



Fitzroy Gasworks Community Needs Analysis

Final Report

Prepared by ASR Research
On behalf of Places Victoria
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Executive Summary

1. Introduction

1.1 Background

ASR Research was engaged by Places Victoria to prepare a community needs analysis of the Fitzroy Gasworks site (“the subject site”), the location of which is shown in Figure 1 below. The community needs analysis is required to support and inform the project brief, Master Plan and rezoning application. The Community Needs Analysis report will:

1. Include key outcomes of community consultation completed to date;
2. Analyse relevant literature and demographic data, and other relevant information to provide an evidence based assessment of the actual needs of the local community;
3. Analyse existing and planned community services and projected future community services requirements, including the impacts of changing populations and service delivery modes generally within 2 kilometres of the subject site¹;
4. Include key outcomes of work completed by other consultants engaged under separate agreements with Places Victoria to provide a single comprehensive report; and
5. Inform and support a Master Plan to be prepared for the site and subsequent rezoning application.

Figure 1 – Subject Site



¹ Plan Melbourne, the city’s metropolitan planning strategy, proposes a city made up of 20 minute neighbourhoods where every home will be within 20 minutes travel time of jobs, shops, cafes, schools, parks and community facilities. Rather than basing this on car based travel times, Plan Melbourne proposes it will be 20 minutes travel by active modes i.e. by public transport, walking and cycling. For the purposes of this assessment the 2 kilometre radius was chosen as it approximately equates to a 20 minute walk.

1.2 Description of the Subject Site

The 3.9-hectare site at 433 Smith Street, North Fitzroy, is crown land and is surplus to state government requirements. Approximately one quarter of the site has been occupied by the City of Yarra for over 125 years as a facilities depot. The balance of the site was used as a gasworks until the 1960s and has since been used for government and commercial purposes. Since 2014 only short term tenants have been occupying the site.

A number of existing structures are located on the site and are not considered worthy of retention, with the exception of two small heritage buildings that require further investigation as to their value and potential for retention.

1.3 Purpose of Assessment

The purpose of this assessment was to:

- Identify and classify the existing community infrastructure that exists generally within 2 kilometres of the subject site.
- Establish current community infrastructure provision levels, generally against the population of the 2-kilometre catchment;
- Determine the extent to which community infrastructure gaps exist within the 2-kilometre population catchment of subject site:
- Identify potential community infrastructure requirements and opportunities associated with the development of Fitzroy Gasworks assuming a development scenario of 1,575 dwellings; and
- Identify existing Council and other agency strategic community infrastructure needs and recommendations that may need to be addressed by future development of the subject site.

3 Conclusions and Recommendations

The following community infrastructure conclusions and recommendations have been prepared largely to inform the concept planning stages of the proposed development of the Fitzroy Gasworks site.

3.1 Dwelling & Population Assumptions

Keeping in mind the conservative, upper limit development assumptions described in Section 5.2 of this report, the Fitzroy Gasworks development scenario assumed for this assessment will result in the following population and dwelling changes:

- The dwelling yield likely to be generated by the Fitzroy Gasworks development scenario would increase the number of dwellings in the Fitzroy North small area by approximately 14% (based on City of Yarra Population Forecasts, and excluding other residential development which may occur within the catchment); and
- The population yield likely to be generated by the Fitzroy Gasworks development scenario would also increase the number of people living in the Fitzroy North small area population catchment by approximately 12% (based on 2016 City of Yarra Population Forecasts, and excluding population to be derived from other residential development within catchment).

Within the context of the existing supply of community infrastructure surrounding the Fitzroy Gasworks site, an additional 2,800 people is likely to trigger the need for a number of on-site and off-site community infrastructure mitigation measures. These are outlined below according to various community infrastructure categories.

3.2 Passive Open Space

Based on discussions with Council officers this assessment recommends the proposed development include a minimum of 1,755 square metres of public open space complimented by a network of privately owned / managed public realm spaces. Ideally, this public open space should be located centrally within the development and interface efficiently and effectively with adjacent land uses.

Where feasible the design and configuration of the public open space should seek to conform with Council's Open Space Strategy (refer to Section 5.1.2.2 - Criteria for provision of new open space) and Clause 22.12 of the Yarra Planning Scheme.

Clause 22.12 states the where land is sought as the public open space contribution the following criteria should be met:

- Should have an area of about 300m² and a minimum width of 10m, or be able to meaningfully contribute to the assembly of a parcel of land of these dimensions or larger.

- Should be of a shape and size which will be adequate for the proposed use having regard to the nature of public open space in an inner city environment, or be able to meaningfully contribute to the assembly of a parcel of land with these attributes.
- Should be free of structures and protrusions, such as balconies or other building projections that may encroach into the public open space reserve, except for historic buildings or structures relating to the designated public open space use.
- Should be located or capable of being designed so as to be subject to a high degree of casual surveillance.
- Must be accessible.
- Should be visible from adjacent thoroughfares.
- Should receive reasonable sunlight between 9am and 2pm on September 22.
- Should be located away from major or secondary arterial roads; and
- Should have an entry from a local street or be capable of being provided with such entry.

3.3 Active Open Space

In addition to the provision of new open passive open space within the development (in accordance with Council's criteria for the creation of new open spaces) further discussions with Council are required to confirm the need for an off-site financial contribution toward improving the quality and, or capacity of existing nearby sporting reserves. However, this should be assessed in the context of the indoor high ball recreation facility proposed for the site, which represents a significant contribution toward organised sport.

3.4 Council Aquatic Facilities

Whilst a development of this size may potentially provide a financial contribution toward the upgrade of an off-site recreation facility (outdoor or indoor), the proposed establishment of a multi-court indoor high ball recreation facility within the subject site is likely to be sufficiently large to satisfy the development's contribution toward addressing current and future sporting demands, albeit limited to those sports typically accommodated within such a facility.

3.5 Early Years Service Provision

No additional early years service provision is recommended for the subject site due to existing surrounding facilities having sufficient spare capacity to absorb projected increases in demand.

3.6 Multipurpose Community Centres

This assessment considers there to be sufficient justification for the establishment of a new multipurpose community centre within the Fitzroy Gasworks site, containing approximately 300 square metres of floor space.

The proposed multipurpose community centre should be offered by the proponent in the form of a “warm shell”, the function, configuration and fit out of which will be the responsibility of Yarra City Council.

This assessment is aware that Council has yet to confirm their views about the preferred role and function of the proposed multipurpose community centre. Irrespective of Council’s final determination on this matter, the provision of 300 square metres of floor space will remain an appropriate contribution and provide Council with the flexibility to determine its own preferred uses for the facility, and internal spatial configurations.

3.7 Neighbourhood Houses

Existing Neighbourhood House provision appears to be more than adequate, and a new stand-alone service for the subject site is not recommended.

3.8 Library Services

The provision of existing library facilities within the catchment area is considered to be adequate, both in terms of supply and proximity. Additional provision at the Fitzroy Gasworks site is not recommended.

3.9 Education Facilities

This assessment recommends that the proponent collaborate with DET to facilitate the design and establishment of a new Government Secondary School at the subject site.

Catholic Education Melbourne was also consulted as part of this assessment but no response was received.

The need for additional higher education facilities in the catchment is unlikely given the significant supply of existing universities in the Melbourne CBD and Parkville.

3.10 Public Art

Because of the prominence of the subject site, scale of proposed development and potential inclusion of significant community facilities, this assessment suggests there is merit in providing the installation of public art within the subject site, preferably within a proposed open space location likely to be a focal point for community gatherings.

3.11 Police & Emergency Services

The supply and proximity of police and emergency services to the subject site appears satisfactory and response times to the subject site are likely to be well within expectation. No additional police or emergency service provision is recommended for the site.

3.12 Acute & Community Health Services

Even allowing for the projected increase in population generated by the subject site, the need for new acute or community health facilities within the 2-kilometre catchment is unlikely given the existing significant supply and diversity health services. However, if a commercialised community hub were to be established as part of the proposed Fitzroy Gasworks development, smaller health services such as general practices could be established on a commercial basis.

3.13 Residential Aged Care

The proponents of any future development of the subject site are encouraged to seek expressions of interest from private / community based residential aged care providers to establish a new facility within the subject site. However, this should be interpreted as a non-mandatory requirement (i.e. not tied to a Section 173 Agreement) and to be negotiated on a commercial basis only.

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Figure 2 – Subject Site



² Plan Melbourne, the city's metropolitan planning strategy, proposes a city made up of 20 minute neighbourhoods where every home will be within 20 minutes travel time of jobs, shops, cafes, schools, parks and community facilities. Rather than basing this on car based travel times, Plan Melbourne proposes it will be 20 minutes travel by active modes i.e. by public transport, walking and cycling. For the purposes of this assessment the 2 kilometre radius was chosen as it approximately equates to a 20 minute walk.

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A number of existing structures are located on the site and are not considered worthy of retention, with the exception of two small heritage buildings that require further investigation as to their value and potential for retention.

1.3 Site & Planning Context

The site is located approximately 4km north east of the Melbourne CBD and is surrounded by the suburbs of Fitzroy, Clifton Hill, Northcote, East Brunswick, Collingwood and Carlton North. The site is essentially an "island" surrounded on all sides by major roads which create a significant buffer between the site and surrounding urban environments.

The site is recognised in Council's "North Fitzroy Gasworks Precinct Urban Design Framework 2008" (UDF), which articulates specific land use, built form, open space and access considerations to guide future redevelopment of the site. Under the UDF, key outcomes for the site include:

- Support for the future use of the site for affordable housing, community recreation facilities, associated sports facilities and public open space. City of Yarra has specifically earmarked the site for a major new regional indoor sports centre, in-line with recommendations of the "City of Yarra's Indoor Sports Centre Feasibility Study".
- The integration of new public open space, centrally located within the precinct.
- A preferred building height of 17 metres to Alexandra Parade, Queens Parade and George Street, and 14 metres to Smith Street.
- A maximum building height of 30 metres to Alexandra Parade, 20 metres to Queens Parade and George Street, and 17 metres to Smith Street where design excellence is demonstrated.
- Extension of local streets as pedestrian routes through the site, including extending Gore Street from Alexandra Parade to Queens Parade, Council Street through to Jamieson Street, and Hodgkinson Street through to George Street.
- A rezoning of the land to a Comprehensive Development Zone, Priority Development Zone or Mixed Use Zone to give effect to the renewal opportunity.

Figure 3 – Fitzroy Gasworks in Relation to the Melbourne CBD



The site is located in the City of Yarra. Other relevant details associated with the site include:

- Zoning: 1) Public Use Zone - Service and Utility (PUZ1) which supports uses that are consistent with the reservation of the public use of the land and relates to a service and utility use (former Gasworks), and 2) Public Use Zone - Local Government (PUZ6) which supports uses that are consistent with the reservation of the public use of the land and relates to a Local Government use (depot site).
- Planning Overlays / Issues:
 - Design and Development Overlay - Schedule 2 (DDO2 Main Roads and Boulevards) relates to the Alexandra Parade frontage of the site and requires a well-considered architectural response which recognises and reinforces the pattern of development fronting the street.
 - Heritage Overlay - Schedule 221 (HO221 Former Fitzroy Gas Works Valve House and Store) which is located in the south-west corner of the site fronting Alexandra Parade and George Street.
 - Special Building Overlay (SBO) along the eastern portion and requires consideration of inundation from flood events.
 - Heritage Overlay - VHR H2243 (Porter Prefabricated Iron Store) - the Porter prefabricated iron store located on the Council depot site is listed on the Victorian Heritage Register as being State significant. It is a free standing rectangular-plan shed with a cast and wrought

iron frame of standardised components bolted together and manufactured in England between 1853 and 1856. The Porter prefabricated iron store is historically significant as a now rare example of the many prefabricated iron buildings that were imported into Victoria during the Victorian gold rushes

- Local Attributes / Market: The site is located approximately 4km north east of the Melbourne CBD and is surrounded by the suburbs of Fitzroy, Clifton Hill, Northcote, East Brunswick, Collingwood and Carlton North.

1.4 Purpose of Assessment

The purpose of this assessment is to:

- Identify and classify the existing community infrastructure that exists generally within 2 kilometres of the subject site.
- Establish current community infrastructure provision levels, generally against the population of the 2-kilometre catchment;
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- Identify potential community infrastructure requirements and opportunities associated with the development of Fitzroy Gasworks assuming a development scenario of 1,575 dwellings; and
- Identify existing Council and other agency strategic community infrastructure needs and recommendations that may need to be addressed by future development of the subject site.

2. Assessment Scope & Catchment Details

2.1 Scope of Community Infrastructure Items Reviewed

This report contains detailed tables showing the existing supply of community infrastructure generally within a 2-kilometre radius of Fitzroy Gasworks site³ and indicative estimates of demand and / or supply requirements for each form of community infrastructure. It is envisaged that the Fitzroy Gasworks development will have the greatest impact on what is considered neighbourhood level community infrastructure forms that are typically managed by local government, and some higher order

³ Some forms of community infrastructure such as libraries, hospitals etc have population catchments which can typically exceed a standard low density urban residential 2-kilometre population catchment.

community infrastructure forms owned and / or managed by Local Government which have larger population catchments.

For the purposes of undertaking this assessment an audit of the following community infrastructure categories were selected:

1. Open space (active and passive);
2. Early years and youth services;
3. Libraries, learning centres, meeting spaces and arts & cultural facilities;
4. Education facilities;
5. Health services;
6. Police & Emergency services; and
7. Residential aged care.

Categories 1 to 3 are typically (but not exclusively) Local Government responsibilities and are often (but not always) included in development contribution agreements associated with significant land use developments. However, government education facilities (typically primary and secondary schools), where deemed to be required within a land use development, are generally funded (both land and building costs) by the State Government.

Although not prescriptive different forms of community infrastructure generally have different population catchments as shown in Table 1.

Table 1 – Scope of Community Infrastructure Items Assessed

Population Catchment Hierarchy	Items
Level 1 Neighbourhood Level <i>Provision ratios up to 10,000 people</i>	<ul style="list-style-type: none">• Open space (passive and active)• Local playgrounds• Local bicycle / pedestrian pathways (on and off-road)• Kindergartens• Playgroups• Government primary schools• Neighbourhood house (Inc. Community education services)• Community meeting spaces (Council and Non-Council)• Senior citizens' groups• Long Day Child Care• Public art installations• Social housing
Level 2 Precincts (2-3 Neighbourhoods) <i>Provision ratios between 10,000 and 30,000 people</i>	<ul style="list-style-type: none">• Occasional Child Care• Government secondary Schools• Catholic primary Schools• Maternal and Child Health Services• Indoor recreation centres• Residential aged care
Level 3 Cluster of Precincts (District)	<ul style="list-style-type: none">• Libraries• Council aquatic / leisure centres

Population Catchment Hierarchy	Items
<i>Provision ratios between 30,000 people and 60,000 people</i>	<ul style="list-style-type: none"> • Community arts centres • Other non-government secondary schools • Community health centres
Level 4 Municipal Level <i>Provision for the total municipality</i>	<ul style="list-style-type: none"> • Principal Bicycle Network (on and off-road) • Civic centres
Level 5 Regional Level Provision for 2 or more municipalities	<ul style="list-style-type: none"> • Highest Order Performance Arts Facility • Universities/TAFEs • Public and private hospitals

2.2 Fitzroy Gasworks 2 Kilometre Population Catchment

Figure 3 on the following page shows the 2-kilometre population catchment area of surrounding the subject site. While the site is located in Fitzroy North, the 2-kilometre population catchment also includes all or part of the following suburbs:

- Fitzroy and Collingwood to the south (City of Yarra);
- Small portions of East Melbourne and Melbourne to the south (City of Melbourne)
- Small portions of Brunswick and Brunswick East to the north west (City of Moreland);
- Clifton Hill to the east (City of Yarra);
- A portion of Northcote to the north / north east (City of Darebin);
- Carlton North (City of Yarra) and Princess Hill (City of Melbourne) to the west;
- A portion of Carlton and Parkville to the south west (City of Melbourne); and
- A portion of Abbotsford to the south east (City of Yarra).

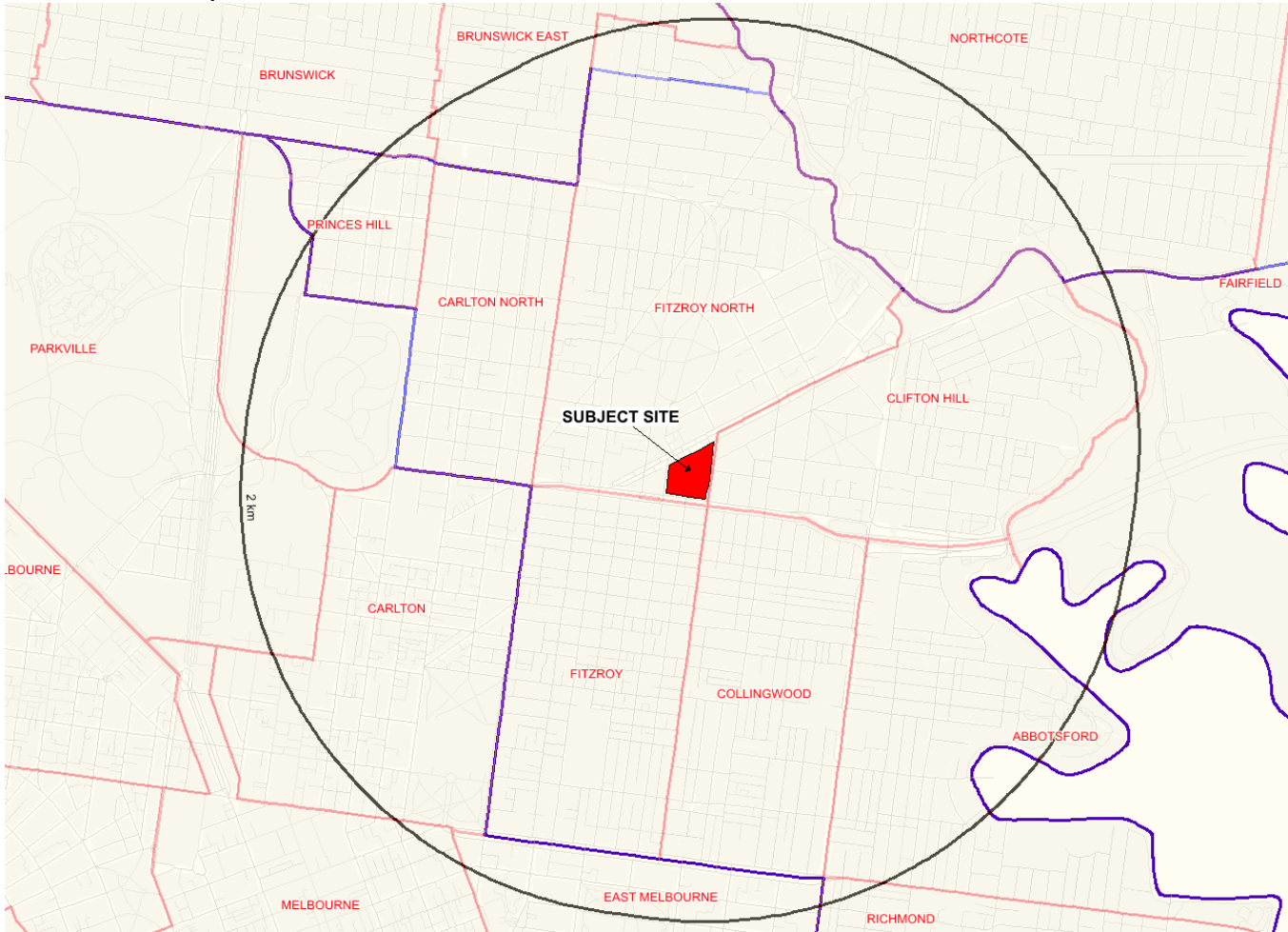
According to the 2011 ABS Census the Fitzroy Gasworks 2-kilometre population catchment contained:

- 31,886 dwellings; and
- 63,300 people.

For the purposes of calculating existing open space provision levels the 1-kilometre population catchment was also determined. In 2011 the population of the 1-kilometre catchment was 18,892 and contained 9,318 dwellings.

More details about dwelling and population assumptions associated with the development of Fitzroy Gasworks are outlined in Section 5 of this report.

Figure 4 – Fitzroy Gasworks 2 Kilometre Population Catchments



3 Review of Relevant Literature

3.1 Overview

An important aspect of the assessment process is identifying and understanding the implications of existing policies, strategies and plans, particularly the statutory planning scheme requirements and other Council and State Government endorsed reports. This section provides a brief summary of some of the more relevant existing policies, strategies and plans. The literature is divided into the following three categories:

- Relevant elements from the Yarra Planning Scheme;
- Other Yarra City Council prepared policies, strategies and plans;
- Relevant State Government policies, strategies and plans.

In addition to these types of policies, strategies and plans a description of the various statutory mechanisms by which community infrastructure initiatives are funded and developed in Victoria in Appendix 1 of this report. These mechanisms are:

- Section 173 Agreements (*Planning and Environment Act 1987*)
- Clause 52.01 - Public Open Space Contribution And Subdivision (*Planning and Environment Act 1987 & Section 18 of the Subdivision Act 1988*)

3.2 Relevant Yarra Planning Scheme Elements

In addition to Schedule 11 to the Development Plan Overlay described in Section 1.2 of this report, the following clauses of the Yarra Planning Scheme are relevant to community infrastructure requirement considerations:

- **Clause 21 Municipal Strategic Statement**
 - Clause 21.04-1 Accommodation and housing
 - Clause 21.04-4 Community facilities, hospitals and medical services
 - Clause 21.04-5 Parks, gardens and public open space
- **Clause 56 Residential Subdivision**
 - Clause 56.03-3 Planning for community facilities objective
 - Clause 56.06-2 Walking and cycling network objectives
 - Clause 56.06-5 Walking and cycling network detail objectives

The details of each of these clauses are described in Appendix 1.1 of this assessment.

3.3 Other Relevant Yarra City Council Strategies & Plans

3.3.1 Overview of Relevant Council Literature

A number of Yarra City Council strategies, plans and policies have been identified as potentially relevant to the redevelopment of the Fitzroy Gasworks site. These include:

- Council Plan 2013-17
- Health & Wellbeing Plan 2013-17
- City of Yarra Social and Affordable Housing Strategy 2012 – 2014
- Yarra Open Space Strategy (refer to Appendix 1.3 for key extracts from the report)
- Early Years Strategy 2013-16
- Middle Years Strategy 2013-16
- Youth Policy 2013-16
- Positive Ageing Action Strategy 2013-16
- Yarra Libraries Plan 2013 – 2016
- Access and Inclusion Plan 2014-2017
- City of Yarra Bicycle Strategy 2010-2015
- Yarra Sports Plan (2008)
- City of Yarra Indoor Sports Centre Feasibility Study (2003)
- Arts & Cultural Strategy 2011– 2015
- Public Art Discussion Paper (August 2013)

The details of each of these documents are presented in Appendix 1.2 of this assessment.

4. Community Infrastructure Audit Analysis

4.1 Audit Finding Implications

Appendix 2 of this report provides an audit of the following existing community infrastructure categories generally located within 2 kilometres⁴ of the Fitzroy Gasworks site:

1. Open space (active and passive);
2. Early years and youth services;
3. Libraries, learning centres, meeting spaces and arts / cultural facilities;
4. Council aquatic facilities;
5. Education facilities;
6. Health services;
7. Police & Emergency services; and
8. Residential aged care.

Table 2 summarises the existing community infrastructure provision levels, generally within 2 kilometres of the Gasworks site. The implications of the audit findings are included in Section 5 of this report which provides an assessment of the likely community infrastructure demand impacts generated by the proposed development of the subject site.

⁴ Plan Melbourne, the city's metropolitan planning strategy, proposes a city made up of 20 minute neighbourhoods where every home will be within 20 minutes travel time of jobs, shops, cafes, schools, parks and community facilities. Rather than basing this on car based travel times, Plan Melbourne proposes it will be 20 minutes travel by active modes i.e. by public transport, walking and cycling. For the purposes of this assessment the 2 kilometre radius was chosen as it approximately equates to a 20 minute walk.

Table 2 - Current Community Infrastructure Provision Levels within 1 or 2 Kilometres of the Subject Site

Community infrastructure category	Quantity	Within radius of	Provision ratio	Unit of measure
Open space				
Number of active open space reserves	2	1 ⁵ km	9,446	No. of people per reserve within 1 km population catchment
Recreation facilities				
Number of council aquatic / leisure centres	2	2 km	31,650	No. of people per facility within 2 km population catchment
Early years facilities				
Number of kindergarten services (including those within Long Day Child Care facilities)	16	2 km	3,956	No. of people per facility within 2 km population catchment
Number of maternal & child health facilities	6	2 km	10,550	No. of people per facility within 2 km population catchment
Number of occasional child care venues	7	2 km	9,042	No. of people per facility within 2 km population catchment
Number of long day child care facilities	23	2 km	2,752	No. of people per facility within 2 km population catchment
Neighbourhood Houses				
Number of neighbourhood houses	3	2 km	21,100	No. of people per facility within 2 km population catchment
Libraries				
Number of library facilities	4	2 km	15,825	No. of people per facility within 2 km population catchment
Education facilities				
Number of govt specialist schools	0	2 km	No provision	No provision within 2 km population catchment
Number of govt primary schools	11	2 km	5,754	No. of people per facility within 2 km population catchment
Number of catholic primary schools	3	2 km	21,100	No. of people per facility within 2 km population catchment
Number of non govt schools	3	2 km	21,100	No. of people per facility within 2 km population catchment
Number of govt secondary schools	4	2 km	15,825	No. of people per facility within 2 km population catchment
Number of catholic secondary schools	2	2 km	31,650	No. of people per facility within 2 km population catchment

⁵ The 1 kilometre catchment is relevant for active open space planning as Clause 56 of the Yarra Planning Scheme (Residential Subdivision) and Clause 56.05-2 (Public Open Space Provision Objectives) state that...
 “Active open space of at least 8 hectares in area within 1 kilometre of 95 percent of all dwellings...”

Community infrastructure category	Quantity	Within radius of	Provision ratio	Unit of measure
Number of TAFE campuses	1	2 km	63,300	No. of people per facility within 2 km population catchment
Number of university campuses	0	2 km	No provision	No provision within 2 km population catchment
Police, justice & emergency services				
Number of MFB sites	0	2 km	27,481	No provision within 2 km population catchment
Number of ambulance sites	1	2 km	63,300	No. of people per facility within 2 km population catchment
Number of SES sites	0	2 km	No provision	No provision within 2 km population catchment
Number of police station sites	3	2 km	21,100	No. of people per facility within 2 km population catchment
Number of law court facilities	0	2 km	No provision	No provision within 2 km population catchment
Health services				
Number of community health service sites	1	2 km	63,300	No. of people per facility within 2 km population catchment
Number of acute health facilities	5	2 km	12,660	No. of people per facility within 2 km population catchment
Residential aged care				
Number of residential aged care facilities	7	2 km	135	Beds per 1,000 persons 70+ within 2 km population catchment

5. Assessment of Development Generated Community Infrastructure Demand

5.1 Community Infrastructure Standards and Demand and Supply Estimates

Appendix 3 of this report provides indicative estimates for various forms of community infrastructure that lend themselves to some form of quantifiable demand and / or supply measure. ***It should be emphasised that the numbers indicated should not be interpreted as final provision recommendations for the Fitzroy Gasworks development scenario.*** Community infrastructure assessments also require existing strategic priorities be taken into consideration, as well as the capacity of existing services and facility to meet current and future needs.

5.2 Fitzroy Gasworks Dwelling and Population Scenario

For the purposes of this report, a dwelling yield of 1,575 has been assumed. Under this development scenario the dwelling yield is likely to generate a residential population of approximately 2,800 people. The population profile was constructed using the age profile of people living in higher density dwellings (i.e. four storeys or more) in Greater Melbourne and derived from the 2011 ABS Census based on the number of bedrooms contained within dwellings⁶.

5.3 Fitzroy North Small Area

The Fitzroy Gasworks site is located within the City of Yarra's small area of Fitzroy North. Based on the Council's population forecasts prepared by .id consulting, the number of dwellings and population of the Fitzroy North small area will increase significantly in the 20-year period from 2016 to 2036 (refer to Table 3 on the following page). The number of dwellings is anticipated to increase by 34% and the population increase by 31%.

⁶ The age profile for the high density development scenario was constructed using the "Tablebuilder" subscription service provided by the ABS. Within Tablebuilder "Basic" exists a database referred to as "2011 Census – Persons in Private Dwellings". This database allows users to select age profile data for people living in a "flat, unit or apartment in a four or more storey block", and by the number of bedrooms in these dwellings. The Greater Melbourne geography was selected in order to provide a broader reflection of the likely age profile of people living in high density dwellings.

Table 3 - Fitzroy North Small Area Dwelling and Population Forecasts: 2016 to 2036

	2016	2021	2026	2031	2036	Change from 2016 to 2036	% Change from 2016 to 2036
Dwellings	11,410	12,244	13,052	13,906	15,266	3,856	34%
Total Population	24,112	25,564	27,118	28,830	31,688	7,576	31%

It is worth noting that the residential development assumptions used in these forecasts assumes the Fitzroy Gasworks site will generate a yield of approximately 600 dwellings⁷, significantly less than the assumptions used for this assessment. Therefore, the dwelling and population forecasts presented above are likely to be conservative.

5.4 Anticipated Age Cohort Population Yields for the Subject Site and Fitzroy North Small Area

The age cohorts shown reflect a requirement for (but not necessarily restricted to) the following types of services and / or facilities:

- 0 - 3 Years - Maternal and Child Health Services, Playgroups;
- 4 Years - Preschool Services;
- 0-6 Years - Long Day Child Care, Occasional Child Care, Maternal and Child; Health Services, Family Day Care, Specialist Early Intervention Services;
- 5-11 Years - Primary School, After Hours School Care, School Holiday; Programs, Family Day Care;
- 5-14 Years – Participation by children in organised sport and leisure activities
- 12-17 Years - Secondary School, School Holiday programs;
- 15 years and over - Participation in organised sport and leisure activities
- 55+ Years- Senior Citizens Groups and Centres;
- 70+ Years - HACC Services, Nursing Homes/Aged Hostels / Retirement Villages;
- Centre Based Support Services (e.g. Planned Activity group); and
- All population age cohorts – Libraries, Neighbourhood Houses etc.

Table 4 on the following page shows the estimated population yield for these age cohorts for both the subject site and Fitzroy North small area.

⁷ Yield estimates for 'known' future development sites are generally supplied to .id by Council and reflect its 'best assumption' for the site prior to development applications being formally lodged.

Table 4 - Target Population Projections for key Community Infrastructure Age Cohorts

Age Cohort	Community infrastructure types the age cohort is relevant to	Fitzroy Gasworks Development Scenario (1,575 dwellings)	Fitzroy North Small Area by 2036
0-3	MCH, Playgroups	80	1,266
4	4 Year Old Kindergarten	13	272
0-4	Long Day Child Care & Occasional Child Care	93	1,538
5-11	Primary School enrolments, out of school hours care	59	1,522
5-14	Participation in organised children's sport	81	2,064
15+	Participation in organised youth & adult sport	2,608	28,080
15-24	Participation in higher education (youth & young adult)	607	3,782
25+	Participation in higher education (older adults)	2,001	24,298
12-17	Secondary School enrolments	53	1,168
70+	Residential & home based aged care services	170	3,084
0 to 64 years	HACC services (younger clients)	2,546	27,294
65+ years	HACC services (older clients)	237	4,388
Total Population		2,782	31,682
Total dwellings		1,575	15,266

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

- The dwelling yield likely to be generated by the Fitzroy Gasworks development scenario would increase the number of dwellings in the Fitzroy North small area by approximately 14% (based on City of Yarra Population Forecasts, and excluding other residential development which may occur within the catchment); and
- The population yield likely to be generated by the Fitzroy Gasworks development scenario would also increase the number of people living in the Fitzroy North small area population catchment by approximately 12% (based on 2016 City of Yarra Population Forecasts, and excluding population to be derived from other residential development within catchment).

5.5 Summary of Development Generated Demand Impacts & Recommended Response Measures

Table 6 on the following pages summarises the key findings, issues and demand impacts associated with the proposed development of Fitzroy Gasworks and outlines recommended response measures for each form of community infrastructure.

Items shaded black represent social infrastructure types that this assessment recommends be incorporated within the subject site.

Items shaded grey represent social infrastructure types that potentially, subject to further discussions with Council, the development may provide an off-site financial contribution toward.

Table 5 – Detailed Assessment of Community Infrastructure Response Measures to Proposed Fitzroy Gasworks Development

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement or development plan?
Passive Public Open Space	<p>The current Yarra Planning Scheme identifies a Public Open Space contribution rate (Schedule to Clause 52.01) of 4.5% of the site for “land or buildings intended to be used for residential purposes”. This typically can be provided in the form of land or as a financial contribution (i.e. 4.5% of site value), or combination of both.</p> <p>Although the 2006 City of Yarra Open Space Strategy identifies the precinct the Fitzroy Gasworks site is located in (3068C) as an area where a cash contribution is preferred over land, preliminary discussions with Council officers indicate a strong desire for a land contribution as part of the site’s development.</p> <p>Based on a total site area of 39,000 square metres for the subject site, the public open space contribution equates to 1,755 square metres. A public open space this size will most likely be classified a “local” park based on the City of Yarra’s public open space hierarchy.</p>	<p>On-site Public Open Space Provision</p> <p>Based on discussions with Council officers this assessment recommends the proposed development include a minimum of 1,755 square metres of public open space complimented by a network of privately owned / managed public realm spaces. Ideally, this public open space should be located centrally within the development and interface efficiently and effectively with adjacent land uses.</p> <p>Where feasible the design and configuration of the public open space should seek to conform with Council’s Open Space Strategy (refer to Section 5.1.2.2 - Criteria for provision of new open space) and Clause 22.12 of the Yarra Planning Scheme.</p> <p>Clause 22.12 states the where land is sought as the public open space contribution the following criteria should be met:</p> <ul style="list-style-type: none"> • Should have an area of about 300m2 and a minimum width of 10m, or be able to meaningfully contribute to the assembly of a parcel of land of these dimensions or larger. • Should be of a shape and size which will be adequate for the proposed use having regard to the nature of public open space in an inner city environment, or be able to meaningfully contribute to the assembly of a parcel of land with these attributes. • Should be free of structures and protrusions, such as balconies or other building projections that may encroach into the public open space reserve, except for historic buildings or structures relating to the designated public open space use. • Should be located or capable of being designed so as to be subject to a high degree of casual surveillance. • Must be accessible. 	Yes, as part of the any future development plan prepared for the site

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement or development plan?
		<ul style="list-style-type: none"> • Should be visible from adjacent thoroughfares. • Should receive reasonable sunlight between 9am and 2pm on September 22. • Should be located away from major or secondary arterial roads. • Should have an entry from a local street or be capable of being provided with such entry. 	
Active Public Open Space	<ul style="list-style-type: none"> • There are 2 main sporting reserves located within a 1-kilometre radius of the subject site (Edinburgh Gardens and Mayors Park). There are a further 7 active reserves located between 1 and 2 kilometres of the subject site including a significant number of outdoor playing fields in Yarra Bend Park located east of the subject site, and Princess Park to the west. • Council has indicated that both Edinburgh Gardens and Mayors Park have limited capacity to be expanded or reconfigured to cater for an increase in demand for organised sport. Council officers have also indicated that Yarra Bend Park offers the best opportunity of providing more opportunities for organised sport in the municipality, but this remains a difficult strategy to implement given that this large regional open space is managed by Parks Victoria and not Council. • Extrapolating from ABS Survey data (refer to Appendix 3 for more details) the demand generated by the subject site for informal recreation activities such as walking, running, swimming, cycling and gym fitness will be significant. Demand estimates include: <ul style="list-style-type: none"> - 630 people walking for exercise - 460 users of a fitness gym - 230 people cycling for exercise - 200 people jogging / running for exercise - 200 swimmers • Extrapolating from ABS Survey data (refer to Appendix 3 for more details) the proposed development could generate approximately 780 additional people participating in organised sport including: <ul style="list-style-type: none"> - 120 Tennis participants; - 100 Netball participants; - 65 Australian Rules Football participants; 	<p>In addition to the provision of new open passive open space within the development (in accordance with Council's criteria for the creation of new open spaces) further discussions with Council are required to confirm the need for an off-site financial contribution toward improving the quality and, or capacity of existing nearby sporting reserves. However, this should be assessed in the context of the indoor high ball recreation facility proposed for the site, which represents a significant contribution toward organised sport.</p> <p>Potential off-site active open space measures could include one or more of the following:</p> <ul style="list-style-type: none"> • Existing reserves which can accommodate more playing fields or courts; • More efficient timetabling of competition and training events during the course of the week; • More lighting; • Additional pavilion infrastructure; • Redevelopment of existing pavilions; • Enhancing the durability of existing grass surfaces (e.g. strengthening the grass cover, improved drainage etc); and • The replacement of grass playing fields with synthetic playing fields. 	Potentially

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement or development plan?
	<ul style="list-style-type: none"> - 55 Soccer participants; and - 55 Cricket participants. 		
Early Years Services <i>Long Day Child Care</i>	<p>There are 23 Long Day Child Care facilities within 2 kilometres of the subject site. Seven of these facilities are located within 1 kilometre of the subject site. The spare capacity (as measured by vacancy data) of those facilities located within 1 kilometre of the site are summarised below.</p> <ul style="list-style-type: none"> • Gold Street Child Care Centre (has permanent vacancies for every age cohort each day except Wednesday) • Gold Street Children's Centre – Keele St Campus (has permanent vacancies for every age cohort each day except Wednesday) • Petit Early Learning Journey Clifton Hill (has permanent vacancies for every age cohort each day of the week) • Lady Gowrie Child Centre (has no permanent vacancies except the 36 months and over age cohort on Wednesdays) • Tommaso Fiaschi Childcare Centre (has permanent vacancies for every age cohort each day of the week) • John Street Community Early Childhood Co-Op Service (has permanent vacancies for every age cohort each day of the week) • Kids on Queens Parade (has permanent vacancies for most age cohorts each day of the week) <p>The proposed development scenario would generate the need for the equivalent of 23 long day child care places.</p>	<p>The significant supply of existing long day child care centres within both the 1 kilometre and 2 kilometre catchments of the subject site, and evidence of spare capacity at many of these facilities, indicates that the provision of an additional long day child care centre within the Fitzroy Gasworks site is not a high priority.</p> <p>This assessment also assumes Council will not want to expand its role in direct service provision for Long Day Child Care within the municipality.</p>	No
<i>4 & 3 year old sessional Kindergartens</i>	<p>There are 16 early years services offering either a 4 year old or 3 year old Kindergarten program within the 2 kilometre catchment of the subject site.</p> <p>Kindergarten programs are offered by the following services:</p> <ul style="list-style-type: none"> • Isabel Henderson Kindergarten • Sunrise Kindergarten & Long day child care Centre • Clifton Hill Presbyterian Kindergarten 	<p>The significant supply of existing services offering Kindergarten programs within the 2-kilometre catchment, and evidence of spare capacity at many of these facilities, indicates that the provision of additional Kindergarten programs within the Fitzroy Gasworks site is not a high priority.</p> <p>The 2014 Municipal Infrastructure Plan - Services and Facilities for Children and Young People prepared for the City of Yarra makes a</p>	No

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement or development plan?
	<ul style="list-style-type: none"> • Acacia Fitzroy Crèche • Connie Benn Centre • John St Community ECC • St Vincent's Early Learning Centre • Gold St Children's Centre Gold St • Rupert St Children's Centre and Kindergarten • Lady Gowrie Childrens Centre • North Carlton Children's Centre • North Carlton Kindergarten • Princes Hill Kindergarten • Goodstart Early Learning • Kids on Queen's Pde Child Care Centre and Kindergarten • Walker St Community Kindergarten <p>The proposed development scenario would generate the need for the equivalent of 10 four-year old Kindergarten enrolments and a similar number for 3 year old programs.</p>	<p>number of recommendations in relation to the North Fitzroy small area, but no specific references to increasing Kindergarten capacity.</p>	
Maternal & Child Health	<ul style="list-style-type: none"> • There are 6 MCH services located within 2 kilometres of the subject site. These are: <ul style="list-style-type: none"> - North Fitzroy MCH - Clifton Hill MCH - Connie Benn Centre MCH - Princess Hill MCH - Family Services at Carlton Baths MCH - Powlett Reserve MCH • The proposed development will generate demand for an additional 1.3 MCH sessions per week, which equates about 20% of the use of 1 MCH consulting suite per week. • As part of its North Fitzroy Community Hub development, Yarra City Council is currently constructing a new community facility that will open in 2017. The building will incorporate a library, maternal and child health centre, Council customer service area, community meeting spaces and a rooftop garden. 	<p>The significant supply of existing MCH services within the 2 kilometre catchment, and evidence of spare capacity at many of these facilities, indicates that the provision of additional MCH services within the Fitzroy Gasworks site is not a high priority.</p>	No

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement or development plan?
<i>Occasional Child Care</i>	<ul style="list-style-type: none"> There are 7 Occasional Child Care facilities within a 2 km radius of the subject site. The proposed development will generate demand for an additional 2 occasional child care places. 	The proposed development of the Fitzroy Gasworks does not generate sufficient demand to warrant a new occasional child care facility.	No
<i>Playgroups</i>	<ul style="list-style-type: none"> There are numerous playgroups venues operating within a 2-kilometre catchment of the subject site. These include: <ul style="list-style-type: none"> Holden Street Neighbourhood House Fitzroy North Maternal & Child Health Centre Mark Street Hall All Saints Hall Connie Benn Centre Fitzroy Library Clifton Hill Maternal & Child Health Centre The proposed development will generate an additional 2 playgroup sessions per week. 		Yes
Multipurpose Community Centres and community Meeting Spaces	<ul style="list-style-type: none"> Although not all multi-purpose community centres are identical, it is possible to describe the types of services and functions typically incorporated into such facilities. Generally speaking, such facilities are a combination of a few (but rarely all) of the following services and functions: <ul style="list-style-type: none"> Kindergarten; Maternal & Child Health; Playgroups; Long Day Child Care; Community meeting spaces; Neighbourhood Houses / Adult Education; Youth spaces; and Other miscellaneous uses (e.g. community health, arts / cultural, spaces for non-government organisations). Preliminary discussions with Council indicate that while a large scale multipurpose community centre is unlikely to be required as part of the development, a smaller facility offering flexible space in the order of 300 metres would be desirable. This would allow Council to determine the precise function and role of the facility once it 	<p>This assessment considers there to be sufficient justification for the establishment of a new multipurpose community centre within the Fitzroy Gasworks site, containing approximately 300 square metres of floor space.</p> <p>Subject to further discussion with Council, the proposed multipurpose community centre could be offered by the proponent in the form of a “warm shell”, the function, configuration and fit out of which will be the responsibility of Yarra City Council.</p> <p>This assessment is aware that Council has yet to confirm their views about the preferred role and function of the proposed multipurpose community centre. Irrespective of Council’s final determination on this matter, the provision of 300 square metres of floor space will remain an appropriate contribution and provide Council with the flexibility to determine its own preferred uses for the facility, and internal spatial configurations.</p>	Yes

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement or development plan?
	<p>had a better understanding of the demographic profile of residents and visitors to the subject site. Indicatively, Council has suggested that general community meeting space would most likely be the main function of the facility. In addition to this, the potential incorporation of a youth services function may also be desirable given the strong likelihood of a Government Secondary School facility being established within the development.</p> <ul style="list-style-type: none"> The proposed development of the Fitzroy Gasworks generates the equivalent of one half of the catchment that might be required to justify a local multipurpose community facility. 		
Neighbourhood Houses	<ul style="list-style-type: none"> There are 3 neighbourhood houses located within the 2 km population catchment – all of which are located north of the subject site. These facilities are: <ul style="list-style-type: none"> Holden Street Neighbourhood House; Jika Jika Community Centre; and North Carlton Railway Station Neighbourhood House. The subject site generates the equivalent of 0.1 neighbourhood house facilities. There have been indications from Council of redeveloping or relocating any of the existing Neighbourhood Houses to the subject site. 	Existing Neighbourhood House provision appears to be more than adequate, and a new stand-alone service for the subject site is not recommended.	No
Libraries	<ul style="list-style-type: none"> There are 4 libraries located within 2 kilometres of the subject site. These are: <ul style="list-style-type: none"> North Fitzroy Library Carlton Library Fitzroy Library; Collingwood Library The proposed development would generate demand for an additional 14,200 loans per annum, and 12,500 visits per annum. As part of its North Fitzroy Community Hub development, Yarra City Council is currently constructing a new North Fitzroy Library building (Bargoonga Nganjin) which is due for completion in early 2017. The facility is located at 182 St Georges Road, in the heart of North Fitzroy's shopping and dining precinct. The building will incorporate a library, maternal and child health centre, Council customer service area, community meeting spaces and a rooftop garden. 	The provision of existing library facilities within the catchment area is considered to be adequate, both in terms of supply and proximity. Additional provision at the Fitzroy Gasworks site is not recommended.	No

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement or development plan?
Council Aquatic Leisure Centres	<ul style="list-style-type: none"> There are main Council aquatic / leisure centres within 2 kilometres of the subject site. The nearest facilities are: <ul style="list-style-type: none"> - Fitzroy Pool. - Collingwood Leisure Centre. - Carlton Baths. The proposed development scenario is likely to generate an additional 95 leisure centre members attending these facilities. Discussions with Council officers indicate that demand for the Fitzroy Swimming Pool located almost on the southern boundary of the subject site (across Alexandra Parade), will most likely increase with the development of the subject site. This facility itself, which includes an outdoor pool, a gymnasium, group fitness sessions, spa, sauna and steam room, is in need of a significant upgrade. As one potential option Council officers have suggested that a financial contribution from the subject site toward improvement measures at the Pool could be appropriate. 	Whilst a development of this size may potentially provide a financial contribution toward the upgrade of an off-site recreation facility (outdoor or indoor), the proposed establishment of a multi-court indoor high ball recreation facility within the subject site is likely to be sufficiently large to satisfy the development's contribution toward addressing current and future sporting demands, albeit limited to those sports typically accommodated within such a facility.	Potentially subject to ongoing discussions with Council.
Education Facilities	<p>There are 9 primary and secondary schools within a 1 km radius of the subject site and 12 additional primary and secondary schools located within a 1 to 2 km radius of the subject site.</p> <p>The Department of Education & Training (DET) was consulted⁸ to provide a more detailed understanding of the current extent of Government Primary and Secondary School enrolment capacity within catchment surrounding the subject site.</p> <p>The enrolments capacities and current enrolment numbers for both Government Schools are summarised in the Table 1 below.</p>	<p>This assessment recommends that the proponent collaborate with DET to facilitate the design and establishment of a new Government Secondary School at the subject site.</p> <p>Catholic Education Melbourne was also consulted as part of this assessment but no response was received.</p> <p>The need for additional higher education facilities in the catchment is unlikely given the significant supply of existing universities in the Melbourne CBD and Parkville.</p>	No

⁸ The Department of Education and Training continues to monitor and plan for education provision through regular consultation with local government, the Victorian Planning Authority and other stakeholders to review local education needs. DET's enrolment and placement policy states that every child in Victoria has the right to attend their local school. Thus in planning for new schools, DET uses demographic forecasts to estimate the number of students for the relevant cohort that is expected to live in a school's local area, taking into account the expected market share of government and non-government school attendance in the local area (known as the Demographic Demand Forecast or DDF), compared to the school's current or expected capacity.

Table 1. Current Enrolments & Levels of Spare Capacity at Government Schools close to Subject Site

	Capacity Permanent + Relocatables	Projected Enrolments			
		2017	2018	2019	2020
Carlton North Primary School	375	254	256	251	248
Carlton Gardens Primary School	354	378	393	412	397
Carlton Primary School	400	125	138	147	153
Clifton Hill Primary School	825	764	787	817	841
Collingwood College (Primary)	400	397	394	403	397
Collingwood College (Secondary)	650	455	531	558	639
Fitzroy North Primary School	550	526	519	505	502
Fitzroy Primary School	300	108	111	106	107
Fitzroy High School	600	668	732	777	804
Princes Hill Secondary College	900	896	921	944	980
Richmond High School (opening term 1 2018)	650		100	200	300

Based on this initial consultation with DET, and the information supplied above, additional Government Primary School demand can be absorbed into the existing network of schools surrounding the subject site and no additional provision at the subject site will be sought. However, DET acknowledges there will most likely be capacity constraints on the existing network of Government Secondary schools. Consequently, the Department has indicated a strong interest in establishing a new high density Government Secondary school at the Fitzroy Gasworks site, subject to State Government approval.

Although the only higher education facility within the 2-kilometre catchment is the Collingwood campus of Melbourne Polytechnic, most of Melbourne's key university campuses are located just beyond the 2-kilometre catchment to the west and south west. These institutions include Melbourne University, RMIT and smaller satellite campuses of other tertiary providers such as La Trobe University.

It is anticipated that the proposed development of the Fitzroy Gasworks will generate an additional (approximate only):

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement or development plan?
Public art & other cultural facilities	<ul style="list-style-type: none"> • 35 Government Primary school enrolments; • 10 Catholic Primary School enrolments; • 5 non-Government Primary School enrolments; • 25 Government Secondary school enrolments; • 10 Catholic Secondary School enrolments; • 11 non-Government Secondary School enrolments; • 81 TAFE enrolments; and • 336 University enrolments. <p>Not applicable.</p>	Because of the prominence of the subject site, scale of proposed development and potential inclusion of significant community facilities, this assessment suggests there is merit in providing the installation of public art within the subject site, preferably within a proposed open space location likely to be a focal point for community gatherings.	Yes
Police & Emergency Services	<ul style="list-style-type: none"> • The 2-kilometre catchment is well supplied with 3 existing police (Fitzroy, Collingwood Complex and Collingwood) and 1 Neighbourhood Justice facility. • There is 1 ambulance service located within the catchment – Central (St Vincent’s Hospital) Ambulance Station. • While there are no MFB stations located within the 2 kilometre catchment, the MFB Station in Carlton (Station 3) is located just outside the catchment to the south west of the subject site. 	The supply and proximity of police and emergency services to the subject site appears satisfactory and response times to the subject site are likely to be well within expectation. No additional police or emergency service provision is recommended for the site.	No
Acute & Community Health Services	<ul style="list-style-type: none"> • The 2-kilometre population catchment is well served by a range of acute and community health services. These include: <ul style="list-style-type: none"> – 2 community health centres (North Yarra Community Health and the Multicultural Centre for Women’s Health) – 5 main acute health facilities (St Vincent’s Hospital, St Vincent’s Private Hospital, Epworth Freemasons, The Royal Victorian Eye & Ear Hospital and Dental Health Services Victoria. Just beyond the 2-kilometre catchment to the west of the subject site (in the suburb of Parkville) are located some of Victoria’s most significant acute health facilities including the Royal Children’s Hospital, Royal Women’s Hospital, Royal Melbourne Hospital and Melbourne Private Hospital • The proposed development of the Fitzroy Gasworks generates the equivalent of: 	Even allowing for the projected increase in population generated by the subject site, the need for new acute or community health facilities within the 2-kilometre catchment is unlikely given the existing significant supply and diversity health services. However, if a commercialised community hub were to be established as part of the proposed Fitzroy Gasworks development, smaller health services such as general practices could be established on a commercial basis.	No

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement or development plan?
	<ul style="list-style-type: none"> - 10 public hospital beds and private hospital bed; and - 1 general practice. 		
Residential Aged Care	<ul style="list-style-type: none"> • There are 7 residential aged care providers located within 2 kilometres of the subject site supplying a total of 517 beds. The facilities are: <ul style="list-style-type: none"> - Sambell Lodge (43 beds) - Rathdowne Place Aged Care (162 beds) - Sumner House (43 beds) - Cambridge House (30 beds) - Mercy Place Abbotsford (84 beds) - Ruckers Hill Aged Care (75 beds) - Westgarth Aged Care Facility (80 beds) • Based on 2011 ABS Census data the catchment has approximately 134 beds per 1,000 people aged 70 years and over, well above the Australian Government proposed planning ratio of 80 beds per 1,000. • The proposed development generates the equivalent of 14 additional residential aged care beds and the broader Fitzroy North area would generate the need for approximately 250 beds by 2036. 	<p>Although the 2-kilometre population catchment is currently well supplied with residential aged care providers and beds, over the next 20 years the catchment is likely to warrant additional provision.</p> <p>The proponents of any future development of the subject site are encouraged to seek expressions of interest from private / community based residential aged care providers to establish a new facility within the subject site. However, this should be interpreted as a non-mandatory requirement (i.e. not tied to a Section 173 Agreement) and to be negotiated on a commercial basis only.</p>	No

6 Conclusions and Recommendations

The following community infrastructure conclusions and recommendations have been prepared largely to inform the concept planning stages of the proposed development of the Fitzroy Gasworks site.

6.1 Dwelling & Population Assumptions

Keeping in mind the conservative, upper limit development assumptions described in Section 5.2 of this report, the Fitzroy Gasworks development scenario assumed for this assessment will result in the following population and dwelling changes:

- The dwelling yield likely to be generated by the Fitzroy Gasworks development scenario would increase the number of dwellings in the Fitzroy North small area by approximately 14% (based on City of Yarra Population Forecasts, and excluding other residential development which may occur within the catchment); and
- The population yield likely to be generated by the Fitzroy Gasworks development scenario would also increase the number of people living in the Fitzroy North small area population catchment by approximately 12% (based on 2016 City of Yarra Population Forecasts, and excluding population to be derived from other residential development within catchment).

Within the context of the existing supply of community infrastructure surrounding the Fitzroy Gasworks site, an additional 2,800 people is likely to trigger the need for a number of on-site and off-site community infrastructure mitigation measures. These are outlined below according to various community infrastructure categories.

6.2 Passive Open Space

Based on discussions with Council officers this assessment recommends the proposed development include a minimum of 1,755 square metres of public open space complimented by a network of privately owned / managed public realm spaces. Ideally, this public open space should be located centrally within the development and interface efficiently and effectively with adjacent land uses.

Where feasible the design and configuration of the public open space should seek to conform with Council's Open Space Strategy (refer to Section 5.1.2.2 - Criteria for provision of new open space) and Clause 22.12 of the Yarra Planning Scheme.

Clause 22.12 states the where land is sought as the public open space contribution the following criteria should be met:

- Should have an area of about 300m² and a minimum width of 10m, or be able to meaningfully contribute to the assembly of a parcel of land of these dimensions or larger.
- Should be of a shape and size which will be adequate for the proposed use having regard to the nature of public open space in an inner city environment, or be able to meaningfully contribute to the assembly of a parcel of land with these attributes.
- Should be free of structures and protrusions, such as balconies or other building projections that may encroach into the public open space reserve, except for historic buildings or structures relating to the designated public open space use.
- Should be located or capable of being designed so as to be subject to a high degree of casual surveillance.
- Must be accessible.
- Should be visible from adjacent thoroughfares.
- Should receive reasonable sunlight between 9am and 2pm on September 22.
- Should be located away from major or secondary arterial roads; and
- Should have an entry from a local street or be capable of being provided with such entry.

6.3 Active Open Space

In addition to the provision of new open passive open space within the development (in accordance with Council's criteria for the creation of new open spaces) further discussions with Council are required to confirm the need for an off-site financial contribution toward improving the quality and, or capacity of existing nearby sporting reserves. However, this should be assessed in the context of the indoor high ball recreation facility proposed for the site, which represents a significant contribution toward organised sport.

6.4 Council Aquatic Facilities

Whilst a development of this size may potentially provide a financial contribution toward the upgrade of an off-site recreation facility (outdoor or indoor), the proposed establishment of a multi-court indoor high ball recreation facility within the subject site is likely to be sufficiently large to satisfy the development's contribution toward addressing current and future sporting demands, albeit limited to those sports typically accommodated within such a facility.

6.5 Early Years Service Provision

No additional early years service provision is recommended for the subject site due to existing surrounding facilities having sufficient spare capacity to absorb projected increases in demand.

6.6 Multipurpose Community Centres

This assessment considers there to be sufficient justification for the establishment of a new multipurpose community centre within the Fitzroy Gasworks site, containing approximately 300 square metres of floor space.

The proposed multipurpose community centre should be offered by the proponent in the form of a “warm shell”, the function, configuration and fit out of which will be the responsibility of Yarra City Council.

This assessment is aware that Council has yet to confirm their views about the preferred role and function of the proposed multipurpose community centre. Irrespective of Council’s final determination on this matter, the provision of 300 square metres of floor space will remain an appropriate contribution and provide Council with the flexibility to determine its own preferred uses for the facility, and internal spatial configurations.

6.7 Neighbourhood Houses

Existing Neighbourhood House provision appears to be more than adequate, and a new stand-alone service for the subject site is not recommended.

6.8 Library Services

The provision of existing library facilities within the catchment area is considered to be adequate, both in terms of supply and proximity. Additional provision at the Fitzroy Gasworks site is not recommended.

6.9 Education Facilities

This assessment recommends that the proponent collaborate with DET to facilitate the design and establishment of a new Government Secondary School at the subject site.

Catholic Education Melbourne was also consulted as part of this assessment but no response was received.

The need for additional higher education facilities in the catchment is unlikely given the significant supply of existing universities in the Melbourne CBD and Parkville.

6.10 Public Art

Because of the prominence of the subject site, scale of proposed development and potential inclusion of significant community facilities, this assessment suggests there is merit in providing the installation of public art within the subject site, preferably within a proposed open space location likely to be a focal point for community gatherings.

6.11 Police & Emergency Services

The supply and proximity of police and emergency services to the subject site appears satisfactory and response times to the subject site are likely to be well within expectation. No additional police or emergency service provision is recommended for the site.

6.12 Acute & Community Health Services

Even allowing for the projected increase in population generated by the subject site, the need for new acute or community health facilities within the 2-kilometre catchment is unlikely given the existing significant supply and diversity health services. However, if a commercialised community hub were to be established as part of the proposed Fitzroy Gasworks development, smaller health services such as general practices could be established on a commercial basis.

6.13 Residential Aged Care

The proponents of any future development of the subject site are encouraged to seek expressions of interest from private / community based residential aged care providers to establish a new facility within the subject site. However, this should be interpreted as a non-mandatory requirement (i.e. not tied to a Section 173 Agreement) and to be negotiated on a commercial basis only.

Appendices

Appendix 1 Literature Review

Appendix 1.1 Yarra Planning Scheme

The following table summarises the community infrastructure and housing requirements contained within the Yarra Planning Scheme most likely to apply to the subject site.

Yarra Planning Scheme Clause	Description
Clause 21 Municipal Strategic Statement	<p>Clause 21.04-1 Accommodation and housing</p> <p>Objective 1 To accommodate forecast increases in population.</p> <ul style="list-style-type: none"> • Strategy 1.1 Ensure that new residential development has proper regard for the strategies applicable to the neighbourhood in question identified in clause 21.08. • Strategy 1.2 Direct higher density residential development to Strategic Redevelopment Sites identified at clause 21.08 and other sites identified through any structure plans or urban design frameworks. • Strategy 1.3 Support residual population increases in established neighbourhoods. <p>Objective 2 To retain a diverse population and household structure.</p> <ul style="list-style-type: none"> • Strategy 2.1 Support the provision of affordable housing for people of all abilities, particularly in larger residential developments and on Strategic Redevelopment Sites. • Strategy 2.2 Encourage residential development which allows people to age in their existing homes and communities by supporting a range of housing types. • Strategy 2.3 Support the development of new residential care facilities. • Strategy 2.4 Encourage the retention of dwellings in established residential areas that are suitable for families with children. <p>Objective 3 To reduce potential amenity conflicts between residential and other uses.</p> <ul style="list-style-type: none"> • Strategy 3.1 Ensure new residential development in the Mixed Use, Business 1, Business 2, and Business 5 Zones and near Industrial and Business Zones is designed to minimise the potential negative amenity impacts of existing non-residential uses in the vicinity. • Strategy 3.2 Apply the Interface Uses policy at clause 22.05. • Strategy 3.3 Ensure the location, design and operation of community facilities minimises the potential for negative amenity impacts on the surrounding area. • Strategy 3.4 Discourage late night and 24 hour trading activities located near residential zones to minimize impacts on residential amenity. • Strategy 3.5 Apply the Caretakers' Houses policy at clause 22.06. • Strategy 3.6 Apply the Licensed Premises policy at clause 22.09. • Strategy 3.7 Apply the Discretionary Uses in the Residential 1 Zone policy at clause 22.01.
	<p>Clause 21.04-4 Community facilities, hospitals and medical services</p> <p>Council wishes to retain community services which cater to a range of needs (in particular for disadvantaged groups). Community facilities may be private or not for profit organizations. While large regional facilities such as the Epworth and St Vincent's hospitals are important to the community, their operation and expansion must respond to the local context.</p>

Yarra Planning Scheme Clause	Description
	<p>Objective 9 To provide community services that meet the needs of a diverse and changing community.</p> <ul style="list-style-type: none"> • Strategy 9.1 Require applicants to prepare a social impact assessment for all large scale residential development where it is considered that there is a significant impact on existing social infrastructure. • Strategy 9.2 Consider opportunities for the appropriate provision of, or contribution towards, community facilities or services to support new residents, for large scale residential development proposals. <p>Objective 10 To provide accessible community services.</p> <ul style="list-style-type: none"> • Strategy 10.1 Encourage community facilities and services to co-locate and to locate within or adjacent to activity centres and locations that support multipurpose trips and shared parking arrangements for people of all abilities. • Strategy 10.2 Encourage community facilities to locate where they are easily accessible by public transport. <p>Objective 11 To limit the impact of regional community facilities.</p> <ul style="list-style-type: none"> • Strategy 11.1 Require the preparation of master plans for regional community facilities including hospitals and schools.
	<p>Clause 21.04-5 Parks, gardens and public open space</p> <p>The importance of public open space in an inner city environment is heightened by the density of development, and the limited availability of private open space. Much of the recent and future residential development has and will occur in areas deficient in open space. In these neighbourhoods the provision of private open space for new residential development is particularly important.</p> <p>Given that resources to significantly expand Yarra’s open space network are limited, there must be a focus on protecting and enhancing the assets of the existing system.</p> <p>There needs to also be an equitable system of open space contributions. In all neighbourhoods except Clifton Hill, Fairfield and Alphington, this should, where suitable in terms of size and location of development, be the provision of land.</p> <p>Objective 12 To establish a linked open space network.</p> <ul style="list-style-type: none"> • Strategy 12.1 Develop shared pathways and linkages between open space areas across the municipality and to open space adjacent to the municipality. • Strategy 12.2 Pursue additional public access along the banks of the Rivers. <p>Objective 13 To provide an open space network that meets existing and future community needs.</p> <ul style="list-style-type: none"> • Strategy 13.1 Apply the Public Open Space Contribution Policy at clause 22.12. • Strategy 13.2 Avoid the loss of open space and new development in open space unless directly used for sport, leisure or passive recreation. • Strategy 13.3 Ensure new development does not have a negative impact on adjoining open space.

Yarra Planning Scheme Clause	Description
	<p>Figure 3 - Urban Form Framework Plan</p> <p>LEGEND</p> <p>Yarra River Corridor</p> <ul style="list-style-type: none"> Freeway river edge Elevated topography Key road crossing <p>Transport Corridors</p> <ul style="list-style-type: none"> Boulevards Main road strips Rail Corridors Hoddle Street / Punt Road <p>Views and Landmarks</p> <ul style="list-style-type: none"> Landmarks/ Landmark signs/ Hilltop church spires 1. Spire of the Hungarian Reformed Church 2. St. John's Church 3. Shot Tower 4. Fitzroy Town Hall 5. Collingwood Town Hall 6. St Patrick's Cathedral 7. Olympic Tyre Sign/ Porsche 8. Sleeping Girl Sign 9. Richmond Town Hall 10. Pelaco Sign 11. St Ignace Church 12. Dinmeyes Bell Tower 13. St John's Church 14. Nylax Sign 15. St Marks Church <p>View corridors</p> <p>Heritage Overlay</p> <p>Note: This map is indicative only.</p>
<p>Clause 21.08 Neighbourhoods</p>	<p>This section sets out the locally specific implementation of the objectives and strategies of clauses 21.04 to 21.07 for Yarra's neighbourhoods.</p> <p>Clause 21.08-8 Fitzroy North</p> <p>The implementation of land use strategies in Clause 21.04 includes: Supporting a land contribution to open space in preference to monetary contribution when residential subdivision occurs.</p> <p>The implementation of built form strategies in Clause 21.05 includes:</p> <ul style="list-style-type: none"> Supporting development that maintains and strengthens the preferred character of the relevant Built Form Character type. Encouraging the redevelopment of the following sites in a way that contributes positively to the urban fabric and public domain of Yarra, and where subject to the Heritage Overlay, protects the heritage of the site and of the area: <ul style="list-style-type: none"> Site 1 818 Nicholson Street. Site 2 Lot 8 Railway Street (Railway Street Aged Care). Site 3 Former Gas & Fuel site and Yarra Council Depot site, bounded by Alexandra and Queens Parade and Smith & George Streets. Site 4 26 – 56 Queens Parade. Site 5 500 Brunswick Street. Site 6 9 - 49 Scotchmer Street (Ventura National Bus Company site). Encouraging improved public domain and built form of land adjacent to Alexandra Parade. Encouraging new development to provide casual surveillance of the old railway line linear park <p>The implementation of transport strategies in clause 21.06 includes:</p> <ul style="list-style-type: none"> Completing the shared path link along the Merri Creek.

Yarra Planning Scheme Clause	Description
	<ul style="list-style-type: none"> Improving linkages between the two sections of the North Fitzroy neighbourhood activity centre. <p>Figure 16 - Built Form Character Map: Fitzroy North</p>
<p>Clause 56 Residential Subdivision</p>	<p>Clause 56.03-3 Planning for community facilities objective</p> <ul style="list-style-type: none"> To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities. <p><u>Standard C4</u></p> <p>A subdivision should:</p> <ul style="list-style-type: none"> Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme. Locate community facilities on sites that are in or near activity centres and public transport. School sites should: <ul style="list-style-type: none"> Be integrated with the neighbourhood and located near activity centres. Be located on walking and cycling networks. Have a bus stop located along the school site boundary. Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets. Adjoin the public open space network and community sporting and other recreation facilities. Be integrated with community facilities.

Yarra Planning Scheme Clause	Description
	<ul style="list-style-type: none"> - Be located on land that is not affected by physical, environmental or other constraints. • Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne. Primary schools should be located on connector streets and not on arterial roads. • New State Government school sites must meet the requirements of the Department of Education and Training and abut at least two streets with sufficient widths to provide student drop-off zones, bus parking and on-street parking in addition to other street functions.
	<p>Clause 56.06-2 Walking and cycling network objectives</p> <ul style="list-style-type: none"> • To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. • To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. • To reduce car use, greenhouse gas emissions and air pollution. <p>Standard C15</p> <p>The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> • Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. • Link to any existing pedestrian and cycling networks. • Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. • Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. • Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. • Ensure safe street and road crossings including the provision of traffic controls where required. • Provide an appropriate level of priority for pedestrians and cyclists. • Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. • Be accessible to people with disabilities. <p>Clause 56.06-5 Walking and cycling network detail objectives</p> <ul style="list-style-type: none"> • To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities. • To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles. <p>Standard C18</p> <p>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> • Be part of a comprehensive design of the road or street reservation. • Be continuous and connect. • Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. • Accommodate projected user volumes and mix. • Meet the requirements of Table C1.

Yarra Planning Scheme Clause	Description
	<ul style="list-style-type: none"> • Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound. • Provide appropriate signage. • Be constructed to allow access to lots without damage to the footpath or shared path surfaces. • Be constructed with a durable, non-skid surface. • Be of a quality and durability to ensure: • Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles. • Discharge of urban run-off. • Preservation of all-weather access. • Maintenance of a reasonable, comfortable riding quality. • A minimum 20 year life span. • Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.

Appendix 1.2 Relevant Council Strategies, Plans & Policies

The following table summarises the relevant aspects of various Yarra City Council strategies, plans and policies.

Strategy / Plan / Policy Name	
Council Plan 2013-17	
The 2013-17 Council Plan will focus on enhancing services and facilities, and identifying new projects that will improve Yarra's liveability. Five Strategic Objectives set out this direction:	
1. Celebrating Yarra's uniqueness	Yarra is unique. A community different to the other 78 Victorian municipalities. There is a long history and deep identity that matter to people living, moving or visiting Yarra. Our decisions and priorities must respect this.
2. Supporting Yarra's community	There are strong community values that drive Council services and activity, as well as the representations to State and Federal Governments on community needs and views.
3. Making Yarra more liveable	Yarra is experiencing rapid change. Many feel this change is too fast. Growth and development need to add to what is valued in Yarra not detract from it. Consideration is needed for how the City's growth can be consistent with local values and amenities.
4. Ensuring a sustainable Yarra	Council has made significant inroads into reducing Council's environmental 'footprint'. We need to continue this as well as working to reduce the community's 'footprint' through advocacy and partnerships.
5. Leading local government	There has been a significant improvement in Council's fiscal management and customer responsiveness over the last few years. Our new focus is on how to ensure services meet changing community need and preferences, and emphasising efficiency and effectiveness in these services.
Relevant initiatives include:	

Strategy / Plan / Policy Name
<p>Strategic Objective 1: celebrating Yarra’s uniqueness</p> <ul style="list-style-type: none"> • Complete the Heritage Gaps assessments and seek improved planning controls to protect Yarra’s heritage buildings. • Advocate to State Government for improved controls and active inclusion in the Yarra River Corridor project. • Establish MOU framework with community partners. <p>Strategic Objective 2: Supporting Yarra’s community</p> <ul style="list-style-type: none"> • Continue to advocate for the development of a major Indoor Sports Facility for the Yarra community. • Complete plans for the future infrastructure required to deliver library, leisure and child care services. • Renew and adopt Yarra’s Health Plan. • Renew and adopt Yarra’s Disability Action Plan. • Complete Buildings Asset Management Plan. <p>Strategic Objective 3: Making Yarra more liveable</p> <ul style="list-style-type: none"> • Acquire land for development or redevelop existing land as open space in accordance with the Yarra Open Space Strategy. • Actively monitor developments of the proposed east-west road tunnel through Yarra. • Advocate for Melbourne Metro and Doncaster Rail project, and other public transport improvements, as a priority for Federal and State funding. • Advocate to State Government on rate of growth and change within Yarra. • Develop an over-arching strategy that seeks to preserve community values and amenity through the effective management of urban growth and the rate of change within Yarra.
<p>Yarra Health and Wellbeing Plan 2013-2017 (Health Plan)</p> <p>Under the Victorian Public Health and Wellbeing Act 2008 (the Act), local government is required to take responsibility for public health and wellbeing planning on behalf of its community. Council is obliged to develop a Municipal Public Health and Wellbeing Plan every four years under the Act.</p> <p>The Yarra Health and Wellbeing Plan 2013-2017 (Health Plan) is a strategic document which sets the health priorities for the municipality and informs Council actions to improve the health and wellbeing of residents.</p> <p>The vision of the Health Plan 2013-2017 is “helping communities flourish through health promoting environments.”</p> <p>The following four key priorities are identified by the Plan:</p> <ul style="list-style-type: none"> • Priority 1: Health Promoting Environments • Priority 2: Community Safety • Priority 3: Reducing the Harm from Alcohol, Tobacco and Other Drugs • Priority 4: Closing the Gap on Indigenous Health <p>Relevant directions include:</p> <ul style="list-style-type: none"> • Create the most bicycle friendly city in Australia and increase the numbers of those cycling in Yarra. • Provide a physical environment where walking is a safe, convenient, secure and attractive means of getting around Yarra. • Ensure access to a high quality ‘green’ open space network aiming for fully accessible features • Achieve a high standard of urban design with reference to the Child Friendly Cities Framework
<p>City of Yarra Social and Affordable Housing Strategy 2012 – 2014</p> <p>The Social and Affordable Housing Strategy comprises a Vision and four strategies. These strategies form the basis for an Implementation Plan which incorporates the results of consultation on the draft Strategy with a range of external and internal stakeholders from July to October 2011.</p>

Strategy / Plan / Policy Name
<p>The Strategy uses a broad definition of ‘social housing’ as housing that aims for social outcomes, and acknowledges the important distinctions between public housing (housing owned and managed by a state housing authority), housing owned and managed by Housing Associations, and housing provided through other community based models such as Common Equity Rental Cooperatives, and Community Land Trusts. The term ‘affordable housing’ also refers to housing that is adequate in location, standard, cost, and accessibility.</p>
<p>Strategy 1 - Participation</p> <p>A strategy to ensure Yarra’s community services are appropriate and accessible to social and affordable housing tenants, and people experiencing homelessness, would:</p> <ul style="list-style-type: none"> • address issues of cultural competency to increase access to services by CALD and other marginalised groups • promote universal accessibility • facilitate best practice models of comprehensive and integrated service responses • develop mechanisms to support social inclusion for residents • improve the cultural appropriateness and range of information available to residents in different formats – electronic, multilingual, audio • evaluate service accessibility through review of key plans and strategies such as the Disability Action Plan, Early Years Plan and Positive Aging Strategy • advocate to State and Federal Governments to achieve equity of access across Yarra • seek to model best practice to others and learn from local examples of successful inclusion and access practices
<p>Strategy 2 – Accessible Appropriate Services</p> <p>A strategy to ensure Yarra’s community services are appropriate and accessible to social and affordable housing tenants, and people experiencing homelessness, would:</p> <ul style="list-style-type: none"> • address issues of cultural competency to increase access to services by CALD and other marginalised groups • promote universal accessibility • facilitate best practice models of comprehensive and integrated service responses • develop mechanisms to support social inclusion for residents • improve the cultural appropriateness and range of information available to residents in different formats – electronic, multilingual, audio • evaluate service accessibility through review of key plans and strategies such as the Disability Action Plan, Early Years Plan and Positive Aging Strategy • advocate to State and Federal Governments to achieve equity of access across Yarra • seek to model best practice to others and learn from local examples of successful inclusion and access practices
<p>Strategy 3 – Integration</p> <p>A strategy that builds a cohesive and integrated community that understands the role of diversity in creating successful places would:</p> <ul style="list-style-type: none"> • work with business, mainstream organisations and residents in Yarra to highlight the value of our diverse community and how social and affordable housing projects underpin this • look for opportunities for joint projects between mainstream organisations and residents across Yarra to be involved with social and affordable housing tenants • initiate projects around social inclusion and housing • evaluate the benefits of social and affordable housing • explain the qualities which underpin diversity such as land prices, presence of not-for-profits and creative industries, and ways to protect these factors
<p>Strategy 4 - Support an increase in Affordable Housing</p> <p>A strategy to support an increase in affordable housing would:</p> <ul style="list-style-type: none"> • develop an information and community education program to foster a better understanding within the wider Yarra community of the role of social and affordable housing in creating successful, dynamic, sustainable and diverse places.

Strategy / Plan / Policy Name
<ul style="list-style-type: none"> • develop a regional tool to address community opposition to affordable housing developments which have in the past increased costs and delayed developments • work with developers around opportunities to use NRAS and other mechanisms such as inclusionary zoning to increase affordable housing stock
<p>Yarra Open Space Strategy (December 2006)</p> <p>The Open Space Strategy refers to the area incorporating the subject site as Sub-precinct “3068C” and identifies the following recommendations for it (note: most of these are likely to have already been implemented):</p> <ul style="list-style-type: none"> • Clifton Reserve - Continue to manage as a Small Local park. • Darling Gardens - Prepare and implement a Landscape Masterplan incorporating recommendations from the existing Darling Gardens Cultural Significance and Conservation Policies (1993). • Mayors Park - Implement the existing Landscape Masterplan (2003) which reinforces Mayors Park role catering to sporting use, and improvements to unstructured and passive recreational activities.
<p>Early Years Strategy 2009-13</p> <p>For the purposes of the strategy, the early years are defined as that time from before birth to eight years of age and are inclusive of all children and families who live, work or study in Yarra.</p> <p>The Early Years Strategy will be one of a suite of three coordinated Yarra Family and Children’s Services Strategic Plans, with middle years (for ages 6 to 12 years) and youth transition (covering ages 10 years to adulthood) strategic plans providing the continuum of response.</p> <ul style="list-style-type: none"> • Key Focus Area One: Partnerships with Families and Communities • Key Focus Area Two: Sector Leadership • Key Focus Area Three: Quality Service Provision • Key Focus Area Four: Workforce Support and Development <p>Relevant actions include:</p> <ul style="list-style-type: none"> • Establish local area partnerships (LAPs) to strengthen connections, transitions and access to services for families and children near to where they live. • Continue to strengthen collaborative partnerships across services and programs to deliver better informed, coordinated services. • Develop and maintain municipal wide evidence base, including service data, demographic analysis and community consultation to support service enhancements, planning and advocacy. • Establish a service system network that supports seamless transitions for children and families.
<p>Middle Years Strategy 2013-16</p> <p>The vision for middle years children and young people in the City of Yarra is that: “All middle years children and young people are safe, healthy, connected and engaged in learning”.</p> <p>Relevant actions include:</p> <p>GOAL 1: Middle years children and young people are safe and healthy</p> <ul style="list-style-type: none"> • Enhance current services and programs such as after school care and vacation care programs, recreation and leisure programs, and children, family and youth services to strengthen protective factors to support healthy development • Continue to support the provision of structured and unstructured play activities for middle years children and young people in Yarra through Community Partnership Grant funding Fitzroy Adventure Playground • Support the delivery and enhancement of a broad range of affordable sports and recreational activities, programs, facilities and access to sports competitions that meet the needs and interests of middle years children and young people

Strategy / Plan / Policy Name
<p>GOAL 2: Middle years children and young people are connected and their rights are respected</p> <ul style="list-style-type: none"> • Ensure the availability of spaces and places that are inclusive, safe and welcoming and meet the needs and interests of middle years children and young people • Ensure that middle years children and young people’s voices are heard, and they are consulted, and have input into, the planning and development of Council policies, infrastructure, open spaces and services <p>GOAL 3: Middle years children and young people are engaged in learning</p> <ul style="list-style-type: none"> • Support and enhance programs that focus on transition from primary to secondary school, and enhance parent engagement • Continue to support the development and delivery of a creative arts program through Creative Yarra Grant funding that targets middle years children and young people <p>GOAL 4: Services are coordinated, responsive and evidence-based</p> <ul style="list-style-type: none"> • Work in partnership with schools, community agencies and sectors to ensure a coordinated approach to the planning and delivery of future programs for the middle years in Yarra
<p>Youth Policy 2013-16</p> <p>The vision for young people in the City of Yarra is that: “All young people are happy, safe, healthy and engaged citizens. They are heard and have equal opportunities and the freedom to lead and contribute to their communities”.</p> <p>Relevant actions include:</p> <p>GOAL 1: Young people have opportunities to creatively engage, connect and build their capacity</p> <ul style="list-style-type: none"> • Continue to deliver and enhance Council run weekday, after-school and school holiday programs that are age appropriate and give young people things to do and ways to connect • Lead the development and coordination of a municipal-wide calendar of programs and activities that can be accessed by young people, families and the sector online and by using social networking tools • Work with community and youth stakeholders to explore the delivery of youth participation and engagement programs during the weekend and in the evenings • Continue to deliver and expand the Yarra Youth Arts Program in partnership with young people, the community, and the youth and arts sector • Strengthen opportunities for young people to be involved in, and contribute to, the arts and cultural festivals and events held throughout the year across Yarra • Provide opportunities for young people to learn new skills, build self-esteem and to showcase their talents and achievements through program such as FreeZa and Rising High, and other youth-led initiatives that develop and celebrate the diverse capabilities of young people • Partner with young people to plan and deliver under-age music and dance events that celebrate and showcase cultural diversity in Yarra • Identify and address barriers for young people experiencing disadvantage and vulnerability regarding support, participation and engagement • Encourage and support the participation of young people in inter-generational activities and opportunities <p>GOAL 2: Young people have opportunities to grow and develop into healthy, happy and resilient community citizens</p> <ul style="list-style-type: none"> • Continue to deliver and enhance the Individual Support Program provided by Yarra Youth Services to ensure it is tailored and responsive to the needs of young people across Yarra, and provides clear referral and transition pathways to specialist and crisis services • Continue to support projects and activities that enhance the social, physical, spiritual and mental health and wellbeing of young people and their families through the provision of the Yarra Community Grants Program • Work with the sector to support the enhancement of integrated generalist support, and counselling programs, and assertive outreach services especially targeting vulnerable young people

Strategy / Plan / Policy Name
<ul style="list-style-type: none"> • Support the delivery and enhancement of a broad range of affordable sports and recreational activities, programs, facilities and access to sports competitions that meet the needs and interests of young people • Plan and deliver a range of prevention and early intervention focused health promotion, harm minimisation and safety initiatives delivered in partnership with schools, community agencies and youth sector • Advocate for affordable and accessible transport and housing options in Yarra • Work with community agencies and youth service providers to develop and deliver basic CPR and mental health first-aid workshops forums for young people and families • Support schools to develop and deliver prevention and early intervention programs in response to emerging themes for young people such as alcohol and other drugs, sexual health, mental health and bullying <p>GOAL 3: Young people are heard, their rights respected and they are included in their communities</p> <ul style="list-style-type: none"> • Ensure the rights of the child and young people informs council policies, and future service planning and delivery • In partnership with young people deliver an annual youth forum and provide regular opportunities for active discussion and communication so young people's voices to are heard in relation to issues that affect them, as well as having opportunities to contribute to the decisions and actions that follow • Support the establishment and facilitation of youth-led issue and/or project based youth committees and working groups that increase community and civic participation • Provide opportunities and support young people to be involved in, and input into, Council facilitated committees and external committees delivered by the sector, peak bodies, and/or State Government • Continue to deliver and expand the Yarra Youth Ambassadors Program to enable young people to develop interpersonal and communication skills, build self-esteem and demonstrate leadership • Establish a new Yarra Youth Leadership Award Program that recognises and celebrates young people's outstanding leadership in, and contribution to, the Yarra community • Identify and support opportunities for parents, guardians and/or carers to access information about, and engage in, youth programs, activities and events where appropriate • Develop and deliver a new Youth Grant Program where young people are supported to apply for grants to plan and deliver youth-led projects and initiatives • Work with young people, the sector and media outlets to provide proactive and positive media representations that showcase the talents, culture and identity • Advocate for the needs and interests of young people and the sector at local, state and federal levels <p>GOAL 4: Young people have opportunities to learn and earn</p> <ul style="list-style-type: none"> • Continue to support young people to access appropriate education, training and/or employment options and pathways that are culturally relevant and responsive to their needs • Continue to work in partnership to support the ongoing sustainability of the Yarra Education Youth Commitment • Work with local businesses, registered training and education providers, community agencies, and youth services to ensure young people in Yarra engage in tailored work-readiness programs such as work experience and volunteer opportunities, internships, apprenticeships and traineeships • Continue to undertake research that examines secondary school options, capacities and curriculum offerings available in Yarra, and identify student and parents needs and expectations • Strengthen partnerships across schools, sector and with State Government to enhance programs that focus on transition from primary to secondary school, and secondary school to further education, training and employment especially for vulnerable young people • Work with young people, local businesses, community groups and youth service providers to support the development and delivery of youth-lead sustainable social enterprise programs • In partnership with education providers and local agencies and service providers deliver information sessions, forums and workshops for parents and guardians to support them to understand their child's development, needs and challenges • Support the planning and delivery of school and community based mentoring and leadership programs especially targeting disadvantaged and vulnerable young people

Strategy / Plan / Policy Name
<p>GOAL 5: Young people know how to, and can, access affordable and appropriate information, services and safe spaces</p> <ul style="list-style-type: none"> • Continue to provide safe, welcoming and supportive spaces at the Yarra Youth Community Centre and other Council facilities for young people to access at key times • Plan for the redevelopment and expansion of the Yarra Youth Community Centre as a designated hub for young people • Support State Government, community agencies and service providers to provide safe and welcoming spaces for young people to access that are appropriate to their needs and interests • Ensure young people have range of opportunities to be consulted, and have input into, the planning and development of Council policies, infrastructure, open spaces and services • Work with families, schools, Victoria Police and community agencies to support opportunities that engage young people on how to stay safe and make decisions that reduce their risk and harm online and in the community • Support opportunities for young people, and parents, carers and guardians to improve digital and information literacy skills • Provide opportunities for young people and families to access information and supports, connect via new web and mobile technologies and social networking tools, and improve use of accessible communication modes • Support the delivery of youth-led environmental awareness and sustainability campaigns and projects to reduce Yarra's ecological footprint, and access to information about adapting and being more resilient to future climate change scenarios • Support the improvement of existing bicycle facilities, the establishment of new facilities, access to bicycles, and the delivery of motorist and cyclist safety campaigns, and other community safety initiatives <p>GOAL 6: Services are integrated and effective partnerships are developed and maintained</p> <ul style="list-style-type: none"> • Continue to facilitate the Yarra Youth Providers Network and the Yarra Youth Advisory Committee to ensure that service providers across Yarra have opportunities to share information, network and provide strategic input into Council policies • Work across Council and with other government bodies, local organisations and community agencies to ensure the planning and delivery of locally-based, integrated responses to the identified needs of young people especially those that are disadvantaged • Support local and targeted youth and other relevant networks and forums across Yarra and explore opportunities for young people, parents, guardians and community members to be involved in, and contribute • Maintain and build partnerships with community agencies, schools and youth service providers to improve the sharing of information, expertise and knowledge • Monitor emerging trends for young people and the sector, and continue to undertake research to identify and better understand the developmental needs and transition points for young people in Yarra • Build partnerships with stakeholders to improve data collection and build capacity to undertake, monitor and evaluate services and programs for young people. • Contribute to Federal and State government policies and planning for young people, and advocate for funding for programs and innovation
Positive Ageing Action Strategy 2013-16
<p>Yarra adopted its River of Life Positive Ageing Strategy in 2006. The new Action Plan for 2013-2016, which outlines a vision of 'A city for all ages' is now being developed. Council sought community feedback on the draft Action Plan in September and October 2013.</p> <p>The Action Plan is shaped by the six key objectives of the River of Life Positive Ageing Strategy: Social connections; Active, healthy living; Supportive environments; Ageing in place; Lifelong learning; and, Community planning and partnerships.</p>
City of Yarra Access & Inclusion Plan 2014-2017

Strategy / Plan / Policy Name
<p>The Plan's vision is for "an inclusive Yarra that enables people with a disability to fulfil their potential as equal citizens.</p> <p>The <i>Inclusion for All Access and Inclusion Plan 2014 – 2017</i> is based on the following principles:</p> <ol style="list-style-type: none"> 1. Skills, experience and needs of all community members are valued and generate a stronger and resilient community. 2. Disability access and inclusion are given mainstream focus in cross-Council planning, processes and practices. 3. Excellence in access and inclusion expands beyond minimum requirements. 4. Equitable and accessible opportunities are based on the concept of enablement and realisation of potential. <p>The Plan centres on advancing equitable economic, cultural and social opportunities for people with disability through addressing the following focus areas:</p> <ul style="list-style-type: none"> • Focus area 1 – Community Participation; • Focus area 2 – Employment; • Focus area 3 – Information and Communication; • Focus area 4 – Built Environment; • Focus area 5 – Awareness Raising. <p>Relevant actions largely fall under the "Built environment" focus area, including the following:</p> <ul style="list-style-type: none"> • Investigate the inclusion of disability access provisions in the revised Municipal Strategic Statement that provides guidance on accessible housing design and on balancing disability access and inclusion and heritage protection. • Tender documents contain references and specified requirements regarding access to new and modified Council buildings. • Tender documents for the construction or renovation of Council buildings must include a briefing note requiring Architects to identify and recommend inclusions for disability access. • Capital works projects include planning (at every phase) for compliant disability access parking bays (at a ratio of minimum 3% of the total bays) and seek approval from the Internal Parking Review Committee (IPARC) in accordance with Council's Disability Access Parking Bays Policy (DAPBs Policy). • Advocate for increased social and affordable housing in Yarra, including comprising a minimum of 5% of apartments designed to be wheelchair accessible and comply with DDA standards.
<p>Yarra Sports Plan (2008)</p> <p>The Yarra Sports Plan makes reference to and outlines recommendations for xxx</p>
<p>City of Yarra Indoor Sports Centre Feasibility Study (2003)</p> <p>This study concluded that there was a sufficient level of demand to warrant the development of indoor sports facilities that will provide services and programs to Yarra residents. It recommends a 4 court indoor multi-purpose sports centre. This recommendation was again supported by a review of the 2003 Feasibility Study undertaken in 2006 (Review of Feasibility Study and Concept Planning for an Indoor Sports Centre for Yarra City Council).</p> <p>Ten potential sites for the development of an indoor sports centre were reviewed by the consulting team. These sites included Council owned and Crown Land sites. In addition, a search of privately owned sites within Yarra was also conducted. However, no immediately available site in Yarra was identified as part of the 2003 study that met the selection criteria for the development of an indoor sports centre.</p>
<p>Yarra Libraries Plan 2013 – 2016</p> <p>Yarra Libraries Vision: Building Community Discovery</p>

Strategy / Plan / Policy Name
<p>Yarra Libraries Mission: To provide relevant, authoritative and inspiring services and programs that develop and support individual and community lifelong learning, wellbeing and social inclusion.</p> <p>To meet its commitment to “Building Community Discovery”, the goals for the Yarra Libraries Plan 2013 – 2017 are to:</p> <ol style="list-style-type: none"> 1. Build community capacity 2. Develop dynamic collections 3. Create inviting spaces 4. Realise value from technology 5. Invest in our people 6. Extend our reach <p>Goal 1 Major Projects:</p> <ul style="list-style-type: none"> • Library program and events review and development in accordance with community demographic trends and target groups: CaLD communities, children and young people, people with a disability, ageing community. • Seeking funding support for extension to Yarra Libraries opening hours • Links with Neighbourhood Houses and other community organisations • Establishment of the Yarra Libraries Advisory Committee • Extending Sustainability education initiatives • Enhancing partnerships with other Council services <p>Goal 2 Major Projects:</p> <ul style="list-style-type: none"> • Addressing the major shift of hard copy and e-books collections • Ensure Yarra Libraries collections accord with changing demographic identified in ABS Census 2011 • Reviewing target community collection profiles • Establishing priorities for the Yarra Local History Collection <p>Goal 3 Major Projects:</p> <ul style="list-style-type: none"> • Development and opening of the new North Fitzroy Library • Planning for Collingwood UDF Hub Project • Address demand for active / quiet spaces in branches • Develop community opportunities for the Richmond Library Theatre and Meeting Room <p>Goal 4 Major Projects:</p> <ul style="list-style-type: none"> • Introduction of RFID technology • Introduction and extension of social media features • Social media enabled virtual spaces and communities • SWIFT Enterprise and Portfolio introduction and enhancements to improve access and functionality. <p>Goal 5 Major Projects</p> <ul style="list-style-type: none"> • Create and deliver comprehensive skills development program in online services and in new ways to engage with the community • Develop opportunities for joint training programs with other library services • Participation in Statewide Project initiatives <p>Goal 6 Major Projects:</p> <ul style="list-style-type: none"> • Advocate for Yarra Libraries and respond to the Ministerial Advisory Council on Public Libraries review of Victoria’s public library services • Develop and implement the Yarra Libraries Marketing and Promotion Plan • Effectively engage with ‘Hard to Reach’ communities • Assess the potential benefit of community volunteering for aspects of Yarra Libraries activities (eg. Reading together development)

Strategy / Plan / Policy Name
<p>Arts & Cultural Strategy 2011– 2015</p> <p>Vision – to be a creative place where dynamic, diverse, vibrant arts activities thrive and our citizens enjoy arts and culture as an everyday experience.</p> <p>The goals of the Strategy are to make arts and culture in Yarra:</p> <ol style="list-style-type: none"> 1. Easier to practise 2. Easier to participate in 3. Prominent in Council’s activities. <p>Initiatives outlined by the Strategy are:</p> <ul style="list-style-type: none"> • Review best-practice models of council funding programs for provision of creative spaces to inform Yarra’s programs, with a specific focus on Fitzroy Town Hall. • Review and implement Council’s Subsidised Venues Program. • Work with private real estate providers to facilitate rental spaces for cultural activity. • Fund arts projects through Council’s Community Grants program. • Advocate for initiatives across Council to provide opportunities for artists to practise. • Develop a future direction for the Art and Heritage Collection that highlights Yarra artists. • Introduce multi-year funding across the programs to encourage artistic development and innovation. • Work with all units in Council to develop a streamlined approach to providing funding and services to artists and arts organisations. • Provide assistance and guidance to arts organisations to identify and comply with Council requirements. • Provide professional development opportunities for organisations undertaking arts and cultural activity. • Increase knowledge and opportunities for participation through use of a range of technologies to exhibit and promote cultural events. • Develop a Council-adopted position on public art. • Develop a Council-adopted position on the infrastructure development procedures on the consideration or inclusion of public art. • Investigate other funding opportunities for public art. • Review and adopt a multi-year funding program for key organisations. • Provide assistance and guidance to organisers to develop projects that consider access for people of all abilities. • Provide assistance and guidance to organisers to develop environmentally sustainable arts and culture projects. • Develop new initiatives with the community through Council use of a seeding program. • Continue to develop collaborative projects with Council-provided services to increase opportunities for arts and cultural engagement as an everyday experience. • Develop an Art in Libraries program. • Develop a plan to activate Council- owned places as sites for arts and culture presentation. • Review and implement the Collection Management Policy to ensure that its content provides the appropriate clarification of the city’s aims for both its existing and expanding collection and is a reflection of its unique cultural demographic. • Ensure the general maintenance and storage of the collection is of an acceptable standard. • Rationalise the current heritage component of the Collection so that conservation and maintenance requirements can be focused on relevant collection content. • Develop a Collection database that can be accessed online by the general public, as well as provide a useful tool for study and research purposes. • Provide creative strategies that allow for the display of new acquisitions in both Council and public spaces and explore the possibility of acquiring a specific and permanent Council gallery exhibition venue.
<p>Public Art Discussion Paper (August 2013)</p> <p>This initial discussion paper is to discuss public art issues and recommendations towards the formation of a Public Art Policy and Developer Guidelines for Public Art.</p>

Strategy / Plan / Policy Name
<p>In Section 3 of the paper - An Approach for developers – discussion is provided about public art developments in the context of land use development projects. It states:</p> <p><i>While there are no Council guidelines at this point in time for the planning and delivery of public artworks as part of relevant new private developments, they should be considered as part of any new policy given the increasing number of such high density, large scale developments being proposed and approved and to encourage and/or require developers to incorporate public art in the early stages of any planning enquiries or processes. Guidelines also ensure Council has clear artistic and cultural objectives that inform developer-led public art projects as well as input and oversight over any artworks delivered by private developers within Yarra.</i></p> <p>The Paper recommends that Council:</p> <ul style="list-style-type: none"> • Research potential models for developer led public art commissions or related initiatives in line with strategic objectives as identified by Arts & Cultural Services. • Draft guidelines for developers through benchmarking with other Councils and in consultation with internal stakeholders including Statutory Planning, Urban Design, Open Space Planning & Design and Economic Development.

Appendix 1.3 Extracts from the Yarra Open Space Strategy (2006)

3.5.7 CLASSIFICATION OF OPEN SPACE

All open space in Yarra has been assessed and assigned a use and character classification. The purpose is to define the primary use and character for each reserve to guide its future design, level of maintenance and scope of facilities to be provided, within the context of the entire open space network. Some reserves have more than one character classification, however, in all cases a primary classification is selected to reflect the dominant character, followed by secondary classification/s where appropriate.

Use Classification of open space in Yarra

Use classification	Definition	Examples of Reserves in Yarra
Regional	Open space that attracts visitors from Melbourne-wide or adjoining municipalities and where the level and type of facilities cater to this broader catchment. Generally these reserves are designed for visitors to stay for half a day to a day. The only reserves in the City that meet this criteria are on the waterways where they provide linear trail access to the broader catchment.	Yarra Bend Park, Fairfield Park and Boathouse, Yarra Bend Public Golf Course, Yarra River linear reserves, Merri Creek linear reserves
City-wide / District	Open space that attracts visitors primarily from the City of Yarra, and other adjoining municipalities and attracts visitors for 3 - 4 hours, and provides a diverse range of facilities to meet this longer stay, and range of interests. Examples include Edinburgh Gardens and Darling Gardens.	Edinburgh Gardens, Burnley Park, Kevin Bartlett Reserve, Mayors Park
Neighbourhood	Open space that provides facilities for visitors within walking distance and is designed for 1 - 2 hour stays. In the City of Yarra these include Barkly Gardens, Curtain Square.	Curtain Square, Alphington park, Gahan Reserve, Barkly Gardens, Golden Square

Local	Open space that is in easy walking distance from home and provides for short stay activities of up to approximately 1 hour.	Langdon Reserve, Coate Park, McConchie Reserve, Annettes Place, Dame Nellie Melba Park, O'Connell Reserve
Small Local	These open space areas are close to home, and provide for short stay activities, which are likely to be approx. 0.5 hour duration. They are differentiated from Local open space by their size, generally between 300 and 900m ² .	Shakespeare Street Park, Egan Street Park, Alexander Reserve, King William Reserve, Whitlam Place, Cambridge St Reserve

Character classification of open space in Yarra

Character classification	Definition	Examples of Reserves in Yarra
Unrestricted sporting	Dominant use is sporting which results in being the dominant character of the reserve. The outdoor sporting grounds are available for general public use when no organised sporting event is in progress.	Citizens Park, Burnley Park, Kevin Bartlett Reserve
Restricted sporting/recreational use	Fenced and secured sporting facilities which may include Public golf course, fenced sporting grounds are not available for public use without payment or membership of a club, or fee paying passive/education use including adventure playgrounds and Children's Farm.	Burnley Public Golf Course, Collingwood Children's Farm, Victoria Park
Heritage	Heritage character which includes Indigenous and non-Indigenous history or significance. This may include planting, structures and layout. This classification is not limited to sites that currently have formal Heritage status or conservation plans, but relates primarily to their overall character.	Yarra Bend Park, Darling Gardens, Edinburgh Gardens, Barkly Gardens, Curtain Square, Coate Park
Linear	Where reserves are linear and includes along waterways and former railway reserve.	Yarra River linear reserve, Park Street Reserve, Inner circle railway, Merri Creek
Nature Conservation	Where the open space is intended for nature conservation, habitat protection or enhancement.	Yarra Bend Park, Quarries Park (part), Yarra River linear reserve
Road Reservation	Where there are wide central medians (greater than 3 metres in width) or other areas of the road reserve that are developed as useable Local open space or nature conservation areas.	Canning Street, Pigdon Street, Raines Reserve
Urban / Civic	Its urban setting influences dominant character and function of the space. This can include forecourts to public buildings and outdoor public plazas.	Urban Art Square
Undefined / undeveloped	Open space that does not have an identifiable character or is undeveloped.	Circus Site, George Street Reserve, Browns Reserve, Atherton Reserve, Loys Paddock
Botanical	Where there is a significant botanical collection to the City of Yarra or with botanical interest.	Edinburgh Gardens, Barkly Gardens, Yarra River linear reserve, Rushall Station
Railway easement / siding	Open space adjoining railway easements where the railway use significantly influences the reserves future use and design.	Rushall Station
Informal	Where the character is informal and built features are not set out in a formal manner.	Hardy Gallagher Reserve, Quarries Park, Smith Reserve, Burnley Park, McConchie Reserve

Character classification	Definition	Examples of Reserves in Yarra
Formal	Where the layout of features is recognisably designed and formal.	Dame Nellie Melba Park

3.6.2.4 Activities and facilities in open space

This question listed facilities and asked residents to indicate which they use and the frequency of use. Additional there was space for general comments on their provision and maintenance. Below is a summary of the total use.

93% Walking paths
82% Informal open grassed areas
69% Public seating
66% Lighting
62% Cycling paths
58% Public toilets
46% BBQs
44% Playgrounds
39% Picnic shelters
33% Dog walking
21% Informal recreational activities, e.g. ball games
18% Club-based outdoor sporting activities
11% Club-based indoor sporting activities
06% Skate facilities

4.4 Provision, use and management of Local and Small Local open space

SUMMARY

The fine grain and density of Yarra's urban fabric has resulted in provision of small areas of open space that in suburban areas would be considered too small to be useable. In Yarra, Small Local open space is sometimes the only option to provide any open space within safe walking distance of residents, and brings with it unique challenges to ensure they make a valuable contribution to the open space network.

The City of Yarra has and will continue to have a system of small open space reserves, with limited opportunities to increase their size. In much of suburban Melbourne, Small Local parks are not well used as residents have adequate private gardens and tend to use larger open space reserves. In Yarra

many Small Local parks are regularly used by residents. The household surveys identified that many residents in Yarra use Small Local parks on a daily and weekly basis. It is therefore intended to continue to maintain Small Local open space, and seek opportunities to either increase their size, where possible, and provide additional Small Local or Local open space in areas that currently lack open space. This is considered preferable to providing no new open space at all.

Small Local and Local open space reserves need to be thoughtfully designed in consultation with community and within the context that they form a network of parks. Individual Small Local open space should not try to provide too many facilities, as they are intended for short stays.

5.1.2.2 Criteria for provision of new open space

The criteria that is to be considered in selecting the most appropriate location for new open space is included in the following.

Criteria for the provision of new open space

Park type	Criteria
Regional	<ul style="list-style-type: none"> • Minimum land area of 3 hectares or less if the reserve is part of a linear open space system • Located on an existing or future Regional open space corridor, waterways, major public transport route or major or secondary arterial road system • Highly accessible, visible and able to adequately provide for regional visitors from metropolitan areas. If access is to be provided primarily by car, adequate provision is required for car parking for regional visitors • Provides facilities or links that will cater to regional metropolitan Melbourne and funded appropriately by State government agencies • Demonstrate there is no soil contamination that will limit safe use as open space
City-wide	<ul style="list-style-type: none"> • Minimum land area of 3 hectares • Located on arterial or collector roads, public transport routes or major Regional open space corridor links • Good visual access with at least 80% of the reserves outside perimeter accessible and free from buildings • At least 8 hours sunlight between 9am and 2pm on September 22 to reach the reserve to ensure good sun access • Diversity of recreational facilities and spaces to appeal to the majority of Yarra's residents • Potential for creation of native habitat within the reserve, particularly where its location is linked to the environmental corridors outlined in this Strategy • Demonstrate there is no soil contamination that will limit safe use as open space
Neighbourhood	<ul style="list-style-type: none"> • Minimum land area of 1 hectare • Located on a collector road or key through road within the local neighbourhood, and preferably public transport route. This is to maximise access and resultant benefit to the community • Good visual access with at least 50% of the reserves outside perimeter accessible and free from buildings • Where possible, link to the existing open space network via key pedestrian and/or cycle links (Refer to Drawing No. YOSS06) • At least 5 hours sunlight between 9am and 2pm on September 22 to reach the reserve to ensure good sun access • Where possible, locate adjacent to an existing or proposed community facility • At the junction of pedestrian links to maximise community use • Located away from major or secondary arterial roads • Located a reasonable distance from other Neighbourhood parks if possible • Accessible for residents • Demonstrate there is no soil contamination that will limit safe use as open space

Park type	Criteria
Local	<ul style="list-style-type: none"> • Minimum land area of 0.1 hectares • Minimum width in any direction of 10 metres • Main entry is located on a local access street • Good visual access to the reserve with at least two sides accessible or a frontage that equates to 50% or more of its perimeter • Where possible, link to the existing open space network via key pedestrian and/or cycle links (Refer to Drawing No. YOSS06) • Located at the junction of existing or proposed pedestrian links or routes • Receives at least 5 hours of sunlight between 9am and 2pm on September 22 • Adjoining buildings do not disproportionately overwhelm the open space • Located away from on major or secondary arterial roads • Demonstrate there is no soil contamination that will limit safe use as open space
Small Local	<ul style="list-style-type: none"> • Minimum land area of 0.03Ha • Minimum width in any direction of 10 metres • Entry from local access street (not a laneway) • Good visual access to the reserve, preferably with two sides accessible • Where possible, link to the existing open space network via key pedestrian and/or cycle links (Refer to Drawing No. YOSS06) • Receives reasonable sunlight access • Adjoining buildings do not disproportionately overwhelm the open space • Located where some borrowed green can potentially add value to the small reserve • Demonstrate there is no soil contamination that will limit safe use as open space

5.2.9 DESIGN OF OPEN SPACE RESERVES

5.2.9.1 Character Classification

Issue	Recommendation	Responsibility	Priority
Design individual open space reserves consistent with the overall framework.	Individual open space reserve design needs to consider the primary and secondary character classifications included in this Open Space Strategy. Reference to the classification should form part of the design brief. Refer to Section 6 for the primary and secondary character classifications for all reserves. As noted in their title, the primary classification will direct the overall design intent of the reserve, and the secondary classifications will require consideration in the design.	YCC	Ongoing

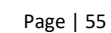
5.2.9.2 Design of individual open space reserves

Issue	Recommendation	Responsibility	Priority
New open space and facility designs are to meet the principles and guidelines included in this Open Space Strategy.	<p>In future designs of open space, the following method should be referred to for consistency with the overall framework for open space provision:</p> <ul style="list-style-type: none"> • the design is to be consistent with the proposed use and character classification for the open space reserve; • consistent with the guidelines and principles included in Section 5.2 of the Strategy, and relevant Precinct Recommendations from Section 6 during the research phase of the design; and 	YCC	Ongoing

Issue	Recommendation	Responsibility	Priority
	<ul style="list-style-type: none"> where applicable, refer to the individual reserve recommendations in Section 6. 		
Diversity is a key strength of Yarra	<ul style="list-style-type: none"> Future open space design is to encourage diversity and be derivative of the natural, cultural, environmental and social character of the site. Diversity in design of open space is to accommodate the diverse community and maximise its use by all residents of Yarra. 	YCC	Ongoing
Integration of public art in open space design	During development of Masterplans for Regional, City-wide and Neighbourhood reserves, consider integration of public art as a component of the design. This does not include the design of artwork, but the potential site and design parameters for a future commission.	YCC	Ongoing
Commissioning design and maintenance of public art in open space	<p>Future development of briefs for public art commissions in open space to consider the following:</p> <ul style="list-style-type: none"> reflect the contemporary Aboriginal and/or historical character of the site; contribute to the uniqueness of the open space reserve into which it is located; materials that meet ESD principles and will be suitable for external use; public safety for its intended use in an open space reserve; ongoing maintenance requirements; and resistance to damage in a public place. 	YCC	Ongoing

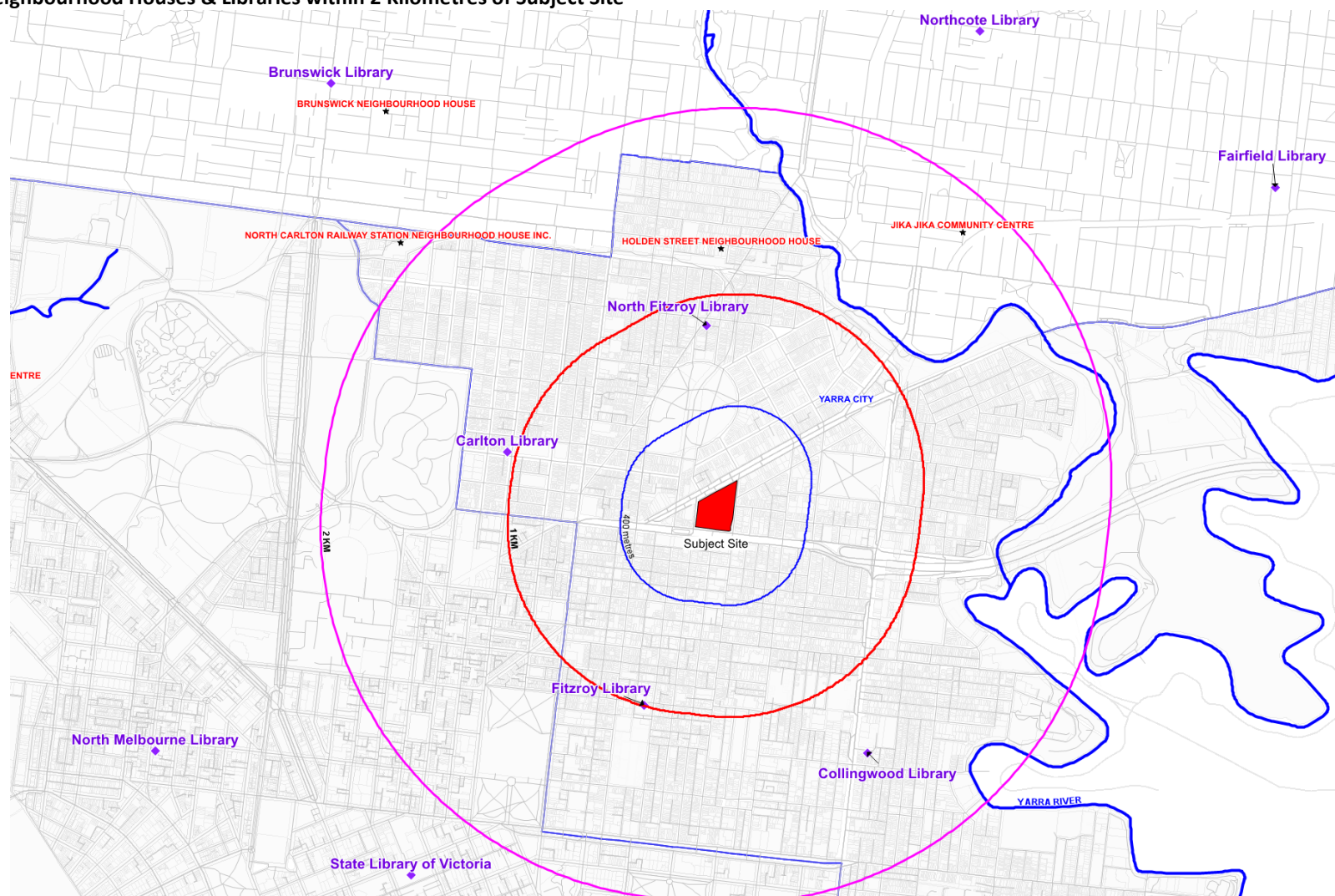
Appendix 2 Existing & Planned Community Infrastructure

Early Years Services



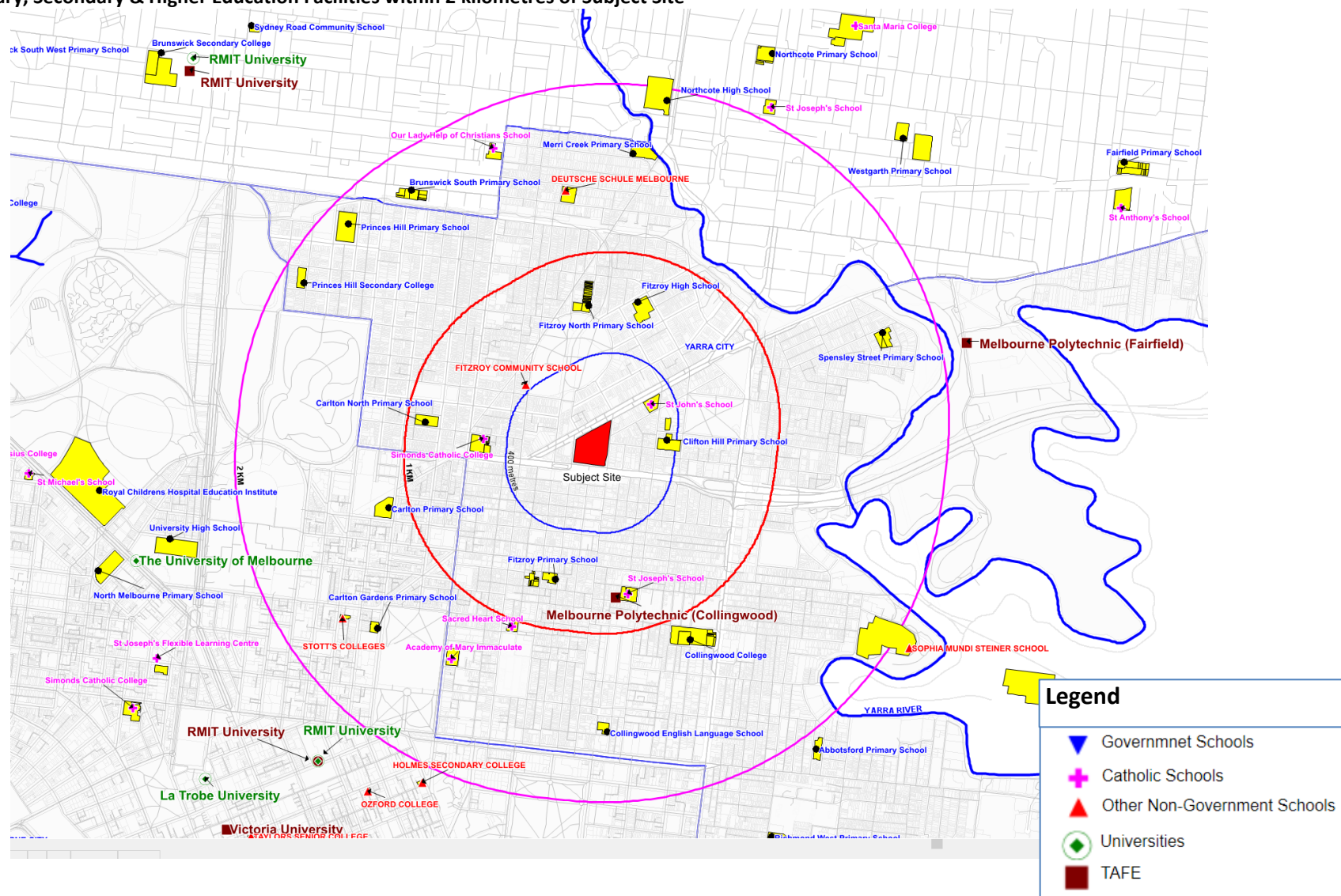
Libraries & Learning Centres

Figure 6 –Neighbourhood Houses & Libraries within 2 Kilometres of Subject Site



Education Facilities

Figure 7 – Primary, Secondary & Higher Education Facilities within 2 kilometres of Subject Site



Open Space

Figure 8 – Main Public Open Space Reserves within 2 Kilometres of Subject Site

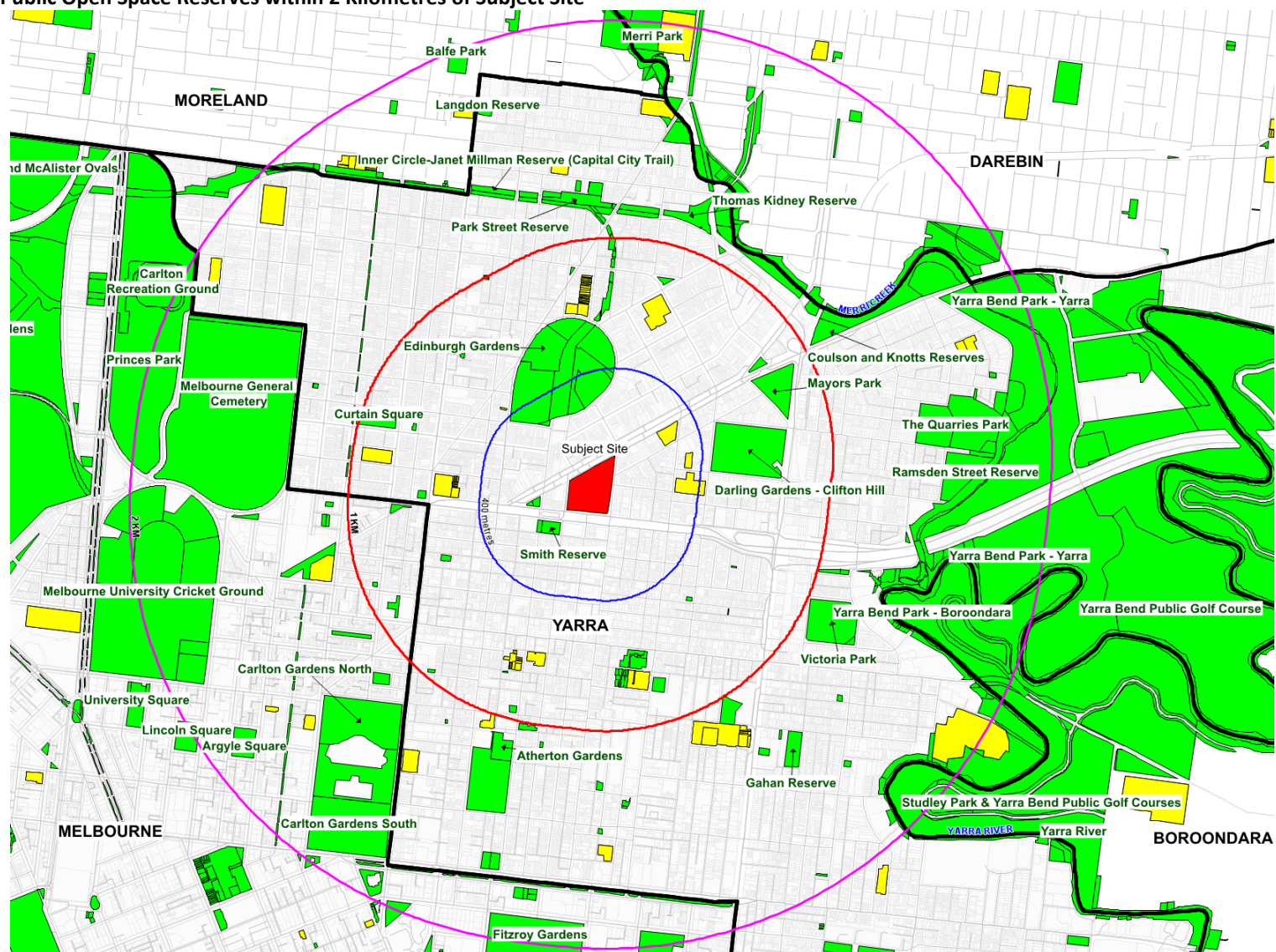


Figure 9 – Major Active Open Space & Recreation Facilities within 2 Kilometres of Subject Site

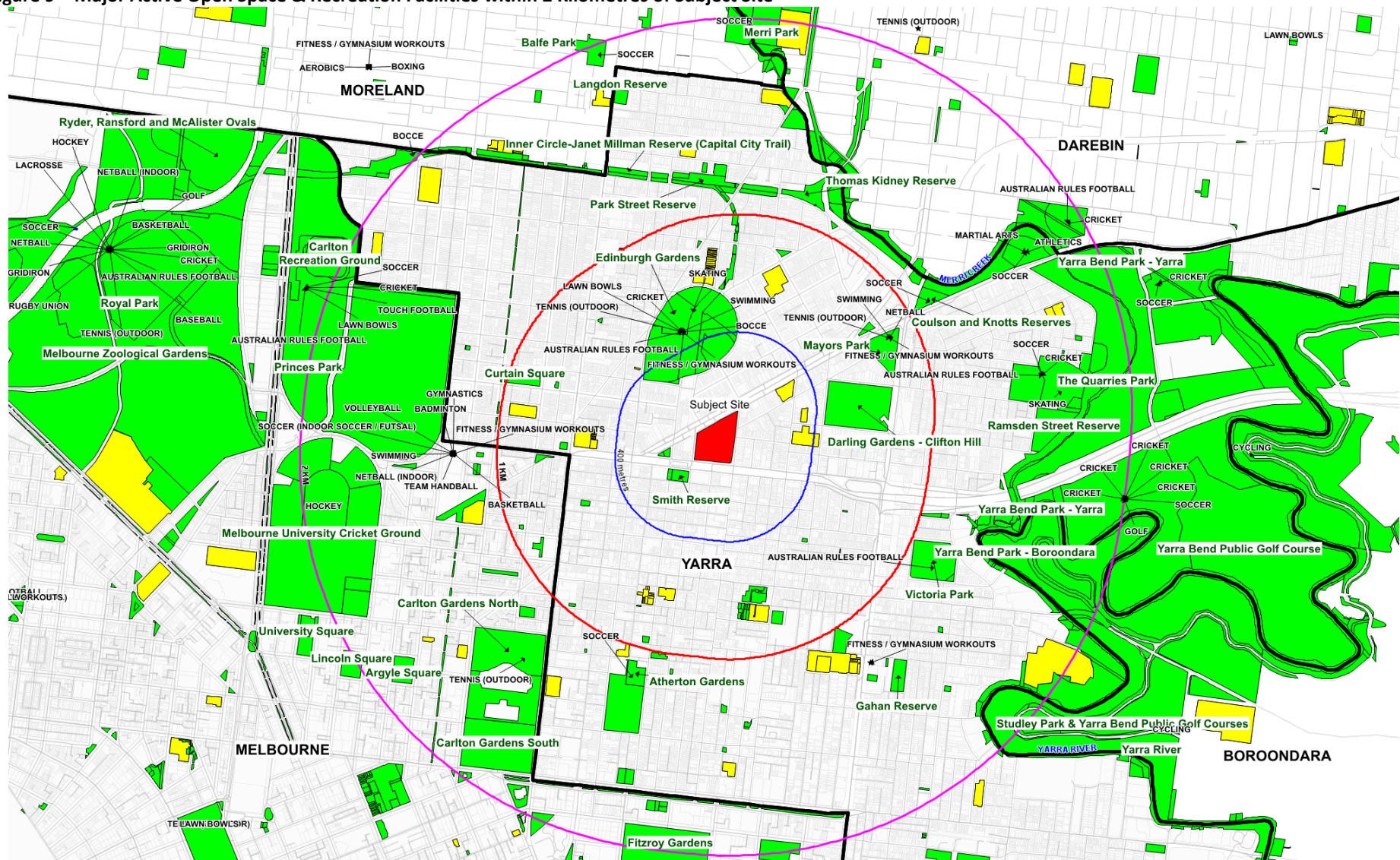
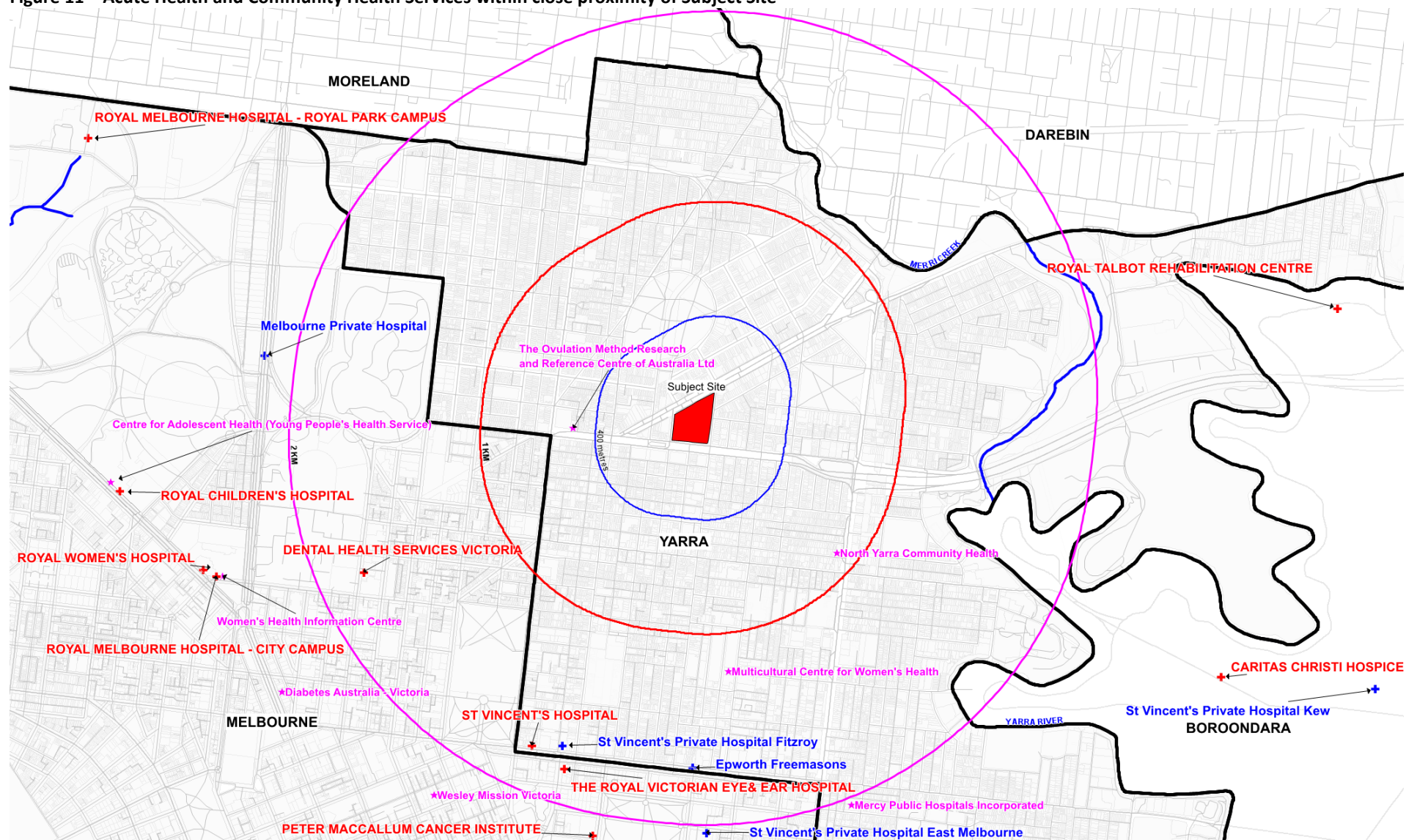


Figure 10 – Major Sports & Fitness Activities available within 2 Kilometres of Subject Site

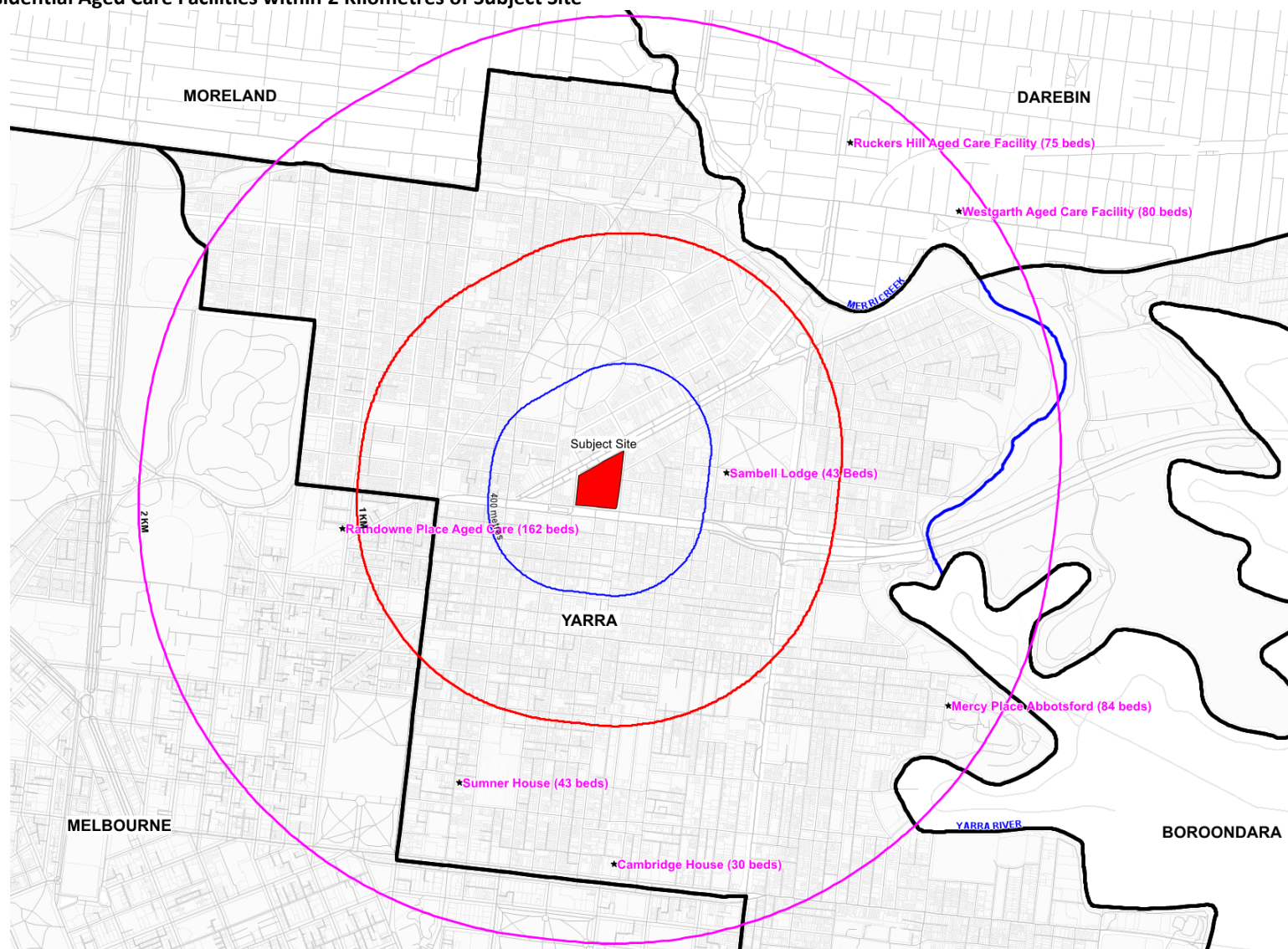
Acute & Primary Health Services

Figure 11 – Acute Health and Community Health Services within close proximity of Subject Site



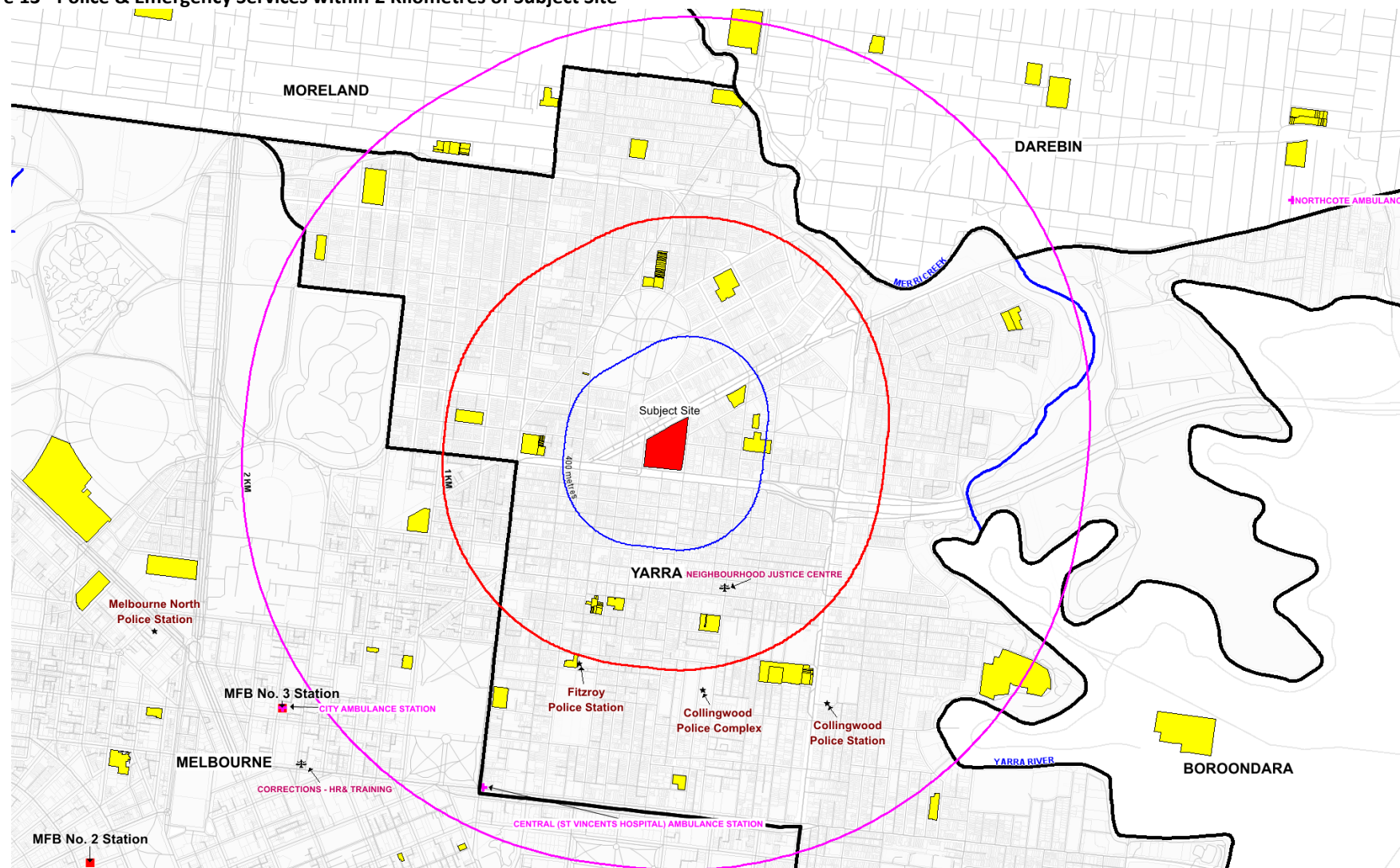
Residential Aged Care & Other Aged Care Services

Figure 12 – Residential Aged Care Facilities within 2 Kilometres of Subject Site



Police & Emergency Services

Figure 13 - Police & Emergency Services within 2 Kilometres of Subject Site



Appendix 3. Community Infrastructure Standards & Demand & Supply Estimates

Table 7 on the following pages shows the main community infrastructure provision standards (and its source) used for the purposes of this assessment, and the indicative demand and supply estimates generated by the proposed development. It should be noted that these standards reflect what the ultimate needs of the community are.

The standards were developed from a variety of sources to assist with estimating both the demand for, and supply of community infrastructure within area. The sources of these standards include:

- *Precinct Structure Plan Guidelines* (PSP Guidelines), Metropolitan Planning Authority (2010);
- Planning for Community Infrastructure in Growth Areas (PCIGA), ASR Research (2008);
- Population and census data, and other survey data from sources such as the Australian Bureau of Statistics;
- Municipal Strategies & Plans;
- Other indicative guidelines provided by State Government Departments (e.g. Department of Education & Early Childhood Development) and key non-Government agencies (e.g. the Catholic Education Office of the Melbourne Archdiocese), some of which are identified within the PCIGA report, but others were obtained during the course of the consultation process undertaken as part of the update.

As noted in Section 5.2 of this report, the community infrastructure demand and supply estimates are based on a development scenario of 1,575 dwellings.

Table 6 - Description of Community Infrastructure Provision Standards & Demand & Supply Estimates for Development Scenario (1,575 dwellings)

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Fitzroy Gasworks Development Scenario (1,575 dwellings)	Fitzroy North Small Area
Open space contribution	4.5%	Square metres of land required under the Yarra Planning Scheme for public open space (applies to residential development only)	1,755	Not available
Organised Sport Facility & Participation Estimates				
Indoor and outdoor recreation facilities				
Indoor recreation centres / courts	10,000	Total population per court	0	3
Active open space	1.50	Hectares of active open space per 1,000 people	3	32
Council aquatic / leisure centre memberships	3.4%	% of Population who are members of a Council aquatic / leisure centre	95	1077
Council aquatic / leisure centres	60,000	Total population per facility	0.0	0.5
Outdoor Sports				
Cricket ovals	4,500	Total population per playing field	1	7
Football ovals	4,500	Total population per playing field	1	7
Lawn bowls	10,000	Total population per green	0	3
Outdoor netball courts	3,500	Total population per court	1	9
Soccer fields	5,000	Total population per playing field	1	6
Tennis courts	2,000	Total population per court	1	16
Organised Sport Participation				
Participation in Sport & Leisure: People aged 15 and over				
Total participating in organised sport	28.0%	% of people aged 15 + years and over participating in organised sporting activity	730	7,862
Walking for exercise	24.3%	As above	634	6,823
Fitness/Gym	17.6%	As above	459	4,942
Cycling/BMXing	8.8%	As above	229	2,471
Jogging/Running	7.8%	As above	203	2,190
Swimming/Diving	7.7%	As above	201	2,162
Golf	4.6%	As above	120	1,292
Tennis (indoor and outdoor)	4.2%	As above	110	1,179

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Fitzroy Gasworks Development Scenario (1,575 dwellings)	Fitzroy North Small Area
Netball (indoor and outdoor)	3.5%	As above	91	983
Basketball (indoor and outdoor)	3.2%	As above	83	899
Australian Rules football	2.0%	As above	52	562
Cricket (outdoor)	2.0%	As above	52	562
Soccer (outdoor)	1.9%	As above	50	534
Yoga	1.9%	As above	50	534
Bush walking	1.8%	As above	47	505
Lawn bowls	1.4%	As above	37	393
Martial arts	1.4%	As above	37	393
Dancing/Ballet	1.3%	As above	34	365
Fishing	0.9%	As above	23	253
Surf sports	0.6%	As above	16	168
Football sports	0.2%	As above	5	56
Participation in Sport & Leisure: Children aged 5 to 14				
At least one organised sport	61%	% of people aged 5 to 14 years and over participating in organised sporting activity	49	1,249
Swimming and diving	19%	As above	16	400
Soccer (outdoor)	7%	As above	6	151
Australian Rules football	16%	As above	13	320
Netball	8%	As above	6	165
Basketball	14%	As above	11	287
Tennis	10%	As above	8	213
Martial arts	6%	As above	5	130
Gymnastics	5%	As above	4	111
Cricket (outdoor)	5%	As above	4	99
Rugby League	Not available	Not available	Not available	Not available
Athletics, track and field	3%	% of people aged 5 to 14 years and over participating in organised sporting activity	3	70
Rugby Union	Not available	Not available	Not available	Not available
Touch football	Not available	Not available	Not available	Not available

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Fitzroy Gasworks Development Scenario (1,575 dwellings)	Fitzroy North Small Area
Soccer (indoor)	Not available	Not available	Not available	Not available
Hockey	1%	% of people aged 5 to 14 years and over participating in organised sporting activity	1	29
Other organised sports	9%	As above	7	184
Early Years Services				
Kindergartens				
% of 4 year olds participating in 4 year old Kindergarten	100%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	13	272
Total number of enrolments in 4 year old sessional Kindergarten	77%	% of participating children (see above) enrolled at a Sessional Kindergarten service	10	209
Number of Kindergarten rooms when proposed policy changes are implemented	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	0.2	3.2
Maternal & Child Health				
Number of MCH sessions per week	60	1 session per 60 children aged 0-3 years	1	21
Number of MCH consulting units	10	Number of MCH consulting units required based on number of sessions per week (see above)	0.1	2.1
Playgroup				
Number of 2 hr playgroup sessions per week	50	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	2	25
Early Childhood Intervention Services				
Number of early childhood intervention sites	60,000	Total population per facility	0.0	0.5
Occasional Child Care				
Number of occasional child care places @ 1 place per 48 children aged 0-6 years	48	Total number people aged 0 to 6 years per licensed place	2	32
Number of occasional child care centres	30	Total number of facilities required based on number of licensed places generated (see above)	0.1	1.1

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Fitzroy Gasworks Development Scenario (1,575 dwellings)	Fitzroy North Small Area
Long Day Child Care Centres				
Number of Long Day Child Care places	4	Total number of licensed places per 1,000 children aged 0 to 4 years	23	385
Number of Long Day Child Care centres	120	Total number of facilities required based on number of licensed places generated (see above)	0.2	3
Community Centres, Meeting spaces, Neighbourhood Houses & Libraries				
Local multipurpose community centre	3,000	Number of dwellings per local facility	0.5	5.1
multipurpose community meeting space	30	Total number people per sqm of Council community meeting space	93	1,056
Neighbourhood Houses				
Number of Neighbourhood Houses	20,000	Population per facility	0.1	1.6
Libraries				
Number of library loans annum	5.1	Total loans per person	14,189	161,578
Number of library visits per annum	4.5	Total visits per person	12,519	142,569
Number of library facilities	2.6	Library facilities per 100,000 people	0.07	0.8
Education Enrolment & Facility Estimates				
Primary Schools				
Govt Primary Enrolment	53%	% of 5-11 year old population	35	807
Catholic Primary Enrolment	23%	% of 5-11 year old population	10	350
Non Govt Primary Enrolment	12%	% of 5-11 year old population	5	183
Total Primary Enrolment	88%	% of 5-11 year old population	49	1,339
Govt Primary School	3,000	Total number of dwellings per facility	0.5	5.1
Catholic Primary School	5,000	Total number of dwellings per facility	0.3	3.1
Govt Specialist School	60,000	Total population per facility	0.0	0.5
Secondary Schools				
Govt Secondary Enrolment	51%	% of 12-17 year old population	25	596
Catholic Secondary Enrolment	19%	% of 12-17 year old population	10	222
Non Gov Secondary Enrolment	12%	% of 12-17 year old population	11	140

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Fitzroy Gasworks Development Scenario (1,575 dwellings)	Fitzroy North Small Area
Total Secondary Enrolment	84%	% of 12-17 year old population	46	981
Catholic Secondary School	15,000	Total number of dwellings per facility	0.1	1.0
Govt Secondary School	9,000	Total number of dwellings per facility	0.2	1.7
TAFE				
TAFE Full-Time Enrolment (15 to 24)	4.6%	% of 15-24 year old population	29	174
TAFE Full-Time Enrolment (25+)	0.4%	% 25 + year old population	17	97
TAFE Part-Time Enrolment (15 to 24)	3.4%	% of 15-24 year old population	12	129
TAFE Part-Time Enrolment (25+)	1.0%	% 25 + year old population	23	243
Universities			81	643
University Full-Time Enrolment (15 to 24)	13.6%	% of 15-24 year old population	178	514
University Full-Time Enrolment (25+)	0.7%	% 25 + year old population	60	170
University Part-Time Enrolment (25 to 24)	1.8%	% of 15-24 year old population	19	68
University Part-Time Enrolment (25+)	1.3%	% 25 + year old population	78	316
Justice & Emergency Services			336	1068
Number of CFA sites	Not available	Not available		
Number of Ambulance sites	Not available	Not available		
Number of SES sites	Not available	Not available		
Number of Police station sites	Not available	Not available		
Law Courts				
Number of Courtrooms	30,000	Total population per Courtroom	0.1	1.1
Number of Law Court Facilities	400,000	Total population per Law Court Facility	0.00	0.04
Primary & Acute Health Services				
Number of public and private hospital beds	3.6	Number of public and private beds per 1,000 people (Australian hospital statistics 2012–13)	10	114
Number of public hospital beds	2.4	Number of public beds per 1,000 people (Australian hospital statistics 2012–13)	7	76
General practices	0.23	Number of general practices per 1,000 people (Melbourne's Outer West, Metropolitan Health Plan)	1	7

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Fitzroy Gasworks Development Scenario (1,575 dwellings)	Fitzroy North Small Area
Dental services	0.09	Number of dental services per 1,000 people (Melbourne's Outer West, Metropolitan Health Plan)	0	3
Pharmacies	0.12	Number of pharmacies per 1,000 people (Melbourne's Outer West, Metropolitan Health Plan)	0	4
Projected hospital admissions	494.9	Hospital admissions per 1,000 people (Melbourne's Outer West, Metropolitan Health Plan)	1,377	15,679
Emergency presentations	248	Emergency presentations per 1,000 people (Melbourne's Outer West, Metropolitan Health Plan)	690	7,857
Drug & alcohol clients	3.8	Drug & alcohol clients per 1,000 people (Melbourne's Outer West, Metropolitan Health Plan)	11	120
Mental health clients	10.2	Mental health clients per 1,000 people (Melbourne's Outer West, Metropolitan Health Plan)	28	323
Aged Care & HACC				
Aged Care				
Number of residential aged care beds	80	Number of beds per 1000 people aged 70 years +	14	247
Number of Community Aged Care Packages	45	Number of Community Aged Care Packages per 1000 people aged 70 years +	8	139
HACC Services				
All HACC services for those aged 65+				
Allied health	9.51%	% of people using service aged 65+	22	417
Assessment	10.49%	% of people using service aged 65+	25	460
Domestic Assistance	9.31%	% of people using service aged 65+	22	409
Nursing	5.74%	% of people using service aged 65+	14	252
Property Maintenance	5.21%	% of people using service aged 65+	12	228
Personal Care	3.33%	% of people using service aged 65+	8	146

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Fitzroy Gasworks Development Scenario (1,575 dwellings)	Fitzroy North Small Area
Planned Activity Group	3.09%	% of people using service aged 65+	7	136
Client Care Coordination	3.06%	% of people using service aged 65+	7	134
Meals	3.05%	% of people using service aged 65+	7	134
Respite	0.52%	% of people using service aged 65+	1	23
All HACC services for those aged 0 to 64 years				
Allied health	0.64%	% of people using service aged 0 to 64 years	16	175
Assessment	0.45%	% of people using service aged 0 to 64 years	12	124
Domestic Assistance	0.25%	% of people using service aged 0 to 64 years	6	69
Nursing	0.39%	% of people using service aged 0 to 64 years	10	106
Property Maintenance	0.12%	% of people using service aged 0 to 64 years	3	32
Personal Care	0.14%	% of people using service aged 0 to 64 years	3	37
Planned Activity Group	0.16%	% of people using service aged 0 to 64 years	4	43
Client Care Coordination	0.16%	% of people using service aged 0 to 64 years	4	44
Meals	0.07%	% of people using service aged 0 to 64 years	2	18
Respite	0.14%	% of people using service aged 0 to 64 years	4	39
Total HACC Service Demand				
Allied health		Total of 65+ & 0 to 64 years	39	592
Assessment		Total of 65+ & 0 to 64 years	36	584
Domestic Assistance		Total of 65+ & 0 to 64 years	28	477
Nursing		Total of 65+ & 0 to 64 years	23	358
Property Maintenance		Total of 65+ & 0 to 64 years	15	260

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Fitzroy Gasworks Development Scenario (1,575 dwellings)	Fitzroy North Small Area
Personal Care		Total of 65+ & 0 to 64 years	11	184
Planned Activity Group		Total of 65+ & 0 to 64 years	11	178
Client Care Coordination		Total of 65+ & 0 to 64 years	11	178
Meals		Total of 65+ & 0 to 64 years	9	152
Respite		Total of 65+ & 0 to 64 years	5	62