

An aerial photograph of Melbourne, Australia, showing the city skyline in the background and a large industrial area in the foreground. The sky is a warm orange and yellow, suggesting sunset or sunrise. The industrial area features numerous large, flat-roofed buildings and a network of roads and rail lines. A large body of water is visible on the left side of the image.

FISHERMANS BEND

COMMUNITY

INFRASTRUCTURE PLAN

VICTORIA
State
Government

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September 2017

FISHERMANS BEND COMMUNITY

INFRASTRUCTURE PLAN REPORT –

KEY CONSIDERATION

The Fishermans Bend Community Infrastructure Plan 2017 (this Plan) is based on two main assumptions:

- the population projections and demographics prepared by the Department of Environment, Land, Water and Planning in 2016 and revised in April 2017
- the service provision rate and delivery model developed and agreed by the Fishermans Bend Community Infrastructure Working Group (2016).

This Plan will be reviewed and updated every five years or earlier if any assumptions change.

This Plan identifies the types of community infrastructure that might be delivered by the private sector, not-for-profit organisations or any level of government.

This Plan is supported by the followings:

1. The upcoming Fishermans Bend Funding and Finance Strategy will detail how community facilities and services will be funded and delivered. Financial information is not contained in this document.
2. The Fishermans Bend Public Space Strategy details the types of public spaces the area needs. The need for active public spaces – such as ovals, soccer pitches and the outdoor multipurpose courts – has been identified in this Plan in collaboration with the Public Space Strategy.

The community infrastructure needs for the Employment Precinct are not included at this stage. These are dependant on the strategic directions of the precinct and the type of future industries. Over the next 12-18 months, State and Local Government will work with industry and key stakeholders on future planning and opportunities in Fishermans Bend Employment Precinct.

Draft March 2017- Initial issue for cross government review and feedback

Draft April 2017- Revised to consider new indicative population projection and demographics (issued April 2017)

EXECUTIVE SUMMARY

The Fishermans Bend Community Infrastructure Plan was developed by the Fishermans Bend Taskforce with input from stakeholders who formed the Community Infrastructure Working Group. The members included representatives from:

- City of Melbourne
- City of Port Phillip
- Department of Education and Training
- Sport and Recreation Victoria
- Department of Environment, Land, Water and Planning.

The Department of Health and Human Services was also involved in the planning process.

Scope of this Plan

This Plan is strategic, spatial and long term. It is an evidence-based document designed to aid the formulation of strategic directions, as well as the planning and delivery of community infrastructure over the next 35 years. The purpose of this report is to develop an evidence based plan in order to identify the needs for community services and facilities in Fishermans Bend to enhance and support a healthy and liveable community. This Plan assists responsible authorities to plan for providing the needs of community in the next 35 years through different levels of government and by partnership with private and not-for-profit sectors.

This plan includes a list of required community infrastructure to guide developers better inform the location and types of services that should be considered in mixed use development applications.

Challenges

Fishermans Bend is a unique site and requires a different approach to planning, design and delivery of community infrastructure.

Fishermans Bend faces various challenges:

- Proposed high-development densities limit the opportunity for community infrastructure to occupy significant land areas.
- Land ownership is fragmented and government has very limited land in Fishermans Bend. About 90 per cent of the land is privately owned.
- Future service delivery models may change in the short-to-long term.
- There is very limited infrastructure in Fishermans Bend given the industrial characteristic of the area. The existing community infrastructure within surrounding areas are mostly at capacity.
- Fishermans Bend encompasses land in both the Melbourne and Port Phillip council areas. The Victorian Government is also leading the Fishermans Bend planning process as it is a state significant urban renewal area project.

Strategic directions

A flexible, innovative approach is needed to address the unique characteristics of Fishermans Bend. The approach must respond to opportunities that arise and to be robust enough to ensure community infrastructure is delivered adequate and timely. This Plan has developed the following strategic directions to guide the planning of Fishermans Bend community infrastructure:

- Community infrastructure in Fishermans Bend will be delivered through the integration (hub) or co-location of facilities.
- A flexible approach will be adopted for community infrastructure planning.
- The service needs of people working in Fishermans Bend will be part of this Plan.
- The primary models for the delivery of community infrastructure in Fishermans Bend will involve partnerships between government, the private sector and not-for-profit organisations.
- The design criteria for community facilities will emphasise flexibility and adaptability.
- Community facilities in Fishermans Bend will be places for social interaction and connectedness.

Community infrastructure definition

Community infrastructure refers to the buildings and assets that provide services and programs in the following categories:

- Children, youth and family services
- Art and cultural services
- Library services
- Community gathering and supporting services
- Sport and recreation services
- Health services
- Education services
- Emergency services

To enhance planning flexibility and collaboration and partnership between public, private and not-for-profit sectors, service needs assessment is undertaken for four main types of community infrastructure which is envisaged for Fishermans Bend; Education and Community Hub, Art and Cultural Hub, Health and Wellbeing Hub, and Sport and Recreation Hub.

Education and community hub

This hub is an integrated school co-located with family and children services, sport facilities or art and cultural services. Primary or secondary schooling will be the primary function of the hub. Other facilities will be integrated with schools, depending on community needs and the physical and social context of the area.

Ferrars Street Community and Education Precinct in Montague (starts early 2018) will be the first hub of this type in Fishermans Bend.

Health and well-being hub

This hub will be the focal point for community health services with the possibility of incorporating a range of community and private health related services. Establishing a cluster of health services and related community facilities will deliver services and create a place for interaction across different age groups.

Co-locating community multipurpose rooms with health services and providing health programs for different age groups will improve the hub's viability and improve community health and well-being.

Art and cultural hub

The co-location of libraries with community services such as art facilities will foster greater social interaction and connectedness. Art and cultural hubs also provide a variety of services for different age groups and genders. Multipurpose rooms will be crucial parts of these hubs.

Sport and recreation hub

This hub involves the co-location of sport and recreation activities with related community and cultural services. Case studies show integrated recreation hubs contribute to the community vibrancy and offer an efficient, innovative mechanism to deliver sport and recreation opportunities.

Indoor multipurpose courts will be the primary facility for the hub. These courts will be co-located with multipurpose rooms. It is anticipated that a designated youth facility will also be provided through sport and recreation hubs.

Fishermans Bend community infrastructure delivery models

Locating complementary services near each other will be the primary service delivery model in Fishermans Bend. Clustering or integrating facilities can be a cost effective solution for service providers and will be a more efficient use of land. Depending on land availability, service providers and stakeholders, community facilities in Fishermans Bend can be delivered through integrated facilities or clustering of facilities.

Integrated facilities can be developed through two main delivery models:

1. Integrated stand-alone community infrastructure delivery:
the hub will be built as a stand-alone facility. Ferras Street Education and Community Precinct in Montague is an example of an integrated stand-alone facility funded through government partnerships.
2. Mixed-use community infrastructure delivery:
the integrated facility will be built as part of commercial/residential development. Depending of the size and availability of the land, floor space requirements for the facility and the facility design guidelines, the mixed use development will be developed in two delivery models.

Integrated mixed-use community infrastructure.

The integrated facility will be located as part of the mixed-use development. To achieve an effective outcome from mixed-use development, it is crucial to identify the preferred areas for the mixed-used development and also the required design criteria.

Cluster of mixed-use community facilities.

If the proposed community infrastructure cannot be delivered through one development, there is the possibility of providing the service through smaller, integrated facilities that are located within the mixed-use development and in easy walking distance of each other. Fishermans Bend Community Infrastructure Plan provides guidelines to ensure the alternative delivery models of community infrastructure meet community needs and are aligned with the vision and strategic directions.

To ensure the Fishermans Community Infrastructure Plan provides guidance and enough clarity to the developers, following information is provided for each type of proposed community infrastructure in each precinct in Fishermans Bend:

Time of delivery:

This Plan indicates when each type of hub is required to be ready for delivery in each precinct based on the service need assessment. The timeline is divided into immediate (2017-2021), short term (2022-2026), medium term (2027-2031), long term (2032-2036) and after 2036 (2036-2051).

Guiding Principles:

The guiding principles explains the main requirements to design and deliver each hub in accordance with the Fishermans Bend Community Infrastructure Plan Principles:

- Liveability (accessibility, social inclusion, equity and access for the community, social value, and place-based approach)
- Economic Prosperity (partnership, Financial viability)
- Governance (Integration, engagement, Flexibility, and Effective and efficient facility management, and maintenance)
- Environment (Environmental sustainability, Universal and Innovative design)

Investigation area:

This Plan designated various areas as the investigation area for each type of hub in each precinct. These areas have been informed by the location of future public transport, activity centres and public spaces which have been identified in the Integrated Transport Plan, Public Space Strategy, and Fishermans Bend Framework. The preferred site for delivery of each type of hub within designated investigation area will be explored through collaboration between the responsible authority and private sector.

Design Criteria:

'Key design requirements' for each type of hub is developed as part of the Community Infrastructure Plan. This includes the minimum floor space requirement, desirable layout of the facility, and the essential ancillary spaces for delivering the services. Moreover, providing flexibility and adaptability for delivering various services and activities is considered as a design criteria.

Potential services and activities in each facility:

To ensure that each new hub will fill the gaps and respond to the increased demand, a list of potential services and activities is developed for each hub. This list will help the developers to anticipate the possible use of the hubs and also will assist with the partnership between government, private sector and not-for profit organisations.

SECTION ONE

INTRODUCTION



SCOPE OF THIS PLAN

This Plan has been developed as part of the Fishermans Bend recast process by the Fishermans Bend Taskforce in close collaboration with the main stakeholders who formed the Community Infrastructure Working Group. The members of the working group included representatives from:

- the City of Melbourne,
- the City of Port Phillip,
- the Department of Education and Training, Sport and Recreation Victoria, and
- the Department of Environment, Land, Water and Planning.

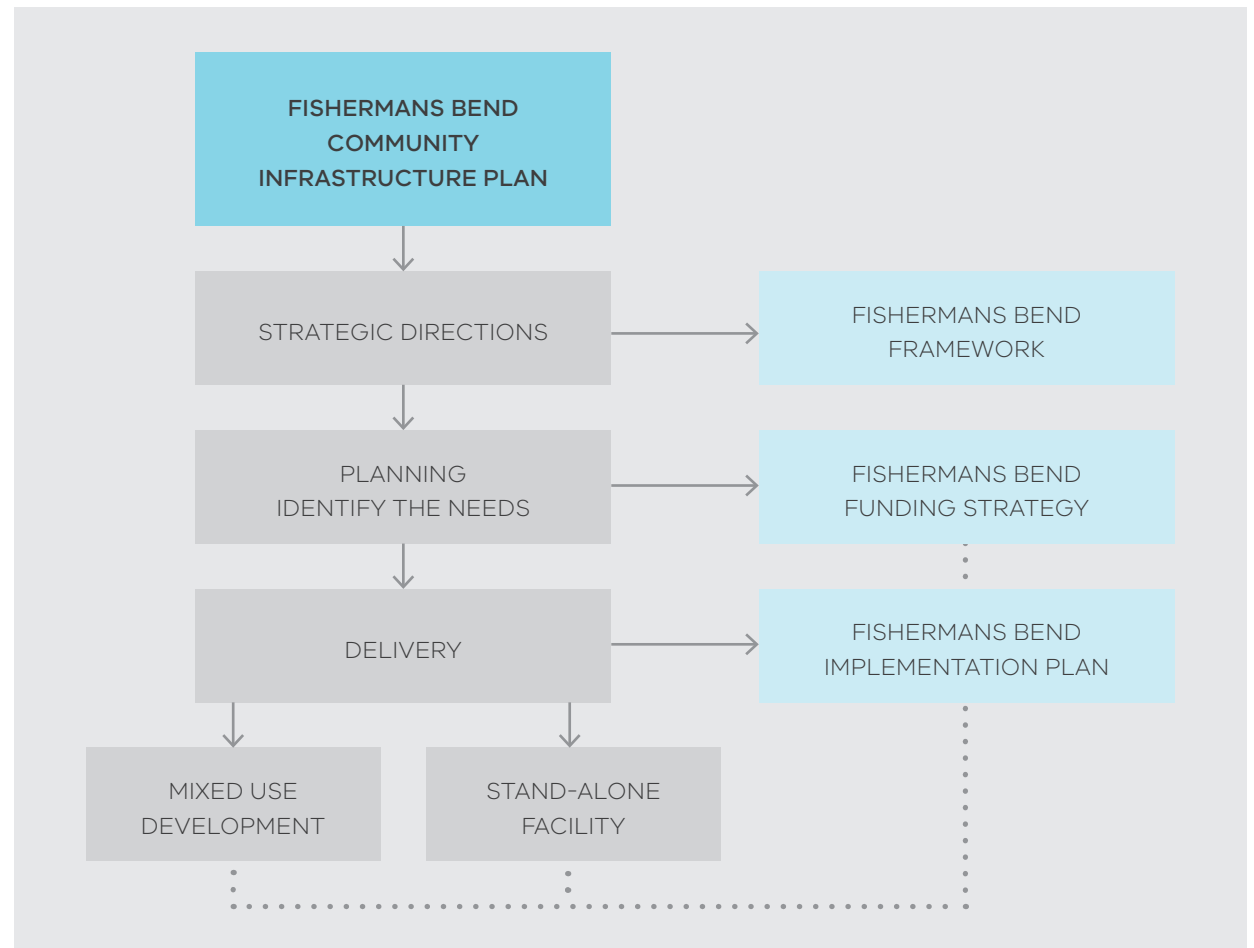
The Department of Health and Human Services was also involved in the planning process.

This Plan is strategic, spatial and long term in approach. It is an evidence-based document designed to aid the formulation of strategic directions, as well as the planning and delivery of community infrastructure over the next 35 years.

- The strategic directions in this Plan inform the Fishermans Bend Framework and complement other strategies such as the Integrated Transport Plan, Public Spaces Strategy and Sustainability Strategy.
- The planning community infrastructure section includes a list of potential requirements for the next 35 years. This list informs the Fishermans Bend Funding and Finance Strategy and Fishermans Bend Precinct Plans.

- Delivery. The delivery of community infrastructure will be developed once the outcomes of planning processes are known.

Figure 1: The outcomes of community infrastructure plan for planning documents



CHALLENGES IN PLANNING AND DELIVERING COMMUNITY INFRASTRUCTURE IN FISHERMANS BEND

Fishermans Bend is a unique site. Consequently, it requires a different approach for the planning, design and delivery of community infrastructure.

Fishermans Bend faces various challenges including:

- Proposed high-development densities limit the opportunity for community infrastructure to occupy significant land areas. Fishermans Bend is envisaged as a high- to medium-density urban renewal area accommodating 80,000 residents and 80,000 jobs.
- Land ownership is fragmented and there is a heavy reliance on the private sector to deliver development. About 90 per cent of the land in Fishermans Bend is privately owned.
- Projections for population growth and demographics are uncertain. For instance, a future community with a large proportion of young families will have very different needs to a community with a large proportion of residents aged more than 60.
- Future service delivery models may change in the short to long-term. Changes in technology, government policies and funding limitations, make it likely that service delivery models will continue to change. Current services delivery models may not be applicable within the next decade.
- There is very limited capacity in the existing community infrastructure. Fishermans Bend and the surrounding areas have already experienced significant population growth. In addition, a majority of existing community facilities are ageing and not fit for purpose. The existing facilities will not meet the needs of this growing community in both surrounding areas and Fishermans Bend.
- Fishermans Bend encompasses land in both the Melbourne and Port Phillip council areas. Victorian Government is also directly involved in the Fishermans Bend planning process because it is part of the Capital City Zone. There is a need for close collaboration between the different levels of government.

Notes for Consideration

Fishermans Bend was rezoned to Capital City Zone in July 2012. Fishermans Bend is currently utilised for light industry and logistics-related businesses. The majority of the area is privately owned with only small areas owned by state and local government. Development Victoria (previously Places Victoria) was appointed to coordinate the preparation of a Strategic Framework Plan and Development Contributions Plan to guide future development in Fishermans Bend. In July 2013, SJB Urban was commissioned by Places Victoria to produce the Fishermans Bend Community Infrastructure Plan. This document sought to establish a new approach to address the opportunities and challenges of delivering community infrastructure and open space in Fishermans Bend.

In April 2015, a recast of Fishermans Bend was introduced in an amended Strategic Framework Plan with interim mandatory height controls. Victorian Government's Strategic Framework Plan (SFP) for Fishermans Bend was released on 28 July 2014. That document – designed to guide public and private investment in infrastructure – sets out a high-level framework for assessing development applications.

A Ministerial Advisory Committee (MAC) was established and a new governance framework – including a cross-government coordination group and Victorian Planning Authority-led Taskforce. MAC submitted Report 1 to the Minister in October 2015. Report 1 reviewed the previous planning process for Fishermans Bend Urban Renewal Area and set out 40 recommendations to guide the recast process. Following MAC recommendations, the Fishermans Bend Taskforce Hub has been established, bringing together cross government resources from the Department of Environment, Land, Water and Planning (DELWP), Victorian Planning Authority (VPA), Places Victoria, City of Melbourne and City of Port Phillip.

STRATEGIC DIRECTIONS

Fishermans Bend requires flexible community infrastructure planning to respond to opportunities that arise and to be robust enough to ensure adequate and timely community infrastructure delivery. A flexible and innovative planning approach is needed to address the unique characteristics of Fishermans Bend.

- **Community infrastructure in Fishermans Bend will be delivered in the form of integrated facilities (hub) or co-location of facilities.**

Shared community facilities generally provide the best value for money and community outcomes. Hubs; service providers may form a single entity to deliver integrated interdisciplinary services from a single location. Co-location; services may operate independently or collaborate to provide multi-agency services from shared locations.

- **A flexible approach will be adopted for the planning of community infrastructure.**

This Plan needs to be flexible so that facilities and services are both in place, during the early stages of the development, and able to adapt to changing population needs as the community grows.

- **The service needs of people working in Fishermans Bend will be part of the community infrastructure plan.**

Fishermans Bend is projected to accommodate 80,000 jobs. Based on a preliminary study by

the Victorian Planning Authority, as well as feedback from the service providers, the demand for library, long daycare, sport and recreation facilities (such as gym/fitness) and health services will increase as the working population grows.

This demand needs to be taken into consideration in each part of the precinct, specifically the Sandridge Precinct.

- **The primary models for the delivery of community infrastructure in Fishermans Bend will involve partnerships between government, the private sector and not-for-profit organisations.**

This Plan will guide the different delivery mechanisms for improving community infrastructure. A variety of partnership models will be considered between all sectors – be they public, private or not-for-profit.

- **The design criteria for community facilities will emphasise flexibility and adaptability.**

New facilities must be flexible enough to respond to the needs of the community now – and into the future.

- **Community facilities in Fishermans Bend will be places for social interaction and connectedness.**

Community facilities can improve the health and wellbeing of local people. That is why community facilities must be designed to encourage the community to get together and enhance interaction in urban renewal areas.

Notes for Consideration

This Plan was formed by reviewing Places Victoria Community Infrastructure Plan (CIP) in July 2013 and developing a recast plan that reflects the Fishermans Bend Vision 2016 and updated population projections as well as reviewing background reports.

This Plan supports the main approach undertaken by Places Victoria's CIP 2013 and the key issues and opportunities outlined are supported and adopted by the taskforce plan. Since 2013, the population projections and demographics for Fishermans Bend have been updated. As a consequence, the list of required facilities prepared by Places Victoria 2013 is no longer applicable. This Plan has utilises the latest population projection and also reviewed the updated condition of existing community infrastructure in Fishermans Bend and the surrounding areas.

SECTION TWO
PLANNING
COMMUNITY
INFRASTRUCTURE



Figure 2: Definition of community infrastructure

COMMUNITY INFRASTRUCTURE DEFINITION

The City of Melbourne defines community infrastructure as:

‘Public places and spaces that accommodate community facilities and services and support individuals, families and groups to meet their social needs, maximise their potential and enhance community wellbeing.

Community infrastructure can also have a broader role in shaping the physical layout and look of a new development/renewal area, helping to define its identity and character’. (Community infrastructure development framework, City of Melbourne, 2014)

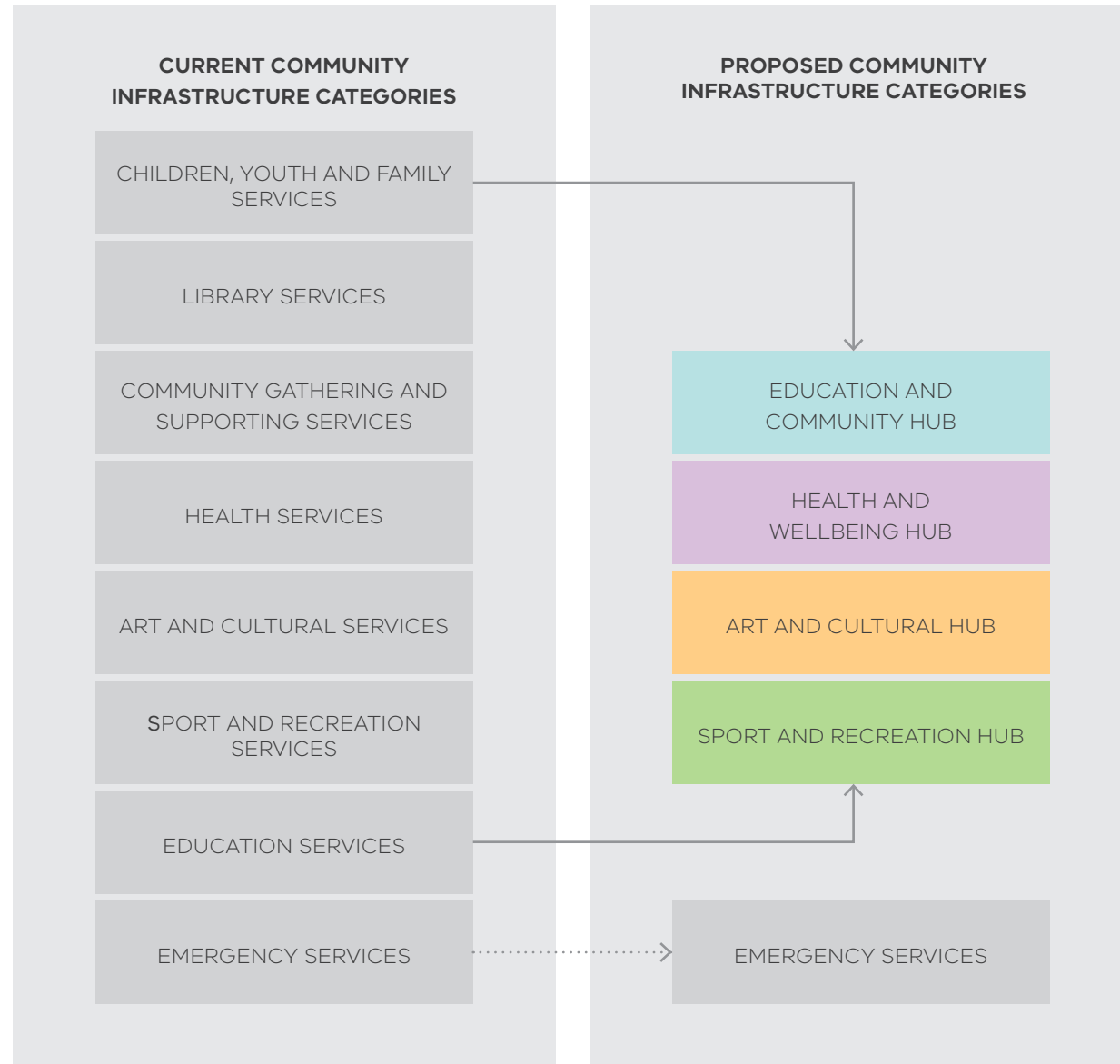


In the context of this project, community infrastructure refers to the buildings and assets that provide services and programs in the following categories.

Currently local and state government are the main community facility and service providers. Given the fact that 90 per cent of Fishermans Bend is under private ownership, there is a need to find more innovative ways to deliver community facilities and services.

With that in mind, the service needs assessment has focused on four main types of community infrastructure. The potential facilities and services proposed for each hub is the combination of different services categories that currently are delivered mainly as stand-alone facilities in surrounding areas of Fishermans Bend.

The potential services in each hub may be varied depending on the demands and strategies in the future.



EDUCATION AND COMMUNITY HUB

An integrated school co-located with family and children services, sport facilities or art and cultural services. Primary or secondary schools will be the primary function of the hub. Other facilities will be integrated with schools, depending on community needs and the physical and social context of the area.

Ferrars Street Community and Education Precinct in Montague (due to open early 2018) is the catalysis project and will be the first hub in this type in Fishermans Bend.

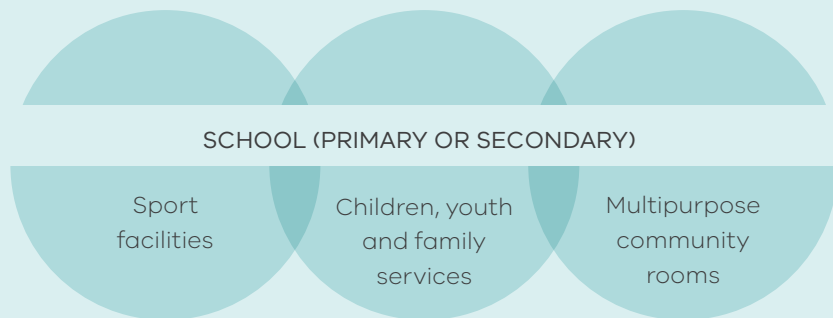
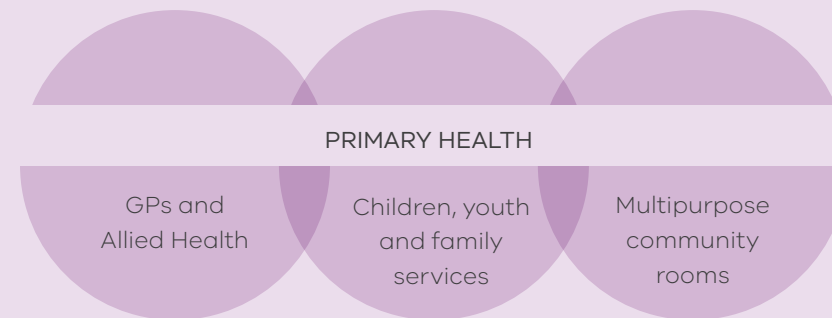


Figure 3: Ferrars Street Education and Community Precinct

HEALTH AND WELL-BEING HUB

The focal point for community health services with the possibility of incorporating a range of community and private health related services. Establishing a cluster of health services and related community facilities will not only provide age-related health services, but also create a place for interaction across different age groups.

Co-location of community multipurpose rooms with health services and providing health programs for different age groups will improve the hub's viability and improve community health and well-being.



ART AND CULTURAL HUB

Co-location of libraries with community services such as art facilities will foster greater social interaction and connectedness.

Art and cultural hubs also provide a variety of services for different age groups and genders. Multipurpose rooms will be crucial parts of these hubs.

By providing different community activities and programs for children, young people, families and seniors, art and cultural hub can be a focal point for community diversity and social inclusion.

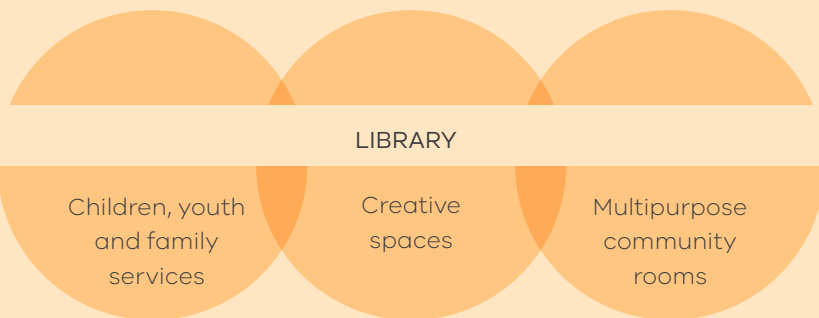


Figure 4: Library at the Dock, Community facility, Docklands, Victoria

SPORT AND RECREATION HUB

An efficient and innovative model for sport and recreation facilities. Co-locating physical activities with related community and health based services. Case studies show integrated recreation hubs contribute to community vibrancy. Co-location of recreation hub with active open spaces increases the place functionality, however, this model cannot be pursued always.

Indoor multipurpose courts will be the primary facility for the hub. These courts will be co-located with multipurpose rooms. It is anticipated that a designated youth facility will also be provided through sport and recreation hubs.

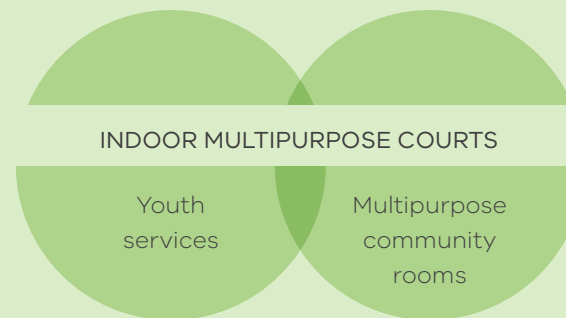


Figure 5: Maylands. Western Australia

The Rise; community facility for for Recreation, Information, Socialising and Entertainment,

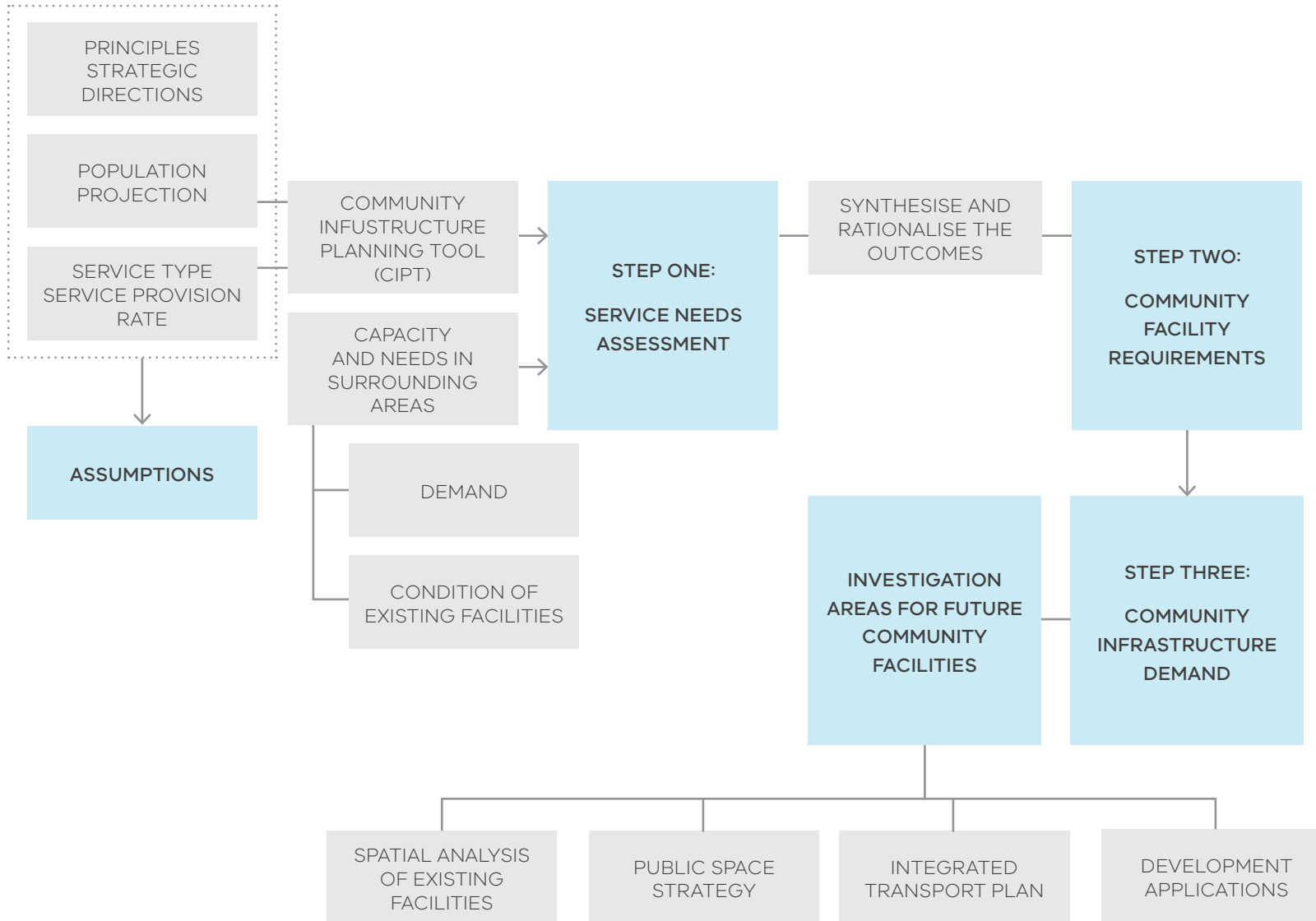
<http://www.healthyactivebydesign.com.au/case-studies/rise>

Notes for Consideration

Lessons to be learned from past experiences of community infrastructure investments:

- The importance of community infrastructure planning
- The importance of occupancy-evaluation processes and seeking continual feedback from the community
- The need to invest in a community hub in the early stages of development to establish a new community
- The co-location of community facility and public space improves viability and functionality.
- Providing a wide range of services for different groups can create a connection point for the new community
- Urban renewal areas are opportunities to create integrated facilities that accommodate a range of services.
- Successful integrated facilities require careful planning and design and need proactive management and programming.
- Facility management and programming should be considered in the early stages of planning.
- A long-term funding mechanism for the delivery and ongoing maintenance of community infrastructure should be provided in the planning process.
- Options for funding and delivering community infrastructure should be considered (public private partnership arrangements are one of the viable options for the development of community facilities).
- Operational cost including staffing and maintenance, should be assessed in the early stages of planning.
- Co-locating commercial activities such as a café within a community facility attracts people.
- Community infrastructure planning is essential to the urban renewal planning process.
- Existing facilities and the level of current services are studied as part of the planning process to identify the unmet needs in the existing areas and also the capacity of existing facilities to provide services to the future population.
- The 'whole of government approach' is strongly promoted through the planning process of urban renewal areas. A 'working group' is often established by the state government and includes local governments, departments of education, health, planning and transport.

Figure 6: Fishermans Bend's community infrastructure needs assessment process



METHODOLOGY

The unique characteristic of Fishermans Bend require flexible community infrastructure planning.

That planning must be delivered in a timely fashion, responding to opportunities and changes as they arise. This Plan aims to identify the facility requirements for the future and guide the type, size and location of facilities.

A three-step process was used to identify the community infrastructure needs of Fishermans Bend.

STEP ONE – SERVICE NEEDS

ASSESSMENT:

The short-, medium- and long-term service needs for each precinct have been identified, with service provision rates and population projections the main variables in each precinct.

Population projections:

Residential population projection

Department of Environment, Land, Water and Planning in collaboration with the Fishermans Bend Taskforce developed demographics profile for each precinct (Montague, Lorimer, Sandridge and Wirraway) built from 2011 Australian Bureau of Statistics (ABS) Census datasets, using Statistical Area Level 2 (SA2) data.

These profiles provide an aspirational demographic for Fishermans Bend in 2051 and include key development characteristics such as age bracketing which led to the future service age groups in Fishermans Bend.

Worker population projections

It is anticipated that Fishermans Bend will accommodate 80,000 jobs by 2051. The population projections for workers in Fishermans Bend represent one job per household in the four mixed-use precincts, and assume a conservative growth of jobs in the Employment Precinct from the 2016 number of 12,500 to an estimated 40,000 by 2051.

The distribution of working population and employment roles of each precinct is estimated to

Figure 7: Population (residents) projection to 2051

| Year | Population |
|------|------------|
| 2017 | 0 |
| 2018 | 800 |
| 2019 | 1,070 |
| 2020 | 1,340 |
| 2021 | 1610 |
| 2022 | 3340 |
| 2023 | 5170 |
| 2024 | 7100 |
| 2025 | 9130 |
| 2026 | 11,350 |
| 2027 | 13,800 |
| 2028 | 16,450 |
| 2029 | 19,130 |
| 2030 | 21,850 |
| 2031 | 24,500 |
| 2032 | 27,420 |
| 2033 | 30,410 |
| 2034 | 33,470 |

| Year | Population |
|------|------------|
| 2035 | 36,600 |
| 2036 | 39,800 |
| 2037 | 42,710 |
| 2038 | 45,630 |
| 2039 | 48,470 |
| 2040 | 51,240 |
| 2041 | 53,930 |
| 2042 | 56,630 |
| 2043 | 59,330 |
| 2044 | 62,040 |
| 2045 | 64,760 |
| 2046 | 67,370 |
| 2047 | 69,950 |
| 2048 | 72,540 |
| 2049 | 75,150 |
| 2050 | 77,680 |
| 2051 | 80,000 |

be different across the four mixed-use precincts. Each precinct will be unique with its own vision and characteristic which will define its employment role.

Service provision rate (benchmark)

Community infrastructure planning for Fishermans Bend will be a 35-year project. The service provision rate is one of the essential measurements for identifying future needs and has been used substantially in community infrastructure planning.

Utilisation of current service provision rates for community infrastructure planning in Fishermans Bend has challenges:

- It is likely that there will be significant changes in the service delivery model and provision rate for the majority of the services. Therefore, the service provision rate for Fishermans Bend should be constantly reviewed and monitored.
- The service provision ratio in Fishermans Bend cannot follow the current ratio applied to growth or established areas. Fishermans Bend is mainly occupied by private land and therefore requires a different approach for the planning and delivery of community infrastructure.
- There are differences in service provision rates in the City of Melbourne and City of Port Phillip. The agreed ratios for Fishermans Bend must be similar across the entire area while being consist with both councils ratios.

Fishermans Bend's service provision rate was determined by reviewing current agreed benchmarks [at City of Port Phillip and City of Melbourne]. While the majority of service provision

rates across both councils were consistent, in a few categories there were differences. In these circumstances, an adequate benchmark was undertaken and agreed by the representatives of both councils.

For some of the services, such as health and wellbeing services, there is no standard benchmark. In those cases, through the review of benchmarks used in other areas and in consultation with Department of Health and Human Services, service provision rates for health services have been recommended.

All of the benchmarks are based on the residential population. Fishermans Bend will have a large number of workers who travel from outside the area. It is anticipated that 70% of the workers across the four mixed-use precincts will be located in Sandridge. This high number of jobs in Sandridge may have significant implications for the demand of local community infrastructure. Currently, there is limited information on the community infrastructure demand generated by the workers. A literature review conducted by the Victorian Planning Authority¹ has identified the main community facilities and services that workers preliminary use as well as the benchmarks associated with those facilities and services. For the purpose of this report, these preliminary outcomes are considered and included in the service needs assessment.

1 This work is in progress.

Notes for Consideration

The Plan for each mixed-use precinct (Montague, Lorimer, Sandridge and Wirraway) was developed on the assumption that library, sport facilities, child care centres and health and wellbeing services would be the main community infrastructure utilised by people who work in Fishermans Bend.

Libraries:

Libraries should provide meeting spaces and IT facilities to the working population. The City of Melbourne confirms the majority of the people who attend the City Library work in the city. Both City Library and Docklands Library are utilised by city and Dockland workers during lunch time. It is anticipated that 20 per cent of Fishermans Bend workers will use the library facilities.

Child care Centres

Both the City of Melbourne and City of Port Phillip confirm that their child care centres are used by residents and people work in the municipality. There is no evidence to confirm the ratio of workers in comparison to residents. For the purpose of this Plan, it is anticipated that 30 per cent of the workers in each precinct will use the child care centres.

Sport facilities:

Studies show sport facilities especially gym and fitness are used by local workers. In assessing the sport requirements for each precinct, it is anticipated that 30 per cent of workers use gym facilities.

In addition to the percentage of the workers who use the facilities, the pattern of usage is also considered. The related evidence shows that libraries and sport facilities are mainly used during lunchtime and after hours.

The indicative floor space requirement for sport and recreation hub advised by Sport and Recreation Victoria includes the worker population.

STEP TWO – COMMUNITY FACILITY REQUIREMENTS

The facility requirements for future services – including the size and configuration of spaces that are required – have been identified. This not only shows the floor space requirement for each service, but also provides clarity on how different services can be delivered through shared facilities.

Given the scarcity of available land, uncertainty about the future size and demographics of the local population and the likelihood that service characteristics will change, services should be provided through multipurpose, flexible and adaptable spaces. Some services, however, will require facilities that are built for purpose.

STEP THREE – COMMUNITY INFRASTRUCTURE DEMAND

The primary delivery model for community infrastructure in Fishermans Bend will be to co-locate complementary facilities and services within an integrated facility – creating a community hub.

Four types of community hubs have been identified as appropriate for Fishermans Bend.

Based on the service needs and facility requirements assessed in steps one and two, the indicative floor space requirement and also the potential services and facilities in different types of hub in each precinct is identified. The needs assessment for each type of community hub will be based on the following assumptions:

- Each hub is founded on one core (primary) community facility and developed by other complementary potential services and facilities.
- Multipurpose community rooms provide the spaces for a variety of programs and activities. These spaces can be used for community gatherings, art programs, sport and recreation or health and well-being activities.

Figure 8: Service provision rate in Fishermans Bend

| Type of service | Service provision rate |
|--|--|
| Maternal and child health | 1 room for 120 births |
| Long day care | 1 place for 4 people aged 0-6 years old |
| Sessional four year old kindergarten | 1 place for 1.42 people aged 4 years old |
| Early childhood intervention centre | 1 room in each precinct |
| Library (book collection) | 0.037 sqm per population |
| Multipurpose community room | 1 room per 6000 people |
| Large multipurpose room | 1 room per 20,000 people |
| Community office and consulting room | 1 room per 4800 people |
| Creative space (art studio) | 1 space per 3000 people |
| Gallery and exhibition | 1 gallery per district |
| Indoor sport stadium (3-4 courts) | 1 stadium per precinct |
| Outdoor sport stadium | Considering the land limitation in Fishermans Bend, the number of required active open spaces has been identified based on potential future open spaces highlighted in the Fishermans Bend Public Space Strategy (2017). |
| Oval | |
| Rectangular pitches | |
| Aquatic and leisure centre | 1 centre per district |
| Government primary school | Up to 1 school in each precinct |
| Government secondary school | Up to 1-2 school (s) per district |
| Health and wellbeing centre (the health centre includes consulting rooms for GPs, Allied health, human services as well as pharmacy) | 2 centres per district |

COMMUNITY INFRASTRUCTURE HIERARCHY OF PROVISION

Community infrastructure operates within various catchments providing services to different areas and population thresholds. Hierarchy of the community facilities and services is defined based on the Fishermans Bend Vision 2050 and the proposed activity centres in the draft Fishermans Bend Framework (2017).

Fishermans Bend has been divided into four mixed-use precincts and networks of neighborhoods within the precincts which provides a framework for the location and distribution of community infrastructure.

The following table shows the levels of community infrastructure provision hierarchy and the corresponding level of activity centers in Fishermans Bend.

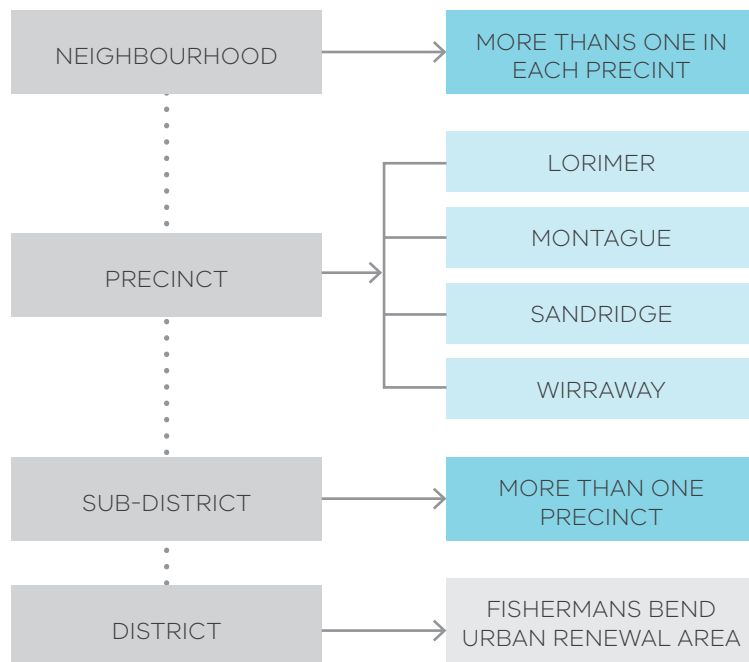


Figure 9: Level of locality in Fishermans Bend

Figure 10: Hierarchy of community infrastructure in Fishermans Bend

| Hierarchy of community infrastructure | Role of community infrastructure | Examples of community facilities and services | Population catchment | Hierarchy of adjoining public space |
|---------------------------------------|---|---|----------------------|-------------------------------------|
| Neighbourhood | Building sense of place and local connections | Maternal and child health Play groups Long day care | 10,000 residents | Local park Neighborhood park |
| Precinct | Provision of well-located family and children services, health services and education and learning activities | Primary school Community health services Multipurpose community rooms | 20,000 residents | Precinct park |
| Sub-district | Focus on creating connectivity across the area and providing well-connected services for formal and incidental activities | Health and wellbeing | 40,000 residents | District park |
| District | Acts as a destination and plays a key role to the surrounding communities and workers by providing specialised activities that attract visitors from outside the area | Large scale library Aquatic and leisure centre | 80,000 residents | |

COMMUNITY INFRASTRUCTURE PLANNING ASSUMPTIONS

Future population and demographics as well as the service provision rates and delivery models are the main drivers for planning community infrastructure. These factors are based on the best available information and projections, however the future demographics in Fishermans Bend may be different to those projections.

Future reviews of this Plan will need to clearly point out any substantial changes to the assumptions and the consequences of those changes.

Population projection and demographics

By 2051, it is estimated that Fishermans Bend will accommodate 80,000 jobs and a population of 80,000. The estimation depends on a variety of

influences, such as built form and design controls and critical infrastructure delivery for future infrastructure demands.

This Plan’s population projections guide development of a community infrastructure list that predicts future community needs.

Dwelling and population increases are an initial estimate. Household characteristics reflect aspirations for the future development of Fishermans Bend such as the intent to attract families with children. Indicative age profiles are based on current age structures for areas of inner Melbourne. This Plan has used further breakdowns to service age groups for the purpose of determining the community service needs in each precinct.

A review of the population growth and projected demographics identified challenges for community infrastructure development in Fishermans Bend:

- Sandridge precinct is expected to have the largest number of residents and workers.
- The overall proportion of young children will increase significantly in Wirraway precinct after 2031, leading to increased demand for family and children service.
- It is anticipated that Fishermans Bend will be the home for a number of people age 70 and above. Overall, 10 per cent of the total population in Fishermans Bend will be 70 and over in 2051.
- As shown below, it is anticipated that there will be significant changes in demographics across all precincts in 2031 and 2051.

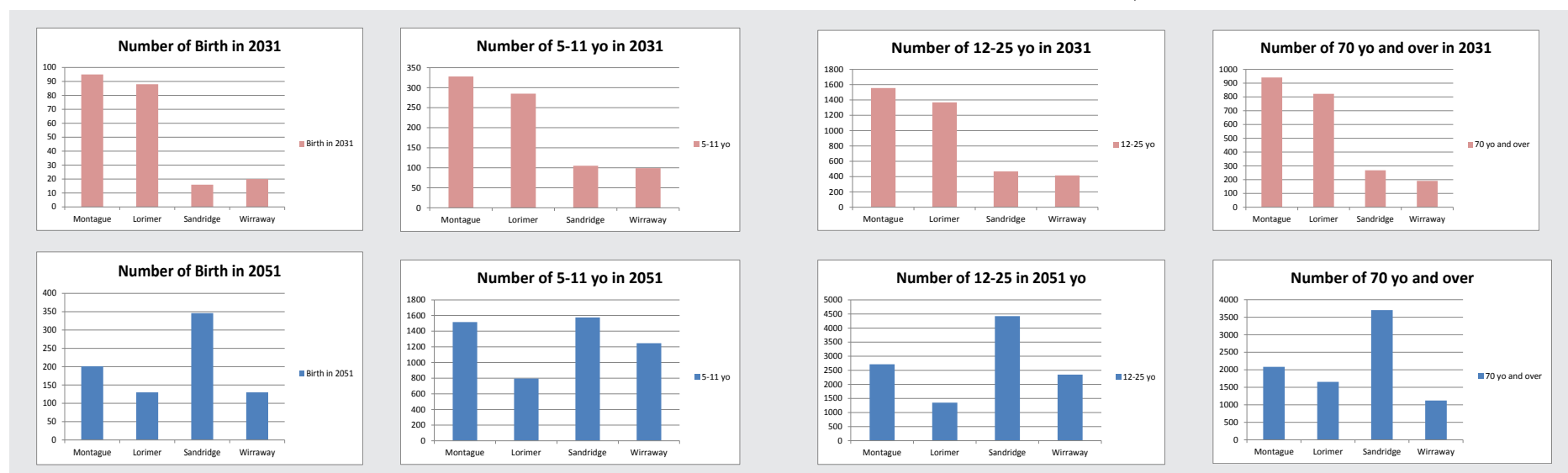


Figure 11: Comparison between age groups in Fishermans Bend in 2031 and 2051

Figure 12: Service age group population projections in each precinct in 2051

| Service age group | Service Type | Population projection in 2051 | | | | | |
|--------------------------|---|-------------------------------|---------|-----------|----------|------------|-----------------|
| | | Montague | Lorimer | Sandridge | Wirraway | Employment | Fishermans Bend |
| Births | Maternal and child health | 201 | 130 | 346 | 130 | | 807 |
| 0-3 years old | Play groups | 1092 | 582 | 1605 | 913 | | 4192 |
| 0-6 years old | Long day care | 1,825 | 975 | 2502 | 1521 | | 6823 |
| 4 years old | Sessional kindergarten | 273 | 146 | 401 | 228 | | 1048 |
| 5-11 years old | Primary school | 1516 | 795 | 1576 | 1247 | | 5134 |
| 12-17 years old | Secondary school | 1004 | 483 | 999 | 868 | | 3354 |
| 12-25 years old | Youth services | 2712 | 1352 | 4422 | 2346 | | 10,832 |
| 70 years old and over | Residential aged care | 2083 | 1656 | 3701 | 1122 | | 8562 |
| 0-99 years old residents | Sport services Community gathering Health and wellbeing services Library Art services | 19,200 | 12,000 | 34,400 | 14,400 | | 80,000 |
| 0-99 years old workers | | 4000 | 4000 | 28,000 | 4000 | 40,000 | 80,000 |

FUTURE TRENDS IN COMMUNITY SERVICE PROVISION RATES AND DELIVERY MODELS

CHILDREN, YOUTH AND FAMILY SERVICES

Children, youth and family services are currently provided in both the City of Melbourne and City of Port Phillip. Those services include:

- maternal and child health
- play groups
- toy library
- long daycare
- sessional kindergarten
- early childhood intervention service

The Family and Children Services Policy by the City of Melbourne was developed as part of the Melbourne for All People Strategy 2014-2017. This holistic policy document aims to develop 'one strategy for all ages and all abilities'.

Similarly, the City of Port Phillip emphasises a collaborative approach to family and children service delivery through policies and strategies such as Family, Youth and Children Policy 2014-2019' and the FYC Collaborative Practice Framework'.

These policies, documents and related reports show that :

- Better coordination and integration of family and children services is one of the main trends for both councils.
- More demand for child care as the result of change in family structure and also the increased participation of women in the workforce
- Community needs for services for children aged between seven and 11 (known as the middle years) should be considered separately from general youth services.
- Young people aged between 15 and 29 years make up the largest proportion of residents in the City of Melbourne. They are increasingly mobile and tech savvy, so the way they learn, connect and spend is rapidly changing.

FUTURE TRENDS

Future trends for children, youth and family services in Fishermans Bend:

- Local government will play a central role being the key responsible authority in advocating for the majority of the family, youth and children services in partnership with different authorities and agencies.
- Opportunities for the co-location of family, youth and children services with other services will be investigated for any new development.
- Flexible service delivery models will be investigated to ensure services respond to changing community needs.

COMMUNITY GATHERING AND SUPPORTING SERVICES

Community gathering and supporting services create a sense of belonging, enhancing social inclusion and connectedness. The categories include:

- community gathering
- lifelong learning programs
- multicultural services
- indigenous services

Currently, local government is the main service provider. However, the Victorian Government plays a significant role by funding and maintaining many services. Not-for-profit agencies also play a significant role in the delivery of services.

Neighbourhood House is one of the major not-for-profit organisations that provides a variety of lifelong learning programs to the community, especially disadvantaged and vulnerable groups. Port Melbourne Neighbourhood House has developed a range of programs and activities to cater for community needs in Port Melbourne, Garden City and South Melbourne. This organisation can provide significant support in developing vibrant, inclusive and connected communities in Fishermans Bend.

Community gathering and supporting services are provided for different groups in terms of age, gender and ethnicity, as well as people with

disabilities. These services are provided through community centres, or multipurpose rooms co-located with the other types of services.

The majority of community gathering and supporting services in the City of Port Phillip are provided through stand-alone community centres. In the City of Melbourne, a number of community meeting rooms are co-located with other community services within hubs.

Community multipurpose rooms facilitate and increase access and participation in social, cultural, recreational and community activities. The City of Melbourne's Community Meeting and Multi-purpose Room policy and the City of Port Phillip's Community Facility Access and Allocation Policy – as well as Victoria's 30-year Infrastructure Strategy (December 2016) – emphasise the ways multipurpose community rooms enhance the civic life of the community and foster community cohesion. Based on the Victorian Health Survey 2011-2012 (referenced in Victoria's 30-year Infrastructure Strategy) the 'majority of Victorians who were able to access community services or resources [including community centres] thought their local area was a pleasant environment'.

Considering the population growth and increasing demand on community rooms, future multipurpose community rooms should be:

- designed and managed as multipurpose and shared facilities

FUTURE TRENDS

Community gathering and supporting services in Fishermans Bend:

- services will be provided and managed by collaboration between public and private sectors.
- The provision of various multipurpose community rooms in different hubs will increase their viability by attracting different types of community.
- Access to technology will continue to change the way people use community-gathering spaces. The changes in the use of community spaces should be monitored.
- connected and networked, using technologies such as Wi-Fi
- established with shared-use agreements to enable different stakeholders to collaboratively provide and deliver community services.

ART AND CULTURAL SERVICES

Art and cultural services and facilities stimulate local culture, connection and identity. In the context of urban renewal areas, art and cultural facilities have a major role in enhancing the place identity.

Art and cultural facilities are provided by local government, educational institutions, trust and not-for-profit organisations as well as the private sector. Currently, art services are provided through stand-alone art facilities as well as a number of community hubs and libraries.

The Future Melbourne and Creative Conventions consultation which discussed the needs and gaps of art infrastructure (referenced in City of Melbourne Art Infrastructure Framework five year plan 2016) identifies four main needs in regards to art spaces and facilities:

1. Art spaces that enable the community to engage with and participate in their own creative space,
2. Hybrid Spaces for more artists for work/live spaces,
3. Affordable housing,
4. Affordable Co-working office/incubator space for creative industry practitioner.

Accordingly, the following key goals have been identified for the next five years to fill the gaps in the City of Melbourne:

- Secure commitment for delivery of art hubs that can include medium size performance and rehearsal spaces. These places aim to cater for

the new and emerging artists and organisations that find it difficult to access spaces due to the cost of hire. The lack of a medium-sized music space to accommodate 500-800 patrons was also identified in the Melbourne Art Infrastructure Framework based on consultation with Music Victoria.

- Increase the number of creative spaces (studios, workshops, rehearsal venues) including spaces suitable for activities not appropriate to residential areas such as larger scale sculpture work or band rehearsal. The Creative Spaces program initiated by City of Melbourne has been a successful program, however, the waiting list shows a significant demand for creative spaces and art studios.
- Advocate to create and incorporate live/work spaces within the city; for creative industry practitioners (writers, publishers, designers, architects, etc.)
- Advocate to support the provision of more affordable housing for artists, as per the City Housing Strategy.

The City of Melbourne's Art Infrastructure Framework emphasises the opportunities within urban renewal areas (Docklands, Arden and Fishermans Bend). It recommended that performing spaces should be flexible enough to accommodate the needs of small music and dance ensembles as well as theatre companies.

City of Port Phillip's Art and Culture Policy (November 2011) vision states:
'Port Phillip is an energetically creative place, welcoming and alive with activity where all people

FUTURE TRENDS

Art and cultural services in Fishermans Bend:

- Affordable medium-sized creative spaces will cater to different types of activities such as art studios, rehearsals and performances.
- Hybrid spaces that provide live/work areas will be created.
- Creation of co-working office space for artist practitioners will be considered in art hubs.

can participate in and experience the arts and the cultural life of the city'.

Based on the vision, the City of Port Phillip has identified the principles and themes for the future of art and cultural activities in City of Port Phillip. The following are the main themes which will impact the art and cultural activities in the Fishermans Bend area:

- Maximise cultural opportunities arising from population changes, changing land use and increased port activity in Port Melbourne.
- Opportunities for providing art-making facilities. (eg. Residents, studios, access spaces, rehearsal spaces, etc.) are actively pursued.

LIBRARY SERVICES

Libraries are fundamental community facilities. They have a significant positive impact on community health and wellbeing. What is unclear, though, is how libraries should change in the future to keep up with the demands of technology, population growth and demographic change.

The Victorian Public Libraries 2030 Strategic Framework outlined the main trends for future public libraries in Victoria. It also included four key findings, Victorian public libraries:

1. can prosper from the future emergence of five prominent social trends: creativity, collaboration, brain health, dynamic learning and community connection.
2. can successfully adapt to the emergence of these future trends by adopting a broad sense of purpose and identity.
3. are likely to feature elements of both the creative library and community library in 2030.
4. can occupy relevant and prominent positions at the centre of their local communities in 2030.

This study found that in 2030 'communal content and literacy will remain public libraries' core proposition. However, the nature of library services will broaden significantly.

It was found that creative libraries will provide the programs, facilities and assistance that enable the community to achieve their creative goals. These might include studios for rehearsing, recording

and editing content; workshops to facilitate individual and group artistic development and formal business spaces for collaborative telecommuting.

It is anticipated that future libraries will continue to provide the similar services and programs to the future community. The main programs envisaged for the future libraries include:

- the collection of books
- story times and other kids' activities
- IT trainings and support
- home library services
- reading clubs

In addition, future libraries will be a focal point for creativity. The Victorian Public Libraries 2030 plan outlines the opportunities for public libraries to:

- become vibrant creativity hubs, facilitating communal creative development and expression
- become co-working hubs, bringing people and organisations together to collaborate creatively, socially and professionally
- become the community's brain gymnasium
- provide community learning programs that support 21st-century literacies
- become the community agora – a public meeting place for people to gather, share and learn.

FUTURE TRENDS

Future trends for Library Services in Fishermans Bend:

- Libraries will remain one of the core community facilities, providing a wide range of services and programs,
- Future libraries will be integrated hubs, providing facilities for both community and creative development,
- Municipal libraries can be integrated with schools (Infrastructure Victoria, December 2016),
- Libraries should provide flexible spaces to facilitate and support creativity and collaboration, as well as community learning and social connection.

Victoria's 30 year Infrastructure Strategy (December 2016, Infrastructure Victoria) also emphasised that public libraries will remain crucial community hubs, recommending that public libraries receive additional support to provide future communities with access to digital technology and meet multiple community needs.

SPORT AND RECREATION SERVICES

The Victorian Government is committed to ensuring that more people can improve their health, get active and involved with sport and recreation at local clubs, using the community facilities statewide.

Sport and Recreation Victoria recommendations (2017) states that appropriate planning for sport facilities include a wide variety of indoor and outdoor activities to meet the diverse needs of the community and schools, including:

- Aquatics centres/stadiums including activities such as swimming activities, gym, exercise classes, multipurpose rooms, basketball, netball, futsal, badminton, volleyball and table tennis.
- Sports grounds including sports such as Australian rules football, cricket, soccer and rugby.
- Recreation including activities such as walking/jogging tracks, half-court basketball/netball rebound wall, connections to shared paths and the Westgate Park area.

Key findings of the Australian Sports Commission (ASC) survey on Victorians that participated in activities at least once in the 12 month period (October 2015-September 2016) show:

- Over 33.2 per cent of Victorian children participated in swimming in the past 12 months

- Australian football and basketball are the most popular team sports
- Swimming and netball are the activities most popular with girls
- Boys favour swimming, Australian football and basketball

Considering the challenges of providing sport and recreation facilities in Fishermans Bend due to the proposed density and the high value of land the provision of sport facilities in Fishermans Bend requires an innovative approach.

The following are the main approaches recommended by Sport and Recreation Victoria:

- Giving priority to multiuse facilities, for example:
 - Cricket/Australian football/schools, cricket/football (soccer)
 - Hockey/tennis/soccer
 - Netball/basketball/tennis outdoor courts
 - Stadium: netball/basketball/futsal, badminton/table tennis
- Using synthetic and /or hybrid surfaces:
 - Increase capacity of ovals from 20 to 60 hours per week
 - More durable surfaces
 - Multi-sport application
 - Synthetic surface, that are more appropriate for contaminated sites than turf.

- Light sport facilities to increase their duration of use.
- Use non-traditional sites such as roof tops, tops of car parks, sewer mines, under bridges, private land, areas within commercial and/or residential complexes.
- Adopt a multi-sport application, replacing currently single-sport facilities that are under utilised.
- Establish a more intensive/joint use of Crown Land for community use, especially Department of Education and Training and Parks Victoria managed land and VicRoads reserves
- Encourage developers to make provision for community access to assets such as gymnasiums, tennis courts, pools and programmable rooms reducing demand for additional facilities
- Apply of a Universal Design principle based approach to infrastructure design to create facilities and spaces that can cater for all abilities.

FUTURE TRENDS

Sport and recreation services in Fishermans Bend:

- Facilities will need to be high-capacity, multiuse venues.
- Infrastructure will enable both incidental and planned physical activity through the provision of walking and cycling networks, open space as part of a green infrastructure network and community sporting and recreational facilities.
- The integration of sport facilities within mixed-use sites will be considered where development is well located and the land size sufficient.
- Due to the high value of land and limited opportunities to provide sport ovals and large active open spaces in Fishermans Bend, a number of indoor multipurpose courts will deliver the sport and recreation activities in this area.

HEALTH AND WELLBEING SERVICES

The Australian health system involves multiple layers of responsibility with services provided by all three tiers of government and private operators, complicating health service and infrastructure planning.

The inner Melbourne area, including the City of Port Phillip and City of Melbourne, plays a crucial role in the health care system. A number of public and private health services are provided within City of Melbourne and City of Port Phillip.

1. **Primary and community health services** which provide a variety services including:
 - allied health and specialist services
 - child protection and family services
 - counselling
 - dental Services
 - disability support
 - drug/alcohols
 - general practice
 - housing and homelessness support
 - mental health services
2. **Acute and sub-acute** which includes public and private hospitals.
3. **Aged care** which includes aged care services and home-based aged care as well as home support programs.

The Department of Health and Human Services (DHHS) has commissioned KPMG to develop The Design, Service and Infrastructure Plan for Inner Melbourne. The preliminary analysis shows that population growth and ageing are expected to drive significant growth in health activities over the coming years.

New service models will likely be required to manage this demand growth.

Similarly, Victoria's 30 year Infrastructure Strategy (December 2016, Infrastructure Victoria) states that, in coming decades, Victoria's ageing population will increase significantly, impacting health services.

Mental health issues and alcohol and other drug services have also been identified as major health issues in inner Melbourne area. The Infrastructure Victoria report (December 2016) recommends that opportunities to co-locate mental health facilities with complementary justice services and human services should be considered.

Creating an inclusive community requires the provision of facilities and services for an ageing population. The next generation of seniors who approach retirement are likely to continue the trend to work for longer, live more years in good health and be able to live better with chronic health conditions. Studies show older people want to age in place and Government aims to keep them in their homes and assist them to age in place for as long as possible.

In April 2016, the Victorian Government signed an Age-friendly Declaration with the Municipal Association of Victoria.

It is in accordance with the World Report on Ageing and Health prepared by the World Health Organisation. This report explains how all sectors government, business and community can work together to create an age-friendly world, in which enabling environments increase the capacity of all older people to:

- meet their basic needs
- learn, grow and make decisions
- be mobile
- build and maintain relationships
- contribute.

Services for the ageing population includes aged care facilities, home-based aged care and home support programs, as well as aged related activities which can be delivered through multipurpose community rooms. Providing different levels of services for an ageing population needs a holistic approach and coordination across government, private sector and not-for-profit organisations.

FUTURE TRENDS

Health and wellbeing services in Fishermans Bend:

- New technology will be used to respond to increased demand for health services,
- Community health services (hubs) will be integrated in collaboration with the public and private sector
- Community facilities and services will optimise opportunities for health and participation of people as they age enhancing quality of life and encouraging community inclusiveness.

SECTION THREE

COMMUNITY

INFRASTRUCTURE

DEMAND

3

COMMUNITY INFRASTRUCTURE DEMAND IN EACH PRECINCT

Community infrastructure in Fishermans Bend should create a unique sense of place and local identity for its residents to relate to and build on.

A place-based approach aims to plan and design community infrastructure by meeting the unique characteristic of the context.

To employ the 'place-based' approach in assessing and designing community infrastructure in each precincts four key aspects have been considered:

1. Fishermans Bend vision and strategic directions which define the future of each precinct.
2. The opportunities and capacity in surrounding areas to understand how the existing community facilities can cater for the new community in Fishermans Bend.
3. Community perception and aspiration to understand the key service needs in each precinct.
4. Precinct spatial analysis which aims to understand the impact of physical and social structure of the precinct on community infrastructure planning and delivery.

Precinct Physical Structure

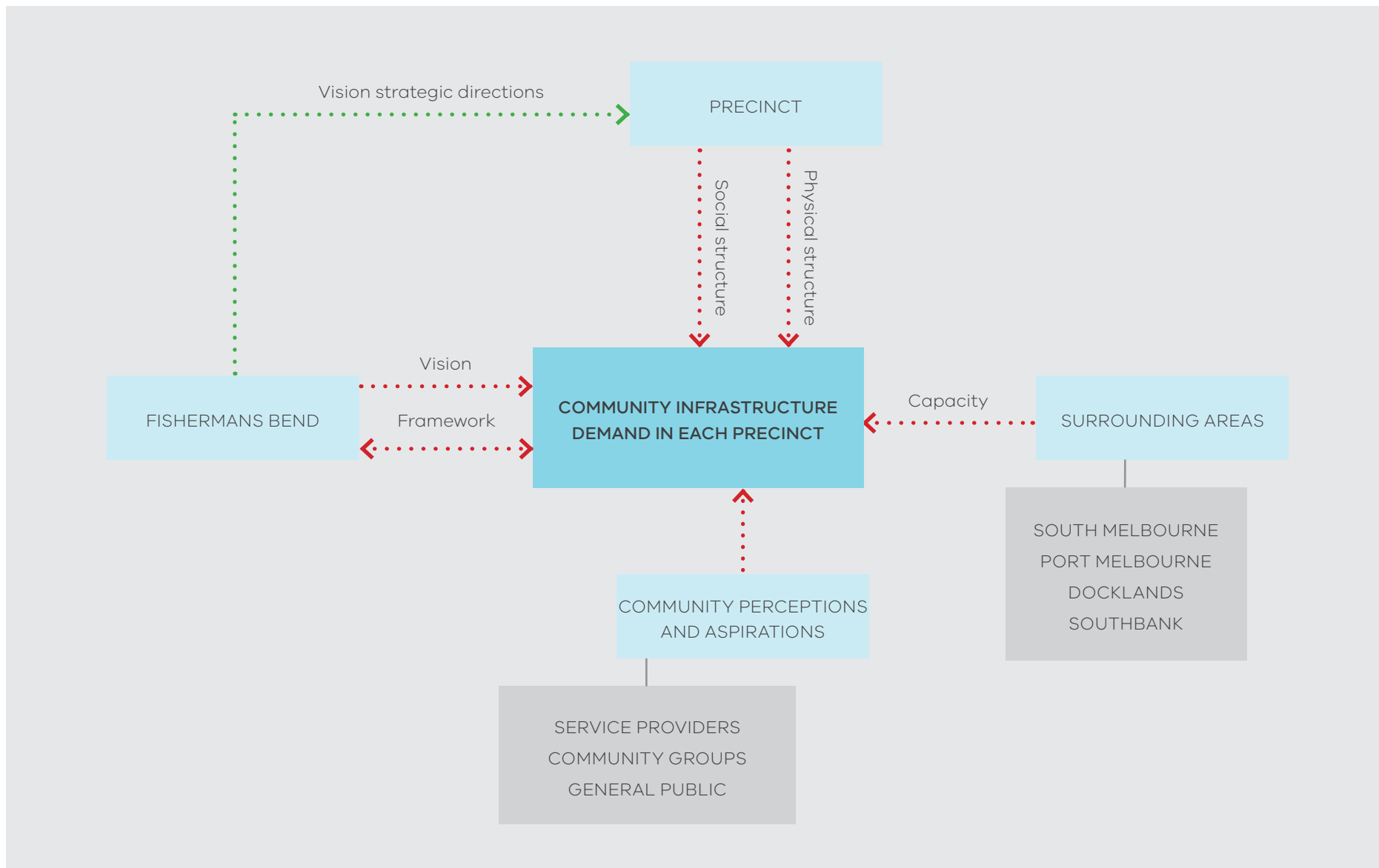
For understanding the physical structure of each precinct, the configuration and key existing community infrastructure has been studied.

Precinct Social Structure

In this part, the existing and future population projection, and projected demographics are studied.

The current and envisaged characteristic for each precinct has been studied through reviewing Fishermans Bend Vision 2050, Fishermans Bend Population and Demographics report (2017) and precincts' current physical and social context. This analysis will lead to determine the key strategies for planning, designing and delivering community infrastructure in each precinct.

Figure 13: Place-based approach in identifying community infrastructure needs



Notes for Consideration

Fishermans Bend community infrastructure principles

These principles have been developed in accordance with the principles of City of Melbourne, City of Port Phillip, Universal Design¹ and the main aspects of Green Star – Communities'. They underpin the development of this plan to ensure it contributes to and informs the delivery of Fishermans Bend 2050 Vision.

LIVEABILITY

Accessibility

Improve accessibility of community infrastructure by enhancing their proximity to public transport and activity centres.

Social inclusion

Promote community facilities as places not only for delivering the services but also as the places for social interaction and connectedness.

Equity and access for the community

Provide community facilities with regard to universal services for communities that reduce inequity, improve social capital and contribute towards community strengthening.

Social value

Maintain and enhance the social value of community infrastructure.

Place-based approach

Respond to place character in designing and developing community infrastructure.

¹ Universal Design is a world wide framework for best practice design (championed by SRV) that is now mandatory in Victoria's 30-year infrastructure strategy (December 2016).

ECONOMIC PROSPERITY

Partnership

Promote partnership between government, private sector and not-for profit organisations for developing facilities and delivering services.

Financial viability

Ensure the entire life cycle cost of a facility are considered at the project feasibility stages.

GOVERNANCE

Integration

Pursue development of community hubs and co-located services.

Engagement

Engage the community through flexible and interactive consultation to understand community needs and aspirations.

Flexibility

Provide flexible spaces to accommodate various services to meet current and future needs.

Effective and efficient facility management

Consideration of a range of management models to ensure the efficiency of resources and shared community use

ENVIRONMENT

Environmental Sustainability

Support the implementation of Environmentally Sustainable Design (ESD) through design and upgrading facilities.

Innovative design

Implement best practice in designing and upgrading community infrastructure.

CURRENT CONDITION OF EXISTING COMMUNITY INFRASTRUCTURE IN SURROUNDING AREAS

Before identifying the community infrastructure demand for future population in Fishermans Bend, the capacity of existing facilities within and surrounding the site must be studied. The supply and demand of the community infrastructure in the surrounding areas and the connection between these areas and Fishermans Bend needs to be continuously strengthened and improved. Fishermans Bend's location close to Port Phillip Bay, Albert Park and the Yarra River also creates opportunities to connect to extensive beaches, paths and outdoor activities.

In addition to understanding the capacity in the surrounding areas, the assessment of the existing facilities has demonstrated the issues associated with facilities' functionality and accessibility. The outcomes of this assessment have informed the guiding principles for planning and designing future community facilities and services in Fishermans Bend.

The needs assessment of the demand and capacity of existing community facilities in the surrounding areas (Docklands, South bank, South Melbourne and Port Melbourne) has been undertaken in collaboration with the City of Port Phillip, City of Melbourne and responsible government departments (Education, Health and Human Services and Sport and Recreation Victoria). The summary findings from this assessment follow:

CHILDREN, YOUTH AND FAMILY SERVICES

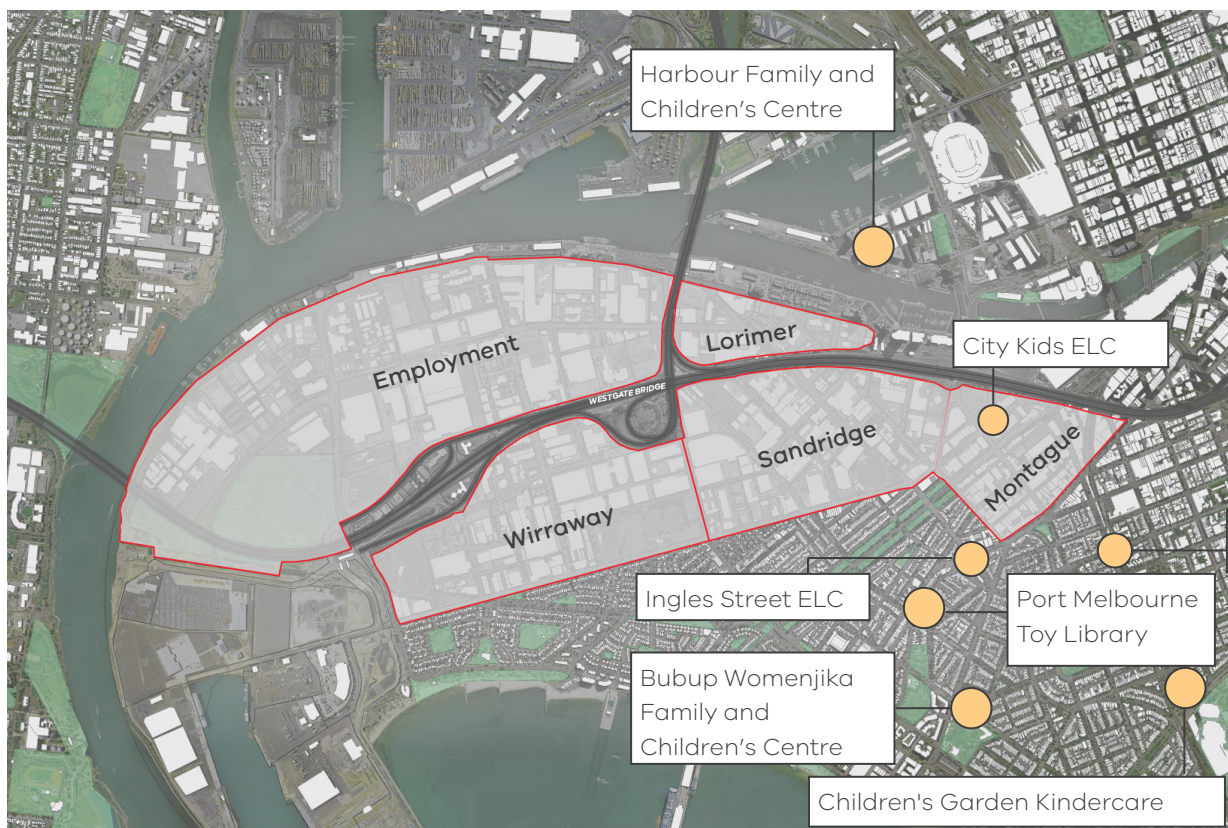
There are two integrated family and children facilities close to Fishermans Bend – Bubup Womenjika Family and Children’s Centre in Port Melbourne and Harbour Family and Children’s Centre in Docklands. Both facilities have the

capacity to provide the service to the population over the next five years.

The only toy library close to Fishermans Bend is at Port Melbourne Town Hall. Based on the current service provision rate, there is no need for an additional toy library. However, this facility is not a purpose-built facility and there are a number of

functionality concerns, such as its small size and limited storage facilities. These shortcomings will limit the toy library’s ability to cope with population growth.

In addition to these facilities, there are number of stand-alone children services provided by the private sector.



- Harbour Family and Children’s Centre**
Type of service: Maternal and child health, Long day care, Sessional kindergarten
- Bubup Womenjika Family and Children’s Centre**
Type of service: Maternal and child health, Long day care, Sessional kindergarten
- Port Melbourne Toy Library**
Type of service: Toy library co-located within Port Melbourne Town Hall

Only about Children

Figure 14: Children, youth and family services within Fishermans Bend surrounding areas

LIBRARY

There are four libraries in the surrounding areas. The Dock at Hub is an integrated art and cultural facility owned by the City of Melbourne in proximity to Fishermans Bend. This facility is well utilised by community groups and workers. According to the City of Melbourne the library and other facilities have the capacity to provide the service to the existing community, however, there

is no capacity to cater for the projected population growth.

Southbank Library at Boyd is another library close to Fishermans Bend. It is located at Boyd community hub, an integrated facility transformed from the heritage-listed site of the former JH Boyd Girls' High School. The library is at capacity and used by residents, visitors and workers within the City of Melbourne.

The Port Melbourne Library is located within Port Melbourne Town Hall and co-located with other community facilities. It is not a fit-for-purpose facility and there are some issues associated with the functionality of the building, such as inadequate areas for story time.

The Emerald Hill Library and Heritage Centre is located in South Melbourne. It recently had a full restoration, renovation and extension including upgrades to meet current regulations, and is effectively in brand-new condition. The changes provide a large library space and a community history facility.



Library at Dock

Type of service: Library, meeting rooms, creative spaces, performing venue

Southbank Library at Boyd

Type of service: Library, meeting rooms

Emerald Hill Library

Type of service: Library, heritage centre

Emerald Hill is a cultural, civic and heritage hub within the City of Port Phillip.

Port Melbourne Library

Type of service: library ,co-located within Port Melbourne Town Hall

Figure 15: Libraries within Fishermans Bend surrounding areas

COMMUNITY GATHERING AND SUPPORTING SERVICES

There are a number of community rooms in the surrounding areas owned and managed by the City of Port Phillip and City of Melbourne. Existing community rooms with different sizes provide spaces for community gathering and access to a diversity of programs and activities. While the number of community rooms in Port Melbourne and South Melbourne are adequate for future population growth, there are issues with the functionality, design and configuration of these rooms.

Sol Green Community Centre in South Melbourne is in walking distance to Montague Precinct. Sol Green was originally constructed as a community centre and is at capacity at the moment. An opportunity exists to improve the usage of this



Figure 16: Sol Green Community Centre, South Melbourne

community center to accommodate more community activities and programs, however, any increase in the building footprint will cause the loss of green open space adjoining the centre.

Fishermans Bend Community Centre is another council-owned facility close to Wirraway precinct. This centre has been partially renovated and is used for community and sport activities.

Fishermans Bend Community Centre has heritage overlay and is highly valued by the community. The current configuration of the centre limits its capacity.

In addition, discussion with the representatives of City of Melbourne noted that, multipurpose rooms at the Dock and Boyd Community Hub are almost at capacity and can only cope with short-term growth.



Figure 17: Boyd Community Hub, Southbank

Sol Green Community Centre

The Sol Green Community Centre holds a wide range of community programs. In 2016, about 50 per cent of the programs delivered at Sol Green are health and recreation programs which include exercise classes and general social inclusion programs. There are five programs targeted at culturally and linguistically diverse groups representing Polish, Scottish and Brazilian groups. The majority of programs are targeted at all groups of people and more than half of the programs have been running at the centre for more than five years.

South Melbourne Community Centre

More than half of programs delivered at the South Melbourne Community Centre are health and wellbeing programs. Six of the programs at the centre are targeted at culturally and linguistically diverse groups representing Greek, Russian and Chinese groups. More than half of programs are targeted at all groups, however the centre also has about 30 per cent of programs targeted at seniors. More than 70 per cent of programs have been running for more than five years.

Port Melbourne Community Centre (Liardet Community Centre)

The Liardet Community Centre holds a wide variety of community programs and services. Port Melbourne Neighbourhood Centre is the main service provider at this centre and offers various life learning services to the community. Other community organisations provide services to the community that lease out spaces in the centre including Bay Street Committee of Management, South Port Day Links, Petlinks and Inner South Community Health Service Legal Aid.

The community centre has rooms available for hire to the local community.

Fishermans Bend Community Centre

The Fishermans Bend Community Centre mainly delivers health and wellbeing programs along with one art program. 50 per cent of programs delivered at the centre are youth-focused. Nearly half of the groups are new.

Hub @ Docklands

Hub @ Dockland is an integrated community facility which is managed by the YMCA. It provides services to City of Melbourne residents, workers and visitors. There are a number of rooms of various sizes which available for hire to the community and workers provide opportunity for various community programs and art and cultural activities.

Southbank Library at Boyd

This centre is the City of Melbourne’s first integrated facility. The library is co-located with a number of family services and bookable community rooms.

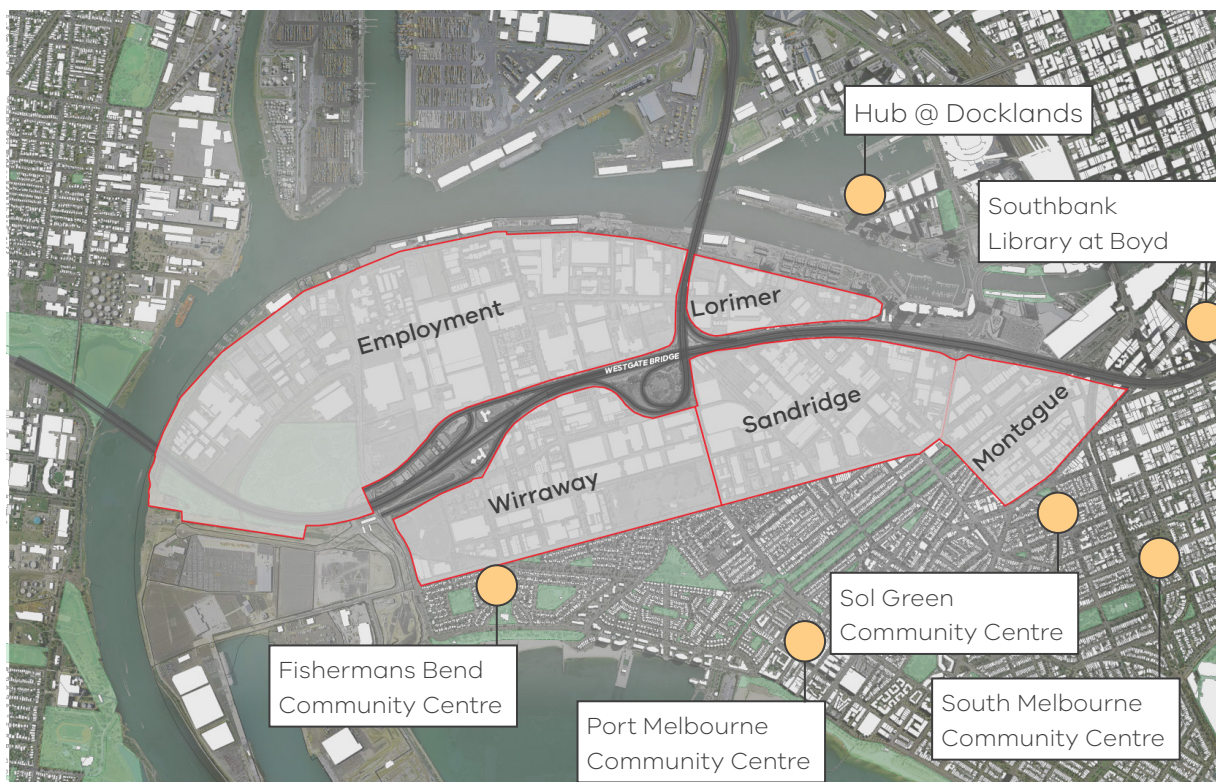


Figure 18: Community centres within Fishermans Bend surrounding areas

ART AND CULTURAL SERVICES

There are a number of state significant arts facilities and spaces in Southbank as well as arts spaces in Docklands.

The City of Melbourne provides a number of art facilities through Library at Dock. City of Melbourne has identified that art facilities at the hub have a very limited capacity to cater for future

growth. The existing facilities assessment shows there is a significant gap in provision of rehearsal venues for smaller groups in art and cultural facilities.

The City of Port Phillip does not own art facility in Port Melbourne and South Melbourne. A number of art programs and activities are provided through Port Phillip community centres.



Figure 19: Art and cultural services within Fishermans Bend surrounding areas

SPORT AND RECREATION

There is little evidence of accessible excess capacity in the facilities for the nine major sports (Australian football, basketball, bowls, cricket, soccer, gymnastics and calisthenics, hockey, netball and tennis) in the areas surrounding Fishermans Bend. The level of provision of facilities

for the nine major sports is medium in Melbourne and low in the City of Port Phillip, although the provision of soccer facilities is good in Melbourne and provision of basketball facilities is good in Port Phillip.

Melbourne Sport and Aquatic Centre and the Albert Park sporting precinct are the two major

sporting facilities in the surrounding areas. Both are operating at capacity and currently serve a catchment area much broader than their immediate areas.



Figure 20: Sport and recreation services within Fishermans Bend surrounding areas

Albert Park sporting precinct

Albert Park is popular for a range of activities like dog walking, jogging, cycling, sailing and rowing.

Apart from the lake itself, other attractions include sporting facilities, ovals, playgrounds, restaurants and a five km walking and running track. Sporting facilities include a golf driving range, gymnasium and the Melbourne Sports and Aquatic Centre.

Melbourne Sport and Aquatic Centre

Melbourne Sport and Aquatic Centre features a world-class aquatic arena, state-of-the-art sports courts and stadium, a fully-equipped fitness centre and wellness zone, a variety of flexible and impressive function spaces and a selection of essential sports medicine and retail providers.

HEALTH AND WELLBEING SERVICES

There is no evidence-based assessment on the current condition of health services in the surrounding areas of Fishermans Bend. Based on consultation with Department of Health and Human Services (DHHS) and existing health providers, the anecdotal evidence is that the provision of community health services in this area is at capacity. DHHS believes the population

projections for Fishermans Bend does not justify the need for a new public hospital. It is anticipated that Alfred Hospital and Royal Melbourne Hospital have the capacity to provide the service to the new community in Fishermans Bend. There is significant potential to explore opportunities of public/private primary community health services to meet the demand of the community as it grows.

Public community health services in the City of

Port Phillip and City of Melbourne are mainly provided by Co-Health in Melbourne and Inner South Community Health in Port Phillip. Preliminary assessments conducted by KPMG report shows 'Inner Melbourne has a higher availability of GPs per person than the metropolitan and Victoria's average. This is likely a reflection of the demand from inner city worker. Statistics from 2014 shows that the City of Melbourne has the highest provision ratio in terms of general practitioners (2.0 GPs per 1000 people) which cater for the large number of workers and visitors, GP clinics (1.8 per 1000), allied health sites (1.7 per 1000), dental services (1.1 per 1000) and pharmacies (0.5 per 1000).



Figure 21: Health and wellbeing services within Fishermans Bend surrounding areas

CoHealth

Offers mental health, oral health, family violence, alcohol and other drugs, aged care, and medical and integrated health services across the inner suburban areas of Melbourne's north and west (Yarra, Melbourne, Maribyrnong)

Inner South Community Health

Offers child, youth and family services, dental treatment, indigenous access support, mental health case management, occupational therapy and physiotherapy, speech therapy, aged care support, homelessness support in the inner southern suburban areas (Port Phillip, Stonnington)

EDUCATION

Discussions with the Department of Education and Training (DET) confirmed the demand for primary and secondary school within the surrounding Fishermans Bend area is high.

Victorian Government recently committed to building a primary school in Docklands. It is anticipated that the new Ferrars Street primary

school in Montague will respond to the latent need in Port Melbourne and South Melbourne. The population growth in Fishermans Bend and surrounding area justifies the need for an additional primary school in the short-to-medium term in Fishermans Bend. DET has identified significant demand for a new secondary school in or around Fishermans Bend.



Figure 22: Government schools within Fishermans Bend surrounding areas

COMMUNITY PERCEPTIONS AND ASPIRATIONS

To ensure community perceptions and aspirations were considered, this Plan was developed by working closely with three main groups. This involved:

- close collaboration with the stakeholders in the Community Infrastructure Working Group
- consultation with service providers through workshops and meetings
- consultation with the general community through workshops, drop-in sessions, community forums and social media.

The response can be summarised as follows and considers the feedback from City of Melbourne and City of Port Phillip, the majority of the community facilities in the surrounding areas are at capacity.

- The residents in the surrounding areas raised concerns about the impact of Fishermans Bend growth on established neighbourhoods. Uncertainty about the future of public transport, the number of community facilities and the time of delivery made it difficult for the community to gauge the impact of the growth on the existing communities.
- Several community and service providers indicated support for potential new delivery models and moving away from stand-alone facilities to integrated community facilities

(hubs). The community wants to have access to various services in one single place.

- Service providers believe hubs will be an efficient way of delivering the services and improve the viability of services.
- Partnerships between government and private sector to deliver integrated community facilities was supported during the discussions with service providers.
- The possibility of mixed-use developments and delivering community facilities within residential and commercial buildings was considered as an appropriate approach for the future of Fishermans Bend.
- Service providers and stakeholders emphasised that the early coordination of private and public sector partnerships for community facilities and services is crucial.
- Schools, sports and recreation facilities, health services and community rooms were identified as essential community facilities for the Fishermans Bend community as part of the engagement activities. The importance of the timely delivery of schools as the community grows was also raised.
- The need for sport and recreation facilities was discussed mainly by the general community. The community emphasised the importance of wider access to existing sport facilities, however, the service providers, specifically the sport clubs, raised the concerns in regards to wider public access to the sports grounds.

- Community rooms as places for gathering and social interaction were identified as important by community and various stakeholders.
- Activating the precinct as it grows to provide temporary facilities in the short-term were also discussed during consultation and workshops.

Notes for Consideration

From 16-27 November 2016 a series of drop-in sessions and workshops were held to gain feedback on key elements including community infrastructure in the development of the draft Fishermans Bend Framework.

The engagement enabled the Taskforce to test and validate the key ideas and priorities emerging from the work underway, and to reassess and realign the strategies where required.



COMMUNITY INFRASTRUCTURE DEMAND IN MONTAGUE

Vision for community infrastructure in Montague

- The northern neighborhood in Montague has a strong mixed-use focus, including residential and office activity.
- A community hub, co-located with the South Melbourne Ferrars Street Primary School, is a focus for the local community.
- A community hub co-located at the Montague Continuing Education Centre is the secondary hub in Montague.
- The Buckhurst Street green spine connects these two hubs with a series of complementary activities.

MONTAGUE SOCIAL STRUCTURE

Future population and demographics

Initial development in Montague is expected to serve a population similar in age structure to inner city precincts such as Southbank and Docklands which defines as small households, predominantly couples without children and lone persons in smaller dwellings. Over time, a combination of factors will see the population age and more families with children in the precinct.

Population projections for Montague in 2051 found that:

- the highest proportion of the population in Montague will be those aged between 25-29 in 2031 and 35-39 in 2051,
- Lone person households will be the highest proportion of household types in Montague (40 per cent) in 2031. It is anticipated that family with children will be the highest type of household in 2051 (35 per cent).
- The location of the school and community hub at Ferrars Street is anticipated to encourage a more family-focused development with a higher share of three bedroom dwellings and young families than seen in Southbank or Docklands.

MONTAGUE PHYSICAL STRUCTURE

Built form

The physical structure of Montague is divided with higher density large blocks in the north comparing to lower rise in the south.

The area along Buckhurst Street, including Ferrars Street Education and Community Precinct and Montague Continuing School, is defined as the Montague Activity Centre.

Considering the size of the blocks, the northern part of Montague has more opportunity for delivering community services such as sport facilities.

Heritage

Montague has the largest number of buildings that are registered as heritage buildings. Montague Continuing Education is one of the heritage buildings identified as a potential future community hub. This will enhance the place identity as an iconic building in Montague.



Figure 24: Montague Continuing Education Centre

Movement

Montague has better access to public transport, compared to other precincts in Fishermans Bend. Access to Montague is through two tram routes and one bus route.

As outlined in the Fishermans Bend Framework, a series of new bicycles and pedestrian priority routes will be developed to support future growth in Fishermans Bend. Designated cycling routes

and permeable pedestrian network will improve the precinct's connectivity.

This will impact on the preferred locations for establishing new community infrastructure and the accessibility of the community facilities.

Existing community infrastructure in Montague

There are two community facilities in Montague. The Ferrars St Education and Community Precinct will open in early 2018.

| Figure 23: Existing Community Infrastructure in Montague | | | | |
|--|--|---|---|---|
| Community facility | Type of service | Building provider | Service provider | Opportunities and issues for future communities in Fishermans Bend |
| City Kids | Long day care | Private sector | Private sector | Cater for new community in Montague in the short term (next five years) |
| Ferrars Street Education and Community Precinct | Primary school co-located with multipurpose community room and maternal and child health | Department of Education and Training / City of Port Phillip | Department of Education and Training / City of Port Phillip | This project is the first catalyst project in the Fishermans Bend area. The school will be operational in 2018. |
| Montague Continuing Education Centre | Special school, currently supports 30 young people aged 15-19 with mild intellectual disabilities. | Department of Education and Training | Department of Education and Training | This facility has been identified as the secondary community hub in the Fishermans Bend Vision 2016. A heritage overlay limits upgrade. |

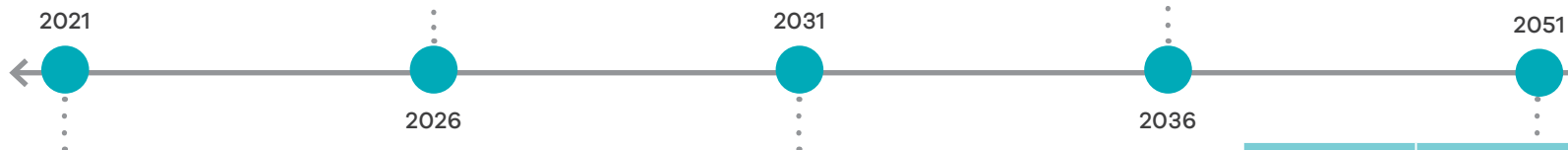
COMMUNITY FACILITY AND SERVICE NEEDS IN MONTAGUE (2017-2051)

Note: The trigger for delivering facilities and services is the resident and worker population. The dates are indicative and assume the population grows as projected.

* For more details on the relationship between service categories and age group refer to page 23.

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2026 |
|----------------------------|--|---|
| Family, youth and children | 160 | Total: 5410 Birth: 22 0-3 years old: 181 0-6 years old: 280 4 years old: 45 5-11 years old: 177 12-17 years old: 158 12-25 years old: 936 over 70 years old: 467 Workers: 3420 |
| Long day care | 600 | |
| Library | 200 | |
| Community spaces | 160 | |
| Health | 160 | |
| Art and creative spaces | 160 | |
| Sport and recreation | 130 | |

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2036 |
|----------------------------|--|--|
| Family, youth and Children | 580 | Total: 15500 Birth: 146 0-3 years old: 766 0-6 years old: 1176 4years old: 192 5-11 years old: 687 12-17 years old: 456 12-25 years old: 2214 70 years old and over: 1462 Workers: 3650 |
| Long day care | 1800 | |
| Library | 573 | |
| Community spaces | 480 | |
| Health | 320 | |
| Art and creative spaces | 400 | |
| Sport and recreation | 6000 | |



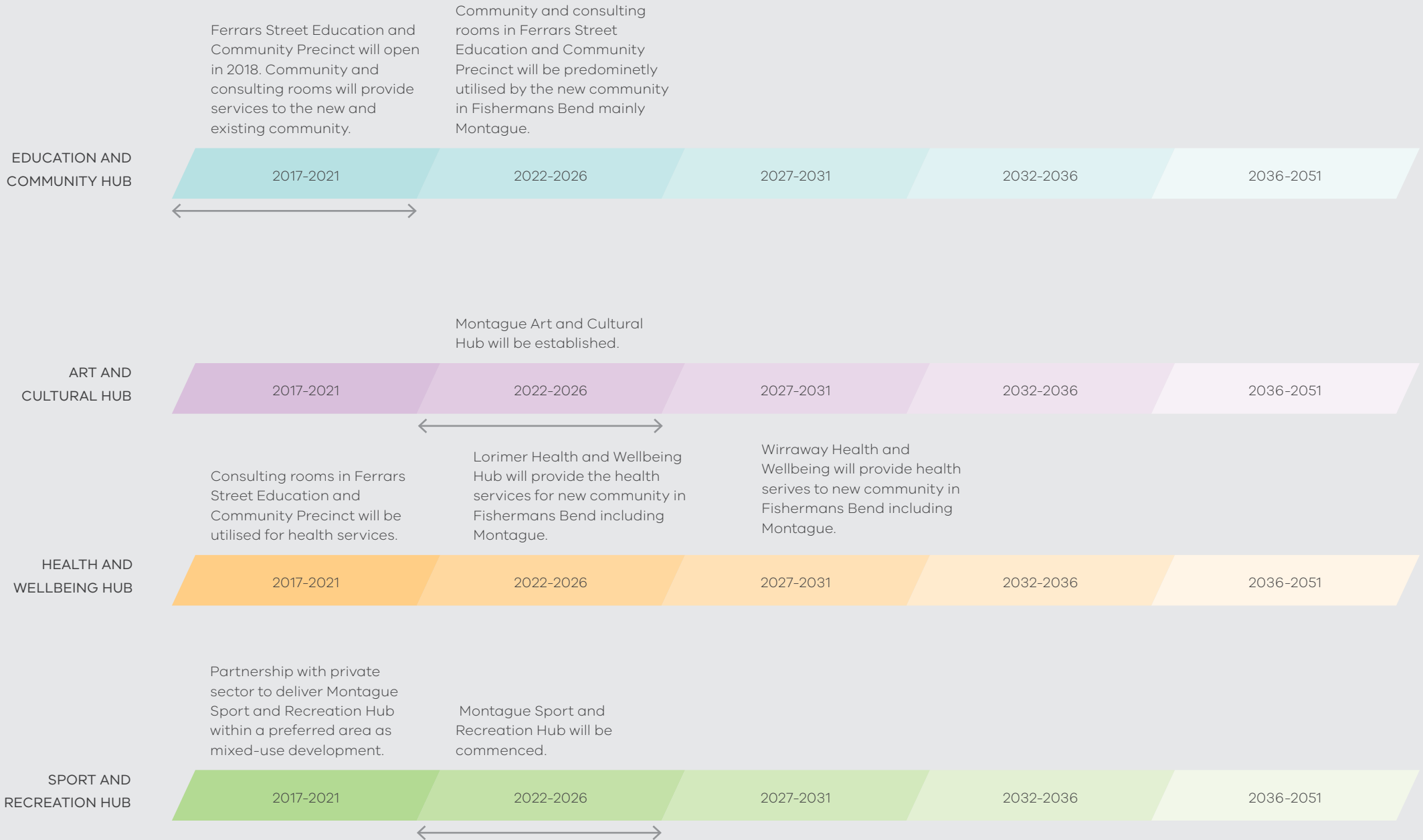
| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2021 |
|----------------------------|--|---|
| Family, youth and children | No need | Total: 1090 Birth: 7 0-3 years old: 20 0-6 years old: 33 4 years old: 5 5-11 yo: 25 12-17 years old: 28 12-25 years old: 222 70 years old and over: 91 Workers: 3300 |
| Long day care | No need | |
| Library | No need | |
| Community spaces | No need | |
| Health | No need | |
| Art and creative spaces | No need | |
| Sport and recreation | No need | |

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2031 |
|----------------------------|--|--|
| Family, youth and children | 450 | Total: 10,070 Birth: 95 0-3 years old: 395 0-6 years old: 597 4 years old: 99 5-11 years old: 328 12-17 years old: 255 12-25 years old: 1556 70 years old and over: 941 Workers: 3540 |
| Long day care | 1200 | |
| Library | 372 | |
| Community spaces | 320 | |
| Health | 320 | |
| Art and creative spaces | 240 | |
| Sport and recreation | 260 | |

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2051 |
|----------------------------|--|---|
| Family, youth and children | 870 | Total: 19,200 Birth: 201 0-3 years old: 1092 0-6 years old: 1825 4 years old: 273 5-11 years old: 1516 12-17 years old: 1004 12-25 years old: 2712 70 years old and over: 2083 Workers: 4000 |
| Long day care | 3000 | |
| Library | 710 | |
| Community spaces | 510 | |
| Health | 510 | |
| Art and creative spaces | 480 | |
| Sport and recreation | 6000 | |

MONTAGUE

Figure 25: Montague community infrastructure hubs delivery timeline



KEY CONSIDERATIONS

Immediate term (2017-2021)

- A feasibility study to be undertaken in collaboration with City of Port Phillip to assess the potential to upgrade Sol Green Community Centre to accommodate a variety of users and service providers.
- Collaborate with City of Port Phillip to enhance the access to Port Melbourne and Emerald Hill Libraries for the new community in Montague.
- Improve the pedestrian and cycling connection between Montague, Port Melbourne and South Melbourne.
- Collaborate with Department of Education and Training to explore the possibility of activating Montague Continuing Education Centre as a pop-up community hub.
- Seek to develop partnership with private sector for the provision of Montague Sport and Recreation Hub within the designated investigation area.

Short term (2022-2026)

- Collaboration between Department of Education and Training, Department of Environment, Land, Water and Planning and City of Port Phillip as well as service providers to explore the opportunity to utilise Montague Continuing Education Centre as Montague art and cultural hub.
- Delivery of Montague Sport and Recreation Hub in partnership with private sector as part of mixed use development.

Medium term (2027-2031)

- Enhance the connection between Lorimer Health and Wellbeing Hub to be used by the community in Montague.
- Collaborate with private sector to provide long day care as part of mixed use development. Buckhurst Street is the preferred location for future long daycare.

Long term (2032-2036)

- It is anticipated that Montague Art and Cultural Hub will be at capacity by 2036, a feasibility study should be undertaken for the extension of the hub.

COMMUNITY INFRASTRUCTURE DEMAND IN LORIMER

Vision for community infrastructure in Lorimer

- Lorimer Place is the heart of the precinct, characterized by lower scale development incorporating cafe, retail, and small businesses and local start-ups.
- The community facilities in Lorimer are valued, and often used by residents and workers in Docklands as well as the rest of Fishermans Bend.
- A linear open space provides a safe walkable connection between jobs, homes, community facilities, shopping and entertainment.
- Developers partner with government to provide space for community services in their buildings
- Facilities such as schools, libraries and medical centers are located within commercial and residential buildings, contributing to the vibrant mixed-use nature of the precinct.

Lorimer Social Structure

Future population and demographics

Lorimer's indicative age profile is derived from Docklands. Lorimer is expected to continue to provide the highest-density development opportunities in Fishermans Bend, reflecting a continuation of the residential and employment patterns seen in Docklands (or some sections of Melbourne's CBD).

It is anticipated the Lorimer community will have:

- Similar to Montague, it is anticipated that 25-29 years are the highest age group by 2031 and then 35-39 years will be the major age group in Lorimer.
- It is projected that 'Lone Person household' will be the main household type in Lorimer in 2031 (40 per cent) and 2051 (35 per cent), however, the percentage of 'Couple family' will be increased in 2051 (35 per cent).
- Based on the indicative population projection in Fishermans Bend (2017), the proportion of young children (0-15) and also senior people (70 and over) will be increased from 2031 to 2051. This identifies the need for community facilities to cater for these two age groups.

Lorimer Physical Structure

Built form

Lorimer's built form will be the continuation of high-rise buildings in Docklands.

Lorimer Place is the potential area for the creation of a public focal point for the precinct.

This area could be used for a variety of community facilities, such as Art and Cultural services.

Heritage

No heritage building has been identified in Lorimer Precinct.

Movement

Improve the connection between CBD and Fishermans Bend through Lorimer is one of the Fishermans Bend Framework's main strategies. It is anticipated that this connection will be developed through the extension of a tram route to the Lorimer Precinct. This will improve the permeability and connectedness to Yarra River and across the Westgate Bridge.

Existing Community Infrastructure in Lorimer

Currently, there is no community facility in Lorimer Precinct.

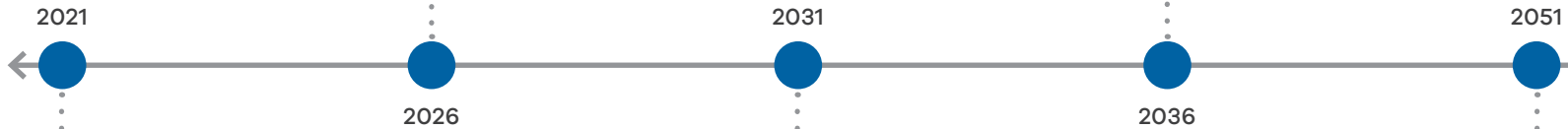
COMMUNITY FACILITY AND SERVICE NEEDS IN LORIMER (2017-2051)

Note: The trigger for delivering facilities and services is the resident and worker population. The dates are indicative and assume the population grows as projected.

* For more details on the relationship between service categories and age group refer to page 23.

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2026 |
|----------------------------|--|--|
| Family, youth and children | No need | Total: 4340 Birth: 40 0-3 years old: 81 0-6 years old: 132 4 years old: 20 5-11 years old: 100 12-17 years old: 110 12-25 years old: 890 70 years old and over: 362 Workers: 2350 |
| Long day care | No need | |
| Library | 160 | |
| Community spaces | 160 | |
| Health | 160 | |
| Art and creative spaces | 80 | |
| Sport and recreation | 130 | |

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2036 |
|----------------------------|--|---|
| Family, youth and Children | 580 | Total: 11240 Birth: 133 0-3 yo: 631 0-6: 971 4yo: 158 5-11 yo: 562 12-17 yo: 319 12-25 yo: 1234 70 yo and over: 1153 Workers: 3010 |
| Long daycare | 1800 | |
| Library | 422 | |
| Community Spaces | 320 | |
| Health | 320 | |
| Art and Creative Spaces | 320 | |
| Sport and Recreation | 6000 | |

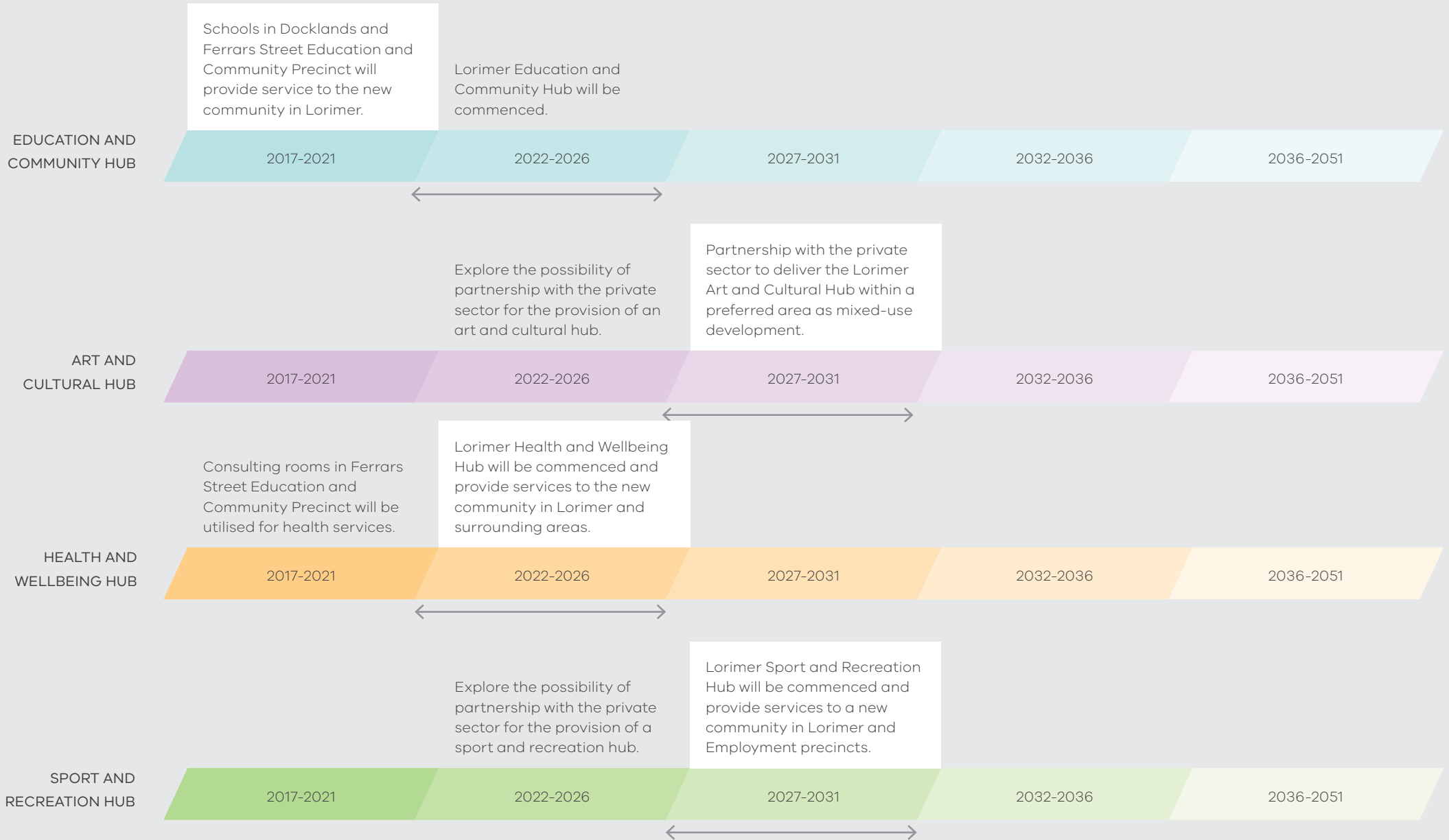


| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2021 |
|----------------------------|--|--|
| Family, youth and children | No need | Total: 0 Birth: 0 0-3 years old: 0 0-6 years old: 0 4 years old: 0 5-11 years old: 0 12-17 years old: 0 12-25 years old: 0 70 years old and over: 0 Workers: 2020 |
| Long day care | No need | |
| Library | No need | |
| Community spaces | No need | |
| Health | No need | |
| Art and creative spaces | No need | |
| Sport and recreation | No need | |

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2031 |
|----------------------------|--|--|
| Family, youth and children | 320 | Total: 9070 Birth: 88 0-3 years old: 380 0-6 years old: 562 4 years old: 95 5-11 years old: 285 12-17 years old: 240 12-25 years old: 1368 70 years old and over: 822 Workers: 2680 |
| Long day care | 600 | |
| Library | 336 | |
| Community spaces | 320 | |
| Health | 320 | |
| Art and creative spaces | 240 | |
| Sport and recreation | 130 | |

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2051 |
|----------------------------|--|--|
| Family, youth and children | 580 | Total: 12000 Birth: 130 0-3 years old: 582 0-6 years old: 975 4 years old: 146 5-11 years old: 795 12-17 years old: 483 12-25 years old: 1352 70 years old and over: 1656 Workers: 4000 |
| Long day care | 1800 | |
| Library | 444 | |
| Community spaces | 320 | |
| Health | 320 | |
| Art and creative spaces | 320 | |
| Sport and recreation | 6000 | |

Figure 26: Lorimer community infrastructure hubs delivery timeline



KEY CONSIDERATIONS

Immediate term (2017-2021)

- Docklands library will provide library and community services in the next five years to the community in Lorimer. The access and movement between Lorimer and Docklands should be improved.
- Collaborate with City of Melbourne and Development Victoria to establish a health and wellbeing hub as part of the mixed-use development in Bolts West Precinct. Part of the hub can be activated as a temporary pop-up place to provide temporary community, art and health services

Short term (2022-2026)

- Collaborate with Department of Education and Training and City of Melbourne to deliver the Lorimer Education and Community Hub.
- The designated site for the health and wellbeing hub will be commenced and expanded by the increase in the residents and workers population.
- The possible opportunities should be explored in partnership with developers through mixed-use development to establish the Lorimer Art and Cultural Hub within the designated investigation area.
- The possible opportunities and preferred sites should be explored in partnership with developers through mixed-use development to establish the Lorimer Sport and Recreation Hub within the designated investigation area.

Medium term (2027-2031)

- Lorimer Art and Cultural Hub should be delivered within the preferred site (s) as an integrated facility or cluster of facilities.
- In collaboration with the private sector, a long day care will be provided as part of the Lorimer Education and Community Hub, co-located with Lorimer Primary School.
- Lorimer Sport and Recreation Hub will be commenced within the designated preferred area.

Long term (2032-2036)

- Explore the opportunities for expanding the Lorimer Health and Wellbeing Hub.

COMMUNITY INFRASTRUCTURE DEMAND IN SANDRIDGE

Vision for community infrastructure in Sandridge

- Sandridge is one of Melbourne’s premium office and commercial locations.
- With its historic grandstand, Sandridge is a key anchor for the local community and supports many civic and recreational uses.



Sandridge Social Structure

Future population and demographics

The indicative age profile for Sandridge matches that of the City of Melbourne, reflecting an area with strong growth potential and significant commercial opportunities.

Sandridge provides greater opportunity for density while maintaining a relatively high couple household type due to the low-rise interfaces with existing sensitive uses. It is anticipated that the growth in Sandridge will accelerate the delivery of major infrastructure milestones. It is anticipated that:

- Sandridge will have the highest number of workers and residents in Fishermans Bend in 2051.
- Lone person and couple family household will be dominant type of households in 2031 and 2051.
- 12-25 years will be the highest proportion of population in 2051, which indicates the need for youth services.

Sandridge physical Structure

Built form

Compared to Montague and Lorimer, Sandridge covers a significant area as a result of the large industries in the area. This creates opportunities to establish community facilities requiring large floor space areas within a mixed-use development.

Heritage

A number of buildings within the Sandridge Precinct are heritage listed. The North Port Oval facility is one of the buildings designated within a heritage overlay. This creates opportunities and challenges for expanding this facility for the future community in Fishermans Bend.

Movement

It is anticipated that Sandridge will be served by different modes of public transport.

Sandridge precinct will be the location for the Fishermans Bend District Activity Centre.

Figure 27 : Existing Community Infrastructure in Sandridge

| Community facility | Type of service | Building provider | Service provider | Opportunities and issues for future communities in Fishermans Bend |
|--------------------|----------------------|----------------------|----------------------|---|
| North Port Oval | Sport and recreation | City of Port Phillip | City of Port Phillip | It is currently at capacity, dedicated to formal sports with limited scope for passive use. |

COMMUNITY FACILITY AND SERVICE NEEDS IN SANDRIDGE (2017-2051)

Note: The trigger for delivering facilities and services is the resident and worker population. The dates are indicative and assume the population grows as projected.

* For more details on the relationship between service categories and age group refer to page 23.

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2026 |
|----------------------------|--|---|
| Family, youth and children | No need | Total: 1060 Birth: 11 0-3 years old: 35 0-6 years old: 50 4 years old: 9 5-11 years old: 21 12-17 years old: 21 12-25 years old: 182 70 years old and over: 96 Workers: 11,730 |
| Long day care | No need | |
| Library | No need | |
| Community spaces | No need | |
| Health | No need | |
| Art and creative spaces | No need | |
| Sport and recreation | No need | |

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2036 |
|----------------------------|--|--|
| Family, youth and children | 290 | Total: 7990 Birth: 51 0-3 years old: 280 0-6 years old: 433 4 years old: 70 5-11 years old: 267 12-17 years old: 209 12-25 years old: 1299 70 years old and over: 725 Workers: 18,240 |
| Long day care | 600 | |
| Library | 295 | |
| Community spaces | 160 | |
| Health | 160 | |
| Art and creative spaces | 240 | |
| Sport and recreation | 130 | |

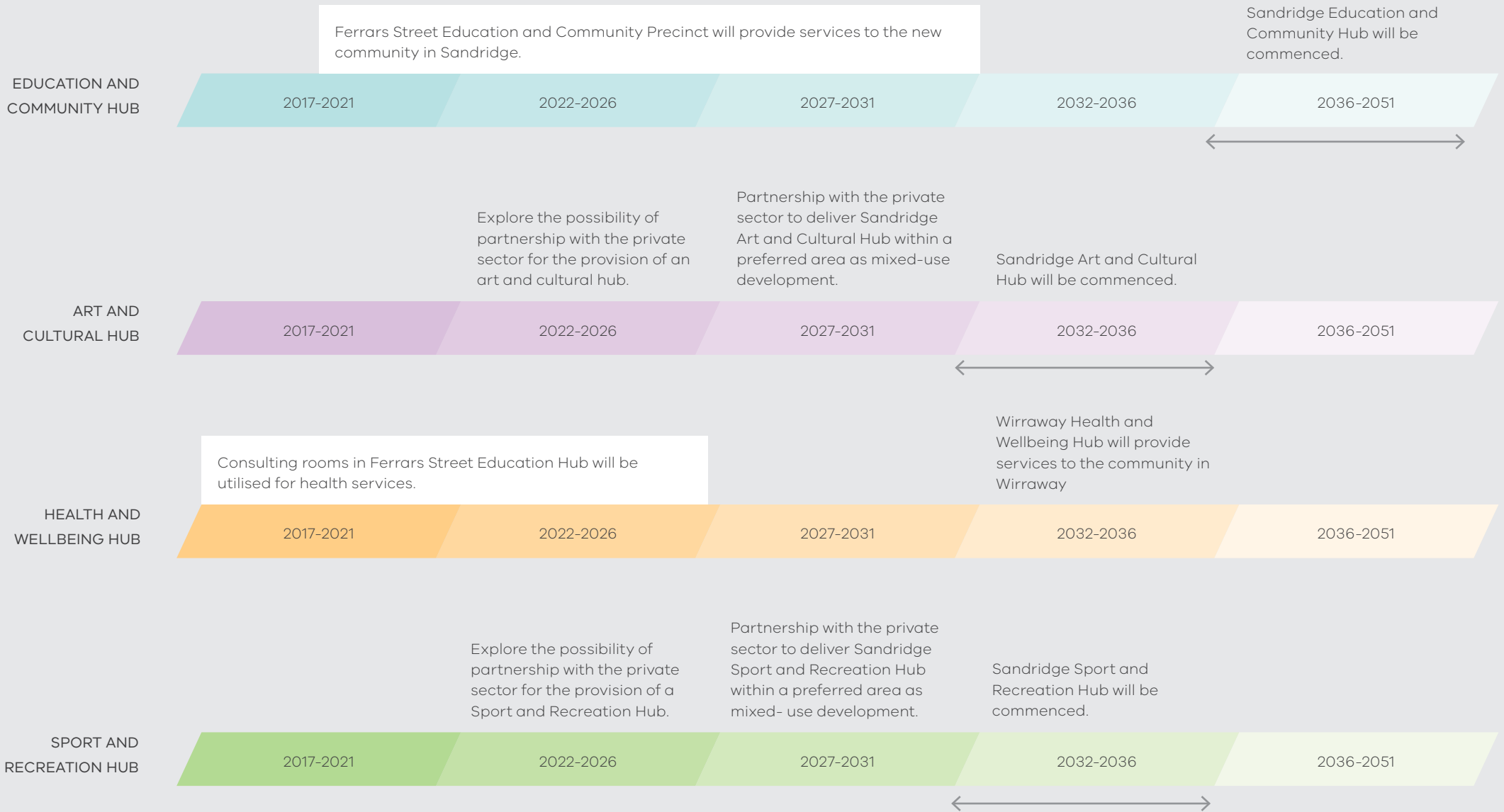


| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2021 |
|----------------------------|--|---|
| Family, youth and children | No need | Total: 520 Birth: 5 0-3 years old: 10 0-6 years old: 16 4 years old: 2 5-11 years old: 12 12-17 years old: 13 12-25 years old: 106 70 years old and over: 43 Workers: 8480 |
| Long day care | No need | |
| Library | No need | |
| Community spaces | No need | |
| Health | No need | |
| Art and creative spaces | No need | |
| Sport and recreation | No need | |

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2031 |
|----------------------------|--|--|
| Family, youth and children | No need | Total: 2970 Birth: 16 0-3 years old: 116 0-6 years old: 178 4 years old: 29 5-11 years old: 105 12-17 years old: 80 12-25 years old: 467 70 years old and over: 268 Workers: 14,990 |
| Long day care | No need | |
| Library | 110 | |
| Community spaces | 160 | |
| Health | 160 | |
| Art and creative spaces | 80 | |
| Sport and recreation | 130 | |

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2051 |
|----------------------------|--|--|
| Family, youth and children | 940 | Total: 34,400 Birth: 346 0-3 years old: 1605 0-6 years old: 2502 4 years old: 401 5-11 years old: 1576 12-17 years old: 999 12-25 years old: 4422 70 years old and over: 3701 Workers: 28,000 |
| Long day care | 4200 | |
| Library | 1272 | |
| Community spaces | 990 | |
| Health | 1190 | |
| Art and creative spaces | 960 | |
| Sport and recreation | 6000 | |

Figure 28: Sandridge community infrastructure hubs delivery timeline



KEY CONSIDERATIONS

Immediate term (2017-2021)

- Improve the access to Port Melbourne Library for the new community and the workers in Sandridge.
- Improve the pedestrian and cycling connection between Sandridge and Port Melbourne.
- Consult with North Port sport clubs for the possibility of increasing the utilisation of the ground for the broader community.

Short term (2022-2026)

- It is anticipated that the Montague Art and Cultural Hub will provide services by 2026. The new community and workers in Sandridge should have access to these services.

Medium term (2027-2031)

- Explore the possibility of partnership with private sector for the provision of Sandridge Sport and Recreation Hub within designated investigation area.
- The possible opportunities should be explored in partnership with developers through mixed use development to establish Sandridge Art and Cultural Hub within the designated investigation areas .

Long term (2032-2036)

- Delivering of the Sandridge Sport and Recreation Hub in partnership with the private sector within a preferred area as a mixed-use development.
- The Sandridge Art and Cultural Hub will be commenced. Possible activities and programs should be explored.

After 2036 (2037-2051)

It is anticipated that the Sandridge Community and Education Hub will need to be delivered in 2040.

COMMUNITY INFRASTRUCTURE DEMAND IN WIRRAWAY

Vision for community infrastructure in Wirraway

Wirraway is a family friendly neighbourhood.

- JL Murphy Reserve is a major green space in Wirraway and for Fishermans Bend.
- It is a focus for recreation, active throughout the day and evening, with organised sports and leisure activities.
- Wirraway is known for its thriving arts scene. Small galleries, art and design centers and cultural facilities attract visitors from all over Melbourne.
- Wirraway is a place for all ages.

Wirraway Social Structure

Future population and demographics

Wirraway is expected to be the most distinctive of the precincts in Fishermans Bend, with a more mature and diverse profile. It's extensive interface with existing low-scale residential areas in Port Melbourne and the JL Murphy Reserve make it ideal for a lower scale built form and family-focused development.

The Wirraway community in 2051 is likely to have:

- the highest number of families with children (50 per cent) as a proportion of households
- a higher presence of young people aged 12-25 years old (16 per cent) and young children aged 0-6 years old (10 per cent) than other precincts

Wirraway physical Structure

Built form

Land sizes in Wirraway are large lots similar to Sandridge. This provides the opportunity for the mixed-use development and delivery of larger size of community infrastructure.

Heritage

Few buildings in Wirraway are heritage listed in Wirraway Precinct.

Movement

The potential train station along Plummer Street will enhance the accessibility of the area and provide the possibilities for the creation of major community facilities. Considering the precinct, as the main family-oriented precinct, Wirraway will be developed to be walkable and accessible for various groups of people with different abilities.

| Figure 29: Existing Community Infrastructure in Wirraway | | | | |
|--|----------------------|--------------------------|--------------------------|---|
| Community facility | Type of service | Building provider | Service provider | Opportunities and issues for future communities in Fishermans Bend |
| JL Murphy Reserve | Sport and recreation | City of Port Phillip | City of Port Phillip | It is dedicated to formal sports with limited scope for passive use. It currently operates at capacity due to current condition of the field. |
| Graham Street Council depot site | Infrastructure | City of Port Phillip | City of Port Phillip | The site is designated as a potential site for an integrated community facility and secondary school. |
| Melbourne Grammar sports grounds | Sport and recreation | Melbourne Grammar School | Melbourne Grammar School | Possible partnership with Melbourne Grammar School for shared-use potential. Discuss potential mechanism of shared-use and partnership with Melbourne Grammar School. |

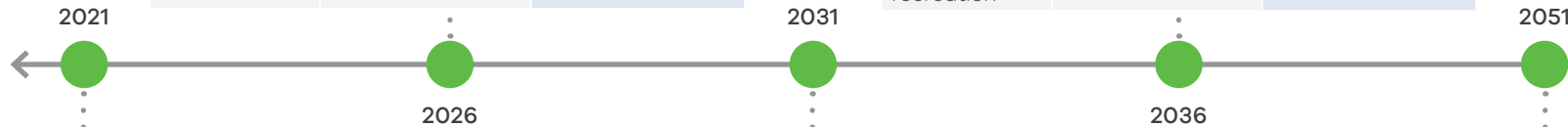
COMMUNITY FACILITY AND SERVICE NEEDS IN WIRRAWAY (2017-2051)

Note: The trigger for delivering facilities and services is the resident and worker population. The dates are indicative and assume the population grows as projected.

* For more details on the relationship between service categories and age group refer to page 23.

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2026 |
|----------------------------|--|--|
| Family, youth and children | No need | Total: 540 Birth: 5 0-3 years old: 10 0-6 years old: 16 4 years old: 3 5-11 years old: 12 12-17 years old: 14 12-25 years old: 11 70 years old and over: 45 Workers: 2790 |
| Long daycare | No need | |
| Library | No need | |
| Community spaces | No need | |
| Health | No need | |
| Art and creative spaces | No need | |
| Sport and recreation | No need | |

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2036 |
|----------------------------|--|---|
| Family, youth and children | 160 | Total: 5070 Birth: 41 0-3 years old: 311 0-6 years old: 493 4 years old: 78 5-11 years old: 339 12-17 years old: 237 12-25 years old: 765 70 years old and over: 377 Workers: 3280 |
| Long day care | 600 | |
| Library | 187 | |
| Community spaces | 160 | |
| Health | 160 | |
| Art and creative spaces | 160 | |
| Sport and recreation | 130 | |

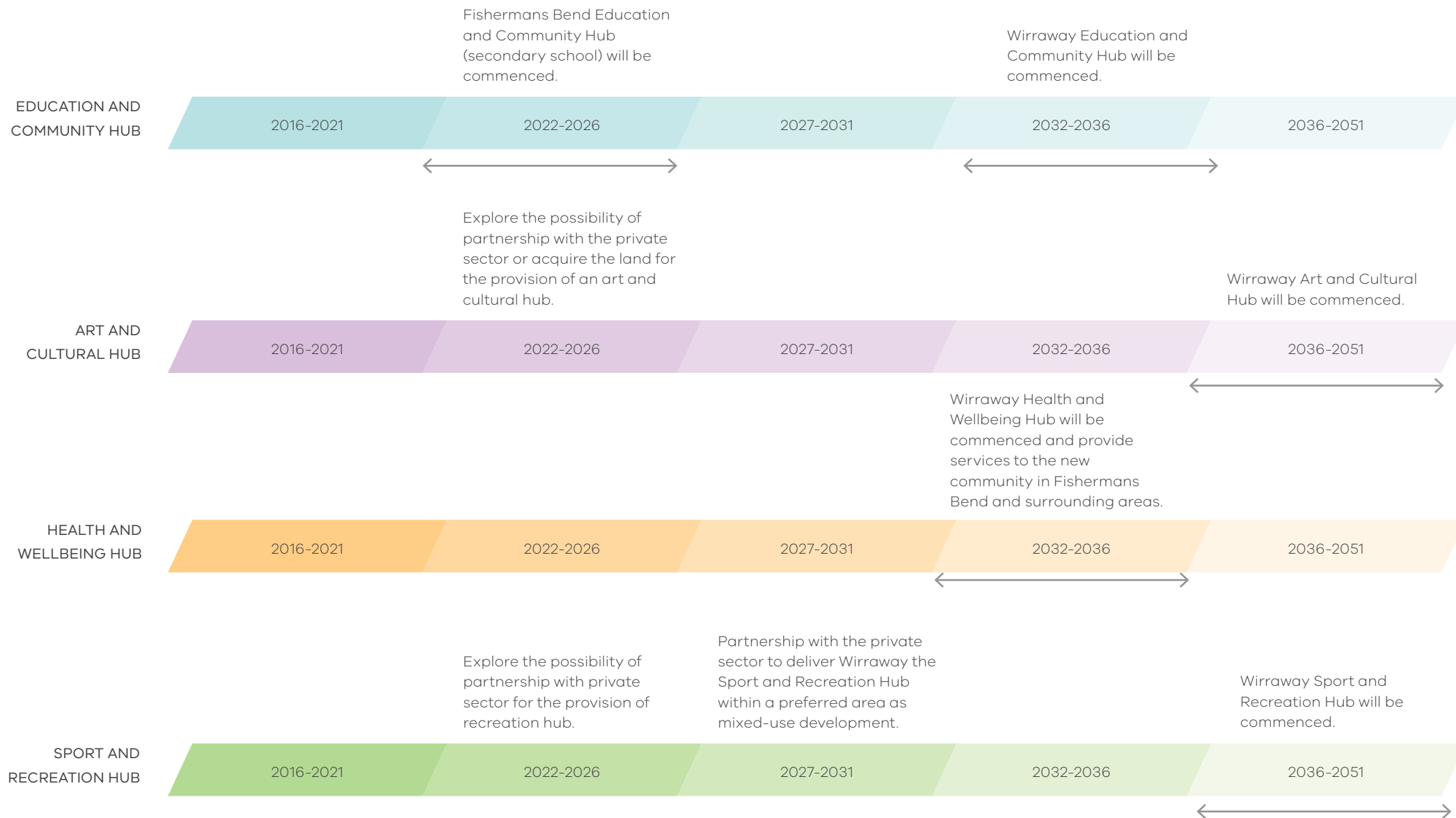


| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2021 |
|----------------------------|--|--|
| Family, youth and children | No need | Total: 0 Birth: 0 0-3 years old: 0 0-6 years old: 0 4 years old: 0 5-11 years old: 0 12-17 years old: 0 12-25 years old: 0 70 years old and over: 0 Workers: 2550 |
| Long day care | No need | |
| Library | No need | |
| Community spaces | No need | |
| Health | No need | |
| Art and creative spaces | No need | |
| Sport and recreation | No need | |

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2031 |
|----------------------------|--|--|
| Family, youth and children | No need | Total: 2390 Birth: 20 0-3 years old: 99 0-6 years old: 153 4 years old: 25 5-11 years old: 99 12-17 years old: 83 12-25 years old: 416 70 years old and over: 191 Workers: 3030 |
| Long day care | No need | |
| Library | No need | |
| Community spaces | 130 | |
| Health | No need | |
| Art and creative spaces | 80 | |
| Sport and recreation | No need | |

| Service Category | Indicative floor space requirement (sqm) | Population Projection in 2051 |
|----------------------------|--|---|
| Family, youth and children | 580 | Total: 14,400 Birth: 130 0-3 years old: 913 0-6 years old: 1521 4 years old: 228 5-11 years old: 1247 12-17 years old: 868 12-25 years old: 2346 70 years old and over: 1122 Workers: 4000 |
| Long day care | 2400 | |
| Library | 532 | |
| Community spaces | 350 | |
| Health | 350 | |
| Art and creative spaces | 400 | |
| Sport and recreation | 6000 | |

Figure 30: Wirraway community infrastructure hubs delivery timeline



KEY CONSIDERATIONS

Immediate term (2017-2021)

- Consult with Port Melbourne Colts Football Club on the potential for more community access and use.
- Collaboration and consultation with Melbourne Grammar School for the possibility of shared-use of the sport grounds.
- Collaboration between Department of Education and Training and City of Port Phillip to establish the Fishermans Bend Education and Community Hub (secondary school) in designated area.

Medium term (2027-2031)

- Collaborate with the Department of Health and Human Services to explore a possible site for establishing the Wirraway Health and Wellbeing Hub as part of mixed-use development or as a stand-alone integrated facility.
- Explore the potential site for the Wirraway Art and Cultural Hub as a mixed-use development.

Long term (2032-2036)

- Wirraway Health and Wellbeing Hub will be commenced. It is anticipated that at this stage this centre will mainly cater for the needs in Port Melbourne and South Melbourne as well as the new community in Fishermans Bend.
- Wirraway Education and Community Hub (primary school) will be commenced. It is anticipated that this facility will provide services to the new community in both Wirraway and Sandridge.
- Explore the potential site for establishing Wirraway Sport and Recreation Hub as part of mixed use development within designated investigation area.

After 2036 (2036-2051)

Wirraway Art and Cultural Hub will be commenced as an iconic facility to enhance the Wirraway vision as the focal point for art and creative spaces in Fishermans bend.

It is anticipated that Wirraway Sport and Recreation Hub should be delivered in 2046.

SECTION FOUR
COMMUNITY
INFRASTRUCTURE
DELIVERY MODELS

4

OVERVIEW

Locating complementary services near each other will be the primary service delivery model in Fishermans Bend. The clustering or integration of facilities can be a cost effective solution for service providers and are a more efficient use of land. Depending on land availability, service providers and stakeholders, community facilities in Fishermans Bend can be delivered through integrated facilities or clustering of facilities.

- Integrated facility is the term used when services combine to form a single entity and provide integrated interdisciplinary services from a one location.
- Clustering is the term used when services operate independently but are located in walking distance. In these cases, the services may collaborate to provide multi-agency services.

Integrated facilities can be developed through two main delivery models:

1. Integrated stand-alone community infrastructure delivery:
The hub is built as a stand-alone facility. The Ferras Street Education and Community Precinct in Montague is an example of an integrated stand-alone facility funded through government partnerships.
2. Integrated mixed-use community infrastructure delivery:

The integrated facility is built as part of commercial/residential development.

Depending on the size and availability of the site, floor space requirements for the facility and the facility design guidelines the mixed-use development can be delivered using two models:

- Integrated mixed-use community infrastructure:
The integrated facility will be located as part of the mixed-use development. To achieve an effective outcome from mixed-use development, it is crucial to identify the preferred areas for the mixed-used development and also the required design criteria.
- Cluster of mixed-use community facilities:
If the proposed community infrastructure cannot be delivered through one development, there is the possibility of providing the service through smaller, integrated facilities that are located within the mixed-use development and in easy walking distance of each other. This Plan provides guidelines to ensure the alternative delivery models of community infrastructure meet community needs and are aligned with the vision and strategic directions.

To ensure Fishermans Community Infrastructure Plan provides guidance and enough clarity to the developers, the following information is provided for each type of proposed community infrastructure in each precinct in Fishermans Bend:

Time of delivery

This Plan indicates when each type of hub is required to be ready for delivery in each precinct based on the service need assessment.

The timeline is divided into immediate (2017-2021), short term (2022-2026), medium term (2027-2031), and long term (2032-2036)

Note: It is anticipated that the planning process for the facility should be started 18-24 months before the time of delivery to make sure the facility is ready when it is required.

Guiding principles

The guiding principles explain the main requirements to design and deliver different types of community infrastructure.

Investigation area

This Plan designates various areas as the investigation area for each type of hub in each precinct. These areas have been selected in collaboration with the Integrated Transport Strategy, Public Space Strategy, vision of each precinct and the precincts' physical structure.

Following a feasibility study, a number of preferred sites will be identified within investigation areas to provide the certainty that the mix and quantity of required community infrastructure will be delivered.

Design criteria¹

Key design requirements for each type of hub are developed as part of this Plan. This includes:

¹ Community infrastructure design specifications and guidelines will be finalised mid 2018.

- **the preferred mix of uses** within a mixed use building containing community infrastructure, for instance, commercial spaces within community facilities can enhance the place viability.
- **required facility size** and configuration including minimum/desired floor space size, floor to ceiling height, essential ancillary and other requirements (kitchen, windows/outlook, storage, amenities etc.), desirable layout, outdoor space and car parking/drop off areas.
- **location within the building** and access arrangements (i.e. ground floor versus upper floor, separate entrance etc.).
- **opportunities for future expansion**
- **future ownership** model and tenure requirements (lease, strata title, body corporate etc.).
- **the operator's construction standards**
- **on-going operation costs** or requirements (e.g. will body corporate arrangements apply?).

Potential services and activities in each facility

To ensure that each new hub will fill the gaps and respond to the increased demand, a list of potential services and activities has been developed for each hub. This list will help developers to anticipate the possible use of the hubs and assist with the partnership between government, private sector and not-for-profit organisations.

Figure 31: Types of Community Infrastructure Delivery Model

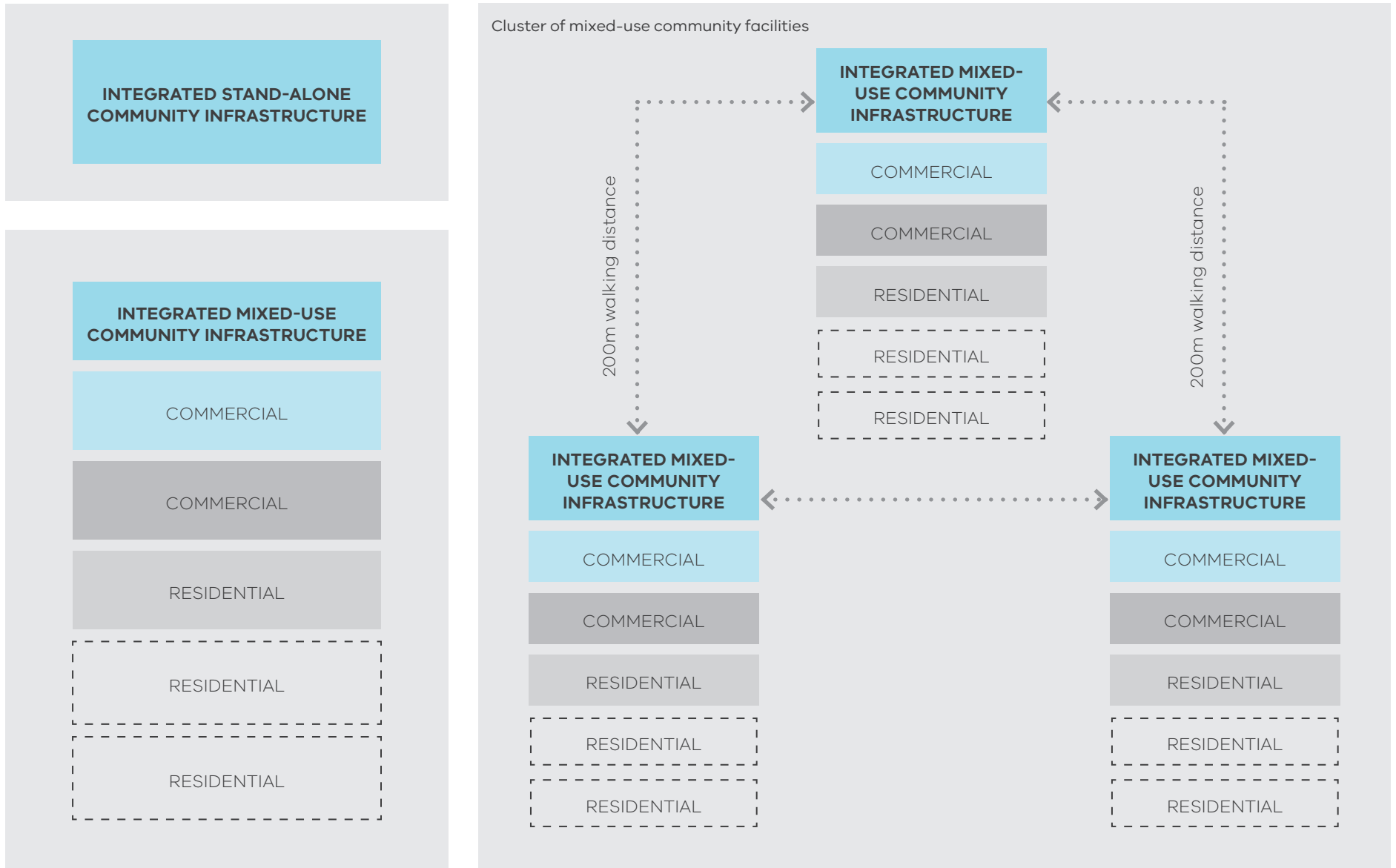
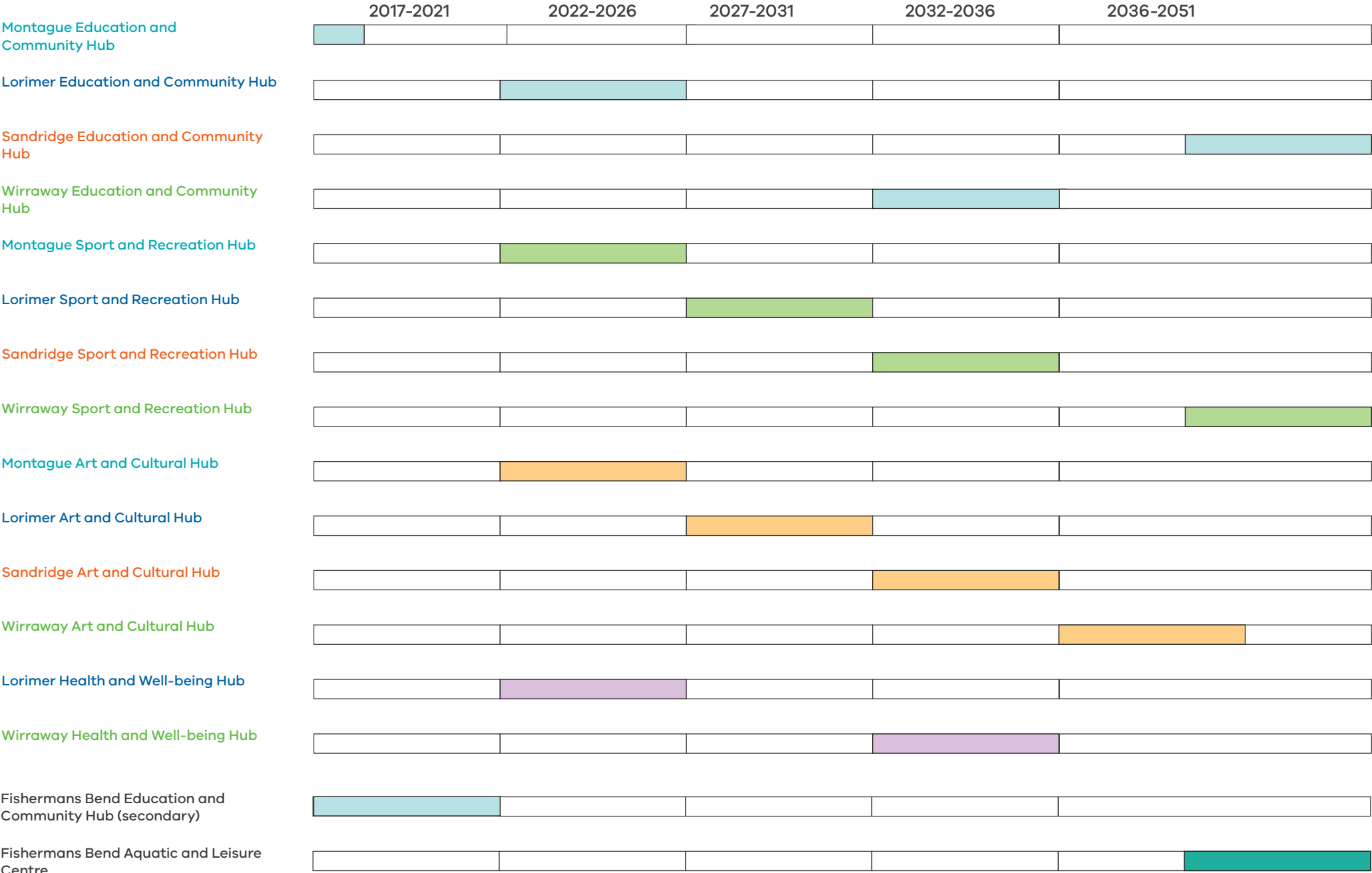
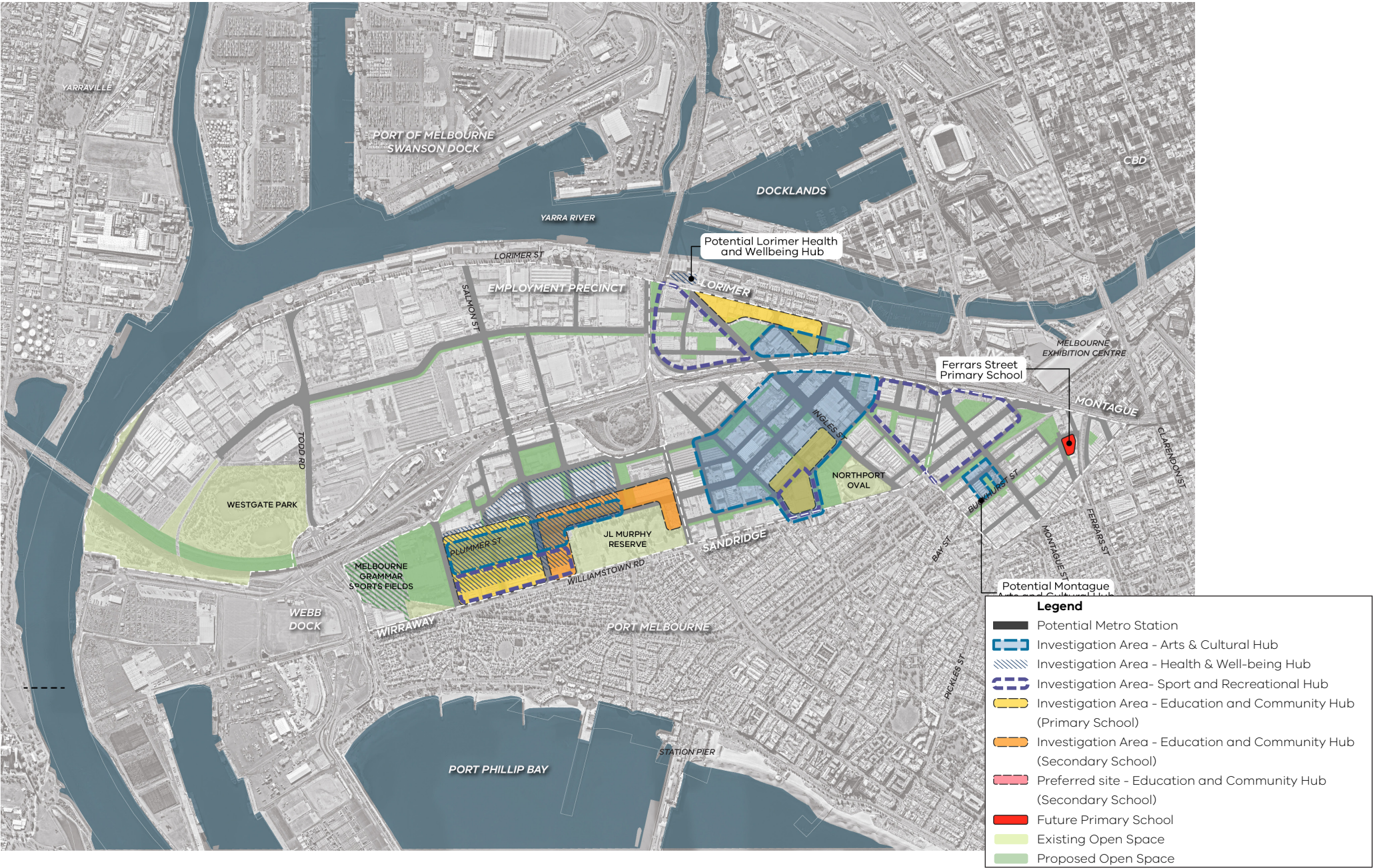


Figure 32: Proposed timeline for delivery of Fishermans Bend community infrastructure



Note: The trigger for delivery of facilities and services is the resident and worker population. The dates are indicative and assume the population grows as projected.



EDUCATION AND COMMUNITY HUB

Great local government schools will service the Fishermans Bend community. The scale and type of housing development in the precinct will inform the number of schools to be delivered. The Department of Education and Training has estimated that between four and six government schools (primary and secondary) will be required to service the precinct and respond to future demand.

Schools will be delivered in line with demand. The design and governance of any new schools would be informed by community engagement and consultation.

The Department of Education and Training has suggested one government primary school in each precinct within Fishermans Bend, with one government secondary school proposed to cater for the entire Fishermans Bend Urban Renewal Area, ideally located adjacent to the planned open space.

Ferrars Street Education and Community Precinct (South Melbourne Primary School- interim name) has been identified as a catalyst project and is expected to open in January 2018.

Guiding principles

- Co-located with family and children services, and community services.

Primary schools in Fishermans Bend will be co-located with family and children services and community group activities and programs. The potential facilities in each education and community hub has been based on the population projections and demographics as well as the strategic directions in each precinct. In the case of Fishermans Bend education and community hub, sport and recreation facilities are more adequate facilities to be co-located with secondary school.

- Co-location with (or proximity to) existing or proposed open spaces.

Maintaining the proximity of the site to various travel models including:

- a) public transport (rail, bus or tram).
- b) on- and off-site parking and appropriate road access (including three street frontages and indented parking) where possible.
- c) active transport opportunities, such as cycling and pedestrian access.

Delivery models

Due to the planned nature of development at Fisherman's Bend and opportunities for open space provision, the ability to deploy relocatable classrooms to cater for fluctuations in demand, is extremely limited. Demand will have to be accommodated in permanent facilities unless alternative accommodation solutions can be found.

Due to the high cost, limited availability and potential remediation risks involved with purchasing land in Fishermans Bend, DET is keen to explore alternative procurement methods and or delivery partnerships. This will facilitate the delivery of school infrastructure on mixed-use sites, with the flexibility to add or reduce education provision levels as demand dictates.

Design Guidelines

Education and community hub design guidelines and the required specifications will be developed in the next stage of Fishermans Bend Community Infrastructure Plan.

| | Indicative time of delivery | Indicative floor space requirement | Potential facilities and services | |
|---|-----------------------------|------------------------------------|--|--|
| Lorimer Education and Community Hub | Short term 2022-2026 | 7625 sqm | Primary school | To accommodate 475 students 5-11 years old |
| | | | Multipurpose community room (one room) | Play groups |
| Wirraway Education and Community Hub | Long term 2032-2036 | 7875 sqm | Multipurpose community room (two rooms) | Sessional 4 years old kinder |
| | | | Multipurpose community room | Play group |
| | | | Multipurpose community room (two rooms) | Community groups |
| | | | Consulting room (two rooms) | Maternal and Child Health |
| | | | Long daycare (one center) | Early childhood intervention service |
| Sandridge Education and Community Hub | After 2036 | 8400 sqm | To provide 90 places to accommodate kids 0-6 years old | To accommodate 475 students 5-11 years old |
| | | | Primary school | Community groups activities |
| | | | Multipurpose community room (two rooms) | Family and Children |
| | | | community offices | 60 |
| | | | Multipurpose community room (two rooms) | Sessional 4 years old kinder |
| | | | Multipurpose community room (two rooms) | Play groups |
| | | | Consulting room (two rooms) | Maternal and Child Health |
| | | | Consulting room (two rooms) | Early childhood intervention service |
| Fishermans Bend Education and Community Hub (secondary school) | Short term 2022-2026 | 12445 sqm | Long day care | To provide 90 places to accommodate kids 0-6 years old |
| | | | Secondary school | To accommodate 1100 students 12-17 years old |
| | | | Large Multipurpose community room | Youth services |
| | | | Indoor multipurpose stadium (3-4 courts) | Sport and recreation |
| | | | Multi-purpose community room (two rooms) | Community groups |
| | | | Creative spaces (four spaces) | Art and creative activities |

HEALTH AND WELLBEING HUB

The community health services in the surrounding areas of Fishermans Bend are at capacity and there is a need for additional community health services to cater to the projected population.

According to the outcomes of case study review and confirmed by Department of Health and Human Services, the integration of various health and wellbeing services (including community and private providers in one building) is the preferred delivery model for community health services .

Uncertainty about future demographics makes it difficult to predict the type of health services that should be delivered through the health and well-being hubs. As suggested by DHHS, providing multipurpose consulting rooms would create enough flexibility to cater for different community needs at different times. Considering the level of health services catchment, the Department of Health and Human Services suggests two health and wellbeing hubs are needed. While it is envisaged that both hubs will provide a variety of services to the community, it is possible each health hub will provide specific health services if required.

The following is the example of range of potential health services that could offer or accommodate within health and wellbeing hubs. However, the

specific service mix will depend on the needs of the local population:

Specialist medical treatment, Nursing care, Pathology, Radiology, Allied health, After hours GP services, Dental services, Counselling services (financial, domestic violence, etc), other specialist medical services, including 'outpatient clinics', Antenatal and postnatal clinics, District nursing, Primary injury service./Urgent Care, Services for children (immunisation, speech therapy, etc), Mental health services (Community mental health), and Pharmacy.

Wirraway and Lorimer precincts are the potential areas for the proposed health and wellbeing hubs to provide the service at sub-district level. It is anticipated that the Lorimer Health and Wellbeing Hub will provide the service to the community in Montague and Lorimer and parts of Docklands while Wirraway will mainly cater for the Wirraway and Sandridge as well as surrounding areas in Port Melbourne and South Melbourne.

The projected health services and required facilities for each hub is based on the needs assessment of health services for each precinct. It is anticipated that the health services for the workers in the Employment Precinct will be provided by the Wirraway and Lorimer hubs.

Guiding principles

- Integration of primary health services with allied health and other consulting services.
- Design multipurpose consulting rooms that can be adapted for various health services and shared between different services when required.
- Co-location of multipurpose community rooms within health and wellbeing hubs for provision of health programs.
- Proximity of the hub to different modes of public transport.

Delivery models

Health and wellbeing hubs can be established as an integrated stand-alone facility or as part of a mixed-use development. Considering the limitation and challenges in Fishermans Bend, such as land availability, partnerships between government and private sector should be the priority for delivering these hubs.

Design Guidelines

Health and wellbeing hub design guidelines and the required specifications will be developed in the next stage of Fishermans Bend Community Infrastructure Plan.

| | Indicative time of delivery | Indicative floor space requirement | Potential facilities and services | |
|--|-----------------------------|------------------------------------|--|--|
| Lorimer Health and Wellbeing Hub | Short term 2022-2026 | 1500 sqm | Consulting room (3 rooms) | GPS, allied health |
| | | | Medical centre pharmacy | Pharmacy |
| | | | Consulting rooms (3 rooms) | Counselling services such as financial, domestic violence, community mental health |
| | | | Multipurpose community room (5 rooms) | Health and wellbeing programs |
| Wirraway Health and Wellbeing Hub | Long term 2032-2036 | 2200 sqm | Share consulting room (10 rooms) | GPS, allied health |
| | | | Medical centre pharmacy | Pharmacy |
| | | | Shared consulting rooms (7 rooms) | Counselling services such as financial, domestic violence, community mental health |
| | | | Multipurpose community room (8 rooms) | Family services (all age groups, senior services) |
| | | | Multipurpose community room (6 rooms) | Health and wellbeing programs |

SPORT AND RECREATION HUB

The provision of indoor and outdoor sport and recreation facilities requires a different approach in comparison to the current service delivery model in established areas. As suggested by Sport and Recreation Victoria and also the representatives of the City of Melbourne and City of Port Phillip, sport and recreation facilities should be designed as multipurpose facilities to maximise access and opportunity to cater for a broad range of needs. There are currently five types of sport and recreation facilities:

- outdoor sport grounds
- sport courts, stadiums
- aquatic facilities
- recreation facilities

To achieve the highest level of sport and recreation facilities and services and considering the challenges and constraints in Fishermans Bend, the following facilities are proposed:

- Outdoor facilities; comprising multipurpose playing surfaces for soccer, cricket etc. It is anticipated that there will be five additional ovals, six additional rectangular pitches and eight outdoor courts in Fishermans Bend by 2050. The use of synthetic surfaces and lighting will increase the capacity of these facilities.

- Precinct recreation hubs; located in the Lorimer, Montague, Sandridge and Wirraway precincts. These hubs will provide multipurpose courts for netball, basketball, tennis, etc. and have at least one large multipurpose room for activities such as gymnastics, dance, table tennis and fitness classes. This assumes additional access to rooms in other community hubs, schools etc. to enable programming of spaces at peak times (after 4pm) and cater for the diverse community recreation needs. Three and four multipurpose courts are anticipated for each recreation hub. Youth services are also proposed for each recreation hub.
- Fishermans Bend Aquatic and Leisure Centre; This takes into consideration the capacity of the aquatic and recreation facilities in the surrounding areas and also the projected population in Fishermans Bend, the need for one aquatic and leisure centre within this district catchment has been identified. It is envisaged that the centre will be located in the employment precinct to cater for residents and workers in Fishermans Bend. The aquatics facility will be co-located with gymnastics facilities and an eight court multi-use stadium to be used for highball (including basketball, netball, volleyball, futsal and badminton).

Guiding principles

- Co-location of recreation hubs with open spaces where possible.
- Providing multipurpose courts to accommodate various types of informal and formal sport. This will be achieved by using synthetic and hybrid surfaces,
- Building the courts to the larger netball court dimensions to maximise the flexibility and number of sporting codes that can be played in single court spaces.

Design Guidelines

Sport and recreation hub design guidelines and the required specifications will be developed in the next stage of Fishermans Bend Community Infrastructure Plan based on Universal Design.

| | Indicative time of delivery | Indicative floor space requirement | Potential facilities and services | |
|---|-----------------------------|------------------------------------|--|--|
| Lorimer sport and recreation hub | Medium term 2027-2031 | 6000 sqm | Indoor multipurpose stadium (3-4 courts) | Netball, basketball, futsal |
| | | | Multipurpose community room | Youth services |
| | | | Multipurpose community room | Sport and wellbeing services |
| | | | Large multipurpose room | Gymnastics, dance, table tennis, fitness classes |
| Montague sport and recreation Hub | Short term 2022-2026 | 6000 sqm | Indoor multipurpose stadium (3-4 courts) | Netball, basketball, futsal.. |
| | | | Multipurpose community room | Youth services |
| | | | Multipurpose community room | Sport and wellbeing services |
| | | | Large Multipurpose room | Gymnastics, dance, table tennis, fitness classes |
| Sandridge sport and recreation hub | Long term 2032-2036 | 6000 sqm | Indoor multipurpose stadium (3-4 courts) | Netball, basketball, futsal.. |
| | | | Multipurpose community room | Youth services |
| | | | Multipurpose community room | Sport and wellbeing services |
| | | | Large multipurpose room | Gymnastics, dance, table tennis, fitness classes |
| Wirraway sport and recreation Hub | After 2036 | 6000 sqm | Indoor multipurpose stadium (3-4 courts) | Netball, basketball, futsal.. |
| | | | Multipurpose community room | Youth services |
| | | | Multipurpose community room | Sport and wellbeing services |
| | | | Large multipurpose room | Gymnastics, dance, table tennis, fitness classes |
| Fishermans Bend aquatic and Leisure Centre | After 2036 | 8600 sqm | Indoor multipurpose stadium (8 courts) | |
| | | | Indoor swimming pool | |
| | | | Outdoor swimming pool | |
| | | | Large multipurpose room | |
| | | | Health and fitness | |

| Sports field type | Location | Precinct | Number in one site | Time of delivery |
|------------------------------------|--|---------------------|--------------------|------------------|
| Ovals | | | | |
| | North Port Oval | Sandridge | 1 | Already existing |
| | JL Murphy Reserve | Wirraway | 2 | Already existing |
| | Melbourne Grammar School Sports Fields (Private) | Wirraway | 2 | Already existing |
| | Prohasky Street | Wirraway | 2 | To be confirmed |
| | Todd Road | Employment Precinct | 2 | To be confirmed |
| Rectangular pitches | | | | |
| | JL Murphy Reserve | Wirraway | 1 | Already existing |
| | Various locations | Employment Precinct | 2 | To be confirmed |
| | Prohasky Street | Wirraway | 1 | To be confirmed |
| | Salmon Street and Woolboard Road | Wirraway | 1 | To be confirmed |
| | Montague and Munro Streets | Montague | 1 | To be confirmed |
| | North Port Oval | Sandridge | 1 | To be confirmed |
| Multipurpose outdoor courts | | | | |
| | Location to be determined | Lorimer | 2 | To be confirmed |
| | Location to be determined | Montague | 2 | To be confirmed |
| | Location to be determined | Sandridge | 2 | To be confirmed |
| | Location to be determined | Wirraway | 2 | To be confirmed |

ART AND CULTURAL HUB

The art and cultural hubs are intended to be a focal point for the provision of essential community facilities such as library and community gatherings spaces. Library services will be the core facility of the hubs.

As shown in various case studies, libraries enhance social interaction and connectedness within new communities. In a high-density area, library services can be co-located with other community facilities, such as multipurpose rooms.

The inclusion of commercial and retail activities, such as shops and cafés, in the hub will have financial benefits for the facility providers and also boost the viability of the centre.

The size of the library and the type of other complementary facilities co-located in each hub depends on population growth and demographics projected for the area as well as the vision for each precinct.

Guiding principles

- Co-location of libraries with art facilities such as art studios and art galleries.
- Provide multipurpose community rooms to accommodate various community programs and activities for different age groups.

- Proximity of art and culture to public spaces wherever possible.
- Proximity to different modes of public transport.
- Inclusion of ground floor entry/exhibition area with commercial space for a café.

Delivery models

It is anticipated that art and cultural hubs in Fishermans Bend will be built through different delivery models. Montague Continuing Education Centre and the surrounding areas is envisaged as potential sites for art and cultural hub in Montague. It is likely that art and cultural hubs in Sandridge and Lorimer will be provided through mixed-use developments considering the limitation in land availability. An art and cultural hub in Wirraway is identified as a district facility to reflect the Wirraway vision as a focal point for art centres and cultural facilities to attract visitors from all over Melbourne. The Wirraway facility can be established as a stand-alone integrated facility.

Design Guidelines

Art and cultural hub design guidelines and the required specifications will be developed in the next stage of Fishermans Bend Community Infrastructure Plan.

| | Indicative time of delivery | Indicative floor space requirement | Potential facilities and services |
|---------------------------------------|-----------------------------|------------------------------------|---|
| Montague Art and Cultural Hub | Short term 2022-2026 | 1800 sqm | Library Creative space/art studio Multipurpose community room |
| Lorimer Art and Cultural Hub | Medium term 2027-2031 | 1600 sqm | Library Creative space/art studio (4 rooms) Rehearsal venue Multipurpose community room (2 rooms) Community office (2 rooms) |
| Wirraway Art and Cultural Hub | After 2036 | 4900 sqm | Library Creative space/art studio (9 spaces) Art gallery Performing arts Multipurpose community room (3 rooms) Multipurpose communityoffices (5 offices) |
| Sandridge Art and Cultural Hub | Long term 2032-2036 | 2300 sqm | Library Creative space/art studio (4 spaces) Rehearsal venue Multipurpose community room (2 rooms) Community office (2 offices) Consulting office (one room) |

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