment. There is one existing neighbourhood house within the 1.6-kilometre local catchment.

**TABLE 6.14 CLAYTON 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 | 40,500 | 26,900 | 12,700 |
| **No. of neighbourhood houses** | 80 $m^2$ per 1000 people | 2.7 Total need | 1.79 Total need | 1.85 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 Clayton should be delivered through multi-purpose community hubs. This will provide efficiencies in delivering new community infrastructure floor space.

The City of Monash is considering a shift away from the neighbourhood house model 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.

The community infrastructure needs assessment for the Monash Structure Plan Area identified a need for neighbourhood houses (and a community hub as described above) located away from the SRL station at Monash, which can be more efficiently and effectively serviced through the Clayton Community Hub.

Options to meet future need include:

- Provide an additional neighbourhood house and upgrade current services to meet future needs, with a focus on balancing the locations with need across the 1.6-kilometre local catchment
- Deliver future neighbourhood house services within a centralised community hub with approximately 3240 $m^2$ floorspace (as outlined in the community hub section above) and review the need for neighbourhood houses. Consider the adjacent and overlapping areas of the Monash 1.6-kilometre local catchment and include an additional 952 $m^2$.

**The recommended future provision is delivery of neighbourhood house services through a centralised community hub model of 4192 $m^2$, as outlined in the community hub section. The City of Monash review the future of existing neighbourhood house facilities.**

## Creative Spaces assessment

The benchmarking assessment (summarised in Table 6.15) identified that the population growth of approximately 89 per cent within the Structure Plan Area would create an additional need of approximately of 0.64 creative spaces. The future total need of the Structure Plan Area in 2041 will be approximately 1.3 creative spaces, with the total need in the 1.6-kilometre local catchment being 2.05 creative spaces.

**TABLE 6.15 CLAYTON CREATIVE SPACE 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 | 40,500 | 26,900 | 12,700 |
| **No. of creative spaces** | Facilities are typically less than 5 rooms and may have no staffed reception area. | 2.05<br>Total need | 1.3<br>Total need | 0.64<br>Total need |

No information was available on the current condition of Clayton Theatre and its projected ability to meet future need. However, it is in a highly accessibility location and positioned slightly south in the Structure Plan Area.

The City of Monash has indicated its desire for a creative and cultural hub. Expanding the Clayton Community Centre, building on the Clayton Theatre, together with multi-purpose community spaces could accommodate a larger community hub focus at this location, with the library being accommodated in a new (larger) location.

**It is recommended that facilities around the Clayton Theatre are expanded to create a cultural and creative focus. The Clayton Community Centre would need to accommodate additional creative space to meet the 1.6-kilometre local catchment needs, and consider the wider district and regional needs of the municipality.**

**It is recommended to relocate the library service into a new stand-alone facility, and use the existing library space as part of the community hub, with creative and youth-focused spaces.**

## Youth Centre / Spaces assessment

The benchmarking assessment (summarised in Table 6.16) identified that the population growth of approximately 55 per cent within the Structure Plan Area would create an additional need of approximately need of 0.17 youth spaces. The future total need of the Structure Plan Area in 2041 will be approximately 0.3 youth spaces, with the total need in the 1.6-kilometre local catchment being 0.46 youth spaces.

**TABLE 6.16 CLAYTON YOUTH CENTRE/ SPACES 2041 ASSESSMENT**

| | Benchmark provision ratio | 12 to 17-year-old population of 1.6-km local catchment | 12 to 17-year-old population within Structure Plan Area | Structure Plan Area 12 to 17-year-old population change |
|---|---|---|---|---|
| **Need** | 1:3000<br>12 to 17 year olds | 1400 | 900 | 500 |
| **No. youth centre / spaces** | 80 $m^2$ per 1000 12 to 17-year-olds | 0.46<br>Total need | 0.3<br>Total need | 0.17<br>Total need |

The condition and capacity of the current youth space located within the existing community centre will be known once the City of Monash completes its *Monash Children Youth and Family Services Infrastructure Plan*. The community centre may need to expand floor space to accommodate future needs, encompassing approximately 112 $m^2$.

**It is recommended that the current youth space facility can be expanded to accommodate approximately 112 $m^2$ (minimum) of total floor space.**

## Maternal and child health services assessment

The benchmarking assessment (summarised in Table 6.17) identified that the population growth of approximately 89 per cent within the Structure Plan Area would create an additional need of approximately 1.27 MCH. The future total need of the Structure Plan Area in 2041 will be approximately 2.69 maternal and child

health services, with the total need in the 1.6-kilometre local catchment being 4.05 maternal and child health services.

There is one maternal and child health centre in the 1.6-kilometre local catchment.

**TABLE 6.17 CLAYTON 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 | 40,500 | 26,900 | 12,700 |
| **No. of maternal and child health services** | Approximately 1 room per 120 births | 4.05 Total need | 2.69 Total need | 1.27 Total 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 Monash 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 approximately two to three rooms which could ideally be located within a community hub and or library service. Alternatively, all new facilities could be centrally located if space permits.

Options to meet future needs include:

- Provide a stand-alone facility with four rooms, meeting needs for the 1.6-kilometre local catchment in a single facility, located close to public transport, retail, health or other civic service.
- Provide two to three rooms co-located with the existing community hub
- Provide two to four rooms co-located with a new library facility, located close to the SRL station at Clayton and close to the Monash Medical Centre (hospital) to take advantage of nearby health services.

**In the absence of detailed service planning, it is recommended to provide two to four spaces within the Structure Plan Area, ideally co-located with a new library facility, close to the SRL station at Clayton, and close to the Monash Medical Centre (hospital).**

### Kindergarten need

The need for kindergarten services can be calculated from the number of children aged 3 to 4 years living in Clayton. According to SRLA-derived estimates (based on the 2021 ABS Census), the number of 3 to 4 years living within the 1.6-kilometre local catchment is forecast to double to 800 by 2041. Since most children in Monash attend kindergarten (see VCAMS data in the current needs section above) and Victorian Government reforms will extend kindergarten hours, services will need to significantly 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 Clayton, 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 doubling in the number of children aged 3 to 4 years in the 1.6-kilometre local catchment by 2041 suggests that local population growth could create demand for new kindergarten provision. The 1.6-kilometre local catchment has the equal second-highest number of children aged 3 to 4 years and equal-second highest growth rate to 2041 (compared to the other SRL East Structure Plan Areas).

Planning also needs to consider that in addition to an increased resident population, the workforce in the Structure Plan Area is also forecast to increase. According to employment growth forecasts, the number of workers in the Clayton precinct is predicted to grow from 12,400 in 2021 to 29,600 in 2041. The growth of the local population plus the influx of workers from surrounding areas may contribute significantly to demand for kindergarten services in centres of employment.

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 89 per cent within the Structure Plan Area would create an additional need of approximately 0.64 indoor court facilities. The future total need of the Structure Plan Area in 2041 will be approximately 1.35 indoor court facilities, with the total need in the 1.6-kilometre local catchment area being 2.05 indoor court facilities.

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

**TABLE 6.18 CLAYTON 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 | 40,500 | 26,900 | 12,700 |
| **No. indoor multi-purpose court facilities** | 1 to 2 courts (in one facility) | 2.05<br>Total need | 1.35<br>Total need | 0.64<br>Total need |

Due to the significant need and limited access to indoor courts beyond the local catchment, it is recommended that a new indoor court facility is considered.

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 neighbouring Monash 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 the need for indoor courts can be explored through shared use arrangements, noting that long-term agreements may not be available.

Options to meet future need include:

- Explore shared use agreements with schools, Monash University and other organisations
- A new purpose-built facility located within the 1.6-kilometre local catchment with excellent public and active transport links to the centre of the Structure Plan Area
- Explore opportunities to create new facilities in partnership with other entities such as schools, where land availability of other needs can be met.

**It is recommended that a new district-level indoor court facility accommodating outdoor court and tennis court needs is located with other recreational space, civic or cultural facilities, with good options**

**to provide public and active transport connections from the SRL station at Clayton. The facility should provide minimum of four courts (1 district facility) from 465 to 781 m$^2$ each, plus additional needs from the neighbouring Monash Structure Plan Area.**

### Outdoor multi-purpose courts assessment

The benchmarking assessment (summarised in Table 6.19**)** identified that the population growth of approximately 89 per cent within the Structure Plan Area would create an additional need of approximately 1.59 outdoor court facilities. The future need of the Structure Plan Area in 2041 will be approximately 3.36 outdoor court facilities, with the total need in the 1.6-kilometre local catchment being 5.35 outdoor court facilities.

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

**TABLE 6.19 CLAYTON 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** | **42,800** | **26,900** | **12,700** |
| **No. of outdoor multi-purpose court facilities** | 1 court (may include half courts) | 5.35<br>Total need | 3.36<br>Total need | 1.59<br>Total need |

Due to limited outdoor space opportunities / sites, expanding indoor court provision is recommended. This would extend play potential by avoiding weather condition and provide for auxiliary amenities such as change rooms and bathroom facilities.

Options to meet future need include:

- Build two to three outdoor courts facilities
- Increase partnerships with schools in the area, noting that play time will be limited and may not be indefinite
- Include outdoor court provision in a new indoor court facility.

**It is recommended to include outdoor court provision in a new indoor court facility, with a minimum of one court. The efficiencies of multi-purpose courts should be tested to determine the number of additional indoor courts required.**

### Tennis courts assessment

The benchmarking assessment (summarised in Table 6.20) identified that the population growth of approximately 89 per cent within the Structure Plan Area would create an additional need of approximately 2.54 tennis court facilities. The future total need of the Structure Plan Area in 2041 will be approximately 5.38 tennis court facilities, with the total need in the 1.6-kilometre local catchment being 8.56 tennis court facilities.

**TABLE 6.20 CLAYTON 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 | 42,800 | 26,900 | 12,700 |
| **No. of tennis court facilities** | Facilities with 1-4 courts | 8.56<br>Total need | 5.38<br>Total need | 2.54<br>Total need |

There is a significant need for local-level tennis court facilities across the 1.6-kilometre local catchment by 2041, with no current local facilities.

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

The City of Monash has a joint-use agreement with Ashford Secondary College and manages the tennis courts on the school site, providing some local accessibility to tennis facilities.

The City of Monash has indicated a preference to prioritise multi-purpose sports courts over single-use courts such as tennis to maximise operating and commercial efficiencies, as it moves toward establishing multi-purpose active recreation nodes that include a multi-purpose court with options for a tennis hit up wall.[4]

Options to increase local accessibility to some tennis court facilities include:

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

**It is recommended that indoor multi-purpose courts are prioritised over single-use courts for future provision, and a minimum of four tennis courts (approximately 1040 $m^2$) in a new indoor courts facility are provided, in addition to maintaining and exploring new shared use agreements and increasing public transport connections to district and regional-level facilities.**

### Fields assessment

The benchmarking assessment (summarised in Table 6.21) identified that the population growth of approximately 89 per cent within the Structure Plan Area would create an additional need of approximately 2.54 field facilities. The future need of the Structure Plan Area in 2041 will be approximately 5.38 field facilities, with the total need in the 1.6-kilometre local catchment being 8.56 field facilities.

There are five fields within the 1.6-kilometre local catchment. Accounting for this current supply, there will be a need for three to four more field facilities by 2041.

[4] Active Monash, Monash Active Recreation Opportunities Strategy, 2021

**TABLE 6.21 CLAYTON 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 | 42,800 | 26,900 | 12,700 |
| **No. of field facilities** | At least a single field. Club and club facilities may be present but no grandstands | 8.56<br>Total need | 5.38<br>Total need | 2.54<br>Total need |

The local community is already experiencing challenges with a lack of open space for structured sport. There is also growing tension 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 fields within the greater urban area. Medium and high-density development in the Structure Plan Area will limit opportunities for provision of new fields. Increasing access to existing spaces, including district and regional-level fields is therefore important.

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

**It is recommended that all options below are pursued to meet future need:**

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

## SUMMARY OF FUTURE NEEDS

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

All types of community infrastructure within the Structure Plan Area are assessed to have emerging need by 2041, with maternal and child health, outdoor courts, tennis courts and field facilities experiencing significant need within the Structure Plan Area.

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 unaddressed.

## COMMUNITY INFRASTRUCTURE NETWORK CONSIDERATIONS

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

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

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

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

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

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

## 6.4 Potential candidate sites to meet future need

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

Several candidate sites for new community infrastructure were identified in discussion with the cities of Monash and Kingston and by applying the site selection criteria outlined in Section 2.1.2.

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).

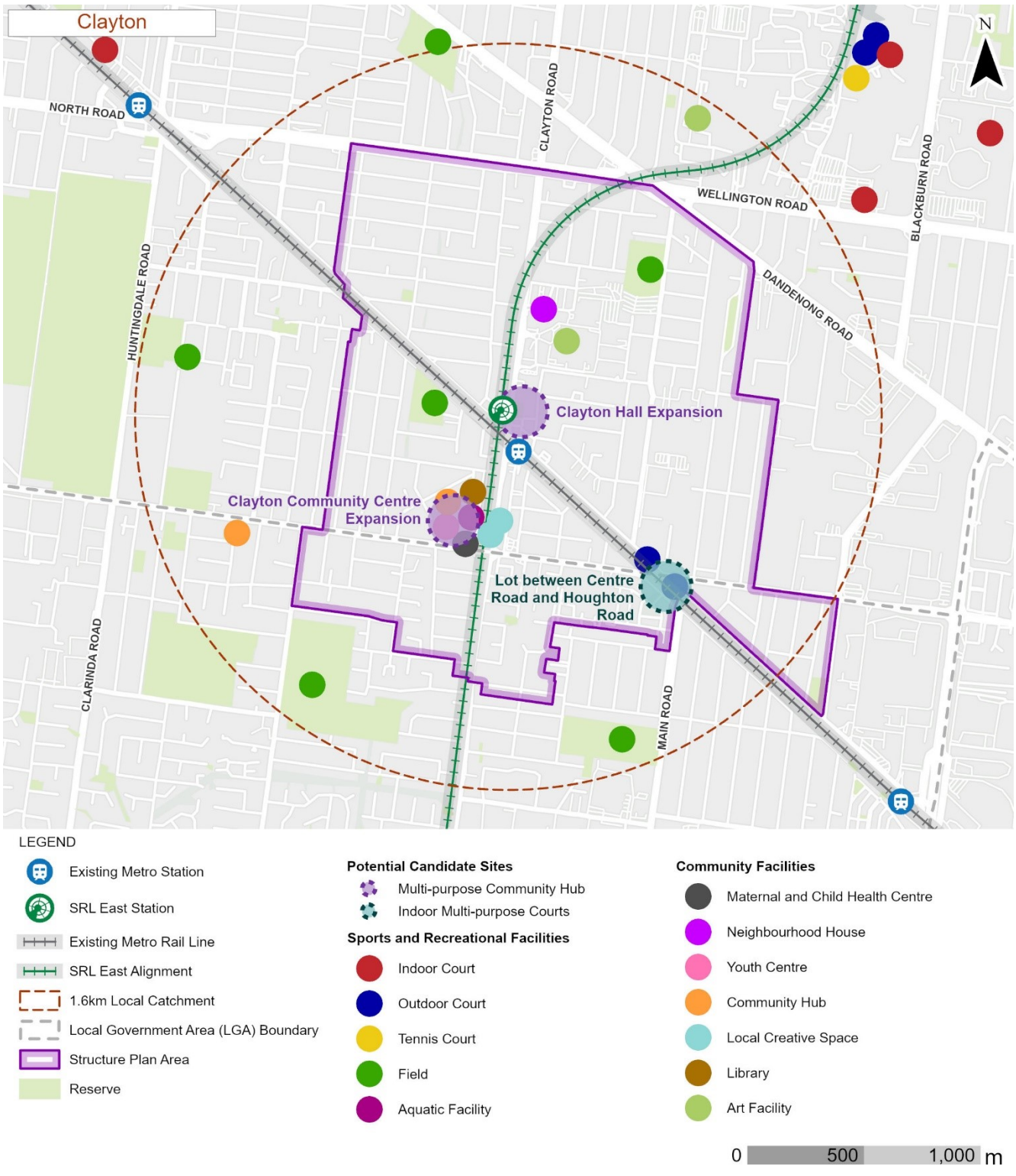



**FIGURE 6.4 CANDIDATE SITES**

### 6.4.1 LIBRARY

#### Clayton Hall

This site is located on Clayton Road, close to the SRL station at Clayton. This site is ideally located for a library or multi-purpose community hub.

The site is within a highly activated area that already includes other community infrastructure, and retail and other amenities along Clayton Road and Carinish Road. The utility and suitability of this site is strengthened by its proximity to the Monash medical precinct (Medical Centre and Monash Children's Hospital). A new community hub and/or library at the core would benefit from the co-location of civic services.

The site strongly supports the vision for Clayton to create better connectivity that brings communities, cultures, businesses and services together.

The site is highly accessible and would contribute to the range of community and civic service already on offer in the area. The site is opposite the SRL station and very close to the existing Clayton Station. It sits at the heart of the area forecast to have the highest level of population density, making it accessible to many residents.

The site is a council-owned asset. The City of Monash identified the site for redevelopment and upgrade, suggesting positive co-operation with SRLA if this option is moved forward. Due to this, expanding Clayton Hall to incorporate a community hub could have an affordable and cost-effective delivery pathway within the structure planning timeframe (by 2041).

### 6.4.2 MULTI-PURPOSE COMMUNITY HUB – POTENTIAL SITES

#### Clayton Community Centre expansion

The Clayton Community Centre is an existing facility near the corner of Clayton Road and Centre Road. A residential area lies to the west and a commercial area to the east.

Expanding the Clayton Community Centre is considered a very strong option, and the site has virtually all the positive traits of Clayton Hall described above. The Community Centre houses many community infrastructure types and is located close to retail and commercial areas along Clayton Road.

The site is at the core of the Clayton town centre in a highly accessible location. This site is adjacent to transport routes, including train services on the Pakenham Line (the existing Clayton Station just to the north). The site is also close to areas forecast to have the highest levels of population and employment density. However, with its location in the south of the Structure Plan Area, its proximity to high density population and employment is not as central as the Community Hall.

Clayton Community Centre is a council-owned facility. City of Monash officers have expressed interest in expanding the existing Clayton Community Centre. No commitment or plans are publicly available, so further consultation is needed to identify the likelihood of expansion. The site offers a promising opportunity for an affordable and effective delivery of infrastructure within the structure planning timeframe (by 2041).

### 6.4.3 INDOOR MULTI-PURPOSE COURTS – POTENTIAL SITES

#### Lot between Centre Road and Houghton Road

This area is already positioned in an activated area, and close to the SRL station, the existing Clayton Station and other transport routes. The area is aligned with several site identification criteria principles, but some limitations may prevent the site from being fully suitable for indoor sports courts.

This size of sites in the area may limit the possibility of a new indoor courts facility, indicating that additional land acquisition of surrounding lots may be required. This may be expensive, so cost-effective and affordable delivery may be jeopardised.

#### Clayton Community Centre expansion

As outlined above, the Clayton Community Centre is in an ideal location and already serves active recreation with the on-site pool and gym facilities. There is opportunity to consider expansion in the adjacent areas to include indoor needs. However, car parking would be limited due to the existing demand in the area.

# 7 Recommendations

Given the close proximity to the Monash Structure Plan Area, community infrastructure needs were considered across both locations, with particular attention to the overlapping residential areas and where Monash has distinct and geographically separated residential areas located to the north-east. In some cases, the Clayton Structure Plan Area and SRL station at Clayton is more accessible, particularly for the southern community in the Monash Structure Plan Area.

The Clayton area is expected to have a large increase in population, which creates a need for large facilities. Consideration has been given to existing facilities and their current services to understand best fit for expansion of services, and also proximity to other facilities and services in the area such as the Monash Medical Centre.

The City of Monash has identified the library at the Clayton Community Centre location as being too small to meet growing needs and as having inflexible spaces. This space and surrounding developable area could be considered to meet the growing community hub, youth and creative spaces needs.

A new library could be co-located with maternal and child health services, ideally located closer to the Monash Medical Centre to provide good connectivity to health services. The library is recommended as a district-level facility that also accommodates the Monash Structure Plan Area needs. The library should comprise 2511 $m^2$ to meet the Clayton 1.6-kilometre catchment needs plus 1302 $m^2$ to meet the Monash Structure Plan Area needs, creating a district-level facility of approximately 3813 $m^2$. It is recommended that maternal and child health facilities are co-located with this facility, in the northern part of the Structure Plan Area, close to the SRL station at Clayton and Monash Medical Centre.

Expanding the existing community hub at Clayton Community Centre is recommended to accommodate 3240 $m^2$ of floor space, along with expanding existing youth and creative services, building on the Clayton Theatre. It is recommended this community hub also accommodates some of the Monash Structure Plan Area needs, with an additional 952 $m^2$ of floor space. This brings the total requirements of the Clayton Community Hub to 4192 $m^2$, plus a large creative space with five rooms. To ensure efficiency of multi-purpose adaptive spaces, an architectural brief should test the total floor area requirements.

A range of opportunities to meet sporting needs should be pursued. This includes 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 multi-purpose court facility to create efficiency and flexibility of floor space and vertical space opportunities, and to relieve pressure on existing open spaces.

Similar to the library and community hub, combining the court needs across the Clayton and Monash precincts is recommended and look to build a new district / regional-level facility that services both areas. Indoor multi-purpose 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 have more flexibility in siting, being able to be located in different area types including industrial, employment or near opens space. To meet the court needs a new district / regional indoor court facility is recommended to accommodate a district or regional indoor court facility, meeting the needs of indoor, outdoor and tennis needs across both precincts. Recommendations below are shown for each separate typology. It is recommended that a specialist prepares a brief to test the number and adaptability of courts across sporting codes and timetabling to determine the total number of courts and spaces required for both precincts.

Table 7.1 summarises the Structure Plan Area recommendations for each type of community infrastructure with an associated $m^2$ 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 | 2511 | ● | | ● | | | ● | |
| Community hub | 3240* excluding Monash needs | | ● | | | ● | | |
| Neighbourhood house | 0 | | ● | | | | ● | |
| Youth centre | 112m$^2$ | | ● | | ● | ● | | |
| Maternal and child health | 2 to 4 spaces | | | ● | ● | | ● | |
| Creative space | 1 facility (5 rooms) | | ● | | ● | ● | | |
| **Sport and recreation** | | | | | | | | |
| Indoor multi-purpose courts | 1 district facility | | ● | | | | | |
| Outdoor court | 2 | | ● | | | | | |
| Tennis courts | 1 local facility | | ● | | ● | | | ● |
| Field facilitiess | 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 Clayton Structure Plan Area.

Recommendations are summarised as:

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

**TABLE 7.2 COMMUNITY INFRASTRUCTURE RECOMMENDATIONS**

| Type | Location | Facility | $m^2$ / spaces | Other options | Potential candidate site |
|---|---|---|---|---|---|
| **Library** | North-centrally in the Structure Plan Area | Library | 3813 | Incorporate Monash Precinct needs | 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, north-centrally located in the Structure Plan Area and co-located with other community facilities such as maternal and child health services. | | | | | |
| **Community hub** | Centrally within the Structure Plan Area | Community hub | 4192 (3420 + 952) | Incorporate Monash Precinct needs (952 $m^{2)}$ | Clayton Community Centre |
| **Recommendation** - The recommendation is to upgrade the existing community hub to a total of 4192 $m^2$, including 952 $m^2$ the southern portion of the Monash 1.6-kilometre local catchment, and consider the future use of the Melaleuca Activity Hub. | | | | | |
| **Neighbourhood House** | Centrally within the Structure Plan Area | Community hub | 0 | Reconsider uses of existing facilities. | Clayton Community Centre |
| **Recommendation** - The recommended future provision is delivery of neighbourhood house services through a centralised community hub model of 4192$m^2$, as outlined in the community hub section. The City of Monash review the future of existing neighbourhood house facilities. | | | | | |
| **Youth space** | Centrally within the Structure Plan Area | Community hub | 112 $m^2$ | N/A | Clayton Community Centre |
| **Recommendation** - The recommendation for future needs is to ensure the current youth space facility can be expanded accommodate approximately 112 $m^2$ of floor space. | | | | | |
| **Creative space** | Centrally within the Structure Plan Area | Community hub | 5 spaces | N/A | Clayton Community Centre |
| **Recommendation** - It is recommended to meet future local creative space needs by creating a cultural and creative focus, by expanding facilities around the Clayton Theatre. The Clayton Community Centre would need to accommodate additional creative space, to meet the local 1.6-kilometre catchment needs, and consider the wider district and regional needs of the city. It is recommended to relocate the library service into a new stand-alone facility, and utilise the existing library space as part of the community hub, creative and youth focused spaces. | | | | | |
| **Maternal and child health** | Centrally in the Structure Plan Area, close to public transport | Maternal and child health facility | | 2 to 4 rooms | Clayton Hall |
| **Recommendation** - It is recommended to provide two to four spaces within the Structure Plan Area, ideally with a new library facility, close to the SRL East Clayton Train Station, and closer to the Monash Medical Centre (hospital). | | | | | |
| **Indoor court facility** | Within 1 km, with good public transport connections | Indoor court facility | 1860-3124 $m^2$ | Provide additional floor space - Integrate tennis court facility and Monash Precinct needs | Clayton Community Centre subject to testing of sizes, or elsewhere in the Structure Plan Area |
| **Recommendation** - This assessment recommends that a new district level indoor court facility accommodating outdoor court and tennis court needs is 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 provide minimum of 4 courts (1 district facility) of 465 to 781 $m^2$ each, plus additional needs from the Monash Precinct. | | | | | |

| Type | Location | Facility | $m^2$ / spaces | Other options | Potential candidate site |
|---|---|---|---|---|---|
| **Outdoor multi-purpose courts** | Within 1 km, with good public transport connections | Indoor court facility | 465 – 781 $m^2$ each | Determine efficiency of space to test number of courts. | TBC |
| **Recommendation** - The recommendation to meet future needs is to include outdoor court provision in a new indoor court facility. Courts should be a minimum of 1 court. Test efficiencies of multi-purpose courts to determine number of additional indoor courts required. | | | | | |
| **Tennis court facilities** | • Within 1 km, with good public transport connections | • Indoor court facility | • 1040 $m^2$ | • Determine efficiency of space to test number of courts. | • TBC |
| **Recommendation** – The recommended future provision is to prioritise indoor multi-purpose courts over single-use courts and incorporating a minimum of 4 tennis courts in a new indoor courts facility, in addition to maintaining and exploring new shared use agreements and increasing public transport connections to district and regional facilities. | | | | | |
| **Field facilitiess** | • Upgrading existing facilities with additional auxiliary elements such as club facilities, toilets and shelters.<br>• Increase amenity and extend play time through increased lighting of fields, irrigation and use of synthetic surfaces.<br>• Pursue shared-user agreements with schools, sports clubs and other private spaces.<br>• 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 to meet the future need. | | | | | |

# References


Aquatics and Recreation Victoria, Indoor Aquatic & Recreational Facility Development Guidelines (2011)

ASRR, *Planning for Community Infrastructure in Growth Areas* (2008)

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

Australian Social and Recreations Research (ASRR) for Victorian Planning Authority and City of Melbourne, *Arden Structure Plan Community Infrastructure Needs Assessment*, Final Report V11 (2021)

Australian Sports Commission, *The Value of Community Sport Infrastructure* (2018)

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

Casey, *Establishing Standards for Social Infrastructure*, (2005)

*Cheltenham Suburban Rail Loop Authority Advocacy Report 2022*

*City of Kingston Active Leisure Plan (March 2011)*

*City of Kingston Active Youth Spaces Strategy 2011*

*City of Kingston Library Strategy 2019–2030*

*City of Kingston Planning Scheme*

*City of Kingston Public Health and Wellbeing Plan 2021–2025*

*City of Kingston Youth Strategy 2023–2026*

*City of Kingston, Community Vision 2020*

City of Kingston, *Sport & Recreation Strategy* (2018)

City of Melbourne, *Community Garden Policy & Guide* (2013)

City of Melbourne, *Community Infrastructure Development Framework* (2014)

City of Melbourne, *Creative Strategy 2018–28* (2018)

City of Melbourne, *Future Libraries Framework* (2021)

City of Melbourne, *Open Space Strategy & Technical report* (2012)

City of Monash, *Active Recreation Opportunities Strategy* (2021)

City of Monash, *Arts and Culture Strategy 2025* (2022)

City of Monash, *Council Plan 2021 – 2025* (2021)

City of Monash, *Healthy and Resilient Monash: Integrated Plan 2017 – 2021* (2017)

City of Monash, *Monash Health and Wellbeing Plan 2021-2025* (2021)

City of Monash, *Monash Open Space Strategy 2021* (2021)

City of Monash, *Monash Planning Scheme* (2004)

City of Monash, *Monash Tennis Plan* (2021)

City of Monash, *Playground and Play space Strategy* (2020)

City of Sydney, *City for All Social Policy and Action Plan 2018-208 – and associated community infrastructure planning framework* (2018)

City of Sydney, *Community* Asset *Strategy* (2018)

City of Sydney, *Green Square Urban Renewal Area Placemaking Framework and Action Plan* (2017-18)

Davern, M., Gunn, L., Whitzman, C., Higgs, C., Giles-Corti, B., Simons, K., Villanueva, K., Mavoa, S., Roberts R. & Badland, H, *Using spatial measures to test a conceptual model of social infrastructure that supports health and wellbeing* (2017)

DELWP, *Plan Melbourne 2017–2050* (2017)

DELWP, *Plan Melbourne 2017–2050 Addendum* (2019)

Department of Education, *Best Start, Best Life. Transforming Early Childhood Together* (2023)

Department of Environment, Land, Water and Planning (DELWP), *Plan Melbourne 2017–2050* (2017)

Department of Environment, Land, Water and Planning (DELWP), *Plan Melbourne 2017–2050 Addendum* (2019)

Department of Environment, Land, Water and Planning (DELWP), *Plan Draft Eastern, Inner Southeast Metro, and Southern Region Land Use Framework Plans* (2021)

Department of Jobs, Precincts and Regions (DJPR), *Active Victoria 2022–2026 – A Strategic Framework for Sport and Active Recreation in Victoria* (2022)

Department of Sport and Recreation, *Sports Dimensions Guide For Playing Areas* (2016)

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

Ethos Urban for City of Bayside, *Social Infrastructure Plan* (Sydney, 2019)

Ethos Urban for City of Canterbury Bankstown, *Bankstown Community Needs Analysis* (2018-19)

Ethos Urban for City of Canterbury Bankstown, *Bankstown Community Facilities Strategic Plan* (2019)

Ethos Urban for City of Canterbury, *Bankstown Town Centre Student and Worker Needs Study*

Ethos Urban, *Arden Macaulay Community Infrastructure Needs Analysis* (2018)

Ethos Urban, *Fisherman's Bend Urban Renewal Area Community Infrastructure Plan* (2017)

Government Architect NSW, *Greener Places Design Guide* (2021)

Infrastructure Australia, *Planning Liveable Cities – A place-based approach to sequencing infrastructure and growth* (2018)

Infrastructure Australia, *An Assessment of Australia's Future Infrastructure Needs – The Australian Infrastructure Audit* (2019)

Infrastructure Australia, *Reforms to meet Australia's future infrastructure needs: 2021 Australia Infrastructure Plan* (2021)

Infrastructure Victoria, *Growing Together* (2020)

Infrastructure Victoria, *Getting more from school grounds: sharing places for play and exercise* (2024)

Infrastructure Victoria, *Reforms to meet Australia's future infrastructure needs: 2021 Australia Infrastructure Plan* (2021).

Infrastructure Victoria, *Victoria's Infrastructure Strategy 2021–2051* (2021)

Inside Edge, *Melbourne East Regional Sport and Recreation Strategy* (2016)

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

NSW State Library Building Calculator

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

Sport and Recreation Victoria, *Aquatic Leisure Facilities – Design for Everyone Guide* (2017)

Sport and Recreation Victoria, *Sport and Recreation Settings – Design for Everyone Guide* (2017)

SportAus, *Emerging Sport Participation Trends* (2021)

*Victoria Indoor Aquatic and Recreational Facility Development Guidelines* (2011)

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

Victorian Planning Authority, *Metropolitan Open Space Strategy* (2017)

Victorian Planning Authority, *Monash National Employment and Innovation Cluster (MNEIC) Draft Framework Plan* (2017)

Whitehorse City Council, *Indoor Sports Feasibility Study* (2019)

Whitehorse City Council, *Play Space Strategy* (2011)

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 4** provides the drivers of change for findings.

## ESTABLISHMENT OF COMMUNITY INFRASTRUCTURE PLANNING PRINCIPLES

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

## BENCHMARKING METRICS

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

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

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

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

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

The assessment parameters include:

- **Population provision** – the best practice ratios for the minimum number of residents needed to provide a community infrastructure facility. It is expressed as number of *facilities: number of populatio*n.

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

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

### CANDIDATE SITE IDENTIFICATION PRINCIPLES

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

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

# Part B – Assessment of community infrastructure needs

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

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

The details of each of these assessments is described below.

### ASSESSING CURRENT NEEDS

The current need for community infrastructure was identified by assessing:

- The 2021 residential population against provision ratios for community infrastructure facilities and services
- Measuring existing distribution of facilities against benchmarked criteria for journey time.

The key steps in the assessment included:

#### Preparation of data for assessment:

1) **Audit and mapping of current** community infrastructure facilities in the 1.6-kilometre local catchment, the 5-kilometre district catchment and 10-kilometre regional catchment as described above. This was undertaken using:
    - Council documents
    - GIS databases
    - Data published on Data Vic (https://www.data.vic.gov.au/).
2) **Reviews of planned** community infrastructure facilities in the 1.6-kilometre local catchments, 5-kilometre district catchment and 10-kilometre regional catchment described above, using:

a) Published information on planned supply through council documents, including capital works plans and project websites. It is noted that information on planned provision is variable and may not be documented or available through published documents. Published information includes:

   i) Council commitments for planned infrastructure set out in capital works plans provide information to a 10-year time horizon (depending on the publication date) – so not all supply to 2041 would be documented at the time of writing in 2024.

b) Calculate current population for the Structure Plan Area and the local (1.6-kilometre) catchment. See Appendix D for the demographic profile for the Structure Plan Area.

## Provision / demand assessment

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

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

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

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

d) Compare results to number of existing and planned facilities to understand the adequacy of provision, applying the following calculation:

   i) Number of facilities required for the specified catchment ((2i), or (2ii) above) – number of existing and planned facilities = adequacy of provision.

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

**TABLE A.1 PROVISION RATIO SCORING**

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

## Qualitative review of condition and capacity

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

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

4) Assess the current condition, capacity and future growth potential of existing local community infrastructure in the 1.6-kilometre local catchment, drawing on information provided by local governments. This was undertaken using:

   a) Review of council asset management data including their rating system of current facilities

   b) Anecdotal insights and information provided by officers from the Whitehorse City Council.

5) Information provided by council officers was interpreted using a five-scaled ranking from very good to poor, with 3 being fair, average or no change required. This scale was applied to moderate feedback across

facilities. Where no information was available for a facility, a neutral score was applied (3-fair) to not bias the outcome. The scores are shown in Table A.2.

**TABLE A.2 FACILITY CONDITION SCORING**

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

## Accessibility review

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

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

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

**TABLE A.3 OVERALL ACCESSIBILITY RATINGS FOR LOCAL COMMUNITY INFRASTRUCTURE**

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

# KINDERGARTEN NEED AND PREFERENCES

8) Assessing community needs for kindergartens requires a specialised assessment of system capacity given the blended nature of kindergarten provision, which can include programs delivered by several different providers, operating under various management structures. A partial assessment was carried out which comprised of the following steps:
    a) Analysing the potential impact on need for kindergartens arising from the Victorian Government's *Best Start, Best Life* reforms.
    b) Analysing the population growth for three- to four-year-olds to 2041 within the 1.6-kilometre local catchment, as forecast by SRLA, as well as kindergarten participation numbers at the LGA level via the Victorian Child and Adolescent Monitoring Service.
    c) Exploring the current structure of kindergarten provision in the local government area, drawing distinctions between programs classified as stand-alone / sessional or integrated as part of long daycare settings. This was done using the *Find a Kinder* tool centred around a 2-kilometre radius from the SRL station.

    Information on community preferences for kindergarten settings (such as sessional / stand-alone or long daycare) was sourced from available information, primarily contained within the most recent Kindergarten

Infrastructure Service Plans (KISPs), developed by the Victorian Department of Education and local governments. Work to refresh KISPs for 2024 is currently underway.

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

## ASSESSING FUTURE NEEDS

The future need for community infrastructure was identified by assessing:

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

The key steps in the assessment included:

### Preparation of data for assessment:

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

### Provision / demand assessment

10) Utilising the above data together with the provision ratios set out in the assessment parameters table (See Section 2 Table 2.2), *calculate the number of facilities required* against the population, for both the Structure Plan Area and the 1.6-kilometre local catchment, where:
    a) Provision ratios are set out as: *1 facility: benchmark population*, apply the following formula:
        i) Structure Plan Area population / benchmark population = number of required facilities for the Structure Plan Area.
        ii) 1.6-kilometre local catchment population / benchmark population = number of facilities required for the local catchment.
    b) Results were compared to the current 2021 assessment findings to understand adequacy of provision to meet future need in terms of provision, quality and location.
11) Applying the following interpretation shown in Table A.4 to understand the adequacy of current and planned provision:

**TABLE A.4 PROVISION RATIO SCORING**

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

### Identify options to meet the need

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

The options synthesize:

12) Identification of the number of facilities with consideration of maximum size and distribution, preferred locations, adjacencies and other recommendations.
13) Preferred locations utilising the benchmarked criteria for both the Structure Plan Area, service model and 1.6-kilometre local catchment needs. This incorporates analysis of current location and identification of under serviced areas / areas of poor accessibility.

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

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

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

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

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

The key steps in Part C are described below.

## RECOMMENDATIONS BY TYPE

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

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

Steps to review and confirmed the identified provision included:

16) Ensured alignment with the following strategic drivers for community infrastructure provision as identified in Part A:

    a) SRL East project drivers, and good practice principles for community infrastructure planning and site selection

    b) Federal and state government policies and plans, including the framework of a 20-minute neighbourhood

    c) Council policies and plans relevant to understanding local community needs, the state of local community infrastructure networks, and associated provision priorities across precincts

    d) Social issues and trends influencing community use and delivery of infrastructure, including sports participation trends and contemporary community infrastructure provision models.

17) Ensured alignment with issues raised and insights provided by councils through engagement undertaken during this assessment process.

18) Considered integration with open space analysis and provision recommendations, including options for co-location of facilities and open space.

19) Considered integration with the structure planning process, including the optimum approaches for Structure Plan Areas to accommodate identified provision priorities, including through identified potential sites for delivery.

## PLACE CONSIDERATIONS

20) Reviewing the assessment findings of each community infrastructure type side-by-side to identify efficiencies and preferences for combined services, locations and other benefits. This included adjustments and considerations to:

    a) Ensure a holistic service model is considered

b) Review facility size for efficiency

c) Review alternative options for delivery models and trends identified in the policy and research review.

21) Identifying candidate sites through workshops with the Structure Planning Team and SRLA.

22) Summarising recommendations for community infrastructure provision for the Structure Plan Area and provide context where required for the 1.6-kilometre local catchment. Summary includes:

a) Need of facilities in the Structure Plan Area and 1.6-kilometre local catchment

b) Highlight of location preferences

c) Outline of minimum facility size, or requirements

d) Identification of candidate sites

e) Any further recommendations for provision, such as shared use agreements and upgrade of facilities.

AJM
Joint Venture

Appendix B

# Community infrastructure selection and assessment parameters

# Assessment parameters

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

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

**Assessment parameter guidance**

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

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

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

**Models for community infrastructure provision and limitations**

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

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

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

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

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

## COMMUNITY INFRASTRUCTURE SELECTION AND HIERARCHY

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

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

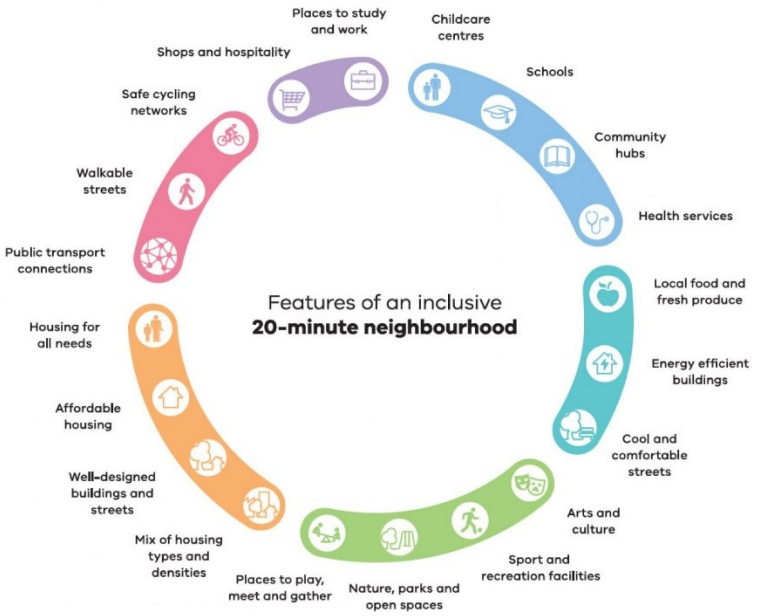



**FIGURE B.1 FEATURES OF A 20-MINUTE NEIGHBOURHOOD (SOURCE: PLAN MELBOURNE 2017 – 2050)**

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

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

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

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

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

---

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

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

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

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

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

The infrastructure that is the primary focus of this assessment is set out in Section 2.1. This includes definitions, benchmarks for provision for established populations and geographic catchments, and typical spatial requirements.

## GOVERNMENT-FOCUSED COMMUNITY INFRASTRUCTURE

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

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

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

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

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

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

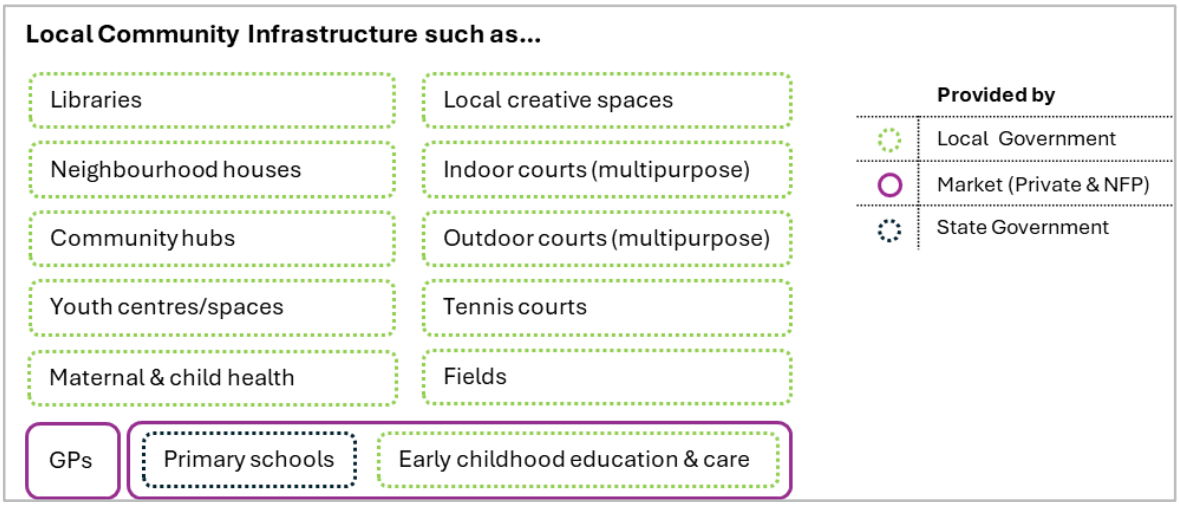



**FIGURE B.2 TYPICAL LOCAL COMMUNITY INFRASTRUCTURE PROVISION TYPES AND PROVIDERS***

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

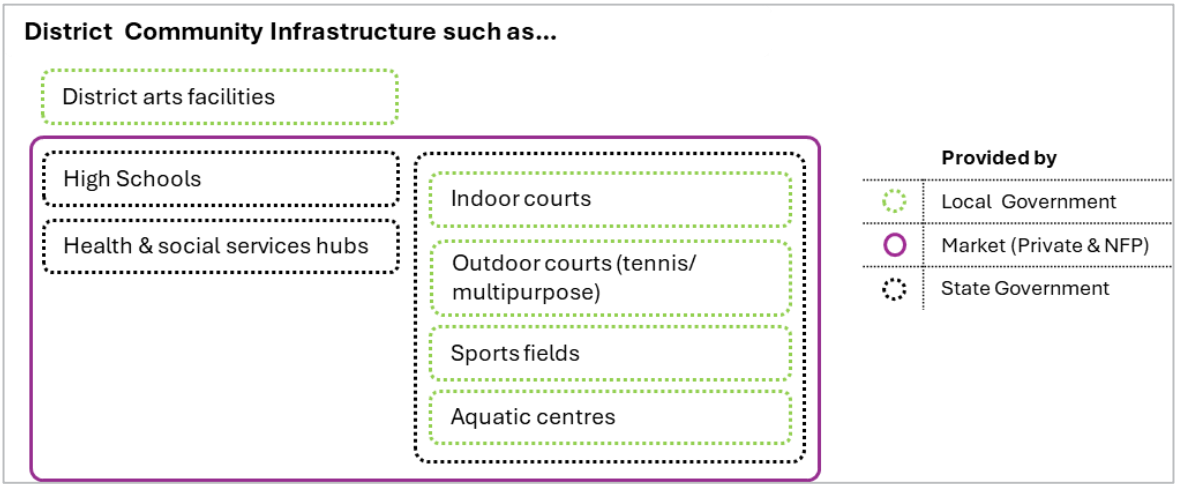



**FIGURE B.3 TYPICAL DISTRICT COMMUNITY INFRASTRUCTURE PROVISION TYPES AND PROVIDERS**

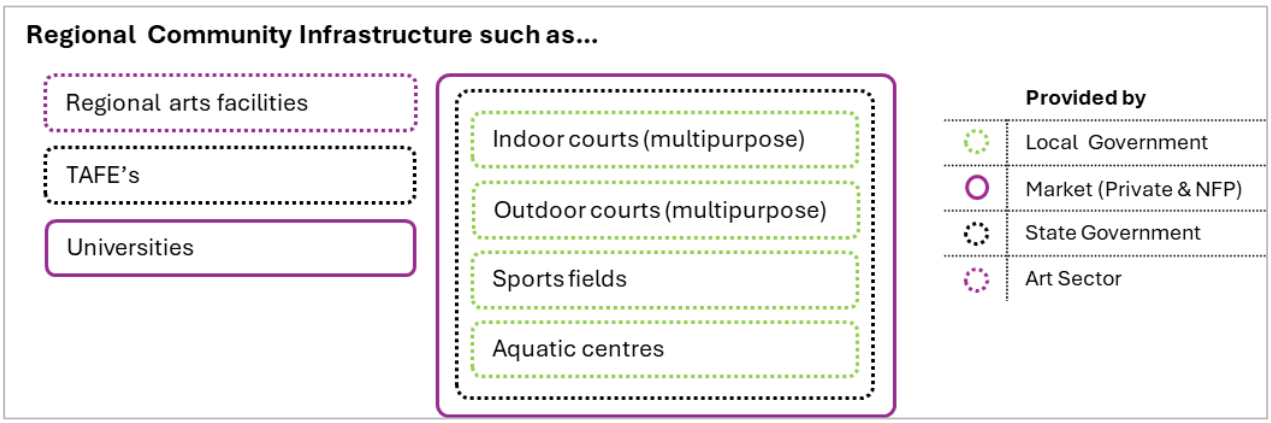



**FIGURE B.4 TYPICAL REGIONAL COMMUNITY INFRASTRUCTURE PROVISION TYPES AND PROVIDERS**

## Service planning in a changing development settings

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

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

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

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

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

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

# LITERATURE REVIEW

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

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

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

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

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

**Space requirements**

All the space requirements provided for each community infrastructure types reflect the latest contemporary practice research. This is particularly important in the absence of nationally-accepted guidelines for community infrastructure provision in Australia. The preferred space requirements used for this assessment are summarised in Table 2.2, Section 2.1.1.

# 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 within 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 1.2.3.

# 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.*

### 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.

### 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*

### 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**<br>• Community hubs operate at district-level service provision, often replacing neighbourhood house models.<br>• As a district-level service, accessibility must be high from active and public transport connections.<br>• A standard population of 25,000 was found to generate 1 community hub.<br>• 80 $m^2$ per 1000 people is adopted from the Elton Consulting[6] reflecting best practice experience and research on community space provision. | **Existing level of service – facility to population ratio**<br>District provision<br>Low to medium density<br>Facility: population<br>Whitehorse: 2.1:20,000 (1:9523)<br>Monash: 2.52:20,000 (1:8000)<br>Kingston: 2:20,000 (1:10,000)<br>Bayside: 8.1:100,000 (1:12,345) | **Local provision ratio/ benchmark applied (Facility : population)**<br>1:15,000 to 25,000 – Park Leisure Australia (2020)<br>1-30 to 60,000 – ASRR (2009) |
| **Definition**<br>• 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.<br>• Community hubs typically host a number of multi-purpose spaces that can adapt to a range of activities.<br>• Halls have not been included in the quantitative assessment as this is not a contemporary form of community infrastructure, when looking at future<br>• 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. | **Accessibility**<br>Medium to high-density<br>1000 m – AUO (2017).<br>Distribute evenly across neighbourhood.<br>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**<br>80 $m^2$ per 1000 people – Elton Consulting (2018)<br>0.05 $m^2$ per person – London |


***References and sources***

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

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

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

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

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

## Neighbourhood houses

**Neighbourhood houses – summary findings**

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

**Existing level of service – facility to population ratio**

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.

**Local provision ratio/ benchmark applied (Facility : population)**

1:7500 – Park Leisure Australia (2020).

1:3500 to 15,000 – City of Casey (2005)

**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.

**Accessibility**

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.

Neighbourhood Houses if still operating under the same service structure should aim for a neighbourhood accessibility of 800 m as dwelling densities increase.

**Space requirements**

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

***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*

## Youth centres / spaces

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

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

***References and sources***

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

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

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

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

## Art facilities / creative spaces

### Art facilities / creative spaces – summary findings

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

### 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.

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

| Accessibility | Space requirements |
|---|---|
| Medium to high density.<br>Easily accessed through the active and public transport networks.<br>Located where there is sustainable demand in the community. | Facilities are typically less than 5 rooms and may have no staffed reception area.<br>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.

### 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.

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

| Accessibility | Space requirements |
|---|---|
| Medium to high-density | Space requirements vary based on number of rooms/ nurses.<br>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<br>Low-medium density<br>Evenly spread around the local 1.6-km area, and easily accessible through active and public transport networks.<br>Facilities: population<br>Whitehorse: 1:16,666<br>Whitehorse: 0.06:1000<br>Monash: 1:12,500<br>Monash: 0.08:1000<br>Kingston: 1:40,000<br>Kingston: 0.04:1000<br>Bayside: 0.01:1000 | 1:10 to 30,000 – ASRR (2009).<br>(1:50,000 district)<br>(1:100,000 regional) |

| Accessibility | Space requirements |
|---|---|
| Medium to high density<br>1000 m – AUO (2017).<br>Evenly distributed across districts<br>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)<br>District: 2 to 4 courts (in one facility, with additional amenities)<br>Regional: 5+ courts (in one facility)<br>465.1 $m^2$ for standard court = 781.4 $m^2$ (including 3-m run-off zone)[17] [18]. |


***References and sources***

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

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

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

## Outdoor courts

### Outdoor courts – summary findings

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

### Definition

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

### Existing level of service – facility to population ratio

Local provision

Low to medium density

Facility: population

Whitehorse: 1:3333

Monash: 1:3333

Kingston: 1:2272

### Local provision ratio/ benchmark applied (Facility : population)

1:6000

1:8000

(1:100,000 multi-purpose regional)

### Accessibility

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

Easily accessed through the active and public transport networks.

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

There should be reduced barriers to access sport and recreation facilities

### Space requirements

Local: 1 court*

*May include half courts

District: 2 to 8 courts (in one facility)

Regional: 9+ courts (in one facility)

***References and sources***

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

## Tennis courts

### Tennis courts – summary findings

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

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

### 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.

| Accessibility | Space requirements |
|---|---|
| 1000 m – AUO (2017)<br>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)<br>District: 5 to 8 courts (in one facility)<br>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

Low-medium density

Facility: population

Whitehorse: 0.3:1000

Monash: 0.33:1000

Kingston: 0.38:1000

Bayside: 0.5:1000

### Local provision ratio/ benchmark applied (Facility : population)

1:30 to 60,000 – ASRR (2009)

1:5000 (local)

(1:25,000 regional multi-purpose)

### Accessibility

Medium to high density

1000 m – AUO (2017)

### Space requirements

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** | | | |
| | • Clayton Library | N/A | N/A |
| Maternal and child health services | | | |
| | • Clayton Maternal and Child Health Centre | N/A | N/A |
| **COMMUNITY HUBS (MULTI-PURPOSE)** | | | |
| | • Clayton Community Centre | N/A | N/A |
| **NEIGHBOURHOOD HOUSES** | | | |
| | • Dixon House Neighbourhood Centre<br>• Melaleuca Activity Hub | N/A | N/A |
| **YOUTH CENTRES/ SPACES** | | | |
| | • Clayton Community Centre | N/A | N/A |
| **SOCIAL AND HEALTH SERVICES HUBS** | | | |
| | N/A | • Link Health and Community Clayton<br>• Victoria Crescent Medical Centre | N/A |
| **EDUCATION** | | | |
| **KINDERGARTENS** | | | |
| | As numbers for kindergarten supply are not readily available, known facilities offering kindergarten programs in addition to other childcare programs are counted part of Childcare Places (Long Day Care). | N/A | N/A |
| **CHILDCARE PLACES – EARLY CHILDHOOD EDUCATION AND CARE** | | | |

| INFRASTRUCTURE TYPES AND DEFINITION | LOCAL (1.6 KM) FACILITIES | DISTRICT (5 KM) FACILITIES | REGIONAL (10 KM) FACILITIES |
|---|---|---|---|
| | • Clayton Community Centre Kindergarten<br>• Clayton Montessori Academy<br>• Dover Street Preschool<br>• Goodstart Early Learning Clayton<br>• Kanooka Child Care Centre<br>• Kindy Patch Clarinda<br>• Monash Childrens Centre<br>• Monash Vale Early Learning Centre<br>• Murray Street Early Learning Centre<br>• Nido Early School - Clayton<br>• Noriter Bilingual Early Learning<br>• Proposed Goodstart Early Learning Clarinda<br>Young Einsteins ELC Clayton | N/A | N/A |
| Primary schools | | | |
| | • Clarinda Primary School<br>• St Peter's Primary School<br>• Clayton North Primary School | N/A | N/A |
| High Schools | | | |
| | N/A | • Brentwood Secondary College<br>• Heatherton Christian College<br>• John Monash Science School<br>• Killester College<br>• Mazenod College<br>• Minaret College[1]<br>• Oakleigh Grammar[1]<br>• Sacred Heart Girls' College<br>• Salesian College Chadstone<br>• South Oakleigh Secondary College<br>• Wellington Secondary College<br>• Westall Secondary College | N/A |

| INFRASTRUCTURE TYPES AND DEFINITION | LOCAL (1.6 KM) FACILITIES | DISTRICT (5 KM) FACILITIES | REGIONAL (10 KM) FACILITIES |
|---|---|---|---|
| Universities | | | |
| | N/A | N/A | • Monash University – Clayton Campus<br>• Deakin University – Burwood Campus |
| TAFEs | | | |
| | N/A | N/A | • Holmesglen Institute of TAFE – Waverley Campus<br>• Box Hill Institute of TAFE – Whitehorse Campus<br>• Box Hill Institute of TAFE – Nelson Campus<br>• Box Hill Institute of TAFE – Elgar Campus |
| **CULTURAL AND CREATIVE INFRASTRUCTURE** | | | |
| **LOCAL CREATIVE SPACES** | | | |
| | • Melaleuca Activity Hub | N/A | N/A |
| **DISTRICT AND REGIONAL ART FACILITIES** | | | |
| | N/A | • Southern Health Art Galley<br>• Clayton Theatre | • Museum of Australian Photography<br>• Recently completed The Round (Whitehorse Performing Arts Centre)<br>• Ian Potter Centre of Performing Arts at Monash University |
| **SPORT AND RECREATION INFRASTRUCTURE** | | | |
| **INDOOR COURTS (MULTI-PURPOSE AND CODE-SPECIFIC)** | | | |
| Indoor courts (multi-purpose)<br><br>Local: 1-2 court | • None | • Moorabbin Indoor Sports (3 courts)<br>• Mulgrave Country Club (4 courts)<br>• Oakleigh Indoor Sports (4 courts) | • Monash University Stadium Caulfield (6 courts)<br>• Monash University Recreation Hall, Clayton (14 courts) |

| INFRASTRUCTURE TYPES AND DEFINITION | LOCAL (1.6 KM) FACILITIES | DISTRICT (5 KM) FACILITIES | REGIONAL (10 KM) FACILITIES |
|---|---|---|---|
| District: 2-4 courts (in one facility)<br><br>Regional: 5+ courts (in one facility) | | | • Monash University Stadium (18 courts)<br>• Monash University Squash (10 courts)<br>• Nunawading Basketball Centre, East Burwood (5 courts)<br>• Oakleigh Recreation Centre (5 courts)<br>• Sportlink, Vermont South (8 courts)<br>• Springers Leisure Centre (23 courts)<br>• State Basketball Centre – Knox Regional Sports Park (6 courts)<br>• Waverley Basketball Centre, Chadstone (6 courts) |
| OUTDOOR COURTS (MULTI-PURPOSE AND CODE SPECIFIC) | | | |
| Outdoor courts (multi-purpose)<br>.<br>Local: 1 court<br><br>District: 2-8 courts (in one facility)<br><br>Regional: 9 and more courts (in one facility) | • Skyrail Centre Road multi-sports area (2 sperate courts)<br>• Clayton Urban Park | • Monash University Informal Sport Zone, Clayton (2 courts) | • CitySide Sports (10 Courts)<br>• Waverley District Netball Association (Ashwood College, Ashwood) (12 courts)<br>• Bayside Community Sports Centre (9 courts)<br>• Dales Park, Oakleigh South (9 courts)<br>• Greaves Reserve (12 courts)<br>• Rowan Road Reserve Dingley (16 courts) |
| **TENNIS COURTS** | | | |
| | • None | • Bayview Tennis Club (5 courts)<br>• Beaumaris Community Centre Tennis Club (6 courts)<br>• Bentleigh Tennis Club (Wattle Social) (4 courts)<br>• Blackburn Tennis Club (7 courts)<br>• Box Hill Tennis Club (7 courts)<br>• Burwood Reserve (5 courts)<br>• Centenary Park (Tennis Courts) (5 courts) | • Beaumaris Lawn tennis club (13 courts)<br>• Dendy Park Tennis Club (21 courts)<br>• Doncaster Tennis Club (12 courts)<br>• East Burwood Tennis Club (9 courts)<br>• East Malvern Tennis Club (10 courts) |

| INFRASTRUCTURE TYPES AND DEFINITION | LOCAL (1.6 KM) FACILITIES | DISTRICT (5 KM) FACILITIES | REGIONAL (10 KM) FACILITIES |
|---|---|---|---|
| | | • Coatesville Tennis Club (6 courts)<br>• Lum Reserve Tennis Club (6 courts)<br>• Mayfield Park Tennis Club (6 courts)<br>• Moorleigh Community Village (tennis courts) (8 courts)<br>• Monash University Tennis Court (8 courts)<br>• Glen Waverley Tennis Club (6 courts)<br>• Oakleigh Tennis Club (8 courts) | • Notting Hill Pinewood Tennis Club (12 courts)<br>• Parkdale Tennis Club (9 courts)<br>• Rowan Road Reserve Dingley (16 courts)<br>• Monash Tennis Centre (18 courts) |
| FIELDS (MULTI-PURPOSE AND CODE SPECIFIC) | | | |
| Outdoor fields | • None | • Argyle Reserve<br>• Brandon Park Reserve<br>• Caloola Reserve<br>• Carlson Avenue Reserve<br>• Davies Reserve<br>• Freeway Reserve<br>• Fregon Reserve<br>• Grange Reserve, Kingston<br>• Holmesglen Reserve, Ashwood<br>• Keeley Park Oval<br>• Mayfield Park<br>• Meade Reserve<br>• Namatjira Reserve<br>• Norman Luth Reserve<br>• Parkfield Reserve<br>• Princes Highway Reserve<br>• Warner Reserve (Springvale)<br>• Warrawee Park, Oakleigh | • Cheltenham Recreation Reserve<br>• Corrigan Oval<br>• Duncan Mackinnon Reserve<br>• D W Lucas Oval<br>• Essex Heights Reserve<br>• Jack Edwards Reserve<br>• Kingston Health Soccer Complex<br>• Larpent Reserve<br>• Tatterson Park<br>• Waverley Women's Sports Centre<br>• Wellington Reserve |
| **AQUATIC FACILITIES** | | | |
| | N/A | • Clayton Aquatics and Health Club (1x 25m pool)<br>• Monash University Doug Ellis Swimming Pool (2x 25m pools) | • Dandenong Oasis (1x50m pool)<br>• Glen Eira Sports and Aquatic Centre (1x 50m and 1x 25m pools) |

| INFRASTRUCTURE TYPES AND DEFINITION | LOCAL (1.6 KM) FACILITIES | DISTRICT (5 KM) FACILITIES | REGIONAL (10 KM) FACILITIES |
|---|---|---|---|
| | | | • Monash Aquatic and Recreation Centre (1x 50m and 1x 25m pools)<br>• New Mordialloc Aquatic Centre (from 2041)<br>• Oakleigh Recreation Centre (1x 50m pool)<br>• Waves Leisure Centre (1x 50m pool) |

AJM
Joint Venture

Appendix D

# Precinct demographic profile

## Clayton demographic profile - 2021

### TABLE D.1 CLAYTON DEMOGRAPHIC PROFILE - 2021

| CRITERIA | STRUCTURE PLAN AREA | SOUTH EAST REGION | GREATER MELBOURNE |
|---|---|---|---|
| **Income** | | | |
| Per capita Income | $44,832 | $48,471 | $46,017 |
| Var. from Melbourne average | -3% | 5% | - |
| Average household income | $104,624 | $127,711 | $119,232 |
| Var. from Melbourne average | -14% | 7% | - |
| **Age profile** | | | |
| % 0-14 years | 10% | 16% | 18% |
| % 15-24 years | 19% | 13% | 12% |
| % 25-39 years | 39% | 21% | 24% |
| % 40-54 years | 13% | 20% | 20% |
| % 55-65 years | 7% | 12% | 11% |
| % 65+ years | 11% | 18% | 15% |
| **Household type*** | | | |
| Couple family no children | 23% | 24% | 23% |
| Couple family with children | 22% | 33% | 32% |
| One parent family | 8% | 9% | 10% |
| Other family households | 5% | 2% | 2% |
| Lone person household | 22% | 25% | 24% |
| Group household | 17% | 4% | 4% |
| Other | 4% | 3% | 4% |
| **Occupied dwelling density*** | | | |
| Low-density | 39% | 61% | 66% |
| Medium-density | 50% | 27% | 22% |
| High-density | 11% | 11% | 13% |
| **Housing tenure*** | | | |
| Owned outright | 22% | 36% | 30% |
| Owned with a mortgage | 21% | 34% | 38% |
| Rented | 55% | 29% | 30% |
| **Other metrics** | | | |
| Household size | 2.3 | 2.4 | 2.4 |
| % Overseas-born | 71% | 39% | 37% |
| % White collar workers | 66% | 79% | 74% |
| % Blue collar workers | 34% | 21% | 26% |
| % Undertaking tertiary education | 19% | 9% | 8% |

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

AJM
Joint Venture

Appendix E

# Spatial accessibility mapping

## Clayton – Local accessibility analysis

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

### Social and health infrastructure

#### Library

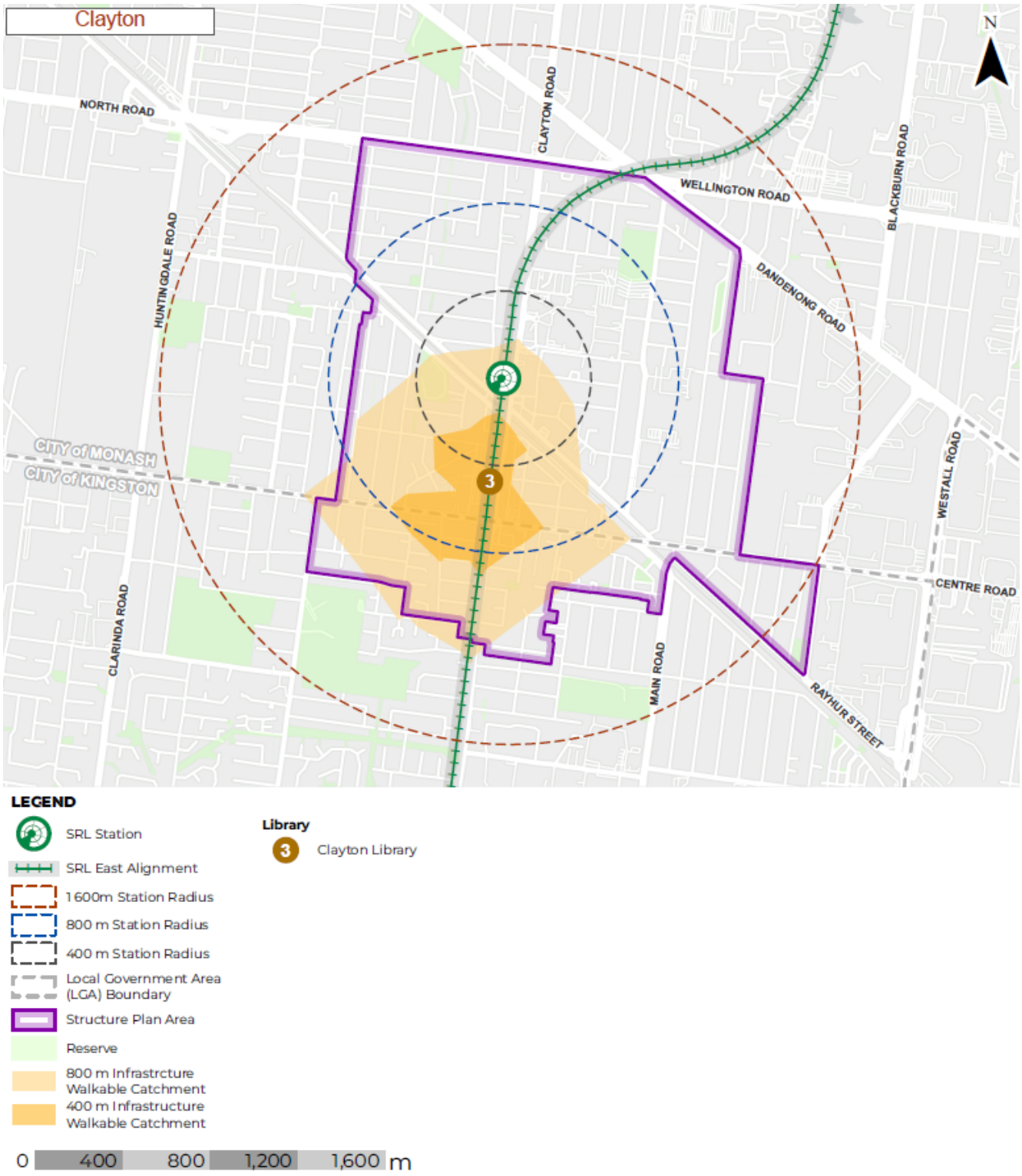



**FIGURE E.1 WALKABILITY OF LOCAL SOCIAL AND HEALTH COMMUNITY INFRASTRUCTURE(LIBRARY)**

## Community hub

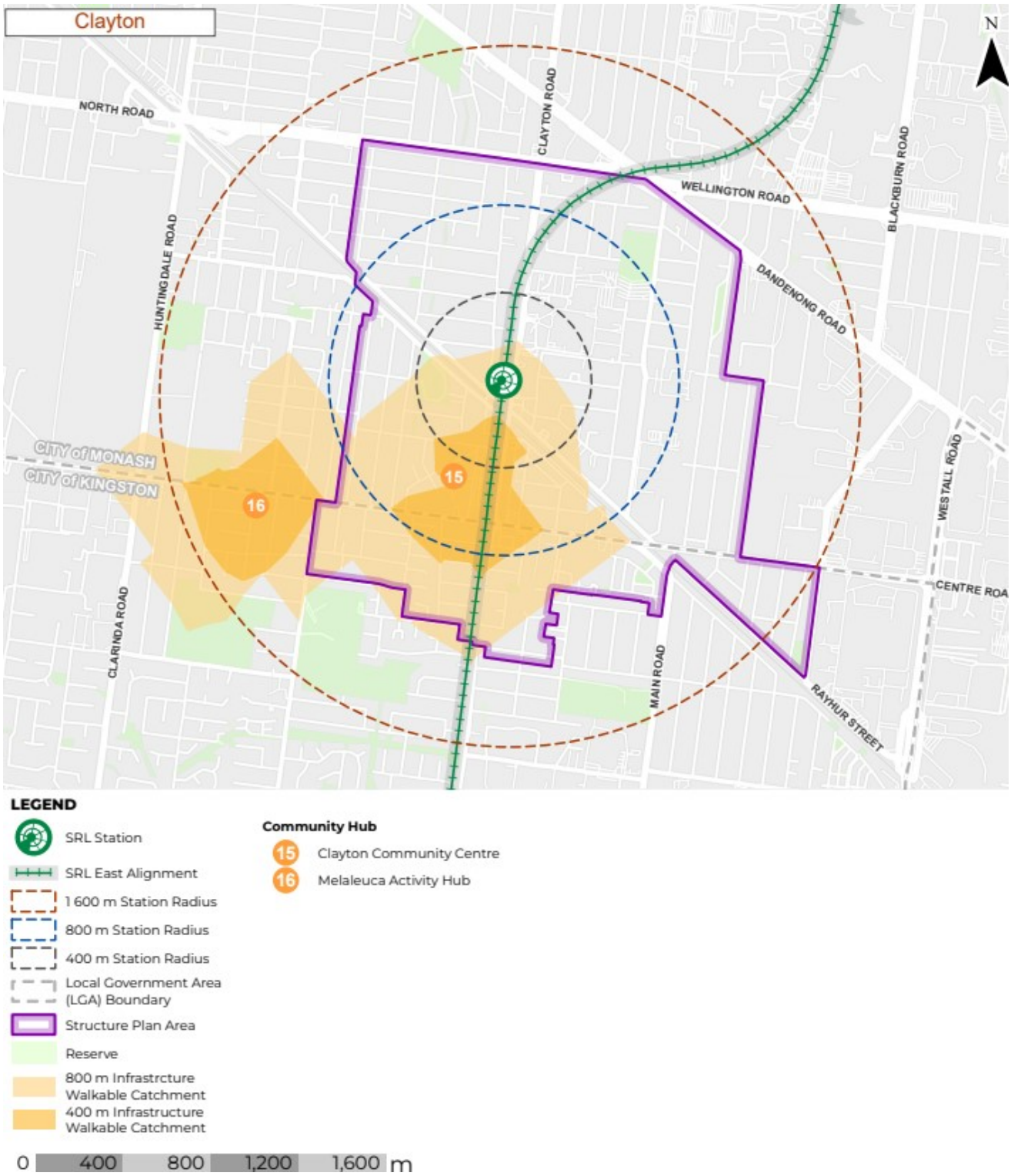



**FIGURE E.2 WALKABILITY OF LOCAL SOCIAL AND HEALTH COMMUNITY INFRASTRUCTURE(COMMUNITY HUB)**

## Neighbourhood house

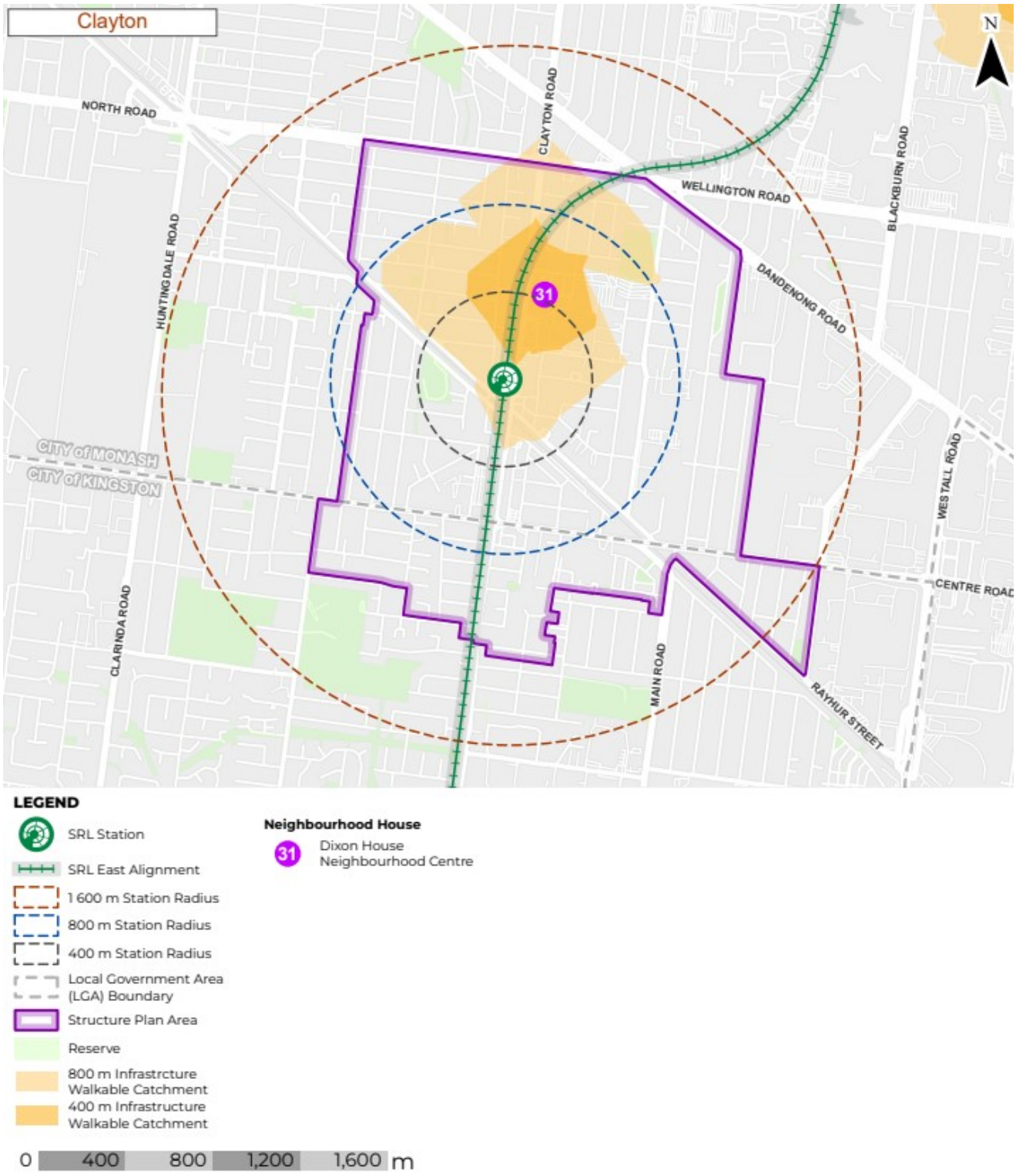



**FIGURE E.3 WALKABILITY OF LOCAL SOCIAL AND HEALTH COMMUNITY INFRASTRUCTURE (NEIGHBOURHOOD HOUSE)**

## Youth centre

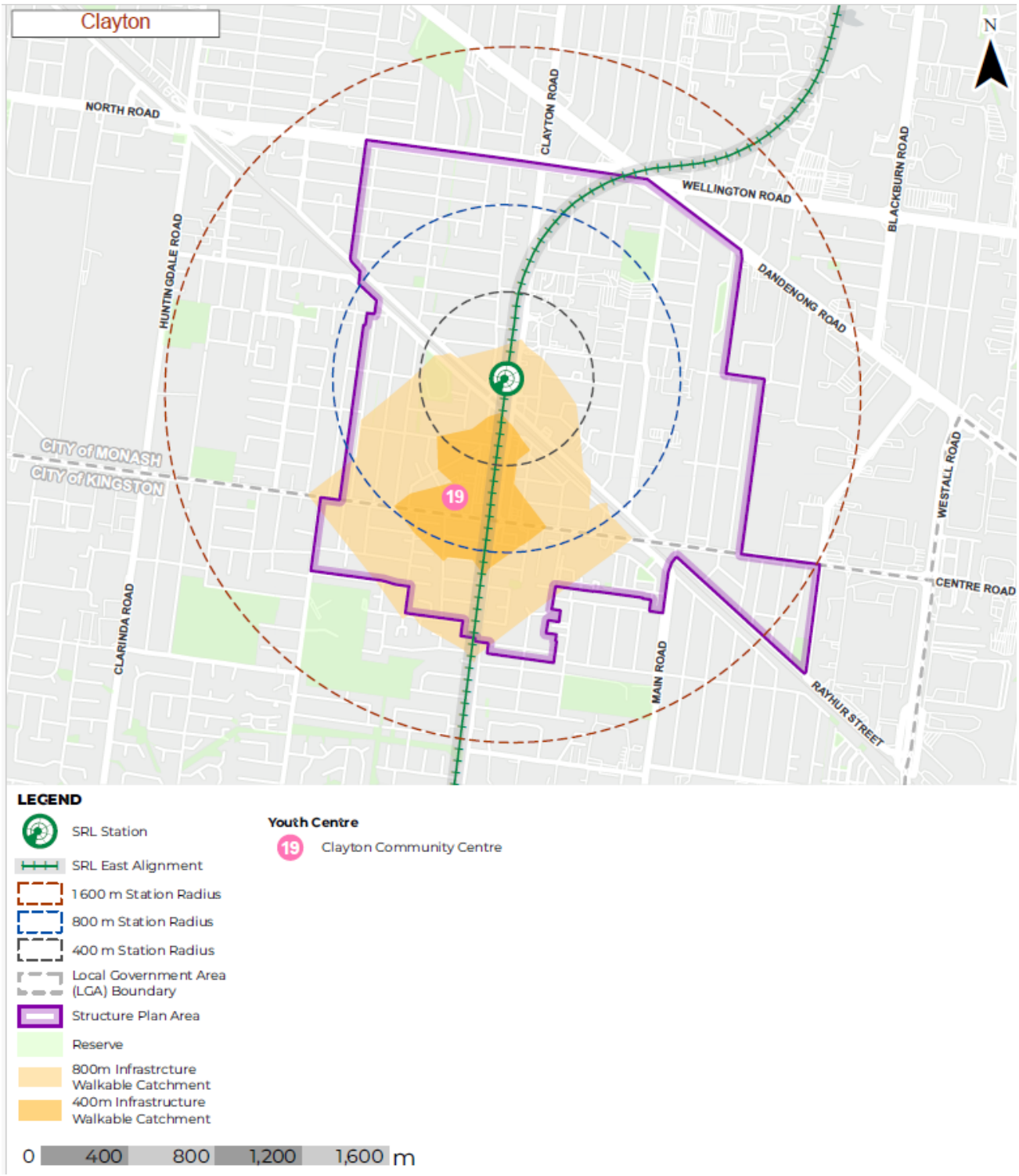



**FIGURE E.4 WALKABILITY OF LOCAL SOCIAL AND HEALTH COMMUNITY INFRASTRUCTURE (YOUTH CENTRE)**

## Maternal and child health services

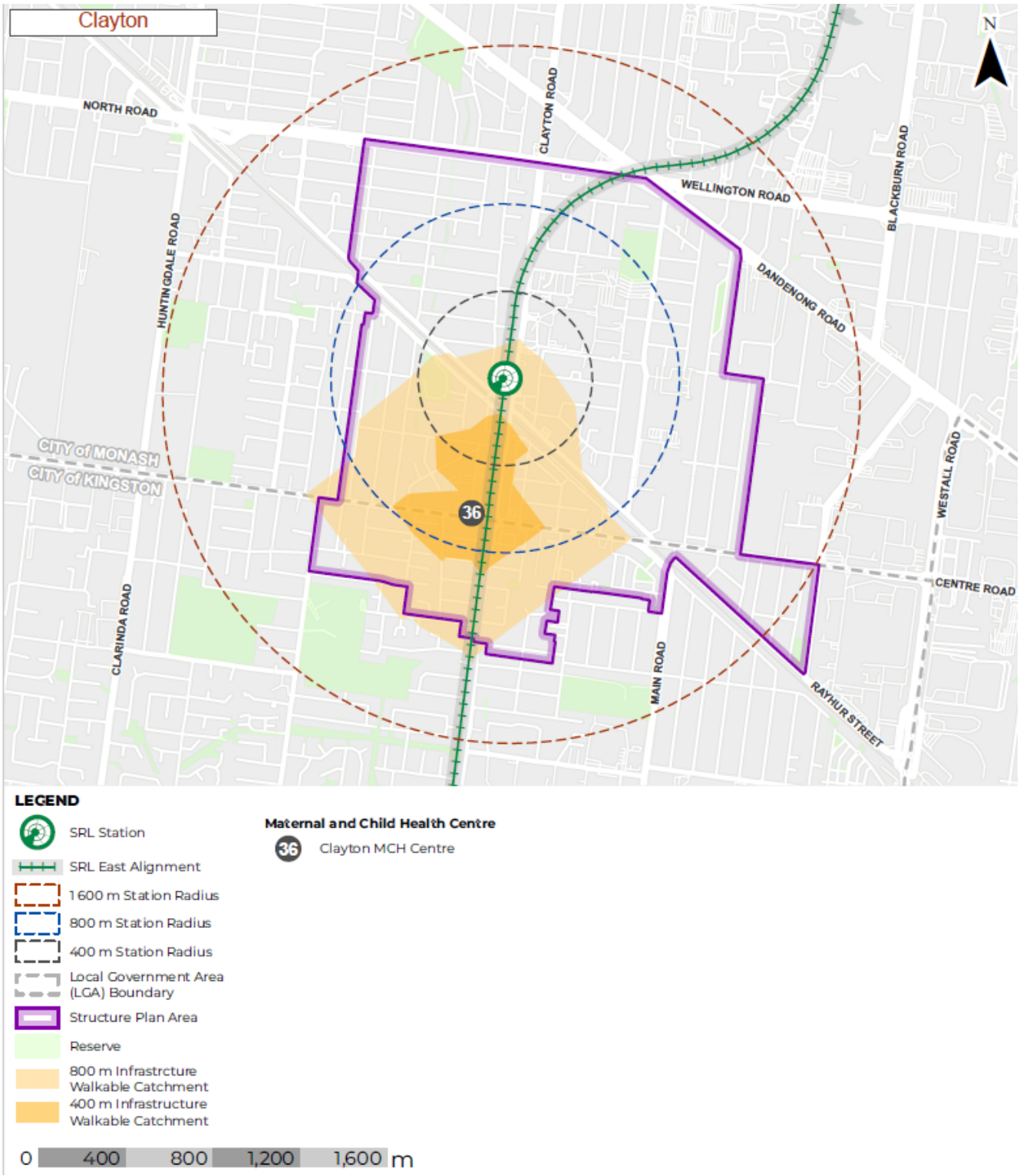



**FIGURE E.5 WALKABILITY OF LOCAL SOCIAL AND HEALTH COMMUNITY INFRASTRUCTURE(MATERNAL AND CHILD HEALTH)**

## Creative space

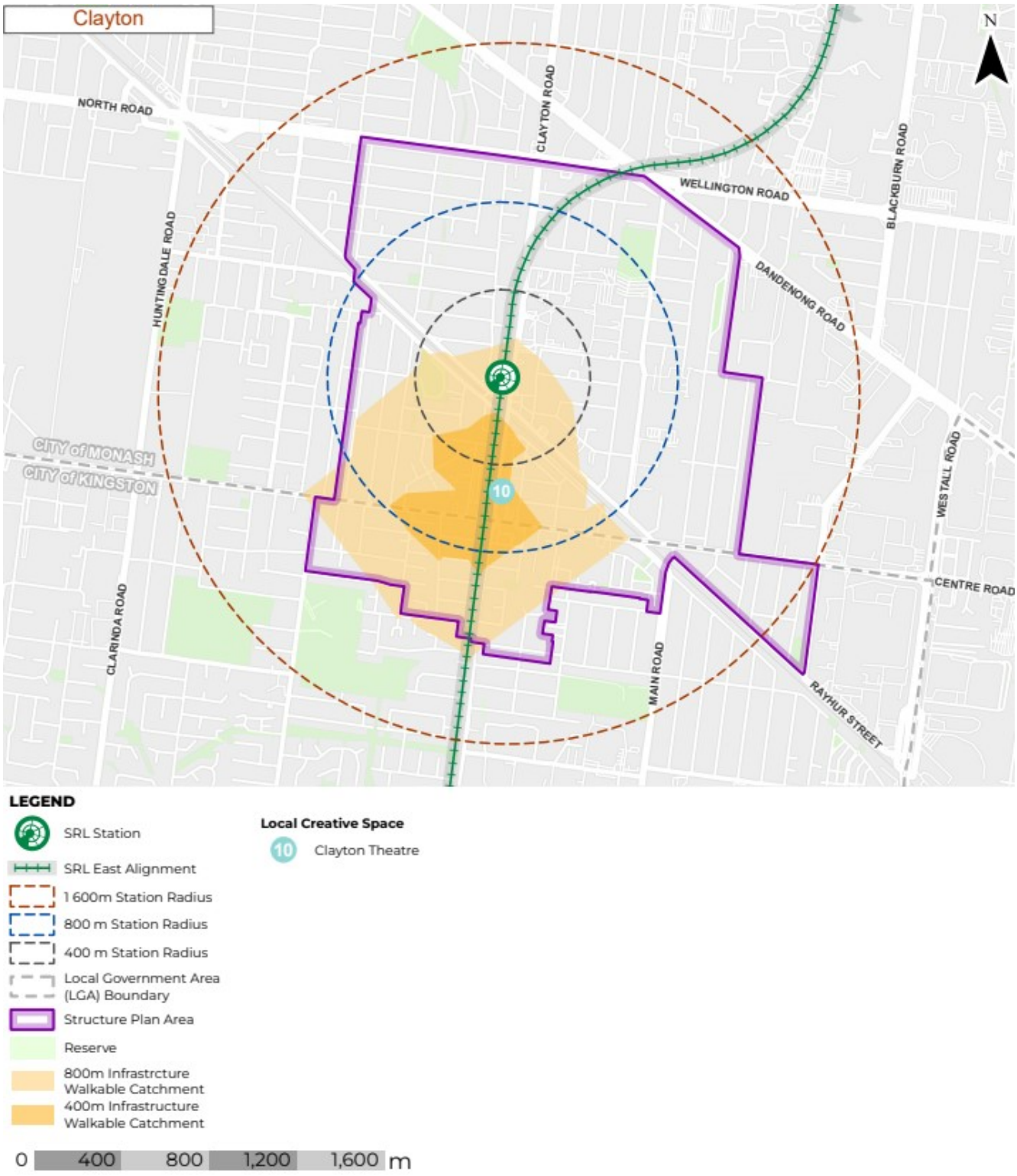



**FIGURE E.6 WALKABILITY OF LOCAL SOCIAL AND HEALTH COMMUNITY INFRASTRUCTURE (CREATIVE)**

## Sport and recreation infrastructure

### Outdoor courts

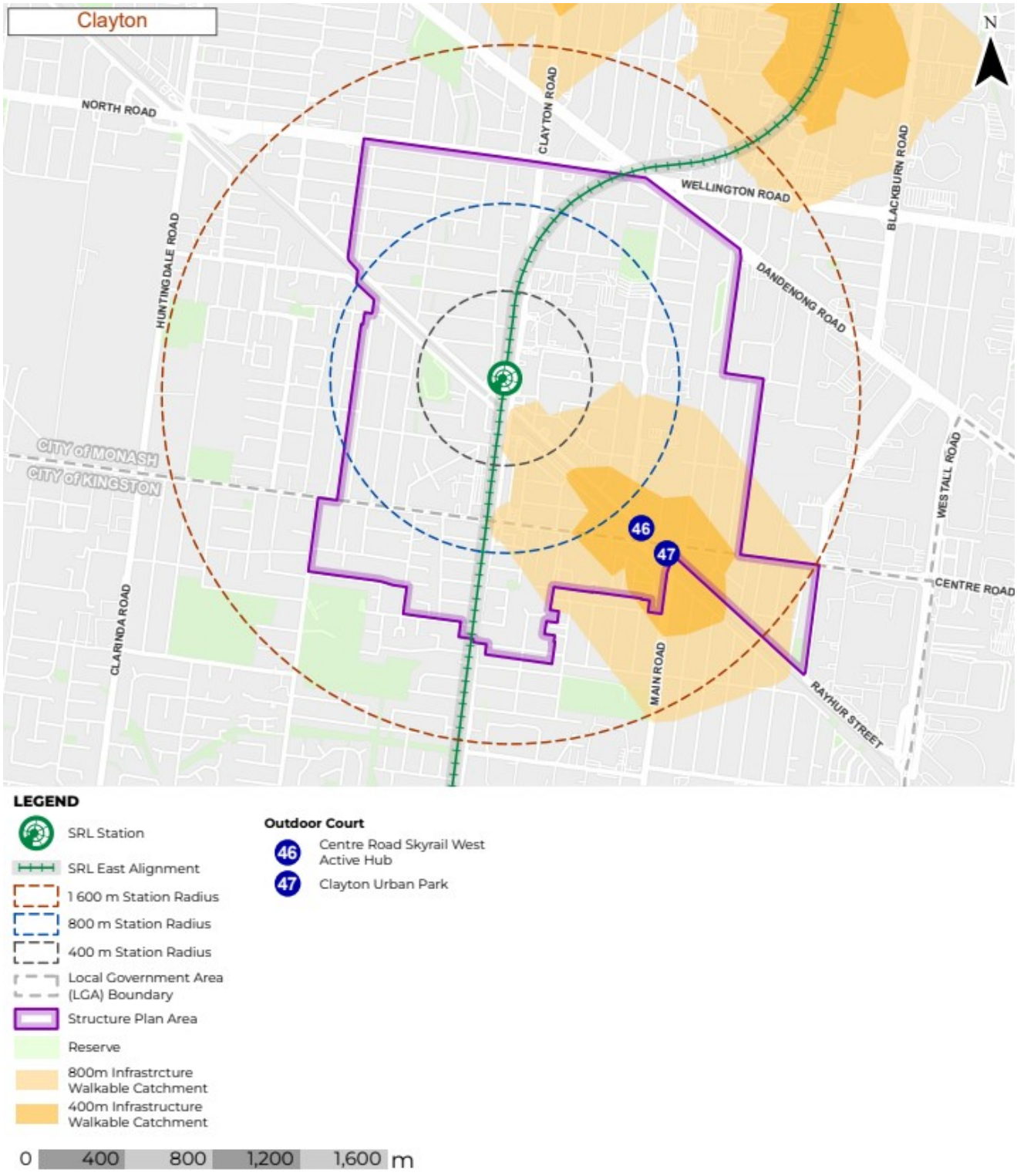



**FIGURE E.7 WALKABILITY OF LOCAL SPORT AND RECREATION COMMUNITY INFRASTRUCTURE (OUTDOOR COURTS)**

## Fields

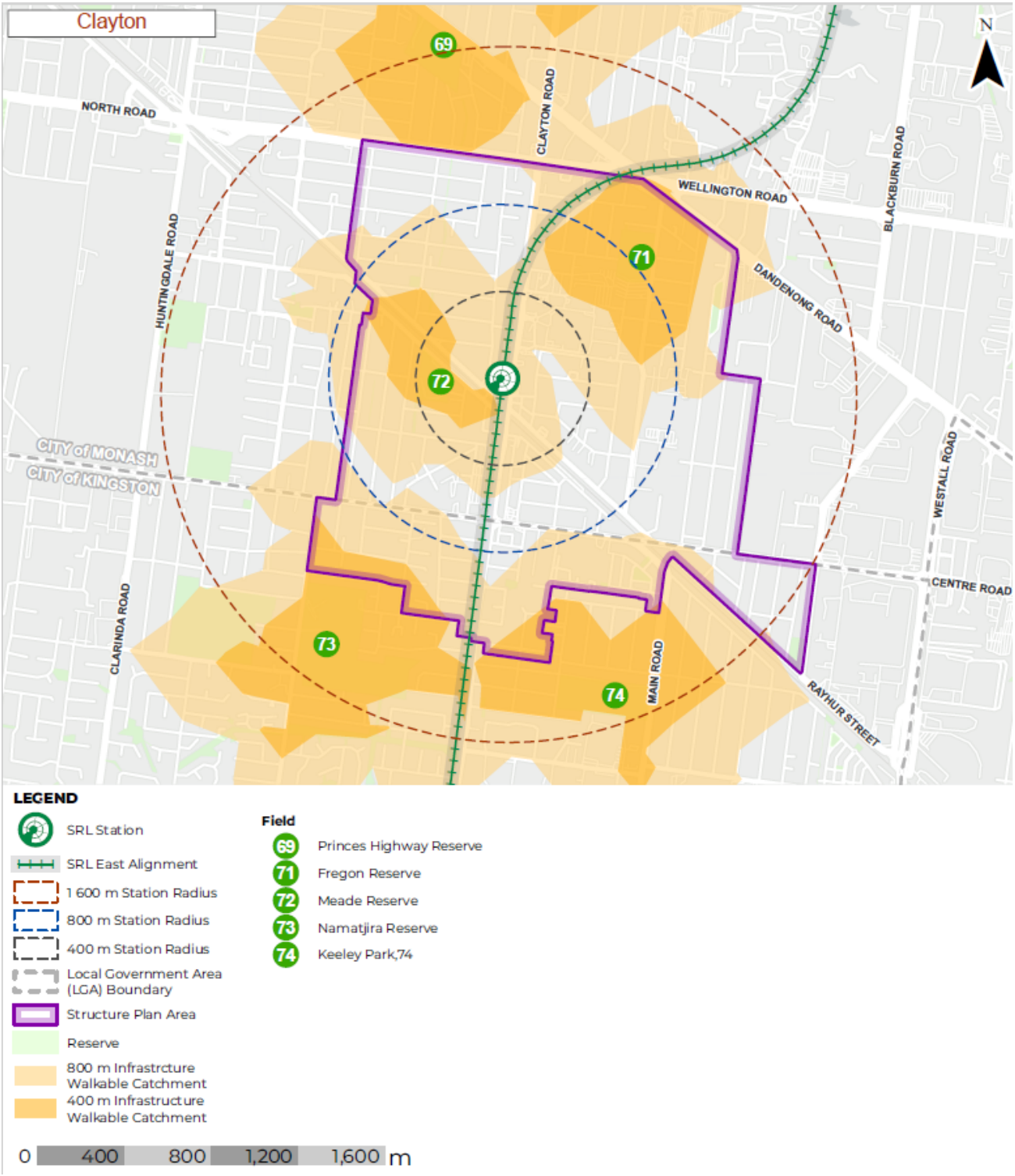



**FIGURE E.8 WALKABILITY OF LOCAL SPORT AND RECREATION COMMUNITY INFRASTRUCTURE (FIELDS)**

## Clayton – District accessibility analysis

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

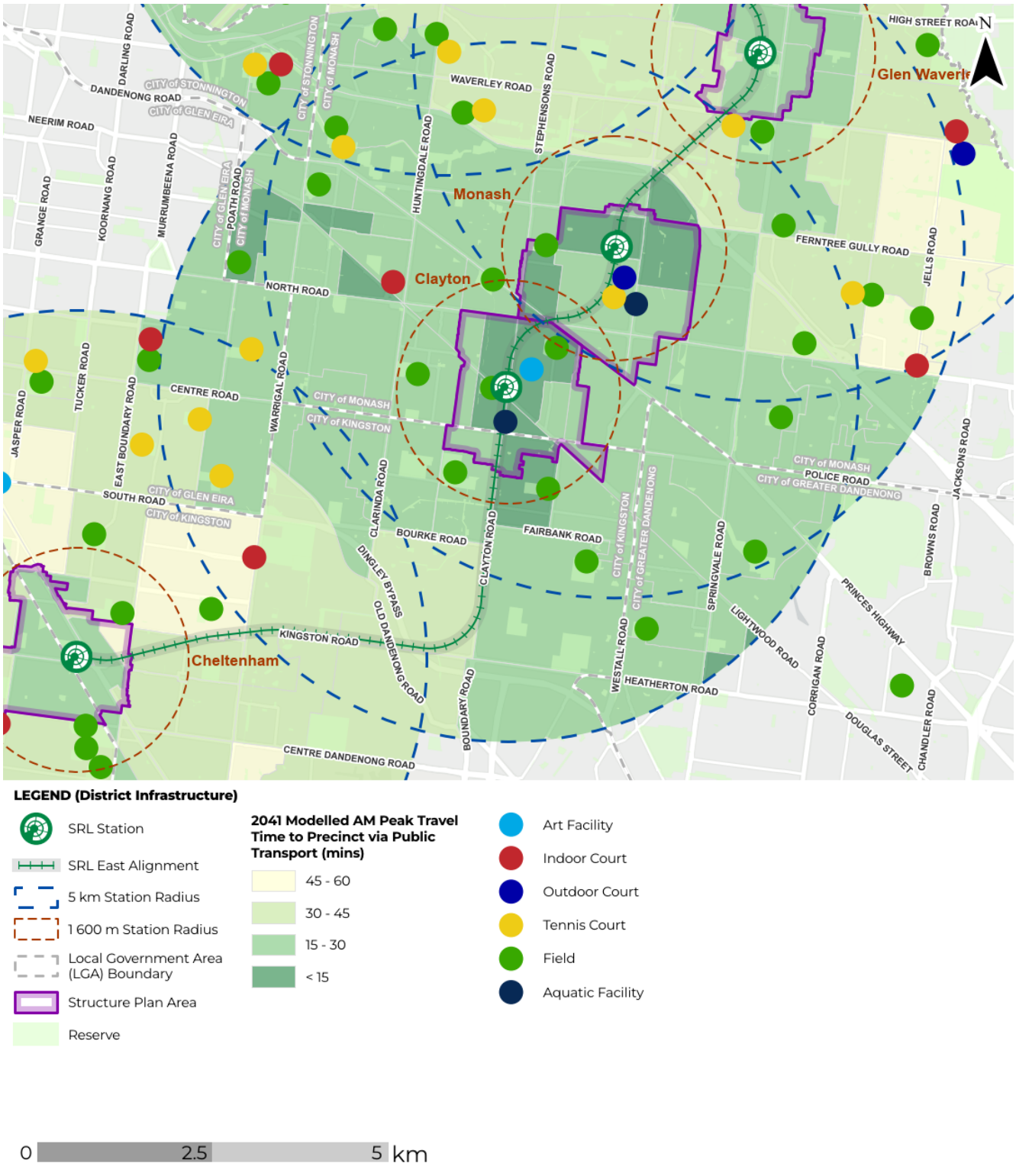



**FIGURE E.9 COMMUNITY INFRASTRUCTURE IN 5-KM CATCHMENT IN RELATION TO TRAVEL TIME BY PUBLIC TRANSPORT**

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

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

| Infrastructure types | Facilities accessible within 15 Minutes | Facilities accessible within 15 to 30 minutes | Facilities accessible within 30 to 45 minutes | Facilities accessible within 45 to 60 minutes | Facilities accessible in more than 60 minutes |
|---|---|---|---|---|---|
| **District arts facilities** | Southern Health Art Gallery<br>Clayton Theatre | | | | |
| **Indoor courts (multi-purpose)** | | Oakleigh Indoor sports | | Moorabbin Indoor Sports<br>Mulgrave Country Club | |
| **Outdoor courts (multi-purpose)** | Monash University Informal Sport Zone | | | | |
| **Tennis courts** | | Coatesville Tennis Club<br>Moorleigh Community Village (Tennis Courts)<br>Oakleigh Tennis Club<br>Monash University Tennis Courts | Centenary Park (Tennis Courts)<br>Mayfeild Park Tennis Club<br>Lum Reserve<br>Glen Waverley Tennis Club | | |
| **Fields** | Keeley Park<br>Meade Reserve<br>Fregon Reserve<br>Carlson Ave Reserve<br>Argyle Reserve | Namatjira Reserve<br>Princes Highway Reserve<br>Brandon Park Reserve<br>Warrawee Park, Oakleigh<br>Caloola Reserve<br>Davies Reserve<br>Grange Reserve<br>Norman Luth Reserve<br>Parkfield Reserve<br>Warner Reserve (Springvale) | Mayfield Park<br>Freeway Reserve<br>Holmesglen Reserve | | |
| **Aquatic centres** | Clayton Aquatics and Health Club | Doug Ellis Swimming Pool (Monash University) | | | |

## Clayton – Regional accessibility analysis

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

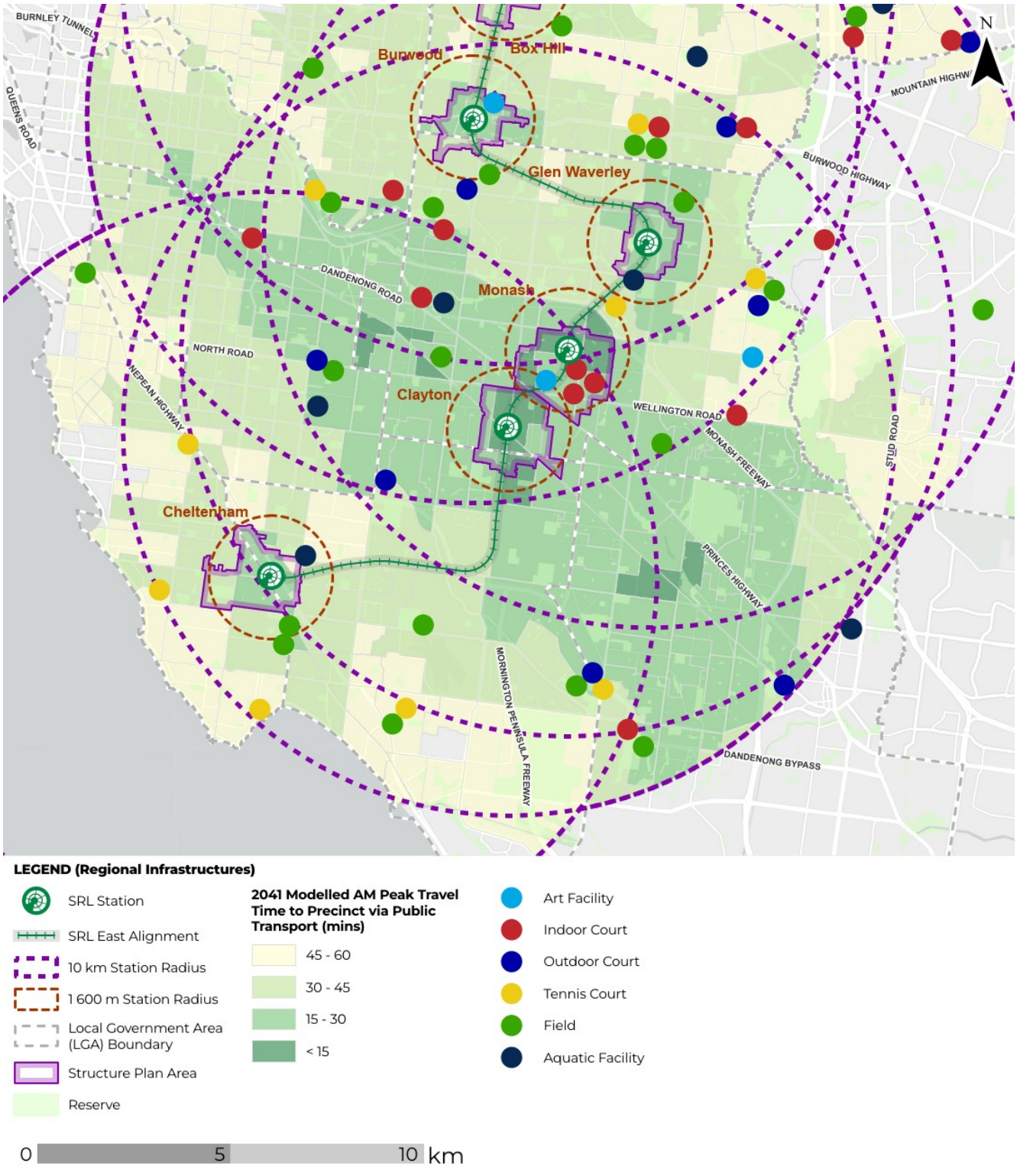



**FIGURE E.10 COMMUNITY INFRASTRUCTURE IN 10-KM CATCHMENT IN RELATION TO TRAVEL TIME BY PUBLIC TRANSPORT**

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 CLAYTON**

| Infrastructure Types | Facilities accessible within 15 minutes | Facilities accessible within 15 to 30 minutes | Facilities accessible within 30 to 45 minutes | Facilities accessible within 45 to 60 minutes | Facilities accessible in more than 60 minutes |
|---|---|---|---|---|---|
| **Regional arts facilities** | | The Ian Potter Centre of Performing Arts (Monash Uni)<br>Deakin University Art Gallery | | Museum of Australian Photography | |
| **Indoor courts (multi-purpose)** | | Waverley Basketball Stadium<br>Monash Sport Recreation Hall<br>Oakleigh Recreation Centre<br>Monash Uni Stadium (Caulfield)<br>Monash Uni Stadium Facility (Clayton)<br>Monash Uni Squash Courts (Clayton) | Nunawading Basketball Centre<br>Sportlink Vermont South | Springers Leisure Centre | Knox Regional Sporting Complex |
| **Outdoor courts (multi-purpose)** | | Cityside Sports | Ashwood College<br>Dales Park (Netball Courts)<br>Bayside Community Sports Centre<br>Greaves Reserve Courts<br>Rowan Road Reserve Courts | Waverley Netball Centre | |
| **Tennis courts** | | East Malvern Tennis Club | East Burwood Tennis Courts<br>Monash Tennis Centre<br>Notting Hill/Pinewood Tennis Club<br>Rowan Road Reserve Tennis Courts | Parkdale Tennis Club<br>Beaumaris Lawn Tennis Club<br>Dendy Park Tennis Club | |
| **Fields** | | Jack Edwards Reserve<br>D W Lucas Oval<br>Wellington Reserve<br>Duncan Mackinnon Reserve | East Burwood Reserve<br>Kingston Health Soccer Complex<br>Corrigan Oval<br>Cheltenham Recreation Reserve<br>Essex Heights Reserve<br>Bill Sewart Athletics Track | Tatterson Park<br>Waverley Women's Sports Centre | |

| | | | | | |
|---|---|---|---|---|---|
| **Aquatic centres** | | Oakleigh Recreation Centre<br>Glen Eira Sports and Aquatic Centre | Monash Aquatic and Recreation Centre<br>Dandenong Oasis | Waves Leisure Centre<br>New Mordialloc Aquatic Centre | |

AJM
Joint Venture

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.<br>**The centre includes:**<br>**Education** including a preschool with playgroups.<br>**Health** including a maternal and child health centre.<br>**Community infrastructure** including a library, meeting rooms and theatre.<br>**Community services** including youth and family services.<br>**Wellbeing** including an aquatic and health club.<br>**Commercial** including a café.<br>**Partners** City of Monash was the lead agency with a number of community partners.<br>**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.<br>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.<br>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.<br>Co-location of facilities has increased knowledge of the level of service available as well as the overall use of the facilities.<br>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.<br>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.'<br>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.<br>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.<br>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. |
| **Manning Community Centre, South Perth, WA** | | | |

| OVERVIEW | KEY DELIVERY DRIVERS | LESSONS LEARNT | RELEVANCE TO SRL EAST |
|---|---|---|---|
| Manning Community Centre is a great example of a best practice approach to 'community hubs',<br>Located in the inner City of South Perth, the hub opened in early 2017 and aimed to create a new central 'heart'.<br>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.<br>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.<br>**The centre includes:**<br>**Education**; including a preschool with playgroups.<br>**Health** including child health clinic.<br>**Community infrastructure** including a library, meeting rooms.<br>**Community services** including a toy library and home of the Manning Playgroup Association<br>**Cultural** through the Moorditj Keila Aboriginal Group<br>**Sporting** Manning Rippers Football Club<br>**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<br>The engagement process revealed that residents wanted spaces for physical activities, food and drink, rest and relaxation and markets, festivals, fairs and celebrations.<br>A broad cross section of the community was consulted, including a deliberate focus on children.<br>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.<br>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.<br>The Manning Community Hub is an example of community infrastructure development and integration within a well-developed and densely populated inner-city location.<br>The basement level carpark maximises the opportunity for public open space and waterwise landscaping at ground level.<br>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.<br>In 2018, the library was named the world's best by the British Architectural Review. The | The library sits at the heart of the Green Square development and acts as an anchor facility for the community.<br>The range of services ensure that there is something available for all age groups. As demographic shifts take hold, service breadth and flexibility will mean the facility will be able to shift and | The facility is located close to public transport and the main shopping area, which increases accessibility for members of the community.<br>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.<br>Green Square also demonstrates an approach that integrates community infrastructure and open space requirements. By adopting a |

| OVERVIEW | KEY DELIVERY DRIVERS | LESSONS LEARNT | RELEVANCE TO SRL EAST |
|---|---|---|---|
| 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.<br>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.<br>**The centre includes:**<br>**Community infrastructure** including a library, meeting rooms, workspaces, theatre.<br>**Arts and culture**<br>**Commercial** including a café.<br>**Partners** City of Sydney.<br>**Funding** Public. Exact funding composition difficult to ascertain. | change to reflect the needs of the surrounding community.<br>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.<br>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. | combined view, multiple objectives may be achieved.<br>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.<br>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.<br>**Typologies:**<br>**Sport and recreation** including indoor courts, outdoor courts, fields, tennis courts.<br>**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.<br>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:<br>○ Jubilee Park Stadium<br>○ 13 outdoor netball courts<br>○ Upgraded lighting for football night games and training.<br>○ New cricket nets<br>○ New play space.<br>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.<br>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.<br>**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 - Clayton– 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 - Clayton

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

Clayton Utz

**17 February 2025**

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



mesh

## CONTENTS

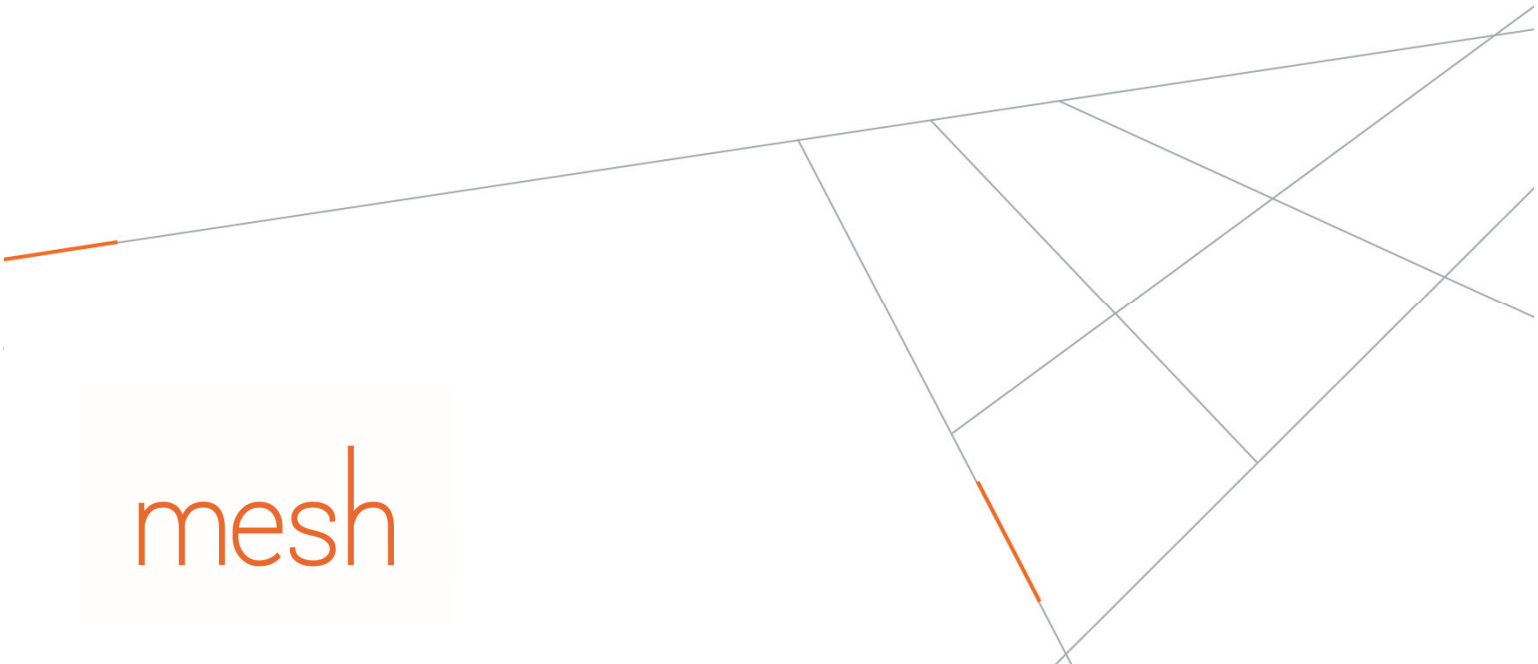


## FIGURES



## 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 the findings of the peer review of the Clayton Community Infrastructure Needs Assessment Report.

### 1.2 Material Reviewed

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

### 1.3 Background

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

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

Structure plans require preparation of various technical inputs including community infrastructure needs analysis. AJM have completed a final CIA for the Clayton precinct. The CIA report assesses the need for community infrastructure required to serve the existing and growing population of the Clayton precinct, including both the 1.6km catchment as well as the structure plan area. Table 1 illustrates that the Clayton Structure Plan area is projected to accommodate an additional 12,700 people over the 20 year planning period.

*Table 1: Clayton Population Forecasts (2021-2041)*

**TABLE 3.1 CLAYTON POPULATION FORECASTS**

| POPULATION FORECASTS | | |
|---|---|---|
| **Year** | **Structure Plan Area** | **1.6-km local catchment** |
| 2021 population | 14,200 | 22,500 |
| 2041 population | 26,900 | 40,500 |
| **Population change** | **+12,700** | **+18,000** |
| % increase | 89% | 80% |

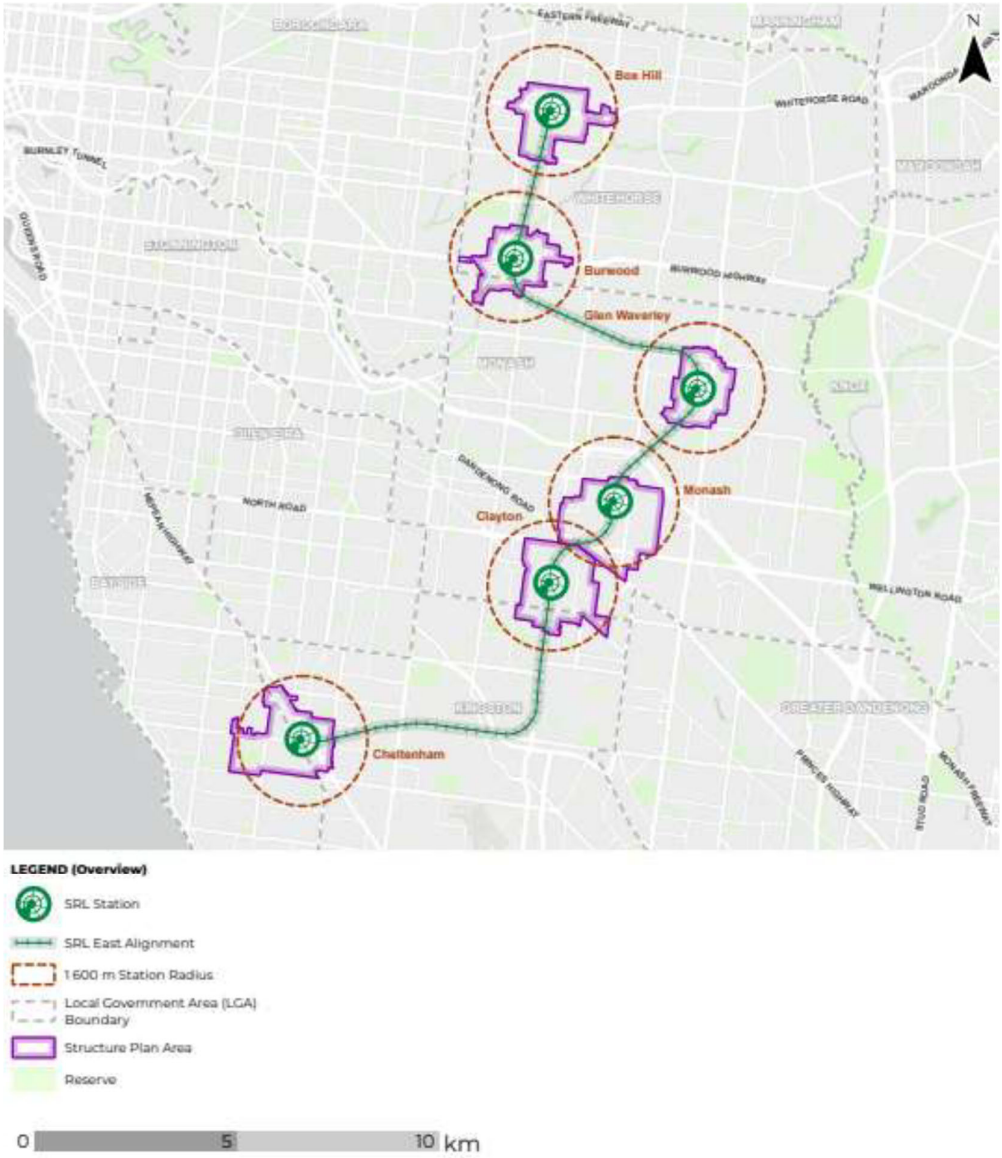
Source: - Table 3.1, SRL East Structure Plan – Community Infrastructure Needs Assessment - Clayton February 2025.

## 2. PEER REVIEW

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

The general finding of this peer review is that whilst some refinement may be required, the approach adopted by AJM is generally robust and will provide a useful context and input into the Clayton structure planning process. The key findings of this review are described in Table 2, which is divided into five sections covering the main components of the CIA report. Table 3, in Appendix 1, provides a summary of the needs analysis and recommendations included in the Clayton 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 –Clayton February 2025, page 6.

*Table 2: Assessment and Findings*

| Matter | Review | Findings |
|---|---|---|
| **PROJECT OBJECTIVES, SCOPE, METHODOLOGY** | | |
| *Project objectives & planning principles* | The purpose of the Clayton CIA is to inform the preparation of the Structure Plan for the Clayton area as illustrated in Figure 2.<br>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.<br>Section 2 sets out the methodology that comprises 3 parts: -<br>Part A – establishing context, policy drivers and assessment metrics<br>Part B – assessment of community infrastructure needs both current and future<br>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 Clayton SRL station.<br>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.<br>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.<br>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 Section 2.3:<br>- Using residential population data only, there is no consideration of the employment population. (Appendix A)<br>- Existing need for community infrastructure has been considered when determining the recommendations.<br>- 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.<br>The study area for the CIA is the 1.6km catchment however the report notes that the focus of the report is on the Structure Plan area and the needs of the 2041 population forecast. | It is noted that the CIA seeks to focus on the structure plan area however the recommendations are based on provision of infrastructure for the 1.6km catchment including the structure plan area.<br><br>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 Clayton 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 Clayton study area. The report identifies the key implications and priorities for the Clayton 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: -<br>- Co-location of facilities<br>- Delivering multi-purpose facilities that can adapt over time to changing community needs<br>- Upgrading existing facility capacity<br>- 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<br>- Local (1.6km)<br>- District (5km)<br>- Regional (10km)<br><br>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.<br><br>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.<br><br>**Facility - Provision Ratio (Population)**<br>Library - 1:20,000<br>Multi-purpose community hub - 1:25,000<br>Neighbourhood house - 1:15,000<br>Youth centres/spaces (general) - 1:3,000 (12 to 17 years old)<br>Maternal and child health services - 1:10,000<br>Local creative spaces (Local) - 1:20,000<br>Local creative spaces (District) - 1:50,000<br>Indoor courts - 1:20,000<br>Outdoor courts - 1:8,000<br>Tennis courts - 1:5,000<br>Fields - 1:5,000<br><br>The results of the assessment of need for facilities using the provision ratios is scored by AJM to categorise the needs analysis findings from no gap to a significant gap.<br><br>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.<br>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.<br><br>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 Clayton.<br><br>A copy of the accessibility rankings is provided below: - | The analysis in Appendix E provides useful contextual information. |

**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 |

| | | |
|---|---|---|
| *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.<br>The CIA report includes a desktop assessment of the facility condition, quality, capacity and utilisation based on information provided by the cities of Monash and Kingston. All these elements were scored in a single facility condition five scaled ranking ranging from very good to poor.<br>A copy of the facility condition scoring range is provided below: - | 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. |

**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 |

| 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.<br><br>The prioritisation of sites focuses on utilising Council land where possible followed by state land and then privately held land. This approach has been adopted in the CIA report as it is considered the most cost and time efficient option. | The establishment of site selection criteria is helpful to inform identification of preferred potential sites, noting the emphasis on government owned land as the first priority. |
| **ASSESSMENT OF THE CLAYTON DEVELOPMENT AND QUANTIFYING GROWTH PROJECTIONS** | | |
| *Growth projections* | The Clayton Structure Plan area is projected to accommodate an additional 12,700 people between 2021 and 2041, resulting in a total population of 26,900 people in 2041 which is equivalent to 89% growth between 2021-2041.<br><br>The Clayton 1.6km catchment is projected to accommodate an additional 18,000 people between 2021-2041, resulting in a total population of 40,500 people in 2041.Where the borders overlap for Clayton and Monash, the CIA states that "*the proportional weight of each precinct within the buffer is used (to avoid overlapping catchments)*"[2]. | 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.<br><br>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. |

[2] SRL East Structure Plan – Community Infrastructure Assessment – Clayton, February 2025, page 25

| Matter | Review | Findings |
|---|---|---|
| *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 Clayton 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.<br><br>Clayton is identified as a Major Activity Centre and is located within the Monash National Employment and Innovation Cluster (NEIC). The Clayton Study Area overlaps with the Monash Study Area which includes a large amount of employment land and nearly one quarter of the study area is taken up by Monash University. The remaining residential areas in the adjoining Monash structure plan area are much smaller and more reliant on the surrounding area's network of community infrastructure to help deliver community needs which means the planning of Monash and Clayton should be considered together.<br><br>The CIA report notes the following implications for planning for community and sporting infrastructure: -<br>- There is already existing pressure on the current facilities within the study area.<br>- 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.<br>- 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<br>- There is the need to upgrade existing community infrastructure and deliver new compact, co-located multipurpose facilities to reduce the land and floorspace requirements;<br>- Need to ensure the upgraded and new facilities are designed and managed to cater for greater usage. | The planning implications are reasonable given the development context however they should also include the following matters: -<br>- 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<br>- Need to consider multiple infrastructure provision approaches – this concept is described in Section 5.1 of the CIA including exploring opportunities for alternative delivery pathways such as joint use agreements with schools. |
| **ASSESSMENT OF EXISTING COMMUNITY INFRASTRUCTURE PROVISION AND DEMAND** | | |
| *Identify and classify existing infrastructure* | The CIA notes that the existing community within the Clayton 1.6km study area is limited to:<br>- 1 library<br>- 2 community hubs<br>- 1 neighbourhood house<br>- 1 creative space<br>- 1 youth space<br>- 1 maternal and child health service<br>- 3 outdoor multi purpose courts<br>- 5 field facilities | Noted |

| Matter | Review | Findings |
|---|---|---|
| *Assess current demand projections* | The current (existing) need for community facilities within the 1.6km study area, which currently accommodates 22,500 residents identifies an emerging need for a library, neighbourhood house and creative spaces and a significant need for:-<br>- Maternal and child health facilities<br>- Indoor courts.<br>- Tennis courts<br>However, the current structure plan area accommodates 14,200 existing residents. Section 6 sets out that the existing residents currently generate the need for: -<br>- 0.13 youth facilities<br>- 0.57 community hubs<br>- 0.71 libraries, creative spaces, indoor multi purpose court facilities<br>- 0.95 neighbourhood houses<br>- 1.42 maternal and child health services<br>- 1.78 outdoor multi purpose court facilities<br>- 2.84 tennis courts and playing fields | The analysis demonstrates that there are significant existing unmet needs 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.<br><br>The City of Monash observed that Clayton needs revitalization to overcome its 'get in and get out' feel due to a lack of amenities. The Community Centre, Clayton's civic core, is disconnected from the main activity area and suffers from poor connectivity.<br>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.<br>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. Aquatic facilities are also in short supply.<br>Both the cities of Monash and Kingston noted their preference to co-locate community infrastructure services in purpose built facilities.<br>The City of Kingston noted their need for library services and consideration of the proposed service model as well as exploring opportunities to enhance the use of existing sporting facilities. | The analysis is based on varying levels of information and a desktop assessment. Therefore, it is assumed the findings will 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 Clayton structure area which is projected to accommodate a total population of 26,900 residents by 2041 identifies the need for<br>- 0.30 youth facilities<br>- 1.07 community hubs<br>- 1.35 libraries, creative spaces, indoor multi purpose court facilities<br>- 1.79 neighbourhood houses<br>- 2.69 maternal and child health services<br>- 3.36 outdoor multi purpose court facilities<br>- 5.38 tennis courts and single fields<br><br>However, given the structure plan area is projected to increase by approximately 12,700 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 12,700 people within the structure plan area will result in the need for: -<br>- 0.17 youth facilities<br>- 0.51 community hubs<br>- 0.64 libraries, creative spaces, indoor multi purpose court facilities<br>- 1.85 neighbourhood houses<br>- 1.27 maternal and child health services<br>- 1.59 outdoor multi purpose court facilities<br>- 2.54 tennis courts and playing fields | The assessment of future community needs indicates that the Clayton 1.6km study area and structure plan will generate the need for a range of additional community infrastructure.<br><br>It is noted that the demand that is generated from growth in the structure plan area represents only a proportion of the total future demand across the 1.6km catchment. |
| **RECOMMENDATIONS** | | |
| *Recommended community infrastructure* | The Clayton CIA recommends provision of: -<br>- A new library of approximately 3,813 m2 to service the Clayton and Monash 1.6-kilometre local catchments (combined population of 61,500 people), located in the north-central of Structure Plan Area and co-located with other community facilities such as maternal and child health services.<br>- Upgrade the existing Clayton Community Centre to about 4,192 m² which includes expanding existing youth and creative spaces and accommodating 952m2 for the needs of the southern portion of the Monash 1.6-km local catchment, and consider future use of the Melaleuca Activity Hub. | It is noted that a significant amount of infrastructure is recommended in the Clayton CIA and it is evident from the analysis that the majority of the need for this infrastructure is generated by existing residents and future residents to be accommodated outside the structure plan area within the 1.6km catchment.<br>Implementation of the recommendations will require significant shift in the service provision approach and raises |

| Matter | Review | Findings |
|---|---|---|
| | - Deliver neighbourhood house services through a centralised community hub model – upgrade of Clayton Community Centre. The CIA notes that the opportunity exists for the City of Monash to review the future of its existing neighbourhood house facilities.<br>- One new district-level indoor court facility accommodating outdoor court facility and tennis court facility need is located with other recreational space, civic or cultural facilities, with good public and active transport connections from the SRL station – this facility should provide 4+ court facilities (1 district-level facility) plus additional needs from the Monash Structure Plan Area<br>- Explore a range of options to upgrade and enhance existing fields and future shared use agreements.<br>- Notes that kindergarten service needs will be informed by the relevant Kinder Infrastructure and Service Plan. | implementation and funding implications that will need to be dealt with via other processes. |
| *Site selection and prioritisation* | The Clayton CIA proposes the following potential candidate sites to deliver the recommended infrastructure: -<br>- Clayton Hall is identified as a potential site for a library or multipurpose community hub. The site is well located and accessible and is council owned.<br>- Clayton Community Centre expansion is also proposed as an option for the multi purpose hub or future indoor facility, it is well located and is a council owned facility.<br>- The CIA also proposes a lot between Centre Road and Houghton Road that may be able to accommodate an indoor sports centre although additional acquisition from adjoining properties may be required. | Clayton Structure plan includes two potential candidate sites for a new library and multi-purpose community hub which will need to be discussed further with Council through the structure planning process. |

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


**FIGURE 3.1 CLAYTON PRECINCT VISION (SRLE PRECINCT VISION – CLAYTON P. 20)**

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

*Figure 3. Clayton existing and planned local community infrastructure*

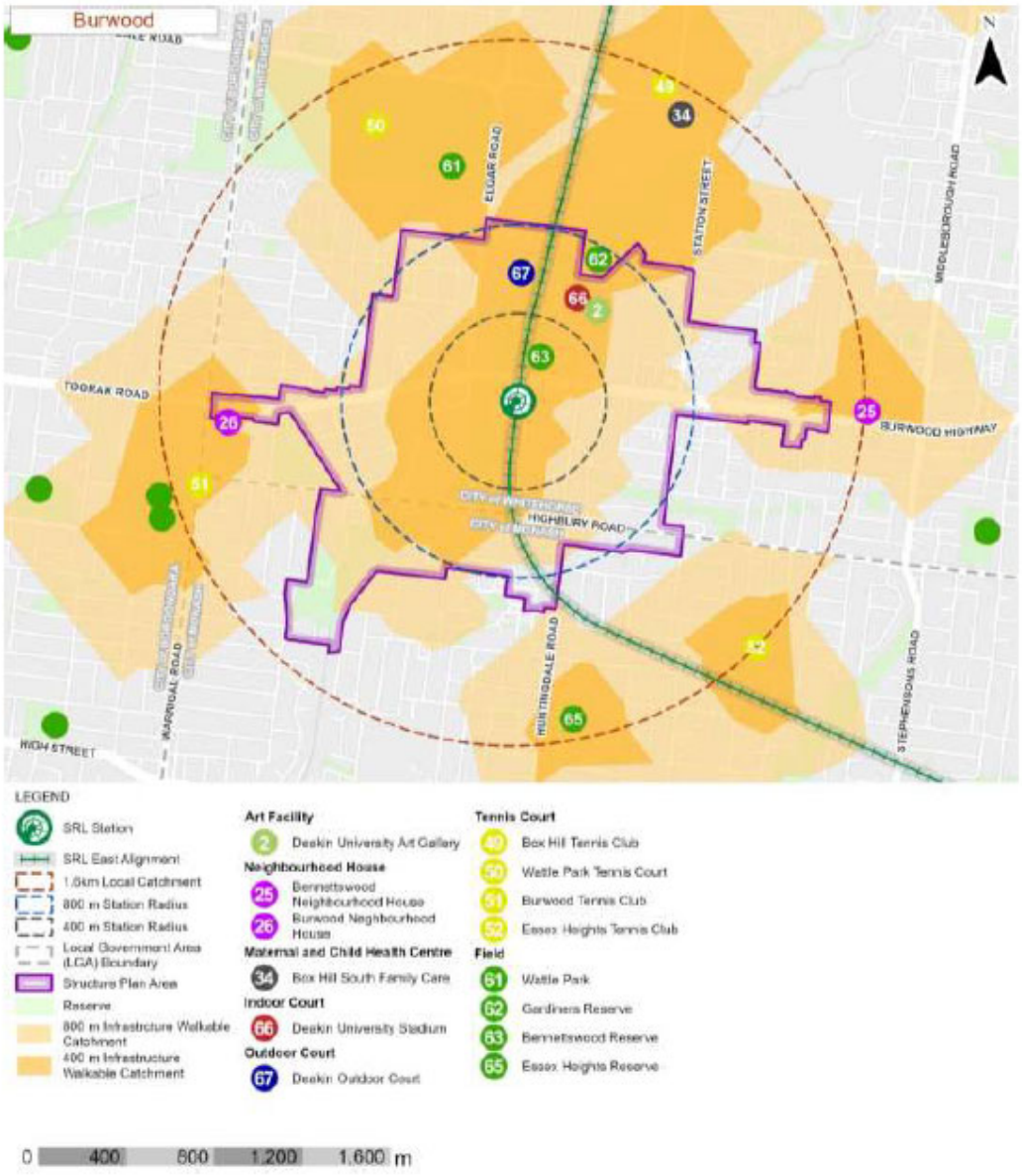



**FIGURE 6.1 EXISTING AND PLANNED COMMUNITY INFRASTRUCTURE**

Source: SRL East Structure Plan – Community Infrastructure Needs Assessment - Clayton February 2025, page 45.

## 3. APPENDIX 1

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

| 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** | | | | 22,500 | 14,200 | | 40,500 | 26,900 | 12,700 | | | | | | |
| **Library** | 1:20,000 | 62 m2 per 1000 people | 1 | 1.12 Total need | 0.71 Total need | 0.12 Accounts for current supply | 2.02 Total need | 1.35 Total need | 0.64 Total need | The recommended future provision is one new library of 3813 m2 to service the Clayton and Monash 1.6-kilometre local catchments, north-centrally located in the Structure Plan Area and co-located with other community facilities such as maternal and child health services. | North-centrally in the Structure Plan Area | Library | 3813 | Incorporate Monash Precinct needs | Clayton Hall |
| **Community Hubs** | 1:25,000 | 80 m2 per 1000 people | 2(5500 m2 +450 m2) | 0.9 Total need | 0.57 Total need | - 1.1 Accounts for current supply | 1.62 Total need | 1.07 Total need | 0.51 Total need | The recommendation is to upgrade the existing community hub to a total of 4192 m2, including 952 m2 the southern portion of the Monash 1.6-kilometre local catchment, and consider the future use of the Melaleuca Activity Hub. | Centrally within the Structure Plan Area | Community hub | 4192(3420 +952) | Incorporate Monash Precinct needs (952 $m^{2)}$ | Clayton Community Centre |
| **Neighbourhood Houses** | 1:15,000 | 80 m2 per 1000 people | 1 | 1.5 Total demand | 0.95 Total demand | 0.5 Accounts for current supply | 2.7 Total need | 1.79 Total need | 1.85 Total need | The recommended future provision is delivery of neighbourhood house services through a centralised community hub model of 4192m2, as outlined in the community hub section. The City of Monash review the future of existing neighbourhood house facilities. | Centrally within the Structure Plan Area | Community hub | 0 | Reconsider uses of existing facilities. | Clayton Community Centre |
| **Creative Spaces** | 1:20,000 | Typically, less than 5 rooms and may have no staffed reception area. (2021)<br><br>Facilities are typically less than 5 rooms and may have no staffed reception area. (2041) | 1 | 1.12 Total need | 0.71 Total need | 0.13 Accounts for current supply | 2.05 Total need | 1.3 Total need | 0.64 Total need | It is recommended to meet future local creative space needs by creating a cultural and creative focus, by expanding facilities around the Clayton Theatre. The Clayton Community Centre would need to accommodate additional creative space, to meet the local 1.6-kilometre catchment needs, and consider the wider district and regional needs of the city. It is recommended to relocate the library service into a new stand-alone facility, and utilise the existing library space as part of the community hub, creative and youth focused spaces. | Centrally within the Structure Plan Area | Community hub | 5 spaces | N/A | Clayton Community Centre |
| **Youth Centre Spaces** | 1:3,000 (2021)<br><br>1:3,000 12 to 17-year-olds (2041) | 80 m2 per 1000 people (2021)<br><br>80 m2 per 1000 12 to 17-year-olds (2041) | 1 space | 800 (12 to 17-year-olds)<br>0.27 Total need | 400 (12 to 17 -year-olds)<br>0.13 Total need | - 0.73 Accounts for current supply | 1,400<br>0.46 Total need | 900<br>0.3 Total need | 500<br>0.17 Total need | The recommendation for future needs is to ensure the current youth space facility can be expanded accommodate approximately 112 m2 of floor space. | Centrally within the Structure Plan Area | Community hub | 112 $m^2$ | N/A | Clayton Community Centre |
| **Maternal and Child Health Services** | 1:10,000 | Space requirements vary based on number of rooms / nurses. (2021)<br><br>Approximately 1 room per 120 births (2041) | 1 | 2.25 Total need | 1.42 Total need | 1.25 Total need | 4.05 Total need | 2.69 Total need | 1.27 Total need | It is recommended to provide two to four spaces within the Structure Plan Area, ideally with a new library facility, close to the SRL East Clayton Train Station, and closer to the Monash Medical Centre (hospital). | Centrally in the Structure Plan Area, close to public transport | Maternal and child health facility | | 2to 4rooms | Clayton Hall |
| **Indoor multi-purpose Court Facilities** | 1:20,000 | Local: 1 to 2 courts (in one facility)<br>District: 2 to 4 courts (in one facility)<br>Regional: 5+ courts (in one facility) (2021)<br><br>1 to 2 courts (in one facility) (2041) | 0 | 1.12 Total need | 0.71 Total need | 1.12 Accounts for current supply | 2.05 Total need | 1.35 Total need | 0.64 Total need | This assessment recommends that a new district level indoor court facility accommodating outdoor court and tennis court needs is 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 provide minimum of 4 courts (1 district facility) of 465 to 781 m2 each, plus additional needs from the Monash Precinct. | Within 1 km, with good public transport connections | Indoor court facility | 1860-3124 $m^2$ | Provide additional floor space - Integrate tennis court facility and Monash Precinct needs | Clayton Community Centre subject to testing of sizes, or elsewhere in the Structure Plan Area |
| **Outdoor multi-purpose court facilties** | 1:8,000 | 1 court (may include half courts) | 3 courts | 2.8 Total need | 1.78 Total need | - 0.2 Accounts for current supply | 5.35 Total need | 3.36 Total need | 1.59 Total need | The recommendation to meet future needs is to include outdoor court provision in a new indoor court facility. Courts should be a minimum of 1 court. Test efficiencies of multi-purpose courts to determine number of additional indoor courts required. | Within 1 km, with good public transport connections | Indoor court facility | 465 – 781 m2 each | Determine efficiency of space to test number of courts. | TBC |
| **Tennis Court** | 1:5,000 | Local: 1 to 4 courts (in one facility)<br>District: 5 to 8 courts (in one facility)<br>Regional: 9+ courts (in one facility) (2021)<br><br>Facilities with 1-4 courts (2041) | 0 | 4.5 Total need | 2.84 Total need | 4.5 Accounts for current supply | 8.56 Total need | 5.38 Total need | 2.54 Total need | The recommended future provision is to prioritise indoor multi-purpose courts over single-use courts and incorporating a minimum of 4 tennis courts in a new indoor courts facility, in addition to maintaining and exploring new shared use agreements and increasing public transport connections to district and regional facilities. | Within 1 km, with good public transport connections | Indoor court facility | 1040 m2 | Determine efficiency of space to test number of courts. | TBC |
| **Field Facilities** | 1:5,000 | Local: Single field<br>District: Single+ field, club facilities.<br>Regional: single field+, club and club facilities and includes a grandstand. (2021)<br><br>At least a single field. Club and club facilities may be present but no grandstands (2041) | 5 | 4.5 Total need | 2.84 Total need | - 0.58 Accounts for current supply | 8.56 Total need | 5.38 Total need | 2.54 Total need | It is recommended that all options are pursued to meet the future need. | > Upgrading existing facilities with additional auxiliary elements such as club facilities, toilets and shelters.<br>> Increase amenity and extend play time through increased lighting of fields, irrigation and use of synthetic surfaces.<br>> Pursue shared-user agreements with schools, sports clubs and other private spaces.<br>> 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 - Clayton 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 72-74.

| 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 |

AJM
Joint Venture

222 Exhibition Street
Melbourne VIC 3000

PO Box 23061 Docklands
VIC 8012 Australia

contact@srla.vic.gov.au | 1800 105 105 (call anytime)
**suburbanrailloop.vic.gov.au**

VICTORIA'S BIG BUILD

SUBURBAN RAIL LOOP AUTHORITY

Please contact us if you would like this information in an accessible format.
If you need assistance due to a hearing or speech impairment, please visit **relayservice.gov.au**