



Ordinary Meeting of Council Agenda

**to be held on Tuesday 6 December 2016 at 7.00pm
Richmond Town Hall**

Disability - Access and Inclusion to Committee and Council Meetings:

Facilities/services provided at the Richmond and Fitzroy Town Halls:

- Entrance ramps and lifts (off Moor Street at Fitzroy, entry foyer at Richmond)
- Hearing loop (Richmond only), the receiver accessory may be accessed by request to either the Chairperson or the Governance Officer at the commencement of the meeting, proposed resolutions are displayed on large screen and Auslan interpreting (*by arrangement, tel. 9205 5110*)
- Electronic sound system amplifies Councillors' debate
- Interpreting assistance (*by arrangement, tel. 9205 5110*)
- Disability accessible toilet facilities

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Order of business

- 1. Statement of recognition of Wurundjeri Land**
- 2. Attendance, apologies and requests for leave of absence**
- 3. Declarations of conflict of interest (Councillors and staff)**
- 4. Confidential business reports**
- 5. Confirmation of minutes**
- 6. Petitions and joint letters**
- 7. Public question time**
- 8. General business**
- 9. Delegates' reports**
- 10. Questions without notice**
- 11. Council business reports**
- 12. Notices of motion**
- 13. Urgent business**

1. Statement of Recognition of Wurundjeri Land

"Welcome to the City of Yarra."

"Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra and gives respect to the Elders past and present."

2. Attendance, apologies and requests for leave of absence

Anticipated attendees:

Councillors

- Cr Amanda Stone (Mayor)
- Cr Danae Bosler
- Cr Mi-Lin Chen Yi Mei
- Cr Misha Coleman
- Cr Jackie Fristacky
- Cr Stephen Jolly
- Cr Mike McEvoy
- Cr Daniel Nguyen
- Cr James Searle

Council officers

- Vijaya Vaidyanath (Chief Executive Officer)
- Ivan Gilbert (Group Manager - CEO's Office)
- Andrew Day (Director - Corporate, Business and Finance)
- Chris Leivers (Director - Community Wellbeing)
- Bruce Phillips (Director - Planning and Place Making)
- Jane Waldoch (Assistant Director - Planning and Place making)
- Guy Wilson-Browne (Director - City Works and Assets)
- Joanne Murdoch (Group Manager - Advocacy and Engagement)
- Fred Warner (Group Manager – People, Culture and Community)
- Mel Nikou (Governance Officer)

3. Declarations of conflict of interest (Councillors and staff)

4. Confidential business reports

Item

- 4.1 Contractual matters
- 4.2 Contractual matters
- 4.3 Matters prejudicial to Council and/or any person

Confidential business reports

The following items were deemed by the Chief Executive Officer to be suitable for consideration in closed session in accordance with section 89 (2) of the *Local Government Act 1989*. In accordance with that Act, Council may resolve to consider these issues in open or closed session.

RECOMMENDATION

1. That the meeting be closed to members of the public, in accordance with section 89 (2) of the *Local Government Act 1989*, to allow consideration of:
 - (a) Contractual matters; and
 - (b) Matters prejudicial to Council and/or any person.
2. That all information contained within the Confidential Business Reports section of this agenda and reproduced as Council Minutes be treated as being and remaining strictly confidential in accordance with the provisions of sections 77 and 89 of the *Local Government Act 1989* until Council resolves otherwise.

5. Confirmation of minutes

RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on Tuesday 22 November 2016 be confirmed.

6. Petitions and joint letters

7. Public question time

Yarra City Council welcomes questions from members of the community.

Public question time is an opportunity to ask questions, not to make statements or engage in debate.

Questions should not relate to items listed on the agenda. (Council will consider submissions on these items separately.)

Members of the public who wish to participate are to:

- (a) state their name clearly for the record;
- (b) direct their questions to the chairperson;
- (c) ask a maximum of two questions;
- (d) speak for a maximum of five minutes;
- (e) refrain from repeating questions that have been asked previously by themselves or others; and
- (f) remain silent following their question unless called upon by the chairperson to make further comment.

8. General business

8.1 Reduce Family Violence

MOTION

Moved: Councillor Jolly

Seconded: Councillor Coleman

"That Council resolve:

- (a) Officers prepare a report on the various measures Council can take to reduce family violence and respond to the needs of victims, as per Recommendation 94 of the recent Royal Commission into Family Violence;
- (b) such report to be submitted in February 2017 and to:
 - (i) include a list of the current services available across Yarra and their ability to offer accessible housing, counselling and legal services to victims of family violence;
 - (ii) include officers' views on the suitability of **152 Hoddle Street** and the surrounding precinct to include family violence services and act as a service hub;
 - (iii) outline options for Council to directly employ a team of family violence caseworkers to help victims navigate services available to them; and
- (c) Officers identify sites across Yarra that could be suitable for public housing developments to provide long-term housing for survivors of family violence."

Background

The recent The Royal Commission into Family Violence report recommended an overhaul Victoria's family violence support systems.

The Commission called on all levels of government, including local councils, to "provide strong leadership and supports effective and coordinated strategies to address family violence".

Recommendation 94 of the report requires councils to report on the measures the council proposes to take to reduce family violence and respond to the needs of victims. Currently there is inadequate investment in measures designed to prevent and respond to family violence. Services that do exist are overwhelmed and not as well coordinated as they need to be.

Victims of family violence are not always aware of services that exist and can find accessing and navigating these services difficult.

The Commission called on governments to support closer relationships between services that support victims of family violence.

The lack of adequate long-term affordable housing remains an obstacle to victims of family violence being able to leave abusive environments and find the housing stability needed to recover from the trauma of family violence.

The Commission noted that "the current approach seen in the provision of crisis, transitional and longer term housing often creates further dislocation and uncertainty for victims who are already in a state of extreme stress."

9. Delegates' reports

10. Questions without notice

11. Council business reports

Item		Page	Rec. Page	Report Presenter
11.1	Health and Wellbeing Plan Advisory Committee - appointment of community members to the committee and revisions to the existing Terms of Reference	8	10	David Walmsley – Manager City Strategy
11.2	Strategic Community Infrastructure Framework including the Richmond South Community Infrastructure Neighbourhood Plan	15	19	Julie Wyndham – Manager Corporate Planning and Performance
11.3	Proposed Discontinuance of Road at rear of 247-253 Johnston Street, Abbotsford	133	135	Phil Mason – Chief Financial Officer
11.4	Proposed Discontinuance of road abutting 13 and 15 Brunswick Street, Fitzroy.	146	149	Phil Mason – Chief Financial Officer

Public submissions procedure

The public submission period is an opportunity to provide information to Council, not to ask questions or engage in debate.

When the chairperson invites verbal submissions from the gallery, members of the public who wish to participate are to:

- (a) state their name clearly for the record;
- (b) direct their submission to the chairperson;
- (c) speak for a maximum of five minutes;
- (d) confine their remarks to the matter under consideration;
- (e) refrain from repeating information already provided by previous submitters; and
- (f) remain silent following their submission unless called upon by the chairperson to make further comment.

12. Notices of motion

Nil

13. Urgent business

Nil

11.1 Health and Wellbeing Plan Advisory Committee - appointment of community members to the committee and revisions to the existing Terms of Reference

Trim Record Number: D16/167921

Responsible Officer: Coordinator Social Policy and Research

Purpose

1. For Council to appoint three community members to the Health and Wellbeing Plan Advisory Committee (HWPAC) and to adopt a revised Terms of Reference (ToR) for the HWPAC.

Background

2. Under the Victorian *Public Health and Wellbeing Act 2008*, local government is required to take responsibility for public health and wellbeing planning on behalf of its community. To facilitate this Council is required to develop a Municipal Public Health and Wellbeing Plan (health and wellbeing plan) every four years. The health and wellbeing plan outlines the health priorities for the municipality and includes actions to improve the health and wellbeing of the community. It also provides a thorough narrative on how Yarra City Council focuses on health promotion for the entire Yarra community, while also maintaining a focus on priority populations and issues.
3. Council's HWPAC plays a key role in overseeing the implementation of the existing health and wellbeing plan and will play a significant role in developing and overseeing the implementation of the next health and wellbeing plan (for the 17-21 period).
4. The appointment of new members to the committee requires endorsement by Council (as per the ToR). Community member positions on the committee are for a three year period.

Terms of Reference for the HWPAC

5. In August 2016 Council adopted revised ToR for the HWPAC. Key changes made to the ToR at this time included defining core membership; acknowledging the relationship with other Council committees and groups; and inclusion of three community members on the committee along with the process around their appointment. These measures were put in place to assist with the consultation, development and implementation of the next health and wellbeing plan.
6. The change proposed to the ToR as outlined in **Attachment 1** is to include Women's Health in the North (WHIN) as a member of the HWPAC. Council officers currently work with WHIN on a range of health and wellbeing matters and WHIN have expressed an interest in being part of developing and implementing the next health and wellbeing plan. It is proposed to recognise this through their formal inclusion on the HWPAC.

External Consultation

7. The nomination period for the three community positions on the HWPAC was held between 24 October and 8 November 2016. Advertisements calling for nominations for membership (specifically community members) of the HWPAC appeared on social media (including Facebook and Twitter) and on Council's website. A poster was also developed and displayed in libraries and neighbourhood houses.

Internal Consultation (One Yarra)

8. Council officers from a range of Council units (including staff that are the contacts for other Council committees) circulated an email to their contacts advising of the community member positions on the HWPAC.

Nominations to the HWPAC

9. A total of 15 nominations were received. These have been assessed by the Coordinator of Social Policy and Research and by the Senior Planner (Community Health and Safety). An assessment of all nominations and the full responses (as provided by the nominees) has been circulated as a confidential addendum to this report. Nominations considered the following:
- (a) Part A - Please list any associations you have with any Council, community or health-related groups (including the name of the group, role and experience);
 - (b) Part B (criteria) -
 - (i) A demonstrated interest or expertise in public health and wellbeing;
 - (ii) An understanding of community needs, concerns and issues relating to health and wellbeing in the City of Yarra;
 - (iii) An understanding of the role Local Government has in health and wellbeing matters;
 - (iv) An ability and commitment to consider and value a wide cross section of community views; and
 - (v) A commitment to participate in meetings on a quarterly basis, or at other times as determined necessary by the committee.

Financial Implications

10. The ongoing costs associated with the HWPAC are covered by the Social Policy and Research unit operational budget. There are no significant financial implications that would arise out of appointing the additional members.

Economic Implications

11. There are no apparent economic implications.

Sustainability Implications

12. There are no apparent sustainability implications.

Social Implications

13. There are no apparent social implications.

Human Rights Implications

14. There are no known human rights implications.

Communications with CALD Communities Implications

15. There are no apparent implications relating to CALD communities.

Council Plan, Strategy and Policy Implications

16. The HWPAC will continue to play a key role in overseeing the next health and wellbeing plan.

Legal Implications

17. There are no apparent legal implications.

Conclusion

18. Council's HWPAC play a key role in overseeing the implementation of the existing health and wellbeing plan and will play a significant role in developing and overseeing the implementation of the next health and wellbeing plan (for the 17-21 period).
19. Three community members are required to be appointed to the HWPAC. This report also outlines a proposed minor change to the ToR for the committee.

RECOMMENDATION

1. That Council note the report of officers in relation to the Health and Wellbeing Advisory Committee.
2. That Council, having considered the nominations received for the three community member positions on the HWPAC, Council appoint the following applicants to the committee:
 - (a) _____
 - (b) _____
 - (c) _____
3. That the successful and non-successful nominees be advised in writing of the outcome of their nomination.
4. That Council endorse the revised Terms of Reference outlined in Attachment 1.

CONTACT OFFICER: Erika Russell
TITLE: Senior Planner, Community Health and Safety
TEL: 9205 5534

Attachments

- 1 Proposed HWPAC ToR December 2016

Attachment 1 - Proposed HWPAC ToR December 2016

YARRA HEALTH AND WELLBEING PLAN ADVISORY COMMITTEE TERMS OF REFERENCE



1. Background

Under the *Public Health and Wellbeing Act 2008*, Local Government is required to take responsibility for public health and wellbeing planning on behalf of its community. To facilitate this Council is required to develop a Municipal Public Health and Wellbeing Plan every four years. The Yarra Municipal Public Health and Wellbeing Plan 2013-2017 (Yarra Health and Wellbeing Plan) is a strategic document which outlines the health priorities for the municipality and includes actions to improve the health and wellbeing of the community.

Conducting an annual review of a Municipal Public Health and Wellbeing Plan is a statutory requirement of Council under the *Public Health and Wellbeing Act 2008*. Section 26(4) states that 'A Council must review its municipal public health and wellbeing plan annually and, if appropriate, amend the municipal public health and wellbeing plan'.

Yarra's Health and Wellbeing Plan Advisory Committee (HWPAC), comprising of community members and professionals from across Yarra's health and community sectors, play a key role in overseeing the delivery of the Yarra Health and Wellbeing Plan. The following terms of reference outline the structure in place to oversee the implementation and annual review of the current plan as well as the development, implementation and annual review of the 2017-2021 plan.

2. Purpose

- (a) To provide advice to Council on health and wellbeing matters.
- (b) To assist Council with advocacy on relevant health and wellbeing matters.
- (c) To identify strategies and actions to be included within the Yarra Health and Wellbeing Plan and associated yearly implementation plans.
- (d) To oversee and assist with the implementation and evaluation of strategies and actions in the Yarra Health and Wellbeing Plan and associated yearly implementation plans.
- (e) To identify current and emerging health and wellbeing issues and trends.
- (f) To collaboratively identify and implement measures to enhance the health and wellbeing of the Yarra community.
- (g) To strengthen partnerships across member organisations and other relevant networks and organisations.
- (h) To identify funding opportunities for relevant health and wellbeing projects and to contribute to submissions.
- (i) To complement the role of and align with the Local Safety Reference Group, Yarra Liquor Forum and other Council advisory committees and groups.

Attachment 1 - Proposed HWPAC ToR December 2016

3. Membership

Core membership includes:

- (a) Two Yarra City Council Councillors (from different wards), to be appointed by Council on an annual basis;
- (b) Three community representatives from within the City of Yarra (refer to the section 'Selection process and criteria for community members');
- (c) Australian Catholic University;
- (d) Cohealth;
- (e) Department of Health and Human Services;
- (f) Access Health and Community (formerly Inner East Community Health);
- (g) Inner North West Primary Care Partnership;
- (h) North Western Melbourne Primary Health Network;
- (i) North Richmond Community Health;
- (j) Neighbourhood Houses and Learning Centres;
- (k) Project Respect;
- (k)(l) [Women's Health in the North](#); and
- (+)(m) Yarra City Council officers including staff from the Social Policy and Research Unit and Community Wellbeing Division.

Additional persons or organisations may be invited to particular committee meetings or working group meetings, as guests, by the committee. This may include representatives from local hospitals, health care providers and community organisations. Additional members may be appointed to the committee by the CEO/Council.

4. Relationship with other Council advisory committees and groups

The Yarra Health and Wellbeing Plan includes actions from a broad range of Council areas. In addition, there are a number of Council advisory committees and groups that play a key role in promoting and contributing to the health and wellbeing of the Yarra community. The agenda and minutes of the HWPAC meetings will be circulated to the secretariats of the following committees and groups:

- (a) Aboriginal Advisory Group;
- (b) Active Ageing Advisory Group;
- (c) Arts Advisory Committee;
- (d) Bicycle Advisory Committee;
- (e) Business Advisory Committee;
- (f) Disability Advisory Committee;
- (g) Early Years Reference Group;
- (h) Environment Advisory Committee;
- (i) Heritage Advisory Committee;
- (j) Local Safety Reference Group;
- (k) Urban Agriculture Advisory Committee;
- (l) Yarra Liquor Forum; and
- (m) Youth Advisory Committee.

Attachment 1 - Proposed HWPAC ToR December 2016

5. Selection process and criteria for community members

- (a) The Council will appoint community members following expressions of interest through a public notification process which calls for nominations.
- (b) Applicants will be shortlisted by a panel of Yarra City Council staff. Shortlisted applicants may be interviewed by the panel prior to appointment.
- (c) Community representatives shall be appointed for a period of three years. In the event that a vacant position arises, any new members will be appointed in accordance with Council policy.
- (d) As far as practical, the membership will reflect diversity in residential location, gender and cultural background.
- (e) Applicants must reside in the City of Yarra.
- (f) Applicants will be requested to submit a short statement of capabilities addressing the following criteria as part of their nomination:
 - (i) A demonstrated interest or expertise in public health and wellbeing;
 - (ii) An understanding of community needs, concerns and issues relating to health and wellbeing in the City of Yarra;
 - (iii) An understanding of the role Local Government has in health and wellbeing matters;
 - (iv) An ability and commitment to consider and value a wide cross section of community views; and
 - (v) A commitment to participate in meetings on a quarterly basis, or at other times as determined necessary by the committee; and
- (g) Existing members may nominate to renew their membership on the committee. Members may serve a maximum of two consecutive terms on the committee.

6. Member responsibilities

- (a) Should a member not be able to attend a meeting, the member should nominate a delegate to attend on their behalf.
- (b) Members are expected to attend a minimum of 75% of meetings per calendar year.
- (c) Members must declare any personal interest, connection or association with any matter brought before the committee.
- (d) Members must not make improper use of information acquired as a consequence of membership of the committee.
- (e) If matters of a confidential nature are discussed by the committee, members must respect that confidentiality.
- (f) Notice of resignation is to be provided in writing to the committee. In the event that an appointed representative resigns from the committee, the affected organisation will nominate a replacement representative prior the next meeting.
- (g) Membership of the committee may be terminated for any of the following reasons:
 - (i) failure to attend two consecutive meetings without prior notice; and
 - (ii) conduct unbecoming a member, for example, a breach of confidentiality.

Attachment 1 - Proposed HWPAC ToR December 2016

7. Meeting procedure

- (a) Meetings of the committee are to be undertaken on a quarterly basis or at other times as determined necessary by the committee.
- (b) Meetings are to be chaired on a rotating basis by the Councillors appointed to the committee. If both Councillors are absent, a member agreed to by the Committee will act as chairperson.
- (c) The chairperson has a casting vote.
- (d) Working groups may be formed where the need arises. Working groups are required to report back to the full committee and cannot make decisions on behalf of the full committee.
- (e) The quorum for any full committee meeting shall be five members.

8. Reporting and circulation

- (a) The committee reports through to the City of Yarra Council.
- (b) A Yarra City Council staff member will be responsible for minute taking at meetings, distributing agendas and minutes, being the central contact point for the committee and for providing any background information as required.

9. Terms of the committee

- (a) The terms of reference for the committee must be reviewed after three years. Any changes must be approved by Council.
- (b) The committee has no delegated authority to act or to incur expenditure on behalf of Council.
- (c) The Committee shall expire on 30 June 2019 unless extended by the Yarra City Council.

10. Media contact

- (a) Requests for contact by or with the media must be directed to the Chair of the Advisory Committee, and follow Councillor and Staff Media Policies.

11.2 Strategic Community Infrastructure Framework including the Richmond South Community Infrastructure Neighbourhood Plan

Trim Record Number: D16/164878

Responsible Officer: Director Corporate, Business and Finance

Purpose

1. To present the Strategic Community Infrastructure Framework (SCIF) including the Richmond South Community Infrastructure Neighbourhood Plan (Richmond South Plan) to Council for adoption.

Background

2. This report and attachments were presented to Council for discussion and feedback on 5 December 2016.
3. The SCIF as shown in **Attachment 1** progresses and replaces the Community Infrastructure Planning Framework adopted by Council 22 July 2014.
4. The SCIF includes and makes some minor amendments to the Community Infrastructure Planning Principles that were adopted by Council 28 June 2016.

Context

5. Under the Victorian Local Government Act 1989, Council has a responsibility to provide and maintain community infrastructure in the municipal district and ensure that it is accessible and equitable.
6. Community Infrastructure is defined as the places, spaces, physical assets, services, programs and activities that are accessed by the community for active citizenship, social interaction, recreation and physical activity.
7. The context for community infrastructure provision is shifting. The City of Yarra will continue to experience significant population growth and change, increasing from an estimated current population of 88,120 to a forecast population of 117,036 by 2036 (32.81% change).
8. As more and more people reside in the municipality, demand for community infrastructure will increase. At the same time, our demographic make-up is changing and community expectations around community infrastructure are different from the past.
9. Community infrastructure is a broad term and the responsibility for its delivery covers all levels of government, the private sector and community organisations. Co-ordinated delivery is crucial so that responses are connected, knowledge is shared and outcomes are maximised.
10. Meeting Council's community infrastructure needs is a cross-organisational responsibility. There are a number of challenges that Council is facing in delivering on these responsibilities. These include population growth, land development, different needs, changing community expectations and budget constraints.

Council response

11. Council's commitment and strategic objective for community infrastructure planning for all neighbourhoods is identified as a Strategy in the Council Plan 2013-2017 under Strategic Objective 2 'Supporting Yarra's Community':

Undertake Community Infrastructure Planning for all Yarra neighbourhoods to inform advocacy, funding applications and developer contribution negotiations.

12. In response to the above strategy, the SCIF is being developed and operates to achieve Council's vision and objectives for community infrastructure.
13. Council's vision for community infrastructure planning is:

To identify current and future needs so that Council can deliver and influence the provision of quality, flexible and responsive community infrastructure to support a prosperous, liveable and sustainable City of Yarra.

14. Council's three goals for community infrastructure planning are:
 - (a) build and support a safe, healthy and cohesive community;
 - (b) support a sustainable city with responsive and flexible community infrastructure; and
 - (c) embed a holistic approach in planning and delivery.
15. The SCIF is made-up of four components:

Component	Description
Context Paper	Sets out Yarra's approach to community infrastructure planning; how community infrastructure planning integrates with existing Council policies and strategies; and the challenges and opportunities for planning and delivery. <i>Delivery: Dec 2016.</i>
Community Infrastructure Planning Policy (Policy)	Outlines Council's vision and goals for community infrastructure planning; the Community Infrastructure Planning Principles, and the ways Council will research, engage and advocate with stakeholders to plan and address current and future needs. <i>Delivery: Dec 2016.</i>
Ten Community Infrastructure Neighbourhood Plans (Neighbourhood Plans)	The Neighbourhood Plans demonstrate the process of applying the Policy. There is one plan for each of Yarra's neighbourhoods which are being developed progressively one by one. <i>Delivery: 2017-2018. Five Community Infrastructure Neighbourhood Plans have been committed to be delivered in the 2016-17 Annual Plan (endorsed by Council on 7 June 2016).</i>
Monitoring and evaluation	Outlines how performance of the SCIF will be measured and progress tracked. <i>Delivery: On going.</i>

Community Infrastructure Planning Policy

16. The Policy will inform and guide planning and delivery of community infrastructure.
17. Council will benefit from having the Policy as it will support consistent decision-making and can be used as a means to communicate with potential partners and developers in delivering quality community infrastructure.

Neighbourhood Plans

18. The Neighbourhood Plans are a key way that Council will enact the Policy and are a key part of the SCIF.
19. Community needs that are considered in the plans include arts and culture, early years, flexible multi-purpose community space, libraries, neighbourhood centres, open space, public realm, recreation and leisure services, youth and middle years.
20. Service catchments (the spatial area from which a service attracts a population that uses it) are recognised; neighbourhoods are not looked at in isolation but consider the broader network that may contain local, neighbourhood or regional community infrastructure.

Monitoring and evaluation

21. Outcomes and output indicators are provided to measure and evaluate the performance of the SCIF. Satisfaction levels and ultimately usage levels will be a key to determine if the SCIF is meeting the mark in terms of community needs.

Richmond South Plan

22. The format of the Richmond South Plan is shown in **Attachment 2** and is a template for the remaining nine neighbourhood plans.

23. The Richmond South Plan identifies that needs for multi-purpose flexible community space, public and open space, recreation and the public realm will place pressure on existing provision.
24. The key findings identify capacity that can be leveraged to meet anticipated needs such as opportunities to maximise some spaces through re-purposing and upgrading, as well as partnerships and shared-use.

External Consultation

25. The SCIF is based on professional opinion using an evidence-base established on research, consultation with officers and the existing consultation activities that Council undertakes.
26. The usefulness of putting the SCIF out for public consultation at this stage is probably limited. However, the projects, activities and services arising out of the SCIF are likely to call for and benefit from public consultation. At this time, community engagement plans will identify the appropriate level of community engagement for that project, activity or service.

Internal Consultation (One Yarra)

27. Internal consultation has been undertaken:

Division	Branch or Unit
Advocacy and Engagement	Communications and Engagement Advocacy
Chief Executive Office	Property Services
City Works and Assets	Building Assets, Traffic
Community Wellbeing	Aged and Disability Services, Arts, Culture and Venues, Library Services, Family, Youth and Children's Services
Corporate, Business and Finance	Finance, Service Planning, Project Management Office
People Culture and Community	Community Partnerships, Engagement and Inclusion
Planning and Place Making	Recreation and Open Space, Statutory Planning, Strategic Planning, Social Policy and Research

Financial Implications

28. The SCIF has potential to influence efficient and effective spending on community infrastructure that delivers net community benefit.
29. The SCIF does not identify projects or commit Council to undertaking future capital or operational spending; it identifies community needs and presents ways to potentially meet those needs.
30. The SCIF may inform community infrastructure expenditure (including upgrades and maintenance) and promotes funding methods such as pursuing, capital and recurrent capital grants, delivery through partnerships, asset sales, borrowing and developer contributions (negotiated for facilities and through the *Planning and Environment Act* for open space).

Economic Implications

31. The SCIF aims to inform the delivery of appropriate community infrastructure and bring about a stronger economic climate for Yarra. Community infrastructure plays a role in the local economy, for example:
 - (a) Quality public realm including footpaths and public space enables people to move freely and access services and shops and increase spending;
 - (b) Health and wellbeing services, libraries, neighbourhood houses, recreation and open space contribute to people's physical and emotional health increasing workforce participation and can lessen government support; and
 - (c) Attract visitors, groups and businesses to Yarra promoting economic growth.

Sustainability Implications

32. The SCIF advocates for sustainable infrastructure choices and the retrofitting of existing infrastructure, for example optimising energy and water savings to reduce Council's overall environmental footprint.

Social Implications

33. Community infrastructure improves community wellbeing and social cohesion. For example:
- (a) The availability of appropriate spaces and places give people an opportunity to socialise, recreate, exercise and learn new activities facilitating the development of community ties; and
 - (b) Adequate provision of community infrastructure is essential so as to avoid costs associated with disadvantaged, disengaged and isolated communities (costs such as welfare dependency, social exclusion, anti-social behaviour, crime and poor health). It plays a vital role in the social life of communities contributing to their sense of belonging and safety.

Human Rights Implications

34. Increasing participation and inclusion is consistent with the *Charter of Human Rights and Responsibilities Act 2006*. Council has a responsibility to meet its obligations through appropriate and accessible community infrastructure.

Communications with CALD Communities Implications

35. Delivery of key findings and a summary of the SCIF to CALD communities will be a part of the roll-out in neighbourhoods where relevant.

Council Plan, Strategy and Policy Implications

36. The Council Plan 2013-2017 Strategic Objective 2 'Supporting Yarra's Community' outlines Council's commitment to: *Undertake Community Infrastructure Planning for all Yarra neighbourhoods to inform advocacy, funding applications and developer contribution negotiations*.
37. The Council Plan 2013-2017 also includes the Strategic Indicator: Community Infrastructure Plans developed for all Neighbourhoods.
38. The SCIF has drawn upon the priorities and aspirations of existing policies, plans and strategies from across Council and will operate to influence future Council Plans, policies and strategies.

Legal Implications

39. As the SCIF documents are not legally binding, there are no legal implications. However they may inform the basis for accessing potential developer contributions for community infrastructure under the *Planning and Environment Act 1987*.

Other Issues

40. The SCIF primarily focuses on community infrastructure delivered by Council. Non-Yarra community infrastructure (such as educational facilities, private providers of early years services, commercial gyms and sports facilities) are also considered because they can influence Council's planning and delivery of community infrastructure.
41. The SCIF acknowledges the role of other community infrastructure that Council has a responsibility to provide such as public toilets, bike infrastructure, footpaths and roads and their collective role in contributing to the overall community infrastructure network. However, detailed analysis of these is out of scope as other Council processes (i.e. specific plans and strategies) are dedicated to these Council services.

Options

42. There are no other options provided for this report.

Conclusion

43. Community infrastructure planning is fundamental to a diverse, prosperous and sustainable Yarra. The SCIF sets out Council's approach to respond to community infrastructure needs now and in the future.
44. The SCIF will operate to ensure Council's community infrastructure responses are aligned with changing service needs in a way that is financially sustainable and generationally equitable.

RECOMMENDATION

1. That Council adopt the Strategic Community Infrastructure Framework and Richmond South Community Infrastructure Neighbourhood Plan.

CONTACT OFFICER: Emily Woodin
TITLE: Coordinator Community Infrastructure Planning
TEL: 9205 5230

Attachments

- 1 Strategic Community Infrastructure Framework
- 2 Richmond South Community Infrastructure Neighbourhood Plan

2016



Strategic Community Infrastructure Framework

Responding to community infrastructure needs in the context of population growth and change

CORPORATE PLANNING AND PERFORMANCE



Attachment 1 - Strategic Community Infrastructure Framework



Strategic Community Infrastructure Framework 2016

Document Author

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Attachment 1 - Strategic Community Infrastructure Framework



Strategic Community Infrastructure Framework 2016

Executive Summary

Introduction

The City of Yarra, given its inner city location and diverse attractions for residents, businesses and visitors, is set to continue to experience significant population growth and change. This will have an effect on community infrastructure provision, which includes the places, spaces, physical assets, services, programs and activities that are accessed by the community for active citizenship, social interaction and connectedness, recreation and physical activity.

The Yarra community consists of residents, rate-payers, visitors, students, workers and businesses. Council has a responsibility to provide and maintain community infrastructure for the community and ensure that it is accessible and equitable.

The context for community infrastructure provision is shifting. There is anticipated population growth coupled with changing community expectations around Council community infrastructure. At the same time, Council recognises the limitations of some existing community infrastructure, its limited capacity in discretionary funds and the need to be progressive and innovative in community infrastructure provision.

In this context, Council is preparing the Strategic Community Infrastructure Framework 2016 (SCIF) to ensure community infrastructure is distributed equitably, efficiently and effectively in the context of population growth and changing community needs. This SCIF supersedes the Yarra Community Infrastructure Planning Framework developed in 2014.

SCIF purpose

The SCIF will enable Council's vision and objectives for community infrastructure to be achieved.

Council's vision for community infrastructure planning is:

To identify current and future needs so that Council can deliver and influence the provision of quality, flexible and responsive community infrastructure to support a prosperous, liveable and sustainable City of Yarra.

Council's three goals of community infrastructure planning are:

- Build and support a safe, healthy and cohesive community.
- Support a sustainable city with responsive and flexible community infrastructure.
- Embed a holistic approach in planning and delivery.

The SCIF considers the current and future community infrastructure needs of the population and supports Council and other community infrastructure providers to anticipate and respond to community needs.

SCIF Context

The SCIF draws upon the priorities and aspirations of existing policies, plans and strategies from across Council and other levels of government and will operate to influence future Council Plans, policies and strategies.

The SCIF forms an essential part of Yarra's integrated corporate planning framework by promoting alignment between the Council Plan, strategies, service plans, capital works plans, asset management plans, project management framework, long term financial strategy and the annual plan and budget.

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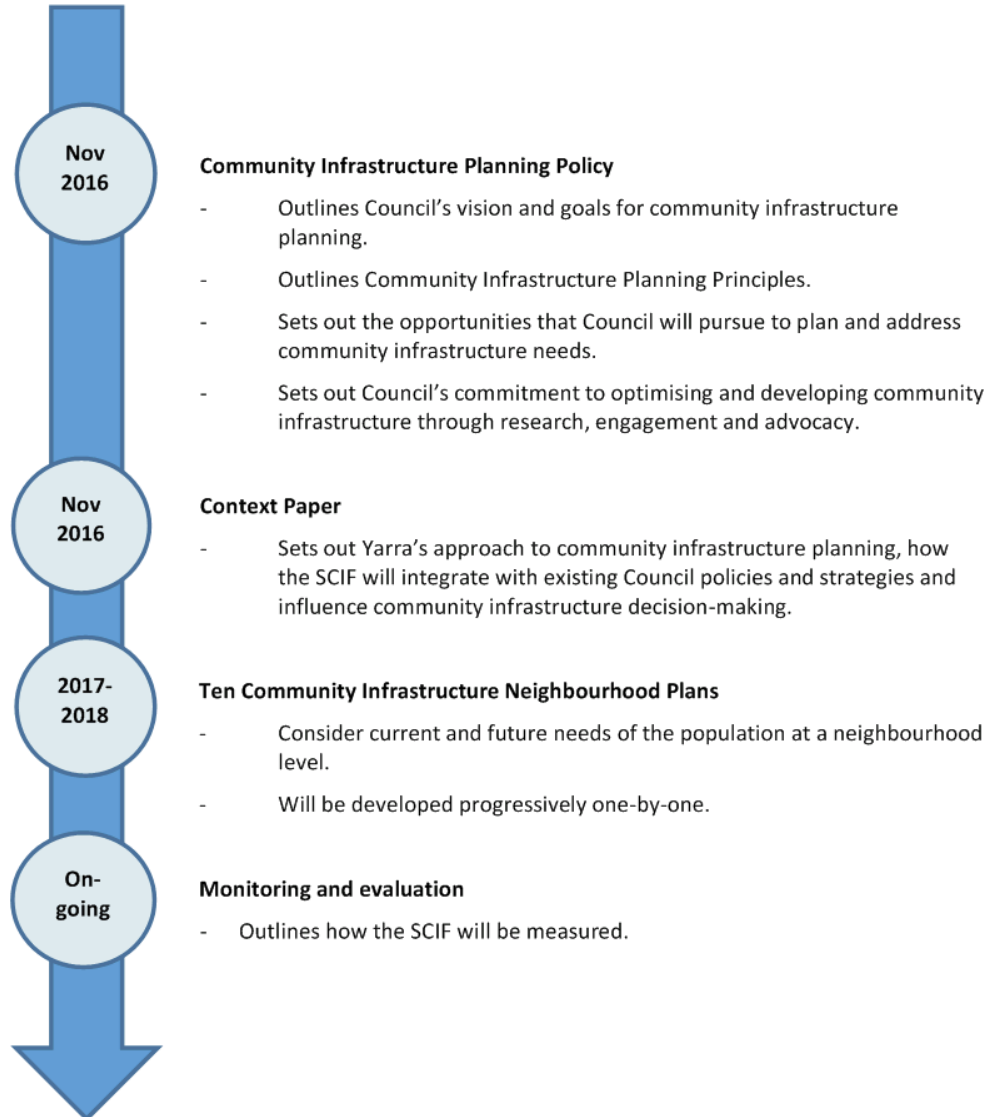
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Strategic Community Infrastructure Framework 2016

SCIF structure

The Framework comprises four components as shown below.



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Strategic Community Infrastructure Framework 2016

Challenges

The challenges and influences shaping community infrastructure planning are broad and numerous.

Some challenges are faced across the board by local governments, for example: rate capping, limited infrastructure funding from other levels of government, policy changes and changing community needs.

Challenges that are more specific to Yarra include:

- High land costs
- Infrastructure that is not fit-for-purpose
- An ageing community infrastructure portfolio
- Private providers operating in the space of early years and recreation and leisure
- More people living in apartments with different community infrastructure needs.

Additionally, there are students, workers and businesses in Yarra that have community infrastructure needs.

Opportunities and commitments

There are a number of opportunities for more efficient and effective provision of community infrastructure. Council commits to pursuing these opportunities to plan and address future community infrastructure needs.

To make the most of these opportunities and ensure the greatest community benefit is achieved through our community infrastructure planning, Council will:

- Optimise community infrastructure for maximum community benefit
- Capitalise on existing land and building ownership
- Seek shared use arrangements and partnerships
- Pursue developer contributions and incentives
- Pursue commercial opportunities.

Achieving the best outcomes from the challenges and opportunities presented will demand a whole-of-Council approach. The best outcomes will be achieved through integrated planning and delivery with other levels of government, the private sector, community organisations and our diverse communities.

In this context, Council commits to leading community infrastructure planning through research, engagement and advocacy using three key concepts:

- A place-based approach (sharing the value)
- Alternative models of community infrastructure provision
- Provision of appropriate spaces that enhance community experience and usage.

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Strategic Community Infrastructure Framework 2016

Next steps – Community Infrastructure Neighbourhood Plans

Council will deliver ten Neighbourhood Plans that identify community infrastructure needs and provision gaps, now and in the future. The Neighbourhood Plans will suggest community infrastructure responses to meet the anticipated needs, aligned with the Strategic Community Infrastructure Planning Policy. However, Council is not obligated to undertake any of the suggested responses.

Community Infrastructure Neighbourhood Plans – Scope

The Neighbourhood Plans focus primarily on a selection of Council community infrastructure that includes both hard and soft infrastructure. Hard community infrastructure is the physical built infrastructure that includes facilities and environments; it can be large and small scale, for example a leisure centre. Generally, it is long-term. Soft community infrastructure is the services, programs and activities, for example a youth program.

The in-scope community infrastructure responds to community needs for arts and culture, early years, family services, flexible multi-purpose community space, libraries, neighbourhood centres, open space, public realm, recreation and leisure services, young people and middle years.

The Neighbourhood Plans also acknowledge the role of community infrastructure provided by other levels of government, not-for-profit organisations and the private sector.

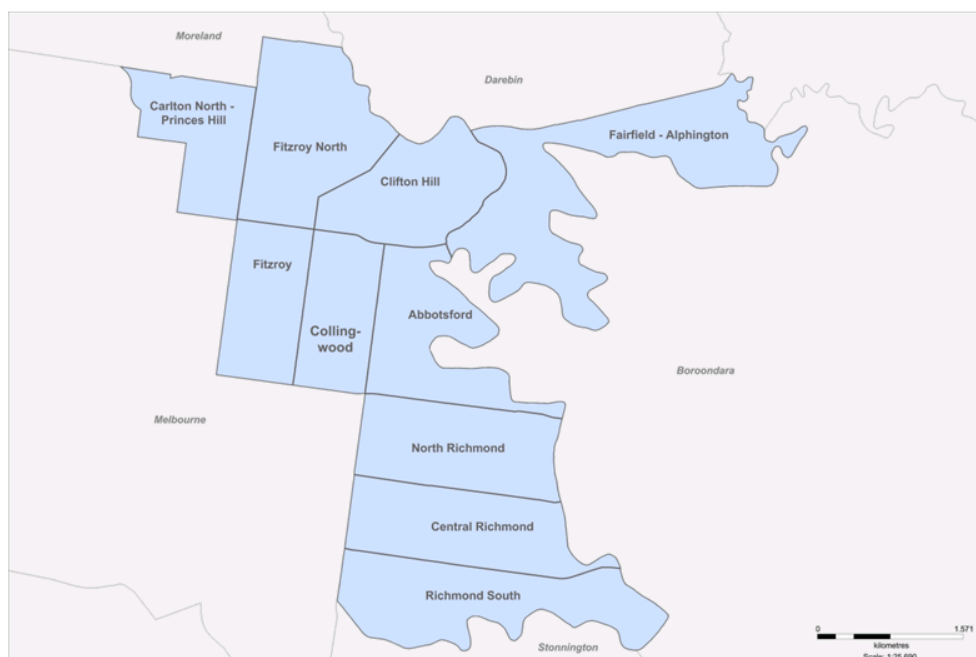
Monitoring and evaluation

Performance of the SCIF will be tracked against progress towards achieving the Strategic Community Infrastructure Planning Policy vision and goals. Output and outcome indicators, measures and data sources will be used to evaluate progress.

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Strategic Community Infrastructure Framework 2016



City of Yarra neighbourhoods

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Strategic Community Infrastructure Framework 2016

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Definition of key terms

City of Yarra	The local government area located in the inner eastern and northern suburbs of Melbourne that includes the suburbs of Abbotsford, Burnley, Clifton Hill, Collingwood, Cremorne, Fitzroy, North Carlton, North Fitzroy, Princes Hill and Richmond, and parts of Alphington and Fairfield.
Community	A broad term to define groups of people based on geographic location, similar interest, affiliation or identity. The Yarra community includes residents, rate-payers, businesses, workers, organisations and visitors.
Community Infrastructure	A sub-category of infrastructure: the places, spaces, physical assets, services, programs and activities that are accessed by the community for active citizenship, social interaction, recreation and physical activity. Includes both hard and soft infrastructure (see definition).
Community Infrastructure Planning Principles (also Principles)	A set of agreed principles that provide the overall direction to decision-making by Yarra City Council for community infrastructure planning.
Community Infrastructure Neighbourhood Plans (also Neighbourhood Plans)	There are ten Neighbourhood Plans, one for each of the City of Yarra's neighbourhoods that will be delivered one by one. The plans identify community infrastructure needs, current and future provisioning gaps and suggest responses that will meet community needs. The Neighbourhood Plans are the practical application of the SCIF.
Council service (also service)	For the purpose of the SCIF defined as hard and soft community infrastructure.
Hard infrastructure	The physical built infrastructure that includes facilities and environments; it can be large and small scale, for example a leisure centre or playground equipment.
Infrastructure	The 'underlying structure' of a place that it needs in order to function. Include roads, bridges, the water and sewer systems, railways and footpaths. These are generally government-built and publicly owned.
Service Catchment	The spatial area from which a service or facility attracts a population that uses its services.
Strategic Community Infrastructure Framework (also Framework)	Refers to the set of documents and processes that guides community infrastructure planning including: Community Infrastructure Planning Policy, Context Paper, Community Infrastructure Neighbourhood Plans and the Monitoring and Evaluation process.
Community Infrastructure Planning Policy	The community infrastructure planning policy that is informed by the existing Council Plan and other policy that will inform future Council Plans and other policies. The policy is supported by a background paper and exemplified in ten Community Infrastructure Neighbourhood Plans.
Soft infrastructure	Soft infrastructure includes the services, programs and activities that support lifestyles and quality of life in a community.
Yarra City Council (also Council)	The local government authority responsible for the City of Yarra.

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Strategic Community Infrastructure Framework 2016

Abbreviations

ABS	Australian Bureau of Statistics
CIPP	Community Infrastructure Planning Principles
ICP	Infrastructure Contribution Plan
LTFS	Long Term Financial Strategy
MCH	Maternal and Child Health
SCIF	Strategic Community Infrastructure Framework
SRA	Strategic Redevelopment Area
URA	Urban Renewal Area
YCC	Yarra City Council
YOSS	Yarra Open Space Strategy

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STRATEGIC COMMUNITY INFRASTRUCTURE PLANNING POLICY

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1.0 Policy

The objective of the Yarra Community Infrastructure Planning Policy (Policy) is to provide direction to Council on how to achieve its vision and goals for community infrastructure planning. This Policy outlines Council's principles and commitments to ensure that community infrastructure is distributed equitably, efficiently and effectively in the context of population growth and change.

1.1 Vision

Council's vision for community infrastructure planning is:

To identify current and future needs so that Council can deliver and influence the provision of quality, flexible and responsive community infrastructure to support a prosperous, liveable and sustainable City of Yarra.

1.2 Goals

Council's three goals for community infrastructure planning are:



1.3 Use

The Policy will guide planning and delivery of community infrastructure by informing Council processes that operate to meet community infrastructure needs, such as the capital works program and developer contributions.

It also sets a framework for:

- Forming and strengthening partnerships with community organisations, schools, state government and other local governments to assist in the delivery of shared community infrastructure.
- Advocacy to state and federal government for grants and other funding to ensure that adequate community infrastructure is delivered to respond to population growth.
- Negotiating the best outcomes for the community from developer contributions. The Neighbourhood Plan component of the SCIF has the capacity to be integral to the preparation of a potential future Developer Contribution Plan (DCP) by providing an evidence-base for inclusion of community infrastructure projects that can be charged to a DCP.

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1.4 Yarra Community Infrastructure Planning Principles

The Yarra Community Infrastructure Planning Principles provide the overall direction to decision-making for community infrastructure planning.

Principle 1: Integrate with Council service delivery and engage with stakeholders

- 1.1 Community infrastructure planning will be based upon agreed service levels and standards consistent with Council's service plans; and will align with Council's strategic goals and core activities.
- 1.2 A whole-of-Council approach will be taken in the planning for community infrastructure with a commitment to stakeholder engagement.

Principle 2: Create integrated community infrastructure networks

- 2.1 Local, neighbourhood and regional community infrastructure will respond to the needs of the service catchments.
- 2.2 Community infrastructure will be centrally located and near public transport routes.
- 2.3 Community infrastructure will respond to and integrate with the surrounding area, encouraging social connection and building a sense of place.

Principle 3: Plan for changing needs and flexible response solutions

- 3.1 Decision-making for community infrastructure planning will be evidence-based with reference to community needs in the context of population growth and change.
- 3.2 Council will recognise the changing nature of Yarra by providing flexible, accessible innovative and adaptable facilities that reflect universal design and are able to be meet multiple service needs.

Principle 4: Maximise the sustainable use of available resources

- 4.1 Operation and renewal of existing community infrastructure that has a demonstrated need will be prioritised above the funding of new community infrastructure.
- 4.2 Alternative ways to deliver community infrastructure will be considered to broaden access, maximise usage and rationalise costs including:
 - leasing space for Council service-delivery
 - leasing Council space to other providers for service-delivery
 - leasing Council space for rental income
 - providing spaces in partnerships with other organisations.

Principle 5: Strengthen accountability in community infrastructure performance and planning

- 5.1 Collection and distribution of developer contributions to community infrastructure will be monitored and reported upon to ensure transparency to the community, developers and other levels of government.
- 5.2 Performance of existing community facilities will be monitored to improve resource planning.

Attachment 1 - Strategic Community Infrastructure Framework



1.5 Commitments

1.5.1 Pursue opportunities

There are a number of opportunities for more efficient and effective provision of community infrastructure. Council commits to pursuing these opportunities to address future community infrastructure needs.

Council will:

- *Capitalise on existing land and building ownership*
Council has a significant community infrastructure portfolio. Some of these facilities have potential to deliver broader community benefits; realising these benefits may mean modification to allow for more flexible use. Council also owns some facilities that are nearing or at the end of their economic and social life; the repurposing of these facilities could contribute revenue to improvements in other community facilities.
- *Optimise community infrastructure for maximum community benefit*
Council will review access, management and design of community infrastructure to ensure it generates maximum community benefit.
- *Seek shared use arrangements and partnerships*
Council will investigate alternatives to ownership and sole use of community infrastructure by seeking shared use and partnership opportunities with state government and private organisations. Examples include educational facilities and health services.
- *Pursue developer contributions and incentives*
Council is in a position to negotiate contributions for the provision of community infrastructure. These negotiations will be informed by the Neighbourhood Plans, which provide information about future needs.
- *Pursue commercial opportunities*
Council will pursue commercial opportunities of existing and future infrastructure for the purposes of generating a return that will be used towards community infrastructure.

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1.5.2 Research, engagement and advocacy

Council acknowledges that achieving the best outcomes for community infrastructure planning requires a whole-of-Council approach and will involve other levels of government, the private sector, community organisations and our diverse communities.

To support this process, Council will lead community infrastructure planning through research, engagement and advocacy using three concepts:

- A place-based approach (sharing the value)

Yarra City Council will work to increase the efficiency and effectiveness of all community assets by working to integrate community infrastructure across government and the private sector to meet shared outcomes.

- Alternative models of community infrastructure provision

Yarra City Council will maintain and develop partnerships across government, community organisations and the private sector to investigate opportunities for delivery of services through alternative facility models.

- Responsive spaces and places

Yarra City Council will work in partnership with other levels of government, developers and the wider community to understand community experience and usage to deliver appropriate spaces and links to community infrastructure. This will bring the best outcomes for the community encouraging people to meet, socialise and engage in formal and informal interactions.

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CONTEXT PAPER

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2.0 Introduction

2.1 Definition of community infrastructure

Community infrastructure sets a platform for active citizenship, social interaction, cultural experiences, recreation and physical activity. It can shape and influence community outcomes such as social diversity and economic activity in an area.

Responsibility for community infrastructure is shared across local, state and federal government, not-for-profit organisations and private organisations. Community infrastructure provided by local government can be a universal service that is used by most community members (such as footpaths) or a specialised service that responds to a specific need (such as maternal and child health service). Council services that fall under the banner of community infrastructure include:

- Social and community services such as early years services, libraries and open space.
- Environmental services such as waste management and natural resource management.
- Health services such as disability support and maternal and child health.
- Transport services such as roads and footpaths.
- Planning and building services such as land use regulation and built form.

These can then be further categorised as hard or soft community infrastructure.

- Hard community infrastructure is built infrastructure such as facilities and environments; it can be large and small scale, for example a leisure centre or a bike path. Generally, it is long-term in nature.
- Soft community infrastructure is the service, program and activity, for example a youth program or fitness class.

Soft community infrastructure is more flexible and adaptable than hard community infrastructure. For example, changing the activities and programs offered at a library is less cumbersome than changing the location of a library.

Both types are closely connected. They provide the settings to support the quality of life in a community, helping neighbourhoods function effectively.

2.2 Purpose of the Strategic Community Infrastructure Framework

The SCIF is a high-level planning tool that will inform and guide future planning and delivery of community infrastructure. It will also operate to influence future Council Plans, policies and strategies and promotes continuity for community infrastructure planning over the long-term.

Council's commitment to community infrastructure planning is identified as a Strategy in the Council Plan 2013-2017 under Strategic Objective 2 'Supporting Yarra's Community':

Undertake Community Infrastructure Planning for all Yarra neighbourhoods to inform advocacy, funding applications and developer contribution negotiations.

Yarra's community has a unique, polarised demographic make-up, with many people living at the very lowest end of the socio-economic scale and many at the highest end of the scale. Council has a responsibility to meet community needs, including those of vulnerable groups, and to respond to change through delivery of appropriate community infrastructure.

There are a number of pressures on Council's current community infrastructure portfolio including:

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- Steady population increase and changing service needs
- A number of facilities that are ageing, not-fit-for-purpose and/or costly to maintain
- Reduced revenue stream for capital works.

Council recognises the challenge this presents and regards it as an opportunity to continuously improve and plan for the future by looking at innovative ways of providing community infrastructure. Alternative and financially efficient community infrastructure delivery can provide quality outcomes for current and future generations.

The Strategic Community Infrastructure Framework, which supersedes the 2014 Yarra Community Infrastructure Planning Framework, has been developed to outline Council's approach to these challenges and opportunities.

The SCIF comprises:

- Community Infrastructure Planning Policy
 - Outlines Council's vision, goals and principles for community infrastructure planning.
 - Sets out opportunities for Council to generate maximum community benefit through community infrastructure planning.
 - Articulates Council's commitment to optimising and developing community infrastructure, now and into the future using three key concepts.
- Context Paper
 - Sets out Yarra's approach to community infrastructure planning, the policy basis and how the SCIF integrates with existing Council policies and strategies.
- Community Infrastructure Neighbourhood Plans
 - Consider current and future needs of the population at a neighbourhood level and anticipate community infrastructure responses that will meet those needs. Community Infrastructure Neighbourhood Plans (Neighbourhood Plans) will be developed progressively for each of Yarra's ten neighbourhoods.
- Monitoring and Evaluation
 - Outline how the SCIF will be measured.

The SCIF is relevant to, but distinct from, Council's Statutory and Strategic planning processes, which have legal obligations and are governed by Victoria's Planning Legislation.

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3.0 Community infrastructure review

A community infrastructure review evaluated whether existing facilities are fit-for-purpose and whether they can accommodate current and future population needs. The review was undertaken as a part of the service-based infrastructure assessment process, which is an on-going process that will continue to inform the SCIF. See Section 7.3 for more detail of this process.

While the scope of the review acknowledged non-Council hard community infrastructure, it didn't investigate these spaces to the same degree as Council hard community infrastructure (due to limitations of Council not being the facility custodian).

Fit-for-purpose refers to the ability of a space or place to meet service needs and expectations. It goes beyond the building condition to include whether it is:

- Suited or equipped for its designated purpose and level of use.
- Able to deliver services in line with current expectations and service models.
- Able to achieve economies of scale.
- Located in an area suited for its use and near complementary services.
- Able to meet the needs of a diverse community.

The review identified a number of key challenges:

- Some buildings that were designed for a single use now accommodate different or multiple uses not necessarily suited to the space. This means that they may not be fit-for-purpose.
- Increasingly, some facilities have been unable to deliver services in the most efficient and effective way.
- Some facilities are falling short of expected standards and expectations of the user group.

Examples of issues revealed during the audit process:

- The spaces in houses converted into community facilities are small and limit activities.
- Some facilities are not compliant with the Disability and Discrimination Act 1992 due to prohibitive cost of conversion.
- Lighting and air circulation can be poor, which decreases user experience or can impact on service delivery (i.e. natural light is needed in MCH rooms to check a baby for jaundice).
- Heating and cooling devices are old and don't heat/cool the entire space.
- Furniture, Fittings and Equipment is old and showing signs of wear and tear.
- Some facilities are located at a distance from complementary services and public transport options.
- Proximity of facilities to residential areas can create restrictions around when it is available for use. This causes some facilities to be unavailable at night, with some needing to be closed by 8pm. It can also limit activities due to noise.
- Some facilities have no access to outdoor space.
- Older facilities that have key access would benefit from swipe card access

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- In regards to management and information, there are some facilities that are run by voluntary or community organisations, which do not have the resources to maximise the use of their facilities.

The review also discussed issues related to building standards and legislation. As new legislation is introduced, its application to old and new buildings varies. For example existing buildings (unlike new buildings) are exempt from current legislation. However, if there is new work on an existing building, the new or modified parts will be required to comply. If the new works are of a substantial scope the whole building is required to be brought up to current statutory standards. This can become an issue for community facilities when a building is repurposed, a heritage building requires alteration, or a facility has outgrown its useful life and becomes too costly to repair.

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4.0 Challenges and influences

The challenges and influences shaping community infrastructure planning are broad and numerous.

4.1 Population demographics and growth

Yarra has experienced steady growth in population and dwellings over a sustained period of time and growth is expected to continue for the foreseeable future.¹ This, combined with Yarra's demographic make-up, plays a large role in influencing community infrastructure planning.

There are two key data sources for estimating population and these provide a current reflection of the population. There are differences in the methodologies used and there is value considering both sources to assist Council in the planning of services and facilities. The two sources are:

- Demographers, id.forecast compile and update the City's demographic profile and forecast information for small areas in the city based on Census data². The most recent data release was August 2013. The small areas correspond to the Neighbourhood Plans boundaries.
- Victoria in Future 2016 (VIF 2016) is the official state government projection of population and households. The projections use the Estimated Resident Population (ERP) at 30 June 2015 as the base population. For Local Government Areas and smaller areas the projections cover the period 2016 to 2031. VIF2016 projections are an indication of possible future populations if current demographic, economic and social trends continue.

When comparing population and dwelling outcomes over the period 2011 to 2031, the main differences are as follows:

- VIF projections suggest that there will be more people living in Yarra in 2031 (122,022 people) than id.forecast (110,512).
- VIF projections suggest that there will be more households in 2031 (56,024) than id.forecast (50,267).

In view of these different outcomes, both datasets are considered when assessing future infrastructure and service requirements for the Interface Councils.

For the purposes of the SCIF, an advantage of id.forecast is that forecasts for small areas are available, rather than a projection for the whole of Yarra. This allows for more detail as to where population and household growth and change will occur.

¹ A municipal perspective is provided in this document, detailed growth analysis at a neighbourhood level will be provided in the Neighbourhood Plans.

² The Census is undertaken every five years, and given how areas can change in a short amount of time population estimates are used for planning purposes.

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Source: id.forecast

Figure 1: Population and household forecast growth

Population growth in Yarra will vary between the neighbourhoods as shown in Table 1. Significant growth will take place in Alphington-Fairfield as a result of the redevelopment of the old Amcor paper mill site; Abbotsford will also experience significant growth whilst Carlton-Princes Hill will experience the least growth.

Table 1: Population growth by neighbourhood

Area	2011	2036	Number Increase	% Increase
City of Yarra	79,013	117,036	+38,023	+48.1
Abbotsford	5,194	11,768	+6,574	+126.6
Carlton North - Princes Hill	8,870	9,006	+136	+1.5
Central Richmond	12,211	16,423	+4,211	+34.5
Clifton Hill	6,144	6,605	+461	+7.5
Collingwood	6,910	11,603	+4,693	+67.9
Cremorne and Burnley - Richmond South	4,042	7,675	+3,634	+89.9
Fairfield - Alphington	2,486	6,550	+4,064	+163.5
Fitzroy	10,056	12,554	+2,498	+24.8
Fitzroy North	11,407	15,844	+4,437	+38.9
North Richmond	11,693	19,007	+7,314	+62.5

Source: id.forecast, 2011 to 2036, prepared 2013

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Higher density apartment buildings are changing the Yarra landscape and this is likely to continue with the appetite for apartment-living growing. Residential dwelling growth is expected to be around 2 per cent per annum from 2016 through to 2021 and then decline slightly as shown in Table 2.

Table 2: Forecast population, households and dwellings

City of Yarra	2016	2021	2026	2031	2036
Population	88,120	95,911	103,191	110,512	117,036
Change in Population (5 years)	9,107	7,790	7,280	7,321	6,524
Average annual change	2.21	1.71	1.47	1.38	1.15
Households	39,431	43,178	46,741	50,627	53,452
Average Household size	2.19	2.18	2.17	2.17	2.16
Population in non-private dwellings	1,604	1,604	1,604	1,604	1,604
Dwellings	41,921	46,103	49,981	53,757	57,166
Dwelling occupancy rate	94.06	93.66	93.52	93.51	93.50

Source: id.forecast,2013

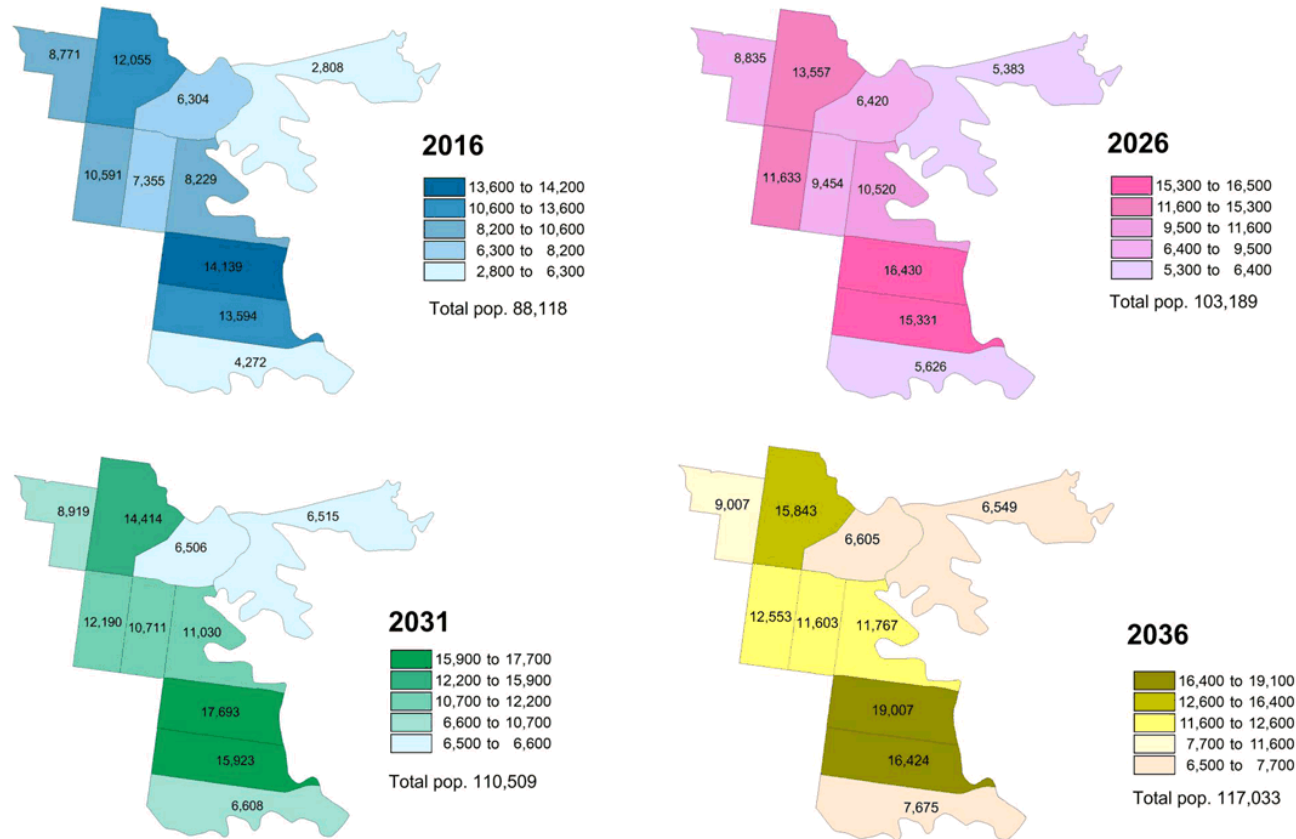
As more and more people reside in the municipality and demographics evolve, community infrastructure needs will change. Trends show that Yarra residents are getting younger and households are becoming smaller. The average income of Yarra's households is increasing and there are a growing proportion of single and couple families with no dependent children. Together these and other factors, such as lifestyle preferences, are creating different demands for Council services.



Figure 2: Growth estimates: people, dwelling and households

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City of Yarra Forecast Population



Source: Adapted from .id.forecast using MapInfo from Pitney Bowes Software, 2016

Figure 3: Forecast population thematic maps

Strategic Community Infrastructure Framework 2016

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4.2 Across all of local government

Some challenges and influences affecting community infrastructure planning are universal to all Victorian councils.

- **A number of state and federal government legislative changes will reduce revenue streams** for all local governments. These include the Victorian Government's rate capping legislation, which will reduce funds available to allocate to capital works, services and major projects, and the indexation of the Federal Financial Assistance Grants, which are a core funding source for community facilities and services such as playgrounds, libraries and kindergartens.
- **Community expectations and preferences for community services and facilities are changing.** People's needs are always evolving however recent and rapid developments in technology are having a greater impact than ever before. This is especially the case in municipalities where facility construction dates are from early last century.
- **Private service providers are establishing in areas historically provided by Council** (for example, early years service providers). This can have an impact on demand for Council-delivered community services and facilities, especially where there are many options delivered by the private sector.
- **Victoria's Competitive Neutrality Policy (CN Policy)** requires councils to implement a fully cost-reflective pricing structure where the CN Policy applies such as leisure centres and early year's services, to ensure that there are no unfair competitive advantages or disadvantages that result from local government ownership of a business activity.
- **The National Disability Insurance Scheme and My Aged Care** national roll-out both introduced market-based models to service provision, which will have an impact on local service delivery.

4.3 Across the City of Yarra

The challenges and influences specific to Yarra are outlined in the following points:

- **Infrastructure that is not-fit-for-purpose.** This refers to the ability of a facility to meet service needs and expectations and relates to not only the building condition, but also whether it is suited or equipped for its designated purpose and level of use; able to deliver services in line with current expectations and service models; able to achieve economies of scale; and in a location suited for its use and near complementary services.
- **High land costs.** The implication for community infrastructure planning is that land is not always available in suitable locations or at the time it is required. This places greater importance on understanding how our existing assets are delivering service benefits, and ways to improve utilisation of the overall community infrastructure network.
- **Ageing facilities.** Yarra's community infrastructure portfolio contains a number of ageing facilities, including heritage buildings, which can have higher maintenance and upgrade costs.
- **Shifting demand.** More people living in apartments with less private space, and in areas typically not designated as residential, may mean that there will be higher demand for community services and space for family and social activities.

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- **Competition.** Private providers in the leisure and recreation space presenting challenges for Yarra Leisure, for example services that are open 24 hours 7 days a week.
- **Roll-out of the National Disability Insurance Scheme and My Aged Care** in Yarra from 1 July 2016. The City of Yarra will be one of the first Local Government Areas to be part of the scheme, which has an impact on Council's role in aged and disability services.
- **Growing population** in areas that are already feeling associated pressures of congestion and parking.
- **Growing demand** for administrative, meeting and program spaces by community organisations/groups.

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5.0 Responsibility for community infrastructure

Responsibility for community infrastructure involves various levels of government, not-for-profit organisations and the private sector. Council's role covers three key components:



Provide needed community infrastructure.



Advocate to state and federal governments and other bodies for funding of community services and infrastructure projects.



Facilitate other agencies including developers, government agencies, local community groups and not-for-profit organisations to provide for or deliver community infrastructure.

5.1 Multiple stakeholders

The ownership and management of community infrastructure can take various forms as shown in the table below; the land owner, building owner and service manager can vary. The number of stakeholders involved in community infrastructure provision indicates why engagement and co-ordinated decision making is vital for successful planning and delivery.

Table 3: Differences in land, building and manager responsibilities

Council land	Council building	Council managed	Non-Council land	Non-Council building	Non-Council managed	Comments
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				Currently the most common arrangement, many services and facilities fall under this model.
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			This arrangement (usually) occurs with Crown Land or when the land is owned by State Government.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	Commonly occurs when Council leases out a space to a community or not-for-profit organisation.
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		An uncommon arrangement, usually a legacy of a past agreement.
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		A newer arrangement, usually an integrated approach has been taken and Council has partnered with State Government or other body.

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6.0 Policy basis

A range of federal, state government and Council policies and programs has informed the development of the SCIF. In turn and where relevant, the SCIF will work to implement these policies, plans and strategies.

6.1 Federal and state funding and grants

Federal and state government provide both general purpose and specific purpose payments to local government. Specific purpose payments are made available under a variety of programs, with funding often dependant on the success of applications under a nationally competitive process. Examples of programs where Council receives a share of a national pool of funds are the Roads to Recovery program and the Home and Community Care program. Examples of programs where Council receives funds from state government are the maternal and child health program and library services.

6.2 Victorian Government

The Victorian Government plays a large role in defining the policy context for planning and delivering community infrastructure. Relevant policies and plans include:

6.2.1 Plan Melbourne

Plan Melbourne is the Victorian Government's metropolitan planning strategy, guiding how Melbourne will grow and change to 2050.

Plan Melbourne's proposed a new Metropolitan Melbourne city structure includes Urban Renewal Areas (URAs), which are identified to advantage of under-utilised land close to jobs, services and public transport infrastructure to provide new housing, jobs and services. Plan Melbourne identifies six URAs in Yarra:

- East Richmond, Cremorne Precinct
- Collingwood Industrial Precinct (Gipps Street)
- North Richmond to Victoria Park Station Corridor
- Flinders Street to Richmond Station Corridor
- Alexandra Parade
- Amcor Site, Alphington.

Plan Melbourne includes a vision for the creation of a city of '20 minute neighbourhoods' so that people can safely and conveniently access a range of local services and facilities, ideally within 20 minutes of home. It emphasises the need for a coordinated approach to the delivery of health, education, cultural and recreational facilities and identifies the opportunities available if existing resources are more efficiently utilised.

An important change to the planning system contained within Plan Melbourne is the omission of activity centre classifications that were used in previous metropolitan strategies. This may allow local governments to plan for activity centres in a manner which suits local needs, reflecting the unique character and role of Yarra's activity centres.

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6.2.2 Developer contributions

Developer contributions contribute funding to essential works and services for new communities including roads, parks, local sports and community facilities. In Victoria, there are two typical scenarios in which contributions towards infrastructure are imposed on development proponents through the planning approval processes as discussed below.

- **Planning System and Developer Contribution Plans (DCP)**

A Developer Contribution Plan (DCP) is a mechanism used to levy new development for contributions as allowed for under the Planning and Environment Act 1987. A dollar value is applied across developable land to ensure developer parties are contributing to the required urban infrastructure.

DCPs typically deal with a range of physical, capital improvements providing new infrastructure such as new roads, traffic measures, cycle paths and community infrastructure. It is important to note that development contributions will not necessarily fully fund each of these items.

It is important to acknowledge that in established urban areas the DCP is a contribution, not cost recovery and the principle of apportionment applies. An established urban area already has an established infrastructure and what can be charged by the DCP is a proportion of the establishment, renewal and/or replacement costs that is attributable to growth. There is no history of DCPs in the City of Yarra; however it is possible this could change in the future.

- **Voluntary Agreements**

There is an opportunity under the Victorian planning system for landowners, the council and other parties to negotiate agreements for the provision of infrastructure. Negotiations take place at the time a development proposal is considered and can be used to place an obligation on the parties to provide and/or pay for infrastructure. Section 173 of the *Planning and Environment Act 1987* provides a mechanism for formalising a voluntary agreement between the responsible authority, a landowner, and other parties. The obligation to enter into a Section 173 Agreement is formalised as one of the conditions of a planning permit. The Council is usually the responsible authority.

6.2.1 Planning and Environment Amendment (Infrastructure Contributions) Bill 2015

The *Planning and Environment Amendment (Infrastructure Contributions) Bill 2015* introduces a new system for levying infrastructure contributions. The Bill comes in response to the call for needed reform to the development contributions, recognising the pressure being placed on new and improved infrastructure for Victoria's growing population.

The bill introduces a standardised infrastructure contributions system for levying development contributions, giving councils and developers certainty about the level of contributions required. The reforms provide clarity around the types of infrastructure the contributions will fund.

The new system introduces infrastructure contribution plans (ICPs) applicable to strategic redevelopment areas (SRAs) as well as growth areas. There is still uncertainty about what a SRA is and where an ICP will apply. It is expected that the state government will finalise these details at the end of 2016 and a ministerial direction will be released defining the charge rates as well as defining SRAs.

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6.3 Yarra City Council

This SCIF is directly informed by several key Yarra City Council policies, strategies and plans.

6.3.1 Council Plan and other plans, policies and strategies

The Council Plan is a comprehensive overview of Council's values, commitments and activities. It is the highest level of strategic planning undertaken by Council outlining the main priorities and aspirations for the four-year term of the elected Council.

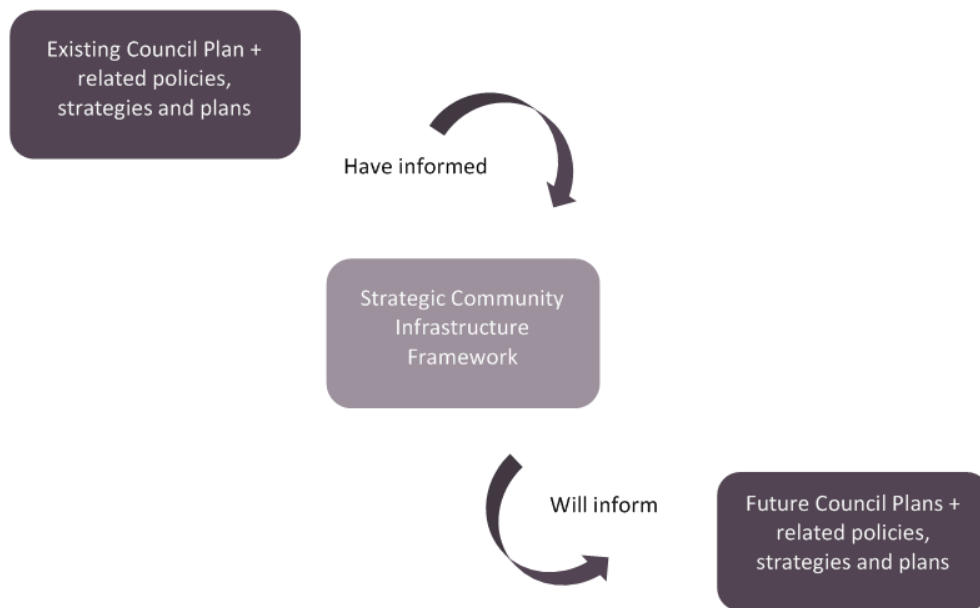


Figure 4: Integration with existing and future Council policy

Other plans, policies and strategies support the achievement of targeted and specific outcomes of the Council Plan. Many of these specific plans involve community infrastructure and service delivery for their particular focus-area.

- **Planning Scheme and Municipal Strategic Statement (MSS)**

Yarra's Planning Scheme sets out the objectives, policies and planning controls for the use, development and protection of land in the City of Yarra. It is the key statutory policy for regulating the use and development of land. The MSS forms part of the Planning Scheme and is a statement of the key strategic planning, land use and development objectives for the municipality.

Community infrastructure planning has a role to play in meeting the aspirations of the MSS for increased provision of public open space and a land-use mix that provide for a range of activities to meet the community's needs.

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- **Municipal Public Health and Wellbeing Plan 2013-2017 (Health Plan)**

The Health Plan sets out the health priorities for the municipality and informs Council actions to improve the health and wellbeing of the community.

Provision of responsive and fit-for-purpose community infrastructure will work to help achieve the vision of the plan *"Helping communities flourish through health promoting environments"*. In particular, direction and strategies under Priority One include providing the infrastructure, resources and leadership to support community development and strengthening. This includes providing sport and physical activity opportunities for the whole-of-community, safe and welcoming spaces for young people and ensuring access to a high quality open space network.

- **Economic Development Strategy 2015 – 2020**

This strategy is a framework for how Council can best support economic development, foster greater investment and employment growth in Yarra.

It supports cluster development – where businesses and institutions co-locate and collaborate. In the planning of community infrastructure, aligning with these clusters where appropriate is important.

- **Long Term Financial Strategy (LTFS)**

The LTFS projects Council's financial position and strategy over a 10-year period and relates specifically to Council's current and future financial sustainability.

The long-term view of the strategy supports the planning for future community infrastructure needs that are forecast to develop and evolve with population growth change.

- **Community Engagement Policy**

This policy sets out Council's commitment to inclusive community consultation that supports and encourages participation of ALL voices in Yarra.

As specific community infrastructure projects come about through the strategic work of the SCIF, specific community consultation will be undertaken within the framework of the Community Engagement Policy.

- **Strategic Advocacy Framework**

This strategy outlines Council's strategic advocacy priorities in a planned, coordinated and resourced approach to facilitate action and results.

The framework notes a strategic opportunity for Council to influence key stakeholders by demonstrating that Yarra is a leader in inner-urban community infrastructure planning.

- **Social and Affordable Housing Strategy 2016 – 2018 (Draft)**

This strategy will encourage a range of housing types, sizes and tenures including provision of social and affordable housing.

Provision of a diverse housing stock assists in the achievement of broader strategic goals and assists in maintaining the viability of sustainable community infrastructure.

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- **Buildings Asset Management Plan (BAMP) and Asset Management Policy**

The Asset Management Policy provides the overall framework to guide sustainable management of Council's asset portfolio. The primary purpose of the BAMP is to ensure that present and future service requirements are met while managing assets in the most cost effective and efficient manner.

The Asset Management Policy and BAMP recognises that assets must be planned, provided, maintained, renewed and disposed of so that they continue to meet the service delivery needs of the community whilst achieving best value and sustainable outcomes. This is line with the SCIF.

- **Yarra Open Space Strategy 2007**

The Yarra Open Space Strategy (YOSS) guides how Council provides a cohesive, linked and well-managed system of open space to meet residents' needs, current and future.

New residential development incurs a minimum 4.5% open space development contribution levy. The YOSS informs where and how this levy is applied.

- **Access and Inclusion Plan 2014 – 2017**

The Access and Inclusion Plan is the key policy to realise and harness the potential of residents and visitors with disability.

The plan notes Yarra's ageing and heritage infrastructure, and the challenge this brings to Council in attaining disability standards across the municipality.

- **Night Time Economy Strategy 2014 – 2018**

This is a four-year plan to further improve the safety, vibrancy and functionality of night time activities in Yarra.

One approach is for Council to support community-based night time activities such as leisure and recreation, libraries, parks, sports and the arts.

- **Parking Strategy 2013-2017**

The Parking Management Strategy aims to optimise residents' access to their homes and accommodate the parking needs of visitors, businesses and community facilities.

Council is responsible for ensuring that disability access parking bays are provided at Council facilities.

- **Events in Public Spaces Policy**

The Policy applies to outdoor events and activities and seeks to ensure public spaces are managed and used in a way that benefits the whole community.

The Policy applies to a number of events relevant to the SCIF including festivals, markets, sports events, arts and cultural events, weddings, celebrations and street parties.

- **Arts and Cultural Strategy 2016 – 2020**

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The Arts and Cultural Strategy aims to improve Yarra's capacity to support all people to participate in the cultural life of the city.

This includes increasing spaces available for arts and cultural activity in Yarra, and improving access to Council-owned venues and facilities for arts and cultural practice.

- **Public Art Policy 2015 –2020**

The Public Art Policy sets out Council's strategic direction and defines the administration framework for public art in the city.

To increase the commission of public art, Council commits to incorporating public art into future civic infrastructure projects and to identifying suitable sites in the public realm for temporary and permanent commissions.

- **Urban Design Strategy 2011**

The Urban Design Strategy is a guide for planners, designers and decision-makers to help improve Yarra's urban design.

The strategy notes that town hall precincts and community hubs, together with activity centres, provide a focus for neighbourhood identity and local community activity.

- **Early Years Strategy 2015 – 2018, Middle Years Strategy 2014 – 2017, Yarra Youth Policy and Action Plan 2013 – 16**

These strategies form an integrated policy platform do give direction on planning and delivery of services and programs relevant to these age groups.

Community infrastructure is central to many of these services and programs.

- **River of Life Positive Ageing Strategy 2007 – 2016 and Stage Two Action Plan 2014 – 2017**

The River of Life responds to both the opportunities and the challenges of an ageing population in Yarra.

Community infrastructure has a role to play in supporting all of the six objectives of the strategy, in particular, ensuring older people have access to a wide range of opportunities for all aspects of healthy living-physical, mental, emotional and social.

- **Local Area Traffic Management Policy**

Aims to ensure a consistent, fair and comprehensive approach to the consultation, designs, implementation and monitoring of local area traffic management (LATM) schemes. The LATM process aims to manage vehicle traffic and improve conditions for pedestrians and cyclists. There are 21 local precincts for LATM purposes and their relationship to the Community Infrastructure Neighbourhood Plan boundaries is shown in Appendix B.

Traffic management is critically important to the success of community infrastructure, supporting access for pedestrians, cyclists and motorists.

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7.0 Yarra Approach

Approaches to community infrastructure planning vary between municipalities and tend to depend on location (inner, outer, growth and rural). Common approaches include population benchmarks as a trigger for facility provision, floor space benchmarks, community facility hierarchies and provision standards, and service-delivery models, which involves replication of services and facilities across locations.

In Yarra, planning for future community infrastructure seeks to be realistic, balanced and flexible. It references benchmarks and models, but does not take a formulaic approach for determining needs and requirements. A flexible approach takes a variety of considerations into account, such as the quality and utilisation of existing community infrastructure, unique characteristics of communities and neighbourhoods, and service and policy trends that influence demand.

Importance is placed on getting more out of existing community infrastructure. For hard infrastructure this could mean changes to improve utilisation and access, recognising that creating 'more' assets don't necessarily result in better outcomes for the community. For soft infrastructure, this could mean ensuring that service levels are in keeping with the community's needs (preventing over-servicing) to ensure overall net community benefit.

7.1 Integrated and collaborative planning

Community infrastructure planning at Yarra integrates with other planning processes and strategies to ensure that community needs are met efficiently and effectively. It includes but is not limited to Strategic Planning, Service Planning, Asset Management, Project Management, Corporate Planning and Financial Planning. Through integrated planning, areas of overlap are identified and the necessary alignment and collaboration can take place.

Historically, community infrastructure planning and investment by local government has not been a whole-of-Council approach. Integration of service needs with community infrastructure renewals, maintenance and development has not been common practice. The benefits of integration are now well accepted and Council aims to integrate core areas of business to plan, maintain and deliver community infrastructure in a holistic way as shown below in Figure 6.

Council's Service Planning and Review process is an example of an existing process that informs the SCIF. As a part of the process, opportunities are explored for smarter and more efficient service delivery to continuously improve Yarra's services. There is a strong link between Community Infrastructure Planning and Service Planning. The simplest explanation for this link is that community infrastructure exists for the purpose of delivering a service or outcome to the community; therefore it is community need that directs the community infrastructure response.

7.2 Integrated services and facilities

Integrated services and facilities deliver strong community benefits and maximise value to the community. Also referred to as 'a community hub model' this approach refers to the integration of community services, programs or activities located together or close to each other.

Community hubs are places where a variety of activities and services come together to purpose of address the needs of the local population, inviting interaction between community members. It's important to note that a hub is more than just the co-location of services, activities and programs. The benefits are derived from the clustering of services that have synergy to allow opportunities for collaboration, working in partnerships and the sharing of resources. Successful integration depends

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on the concentration of activity and how the mix of those activities is accessible to, and serves the needs of, a diverse range of people.

Integrated facilities are also a cost effective way of delivering and operating services with widely accepted benefits. Council has adopted the community hub model for:

- Bargoonga Nganjin, North Fitzroy Library (due to open in 2017), which co-locates a library, maternal and child health service, Council customer service centre and multi-purpose community spaces appropriate for many purposes including older persons groups.
- The Connie Benn Centre is a family and children's hub in Fitzroy, which co-locates four-year-old kindergarten, long day care, occasional care, maternal and child health service and community meeting rooms. Supported playgroups, parenting programs, homework clubs and community meetings are just some of the activities that take place at the Centre.

Successful integrated services and facilities

- Co-locate a range of integrated community services, programs and activities that support community-building.
- Respond to, and are shaped by, the unique circumstances, existing assets and needs of its community.
- Include a variety of uses that attract different groups of people at different times of the day for a range of purposes.
- Are recognised as a focal point for the community, a meeting place where people can engage and freely accessible to ensure all community members can utilise them.
- Integrate with the physical environment (local shops, public places, transport nodes). They can be a single building, or several buildings sharing resources within close proximity.

Figure 5: Successful integrated services and facilities

7.3 Service-based infrastructure assessments

Service-based infrastructure assessments analyse the evidence base to assess community needs and identify the priority infrastructure requirements for each service at a municipal level. Essentially, they provide the information required to understand service needs, provision gaps and response opportunities. The findings of the assessments (when considered collectively) provide a strategic overview of community infrastructure needs for Yarra, which then inform the Neighbourhood Plans. The assessments are a continuous process and are made up of a number of inputs:

- Policy and literature review
- Community services and infrastructure audit
- Demographic and social analysis of each neighbourhood
- Consideration of trends in respect to service needs and preferences
- Community service and infrastructure provision benchmarking (where relevant)
- Consideration of land-use changes and future development across the municipality
- Mapping current facilities noting building condition and fitness for purpose

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- Consideration of other factors impacting on the demand for community services and infrastructure
- Facility utilisation and capacity analysis
- Consideration of service plans and consultation with internal service providers.

7.4 Service catchments

Community infrastructure has different service catchments depending on the type of hard or soft infrastructure. A geographic boundary – whether a neighbourhood, suburb or ABS statistical area – is used judiciously when determining demand and supply of community infrastructure.

Service catchments are related to the type of service being offered and also the size of the facility. For example, a maternal and child health service is generally a local service and usually within walking distance or within a short drive for users. In contrast, a recreation or leisure centre has a larger service catchment with users willing to travel further for the services provided. Service catchments are also related to economies of scale; the larger and more services provided from the one facility, generally the larger the service catchment. A large service catchment is shown in Figure 6 by the spatial distribution of Richmond Library users. A small service catchment is shown in Figure 7 by the spatial distribution of Richmond South Maternal and Child Health (these services are located at the same street address).

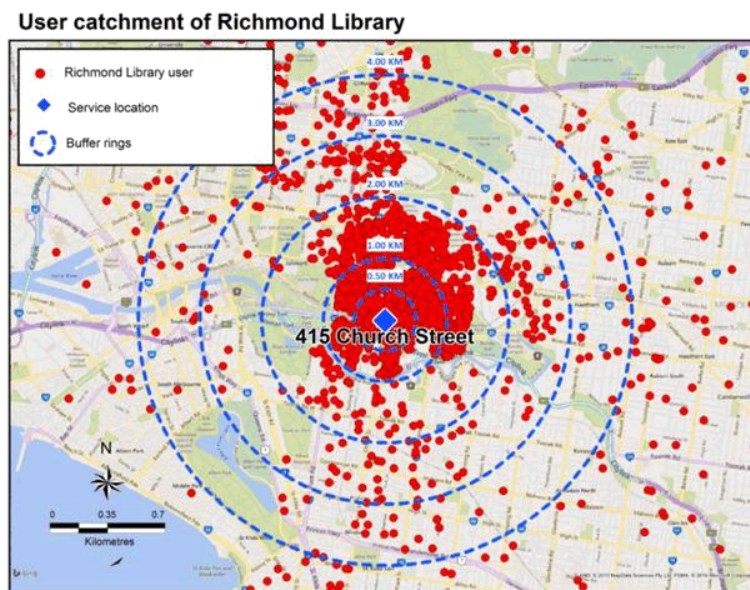


Figure 6: Large service catchment

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User catchment of Richmond South Maternal and Child Health

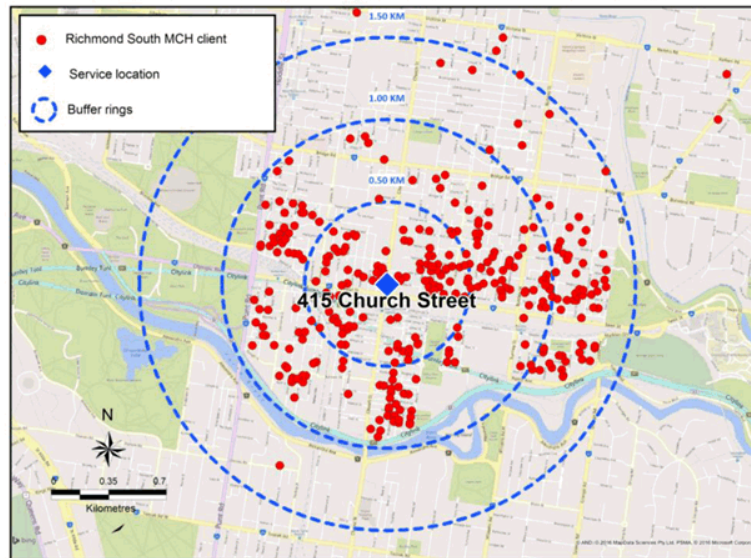


Figure 7: Small service catchment

7.5 Funding mechanisms available to Council

The funding for community infrastructure is determined through the annual budget process and there are a number of sources that Council draws upon. These include Council rate revenue, cash reserves, operating and recurrent-operating grants, capital and recurrent-capital grants, delivery through partnerships, asset sales, borrowings, and developer contributions (negotiated for facilities and through the *Planning and Environment Act* for open space). Traditionally, rate revenue has been a large contributor to Council's capital works program and service provision. However, the introduction of rate capping has limited Council's capacity to raise revenue via this mechanism, so the use of those other funding mechanisms listed previously will need to be promoted.

In recent times, borrowings have been the funding mechanism used by Council for significant projects such as the Connie Benn Centre and the Bargoonga Nganjin, North Fitzroy Library. This represents a shift in thinking about how we fund large projects in a way that is equitable between generations and financially sustainable.

The introduction of rate capping has had an impact on the Long Term Financial Strategy and consequently on Council's current and future expenditure on community infrastructure. This and other factors including land availability and high land costs, is prompting Council to canvass and employ funding sources that have not been as common (or needed) in the past. Funding mechanisms that Council can use to fund a larger proportion of community infrastructure include:

- Negotiated contributions from developers (S173 Agreements)
- Developer contributions through the planning system State and Commonwealth grants
- Partnership approaches
- Grants
- Council property sale opportunities

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- Borrowing

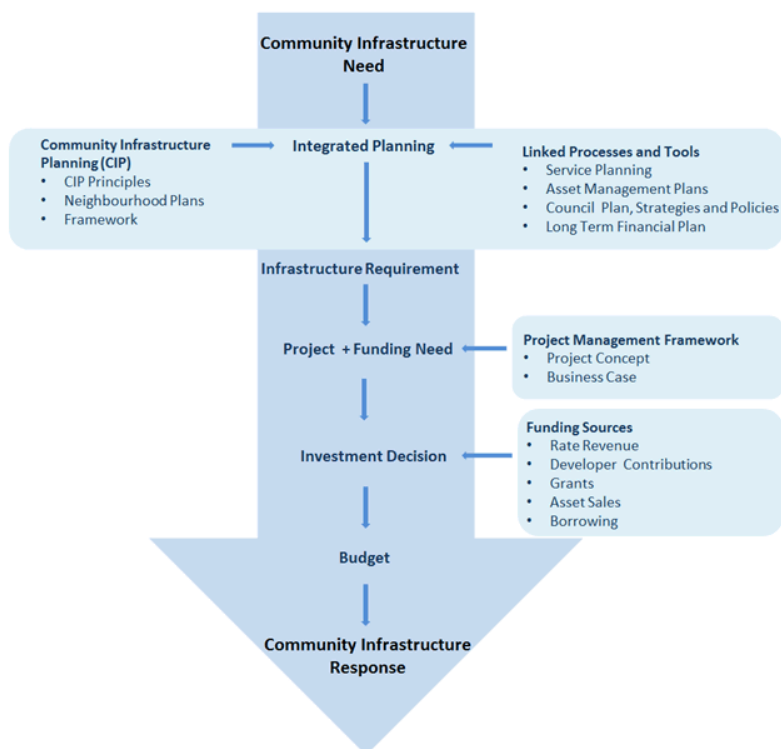


Figure 8: Process from service need to community infrastructure response

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7.6 Community engagement

The SCIF is informed by a number of community consultation and engagement channels including Liveable Yarra 2015 and the Annual Customer Satisfaction Survey as discussed below.

- The Liveable Yarra: Better Planning for People and Places project was an in-depth conversation with our community about how Yarra can adapt to the challenges and opportunities brought about by growth and change in our city. Undertaken in 2015, Liveable Yarra was a ground-breaking approach to community engagement undertaken to ensure participation from all sections of our diverse community. The consultation consisted of a number of elements including a baseline survey, people's panel, advisory committees, and targeted community workshops.
- The Annual Customer Satisfaction Survey is an extensive survey of 800 plus households to gauge importance and satisfaction levels with a range of Council services and to determine emerging issues and priorities.

These engagement channels receive a broad cross-section of voices in Yarra and provide Council with an invaluable insight into the expectations and aspirations of our community. Findings inform Council's plans, strategies and activities.

Further community engagement will be undertaken as the suggested community infrastructure responses in the Neighbourhood Plans become projects. At this time, it is likely that community engagement plans, tailored for each project, will identify the appropriate level of community engagement for that project.

7.7 Placemaking

Placemaking is about the creation of great places. It embraces the ideas and energy of local people and works with them to create places that are vibrant, inclusive and memorable.

The practise of placemaking brings together a range of stakeholders from public, private, not-for-profit and community sectors. A collaborative process, placemaking centres on community-based participation to help shape the public realm to maximise shared value.

Placemaking is a people-centred approach to the planning, design and management of public spaces (including streets, foot paths, parks and parts of buildings)

- Andrew Hammonds, founder Placefocus

If you plan cities for people and places, you get people and places.

- Fred Kent, founder and president of the Project for Public Spaces

The relationship between placemaking and community infrastructure planning is that both processes seek to build stronger communities. Both depend on the successful integration of a number of stakeholders working together in collaboration with the community to achieve consensus on shared places.

The practise of placemaking is not new or ground-breaking; elements of placemaking have been and are a part of Council's core activities, for example roadway artwork in Walnut Street in Cremorne and the Victoria Street Gateway in Richmond. What is new, however, is the recognition of placemaking as a deliberative process to build places and communities. Placemaking encompasses a growing number of disciplines that aim to improve the quality of a public place and the lives of its community in tandem.

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There will be continuing development and growth in the City of Yarra and this means Council has a role to play in using existing places and spaces for maximum community benefit. The process of placemaking represents an opportunity for Council to create great places for the community in and engage positively with the placemaking movement.

7.8 Research and Engagement and Advocacy

Yarra's integrated and collaborative approach to community infrastructure planning in the context of population growth and change presents a number of research, engagement and advocacy opportunities.

7.8.1 Place-based approach (sharing the value)

Coordinating, planning and the delivery of community infrastructure increasingly relies on all tiers of government, with institutions and organisations aligning to address facility gaps and jointly respond to geographic (localised) impacts of funding and policy.

For example: urban regeneration initiatives try to reverse the processes of economic, social, and material decline in disadvantaged areas and in turn can bring about demand for different types of services.

Using existing networks efficiently, leveraging off existing community assets and pooling resources to progress place-based agendas will promote broader community benefits.

For example, usage agreements that allow for community use of school and other educational resources deliver benefits to both schools and the community through better access and utilisation of often excellent facilities; the provision of additional extra-curricular learning opportunities; and improved security through out-of-hours use of the facilities.

7.8.2 Alternative models of community infrastructure provision

Inner-city urban development is creating a more populated Yarra. Land and building costs are rising, and this means space needs to be maximised and existing community infrastructure optimised. The implication for community infrastructure planning is that it needs to adapt, requiring the investigation of different models of provision from the past. By looking at alternative ways to meet community needs as provided below, Council can continue to meet its community infrastructure responsibilities into the future.

- Encourage property developers to contribute to community infrastructure that is of demonstrable benefit for the local community by permitting greater density, height or other incentives. The contribution may be towards in-situ community infrastructure in new developments or redevelopment of existing infrastructure.
- Explore opportunities to use school and higher educational premises for community halls and meeting spaces, recreation facilities, outdoor space, holiday care programmes, technology centres, shared library resources and shared art spaces and sporting facilities.
- Partner with funded community or state sector organisations to provide services to operate out of the same community hub, for example locate maternal and child health services and appropriate aged services activities within community health locations.
- Incorporate residential or income-generating space within community assets to subsidise or offset costs for Council. Appropriate in higher density environments, this model can also promote mixed-use environments that are known to facilitate successful places and liveable communities.

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- Leveraging air rights of existing community infrastructure assets to subsidise net community infrastructure expenditure.
- Lease space for the delivery of Council services, especially in areas where service demand is high but likely to be short-term, and Council has limited fit-for purpose facilities.

7.8.3 Responsive spaces and places

Community infrastructure isn't just about buildings, its success as a community asset relies on the relationships between the streets, footpaths, public and private space. These things combined help to create a place that people want to engage with. Understanding the community, identifying their requirements and valuing their input will enable an appropriate interface between community facilities and public space.

As density increases, our public spaces and places will need to provide more than they ever have before. This means that considering creative ways to ensure the highest and best use of public spaces and places will be important for the community and social fabric. For example inclusion of public art including interactive public art for children, can create places where people want to spend time and can serve to create great community assets. Linking these places through connected walking and cycling routes, open space networks and signage will work to ensure that community infrastructure integrates and responds to the surrounding area.

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COMMUNITY INFRASTRUTURE NEIGHBOURHOOD PLANS

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8.0 Community Infrastructure Neighbourhood Plans

The Neighbourhood Plans are a key way that Council will enact the Strategic Framework Infrastructure Planning Policy and are key part of the SCIF. There will be ten Neighbourhood Plans, one for each of Yarra's neighbourhoods as listed below (map overleaf).

- Abbotsford
- Carlton North - Princes Hill
- Central Richmond
- Clifton Hill
- Collingwood
- Richmond South
- Fairfield - Alphington
- Fitzroy
- Fitzroy North
- North Richmond

Each Neighbourhood Plan will consider current and future community needs of the population as it grows and changes and anticipate community infrastructure responses that will meet those needs.

The Neighbourhood Plans will be delivered progressively one by one. They will be monitored and updated as need arises. Each Neighbourhood Plan will contain:

- A neighbourhood description detailing relevant factors such location and nearby areas, transport and key features.
- Relevant policy specific to the neighbourhood.
- Neighbourhood demographic profile and forecast neighbourhood growth.
- A community infrastructure profile
- Anticipated community infrastructure needs and community infrastructure provision that will respond to those needs.

It is important to note that Council is not obligated to undertake any of the suggested responses outlined in the Neighbourhood Plans.

As the Neighbourhood Plans will be predicated upon existing Council policy, processes and operations they will be have been informed by the associated community engagement activities.

Further community engagement will be undertaken as community infrastructure needs trigger projects. The community engagement plans will be tailored for each project, relative to scale and impact.

8.1 Boundaries

The boundaries for each neighbourhood respond to key roads and natural features. The neighbourhoods also correspond to other Council activities, such as the precincts used in the Annual Customer Satisfaction Survey.

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The Neighbourhood Plans recognise that different types of community infrastructure have different service catchments. This means that the neighbourhoods are not looked at in isolation but within a broader community infrastructure network. This network may contain local, neighbourhood or regional community infrastructure, or be located in other neighbourhoods outside of the City of Yarra.

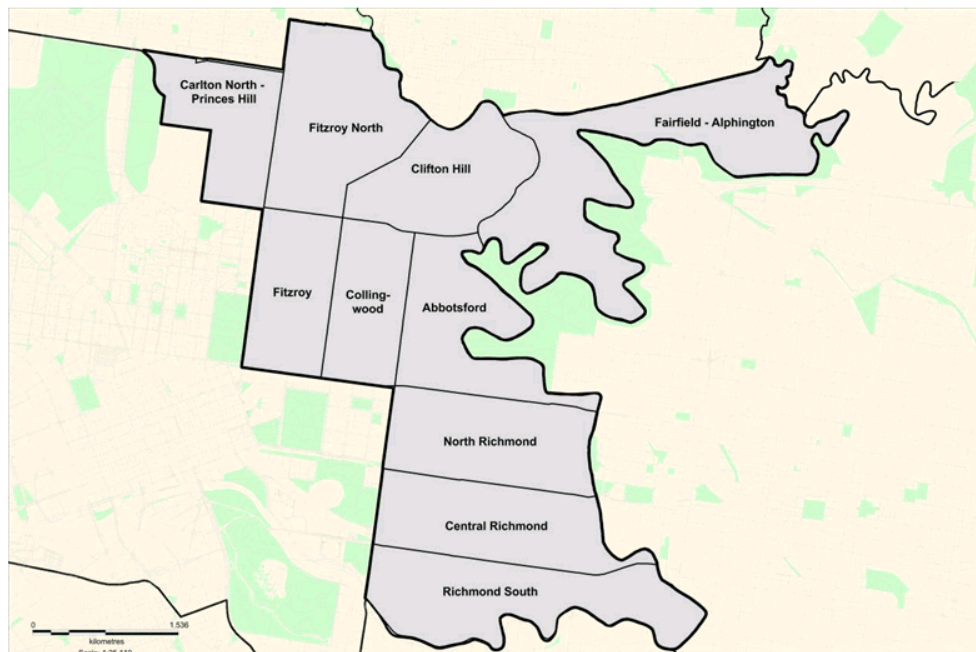


Figure 9: Boundaries of Yarra's ten neighbourhoods

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8.2 Scope

The primary focus of Neighbourhood Plans is on community infrastructure delivered by Council as shown in Table 4. This in-scope community infrastructure responds to community needs for:

- Arts and culture
- Early and middle years services
- Family Services
- Flexible multi-purpose community space
- Libraries
- Neighbourhood centres
- Open space
- Public realm
- Recreation and leisure services
- Services for Young People.

Non-Yarra community infrastructure has an influence on Council's community infrastructure planning and provision. Therefore the Neighbourhood Plans also consider:

- Schools
- Aged care services
- Social and affordable housing
- Community infrastructure that deliver similar services that Council does, such as private early years providers, commercial gyms and sports facilities.

The table below is indicative of the in-scope hard and soft infrastructure. As shown, many services, activities and programs can be delivered from one physical place or space. For example, a library can facilitate community meeting spaces in addition to its traditional role as a place to borrow books, just as sporting pavilions can facilitate community groups other than sporting groups.

Community infrastructure details, such as location, capacity and the types of spaces provided, including the functions of the space are provided in the Neighbourhood Plans.

Table 4: In-scope Council community infrastructure

Hard infrastructure (physical place or space)	Soft infrastructure (services, activities, programs)
Community halls and meeting spaces for public use and hire: spaces can be within a multi-use building, facilities that have traditionally been for other purposes such as sporting pavilions, or stand-alone buildings and halls. These can contain facilities such as a dance floor, audio visual equipment, kitchenette, commercial kitchen and stage.	Various activities and programs by community groups, individuals and organisations.

Attachment 1 - Strategic Community Infrastructure Framework



Hard infrastructure (physical place or space)	Soft infrastructure (services, activities, programs)
Family, child and youth facilities: spaces can be playrooms, smaller consulting rooms or medium and large meeting rooms.	Maternal and child health service, immunisation, four-year old kindergarten, occasional care, long day care, after school care, parent programs, playgroups, breakfast club (supported and parent-led), homework club, parent information centres, youth programs and activities.
Aged, disability care respite facilities: spaces can resemble meeting and community rooms. These can contain a commercial kitchen.	Delivery of HACC services including planned activity groups, meals on wheels, respite. May include provision for older persons groups (such as U3A activities).
Neighbourhood houses.	Shared facilities for organisations, groups and activities, learning centres that offer opportunities to participate, volunteer, learn and be involved in community life.
Libraries: spaces can include community meeting rooms and activity areas, community organisation offices. These can contain computers and Wi-Fi.	Borrowing, creative and educational space, community meetings, events and activities, playgroups and story-times.
Culture and arts facilities.	Facilitating creative people, artists, groups and communities. Can be on a semi-permanent or casual basis.
Sport, recreation and leisure facilities: this includes leisure centres, sporting pavilions and club rooms, multi-purpose courts.	Opportunities to participate in sports and activities such as tennis, netball, football, soccer, swimming lessons, group fitness classes.
Open space: this includes the facilities provided within them such as exercise equipment in a park.	Opportunities for social and recreational activities, improved health and well-being, opportunities for activity and fitness across all age groups, education in sport and natural environments, and conservation of remnant vegetation.

The Neighbourhood Plans acknowledges the role of other hard infrastructure that Council has a responsibility to provide such as public toilets, bike paths and bike facilities, footpaths and roads. These other types of community infrastructure contribute to the effectiveness of the overall network. However, detailed analysis of these services is out of scope as other Council processes such as specific plans and strategies are dedicated to these other services. It is possible other community infrastructure types could be included at a later stage using the same neighbourhood boundaries used in the Neighbourhood Plans.

Attachment 1 - Strategic Community Infrastructure Framework

MONITORING AND EVALUATION

Attachment 1 - Strategic Community Infrastructure Framework



9.0 Performance

Evaluation of the SCIF will be tracked against progress towards achieving the vision and goals for community infrastructure planning in the City of Yarra. These again are:

Vision:

To identify current and future community infrastructure needs so that Council can deliver and influence the provision of quality, flexible and responsive community infrastructure to support a prosperous, liveable and sustainable City of Yarra.

Goals:

1. Build and support a safe, healthy and cohesive community.
2. Support a sustainable city with responsive and flexible community infrastructure.
3. Embed a holistic approach planning and delivery.

As shown in the tables following, evaluating progress towards achieving the above will be through using output and outcome indicators, measures and data sources.

Note:

- In measuring the performance of the SCIF, the selected indicators align with the measurement of existing plans and policies and data sources (where possible). It is acknowledged that these may change over time, and the measurement of the SCIF will reflect any changes/updates.
- It is acknowledged that community infrastructure planning alone may not be the exclusive contributor of progress towards the desired outcomes and outputs. Other policy, plans and processes from within Council and outside Council may have influence.
- Measuring and reviewing every single possible metric for community infrastructure planning would be an extensive process. The approach taken is selective, focussing on priorities that will present an overall picture of the progress towards achieving the goals with an emphasis on community satisfaction levels.

Attachment 1 - Strategic Community Infrastructure Framework



9.1 Outcomes

The benefits that arise or are enhanced by the SCIF

Table 5: Outcome measures

Goal	No.	Indicator	Measure	Data Source
Build and support a safe, healthy and cohesive community.	1.1	A community where people feel safe, empowered, included and have access to services and facilities.	Extent that the community feel involved in their community.	Annual Customer Satisfaction Survey. Health Plan Implementation Progress Report ³ .
	1.2	A community that supports and provides opportunities for: - young people to learn, grow, work and become healthy adults - healthy, active ageing to enhance the quality of life as people age.	Extent that children, young people and older people participate and feel involved in their community.	Annual Customer Satisfaction Survey. Health Plan Implementation Progress Report. Early Years Strategy. Positive Ageing Strategy & Action Plan. Access and Inclusion Plan.
Support a sustainable city	1.3	Optimise the efficient use of community infrastructure.	Community infrastructure	Project specific Council Service Models (obtained from

³ *Health Plan Implementation Report includes Directions and Strategies with Indicators and Data Sources. Data Sources in the Health Plan Implementation Report include: VicHealth Indicator Survey, Community Indicators Victoria Survey, Department of Human Services, Program Reporting, Department of Health Victorian Population Health Survey, ABS Census of Population and Housing Journey to Work data, Department of Transport Victorian Integrated Survey of Travel and Activity

Attachment 1 - Strategic Community Infrastructure Framework



Goal	No.	Indicator	Measure	Data Source
with responsive and flexible community infrastructure.			provision maximises social, financial and land-use outcomes.	Service Plans and Reviews).
	1.4	Provision of community infrastructure that provides for multiple age groups, user groups and diverse communities.	Extent that the community feel that community infrastructure responds to their needs.	Annual Customer Satisfaction Survey.
Embed a holistic approach in planning and delivery.	1.5	A place-based approach can be demonstrated in community infrastructure planning and delivery.	Collaboration has taken place across Council, with state government, community service providers and the community (where relevant).	Project specific.

Attachment 1 - Strategic Community Infrastructure Framework



9.2 Outputs

The processes, products and services that are influenced by the SCIF

Table 6: Output measures

Goal		Indicator	Measure	Data Source
Build and support a safe, healthy and cohesive community.	2.1	Availability of fit-for-purpose community infrastructure.	Community satisfaction levels and usage levels.	Annual Customer Satisfaction Survey. Venues usage data. Service Plans.
Support a sustainable city with responsive and flexible community infrastructure.	2.3	Responsive and fit-for-purpose community infrastructure. Enhanced community and customer satisfaction.	Average satisfaction with services and facilities (rated Very Good). Frequency of use. Satisfactory building condition reports.	Annual Customer Satisfaction Survey. Venues usage data. Building condition reports. Yarra Environment Strategy Action Plan.
Embed a holistic approach in service and facility planning and delivery.	2.5	Cross-organisational recognition of the SCIF and integrated community infrastructure planning.	Reference to and use of the SCIF to support Council activities.	Project examples of activities have been influenced by the SCIF, for example business cases in the capital works program align with the SCIF. Processes and projects that have been supported by collaboration and coordination within Council functions and between other organisations/agencies.

Attachment 1 - Strategic Community Infrastructure Framework



Appendices

Appendix A: Current municipal demographic profile

Demographics give us insight into the values and lifestyles of our community and helps Council provide services and facilities to meet community needs.

The ABS Census takes place every five years with the last Census being in 2011. The earliest release of data from the 2016 Census won't be available until 2017.

The below data below is from the 2011 ABS Census unless otherwise indicated.

People

- Over 2,500 additional residents are estimated to have moved to Yarra between 30 June 2014 and 30 June 2015, equalling a total estimated population of **89,151 residents at 30 June 2015**.
- Over the last decade, Yarra's population has increased by 24.3 per cent from 71,719 in 2005 to 89,151 in 2014, which equals an average growth rate of 2.4 per cent per year.
- The population growth rate has increased in Yarra over the last three years. Between 30 June 2014 and 30 June 2015 the growth rate is estimated to have increased to 3.2 per cent.
- The median age for Yarra residents was 33, while the median age for Australians was 37. Despite the younger age demographic, Yarra still has an increasing number of older residents (although this number is small). More than half of Yarra's population (52 per cent) was aged 25-49 years.
- Yarra's population is increasingly affluent, with the municipality having one of the highest median wages in Victoria. Yarra is also highly educated, with more than half the population holding a higher education degree (51.3 per cent compared to Victoria at 17.4 per cent).
- Approximately 2,800 people in Yarra identified themselves as having a need for assistance with core activities (i.e. personal care, mobility, communication) with the majority of people (i.e. 2,239) being over the age of 50 years old. This represents a decrease of 1.5% within the last decade.
- There were just over 300 Aboriginal and Torres Strait Islander people in Yarra, with equal numbers of males and females. However, local Aboriginal services report that many more people travel into Yarra for social activities, events and to access services.
- 29 per cent of the population was born overseas and 19.2 per cent were from a non-English speaking background, compared with 31.4% and 24.2% respectively for Greater Melbourne.
- The City of Yarra has the highest proportion of same-sex couples in Victoria (4.4%).
- Almost a fifth of Yarra residents come from countries where English is not the first language, and almost a quarter speak a language other than English at home.
- Compared to Greater Melbourne there are a higher proportion of people who spoke English only (69.3 per cent compared with 66.3 per cent).
- Compared to Greater Melbourne there are a higher proportion of people who arrived during or after 2006 (25.3 per cent compared to 23.2 per cent).
- There is a large community of people with Vietnamese ancestry in Yarra. The top five ancestries nominated by residents in Yarra were English, Australian, Irish, Scottish and

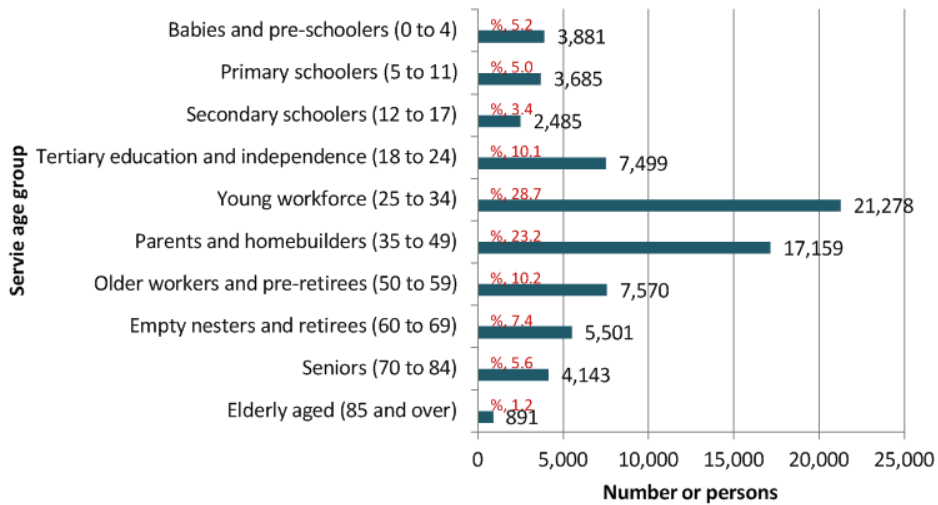
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Italian. Emerging, although small, population groups in Yarra include people from Indonesia, Turkey, Singapore, Somalia, Croatia, Sri Lanka, Poland, Netherlands, Egypt, South Korea, Macedonia, Colombia, Eritrea, Spain, Chile, Taiwan, Malta, Iran and Lebanon.

- Yarra's community has a unique demographic make-up, with many people living at the very lowest end of the socio-economic scale and many at the highest end of the scale. See Section 5.5 Seifa Index for more detail.

Table 7: Age structure, service age groups as at 2011 Census



Source: Australian Bureau of Statistics, Census of Population and Housing 2011

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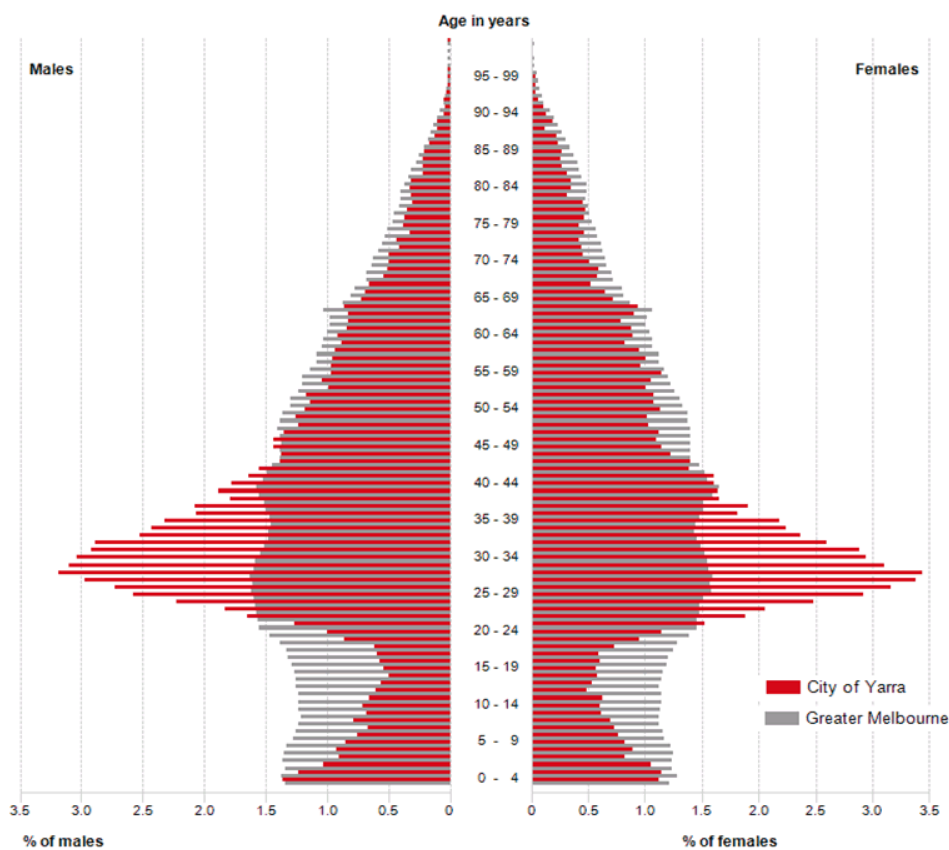


Figure 10: Age and Sex pyramid, Yarra vs Greater Melbourne

Health

- Yarra has low levels of obesity, cancer incidence, smoking incidence and psychological distress. More people in Yarra sit for over 7 hours per day than Greater Melbourne, meaning their physical activity is low (7.2 per cent compared to 5.6 per cent).⁴
- Analysis of car ownership in 2011 Census data, indicates 26% of households in the City of Yarra had access to two or more motor vehicles, compared to 51% in Greater Melbourne. The percentage of dwellings with no motor vehicle is the second highest in Victoria.⁵ Access to public transport in Yarra is excellent with train, trams and buses.

⁴ Indicators of Health and Wellbeing, 2011/12

⁵ ABS Census 2011

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- In Victoria, Aboriginal Australians experience poorer health outcomes than non-Aboriginal Australians in almost every measure of health, which results in a significant gap in life expectancy.

Housing

- There are a range of housing options for residents in Yarra. However, as an inner city suburb, the main housing options tend to be medium-to-high density dwellings (making up 78% per cent of housing stock) with separate dwellings on smaller blocks. Medium to high density housing is forecast to increase (a key driver of changing service needs and population growth).
- More people in Yarra live in dwellings with two bedrooms or less than Greater Melbourne (56.5 per cent compared to 24.8 per cent). Less people in Yarra live in dwellings with 4 or more bedrooms than Greater Melbourne (7.5 per cent compared to 26.3 per cent).
- There are more Lone Person and Couples without Children households than Greater Melbourne (28.9 per and 24.7 per cent compared with 22.3 per net and 23.5 per cent respectively).
- Yarra has the highest concentration of social housing of any municipality in Victoria. In 2013, there were 5,325 social housing dwellings representing 15.5 per cent of housing stock.
- There is a large stock of social housing: 10.8 per cent of Yarra residents lived in social housing compared to 2.9 in Greater Melbourne. The neighbourhoods of Collingwood and North Richmond locate a large proportion of Yarra's social housing, with 24 per cent and 22.8 per cent of all housing in these areas respectively being social housing. However, trends show that public housing tenants are a declining proportion of Yarra residents.
- There is a large disparity between Yarra neighbourhoods that experience housing stress (paying more than 30% per cent of their income on housing). Collingwood, North Richmond and Fitzroy are all above the Greater Melbourne, Victorian and Australian average whilst other areas such as Central Richmond are well below these averages.
- Residential land in the inner city is at a premium and tends to influence the types of developments and the types of households that move to Yarra and stay. More people rent than own their homes in Yarra, with levels of home ownership being relatively low.
- Yarra's population changes: Around 50 per cent of residents in Yarra had lived at a different address five years earlier, reflecting a more transient population than the Victorian average.

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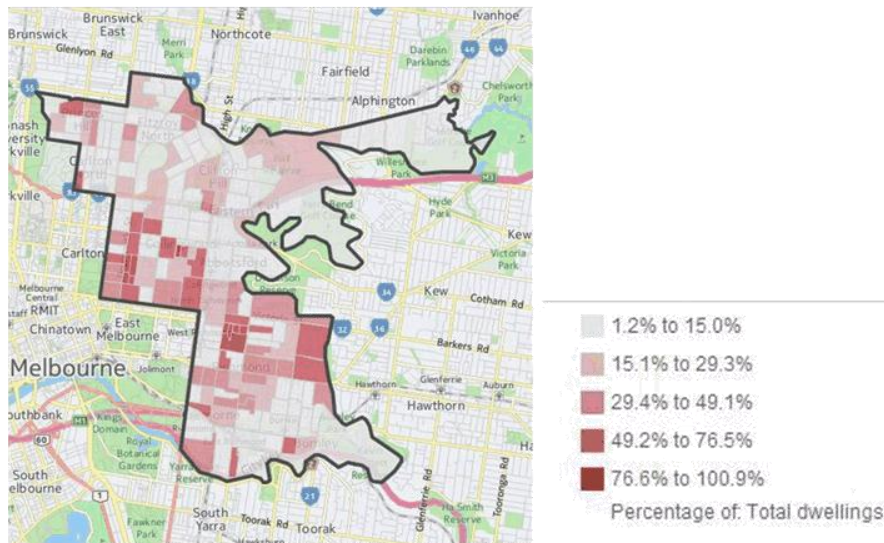


Figure 11: High density housing

Consumer Spend

- Yarra residents have a significantly higher spending capacity than the Greater Melbourne average, with an average annual retail expenditure of \$16,073 per capita, \$2,376 higher than the Greater Melbourne average (Pitney Bowes, CSP 2013).

Employment

- Yarra has a growing working population with the largest concentration of employment in the inner city, outside the City of Melbourne.
- The number of jobs in Yarra was estimated to be 80,000 in 2014⁶, second only to the City of Melbourne in the inner city area.
- Analysis of the working population in Yarra shows that the three largest occupation types in 2011 were, Professionals (22,236 workers, or 33%), Managers (10,608 workers, or 16%), Clerical and Administrative Workers (10,921, or 16%).
- The high proportion of 'Managers and Professionals' in Yarra compared to the Greater Melbourne average is a reflection of the concentration of professional and business service firms in the municipality. Between 2006 and 2011, the only occupation type to decline was Machinery Operators and Drivers which is consistent with the broader decline of lower order manufacturing.

⁶ Liveable Yarra Background Paper 2015

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Location of employment

- In 2011 there were 43,042 employed residents in Yarra. Of the 43,042 residents employed, 9,448 (22%) worked within Yarra, and 30,164 (70%) worked in another LGA (the work location of 8% of the resident population was unknown).
- Of the employed residents who work outside Yarra, the majority are working in the City of Melbourne (39%), with smaller proportions working in the City of Port Phillip (5%), Boroondara (4%), and Stonnington (3%).
- 69% of employed residents worked within IMAP Councils (including the City of Yarra), demonstrating the linkages between inner Melbourne, and that the majority of residents take short trips for commuting.

Business and industry

- 'Professional, Scientific, and Technical Services' is major employment industry for Yarra residents, accounting for 17% of all employed residents compared to 9% of Greater Melbourne.
- Other industries which have a higher share of employment for Yarra Residents than the Greater Melbourne average include 'Healthcare and Social Assistance', 'Education and Training', 'Financial and Insurance Services', and 'Accommodation and Food Services'.
- Industries which employ a relatively small proportion of Yarra residents include 'Manufacturing', 'Construction', and 'Transport, Postal and Warehousing'. These are industries which are not typically concentrated within the inner city.
- Areas which have the highest employment concentrations in Yarra by Destination Zone are: St Vincents Hospital, Epworth Hospital, Richmond, Gipps Street, Collingwood, Cremorne, Richmond, Bottonica Corporate Park, Richmond, Nelson Street, Abbotsford, Trenerry Crescent, Abbotsford, Victoria Gardens and Richmond.
- Manufacturing is Yarra's sixth largest employer and has some sub-sectors that are growing; however it is broadly in decline. Much of the manufacturing that remains is much more knowledge intensive and focused on developing unique and innovative products. Other knowledge-based jobs such as health, education and professional services are increasing, particularly with the opening of the Australian Catholic University in 2000 and the staged redevelopment of Epworth Hospital.
- Some major retail strips, such as those along Brunswick, Smith, Gertrude and Swan Streets have successfully adapted to inner Melbourne's new demographic and economic makeup, and contribute to Yarra's job market and economy. Others, such as Bridge Road, are in a state of transition as a result of changes to the broader retail operating environment (for example, major investment in CBD retail). Smaller centres such as Rathdowne Street and Nicholson Street have also grown, supported by increased hospitality offerings.

Visitation

- In 2013, the Yarra visitor market was made up of 427,000 daytrip visitors, 187,000 overnight visitors, and 43,992 international visitors.
- Domestic daytrip and overnight visitation grew strongly over the past decade, including a sharp rise from 2008.

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- Richmond attracts the majority daytrip visitation, approximately 58% of Yarra's daytrip visitation. Fitzroy also attracts a significant amount of daytrip visitors, approximately 19% of Yarra's total (2009-2013 average).

Source: National Visitor Survey, International Visitor Survey, Australian Tourism Research

SEIFA index

The Socio-Economic Indexes for Areas (SEIFA) measures the relative level of socio-economic disadvantage based on a range of Census characteristics. Developed by the Australian Bureau of Statistics, the index is commonly used to determine areas that require funding and services.

A higher score on the index means a lower level of disadvantage. A lower score on the index means a higher level of disadvantage.

In 2011, the City of Yarra scored 1041.9 on the SEIFA index. This ranked 8 in the most advantaged Local Government Area (there are a total of 80 LGAs with SEIFA scores in Victoria).

SEIFA index scores are available at Statistical Local Area (SLA) and provide more meaning to where there are pockets of disadvantage or advantage within a Local Government Area.

The SEIFA index when used with other indicators such as housing and employment is a good indicator of where communities are more and less vulnerable. The design of the indexes means that it is not possible to measure socio-economic changes over time.

The most disadvantaged neighbourhoods in the City of Yarra are Collingwood, North Richmond and Fitzroy as shown in Table 8. These three neighbourhoods all have a lower index and higher level of disadvantage than the remaining seven Yarra neighbourhoods. The score is also lower than the SEIFA index for Greater Melbourne, Victoria and Australia.

The top three neighbourhoods with a higher score and lower level of disadvantage are Cremorne and Burnley – Richmond South, Central Richmond and Clifton Hill.

Table 8: SEIFA index for City of Yarra neighbourhoods and benchmark areas

City of Yarra small neighbourhoods and benchmark areas	2011 index	Per centile
Collingwood	937.3	24
North Richmond	951	29
Fitzroy	986.8	45
Fitzroy North	1069.2	84
Abbotsford	1070.9	85
Fairfield - Alphington	1080.3	88
Carlton North - Princes Hill	1090.1	91
Clifton Hill	1093.8	92
Central Richmond	1102.2	93
Cremorne and Burnley - Richmond South	1116.6	96
City of Yarra	1041.9	73
Inner Melbourne Action Plan area	1054.7	78

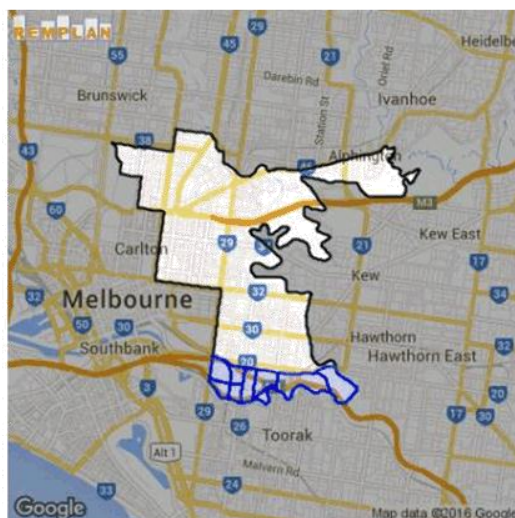
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Greater Melbourne	1021.1	63
Victoria	1006.7	55
Australia	1002.6	53

Gross revenue generated by businesses and organisations

The selected areas (shown below) are the Destination Zones (DZN) in Richmond South. Destination Zones are the spatial unit used to code Place of Work. The DZNs do not concord with Statistical Areas Level 1 (SA1s) or the exact Richmond South area as used in the SCIF.



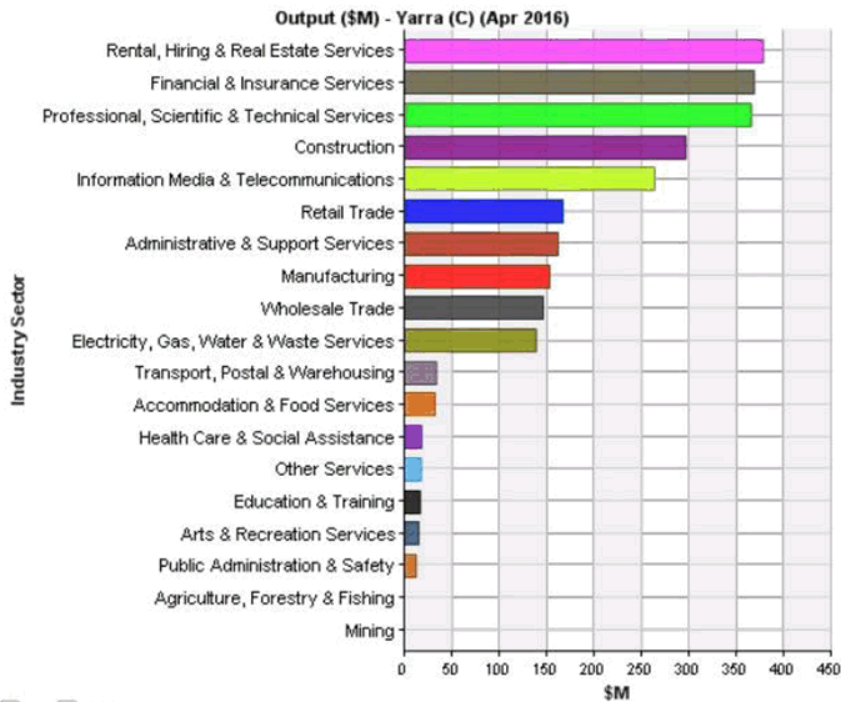
The total output estimate for all of Yarra is \$19,572.504 million. The selected destination zones shown in the map to the left contribute \$4,441.446 million (22.7 %) of total output.

From a land area of 212.128 ha, output per hectare within the 8 selected destination zones within Yarra (C) is estimated at \$20.938 million. This is greater than the Yarra (C) estimate of \$10.016 million per hectare.

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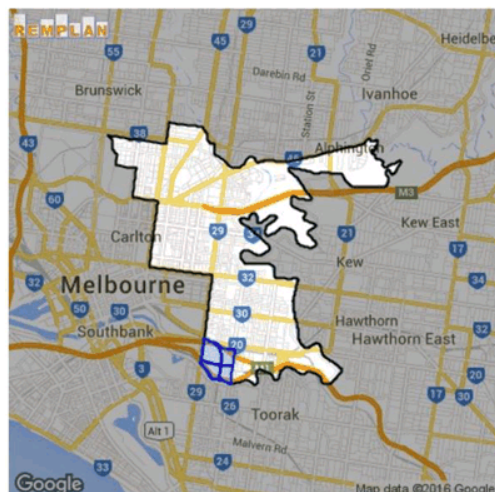
Industry Sector	Yarra (C) (Apr 2016)	
	\$M	%
Financial & Insurance Services	\$1,049.495	23.6 %
Electricity, Gas, Water & Waste Services	\$582.227	13.1 %
Professional, Scientific & Technical Services	\$552.000	12.4 %
Construction	\$468.805	10.6 %
Rental, Hiring & Real Estate Services	\$398.047	9.0 %
Information Media & Telecommunications	\$302.965	6.8 %
Manufacturing	\$250.913	5.6 %
Wholesale Trade	\$208.455	4.7 %
Retail Trade	\$192.216	4.3 %
Administrative & Support Services	\$189.440	4.3 %
Accommodation & Food Services	\$57.873	1.3 %
Transport, Postal & Warehousing	\$47.636	1.1 %
Public Administration & Safety	\$43.347	1.0 %
Other Services	\$32.970	0.7 %
Education & Training	\$23.932	0.5 %
Health Care & Social Assistance	\$19.956	0.4 %
Arts & Recreation Services	\$19.600	0.4 %
Agriculture, Forestry & Fishing	\$0.996	0.0 %
Mining	\$0.572	0.0 %
Total	\$4,441.446	



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General Cremorne area

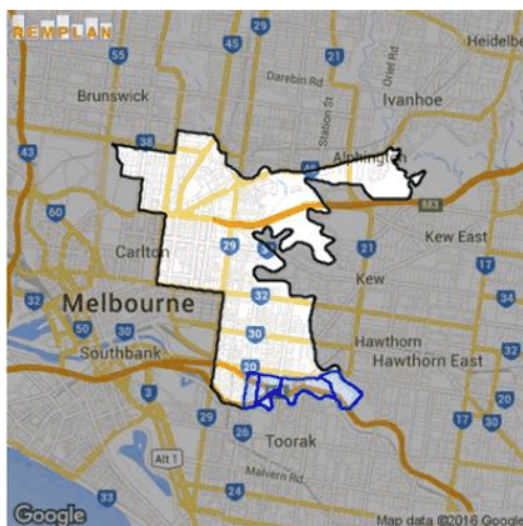


The selected destination zones contribute \$2,590.560 million (13.2 %) of total output. From a land area of 64.292 ha, output per hectare within the selected destination zones within Yarra (C) is estimated at \$40.294 million. This is greater than the Yarra (C) estimate of \$10.016 million per hectare.

Top 5 Industry sectors in the four selected destination zones April 2016:

Industry Sector	\$M	%
Rental, Hiring & Real Estate Services	\$378.462	14.6 %
Financial & Insurance Services	\$368.982	14.2 %
Professional, Scientific & Technical Services	\$365.840	14.1 %
Construction	\$297.161	11.5 %
Information Media & Telecommunications	\$263.588	10.2 %

General Burnley area



The selected destination zones contribute \$1,850.886 million (9.5 %) of total output. From a land area of 147.836 ha, output per hectare within the 4 selected destination zones within Yarra (C) is estimated at \$12.520 million. This is greater than the Yarra (C) estimate of \$10.016 million per hectare.

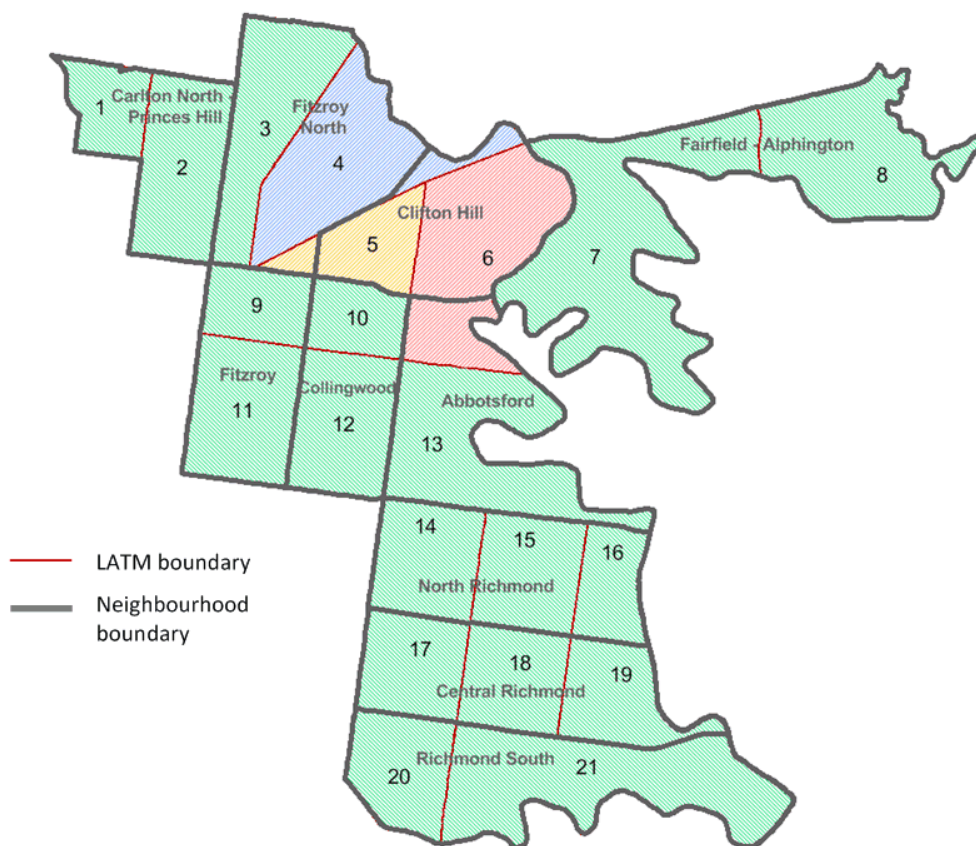
Top 5 Industry sectors in the four selected destination zones April 2016:

Industry Sector	\$M	%
Financial & Insurance Services	\$680.513	36.8 %
Electricity, Gas, Water & Waste Services	\$443.164	23.9 %
Professional, Scientific & Technical Services	\$186.161	10.1 %
Construction	\$171.644	9.3 %
Manufacturing	\$97.711	5.3 %

Attachment 1 - Strategic Community Infrastructure Framework

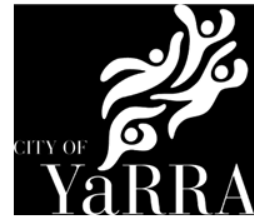


Appendix B: LATMs and neighbourhoods

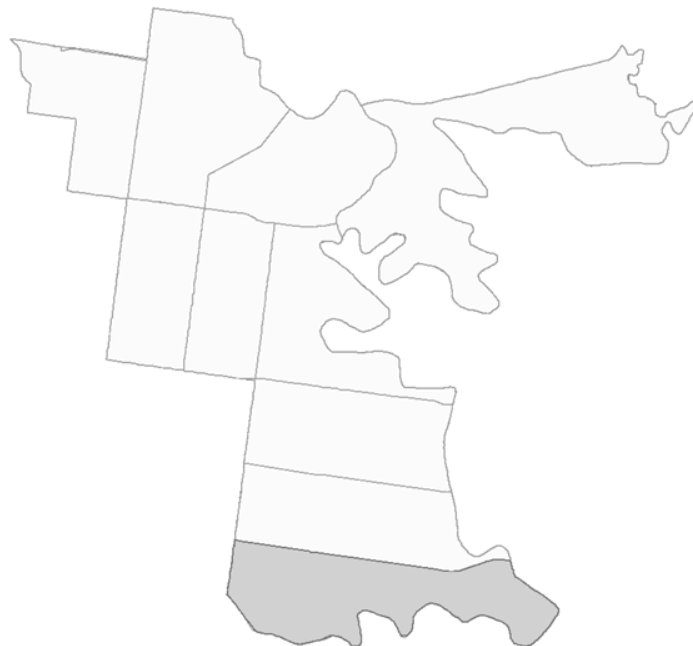


City of Yarra 21 LATM Precincts and their relation to Yarra's neighbourhoods

Attachment 2 - Richmond South Community Infrastructure Neighbourhood Plan



**Strategic Community Infrastructure Framework:
Richmond South Community Infrastructure Neighbourhood Plan**



Attachment 2 - Richmond South Community Infrastructure Neighbourhood Plan



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Attachment 2 - Richmond South Community Infrastructure Neighbourhood Plan



Setting the scene

Yarra City Council (Council) is committed to delivering flexible community infrastructure that meets the needs of the whole community. Council plays a direct role in the planning and delivering community infrastructure and indirect role by coordinating others in this space. Yarra's population is growing and the needs and preferences for Council's services are changing. The provision of well located, well designed and properly maintained community infrastructure will produce better quality outcomes for our community.

What are we trying to achieve?

Council's vision for community infrastructure planning is:

To identify current and future needs so that Council can deliver and influence the provision of quality, flexible and responsive community infrastructure to support a prosperous, liveable and sustainable City of Yarra.

Council's three goals of community infrastructure planning are:

- Build and support a safe, healthy and cohesive community.
- Create a sustainable city with responsive and flexible community infrastructure
- Embed a holistic approach in planning and delivery.

To achieve this, Council has prepared a Strategic Community Infrastructure Framework (SCIF), which considers current and future community infrastructure needs and supports Council and other community infrastructure providers to anticipate and respond to those needs.

The SCIF will include ten Community Infrastructure Neighbourhood Plans, which consider needs at a neighbourhood level and anticipate community infrastructure responses that will meet those needs. The Richmond South Community Infrastructure Neighbourhood Plan (Richmond South Plan) is the first of the ten Neighbourhood Plans.

Who are we planning for?

Yarra has a large and growing community. Community infrastructure serves the people who live in Yarra and the large numbers of workers and visitors who access and Council services and facilities daily. As such, there are many needs and preferences that create different requirements for community infrastructure.

There are a significant proportion of people who earn a high income, as well as many people on low-incomes or who are marginalised. There are different cultures and a rich indigenous culture; people who have lived in Yarra all their life as well as many people who are new to the municipality. Combined with other factors such as age, family make-up and lifestyle preferences, it is evident that there are many characteristics that create different community infrastructure requirements.

Council is planning for all needs to ensure community infrastructure is distributed equitably, efficiently and effectively.

The Neighbourhood Plan process

Neighbourhood Plans are being delivered one by one and are supported through research, analysis and evidence. They note current and forecast population and needs, the adequacy of existing community infrastructure and outline ways to meet needs through cost-effective means such as partnerships, collaboration, joint-use agreements and developer contributions.

Attachment 2 - Richmond South Community Infrastructure Neighbourhood Plan



What is community infrastructure?

Community Infrastructure is defined as the places, spaces, physical assets, services, programs and activities that are accessed by the community for active citizenship, social interaction, recreation and physical activity. It provides the settings to help neighbourhoods function by supporting the quality of life in a community. It includes both hard and soft infrastructure, which are closely connected:

- Hard community infrastructure is built infrastructure such as facilities and environments; it can be large and small scale, for example a leisure centre or a bike path. Generally, it is long-term in nature.
- Soft community infrastructure is the service, program and activity, for example a youth program or fitness class.

Soft community infrastructure is more flexible and adaptable than hard community infrastructure. For example, changing the activities and programs offered at a library is less cumbersome than changing the location of a library.

Both types are closely connected. They provide the settings to support the quality of life in a community, helping neighbourhoods function effectively.

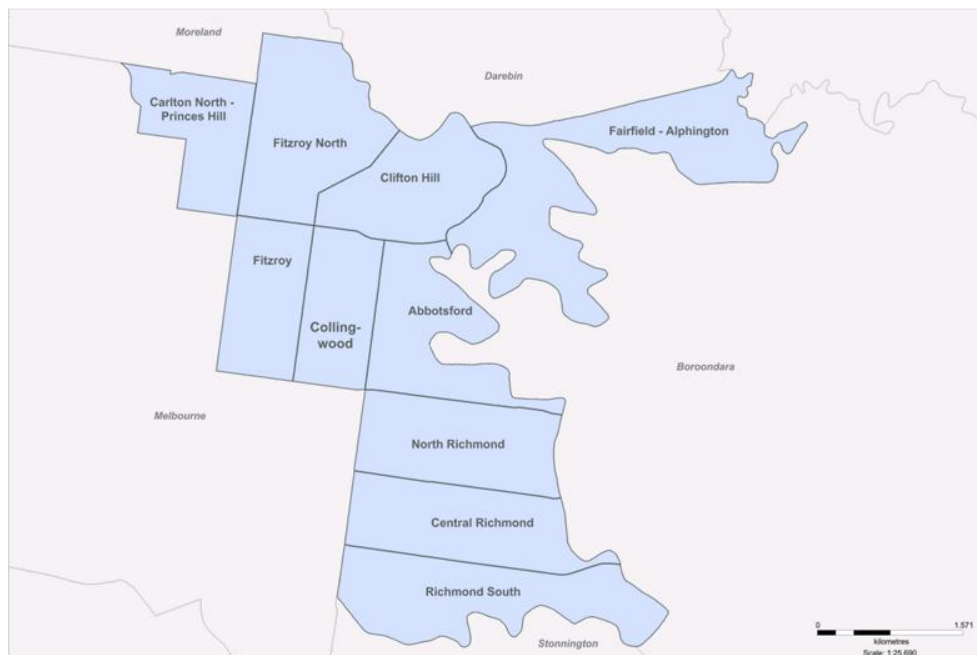
What community infrastructure is included in the Neighbourhood Plans?

The Neighbourhood Plans focus primarily on Council community infrastructure. The in-scope community infrastructure responds to community needs for:

- Arts and culture
- Early years
- Family Services
- Flexible multi-purpose community space
- Libraries
- Neighbourhood centres
- Open space
- Public realm
- Recreation and leisure services
- Young people and middle years.

The Neighbourhood Plans also acknowledge the role of community infrastructure provided by other levels of government, not-for-profit organisations and the private sector.

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City of Yarra neighbourhoods

Attachment 2 - Richmond South Community Infrastructure Neighbourhood Plan



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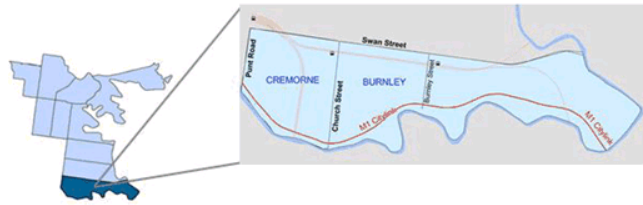
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Richmond South Findings



Richmond South in 2016

- A place to live, work, and visit with two distinct areas: Cremorne and Burnley
- An area of significant growth and change
- Mixed land uses with pockets of residential, commercial, industrial, educational and recreational areas
- Low population density compared to the rest of Yarra, and lower in Cremorne than Burnley
- Gentrified population
- High numbers of people aged 25–39
- Predominant household type: couples without dependants
- Many people hold formal qualifications (50%) and earn a high income
- Housing mix: 32% detached, 28% medium and 40% high density
- Low provision of social housing
- Mix of established residential areas with valued heritage character, new developing areas with multi-storey apartment buildings
- Appealing amenity, retail, nightlife and transport offerings
- Cremorne is a major employment area with a growing creative sector
- Open space: good provision in Burnley and limited provision in Cremorne

Richmond South in the future

- More dwellings and businesses and land use competition
- More people living in apartments, generating a community with lifestyle preferences that are likely to be different from the past
- High proportion of adults aged 25–49, relatively low numbers of children and older persons as a proportion of the population
- A need for diverse public spaces and places with strong pedestrian and cycling connections
- A neighbourhood suited for multi-use destinations

Key community infrastructure

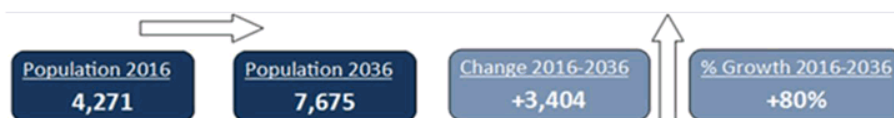
- Within the neighbourhood: Bendigo Kangan Institute, Richmond Primary School, Burnley Golf course and a number of reserves and pavilions.
- Outside the neighbourhood: Richmond South is within the service catchment of community infrastructure located in Central Richmond and North Richmond, key spaces include: Richmond Recreation Centre, Richmond Library, Maternal and Child Health Service, Theatre, Studio One, Burnley Backyard, a number of early years services and many more.

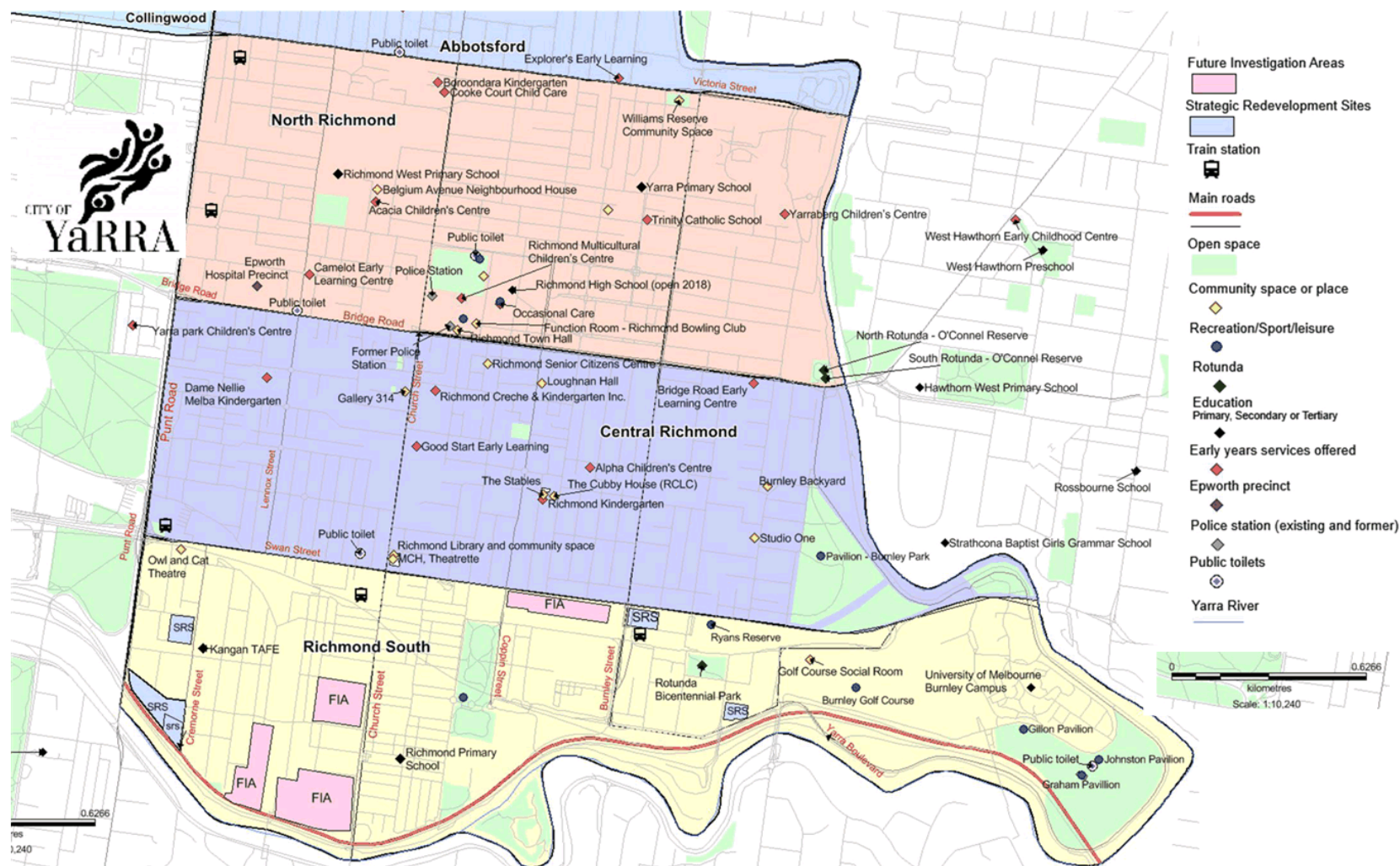
Service Needs

- Multi-purpose community space to support flexible services in accessible, mixed-use locations
- Active and passive recreation
- Public realm improvements – adaptable and inclusive
- Improved connections to existing open space
- Increased open space in Cremorne

Opportunities

- Richmond library – better integration between services and works, including improved entrance, to keep facility relevant and modern over time (for example co-working space).
- Bendigo Kangan Institute – maximisation of facilities and potential creation of flexible community space (through partnership)
- Richmond Recreation Centre – enhancement of facility to meet population growth and service needs
- Public realm – improvements through partnerships with Council, community, service authorities, institutions and developers.
- Flexible community space – potential to locate a flexible community space in mixed-use development that can respond to community needs as they emerge.





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1. Neighbourhood description

This section introduces Richmond South and discusses its location, transport and key features. It's important to identify and understand these characteristics of a neighbourhood, along with the demographics of the neighbourhood as they relate and influence community infrastructure planning.

1.1. Location

Richmond South is located in Melba ward of the City of Yarra. The neighbourhood includes the suburbs of Cremorne and parts of Burnley and covers 2.67 square kilometres. It is bounded by Swan Street in the north, the Yarra River in the east and south, and Punt Road to the west. Richmond South borders three other municipalities (City of Melbourne, City of Stonnington and City of Boroondara). The Swan Street Activity Centre lies along the northern boundary of the neighbourhood.

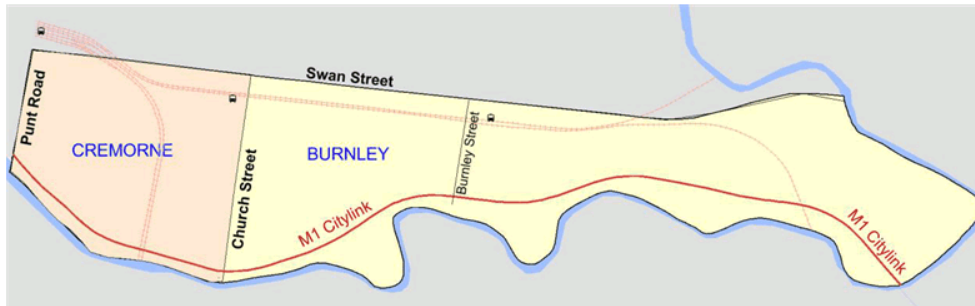


Figure 2: Location attributes of Richmond South

There is a range of unique factors that influence community infrastructure planning in Richmond South:

- Located, at the most southern part of Yarra with well-defined boundaries on all sides.
- Desirability as a destination to live, work and visit now and in the future.
- Compact urban form.
- A history of mixed-land uses that have changed over time.
- Traditionally low residential numbers leading to less demand for hard community infrastructure.
- Proximity to community infrastructure in Central Richmond and the Bridge Road Activity Centre, which has historically met demand for most types of services and facilities.
- Access to major parklands, Melbourne Sports and Entertainment precinct, Melbourne CBD and the Yarra River.

1.2. Transport and modes of travel

The neighbourhood is well-connected with three train stations (Richmond Station, East Richmond Station and Burnley Station) located along Swan Street as shown in Figure 2, trams running in an

Attachment 2 - Richmond South Community Infrastructure Neighbourhood Plan



east-west and north-south direction, buses along Punt Road, an extensive road network, and cycling and pedestrian links including the Main Yarra Trail.

Public access and connectivity to the three train stations is limited and in particular to East Richmond and Burnley Station, which are largely hidden behind Swan Street.

The area includes a number of major roads that are heavily utilised and strategically important for the wider metropolitan region. As a gateway to the eastern suburbs, the neighbourhood plays an important transport role in connecting the CBD to the urban areas further east. Proximity to the CBD and the Monash Freeway provides easy access for workers, residents and visitors.

1.3. Two distinct areas and features

Richmond South is a mixed-use neighbourhood. There are pockets of residential, commercial, industrial, educational and recreational land uses. There are two distinct areas within the neighbourhood; Cremorne and Burnley. The Richmond South Plan recognises their differences and the implications this has for community infrastructure planning and provision.

1.3.1. Cremorne

For the purpose of this plan, Cremorne is the area bounded by the Yarra River, Punt Road, Swan Street and Church Street, bisected by the train line to South Yarra. It is a small area with well-defined boundaries and limited open space. Previous industrial areas and established housing are juxtaposed with more recent office development and newer residential areas. Swan Street has many shops, cafes and restaurants and a lively nightlife. Cremorne has developed as a major creative services cluster, specialising in various design services including architecture, marketing and fashion.

Cremorne locates the Bendigo Kangan Institute (Kangan Richmond) and hosts the Centre for Fashion and Creative Industries, a Textile and Fashion Hub and a Business Enterprise Centre.

1.3.2. Burnley

For the purpose of this Plan, the area of Burnley is the area bounded by the Yarra River, Church Street, Swan Street and the Yarra River to the east. The suburb of Burnley also lies north of Swan Street, and this part of Burnley relates to the Central Richmond Community Infrastructure Neighbourhood Plan.

Burnley has a strong industrial heritage, with many large former industrial and commercial sites. Church Street serves as a strong retail and office function, with varied built-form. The portion of Swan Street in Burnley towards the west contains shop fronts and hospitality venues, with the east portion locating larger showrooms and car dealerships.

The strategic direction of Burnley Village (focused around the intersection of Swan Street and Burnley Street) encourages development that can better utilise land. There are a number of sites that offer potential for significant redevelopment that will bring higher density to the precinct.

Burnley contains established residential areas and a number of open space reserves and parks including Barkly Gardens, the Burnley Golf Course and Kevin Bartlett Reserve. Much of the existing housing is located in a heritage area, which limits growth and change. New housing will be concentrated in larger appropriately zoned areas that allow for higher density.

Burnley is the location of the Burnley Campus of the University of Melbourne, which is based on nine hectares of ornamental heritage gardens and specialises in horticultural teaching and research.

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1.4. Service catchments

Service catchments refer to the population catchment size of certain community infrastructure. Service catchments vary and are a result of numerous factors:

- The type of service/facility being offered.
- The size of a facility.
- Scope of services provided.
- People's willingness to travel/ease of convenience.
- Roads and transport.
- Accessibility.
- The number of similar services on offer in an area.

Service catchments cross geographic boundaries such as neighbourhoods, suburbs or ABS statistical areas. They are also related to economies of scale; the larger and more services provided from the one facility, generally the larger the service catchment.

For example, the South Richmond Maternal and Child Health service is generally a local service with a relatively small service catchment (walking distance or within a short drive/commute). In contrast, the Richmond Recreation Centre has a larger service catchment with users travelling further for the services provided.

1.5. Policy context

A range of state government and Yarra City Council policies have informed the development of the Strategic Community Infrastructure Framework, which includes Richmond South Plan. These are discussed in detail in the Context Paper of the SCIF. Key policy and strategic documents that have relevance to community infrastructure planning for Richmond South are:

1.5.1. Plan Melbourne – Victorian Government

Proposes a new Metropolitan Melbourne city structure that includes: an expanded Central City, National Employment Clusters and Urban Renewal Sites. The Strategy identifies East Richmond, Cremorne Precinct as an Urban Renewal Area.

1.5.2. Swan Street Structure Plan – Yarra City Council

The Structure Plan, which covers all of Richmond South as well as areas north of Swan Street, provides a long-term vision for the study area. The Swan Street Structure Plan is a key policy document for any future planning and development proposals. The Structure Plan identifies precincts, Strategic Redevelopment Sites and areas for further investigation. The Structure Plan aims to coordinate better community services, guide public and private sector investment, and advocate for and coordinate action by government agencies and bodies. See Appendix B for the Swan Street Structure Plan Framework.

The Swan Street Structure Plan identifies a number of key objectives relating to public space, transport and access. A project arising out of the Swan Street Structure Plan is the Swan Streetscape Master Plan, which will form the design basis for use by Council and relevant stakeholders and will inform applications for capital works funding, either through Council's capital works program or external sources of funding.

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1.5.3. Economic Development Strategy 2015–2020

Provides a framework for how Council can best support economic development, foster greater investment and jobs growth in Yarra. The Strategy identifies Cremorne as a major employment area for Yarra and identifies specialised economic clusters. The 'Cremorne Creative Cluster' is a major creative services area that includes the Kangan Richmond campus.

1.5.4. Yarra Open Space Strategy (YOSS) and clause 22.12 of Yarra Planning Scheme

New residential development in the City of Yarra incurs a minimum 4.5% open space development contribution levy. The YOSS informs where and how this levy is applied, and the levy is included in the Yarra Planning Scheme. A contribution is provided for as open space on the development site or collected by Council as a cash contribution. Land contributions are preferred over cash contributions in Richmond South under Planning Scheme clause 22.12.

2. Demographics

Demographics give insight into the values and lifestyles of our community and assist Council to identify community needs, including those of potentially vulnerable groups such as CALD communities, public housing tenants, women, Aboriginal people, people with a disability and LGBTIQ.

A number of key datasets including Census data 2011, Profile.id, Australian Bureau of Statistics Social Trend Data, Australian Early Development Census Community Profile, and Population Health and Wellbeing Profile have informed this process.

A comprehensive analysis of the social and demographic characteristics of the study area is provided in Appendix A, and is summarised here:

People

- Resident population was 3,691 persons (ABS, 2011) and is estimated to be 4,271 in 2016 and 7,675 in 2036.
- Population distribution: Burnley 58%, Cremorne 42%.¹
- Richmond South has a relatively young working population with high numbers of people aged 25–34 years (34%) and two thirds of the population aged 25–49 years (54%). This is higher than the City of Yarra which is 28.7% and 51.9% respectively.
- Babies, primary and secondary schoolers and seniors represent a small proportion of the population.
- Nearly 70% of people over 15 years hold educational qualifications.
- More than three quarters of the population were born in Australia (76.7%), which is higher than Yarra and Greater Melbourne. Of the population born overseas 12.8% were from a non-English speaking background.

¹ Data taken from population of S1 areas, which are not 100% equal to the boundaries of Cremorne and Burnley as defined in Section 1.3.

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Households

- Couples without children make up the highest proportion of households (30%), which is higher than Yarra and Greater Melbourne. Many people live alone (28.5%).
- The percentage of couples with children (14%) is lower than Yarra (16%), and significantly lower than Greater Melbourne (34%).
- People earning a higher income (\$2000 + per week) make-up the largest cohort of wage earners.
- The neighbourhood is the least disadvantaged area in Yarra in terms of the SEIFA index.

Housing

- Density for Richmond South equates to 14.13 persons per hectare, the lowest of Yarra's neighbourhoods.
- Medium density housing makes up the largest dwelling type (40%), followed by separate houses 32.2% and high density 27.4%. Nearly half the population are renting (45%), a third are purchasing (30%) and one fifth own their dwelling (20%). There is virtually no social and public housing in this area.

Transport

- 14% of the population had no car, 46.5% had one car and 28.1% had two cars.

Economy

- Swan Street is a major retail, café/dining and entertainment strip and a drawcard for visitation during the day and night. Both ends of Swan Street have different appeals and are expected to continue to experience change and growth.
- Cremorne is the highest employment concentration in Richmond South (and for Yarra) with the creative and education industries contributing significantly to the job market and economy.

3. Growth and demand

3.1. Demographic projections

Below are the anticipated demographic factors likely to impact on demand for community services and infrastructure in Richmond South.

People

- Richmond South's resident population is expected to be around 7,675 by 2036. This represents 80% growth on the 2016 population of 4,271.
- Average annual change in population over the period 2011–2036 is forecast to be 2.6 % compared to 1.58 % for City of Yarra. Growth will take place across all service age groups for the period 2011–2036, with higher growth during 2026–2036 in most five-year age groups than during 2011–2026, (only age groups 10–14, 15–19 and 45–49 will stabilise).
- There will be little change in the proportion of persons within each age group (i.e. the growth or decline variance within a service age group is 1 %). The largest increase in persons between 2011 and 2026 is forecast to be in ages 30–34, which is expected to increase by 256 and account for 16.6% of the total persons.

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- The largest increase in persons between 2026 and 2036 is forecast to be in ages 25–29, which is expected to increase by 356 and account for 17.8% of the total persons.
- Persons aged 25–49 currently comprise the largest proportion of the neighbourhood's population at 60 % and this proportion is expected to remain the same in 2036.
- In terms of percentage growth over the period 2011–2036 the 45 to 49 age group will experience most growth (154%), followed by 10 to 14 (120%) and 20 to 24 (111%).

Table 1: Richmond South population forecast and growth

Cremorne and Burnley - Richmond South								
Service age group	2011	2016	% of population	2021	2026	2031	2036	% of population
0 to 4 years	216	240	6%	255	304	360	416	5%
5 to 11 years	181	178	4%	189	219	258	302	4%
12 to 17 years	81	107	3%	121	138	160	186	2%
18 to 24 years	371	412	10%	466	577	669	775	10%
25 to 34 years	1,475	1,463	34%	1,574	1,949	2,293	2,651	35%
35 to 49 years	944	1,086	25%	1,220	1,442	1,707	1,995	26%
50 to 59 years	371	365	9%	413	493	572	672	9%
60 to 69 years	211	228	5%	251	269	316	371	5%
70 to 84 years	167	169	4%	177	204	238	268	3%
85 and over years	24	24	1%	27	31	35	39	1%
Total	4,041	4,272	100%	4,693	5,626	6,608	7,675	100%

Households

- Household type will remain the same, with couples without dependents (32%) and lone-person households (30%) representing a large proportion, followed by couple families with dependents (16%) and group households (15%).
- The largest increase between 2011 and 2026 is forecast to be in lone-person households, increasing by 221.

Housing

- Number of dwellings will increase from 2,126 to 3,832.
- Density will increase from 16.4 persons per hectare to 29.4 persons per hectare.
- Forecast dwellings and development over the period 2011–2036 shows a percentage growth of 91.1 % for Richmond South, compared with 53.7 % for City of Yarra.
- Two-bedroom dwellings will make up 45.8% of housing stock, compared to 41.7% and 19.3% respectively for City of Yarra and Greater Melbourne.
- One-bedroom dwellings will make up 15.5% of the housing stock, compared to 14.8% and 5.5% respectively for City of Yarra and Greater Melbourne.

3.2. Land intensification

There is increasing demand for new development and pressure to redevelop existing areas to higher densities. The Swan Street Structure Plan identifies Strategic Redevelopment Sites and Future

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investigation areas. These provide more certainty as to where and how new development will occur and is important for community infrastructure planning:

- It gives indication where there is likely to be more residents, workers, students and visitors, and in turn more community infrastructure needs.
- Suggests where there may be opportunities to seek negotiated developer contributions towards community infrastructure.
- Suggests location and partnership opportunities for new community infrastructure (if responding to identified needs) in what is likely to be a mixed-use environment.

3.2.1. Strategic Redevelopment Sites

The Swan Street Structure Plan identifies six Strategic Redevelopment Sites (SRS) 'by virtue of their locational attributes and size', of which four are in Cremorne and two in Burnley, as shown in Figure 3. These are large sites that are capable of accommodating a mix of land uses including higher density residential. The sites are commonly located close to shops, employment and services and are well served by public transport.

3.2.2. Further Investigation Areas

Sites or locations identified as suitable for redevelopment but where the development capacity is unclear have been designated in the Swan Street Structure Plan as Further Investigation Areas (FIA). There are three FIA in Cremorne and one in Burnley, as shown in Figure 3.

3.2.3. Other smaller developments

In addition to the identified SRS and FIA, Richmond South will continue to see many small-scale developments in other parts of the neighbourhood. Individually these developments will not have a great effect on community infrastructure demand, but collectively over time their impact will contribute to greater community infrastructure demand.

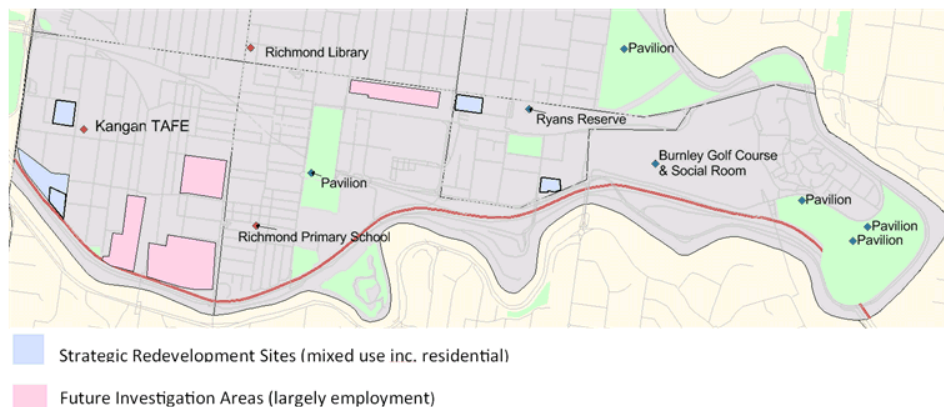


Figure 3: Redevelopment areas

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3.2.4. Implications

Land intensification, higher numbers of people and more activity will have a number of implications for community infrastructure including:

- A need for shared use as opposed to contested use, in particular relating to reserves, footpaths, trails, public and open space amongst pedestrians, cyclists and people with prams/children, dog walkers and people exercising.
- A need for provision of connected footpaths and bike paths that allow for sustainable transport modes.
- A need for flexible multipurpose community infrastructure that can suit a variety of needs and accommodate different groups, services and activities.
- Likely higher levels of traffic congestion and limited parking and a need for well-located community infrastructure close to public transport.
- Possible longer travel times due to congestion and therefore a need for people to access integrated services at the one time, saving time and additional travel.

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4. Community infrastructure profile

The table below captures the key findings from the community infrastructure review including Council and non-Council community infrastructure. The table notes hard community infrastructure that supports soft infrastructure with a service catchment that includes Richmond South. The comments and opportunities focus on the future potential of hard community infrastructure to meet current and future community needs. Also acknowledged is infrastructure that may be nearing the end of its useful life indicating that community needs could be better met through other provision.

Note: the table is alphabetically ordered and doesn't represent importance or priority of the community infrastructure listed.

Table 2: Community infrastructure profile review and key findings

Hard community infrastructure	Location and access	Description, quality, spaces available	Capacity and use	Comments or opportunities
Burnley Backyard	49 Tudor Street, Burnley Stand-alone facility located in a residential area, a short walk from Bridge Road and Swan Street trams.	Multi-functional community centre with indoor and outdoor areas. Previously a neighbourhood house, the facility underwent redevelopment in 2014. Compromises: <ul style="list-style-type: none">• indoor meeting/activity room with full kitchen facilities• larger studio room with kitchenette facilities suitable for arts and crafts creative activities, classes and outdoor shed interests such as woodwork, bike maintenance,• large outdoor grassed area with access to BBQ and amenities• rental garden plots	Community and social group meetings, recycling activities, craft exchanges and activities, markets, events, special interest groups, parties, business use, wellness activities. As it is a relatively new facility, use of the spaces available is expected to grow.	Council delivers the facility in partnership with Richmond Community Learning Centre. Planning restrictions limit use of facility after 8pm and for certain uses for example parties, private events or events with loud music. Due to these restrictions, the facility is unable to meet certain needs of the community.
Burnley Golf Course	102 Madden Grove, Burnley Located along the Yarra River with good	Public golf course with 9 large newly appointed champion standard greens, 6 fairways and 15 bunkers. It also delivers a 40-metre practice area, two	Caters for all levels of golfer, particularly well-suited as a beginner's course or social course due to its shorter length	Has the potential appeal to a wider audience, for example juniors, with additions such as driving range, indoor hitting nets

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Hard community infrastructure	Location and access	Description, quality, spaces available	Capacity and use	Comments or opportunities
	access for local and non-local users (convenient for motorists as it is close to Monash freeway). Good availability for car parking and the greens provide benefit in the form of relief from the built environment in an urban setting. Public transport access by tram on Swan Street.	<p>practice nets and large practice putting green, full range of retail facilities and services.</p> <p>The total course length is 2,136m from the back men's tees and 2,038m off the women's back tees.</p> <p>In recent years the course has seen extensive re-alignment works undertaken on holes 1, 2, 3, and 7 including erection of high safety nets on holes 1 and 7. This is in response to the risk presented being near the Monash Freeway.</p>	<p>and relatively flat fairways, which are also attractive for older players.</p> <p>Key users: Burnley Women's Golf Club and Burnley Golf Club, 'Sevens' summer competition. Approx. 37,500 rounds of golf per annum.</p> <p>The golf course is open every day of the year except Christmas day. Hours of operation vary throughout the seasonal year based on available daylight hour. The golf course and Pro Shop are open for business from dawn to dusk.</p>	<p>and mini golf. These additions could address the needs of future population and provide Council with an income source to improve the overall community infrastructure network.</p> <p>Depending on the strategic direction of the golf course, there could be opportunities to provide a larger social/function/meeting space, which would suit given the availability of parking, river surrounds and distance from residential areas.</p>
Burnley Golf Course social room	<p>102 Madden Grove, Burnley</p> <p>Good parking available, but located a distance from public transport and other services, which limits access for some uses.</p> <p>Located away from residential areas, there are fewer noise</p>	<p>Part of the golf course pavilion (or admin pro shop building), rectangular in shape, 68 square metres. Verandah and patio area adjacent to the social room. Male, female, and accessible toilet and change room are located in the pavilion; these also support the pro shop.</p> <p>The building is in good condition; however parts could be improved so that the space is more flexible.</p>	<p>Currently used four times a week by the two social clubs. Sometimes used for meetings and has 25 person capacity.</p> <p>The outdoor area is well utilised by golfers for social purposes.</p>	<p>Has capacity for broader community activities and would benefit from works to support flexible use. However, the small capacity size and location is limiting for some purposes. There may be opportunities to create a larger space; however this depends on the strategic direction of the golf course including all buildings (see more</p>

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Hard community infrastructure	Location and access	Description, quality, spaces available	Capacity and use	Comments or opportunities
	restrictions than other social/community rooms	Installation of shade sails, two barbeques and artificial turf in the outdoor area has provided space for larger groups.		detail in the golf course description above).
Kangan Richmond Institute	85 Cremorne St, Richmond Walking distance from Swan Street tram and Richmond Station	Supports the Centre for Fashion and Creative Industries and a textile and fashion Hub. Comprises: <ul style="list-style-type: none"> • group learning spaces • creative and art space • computer labs • cafeteria • bookshop • print room • flexible learning centres • library, • meeting spaces • group and private study areas • prayer rooms • hair and beauty training salons • external courtyards. There is also an old brick building on the site that is used for storage, the building would need works for future use.	Open for enrolled students. Weekdays are busy times for use of the facilities, with fewer students using the facilities over the week-end and holiday periods.	Council has established a Memorandum of Understanding with Kangan Richmond which includes an objective to share existing and new community infrastructure. There are opportunities to work in partnership with Kangan Richmond to potentially open up spaces for the community, or establish a space for community use. Located close to areas that have been identified as Strategic Redevelopment Areas meaning that there is likely to be an increase in activity including housing and employment.

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Hard community infrastructure	Location and access	Description, quality, spaces available	Capacity and use	Comments or opportunities
Loughnan Hall	<p>67–69 Coppin St, Richmond</p> <p>Close to Bridge Road trams, and within walking distance of Church Street tram.</p> <p>Ramp access.</p>	An ageing hall that is nearing the end of its useful life. The current building condition limits the space for some uses. A new residential apartment building has been built on the north side of the hall.	Available for community hire and has two regular bookings from seniors groups. Due to the condition and proximity to housing, the hall is unsuitable for some purposes.	There have been regular maintenance requests to the hall for a number of years; however no significant works have taken place. The scale of works to bring this space up to standard is significant. Given the opportunities that present at other locations, and the number of new facilities (Williams Reserve Community Space, Studio One and Burnley Backyard) repurposing the site would potentially derive greater community benefit than maintaining this space.
Gosch's Paddock and Olympic Park Oval (which are a part of Melbourne and Olympic Park (M&OP) located in City of Melbourne)	<p>Gosch's Paddock is bordered by Batman Avenue/Monash Freeway, Punt Road, Olympic Boulevard and AAMI Park.</p> <p>Olympic Park Oval is located on Olympic Boulevard Oval.</p> <p>Close to Richmond Station, Swan Street tram lines and bus</p>	Gosch's Paddock is a large tract of land and Olympic Park Oval is an AFL training ground and public sport and recreation space. They comprise around 40 hectares.	Gosch's paddock is available to the public when the fields are not being used for official training sessions. However, due to the high investment and demands in maintaining the turf to the required standard, M&OP reserves the right to restrict usage at their discretion.	M&OP precinct is located close to Cremorne however the existing connection over Punt Road to Gosch's paddock is poor. The Swan Street Structure Plan identifies the opportunity to improve access from Cremorne. This would benefit residents, workers and students and allow for safe passage to Gosch's paddock and surrounding facilities. Considering Cremorne contains Strategic Development

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Hard community infrastructure	Location and access	Description, quality, spaces available	Capacity and use	Comments or opportunities
	lines along Punt Road.			Sites, the need for this connection will increase with population growth. Such a connection could increase walkability to and from M&OP and Melbourne CBD. Considering the national and international scale of events held at M&OP, it could also encourage more visitors to Swan Street, boosting economic growth during both day and night.
Open space along Main Yarra Trail including linear trail links	The Main Yarra Trail (north side) along the Yarra River corridor borders Richmond South. It begins at Docklands and extends to Warrandyte. There are multiple access points to the trail and related open space along the trail.	This shared pedestrian and bike path is an environmental and open space asset. Continued emphasis on improvement of safety and environmental values is a key contributor to the attraction and high use of the trail and associated open space. The trail (in Richmond South) is managed by Council and Parks Victoria, depending on whose land it is located.	Melbourne's major trails and a highly utilised bicycle route. Reserves and open space along the trail are well used and highly valued.	There are opportunities to improve access and connection to the Capital City Trail and open space along the Yarra River. This would increase the network of open space available to the community. An area where there is likely to be an increase in pedestrian and cyclist activity is crossing Harcourt Parade, a busy entry to the M1 motorway where sightlines are poor.
Richmond Community Learning Centre (RCLC): The Cubby	92–104 Lord St, Richmond	An early years centre with indoor and outdoor spaces available for community hire/use. The building condition is poor and in September 2016 was given two years for further	Occasional care, playgroups, 3-years+ learning program and French Kindy program are offered as a part of the early years services. The occasional	The facility is located on Council land and is managed by RCLC. The rear of the site and children's outdoor playground is adjacent to the playground of Richmond

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Hard community infrastructure	Location and access	Description, quality, spaces available	Capacity and use	Comments or opportunities
House		use. It requires a new floor, which would trigger further compliance works. It is possible a total re-build would be needed and both options (extensive upgrade or re-build) would be at a significant cost.	care service is well used by the local community. The space is hired for children's parties and is also marketed at adult parties, social gatherings and business/club meetings.	Kindergarten (27 Duke Street) and the Stables. Together, these three locations represent a significant parcel of Council-owned land. The future service direction of the facility could be considered alongside that of the Kindergarten and the Lord Street site.

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Hard community infrastructure	Location and access	Description, quality, spaces available	Capacity and use	Comments or opportunities
Richmond Library	<p>415 Church Street, Richmond. Entrance off Charlotte Street.</p> <p>Located on Swan Street and Church Street tram lines, near East Richmond Station, in an activity centre with foot traffic.</p> <p>Fully wheelchair accessible.</p>	<p>A number of services delivered from the site over three levels.</p> <p>Basement houses two maternal and child health rooms and has three leased spaces for community purposes. These currently house the Richmond Toy Library, Carringbush Adult Education and the Richmond and Burnley Historical Society. It is in fair condition, but has limited entry and access and poor natural light which is an issue for the MCH.</p> <p>Ground level underwent an internal refurbishment in 2016, which renovated the floor, modernised shelving units and upgraded furniture, it is now in good condition. Primary services: library borrowing, activities and programs.</p>	<p>Library branch activities 2014/15: 14,167 members; 102,721 visits; and 5,536 program attendance.</p> <p>Richmond has the most members of Yarra's 4 libraries. Fewer programs are offered due to limited program space.</p> <p>The meeting room is well used and has a broad variety of user groups</p> <p>The theatre is utilised well over the weekends.</p> <p>There is capacity for 6 more maternal and child health sessions (one session equals 4 hours, or a half day). The room is not used after hours or on the weekends.</p>	<p>There are opportunities for improved integration between the services delivered at the site, an improved entrance and connection with street/footpath.</p> <p>Over time, service delivery at the site will benefit from works to the building to bring the facility up to modern standards and remain relevant to meet future service needs, for example, providing co-working space.</p> <p>An improved internal layout could allow for commercial activities to take place, which would support community services and activities delivered from the site.</p>
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Hard community infrastructure	Location and access	Description, quality, spaces available	Capacity and use	Comments or opportunities
<p>Richmond Library (cont.)</p>		<p>Level one is in fair to good condition with opportunities for improvements. It includes a community meeting room (7.5 x 10.5m floor space, kitchenette, carpeted, 50 chairs) and 120-seat theatrette.</p> <p>Richmond Theatrette is suitable for performances, workshops and meetings. There is a 7.5m x 6.5m raised stage, PA equipment, dressing room with shower and toilet, foyer break out area and balcony (shared with hirers of the library meeting room), small kitchenette. Fully wheelchair accessible by lift.</p> <p>The façade has a dated appearance. Overall, the building is in good condition.</p>		<p>Any leased spaces and the services they provide should complement other services located at the site.</p> <p>The theatrette is somewhat isolated from other services at the site.</p> <p>The fall of the land on the site means the location of the basement spaces don't provide adequate light. There is sufficient capacity to meet forecast MCH demand.</p>
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Hard community infrastructure	Location and access	Description, quality, spaces available	Capacity and use	Comments or opportunities
Richmond Recreation Centre	<p>11–15 Gleadell Street, Richmond</p> <p>Close to Bridge Road Activity Centre and Citizen's Park, located within the Richmond Town Hall Precinct. Close to Bridge Road and Church Street trams.</p>	Facilities include gym, pool, sauna, spa, group fitness and occasional care (OC).	<p>Hosts 464,434 casual and member visits per year and has undergone minor refurbishments.</p> <p>Standard opening hours are 5:30am–10pm weekdays (except Friday close of 9pm) and 7am–7pm over the weekends.</p> <p>Occasional care is open Monday to Friday and has 2 session times per day. Take-up rate of occasional care is low.</p>	<p>With population growth within the service catchment that includes Richmond South and current membership trends, it is likely that there will be an increase in patronage to the Recreation Centre triggering enhancement and upgrade of facilities. The services and programs delivered at the Recreation Centre are heavily reliant upon the function, condition and presentation of the buildings and facilities that support the services and programs.</p> <p>Issues have presented around change rooms and toilets not meeting the needs of all members of the community, for example families with young children and LGBTIQ. This is also relevant for other community facilities.</p> <p>Any change to Occasional Care could see utilisation of this space for flexible recreation-based activities.</p>

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Hard community infrastructure	Location and access	Description, quality, spaces available	Capacity and use	Comments or opportunities
Richmond Senior Citizens Centre	<p>2 Hosie Street, Richmond</p> <p>Located just off Bridge road on a small street that limits vehicular access. Close to Bridge Road and Church Street trams, shops and services. Hosie Street has seen some medium-rise developments over the years, changing the scale and presence of the facility from the outside.</p> <p>Fully wheelchair accessible.</p>	<p>Suits general meetings, small classes and older persons' groups. Has 8 x 8m floor space, vinyl floors, semi-commercial kitchen, refrigerator and instant hot water, 50 chairs and 8 rectangular tables. Is of a dated appearance.</p> <p>The building is in good condition structurally however is not fit for some purposes due to reasons such as layout and access.</p>	<p>Capacity is 50 people. Available seven days per week, but mostly used during the week by three seniors groups with regular bookings.</p> <p>As it is in a residential area noise levels must be monitored. There is capacity for higher use of this facility however this would be limited to certain activities due to the noise restrictions.</p>	<p>The location is good in terms of access to public transport, shops and services. However being on a narrow side street with little street presence, and away from main thoroughfares on-street presence is limited. Being close to apartments means that noise and some uses need to be monitored. Located close to community space in Richmond Town Hall and nearby Studio One and Burnley Backyard. Any re-purposing of this site would be in consideration of the broader catchment and direction of facilities such as Loughnan Hall, Former MCH building adjacent Citizen's Park, Williams Street Reserve community space. The facility is located close to where the new state secondary school will be which potentially could include shared space for community use. The name 'Richmond Seniors Citizens' could be changed to acknowledge the multi-use function of the facility and to promote broader, more</p>

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Hard community infrastructure	Location and access	Description, quality, spaces available	Capacity and use	Comments or opportunities
				inclusive use.
Richmond Primary School	Brighton St, Richmond, bordered by Barkly, Burgess and Mary and Streets	Outdoor play space, multi-purpose courts and play equipment. Classrooms and communal space. Strong Arts focus. Has recently refurbished its library and senior school learning spaces.	Has an enrolment of 330 students from Prep to Grade 6. Offers Before and After School Care Program and Holiday Programs. Limited use of school facilities over the week ends.	There is an opportunity to formalise community use of outdoor play areas outside of school hours and to investigate other spaces within the school grounds.
Sporting pavilions	<p>Kevin Bartlett Reserve: Johnston, Graham and Gillon pavilions accessed from FR Smith Drive, Burnley.</p> <p>Located quite a way from residential areas and related services.</p> <p>Barkly Gardens: Allan Bain pavilion, Mary St & Barkly Avenue, Richmond.</p> <p>Close to residential areas and walking distance from Swan Street trams, Burnley and East Richmond Station.</p>	<p>The sports pavilions in Kevin Bartlett Reserve traditionally have been primarily for sporting club use. Improvements to the pavilions through routine maintenance and some upgrades have taken place, for example a new kitchen in the Graham pavilion.</p> <p>Allan Bain is a smaller pavilion and has not had any works in recent times.</p> <p>Some of the pavilions have limited access (pathway from the road/footpath to the pavilion).</p>	<p>The four pavilions vary in capacity depending on their use: for example children's sports vs. adult sports and range from 60 to 120 people (Allan Bain is a smaller pavilion).</p> <p>The pavilions generally contain general-purpose areas, toilets, change rooms, showers and a kitchen/kitchenette.</p>	Inclusion of the pavilions in this table is for the purpose of noting that there is capacity for broader community use. To support this, the pavilions would benefit from works, management and marketing to support flexible use and improved access.

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Hard community infrastructure	Location and access	Description, quality, spaces available	Capacity and use	Comments or opportunities
Studio One Community Hub	<p>15 Barnett Way, Burnley</p> <p>Located in a residential area, a short walk from either Bridge Road or Swan Street Trams.</p>	<p>Community centre delivered as part of the redevelopment of the GTV9 building.</p> <p>Multi-functional community space with indoor and outdoor areas (outdoor deck), co-working space, space for hire and spaces that run programmed activities through RCLC. Comprises the following main areas:</p> <ul style="list-style-type: none"> • Womin Je Ka Room – large, light-filled multifunctional space • Radio room – small meeting and conference room • Helen Porter Mitchell – small consulting/meeting space • Hugo Wertheim Room – small consulting/meeting space 	<p>Health and well-being programs, cultural activities such as arts, acoustic music or dance classes, local community group meetings, cooking classes.</p> <p>Being a relatively new facility, use of the spaces available is expected to grow.</p> <p>Room capacity: Womin Je Ka Room – 80, Radio Room – 9, H.P. Mitchell Room – 4, H. Wertheim Room – 3.</p> <p>Planning restrictions limit use of facility after 8pm and for certain uses for example parties, private events or events with loud music. Due to these restrictions, the facility is unable to host some activities, for example private celebrations.</p>	<p>Delivered by Council in partnership with Richmond Community Learning. Bookings are taken through Council's Venues and Events Team. The Hub has a reception desk that is open at certain times during the week and managed by RCLC.</p> <p>There is capacity for higher use at the venue and opportunities to use the space more for creative participation.</p>

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Hard community infrastructure	Location and access	Description, quality, spaces available	Capacity and use	Comments or opportunities
The Stables	19–21 Duke St Richmond Car parking is very limited and trams are a short walk from either Bridge Road or Swan Street. Wheelchair accessible.	Brick hall with polished floor-boards and large dance mirror, spacious kitchenette with dining table, 40 chairs, long trestle table. A heritage building, the hall was previously an old stable.	Capacity is 40 people. Available for hire. Has regular bookings including scouts and dance groups. Booking data suggests that the hall could facilitate higher use. The location, being residential, limits after hours activities and noise.	Adjacent to Richmond Kindergarten (27 Duke Street) and Richmond Community Learning Centre (rear of 92 Lord Street) the site represents a significant parcel of Council-owned land. Being of heritage value, the building will remain, however its future service direction could be considered alongside that of the Kindergarten and RCLC sites.
Burnley Campus of the University of Melbourne.	500 Yarra Boulevard, Richmond There is limited parking on the campus but available on Yarra Boulevard. Short walk from trams on Swan Street.	Specialises in teaching and research in environmental and ornamental horticulture. It is set on nine hectares of heritage-listed gardens (Burnley Gardens). The university facilities include: <ul style="list-style-type: none"> • lecture theatres • main hall • computer lab • laboratories • library • nursery. 	The Burnley Gardens are open to the public, however, this is not well known. The exterior of the gardens and university presents as being a private space. The University facilities (hall, learning rooms etc.) are for university and research use.	There is potential to investigate the potential points of connection between Council and the University and build a stronger relationship, for example one off programs, activities or events. The gardens could provide an ideal location for outdoor events such as a market. Indoor areas such as the main hall could also host community activities. The campus is currently undergoing a planning phase for the vision and future of the campus.

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5. Provision strategies

The below section brings together the identified community needs for Richmond South recognising the overlap between services and facilities with other neighbourhoods, and differences in service catchment size.

Meeting the identified needs requires a range of soft and hard community infrastructure responses such as:

- Better use of existing community infrastructure so that capacity is maximised, for example:
 - rescheduling or relocation of services/activities so that the space supports the most appropriate use
 - operational or management changes to enable higher use
 - works to improve access (for example, better lighting)
 - works to enable flexible use (for example layout changes to allow for utilisation of space).
- Changes to service delivery methods.
- New hard infrastructure (when all other options have been exhausted).

Some of these changes can be absorbed over time with negligible effect, because the needs will be incremental over time.

The community infrastructure responses depend on:

- Number and distribution of current and future populations.
- Socio-demographic characteristics, lifestyle preferences and recreation trends.
- Council's financial capacity to contribute, operate and deliver infrastructure.
- Council's strategic direction.

5.1. Flexible Multi-purpose Community Space

Flexible multiple-purpose community space that appeals to families, youth, adults and seniors is a priority for Richmond South. More than meeting rooms, flexible multi-purpose community space should have the functionality to provide for different uses at different times of the day and be available for use by a wide range of groups.

The flexibility of a multi-purpose space allows for needs to be met as the community grows and different needs emerge. For example, a space could support programed activities across all age groups, be able to be used for one-off gatherings or be available for use by community service providers.

The increasing housing density in Richmond South means that people are likely to have greater reliance on external places and spaces for recreational and social purposes. Publicly owned facilities that provide space for programs, activities and gatherings play an integral role in encouraging community interaction and development. Provision of this type of space in the future is appropriate to meet the needs of Richmond South as higher density communities may have different community infrastructure requirements to detached, low-rise communities.

Current provision of this type of space is limited to facilities in Central Richmond, and some of these facilities are nearing the end of their useful life or are in need of upgrade to meet current and future

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needs.

The Richmond Library Community Meeting Room is likely to require works to keep it modern and relevant over time. Richmond Senior Citizens Centre will need works and the extent of these works will depend on the strategic direction of the facility. The Stables given its heritage value will continue to deliver services and may also benefit from works to permit flexible use. Any works to the Stables should also be considered alongside the strategic direction of adjacent Richmond Community Learning Centre 'The Cubby House' and Richmond Kindergarten. Loughnan Hall is nearing the end of its useful life and the re-purposing of this site could generate greater overall community benefit.

While Central Richmond will continue to service Richmond South, there may be need to locate additional flexible multi-purpose spaces in Richmond South as growth takes places. The use of facilities at Kangan Richmond either through joint-use, partnership to create a flexible multi-purpose community space, or the leasing of space could respond to this potential need. Additionally, the number of Strategic Redevelopment Sites and Future Investigation Areas located in Richmond South may support the location of a new flexible, multiple-purpose community space. The use of this space could change over time to reflect changing community needs, for example, it could be used as a creative space initially and as growth increases and needs emerge, could be used a space for playgroups or other community groups.

Further opportunities to meet demand include the re-purposing of 92–104 Lord Street Richmond and alternative management models at the Stables 19 Duke Street Richmond that could generate higher use of the space (both are located in Central Richmond).

5.2. Early Years Services

Early Years Services covers four-year-old kindergarten, long day care, and occasional care.

The number of children aged 0–4 years in Richmond South is unlikely to reach a sufficient level to demand specific early years services in the neighbourhood. Population forecasts indicate an increase of 176 children aged 0–4 years by 2036, and as a percentage of the overall population this will decrease from 6% (2016) to 5% (2036). It's also important to acknowledge that the take-up rate of services is affected by a number of factors including some people using services outside of Yarra for convenience and personal preference reasons.

There are 12 providers (Council and non-Council delivered) in Richmond Central and Richmond North offering integrated four-year-old kindergarten and long day care (487 places), and a further two providers providing sessional kindergarten (79 places). These facilities have service catchments that include Richmond South (some more than others due to distance, ease of access and proximity to main roads). There is also a private provider establishing in Burnley on Swan Street, offering an additional 150 places. Once this is established there will be a total of 716 licensed places across the 13 providers.

It is important to acknowledge the additional demand that will be placed on early services in Central Richmond and North Richmond, as these neighbourhoods will also be experiencing population growth. Market trends show that where there is early years demand private providers will establish and provide an adequate supply of services (excluding MCH services – see below). The provision of care in Central and North Richmond is sufficient to meet current and future demand. Council will continue to remain active in early years delivery for the Richmond South community through existing services, and can pursue alternative methods to support demand and families as need emerges. This could take place through supporting existing and new partnerships to expand service delivery.

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5.3. Family Services

Family Services are delivered through Council's MCH Service. MCH differs from early years services in that it is exclusively provided by Council (the only other provider being the Victorian Aboriginal Health Service in Fitzroy). MCH has been a core function of local government for decades. It is reasonable to assume that Council's provision of MCH as a free universal health service will continue. Demand for MCH will continue into the future and is directly proportional to changes in the 0–4 year-old population.

The Richmond South MCH service is located in the Richmond Library and has two consulting rooms. There is capacity for six more MCH sessions (one session equals four hours, or a half day). In 2036, it is estimated that there will be an increase of three MCH sessions (one and a half days) per week, which means the service has capacity to absorb future demand. However the MCH rooms could be improved to better meet current and future needs. The two consulting rooms have, poor natural light, and external access, which is separate from the rest of the library building, is isolated from the other activities at the site.

The location of the existing service at the Richmond Library at the junction of two tram lines along Church and Swan Street, close to East Richmond train station, is good; however there is opportunity to deliver a more integrated service with the other activities that are delivered at the site (the library, toy library and community room).

Benefits of co-locating MCH with appropriate community services such as other early years services and healthcare providers include: easier access for families and the community; seamless early years' service delivery; increased professional support for staff, increased safety and reduced isolation from operating in stand-alone contexts; space-sharing, and other economic and environmental building efficiencies.

Longer term, and depending on emerging community needs and service models, the potential of a visiting MCH service to Richmond South could be explored. Ideally, provision for a visiting service should be part of flexible community space that is fit for MCH service (access to natural light and plumbed facilities), located with compatible uses near public space.

5.4. Young People and Middle Years

The demand for young people (aged 12–25 years) and middle years services (aged 8–12) will generally increase in proportion with population growth. There are two age cohorts that will show in more detail how young people make-up the population, 12–17 years and 18–25 years.

Young people aged 12–17 will increase from 107 in 2016 to 186 in 2036 representing 2% of the overall population. Young people aged 18–25 years will increase from 412 in 2016 to 775 in 2036 representing 10% of the overall population. In 2016, middle years make-up a small proportion of the overall population (2.5%). This will decline slightly to 2.25% in 2036.

Overall, the implication of higher numbers of middle years and young people will be modest for service delivery. This is because total population of young people is not wholly representative of actual demand for Council's youth service and middle years services, which are primarily accessed by high needs young people. The profile of young people attending Council programs and activities shows that clients mostly come from particular locations and demographic groups, particularly those who are vulnerable. These include young people who are living in conditions with less access to space and family support, and those who are newly arrived and have refugee status. There is a low level of social housing and vulnerable communities in Richmond South, and the SEIFA index of Richmond South at 1,107.5 (ABS, 2011) was the highest of all of Yarra's neighbourhoods. This means

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Richmond South had the lowest level of disadvantage and supports the forecast of modest growth in demand for youth and middle years services.

Whilst Council's Youth Services' focus on disadvantaged young people will continue, it should however be noted that future service provision may include a greater focus on young people who are not thriving regardless of their socio-economic status. This broadening of scope may increase levels of demand in communities such as Richmond South, but it is not expected to be highly significant.

Notwithstanding, the needs of higher numbers of middle years and young people should be met through providing scope for program spaces and activities in multi-purpose community space, the Richmond Library and public and open space. Youth-friendly spaces are not necessarily specific to young people but the design should acknowledge diversity of experience and encourage young people to use facilities, including outdoor areas. Provision of Wi-Fi in relevant facilities and spaces appeals to young people whilst contributing to a range of other objectives such as education, interactive engagement and socialisation. It is also relevant for all age groups and helps achieve community safety initiatives.

5.5. Libraries

There is adequate provision of library branches in the City of Yarra with a relatively high number of branches per capita and per hectare, even with forecast population growth. For a comparison with other local government areas, see library provision benchmarking in Appendix C. Given this, the Richmond Library will continue to be the key library to meet community needs and service Richmond South.

However, to be able to deliver relevant and more contemporary library services that will meet future community needs, the Richmond Library will benefit from enhancement and upgrading; in particular, the delivery of additional and improved spaces that can accommodate flexible activities. These include active learning classrooms, media studios, co-work spaces and other areas conducive to hands-on learning and activities. Provision of these types of spaces would enhance the services available at the Richmond Library and maximise the potential of the site. These types of spaces are also likely to respond well to the anticipated population profile, particularly professionals, young workers and people living in apartments.

In addition, Richmond Library has potential to enhance its role as a community facility by becoming a more integrated facility. In its current configuration and design, the services delivered from the site (library, meeting room, MCH, toy library, community space and the theatrette) are co-located; with some having separate entry points, but not integrated. The location of the site is good; it is in an activity centre, close to two trams and East Richmond Station. There are opportunities to consider the mix of services delivered to allow for optimum service synergies for overall community benefit. An improved internal layout could allow for commercial activities to take place at the site and support other community services and activities delivered from the library site.

In 2016, the interior of the library was refurbished. There is potential for works to improve the exterior of the building, creating a more recognisable entrance to improve connection with the footpath and street. Any facility enhancement should support the library's role and function to be a community focal point that can be many places at the one time: a classroom, a creative space, a cultural space, a technological hub or a recreation centre. Redevelopment, upgrade or enhancement should continue to permit the site to accommodate a variety of uses:

- Program and public spaces for families, middle-years and young people.
- Program space for seniors.

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- Maternal and child health service and activity space, playgroups.
- Spaces for community groups.
- Arts and creative space for all age groups.

5.6. Neighbourhood Houses

Neighbourhood Centres vary in size and focus but there are some common elements that apply to all centres. In particular, the role they play in meeting local needs and issues and adopting a community development approach. Target groups for the services provided by neighbourhood centres include elderly, children, families, youth, unemployed, marginalised and CALD groups.

Richmond Community Learning Centre (RCLC) provides places and opportunities for people to connect, contribute and communicate. There are three RCLC locations in Central Richmond: The Cubby House, Studio One and Burnley Backyard. Demographic modelling for the Cubby House on Lord Street has shown that 70% of users live within a 1.5km catchment, which can generally be described as the suburb of Richmond.

Burnley Backyard and Studio One, with a number of different sized rooms available for hire, are newer facilities located close to each other on the east side of Central Richmond. Access to these facilities for the community in Burnley is good, however for the Cremorne community, local access is more limited.

The RCLC Cubby House in Lord Street runs a number of early years services and a highly utilised occasional care program. While elements of the building are in a good condition, the building overall is in a poor condition and nearing the end of its useful life. Essentially, the facility is an old house that has been re-purposed and over the years has become increasingly unfit for purpose. The upgrade of this building and facility would involve significant cost. The location of the facility, with the rear of the site adjoining the rear of Richmond Kindergarten and near the Stables (both located on Duke Street), presents a strategic opportunity for Council to consider the best use of the land for current and future communities. Any decision should consider the wider community infrastructure network, service planning, broader community needs and refer to the Community Infrastructure Planning Policy.

There is adequate provision of neighbourhood houses for the Richmond South community – now, and with future population growth. This is explained by the difference in target groups of neighbourhood centres and the demographic profile of Richmond South; the recent provision of a number of spaces in Central Richmond with a core catchment that includes Richmond South; and the role that other community infrastructure can play in achieving the goals of neighbourhood houses (such as reduced social isolation and sense of community spirit).

5.7. Arts and Culture

With an increasing population, there will also be an increase in community need for arts and culture. Creative participation in the arts is high (70%) in Yarra residents aged 20 to 45 years (Arts and Culture Strategy 2016-20). This age cohort generally corresponds to a significant proportion of the current and future population of Richmond South. The nature of arts and culture means that there is cross over with other infrastructure, including spaces such as libraries, neighbourhood centres and community space. Arts and cultural activity can be expressed in a variety of ways including: visual arts, music, theatre, performance, literature, public art, design, digital arts, film and craft.

Infrastructure relative to the arts includes venues for performance, rehearsal, community activities, meetings, and public places including streets, parks, gardens and open spaces. The social impact

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value of creative and cultural participation is significant with improved well-being and better outcomes across a range of areas including health, disability, inclusion and education.

Cremorne is already a creative hub; Kangan Richmond is a centre for fashion and creative industries, there are co-working spaces for creative sectors and the location attracts design, multimedia and marketing enterprises. There is scope for this role to develop and expand. Swan Street has a creative identity and fostering this role through Council activities such as provision of public art will support creative expression.

There are a number of iconic venues in Cremorne such as the Corner Hotel. Strong partnerships exist between creative industries and government and non-government providers of community services. Council support for creative industries in Richmond South includes facilitation of appropriate and affordable venues and spaces for arts and cultural activities, and promotion of public art (as per the guidelines for public art in private development in Yarra).

There is opportunity to leverage off the growth of Richmond South, embed arts and cultural activity into the changing built form, and tap into new audiences for arts and culture activities. Council can encourage new developments to contribute to the creative industries sector in Yarra through measures such as public art installations and inclusion of creative spaces within new developments.

The Richmond Theatre, located above the Richmond Library, supports a range of arts and cultural activities and is the key Council venue with a direct relationship to arts and culture in Richmond South. The theatre will continue to contribute to the arts and culture environment and service the growing population. Over time, the venue will benefit from improvements to keep the facility modern and fit-for-purpose.

There is also capacity and potential for RCLC's Studio One in Richmond to support creative participation. For example, the space could support art exhibitions.

5.8. Open Space

The discussion below has been informed by the existing Open Space Strategy 2006 and analysis of the current population and development forecasts. It's important to note that further, more specific analysis for open space planning in Richmond South will be delivered as a part of any future Open Space Strategy.

The aim for open space planning in Richmond South is to deliver functional and sustainable open space networks to meet the needs of the local community. As Cremorne and Burnley present different land use and built form, there are different approaches to meet this aim.

There are many functions of open space and Richmond South with its growing resident population (especially in redevelopment areas) and diverse community brings many types of users. These include people who have lived in the community their whole life, people who are new, apartment dwellers, renting, working or studying. Understanding the community's needs will be a key consideration in maintaining and managing open and public space networks. The different role and function of different types of open space places can include places for:

- Workers to eat lunch, get fresh air and have a break.
- Exercise and play formal/informal sports.
- Contemplation and relaxation.
- Dog walking and socialisation.
- Parties, gatherings and events.

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In Cremorne, there is already limited provision of green open space within the neighbourhood. While opportunities for additional substantial open space are limited, there may be opportunities to achieve improved open space as part of the redevelopments of key strategic sites or through the acquisition of strategic properties. With its economic and business focus, there is a clear need for open space that allows for passive recreation and outdoor break areas to meet the needs of the employment sector. It's important to note that these spaces are public, and will also be meeting the needs of other members of the community. The close proximity to open space located in the City of Melbourne and the linear Yarra trail links is good, however there is a lack of quality connections. Improving these connections would assist access.

Burnley offers good open space amenity for both passive and active uses, with strong local access (some connections could be improved see below). Growth within the existing residential areas in Burnley will be low, as the lots are smaller and have heritage overlays. The number of local and neighbourhood-sized open space areas is adequate. Meeting needs will be largely through service monitoring and improving connections to existing open space for pedestrians and cyclists.

Opportunities to enhance the connection to existing open and public spaces for pedestrians and cyclists in Cremorne and Burnley include:

- Between Golden Square Bicentennial Park and Burnley Station.
- Along railway corridors in Cremorne.
- Access points to the Main Yarra Trail.
- Access to Richmond, East Richmond and Burnley Station.
- Access over Punt Road to open space in the City of Melbourne.
- Improved connectivity to Kevin Bartlett Reserve, Burnley Park and the Circus Site.

Council has demonstrated its progressive approach in delivering open space and park networks in an environment of limited land supply and rising land costs. For example, there are a number of car parks and roads that have been re-purposed as 'pocket parks' (discussed in Section 5.10 Public Realm). These sorts of initiatives should be continued to be investigated in Cremorne and are subject to suitability and community consultation. This could be on Council land and other land through potential partnerships with, for example, Vic Track or CityLink. Until Council has endorsed a new Open Space Strategy and considered amending the Yarra Planning Scheme, new residential development in Richmond South (and the City of Yarra) will continue to incur a 4.5% open space development contribution levy.

Delivering open space to meet current and future needs will require a balance between quality, function, size and cost and will best be achieved by integrating green open space planning with other strategic goals and land use demands.

5.9. Recreation and leisure

Key findings from feasibility studies show that there is a need for an indoor sports facility in Yarra. There are large proportions of the community who play a variety of indoor sports (netball, basketball, futsal and others) and there is anticipated future growth of these sports. Population growth in Richmond South will contribute to this need and support further investigation of how this sort of facility can be best located to support the wider Yarra community.

Key provision for South Richmond includes facilities at Kevin Bartlett Reserve, Alan Bain Reserve, Burnley Golf Course and Richmond Recreation Centre. Kevin Bartlett and Alan Bain Reserves are already monitored to support high-use, and if use increases through organised or non-organised

Attachment 2 - Richmond South Community Infrastructure Neighbourhood Plan



sport, this will need to be further monitored and managed. If current membership trends continue with population growth it is likely that there will be an increase in patronage to the Richmond Recreation Centre triggering enhancement and upgrade of facilities. The services offered by the Recreation Centre have potential to appeal to all age groups, delivering to a significant proportion of the community.

The Burnley Golf Course has potential to meet additional recreation and social needs through changes to the services provided. Depending on community needs as they emerge there may be demand for added services such as a driving range and mini golf. These sorts of activities could appeal to the likely population of the future and would be suitable for all age groups.

Ryan's Reserve offers four netball/tennis courts. The land is owned by the Victorian Government and is currently subject to a land swap between state government departments, with the intention of changing the land use from recreation to residential. It is anticipated that courts are to be provided as a part of the new state government secondary school in Central Richmond, expected to be open 2018.

The need for active and passive recreation will increase as population across all age groups grows. Changes in lifestyle – such as longer work hours, apartment living and technology – changes the nature of services and opportunities that are required, and service providers (including Council) need to be responsive to these changes. Council also has a responsibility to ensure gender equity in Council's sports and recreation offerings.

Understanding the influences, drivers and trends of active and passive recreation will lead to appropriate and adequate provision. There is a trend for new private residential developments (depending on size) to locate on-site gyms and health and well-being facilities. Commercial gyms (some offering 24/7 services), personal training (outdoor and indoor), cross-fit, pilates and yoga studios are all in good supply in the Richmond area and are accessible for the Richmond South community.

There are trends in increasing participation in informal outdoor recreation. In this context, enhancements in the local area could be appropriate, in particular to support non-club based recreation and such as public spaces with amenities to facilitate passive recreation. Improvements to existing open space and public areas, including spaces that support relaxation, social activities, and spaces that facilitate contact between the communities will assist to meet this need.

The nature of sports infrastructure means that service catchments can often be quite large, crossing local, neighbourhood and municipal boundaries. Therefore, the total increase in participation in the context of management of sports infrastructure across the City of Yarra will need to be monitored, and could trigger the upgrade or development of new facilities and playing surfaces.

5.10. Public Realm

Public realm is generally defined as any publicly accessible area including streets, pathways, bicycle and pedestrian links, squares and open spaces. Open space has been discussed separately; this section will consider other components.

The western half of Swan Street has a vibrant and busy street life during the day and the evening, and there is the potential for this to expand to other streets, such as Swan Street (eastern half), Church Street, Burnley Street and Cremorne Street.

The last decade has seen rapid transformation in and around the activity centre precinct along Swan Street, mixed-use areas such as Cremorne and areas close to the train stations. Large-scale apartment type redevelopments are being constructed, and a big influx of new population is anticipated in such precincts in the near future. For these people, the benefits of apartment living

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close to the city also come with trade-offs in terms of more constrained private indoor space, and little or no private outdoor space. It is expected that this growth will put significant pressure on the existing public realm network, and will also change the role and expectations that streets and open spaces should provide for the public.

To cater to the needs of growing residents, businesses and visitors, it is important for public realm to be adaptable and inclusive. It should create a comfortable, accessible, safe and connected environment for people to socially interact, move through and spend time in. In addition, it should be attractive for a variety of people to use, and contribute to the vibrancy and identity of the area.

There is a range of avenues that can be pursued to improve and create new public space in the area. For example, the key sites earmarked for large redevelopment in the area (identified as 'Strategic Redevelopment Sites' and 'Further Investigation Areas' in the Swan Street Structure Plan) provide opportunities for new open space and routes to be secured as part of any redevelopment proposals. In the short term, public realm can be made more useful and inviting through initiatives such as temporary public space and provision of public Wi-Fi hotspots. There is also some opportunity through the annual capital works programme to secure funding towards streetscape projects that enhance connections to public transport, community infrastructure and key nodes/destinations.

As the available space for new infrastructure and facilities is finite and the Council resources are limited, achieving good public realm outcomes for sites and precincts in south Richmond would require that:

- Partnerships are formed between Council, community, service authorities, institutions and developers.
- New strategies are adopted for upgrading public realm in and around the activity centre and other development pressure precincts.
- Developer contributions opportunities are sought for:
 - Improved and safe pedestrian connections around large development sites.
 - Connecting high development pressure precincts to the key public transport stops and activity centres by way of improving laneways, creating shared zones, providing raised pedestrian crossings, and improving footways.
 - The development of new public spaces using unutilised or underutilised road spaces, car parks and kerb extensions etc.
 - Provision of street furniture and trees.
- New open spaces are delivered through open space contributions.
- Streetscape projects are delivered through the annual capital works program.

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6. Summary

The community infrastructure profile and key findings of the South Richmond Plan identify capacity that can be leveraged to meet likely community needs. There are opportunities to maximise some spaces through re-purposing, sharing or upgrading of spaces so that needs are accommodated.

The needs have assumed that existing hard community infrastructure, with a service catchment including Richmond South, will be maintained and upgraded for the remainder of its useful life, and consideration will be given to the role of this existing infrastructure before new facilities are developed.

Community infrastructure needs are inter-related, for example open space and public realm, and neighbourhood houses and multi-functional community space. Successful community infrastructure planning comes about when soft and hard infrastructure are considered using a network approach, meaning that planning and delivery of services and spaces and places occurs concurrently. To this end, there are a variety of ways that community needs of Richmond South, now and in the future, could be met to ensure that provision is distributed equitably, efficiently and effectively.

In this context the response to the community need assessment, as discussed in detail in section 5 is provided (ordered alphabetically):

- **Arts and culture**

With an increasing population, and in particular a large proportion of the population being of the age cohorts who are active in arts and culture, there will also be an increase in need for arts and culture. Meeting this could be met by facilitating and supporting the creative sector through appropriate spaces including public spaces (outdoor and indoor), installation of public art in partnership with developers and continued delivery of fit for purpose space at the Richmond Theatre.

- **Early years**

Future demand will be largely be met through private operators, both community providers and larger new early years centres. Trends show that families like to have choice and not all families access the closest service. This, in turn, means that 0–4 years service demand is not the same as 0–4 age growth. Demand won't trigger any new Council facilities however higher demand could be met through changes to the services, rather than new hard infrastructure.

- **Family services**

Future growth in the 0–4 year population and demand trends suggests that demand for MCH will be relatively small (relative to other areas). The existing facility located at Richmond Library has capacity to increase service if demand increases. The space is not ideal from a service delivery perspective. There are limited opportunities to expand and improve service for client without a significant renovation, and this would involve consideration of the broader site and other uses.

- **Flexible multi-purpose space**

Flexible multiple-purpose community space that appeals to families, youth, adults and seniors, as well as businesses, will meet a variety of needs in Richmond South. These spaces have the potential to be hired for community use, or support more targeted service delivery as community needs emerge with population growth. Better use of existing spaces is a key opportunity meeting this need, for example better use of the Stables, Studio One and the Burnley Golf Course social room. This type of space could also be delivered in partnership with Kangan Richmond, through Council leasing a space for the community to use, or as a part of a new space in a redevelopment area.

Attachment 2 - Richmond South Community Infrastructure Neighbourhood Plan



- **Libraries**

The Richmond Library will benefit from enhancement and upgrading to be able to deliver relevant, more contemporary library services to meet community needs into the future. In particular, the delivery of additional and improved spaces that can accommodate flexible activities. An improved internal layout could allow for commercial activities to take place at the site and support other community services and activities to be delivered from the library site. An improved exterior of the building, to take advantage of the location, would also achieve public realm objectives for the area. Improving the entry to the library is a priority for the site. It will allow for better access, higher use of the services delivered from the site and better visibility from the street.

- **Neighbourhood/community houses**

There is adequate provision of neighbourhood/community centres for the Richmond South community now, and with future population growth. Burnley Backyard and Studio One are two new venues in Central Richmond with a service catchment that includes Richmond South. Consideration of the broader neighbourhood/community centre network, and more vulnerable neighbourhoods located in Yarra, has informed this conclusion alongside Council's objective to deliver equitable and efficient community infrastructure. Notwithstanding, Council will continue to support and facilitate the services delivered by these types of spaces through other hard infrastructure such as the library, early years centres and flexible community meeting space.

- **Open space**

Open space needs will increase as the neighbourhood becomes denser, however this will be largely concentrated in redevelopment areas. There are opportunities to improve connection to open space within and outside of the neighbourhood, and to provide new open spaces through open space contributions.

- **Public realm**

Achieving good public realm outcomes for sites and precincts in south Richmond would require partnerships to be formed between Council, community, service authorities, institutions and developers; developer contributions opportunities to be sought for public realm improvements; and improved public realm through streetscape projects to be part of the capital works program.

- **Recreation**

Active and passive recreation needs will grow as population across all age groups increases. These needs could be met through improved connections to existing open space to facilitate better pedestrian and cycling links; public spaces with amenities to facilitate passive recreation; and improved facilities at Richmond Recreation Centre and Burnley Golf Course.

- **Young people and middle years**

The needs of higher numbers of middle years and young people should be met through providing program spaces and activities in multi-purpose community space, the Richmond library and public and open space.

Attachment 2 - Richmond South Community Infrastructure Neighbourhood Plan



Appendices

6.1. Appendix A Demographics

Population

- Resident population was 3,691 persons (ABS, 2011).
- Density equates to 14.13 persons per hectare.

Age Profile

- The dominant age structure was ages 25–29, which accounted for 19.7% of the total persons.
- Young workforce (persons aged 25–34) made up the largest service age group representing 36.3 % of the population, compared with 28.7% and 15.4% for City of Yarra and Greater Melbourne respectively.
- There were fewer people of secondary school age and elderly (1.9% and 0.5%) compared to City of Yarra and Greater Melbourne (3.4% and 1.2%, and 7.3% and 1.8% respectively).
- There were fewer seniors (70–84) and elderly persons (85 and over) (4.2% and 0.5%) compared to City of Yarra and Greater Melbourne (1.2% and 5.6%, 1.8% and 7.4% respectively).
- Overall, there 12.2% of the population was aged between 0 and 17, and 9.7% were aged 60 years and over, compared with 13.6% and 14.2% respectively for the City of Yarra.

Table 3: Service Age Groups 2011

Service age group (years)	Richmond South		City of Yarra	Greater Melbourne
	Number	%	%	%
Babies and pre-schoolers (0–4)	207	5.6	5.2	6.5
Primary schoolers (5–11)	171	4.6	5	8.4
Secondary schoolers (12–17)	72	1.9	3.4	7.3
Tertiary & independence (18–24)	321	8.7	10.1	10.1
Young workforce (25–34)	1,338	36.3	28.7	15.4
Parents and homebuilders (35–49)	883	23.9	23.2	22.0
Older workers and pre retirees (50–59)	341	9.2	10.2	12.1
Empty nesters and retirees (60–69)	183	5	7.4	9.0
Seniors (70–84)	156	4.2	5.6	7.4
Elderly aged (85 and over)	20	0.5	1.2	1.8
Source: Profile.id, ABS 2011				

Household Structure

- Couples without children make up the highest proportion of households 29.9% compared to 24.7% of City of Yarra and 23.5% for Greater Melbourne.

Attachment 2 - Richmond South Community Infrastructure Neighbourhood Plan



- Group households made up a higher proportion of all households 15.1% compared to City of Yarra 13.7% and Greater Melbourne 4.5%.
- Couples with Children were 14.1% lower than City of Yarra 15.8% and Greater Melbourne 33.6%.
- Lone person households made up 28.5% of all households, slightly lower than City of Yarra 28.9 and lower than Greater Melbourne 22.3%.

Table 4: Households by type 2011

Households by type	Richmond South	Richmond South	City of Yarra	Greater Melbourne
	Number	%	%	%
Couples with children	246	14.1	15.8	33.6
Couples without children	520	29.9	24.7	23.5
One parent families	92	5.3	7.3	10.4
Other families	30	1.7	1.9	1.4
Group household	263	15.1	13.7	4.5
Lone person	496	28.5	28.9	22.3
Other not classifiable household	69	4.0	6.1	3.4
Visitor only households	25	1.4	1.6	0.9
Source: Profile.id, ABS 2011				

Ethnic Composition, languages and religion

- The top five ancestries making up 96.33% of all responses were:
 - English (1,250 people or 33.9%)
 - Australian (1,138 people or 30.8%)
 - Irish (572 people or 15.5%)
 - Scottish (421 people or 11.4%)
 - Greek (175 people or 4.7%)

Compared with Greater Melbourne, English, Irish, Australian and Scottish ancestry were all higher.

- There was a smaller proportion of people born overseas, as well as a smaller proportion of people from a non-English speaking background than the City of Yarra.

Overall, 23.3% of the population was born overseas, and 12.8% were from a non-English speaking background, compared with 29% and 19.2% respectively for the City of Yarra.

- There was a higher proportion of people who spoke English only, and a lower proportion of people who spoke another language and English not well or not at all.

Overall, 80.4% of people spoke English only, and 2.2% spoke another language and English not well or not at all, compared with 69.3% and 30.2% respectively for the City of Yarra.

Attachment 2 - Richmond South Community Infrastructure Neighbourhood Plan



- 49.1% of the population nominated a religion, and 40.7% said they had no religion, compared with 67.6% and 23.5% respectively for Greater Melbourne.

The largest single religion in Cremorne and Burnley - Richmond South was Western (Roman) Catholic, with 20.6% of the population or 760 people.

Need for Assistance

- 1.7% of the population reported needing assistance with core activities, compared with 4.5% for Greater Melbourne

Skills and education

- There was a higher proportion of people holding Bachelor or higher degree 50.4% compared to Greater Melbourne 23.6%.
- There was a lower proportion of people holding Advanced Diploma or Diploma 8.5% or compared with Greater Melbourne 8.8%.
- A smaller percentage of persons with Vocational qualifications 8.8% compared to Greater Melbourne 15.0%.
- Overall, 67.7% of the population aged 15 and over held educational qualifications, compared with 47.3% and 42.4% respectively for Greater Melbourne.
- A lower proportion of people held no qualifications 24.4% compared with Greater Melbourne 42.4%.
- The Australian Early Development Census (AEDC) contains important information about early childhood development outcomes. Richmond, Cremorne and Burnley are combined together as one area called 'Richmond'; there are no local area AEDC findings for Richmond South. The results of this are called 'Richmond' show that the number of children at risk or with developmental vulnerability is significant. However, these results are more likely to reflect the higher population of the part of Richmond located in the neighbourhoods of Central and North Richmond, rather than Cremorne and Burnley in Richmond South.

Household Income

- There was a high proportion of people (16.2%) earning \$2000 or more per week or compared to Greater Melbourne 6.5%.
- People earning \$2000 or more per week made up the largest cohort of wage earners.
- High income earners (classified as people who earn \$1500 or more per week) made up 29.7% of all wage earners, compared with 12.9% for Greater Melbourne.
- Low income earners (classified as people who earn less than \$400 per week) made up 17.1% of wage earners compared with 35.8% for Greater Melbourne.
- Individual income quartile statistics show that there were a greater proportion of people in the higher income quartiles and a lesser proportion in the lowest income quartile compared to Greater Melbourne.
- Socio-Economic Indexes for Areas (SEIFA) is a product developed by the ABS that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census. The higher the SEIFA score, the lower the disadvantage in an area, and the lower the SEIFA score, the higher the disadvantage in an area. Richmond South had the lowest level of disadvantage in the City of Yarra, with a SEIFA index score of 1,107.5.

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Housing Type and Tenure

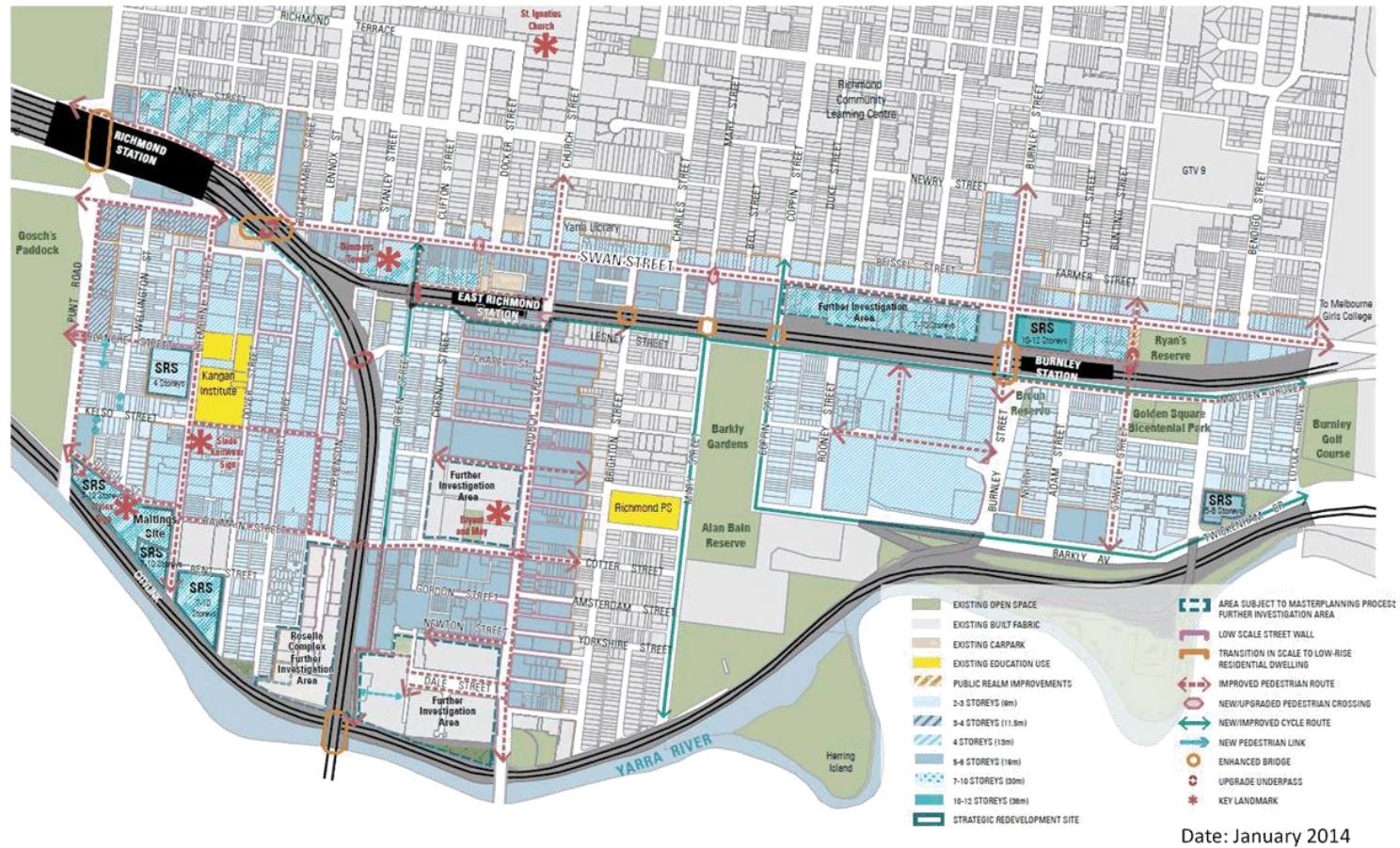
- 20.3% of the population owned their dwelling; 29.5% were purchasing, and 44.8% were renting, compared with 19.8%, 22.3% and 48.7% respectively for the City of Yarra.
- 32.2% live in separate houses, medium density 40% and high density 27.4%, compared with 20.6%, 52.1% and 26.5% for the City of Yarra.
- There is virtually no social and public housing in this area.

Table 5: Household size 2011

Number of Bedrooms	Richmond South	Richmond South	City of Yarra	Greater Melbourne.
	Number	%	%	%
0 or 1 bedrooms	270	15.5	14.8	5.5
2 bedrooms	798	45.8	41.7	19.3
3 bedrooms	477	27.4	27.7	43.8
4 bedrooms	91	5.2	6.1	22.0
5 bedrooms or more	17	1.0	1.4	4.3
Not stated	88	5.0	8.3	5.1
Source: Profile Id, ABS 2011				

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1.1. Appendix B Swan Street Structure Plan



Date: January 2014

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6.2. Appendix C Library provision benchmarking

LGA	Square kilometres	Estimated Resident Population (VIF 2015)	No. of library branches	Library branch per population	Library branch per square kilometre
Bayside LS	36	100,769	4	25,192	9.0
Brimbank Libraries	123.3	198,951	5	39,790	24.7
City of Boroondara LS	60	175,481	5	35,096	12.0
Darebin Libraries	53	150,604	4	37,651	13.3
Glen Eira LS	38.7	146,532	4	36,633	9.7
Maribyrnong LS	31.2	83,752	4	20,938	7.8
Melbourne LS	37.4	129,746	5	25,949	7.5
Monash PLS	81.5	187,099	6	31,183	13.6
Moonee Valley LS	44	119,328	5	23,866	8.8
Moreland City LS	51	166,559	5	33,312	10.2
Port Phillip LS	20.7	106,730	5	21,346	4.1
Stonnington L&IS	25.6	109,903	4	27,476	6.4
Yarra Libraries	20	89,316	5	17,863	4.0

Source: Adapted from 2013-2014 PLVN Performance Indicators and Victoria in the Future 2015

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6.3. Appendix D Australian Early Development Census

The Australian Early Development Census (AEDC) is a measure of how young children are developing in different communities and is a measure of children's development as they enter school. Like a census, it involves collecting information to help create a snapshot of early childhood development across Australia. The AEDI measures five areas, one of these being language and cognitive skills (school-based).

In Yarra, the AEDI was completed for 582 children in their first year of formal full-time school. Overall in Yarra there are 18.3 % of children developmentally vulnerable on one or more domain/s of the AEDI and 9.1 % are developmentally vulnerable on two or more domains.

In the domain of language and cognitive skills (basic literacy, interest in literacy/numeracy and memory, advanced literacy, basic numeracy), 5.7 % of children in Yarra were developmentally vulnerable compared to the State score of 6.1 %. Also in this domain, 11.3% of children were developmentally at risk.

Table 6: Context for AEDI survey

Context for survey (Yarra)	State	Community
	Number (%)	Number (%)
Children surveyed	67,931	582
Schools contributing to the results	1,776	55
Teachers contributing to the results	4,027	94
Indigenous children	946 (1%)	< = 3
Children born in a country other than Australia	4999 (7.4)	47 (8.1%)
Children with English as a second language	9140 (13.5)	117 (20.1%)

AEDI Community Profile 2012 Yarra, VIC

Table 7: AEDI results for Yarra

AEDI domain	% of children developmentally vulnerable*		% of children developmentally at risk*	% of children on track*
	State result	Yarra result	Yarra result	Yarra result
Language and cognitive skills (school-based) (basic literacy, interest in literacy/numeracy and memory, advanced literacy, basic numeracy)	6.1	5.7	11.3	83
Communication skills and general knowledge (storytelling ability, communication with adults and children)	8	10	15.4	74.6

Note: Figures may not add up to 100% due to rounding

Source: AEDI Community Profile 2012 Yarra, VIC

Attachment 2 - Richmond South Community Infrastructure Neighbourhood Plan



Language and cognitive skills (school-based) domain - this domain mainly reflects teachers' scores for children's language and cognitive skills based on those necessary for school (with English as the language of instruction) and does not necessarily reflect children's proficiency in their home language.

Table X shows that Yarra has a median score of 9.6, equal to the state average. At a neighbourhood level, children in Collingwood are most developmentally vulnerable with 15.3 % below the 10th percentile. Children in Fitzroy are most developmentally at risk in Yarra, with 20.7% scoring between the 10th and 25th percentile. Collingwood and Fitzroy have larger proportion of the population speaking a non-English language at home (ABS Census, 2011) partly explaining the below results, which are based on English as the language of instruction.

Carlton North/Princes Hill has a median score of 10 (the highest in Yarra) with 86.1 % of children above the 50th percentile. This is followed by Clifton Hill (71.4%) and Fitzroy North (72.2%).

Table 8: Language and cognitive skills (school based) domain

Language and cognitive skills (school based) domain						
Geography	Number of Children	Median Score	Developmentally vulnerable	Developmentally at risk	On track	
			Below the 10th percentile %	Between the 10th and 25th percentile %	Between the 25th and 50th percentile %	Above the 50th percentile %
Victoria	64,195	9.6	6.1	9.9	19.4	64.6
Yarra	560	9.6	5.7	11.3	17.1	65.9
Local Neighbourhood						
Abbotsford	31	9.2	6.5	6.5	25.8	61.3
Carlton North/Princes Hill	72	10	1.4	2.8	9.7	86.1
Clifton Hill	70	9.6	2.9	8.6	17.1	71.4
Collingwood	59	8.8	15.3	6.8	32.2	45.8
Fitzroy	58	9.2	6.9	20.7	13.8	58.6
Fitzroy North	108	9.6	1.9	10.2	15.7	72.2
Richmond/Burnley/Cremorne	162	9.6	7.4	16	15.4	61.1

11.3 Proposed Discontinuance of Road at rear of 247-253 Johnston Street, Abbotsford

Trim Record Number: D16/165535

Responsible Officer: Chief Financial Officer

Purpose

1. This report seeks Council's authority to commence statutory procedures pursuant to the *Local Government Act 1989 (Act)* to consider discontinuing the road at the rear of 247-253 Johnston Street, Abbotsford, shown as Lots 1 and 2 on the title plan at Attachment 1 to this report, and shown coloured red on the plan at Attachment 2 to this report (**Site Plan**), and being part of the land contained in certificate of title volume 9757 folio 001 (**Road**).

Background

2. The Road abuts the following properties (together **Adjoining Properties**), shown coloured yellow on the site plan (Attachment 2):
 - (a) 243-245 Johnston Street, Abbotsford being the land contained in certificate of title volume 8853 folio 564;
 - (b) 247 Johnston Street, Abbotsford, being the land contained in certificate of title volume 6849 folio 724;
 - (c) 249-253 Johnston Street, Abbotsford, being the land contained in certificate of title volume 9468 folio 344;
 - (d) 36 Stafford Street, Abbotsford being the land contained in certificate of title volume 9468 folio 343; and
 - (e) 40 Stafford Street, Abbotsford, being the land contained in certificate of title volume 9468 folio 342.
3. The Owners of the Adjoining Properties are collectively referred to as (**Purchaser 1 and 2**).
4. The purchasers have requested that council discontinue the Road and sell that part of the Road shown as Lot 1 on the title plan at Attachment 1 of this report to Purchaser 1 and that part of the Road shown as Lot 2 on the title plan at Attachment 1 of this report to Purchaser 2.
5. Purchaser 2 has agreed to pay Council's costs and disbursements associated with the proposed discontinuance and sale of the Road. Purchasers 1 and 2 have agreed to each pay the market value (plus GST) for the transfer of their respective portions of the discontinued Road.

Discussion

Road

6. The Road is shown on title as a 'road' and historically has been used as a right of way. The Road is therefore a 'road' for the purposes of the Act, and it may be discontinued as a road by Council.
7. Upon being discontinued, the Road will vest in Council.

Site Inspection

8. A site inspection of the Road was conducted by licenced land surveyor David McLennan of Reeds Consulting Pty Ltd, on 7 June 2016. The site inspection report notes that the Road is:
 - (a) constructed from (broken) concrete;
 - (b) partly obstructed by rubbish, a sewer main and a building over the west portion of the narrow east-west portion; and
 - (c) used by pedestrian and vehicular traffic to provide access to the Adjoining Properties.

9. A copy of the site inspection report is at Attachment 3 to this report.

Adjoining Owners

10. There are no Adjoining Owners in respect of the Proposal. The Properties owned by Purchaser 1 and 2 are the only properties adjoining the Road.

Statutory/Public Authorities

11. The following statutory/public authorities have been advised of the proposed discontinuance of the Road and have been asked to respond to the question of whether they have any existing assets in the Road in respect of which rights should be saved under section 207C of the Act: City West Water, Melbourne Water, CitiPower, APA Group, Telstra, Optus, and Yarra City Council.
12. Melbourne Water, CitiPower, APA Group, Optus and Yarra City Council have advised that they have no assets in or above the road and no objection to the proposed discontinuance of the Road.
13. In a letter dated 23 January 2016, Telstra advised that it has assets in the near vicinity of the Road but does not object to the proposed discontinuance.
14. In a letter dated 26 February 2016, City West Water (**CWW**) advised that it did not object to the proposed discontinuance and sale of the Road, subject to the following conditions:
- (a) a certified Title Plan must show a 2.0m wide centrally located Sewerage Easement to be in favour of CWW pursuant to section 12(1) of the *Subdivision Act 1988*. This plan must then be referred to CWW for consideration prior to offering a withdrawal of objection;
 - (b) any proposed fences must be located a minimum distance of 800mm clear of the centreline of existing CWW sewer mains;
 - (c) any proposed fence lines must be located a minimum distance of 1.0m from sewer manholes and/or sewer inspection shafts; and
 - (d) any proposal to build over a sewer asset will require CWW's written consent (i.e. Build-Over Application approval).
15. Copies of the correspondence from CWW and Telstra are at Attachment 4 to this report.

Public Notice

16. Before proceeding with the discontinuance, Council must give public notice of the proposed discontinuance in accordance with section 223 of the Act. The Act provides that a person may, within 28 days of the date of the public notice, lodge a written submission regarding the proposed discontinuance.
17. Where a person has made a written submission to Council requesting that he or she be heard in support of the written submission, Council must;
- (a) permit that person to be heard before a meeting of Council or a Committee with delegated authority to hear submissions;
 - (b) fix the day, time and place of the meeting; and
 - (c) give reasonable notice of the day, time and place of the meeting.
18. After hearing submissions made, Council must determine whether the Road is not reasonably required as a road for public use, in order to decide whether the Road should be discontinued.

Financial Implications

19. Nil

Economic Implications

20. The Purchasers have agreed to acquire the Road for its market value (plus GST). The market value is determined pursuant to the requirements of the Act.

21. In addition to the market value of the Road (plus GST), Purchaser 2 has agreed to pay Council's costs and disbursements associated with the proposed discontinuance and sale of the Road.

Communications with CALD Communities Implications

22. All notices and correspondence issued with respect of this report will contain referral information to Yarralink Interpreter Service.

Council Plan, Strategy and Policy Implications

23. Nil

Legal Implications

24. If the Road is discontinued and sold to the Purchasers, Council will require the Purchasers to:
- (a) create a sewerage easement in favour of City West Water (this can be affected as part of the transfer of land);
 - (b) agree to observe City West Water's conditions in respect of the Road; and
 - (c) consolidate the title to the former Road with the title to the Purchasers' Properties within 12 months of the date of transfer of the Road to the Purchasers, at the Purchasers' expense.

Other Issues

25. Nil

Options

26. Nil

Proposal

27. It is proposed that Council should commence the statutory procedures pursuant to clause 3 of Schedule 10 of the Act to discontinue the Road at the rear of 247-253 Johnston Street, Abbotsford and transfer the discontinued road that directly abuts the Adjoining Properties owned by the Purchasers.

RECOMMENDATION

1. That Council, acting under Clause 3 of Schedule 10 of the *Local Government Act 1989 (Act)*:
- (a) resolves that the required statutory procedures be commenced to discontinue the road at the rear of 247-253 Johnston Street, Abbotsford, shown as Lots 1 and 2 on the title plan that is Attachment 1 to this report (**Road**);
 - (b) directs that, under sections 207A and 223 of the Act, public notice of the proposed discontinuance be given in the "Melbourne Weekly Review" Newspaper;
 - (c) resolves that the public notice required to be given under sections 207A and 223 of the Act should state that, if the Road is discontinued, Council proposes to sell the Road to the adjoining owners for its market value (plus GST) as determined by the Act; and
 - (d) authorises Bill Graham Valuations Co-ordinator to undertake the administrative procedures necessary to enable Council to carry out its functions under section 223 of the Act in relation to this matter.
2. Further, should no submissions be received, Council:
- (a) resolves that, having followed all the required statutory procedures pursuant to section 189, 207A and 223 of the Act pursuant to its power under clause 3 of Schedule 10 of the Act and being of the opinion that the Road, is not reasonably required for public use, it discontinues the Road;

- (b) directs that a notice pursuant to the provisions of clause 3(a) of Schedule 10 of the Act be published in the *Victoria Government Gazette*;
- (c) directs that, once discontinued, the Road be transferred to the adjoining Owners for no less than the market value (plus GST) as determined by the Act; and
- (d) directs that the CEO sign any transfer or transfers of the Road and any other documents required to be signed in connection with the discontinuance of the Road and its subsequent transfer to the adjoining owners.

CONTACT OFFICER: Bill Graham
TITLE: Coordinator Valuations
TEL: 9205 5270

Attachments

- 1** Title Plan
- 2** Site Plan
- 3** Inspection Report
- 4** Authority Correspondence

Attachment 1 - Title Plan

TITLE PLAN		EDITION 1	TP956663D	
LOCATION OF LAND PARISH: JIKA JIKA TOWNSHIP: ----- SECTION: ----- CROWN ALLOTMENT: ----- CROWN PORTION: 75 (PART) MGA CO-ORDINATES: E 323 450 ZONE: 55 (of approximate centre of land in plan) N 5 814 430 GDA 94 DEPTH LIMITATION: DOES NOT APPLY		NOTATIONS <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> THIS PLAN HAS BEEN PREPARED FOR LAND VICTORIA FOR TITLE DIAGRAM PURPOSES. </div> <div style="width: 45%;"> CHECKED BY: DATE: / / Assistant Registrar of Titles </div> </div>		
EASEMENT INFORMATION				
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED /IN FAVOUR OF
E-1	SEWERAGE	SEE DIAG.	SEC. 207C LGA1989	CITY WEST WATER CORPORATION
STAFFORD STREET				
PARK STREET				
REF: 22765/TP	VERSION: C	DATE: 22/06/16 22765-0-TP-1-C.DGN	SCALE: 1:150 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 1 SHEET
REEDS CONSULTING <small>Reeds Consulting Pty Ltd Lvl 5, 440 Elizabeth Street Melbourne Victoria 3000 p 03 8560 3000 www.reedsconsulting.com.au survey@reedsconsulting.com.au</small>		LICENSED SURVEYOR NEIL OLIVER		GOVERNMENT GAZETTE No.: DEALING/FILE No.: DEALING CODE:

Attachment 2 - Site Plan



Attachment 3 - Inspection Report

10/11/2016 10:11 AM
Maddocks

Ref: MAN/JOM 6587323

Maddocks
Lawyers
140 William Street
MELBOURNE 3000

Yarra City Council

Proposed discontinuance right of way abutting 247-259 Johnson St, Abbotsford

DATE OF INSPECTION 7 / 16 / 2016

PHOTOGRAPHS OF THE ROAD: Attached at Annexure A

IS THE ROAD OPEN AND AVAILABLE FOR USE BY THE PUBLIC? Yes ☒ No ☐

WHAT OBSTRUCTIONS ARE OVER OR IN THE ROAD?

Fencing	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Vegetation*	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Rubbish	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Services**	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Other*	<input type="checkbox"/> Yes <input type="checkbox"/> No	(* Including fire hydrants/plugs)	

* Provide Details: SEWER MAIN
SINGLE TREE

THE MATERIAL WITH WHICH THE ROAD IS CONSTRUCTED:

<input type="checkbox"/> Nil	<input type="checkbox"/> Bitumen
<input type="checkbox"/> Bluestone	<input checked="" type="checkbox"/> Other <u>BROKEN CONCRETE</u>

EVIDENCE OF THE ROAD BEING USED:

<input type="checkbox"/> Nil	<input type="checkbox"/> Gates opening onto the road
<input type="checkbox"/> Tyre marks	<input type="checkbox"/> Garages opening onto the road
<input type="checkbox"/> Worn grass	<input type="checkbox"/> Other <u>VEHICLES ACCESSING ROAD</u> <u>CONCRETE SURFACE</u>

TYPE OF TRAFFIC

<input checked="" type="checkbox"/> Pedestrian	<input checked="" type="checkbox"/> Vehicular	<input type="checkbox"/> Animal	<input type="checkbox"/> Nil
--	---	---------------------------------	------------------------------

WHAT IS THE ROAD PROVIDING ACCESS TO?

<input checked="" type="checkbox"/> Adjoining properties**	<input type="checkbox"/> Reserve/Park
<input type="checkbox"/> Main Road	<input type="checkbox"/> Shops
<input type="checkbox"/> Other	

(585/323 1820/594/1)

Attachment 3 - Inspection Report

Maddocks

Specify which properties 247 & 249 JOHNSTON STREET,
36 & 40 STAFFORD STREET

DETAILS OF OTHER SUITABLE MEANS OF ACCESS NEARBY.

DETAILS OF FENCES, BUILDINGS AND/OR LANDSCAPING PLACED ON OR OVER ANY PORTION OF THE ROAD BY ABUTTING PROPERTY OWNERS, AND THE EXTENT OF SUCH ENCROACHMENT.

BUILDING AT WEST END OF NARROW EAST-WEST PORTION

IS THE ROAD REQUIRED FOR PUBLIC ACCESS?
OTHER OBSERVATIONS:

Yes ☐ No ☒ ☐

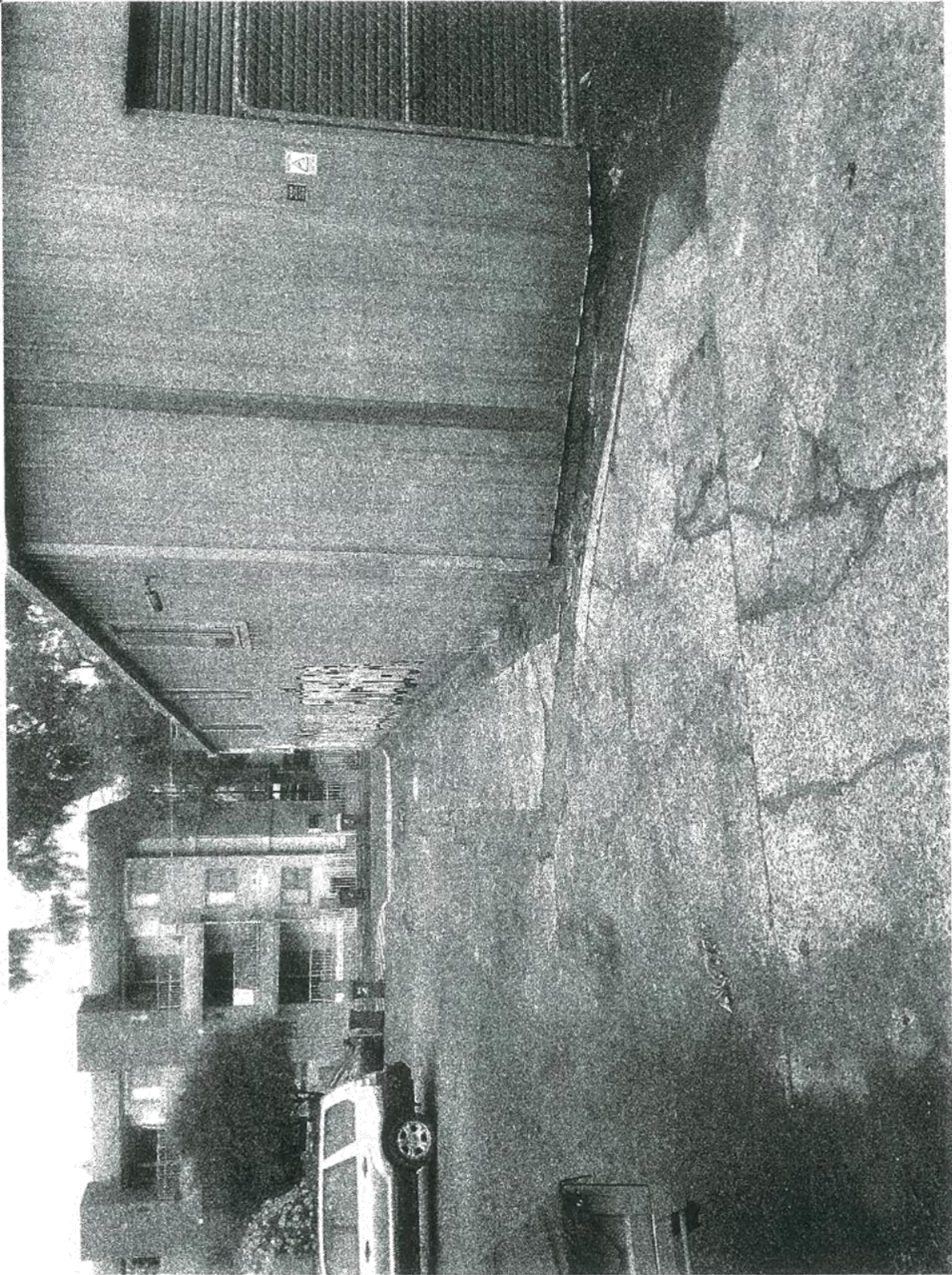
Signed: David Milner Date: 7-6-16

Title/Position: LICENSED SURVEYOR Company: REDS CONSULTING P.L.

ATTACH ADDITIONAL PAGES IF THERE IS NOT ENOUGH SPACE ON THIS FORM

[6657823, 16560688_1]

Attachment 3 - Inspection Report



Attachment 3 - Inspection Report



Attachment 4 - Authority Correspondence



City West Water™

26 February 2016

EMILY PAGE
PROPERTY PRACTICE GROUP MADDOCKS
140 WILLIAM STREET
MELBOURNE VIC 3000

City West Water Corporation
ABN: 70 066 902 467
1 McNab Avenue
Footscray Vic 3011 Australia
Locked Bag 350 Sunshine Vic 3020
DX 30311 Sunshine
citywestwater.com.au
Telephone (03) 9313 8422
Facsimile (03) 9313 8417

Dear Emily,

Re: **PROPOSED ROAD DISCONTINUANCE**
Location: **REAR OF 247-255 JOHNSTON STREET, ABBOTSFORD**
CWW Reference: **16/102**

I refer to your letter received by City West Water (CWW) regarding the proposed road discontinuance at the above location and request for comment from CWW. Enclosed for your information are copies of CWW's requirements for working in the vicinity of water and sewer assets and a plan of the general area.

As you will see on the plan provided, the parcel of land proposed for discontinuance contains an existing CWW sewer main, manhole and an inspection shaft. It is with respect to these assets that CWW currently objects to this proposal subject to the following:

1. A certified Title Plan must show a 2.0m wide centrally located Sewerage Easement to be in favour of CWW pursuant to Section 12(1) of the Subdivision Act. This plan must then be referred to CWW for consideration prior to offering a withdrawal of objection.
2. Any proposed fences must be located a minimum distance of 800mm clear of the centreline of existing CWW sewer mains.
3. Any proposed fence lines must be located a minimum distance of 1.0m from sewer manholes and/or sewer inspection shafts.
4. Any proposal to build over a sewer asset will require CWW's written consent (i.e. Build-Over Application approval).

Should you wish to discuss this matter or require any further information, please do not hesitate to contact me on 9313 8602.

Yours Sincerely,

Kritin Kumaran
Technical Officer, Network Operations

Attachment 4 - Authority Correspondence



Telstra Plan Services

Level 18, 275 George Street
Brisbane, QLD 4000

Postal Address:
Locked Bag 3820
Brisbane, QLD 4000

Email: F0501488@team.telstra.com

Date : **23/01/2016**

Your Ref: MAN:JOM:6687323
Our Ref: **MF175269-1**

Emily Page
Emily.Page@maddocks.com.au

Dear Emily,

Re: Proposed Discontinuance - Road At Rear Of 247-255 Johnston Street - Abbotsford.

Thank you for your original communication dated **23/02/16** in relation to the location specified above.

Telstra's plant records indicate that there are **Telstra assets in the near vicinity**. Subject to your compliance with the below conditions however, **Telstra has NO OBJECTIONS** to the **Proposed Discontinuance**.

We note that our plant records merely indicate the approximate location of the Telstra assets and should not be relied upon as depicting a true and accurate reflection of the exact location of the assets. Accordingly, we note that all individuals have a legal "Duty of Care" that must be observed when working in the vicinity of Telstra's communication plant. It is the constructor's/land owner's responsibility to anticipate and request the nominal location of Telstra plant via **Dial Before You Dig "1100" number** in advance of any construction activities in the vicinity of Telstra's assets.

On receipt of plans, notwithstanding the recorded location of Telstra's plant, the constructor/land owner is responsible for obtaining a Telstra accredited Asset Plant Locator to perform cable location, potholing and physical exposure to confirm the actual location of the plant prior to the commencement of site civil work. Telstra reserves all rights to recover compensation for loss or damage caused by interference to its cable network or other property.

For information on current services connected to a property and organizing new connections please contact sales on 13 22 03.

Telstra would also appreciate due confirmation in the event that you contemplate divesting your interest or control of this land so that Telstra may update its **Cadastre** records. Information regarding acquisition of the land would be of benefit to us and should be directed to the following location:

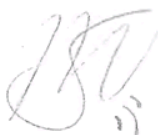
VICTORIA
Telstra - Cadastre Updates
PO Box 61
Ballarat VIC 3353
Attention: - Team Leader
F1501634@team.telstra.com
F1103432@team.telstra.com

TELSTRA CORPORATION LIMITED ABN 33 051 725 556 : Level 18, 275 George Street Brisbane QLD 4001 : Phone 1800 810 443 : Fax 07 3027 8441
918714a02 No Telstra Assets Identified - Letter Template

Attachment 4 - Authority Correspondence

Please pass all information contained in this communication to all parties involved in this proposed process. If you have any difficulties in meeting the above conditions or if you have any questions relating to them, please do not hesitate to contact us at F0501438@team.telstra.com.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'MS', with a small flourish at the end.

Megan Smith
Telstra Telstra Plan Services

11.4 Proposed Discontinuance of road abutting 13 and 15 Brunswick Street, Fitzroy.

Trim Record Number: D16/173242

Responsible Officer: Chief Financial Officer

Purpose

1. To authorise Officers to commence statutory procedures pursuant to the *Local Government Act 1989 (Act)* to consider discontinuing the road abutting the properties known as 13 and 15 Brunswick Street, Fitzroy, being part of the land contained in conveyance Book B No. 280 (**Road**).

Background

2. Council Officers:
 - (a) received a report that the subject laneway attention was closed off;
 - (b) contacted adjoining owner/occupiers requesting that the laneway be opened;
 - (c) received expressed concerns from the owners/occupiers (Medical and Dental clinics) re safety issues as the laneway is very narrow (1.3 metres) and both properties have access doors off the laneway;
 - (d) on closer inspection, established that there are a number of service (water, drainage, air conditioners and power) protruding into the laneway from the adjoining properties; and
 - (e) established that considerable work and expense would be incurred in relocating such services in order to comply with strict Building Regulations, if the laneway was to be opened for public access.
3. The adjoining property owners/occupiers then legally disputed the ownership of the laneway.
4. Legal disputation ensued resulting in the matter being referred to the Magistrates Court and which also involved liaison with the Titles Office.
5. The matter was again referred to Court following which, after considerable legal discussion, the owners of both properties (13 and 15 Brunswick Street) formally applied to have the road discontinued pursuant to the *Local Government Act 1989* and to then purchase the land.
6. This approach has been periodically used by Council in similar circumstances. The important process is that public notice is given of the request to discontinue the road and interested parties are able to formally present submissions for consideration. The Council then formally determines on the request to discontinue the road.
7. The Road is shown as Lots 1 and 2 on the title plan attached as Attachment 1 to this report (**Title Plan**) and coloured red on the plan attached as Attachment 2 to this report (**Site Plan**).
8. The Road abuts the following properties (together **Owners' Properties**):
 - (a) 13 Brunswick Street, Fitzroy, being the land contained in certificate of title volume 2436 folio 119, shown outlined blue on the Site Plan; and
 - (b) 15 Brunswick Street, Fitzroy being land contained in certificate of title volume 3060 folio 926, shown outlined green on the Site Plan.
9. The owners of the Owners' Properties are referred to in this report as the '**Owners**'
10. The Road is currently fenced by the Owners at the western end and the eastern end by large cyclone wire gates.
11. The Owners have requested that Council discontinue the Road and sell the Road to the Owners. It is proposed that Lot 1 on the Title Plan will be transferred to the Owner of 13 Brunswick Street, Fitzroy and Lot 2 on the Title Plan will be transferred to the Owner of 15 Brunswick Street, Fitzroy (**Proposal**).

12. The Owners have agreed, in the event that Council formally determines to discontinue the road, to pay Council's costs and disbursements associated with the proposed discontinuance of the Road, together with the market value (plus GST) for the sale of the discontinued Road, as determined by the Act.

Discussion

Road

13. The Road is known to title as a 'road' and historically has been used as a right of way. The Road is therefore a 'road' for the purposes of the Act which Council has the power to consider discontinuing.
14. Upon being discontinued, the Road will vest in Council.

Adjoining Owners

15. A copy of the public notice of the proposal will be given to each of the Owners and the surrounding properties.

Site Inspection

16. A site inspection of the Road was conducted by Dean Loney of DML Land Surveys on 6 October 2016. The site inspection report notes that.
 - (a) the Road is constructed of bitumen;
 - (b) the Road is fenced at the western end and the eastern end by large cyclone wire gates;
 - (c) the galvanised iron fence on the south-western boundary of 15 Brunswick Street, Fitzroy encroaches onto the north-western boundary of the Road;
 - (d) the Road is not used for pedestrian or vehicular access;
 - (e) no properties other than the Owners' Properties currently have direct access to the Road due to the gates which have been erected by the Owners; and
 - (f) the Road is not currently used for public access.
17. A copy of the site inspection report is at Attachment 3 to this report.

Statutory/Public Authorities

18. The following statutory/public authorities: City West Water, Melbourne Water, CitiPower, APA Group, Telstra, Optus and Yarra City Council, have been asked to respond to the question of whether they have any existing assets in the Road which should be saved under section 207Cof the Act?
19. All of the above authorities have advised that they have no assets in or above the Road and no objection to the proposed discontinuance of Road.

Public Notice

20. Before proceeding with the discontinuance of the Road, Council must give public notice of the proposal in accordance with section 223 of the Act. The Act provides that a person may, within 28 days of the date of the public notice, lodge a written submission regarding the proposal.
21. Where a person has made a written submission to Council requesting that he or she be heard in support of the written submission. Council must permit that person to be heard before a meeting of Council or the Committee which has delegated authority to hear those submissions, giving reasonable notice of the day, time and place of the meeting.
22. After hearing any submissions made, Council must determine whether the Road is not reasonably required as a road for public use, in order to decide whether the Road should be discontinued.
23. A copy of the public notice will displayed at the site and given to the adjoining Owners and surrounding properties.

Financial Implications

24. Nil

Economic Implications

25. The Owners have agreed to acquire the Road for its market value (plus GST).
26. In addition to market value of the Road (plus GST), the Owners have agreed to pay Council's costs and disbursements associated with the proposal.

Sustainability Implications

27. Nil

Social Implications

28. Nil

Human Rights Implications

29. Nil

Communications with CALD Communities Implications

30. All notices and correspondence issued with respect of this report will contain referral information to Yarralink Interpreter Service.

Council Plan, Strategy and Policy Implications

31. Nil

Legal Implications

32. If the Road is discontinued and sold to the Owners, Council will require the Owners to consolidate the title to the former Road with the title of the Owners' properties within 12 months of the date of transfer of the Road to the Owners, at the Owners expense.

Other Issues

33. Nil

Options

34. Nil

Proposal

35. It is proposed that Council should commence the statutory procedure pursuant to clause 3 of Schedule 10 of the Act to discontinue the Road and transfer lot 1 on the Title Plan to the Owner of 13 Brunswick Street, Fitzroy and Lot 2 on the title plan to the Owner of 15 Brunswick Street, Fitzroy.

RECOMMENDATION

1. That Council, acting under clause 3 of schedule 10 of the *Local Government Act 1989* (**Act**):
 - (a) resolves that the required statutory procedures be commenced to discontinue the road abutting 13 and 15 Brunswick Street, Fitzroy, which shown marked 'Lots 1 and 2' on the title plan attached as Attachment 1 to the report (**Road**);
 - (b) directs that, under sections 207A and 223 of the Act, public notice of the proposed discontinuance be given in the "Melbourne Weekly Review" Newspaper;
 - (c) resolves that the public notice required to be given under sections 207A and 223 of the Act should state that if the Road is discontinued Council proposes to sell the Road to the adjoining Owners for its market value (plus GST);
 - (d) authorises Bill Graham Valuations Co-ordinator to undertake the administrative procedures necessary to enable Council to carry out its functions under section 223 of the Act in relation to this matter; and
 - (e) hears any submissions received pursuant to section 223 of the Act.

CONTACT OFFICER: Bill Graham
TITLE: Coordinator Valuations
TEL: 9205 5270

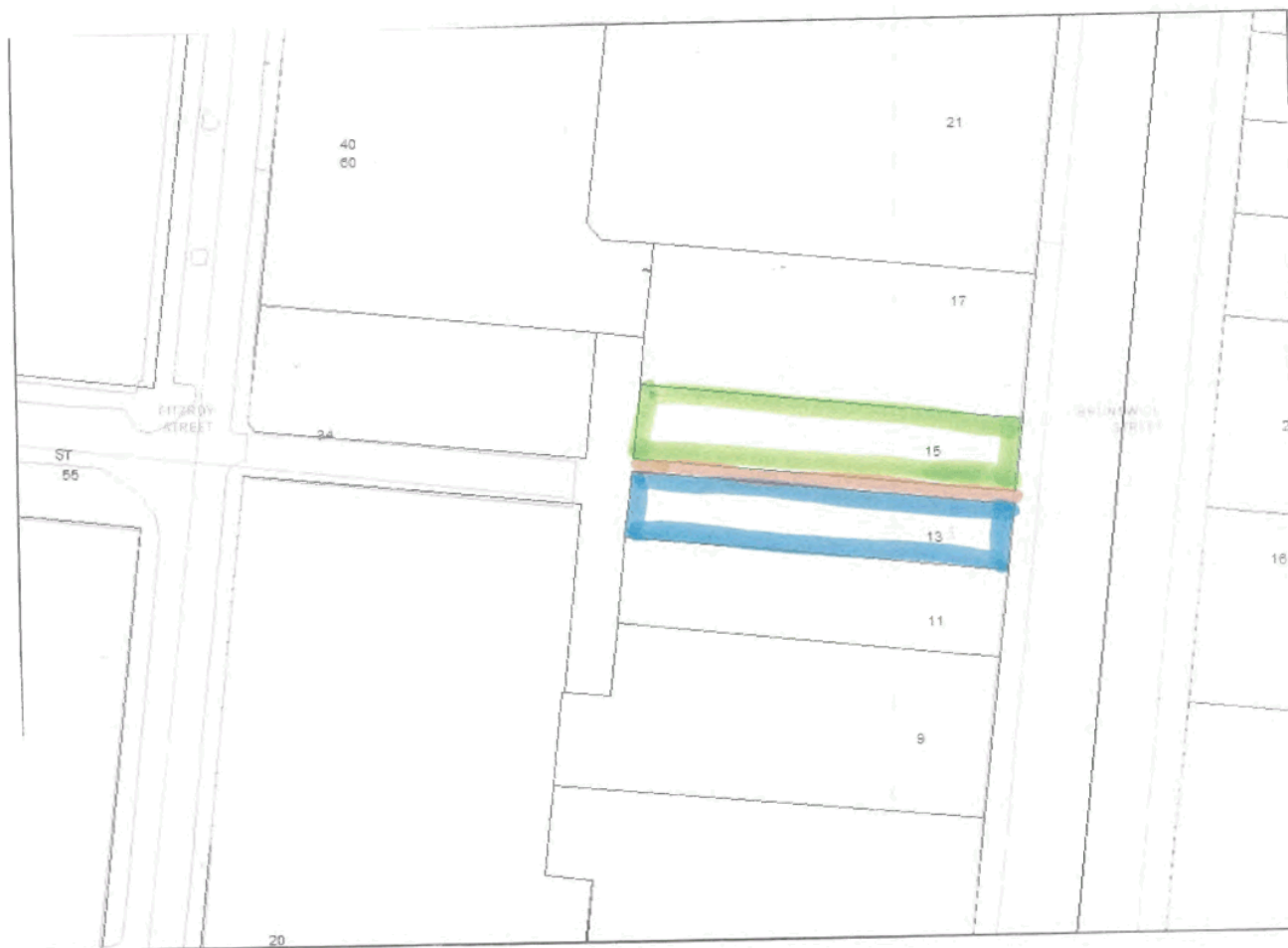
Attachments

- 1 Title Plan
- 2 Site Plan
- 3 Site Inspection Report

Attachment 1 - Title Plan

TITLE PLAN		EDITION 1		TP																					
Location of Land Parish: JIKA JIKA Township: - Section: - Crown Allotment: - Crown Portion: 49 (PART) Last Plan Reference: Road shown in Memorial Book B No.280			Notations DEPTH LIMITATION DOES NOT APPLY																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="5" style="text-align: center;">Easement Information</th> </tr> <tr> <th colspan="5" style="text-align: center;">LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</th> </tr> <tr> <th style="width: 10%;">Easement Reference</th> <th style="width: 30%;">Purpose</th> <th style="width: 10%;">Width (Metres)</th> <th style="width: 10%;">Origin</th> <th style="width: 40%;">Land Benefited/In Favour of</th> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				Easement Information					LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of						THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY. Checked by: Assistant Registrar of Titles Date	
Easement Information																									
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)																									
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of																					
<p style="font-size: small;">PO Box 136, Lower Plenty 3093 E: enquiries@dmlsurveys.com.au www.dmlsurveys.com.au M: 0422 741 385 ABN 41 146 574 424 ACN 146 574 424</p>		ORIGINAL SCALE SHEET 1:250 SIZE A4		REF: 2016-184 Road Closure																					

Attachment 2 - Site Plan



Attachment 3 - Site Inspection Report



Ref: MAN:LWG:6818897

Maddocks
Lawyers
140 William Street
MELBOURNE 3000

Yarra City Council
Proposed discontinuance right of way between 13 and 15 Brunswick Street, Fitzroy

DATE OF INSPECTION: 06/10/2016

PHOTOGRAPHS OF THE ROAD: Attached the end of Report

IS THE ROAD OPEN AND AVAILABLE FOR USE BY THE PUBLIC? Yes ☐ No ☒

WHAT OBSTRUCTIONS ARE OVER OR IN THE ROAD?

Fencing	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Vegetation*	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Rubbish	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Services**	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Other*	<input type="checkbox"/> Yes	<input type="checkbox"/> No	(* Including fire hydrants/plugs.)		

The Road is currently fenced at the western end and the eastern end, abutting Brunswick Street, is occupied by a large cyclone wire gate, which restricts access for the general public. The Road is situated in between two old brick and rendered buildings at No.13 and 15 Brunswick Street and is exclusively used by these properties. The Road is littered with a number of air conditioner units, downpipes and small pits, servicing both No.13 and No.15 Brunswick Street.

THE MATERIAL WITH WHICH THE ROAD IS CONSTRUCTED:

<input type="checkbox"/> Nil	<input checked="" type="checkbox"/> Bitumen
<input type="checkbox"/> Bluestone	<input type="checkbox"/> Other _____

EVIDENCE OF THE ROAD BEING USED:

<input checked="" type="checkbox"/> Nil	<input type="checkbox"/> Gates opening onto the road
<input type="checkbox"/> Tyre marks	<input type="checkbox"/> Garages opening onto the road
<input type="checkbox"/> Worn grass	<input type="checkbox"/> Other _____

TYPE OF TRAFFIC:

<input type="checkbox"/> Pedestrian	<input type="checkbox"/> Vehicular	<input type="checkbox"/> Animal	<input checked="" type="checkbox"/> Nil
-------------------------------------	------------------------------------	---------------------------------	---

WHAT IS THE ROAD PROVIDING ACCESS TO?

<input checked="" type="checkbox"/> Adjoining properties @	<input type="checkbox"/> Reserve/Park
<input type="checkbox"/> Main Road	<input type="checkbox"/> Shops
<input type="checkbox"/> Other The subject Road is only accessible by No.13 & No.15 Brunswick Street	

[6818897: 17603888_1]

Attachment 3 - Site Inspection Report



Maddocks

@ Specify which properties

The subject Road is only accessible by No.13 & No.15 Brunswick Street

DETAILS OF OTHER SUITABLE MEANS OF ACCESS NEARBY.

No.13 and No.15 Brunswick Street both have direct access to Brunswick Street and the rear Road

DETAILS OF FENCES, BUILDINGS AND/OR LANDSCAPING PLACED ON OR OVER ANY PORTION OF THE ROAD BY ABUTTING PROPERTY OWNERS, AND THE EXTENT OF SUCH ENCROACHMENT.

There exists some encroachment into the subject Road from the old galv. iron fencing of No.15 Brunswick Street at the western end.

IS THE ROAD REQUIRED FOR PUBLIC ACCESS?
OTHER OBSERVATIONS:

Yes

☐

No



Signed: DEAN LONEY (Surveyors Board of Vic. Reg. No.192 Date: 15/10/2016

Title/Position: Licensed Surveyor

Company: DML Land Surveys Pty Ltd.

ATTACH ADDITIONAL PAGES IF THERE IS NOT ENOUGH SPACE ON THIS FORM

An aerial photograph of a residential street, showing several houses with gabled roofs. The street is labeled 'BRUNSWICK ST' and 'No. 13' on the houses. A road sign is visible on the right side of the street. The nearmap logo is in the bottom right corner, with the tagline 'current - clear - change' below it.

SUBJECT ROAD FOR PROPOSED DISCONTINUANCE IS SHOWN WITH PINK HATCHING ON ABOVE AERIAL PHOTO. NUMBERED PHOTO POSITIONS SHOWN IN GREEN.

Attachment 3 - Site Inspection Report

PHOTO 1



PHOTO 2



Attachment 3 - Site Inspection Report

PHOTO 3



PHOTO 4

