



VISION FOR COMMUNITY INFRASTRUCTURE & OPEN SPACE

173-199 Elizabeth Street, North Coburg

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SECTION 1. INTRODUCTION

1.1 Vision for Community Infrastructure & Open Space – the Study

This report, Vision for Community Infrastructure and Open Space, conducts an assessment of the anticipated community infrastructure and open space needs (in the form of a Walking Catchment Analysis) for a residential development at the site 173-199 Elizabeth Street, the former Kodak factory. The assessment establishes a clear position for the provision of community infrastructure and open space at the development in terms of the value that will be provided to residents and the broader community.

The following requirements from the Moreland Planning Scheme (Schedule 10 to the Development Plan Overlay for the Kodak site) have guided the assessment to ensure the requirements of the Moreland Planning Scheme are fully met. These have regard to the Moreland City Council's adopted 'Objectives for the Redevelopment of the former Kodak site' (September 2006). The Development Plan Overlay requirements relevant to the Study include:

- A Community Facilities Audit and Analysis which identifies the following;
 - Existing and planned services in the surrounding area and the impact the development of the site will have on these services,
 - The need to provide additional community facilities on site or whether any existing community facilities in the local area should be upgraded or extended,
 - The location of any new community facilities on site or in the surrounding area,
 - The developer contributions (monetary or building) towards the upgrading or extension of existing community facilities; or provision of new facilities in the surrounding local area,
 - Timing of the provision of any required community facilities coordinated with the overall development of the site;
- Provision of a small neighbourhood hub on Elizabeth Street in the vicinity of the Newlands Primary School consisting of a range of functions including neighbourhood based retail facilities, small office / commercial, open space and medium density housing. Urban design principles to be incorporated into the neighbourhood hub should include but not be limited to;
 - Provision of active frontages,
 - Provision of a high quality, safe and pedestrian-friendly public realm,
 - Design for active and passive surveillance,
 - Parking to be located to avoid visual domination of Elizabeth Street;
- The provision of pedestrian and cycle links through the site which provide convenient and safe access from / to bus stops, Edgars Creek, the Newlands Primary School and the neighbourhood hub;

- The formalisation of open space links, including provision of a shared pedestrian and cycle path along the Edgars Creek corridor in the immediate vicinity of the site;
- The retention of the former Kodak bridge for pedestrian and cycling purposes only;
- Public open space on the site to be kept to a minimum unless the need for provision of additional public open space can be demonstrated to the satisfaction of the Responsible Authority;
- The identification of existing public open space in the adjoining Edgars Creek corridor and works proposed within the creek corridor in the immediate vicinity of the site;
- The enhancement of recreation opportunities along Edgars Creek through the creation of a resting place or node in the vicinity of the site for people to stop, rest, eat and contemplate;
- The provision of links, views and access from the surrounding areas to the creek and open space;
- Lots to be oriented to front onto Edgars Creek to provide passive surveillance and improved pedestrian access to the creek corridor, where the site's topography allows;
- Recognition of the existing Melbourne Water easement running east-west through the land.

The methodology for undertaking the assessment involved an extensive literature review of policies and strategic plans, and consultation with Council staff from the areas of strategic planning, leisure and recreation, family and children's services, aged services and social planning. Demographic data has been used in the need assessment to assist in quantifying community service facility needs supported by an inventory of community infrastructure. Analysis of local open space provision was undertaken according to serviceability to residents (at 300m and 500m radius walking distance standards set in Council's Municipal Open Space Strategy) to identify households not serviced by public open space within a 'walkable' distance.

1.2 The Former Kodak Factory - the Site

The former Kodak factory, located at 173-199 Elizabeth Street North Coburg, is based within the City of Moreland near the municipal boundary with the City of Darebin. The undulating site comprises approximately 20 hectares and is bound to the east by Elizabeth Street, residences to the north and south and Edgars Creek along the west. Edgars Creek provides a significant open space corridor which is highly valued by the community. A bridge that was part of the former Kodak factory straddles the Creek. The site is planned for residential development.

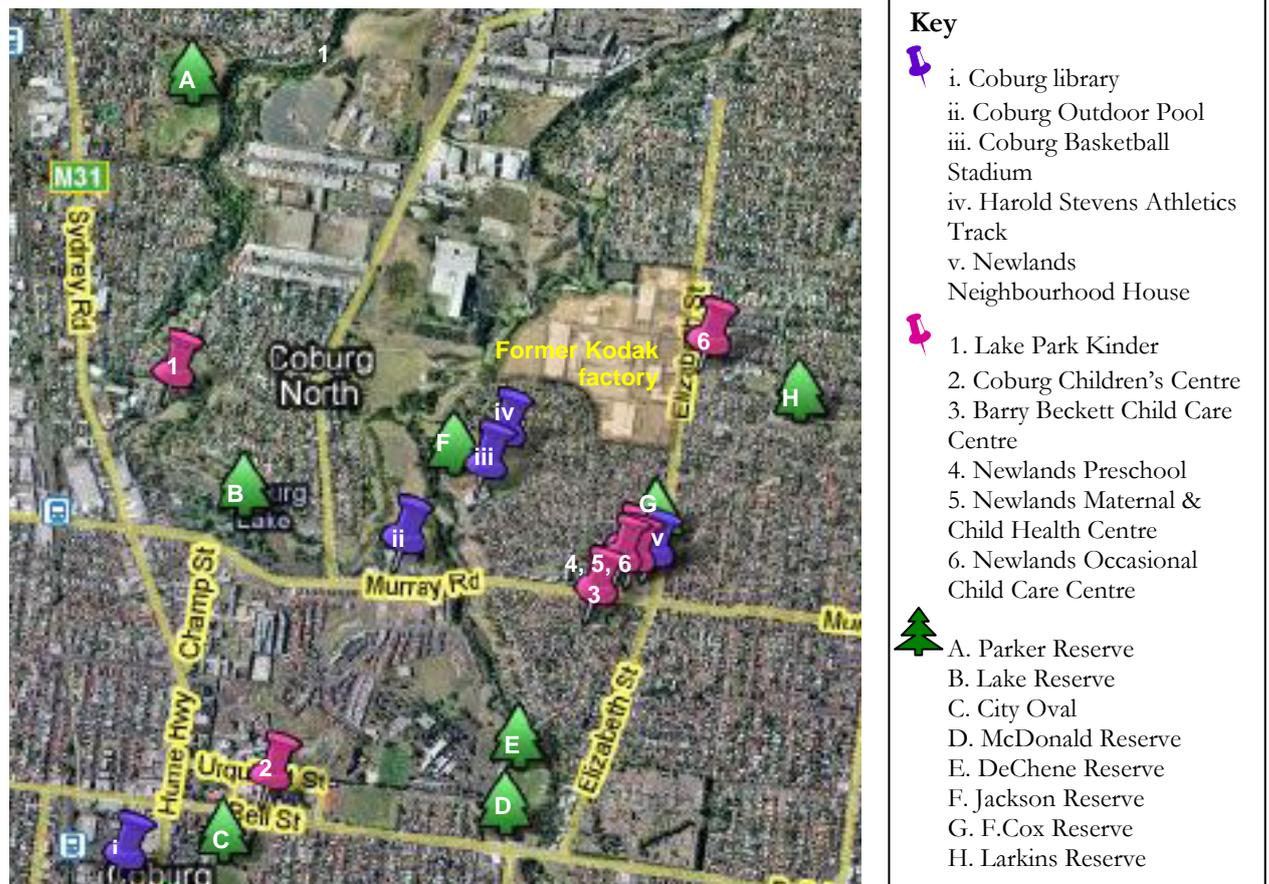
The area immediately surrounding the site (i.e. within approximately 1-1.5 kilometres) includes a number of community facilities and is well provided for public open space (as shown in Figure 1). These are:

- Jackson Reserve, DeChene Reserve, McDonald Reserve, Lake Reserve, Parker Reserve and Edwardes Lake Park;
- Coburg Olympic Outdoor Pool;
- Newlands Community Centre, Kinder and Maternal and Child Health Centre (MCH);
- Newlands Primary School is situated on Elizabeth Street on the eastern boundary of the site, and Moreland College is also located close by.

These facilities cater for outdoor sports such as Australian Rules football, cricket, tennis, athletics, baseball; indoor sports including basketball, table tennis and other indoor court based sports; swimming; recreational activities such as walking and bicycle riding, children's play and scouts. They also accommodate a range of community services including early year's children's services and learning activities. Additionally, the open space areas allow for environmental appreciation and numerous informal activities (such as kick-to-kick, flying a kite, sitting, relaxing, socialising, walking a dog) in local parkland.

In terms of additional local open space provision within close proximity to the site, there exists F. Cox Reserve and Larkins Reserve (local parks). Newlands Primary School is situated on Elizabeth Street on the eastern boundary of the site which also provides some partially accessible open space.

Figure 1 - Former Kodak Factory Site & Surrounds



Planning for the development of the former Kodak site is in the preliminary stages, therefore decisions regarding the target demographic, household type, lot size and price positioning are largely to be determined. However, it is expected that the development will comprise medium density housing and attract buyers from a local catchment (ie. 5-7 kilometres). The proposed minimum dwelling yield for the development is a total of 380 dwellings with a potential maximum yield possible of 400 dwellings (note: the final dwelling yield is to be negotiated with Moreland City Council).

(Any increase in dwelling density is likely to occur through the provision of smaller sized dwellings and as such these types of dwellings are less likely to contain children, and therefore it is anticipated that demand for some community services (eg. children's services) will not be impacted by the provision of higher density housing types associated with achieving a higher dwelling density at the site.)

SECTION 2. RESEARCH FINDINGS

This section discusses the key findings from the review of relevant literature and consultation with Council staff, to ascertain directions for the provision of community infrastructure and open space based on Council's expectations and community need as anticipated from the fully occupied development:

2.1 Summary of Key Guiding Documents

2.1.1 Council Plan 2005-2009

The vision of the Moreland City Council is:

"Moreland City Council seeks to create an environmentally sustainable and liveable city, where people can shop, work and socialise locally...A city, which will continue to provide a range of opportunities and choices for a diverse and prosperous community."

The municipality is considered to be socio-economically disadvantaged with poorer than average levels of disadvantage. The City is identified as having a stable but ageing population that is highly culturally and linguistically diverse. Household sizes are reducing across the City and are being occupied by more single person household types.

Relevant strategic objectives of Council are to improve social conditions and enhance the built and natural environment. Relevant priorities and objectives include:

- Continuing regeneration works on Edgars Creek.
- Improving the walking networks in Moreland, including improved footpaths, provision of shade and infrastructure such as dog refuse bins.
- Improving the standard of playgrounds, particularly for children with a disability.

2.1.2 Moreland Planning Scheme, Clause 21.05 (Key Strategic Statements) & Schedule 1 (Environmental Significance Overlay), 30 June 2006

Strategic statements for land use and development have been prepared to achieve Moreland's vision for the municipality. Those of relevance to open space provision include:

- Recreation use;
 - To create a peaceful, passive open space quality in the creek parkland and valley,
 - To provide a linear open space link including the provision of a shared pedestrian and cycle use path along one side of the waterway corridor,
 - To provide for links, views and access from surrounding areas to the creek and open space,
 - To provide for a range of recreational uses in the corridor that are consistent with the environmental and open space objectives for each area or activity node,

- To provide for resting places and or nodes along the creek for people to stop, rest, eat and contemplate;
- To create a network by linking different open space areas;
 - Require major urban development projects to incorporate landscaped pedestrian and bicycle paths as links to open space where possible;
- To ensure that all areas have access to local parks and district parks;
 - Require major urban development projects to maximise the opportunities for open space provision,
 - Seek at least 5% open space provision from all residential developments;
- To provide an appropriate range of open space types to reflect community expectations.

2.2 Summary of Literature Review

The following documents were reviewed to ascertain directions, commitments and plans that may impact upon the planned provision of community infrastructure at the former Kodak site:

- Central Coburg 2020: The Vision
- Objectives for Redevelopment of the former Kodak site, Moreland City Council, Council adopted 13 September 2006
- Moreland City Council Social, Cultural and Leisure Needs Assessment for Coburg, March 2005
- Moreland Open Space Strategy, August 2004
- Health, Safety and Wellbeing in Moreland; Moreland Municipal Public Health Plan, 2003
- Moreland City Council Residential Aged Care Strategy, April 2004
- Moreland Leisure Plan 2001-2006
- Draft Moreland Arts Strategy 2006-2010
- Moreland Bike Plan, June 2000
- Moreland Youth Strategy 2004-2009
- 'No Single Answer'; The Moreland Community Safety Plan 2001-2004
- Community Indicators Survey, 2006
- Early Years Facilities Plan
- Moreland Aquatic Strategic Framework, 2007
- Aboriginal Heritage Act; Information Sheet: Key Features, 2006
- Australian Bureau of Statistics Census data prepared by profile.id and forecast.id via Moreland City Council

The major themes and issues in the literature that have implications for or should be considered in the assessment of community infrastructure and open space for Coburg are outlined below.

2.2.1 *Changing needs of a diverse community*

- The population of the City of Moreland is ageing, with the largest growth expected in the 'frail' aged years (aged 85+) – there is a requirement for more high care beds in the Coburg area to meet demand for aged care services;
- Recent demographic data (comparing 2001 with 2006 Census of Population and Housing) indicates that the Moreland municipality is becoming increasingly popular for families with young children (pre-school age), while the earlier trend of the rapidly ageing population appears to have occurred at a slower rate.

The number of children preschool age (0 to 4 years) has increased twofold (over 2% in 2001 to more than 5% as a proportion of the total Moreland population in 2006).

The number of 25 to 34 year olds has increased marginally rather than declined (women in this age category have the highest birth rate of women any other age), whereas the number of 35 to 59 year olds has increased at a lower rate than expected.

The number of residents aged over 70 years has also increased at a slower rate than anticipated.
- Population projections prepared based on 2006 Census data in consultation with Council staff to incorporate local qualitative and anecdotal community trends indicate an expected increase in the proportion of 0-4 year olds across the City of Moreland over the long term to 2031. However, when analysed for the local, Coburg North area, the data projects a stable population of 0 to 4 year olds between 2011 to 2016.
- Service user and waiting list data from local early year's services confirm increasing demand for children's services (ie. maternal and child health), with an increase of 12% since 2001 to over 2,200 birth notifications in 2006;
- Moreland is identified as a priority area for hostel places;
- There is a desire for the character and heritage of localities to be reflected through celebrations/events, art, community places and open spaces;
- There is a desire to cater for a range of different age groups in parks and recreation reserves, through playgrounds that include a variety of recreational elements aimed at different age groups;
- Consultation with the community should underpin planning and development of community facilities and spaces to ensure that the needs of the community are met;
- Facilities should be flexibly designed to cater for a wide range of needs and services as well as changing needs over time.

2.2.2 *Environmental sustainability*

- Environmental sustainability is a critical element underpinning any planned infrastructure;
- There is a requirement to restore the ecological and natural health of waterways to support indigenous vegetation in a way that identifies and respects Aboriginal sites, and protects remnant indigenous plant communities;

- There is a requirement for developments adjacent to parklands and waterway corridors to visually complement the landscape and contribute positively to the use and casual surveillance of these areas;
- Edgars Creek is recognised as contributing to a larger environmental, heritage and recreation corridor with the Merri Creek and other tributaries. Revegetation works and parkland development, including path construction, have created a linear park which plays an important role in the broader park system.
- Council's Objectives for Redevelopment of the former Kodak site (13 September 2006) state that, where it is deemed that no additional public open space is required to sufficiently service the needs of residents of the former Kodak site, Council will seek a 5% open space cash development contribution under the Subdivision Act. Funds from the contribution are to be allocated to the upgrade of parkland in the vicinity of the site, particularly the improvement of Edgars Creek and shared trails along this linear open space corridor to improve linkages between the Merri Creek path and Edwardes Lake.

2.2.3 Affordability

- Consideration needs to be given to the provision of affordable and low cost activities, including playgrounds and youth spaces. There is high demand for a range of free/low cost /subsidised leisure services that are located close to people's homes, eg. parks, accessible and functional paths.

2.2.4 Council asset management

- Council intends to make existing community halls and meeting spaces available for large, medium and small meeting purposes;
- There is a desire to increase the use of existing assets and Council is open to ways of generating income from community facilities;
- There is direction for an integrated approach to the provision of community meeting spaces;
- The co-location of community facilities through the establishment of community hubs is a model of provision that Council wishes to explore. A series of community hubs has been suggested for central Coburg, each centred around different themes (eg. educational, leisure, health and welfare);
- An outline of a local level community hub is provided in the literature which suggests that community hubs should consider walkable access to local open space, local meeting space, access to information and a primary school; although each opportunity would be considered on a case-by-case basis according to local need, and opportunity. Services associated with a local hub may include maternal and child health, long day care, play group, preschool, youth recreation space and education. Ideally, the facilities would be co-located and within 400 metres of most residences, and be of a neighbourhood scale.

The approximate floor space would be 0.5 to 0.7ha, or 4.5 to 5.0ha including a primary school;

- There is a desire to improve the standard of playgrounds;
- The provision of buildings and other infrastructure should have minimal encroachment into public open space areas;
- Jacksons Reserve and DeChene Reserve are planned to be upgraded in the future;
- Any development along waterways is likely to require a prior archaeological assessment.

2.2.5 Accessibility

- All future planning for infrastructure should address access for disadvantaged population groups, including people with disabilities, women, people from culturally and linguistically diverse backgrounds, people from non-English speaking backgrounds, and youth;
- The establishment of walkable communities is a strong theme of Council; by ensuring the safe provision of paths for pedestrians is provided for recreational purposes as well as serviceability to nearby commercial, educational, employment centres and public transport; connecting major open spaces and providing linkages between these spaces;
- The need for open spaces to be accessible in their design and development is nominated, particularly in areas of high/medium residential density;
- A standard is established of all residents having access to at least one local level park within 300m safe walking distance from their home;
- Planning for the location of community and leisure services and facilities must be influenced by considerations of accessibility.

2.2.6 Community infrastructure needs

- The design and construction of community infrastructure to address safety is paramount;
- The opportunity to achieve multi-purpose and shared use is a key driver underpinning the efficient use of existing infrastructure and the planning of new infrastructure;
- There is a need to identify whether there is a requirement for local open space to be provided within the former Kodak site redevelopment;
- There is a requirement for a linear open space link along Edgars Creek including the provision of a shared trail to link with the Merri Creek and Edwardes Lake;
- There is a strong desire to encourage bicycle use through the provision of bicycle parking facilities at recreation venues and dwellings, signage, providing trails to major venues and recreational loops;
- The supply of nursing home and residential aged care facilities in Moreland has been assessed as not sufficiently meeting demand in the past. More up-to-date information from Council staff revises this scenario (refer Section 2.3). Coburg North is a locality that has a larger-than-average population of older adults.

- The desire to diversify play environments has been identified, to cater for children and youth, and to include the provision of shade and park furniture;
- The opportunity to link major open spaces via Edgars Creek, including Lake Reserve, Edwardes Lake, Jackson Reserve, DeChene Reserve is identified;
- Council is considering ways to better link the Coburg Olympic Pool to other facilities in the Northern Region Sports Complex, and to new residential developments;
- Most health and social services are at or near capacity in Coburg and therefore not able to respond to additional demand;
- Most primary education facilities have scope to cater for increased demand;
- There is an identified lack of flexible community space in the central Coburg area;
- Most family and children's services facilities are at or near capacity and are in need of additional space. However, research indicates that in the future, the demand for early year's children's services and child care is predicted to decline. No additional preschools or MCH centres are recommended, instead there is a requirement for multi-purpose facilities to be able to cater for changed demand for use.
- Coburg North is noted as not having any child care places in 2005. However, this lack of places is compensated for by centres in neighbouring suburbs. It is not anticipated that any new places will be required in Coburg North over the next 20 years.
- Coburg North was noted as having one of the smallest populations of 4 year olds and 0 year olds in comparison to the rest of Moreland;
- A suggestion was made for the Newlands MCH service to be relocated to the central Coburg area, with the opportunity to expand the Newlands Neighbourhood House or preschool into a new maternal and child health facility (this prospect, whilst proposed in the Early Years Facilities Plan has not been formally endorsed by Council and is therefore not a confirmed strategic direction);
- The Newlands Preschool site is seen as an opportunity for development as a children's services hub, to potentially include a preschool, child care centre as well as the neighbourhood house (this prospect also has no formal status or endorsement by Council as a firm direction or commitment);
- Council is committed to ensuring that community and leisure services and facilities are of good quality, are accessible and meet the specific needs of different sectors of the community.

2.2.7 Open space provision

The directions from the literature pertaining to open space provision expectations include:

- A number of key design objectives for the provision of public open space are listed and include;
 - Public open space must be provided in an accessible location, and must be accessible from within and beyond the site.

- Public open space must adjoin a public street and any adjacent buildings should have active frontages to the open space, separated by a street or pedestrian / cycle path. Permeability (particularly walkability and rideability) of the street network should be provided by establishing new through-links and multiple access points, and avoid the creation of a 'gated' estate with minimal access points in and out of the site.
- The size of the space should be appropriate to its intended use and should not be unreasonably overshadowed.
- The space should augment and consolidate the public open space associated with the Edgars Creek corridor.
- Consideration should be given to creating a town square / civic space associated with Elizabeth Street shops.
- The goal for Moreland's Open Space System (Moreland Open Space Strategy, 2004) is; "To develop and maintain a high quality, resource-efficient network of open spaces in Moreland that will satisfy current and projected community needs in a sustainable way". Ensuring that new residential development provides for open space needs that are created by the development, and that local parkland for informal recreation is accessible to all Moreland households are priority strategic directions for the development and management of the open space system. The Strategy states that acquisition of land for public open space should only occur in areas of identified need for local parks, create links to existing parks, or to consolidate or extend linear open space corridors.
- The parks hierarchy, based on the 'Planning Guide for Urban Open Space' (Ministry for Planning and Environment 1989), defines the differences between different types of parks and provides a tool for assessing the level of provision of each. The parks hierarchy adopted by the City of Moreland includes:
 - Major parks;
 - District parks – cater for a wide range of interests including informal recreation, appreciation of natural or cultural heritage, relaxation, social interaction, solitude, education and floodplain and waterway protection. May incorporate or adjoin sporting areas. Normally 3ha in size; all urban households should be within 2km of a district park and should be accessible by foot, bicycle, car and public transport if possible.
 - Local parks should ideally be located within 300m safe walking distance of all households. In built up areas where this is not achievable, the first priority should be to provide some open space within 500m of all residents. The ideal level of provision is for a large local park of 1ha in size is to be provided within 500m of all households. The size of a small local park is not specified, however, 0.7ha has been used as the measure for analysis of supply, as this size site is considered to be a minimum size for some play equipment with a sitting area and some planting.

The Strategy recognises that smaller sites can be useful as public open space, particularly as civic places and pocket parks in areas of intensive redevelopment such as urban villages.

- Assessment of the adequacy of existing open space provision undertaken in the Moreland Open Space Strategy (2004) indicates that most of Moreland is well served with district parks, but there are substantial areas that do not have good access to large and small local parks. The Strategy recognises that open space categorised as informal parks, civic places, conservation parkland and heritage can function as local parks. Further, given the high cost of purchasing and developing land for local parks, other opportunities to provide local recreation space needs to be pursued. These opportunities are identified as potentially shared use of publicly owned land such as schools and rail reserves, major urban redevelopment projects, traffic management and road reconstruction projects, creation of improved pedestrian / bicycle links to increase the catchment of existing parks, and development of informal parkland in sportsground surrounds.
- Analysis of the supply of local open space provision in Moreland in the Open Space Strategy indicates that no sites in Coburg North were nominated amongst the high priority areas where access to local open space needs improving.

2.3 Overview of Council Staff Consultation

Interviews were conducted with staff at Manager and Coordinator level in May and June 2007, to explore perceived gaps in community infrastructure and open space provision in the Newlands neighbourhood (the area including the former Kodak site). Given the location of the former Kodak site on a municipal boundary, staff from both the Moreland and Darebin city councils were interviewed, representing the following:

- Strategic planning
- Open space planning
- Social planning
- Recreation and leisure
- Children and youth
- Older adults
- Family services

Overall, the directions of the staff consultation and literature were consistent. The key directions relevant to the provision of community infrastructure as determined through the staff interviews were:

- Quality is important above quantity (particularly in relation to open space);
- Shared trails are required as part of a base level of provision – particularly for enhancing connectivity into and through the site and linking with other major surrounding features (ie. linking Edgars Creek to Edwardes Lake and Merri Creek);
- Regeneration of the Edgars Creek corridor is a desired outcome;
- With respect to passive open space, the former Kodak site is considered to be already well provided for (including the Edgars Creek corridor). However, there is a desire for the quality of these spaces to be improved;
- There are a number of formal sports facilities in the area, some of which have capacity for additional use or changed use (eg. outdoor sports fields). Other facilities such as the basketball stadium and the Ray Kibble Table Tennis Centre, are well utilised and have little capacity for further use;
- Council has plans to upgrade facilities at Jackson Reserve. Pending a decision on the future of the Coburg Olympic Outdoor Pool, the facilities could lend themselves to a changed use to service different recreation activities/community services;
- There is considered to be an oversupply of tennis facilities in the Coburg area therefore providing ample scope to cater for demand generated through the Kodak development;
- Good accessibility throughout the development area is paramount;
- Safety is an important element of provision, including facilities/areas that have good surveillance;
- Linkages to public transport are important and required where possible;
- The display of information on other community facilities and services in the surrounding areas is an identified opportunity, to ensure that residents are aware of these opportunities;
- Multi-purpose, flexible community meeting space is considered to be a base community infrastructure requirement for the Kodak development to be able to support a range of functions and purposes;
- Provision of, or access to, local level retail / commercial stores (eg. convenience store) is considered important in building a community, enhancing serviceability and encouraging walking;
- The environment for residential aged care provision has changed somewhat since the Moreland Residential Aged Care Strategy identified an undersupply of beds in the municipality in 2004. There is no longer deemed to be a deficit of this type of accommodation. Additionally, in this time, negotiations have occurred for a residential aged care facility at the Pentridge site (although a planning permit has not been lodged at this stage, therefore the size of the development is unknown). It is thought unlikely that the Department of Human Services will approve additional beds in Moreland in the short term;

- Due to the ageing profile of the Moreland population, the creation of housing types which appeal to local residents intending to downsize or move to more adaptable dwellings is desired;
- There is significant pressure on early year's children's services across the municipality at present. Data provided by Council staff supporting this includes;
 - birth notification data which indicates a 12.2% increase from 2001 to 2006 (or an average annual increase of 2.3% from 2000 to 2007),
 - enrolment data for 2008 which indicates that some 47 children could not be placed at the Newlands Preschool; and further, that enrolments at the centre are full for 2009 and 2010,
 - the Barry Beckett Child Care Centre had some 68 children on a waiting list at April 2008,
 - there were only three vacancies at neighbouring preschools (as at September 2008),

(It should be noted that Moreland City Council does not operate to a centralised waiting list system and will be moving to this approach in the near future. As a result, waiting list data is not a true indication of demand due to the duplication of families listing with multiple centres to ensure securing a place.)

- Investigation with the newly opened (July 2008) 90 place (60 child care and 30 for preschool) Pelican Child Care centre at Pentridge indicates that uptake has not been as strong as expected. Demand has been strongest from 0 to 2 year olds. There are likely to be places available for children aged three years and over in 2009, including preschool places.
- Children's services staff are seeking to address this demand through identifying opportunities for the development of additional facilities, and are working towards a plan addressing children's services infrastructure provision municipal-wide;
- There is a preference for spaces to be developed to be youth friendly;
- Opportunities to build on the local infrastructure (eg. Newlands Community Centre) should be explored before providing new infrastructure.

SECTION 3. REVIEW OF COMMUNITY INFRASTRUCTURE PROVISION & DEMAND

This section analyses the existing community infrastructure surrounding 173-199 Elizabeth Street to determine the current level and standard of provision as well as the range of opportunities provided to the community.

3.1 Overview of Existing Community Infrastructure

Appendix A provides an inventory of the existing community infrastructure servicing the Newlands neighbourhood. These facilities are all located within an approximate 1.5km distance of the former Kodak site (direct line of travel site-to-site) and include:

- Newlands Preschool, Lake Park Kindergarten;
- Newlands Maternal & Child Health Centre;
- Barry Becket Child Care Centre, Coburg Children's Centre, Newlands Occasional Child Care Centre;
- Skate facility;
- Jackson Reserve, DeChene Reserve, Coburg City Oval, Parker Reserve;
- Coburg Basketball Stadium;
- Harold Stevens Athletics Track;
- Coburg Olympic Outdoor Pool;
- Newlands Neighbourhood House.

The Central Coburg area is approximately 2 kilometres from the former Kodak site which will provide residents with close access to an array of regional level health, educational, welfare, sport and leisure services (particularly as the precinct develops in accordance with Central Coburg 2020), plus extensive retail, commercial and entertainment outlets. The benefit of this is that residents of the former Kodak site will live within the catchment of these higher order facilities, thus reinforcing the need for this assessment to concentrate on local level community infrastructure needs only.

The Pentridge development in Coburg is planned to include a child care centre. Discussions have been held regarding the development of an aged care facility at the triangular land owned by the Department of Human Services north of Moreland City College. Negotiations are still in progress, therefore a planning permit for such a facility has not yet been lodged rendering the proposal indefinite. The Pentridge Piazza Master Plan (2003) included aged care accommodation at a parcel of land, however the master plan is being reviewed along with all proposed land uses also rendering the proposal indefinite.

Combined, the services offered by the existing community facilities surrounding the former Kodak site include:

- Library
- Preschool, maternal and child health centre (MCH)
- Neighbourhood house
- Australian Rules football, cricket (turf and synthetic wicket ovals) including cricket practice nets, soccer, baseball
- Skateboarding & BMX freestyle riding
- Athletics (synthetic track)
- Basketball (indoor)
- Swimming pool (currently not in operation)

Analysis of the utilisation, scope of services, building elements and capacity for expansion of the existing community infrastructure servicing the Newlands neighbourhood (see Appendix A) indicates that; the standard of infrastructure varies, but includes good quality facilities and sports surfaces with supporting infrastructure and amenities that cater for different catchment hierarchies (eg. regional, district and local community facilities). The analysis revealed the following:

- The Coburg library is well used but has the capacity to cater for the demand anticipated from the Kodak development. There is also some scope for extension to the building;
- Sports grounds used for Australian Rules football and cricket (Jackson Reserve, DeChene Reserve) are currently only used as secondary grounds/training and some do not have tenant clubs. These grounds could be reconfigured if required to cater for different sports (eg. soccer) if demand dictates. There is capacity at Jackson Reserve and DeChene Reserve to cater for the additional demand generated from the Kodak development;
- As part of the Pentridge development, the existing East Coburg Tennis Club will be relocated from McDonalds Reserve to DeChene Reserve;
- Parker Reserve (Moreland's only baseball facility) also has scope for further use. The site also has the potential to be redeveloped as a multi-field venue;
- The Coburg Basketball Stadium has limited capacity to cater for additional basketball or other indoor sports. Demand for indoor soccer cannot be met at the Coburg Basketball Stadium due to a high level of use of the facility for basketball. Council does not have plans to extend the facility at this stage;
- Whilst the Coburg Olympic Pool has large scope for additional use (when in operation), the viability of the business is limited due to a high level of subsidy required to support the operation of the Centre. As a result, and due to the poor standard of the buildings and water conservation requirements, the Centre has been indefinitely closed;

- The Coburg Leisure Centre is located approximately 2 kilometres away (direct line of travel) from the former Kodak site. Council has plans by 2015 to establish the Centre as a premier district facility with high quality facilities to service local and broader catchments;
- The Newlands Neighbourhood House is near capacity but there is scope to extend the buildings on the site;
- The Newlands MCH is at capacity without a waiting list. The Centre currently only operates one day per week, thus it is expected that the service could be extended if demand dictates;
- The two preschools in the area (Newlands and Lake Park) are at capacity and have waiting lists. Newlands Preschool caters for approximately 60% Moreland residents. The programs for 2009 and 2010 are already full.
- The new Pelican Child Care centre located in the Pentridge development caters for 60 child care places and 30 preschool places. The centre is 55% occupied with greatest demand in the youngest age groups and likely to reach capacity first (this is expected to occur in 2009).
- The provision of child care centres is more limited and further away from the former Kodak site (the closest is Barry Beckett Child Care Centre which is located over Murray Road – a major physical boundary to access). The Barry Beckett Child Care Centre has a smaller capacity (40) than the Coburg Children's Centre (capacity of 62). The Barry Beckett Child Care Centre has a substantial waiting list, mainly for children under three years of age. Given the location of the Coburg Children's Centre further away from the former Kodak site, and sited on busy Bell Street, it is anticipated that the centre will attract users from a wider catchment than Barry Beckett, which primarily services the local area (approximately 75% Moreland residents);
- Refer comments on page 14 for further analysis of child care facilities utilisation trends;
- Council's assessment of a number of community infrastructure buildings indicates that many are in poor condition and few provide for disabled access. In particular, McDonalds Reserve hall and pavilion, Coburg Olympic Pool buildings, DeChene Reserve pavilion and Jackson Reserve pavilion are of poor quality. Newlands Community Centre / MCH / Preschool, Coburg Basketball Stadium and Ray Kibby Table Tennis Centre (located at the Coburg Olympic Outdoor Pool site) are of reasonable quality and condition;
- Until recently, a senior citizens group used the Newlands Senior Citizens Centre. This building has been decommissioned due to the poor condition of the building, resulting in the seniors group having to relocate to alternative venues further away.

3.2 Anticipated Demand for Community Infrastructure

Tables 1 and 2 on the following pages estimate the demand that will be generated for community services from the Kodak redevelopment (note: the scope of community services reviewed was agreed by Moreland Council staff). As much as possible, data relevant to the Coburg North are has been used to generate as accurate a picture as possible to be relevant to the former Kodak factory redevelopment. This demand has been determined by:

- Nominating the target population age group for each community service (that has a requirement for community infrastructure);
- Identifying the proportion of the Coburg North population that the target group represents;
- Applying the proportion to the total estimated population of the Kodak development to estimate the number of people from the target group that will live at the former Kodak site;
- Applying the benchmark of service use to the target group to arrive at an estimated number of service users for each community service element, and thus demand.

Calculations of estimated demand is based on two scenarios for the total estimated population of the Kodak development; one based on a minimum yield of 380 dwellings, and one based on a higher yield of 400 dwellings. The total population estimate under each of these dwelling yield scenarios has been determined through applying the projected average household size in Coburg North per the population projection data utilised by Council.

The figures reflect estimated demand at two points in time; when occupation of the site commences (estimated at 2011) and at full development and occupancy of the former Kodak site – a scenario not likely to be achieved for a further five years (ie. 2016). It is important to note that construction (and therefore occupation) of the former Kodak factory will be staged, and as such, demand for community services will not occur in one wave, but rather incrementally. As a result, planning for service and infrastructure provision can allow for a build up of demand to reach the fully anticipated quantum over a 5 to 10 year period.

The range of community services included in this analysis are limited to those which might be expected at a neighbourhood level, as this is consistent with the size of the development and the total population generated.

Overall, the level of demand for community services and therefore need for community infrastructure is not so significant that it warrants consideration of additional new infrastructure at the former Kodak site (under both yield scenarios). Instead, through this analysis, estimations are that demand generated from the development can be provided for at existing facilities. As such, the implications on existing infrastructure need to be considered (see Table 3 in Section 6).

Table 1. Estimated Demand for Community Service and Infrastructure Needs; based on minimum and maximum population, for 2011

Services / Facilities	Target Age (years)	% of total Coburg North population+	Current participation rate in Moreland	Anticipated demand based on minimum yield (380 dwellings; total population 904)*	Anticipated demand based on high yield (400 dwellings; total population 952)*
MCH	0	1.3%	100%	12 infants (equiv 0.92 sessions per week @ 13 per session)	12 infants (equiv 0.92 sessions per week @ 13 per session)
Long day child care	0-4	6.4%	1:8.2 (Fed Gov benchmark)	7 places	7 places
Preschool	4	1.3%	100% (2 children per place)	5.9 places (11.8 children)	6.2 places (12.4 children)
Cricket	10-34	32.0%	4.0%	12 players	12 players
Australian Rules football	10-34	32.0%	4.5%	13 players	14 players
Soccer	10-34	32.0%	3.3%	10 players	10 players
Netball	10-34	32.0%	3.5%	10 players	11 players
Tennis	10-34	32.0%	7.7%	22 players (equiv to 0.6 court based on Tennis Victoria benchmark of 40 players per court)	23 players (equiv to 0.6 court based on Tennis Victoria benchmark of 40 players per court)
Basketball	10-34	32.0%	4.8%	14 players	15 players
Neighbourhood House	All	100%	1:10	90 participants	95 participants
Residential Aged Care	70+	13.8%	88 beds per 1000 people (Fed Gov formula)	11 beds	12 beds

+ Based on forecast i.d – City of Moreland, Community Profile based on 2006 Census of Population and Housing (Place of Usual Residence) – where proportions were not provide for single age years, an average for each year was determined by averaging the total proportion of the age category into single years.

* Participation rate of service use applied to the target age (calculated as a proportion of total Kodak population in line with Coburg North population characteristics). Total population calculated at 2.38 persons per household per the projected estimates for Coburg North in 2011.

- Data source used is 'Participation in Exercise, Recreation and Sport Survey, 2006 Annual Report', Standing Committee on Recreation and Sport, Australian Sports Commission. Participation rates are for males and females aged over 15 years.

Table 2. Estimated Demand for Community Service and Infrastructure Needs; based on minimum and maximum population, for 2016

Services / Facilities	Target Age (years)	% of total Coburg North population+	Current participation rate in Moreland	Anticipated demand based on minimum yield (380 dwellings; total population 893)*	Anticipated demand based on high yield (400 dwellings; total population 940)*
MCH	0	1.3%	100%	12 infants (equiv 0.92 sessions per week @ 13 per session)	12 infants (equiv 0.92 sessions per week @ 13 per session)
Long day child care	0-4	6.3%	1:8.2 (Fed Gov benchmark)	7 places	7 places
Preschool	4	1.3%	100% (2 children per place)	5.8 places (10 children)	6.1 places (10 children)
Cricket	10-34	32.2%	4.0%	12 players	12 players
Australian Rules football	10-34	32.2%	4.5%	13 players	14 players
Soccer	10-34	32.2%	3.3%	9 players	10 players
Netball	10-34	32.2%	3.5%	10 players	11 players
Tennis	10-34	32.2%	7.7%	22 players (equiv to 0.6 court based on Tennis Victoria benchmark of 40 players per court)	23 players (equiv to 0.6 court based on Tennis Victoria benchmark of 40 players per court)
Basketball	10-34	32.2%	4.8%	14 players	15 players
Neighbourhood House	All	100%	1:10	89 participants	94 participants
Residential Aged Care	70+	13.0%	88 beds per 1000 people (Fed Gov formula)	10 beds	11 beds

+ Based on forecast i.d – City of Moreland, Community Profile based on 2006 Census of Population and Housing (Place of Usual Residence) – where proportions were not provide for single age years, an average for each year was determined by averaging the total proportion of the age category into single years.

* Participation rate of service use applied to the target age (calculated as a proportion of total Kodak population in line with Coburg North population characteristics). Total population calculated at 2.35 persons per household per the projected estimates for Coburg North in 2016.

- Data source used is 'Participation in Exercise, Recreation and Sport Survey, 2006 Annual Report', Standing Committee on Recreation and Sport, Australian Sports Commission. Participation rates are for males and females aged over 15 years.

SECTION 4. REVIEW OF LOCAL PUBLIC OPEN SPACE PROVISION & DEMAND

This analysis of local level public open space servicing the site has been undertaken for the purposes of a Walking Catchment Analysis to ascertain whether each resident has access to local level public open space within walking distance from their home. The analysis has been undertaken according to the definition per the Moreland Open Space Strategy; that local parks should be within walking distance of all households, and cater for informal recreation, relaxation and children's play.

The hierarchy of open space provision adopted by Council is for local parks to be located, ideally, within 300m walking distance of every home. In recognition of the need to be flexible a distinction is made between small and large sized local open spaces, with large local open space (approximately 1ha) required within 500m of households. The value of small local open space is recognised with a provision standard of within 300m of residences (0.7ha is determined as the minimum appropriate size for a small local open space to include some recreational equipment). Further, the value of smaller sized (less than 0.7ha) open spaces is recognised, mainly for higher density environments.

Open space reserves as identified in Section 3 have been reviewed for their proximity to the former Kodak site as part of the Walking Catchment Analysis where they are regarded as servicing a local open space function (these include Jacksons Reserve and Edgars Creek as large local open space, and F.Cox Reserve as small local open space).

The Newlands Primary School and Larkins Reserve have been considered as complementary open spaces. Due to the exclusive use of the School during operation it cannot be regarded as core to the open space provision mix. The school currently has 100 students enrolled with capacity for another 200. Enrolments were highest during operation of the Kodak factory some ten years ago. Similarly, the physical barrier of Elizabeth Street to Larkins Reserve means that access is more limited to residents of the former Kodak site. Whilst recommendations for public open space will not be made on the basis of these spaces, they do add somewhat to the open space mix available to residents.

4.1 Anticipated Demand for Local Public Open Space

The serviceability of local open space to the former Kodak site has been considered through identifying the relevant parks according to their appropriate catchment for walking accessibility (per the benchmarks set in the Moreland Open Space Strategy being 500m and 300m distance from each residence).

Conclusions from this analysis suggest that the former Kodak site is generally well serviced by large local public open space using a catchment measure of 500m. There are some gaps when considering provision according to the 300m catchment measure, but these are not considered to be of a quantity that would warrant the provision of additional local open space, particularly when considering the area is already well provided for (for example, the Edgars Creek corridor presents a green boundary to the residential zone of the development).

This scenario is improved further when considering the addition of the nearby spaces that have 'restricted' access (Larkins Reserve and the Newlands Primary School). Whilst recommendations for public open space will not be made on the basis of these spaces, they do add somewhat to the open space mix available to residents.

4.2 Analysis of Proposed Additional Local Public Open Space

The former Kodak site includes a major gas and water pipeline running east-west through the centre. This significant underground infrastructure is protected by an easement which restricts development and safeguards access. As a result, a large (reaching some 15m wide in places) linear open space tract of land will occur in any design for site layout.

There is an existing bridge from the Kodak factory spanning Edgars Creek linking the former western and eastern portions of what was the whole factory site. Retention of the bridge will benefit the open space network by facilitating a linked circuit. Retention of the bridge for pedestrian and cycling purposes is also a requirement under Schedule 10 of the Development Plan Overlay for the site. The bridge and size of the easement and their connectivity to the Edgars Creek corridor will add significantly to the recreational experience for residents, particularly if developed with shared trails, and should be considered as contributing to the open space contribution on this basis.

As discussed in the following section, the value added to the development and surrounding areas in terms of the enhanced recreational experience achieved supports the need for these critical links.

4.3 Summary of Total Provision & Supply of Local Public Open Space

Analysis of the supply of local level, publicly accessible open space servicing the proposed residential zone of the former Kodak site within walking distance suggests that residents will be sufficiently provided with good access to local level open space as defined by the Moreland Open Space Strategy. This is evidenced by almost all properties in the proposed residential development of the former Kodak site meeting the ideal provision scenario of access to local level open space within 300m of their homes and all properties being serviced by open space within 500m. This is the case with the exclusion of the Newlands Primary

School and Larkins Reserve which are more limited in their accessibility and therefore cannot be relied upon as part of the core public open space supply.

Whilst the provision benchmarks are achieved through existing open spaces and parks, the addition of a linear easement running through the site, connecting east and west is critical in providing a quality recreational experience for residents of the development and beyond.

Similarly, the existing bridge over Edgars Creek adds to the recreational value of the site. This is due to the connectivity that will be achieved to the Edgars Creek corridor, a major regional open space and pedestrian / cycle network. The east-west connection will itself provide for informal recreation and present the opportunity for water sensitive urban design.

The serviceability added by the Newlands Primary School, Larkins Reserve and the easement supplements other local open space provision and adds to the recreational, relaxation and children's play values within easy access to residents. As the Moreland Open Space Strategy nominates these functions as the core purpose of local public open space, it can reasonably be argued that these spaces comply with this definition and should therefore be regarded as adding to the suite of local open space servicing the Kodak development.

Analysis of the mix of local open space areas servicing the former Kodak site indicates a good diversity of recreational (Jacksons Reserve, Newlands Primary School, F. Cox Reserve, Larkins Reserve), social (easement, Jacksons Reserve, F. Cox Reserve, Larkins Reserve, Edgars Creek corridor) and environmental opportunities (Edgars Creek corridor) provided for residents.

4.3.1 Consideration of encumbered land as public open space

Based on planning precedent established by previous Victorian Civil and Administrative Tribunal (VCAT) cases, the proposed linear open space link within the former Kodak site will most likely be interpreted as 'encumbered' open space. However, this report asserts that the proposed link should also be acknowledged as:

- A good design outcome needed by both the development and surrounding communities, particularly because of its role in linking people with the Edgars Creek corridor; and
- A community asset which legitimately functions as a useful and unconstrained open space form (eg. not subject to flood inundation or located under overhead transmission lines).

Further, retention of the existing bridge over Edgars Creek adds to the functionality of the open space network, particularly through providing a connected open space system to optimise the recreational, social and environmental values of the Creek.

For these reasons it is the assertion of this report that Urbex has reasonable grounds for negotiating the following with Moreland City Council:

- An adjusted cash-in-lieu open space contribution which reflects the recreational and amenity value of the open space areas which are included as part of the development proposal; and,
- An agreement between the parties to direct part or all of the open space cash-in-lieu contribution toward the embellishment of the proposed linear open space link.

4.3.2 Proposed allocations for public open space

Given the above considerations discussed pertaining to the existing open space, and opportunities for provision of additional open space on the site, the development plan masterplan for the site Appendix makes provision for the following:

Encumbered land;

- Bridge – 1423m²
- East-west connection – 5062m²

Unencumbered land;

- Bridge – 2185m²
- East-west connection – 1780m²
- Small local park – 350m²
- Land adjacent to Edgars Creek – 1165m²

This equates to a total open space provision of 11,965m², or 5.84% of the total site area. Of this, 6,485m² (3.16%) is encumbered and 5,480m² (2.67%) is unencumbered land.

Combined, these spaces will provide excellent recreational, social and environmental opportunities for residents of the site, the adjacent areas and also beyond.

SECTION 5. VISION FOR COMMUNITY INFRASTRUCTURE & OPEN SPACE

This section outlines the community infrastructure and open space considered to be appropriate for the Kodak development in light of achieving Council's and Urbex's vision for the community and address the needs as identified through this Study.

In planning for the provision of community infrastructure and open space, Urbex has worked towards a vision for the development of;

“A home for residents of Moreland where people feel safe, interact with their community, are physically active and have the opportunity to enjoy the natural and cultural features of their neighbourhood through the provision of appropriate and well designed infrastructure that is well integrated with the surrounding areas.”

In bringing this vision to life, it is proposed that the development incorporates the following community infrastructure and open space design features:

- Edgars Creek is the major natural and recreational feature of the former Kodak site which services a regional function. This feature will be enhanced through infrastructure to extend the shared pedestrian and cycle trail network that already exists. The Creek corridor will integrate sensitively with any interfacing built form.
- The predominant recreational feature of the Creek corridor is the creation of a walking / cycling circuit. To this end, the design of paths and resting points will ensure that a continuous loop (of between 1km to 3km) is created that adjoins both sides of the Creek and links to existing path networks and the Ronald Street bridge. The Kodak bridge is central to this circuit and will be included in the design.
- Connectivity to Edgars Creek. The creation of a major east-west open space link to the major regional natural feature of the site, Edgars Creek will add significantly to the recreational value of the development through providing the opportunity for walking, dog walking, bike riding, informal meeting places, sitting and contemplation and importantly, the interconnection throughout the development.
- Infrastructure to support the linkages and recreational functions identified for the open spaces will include shared paths, seating, shade and security lighting where appropriate to support pedestrian and cyclist use for recreational and commuter purposes. These pathways should link residents to major nearby recreational sites, public transport service points, retail areas etc.
- The creation of a focal point for building a sense of place and community interaction. The development of a neighbourhood community hub can optimise the Elizabeth Street frontage and primary school location to provide a strong integration with the surrounding areas, including the school, and be an asset to surrounding residents. A hub may include a mix of infrastructure consistent with a small neighbourhood activity centre that includes

community facilities as well as some retail, office / commercial, open space as well as medium density housing. Multi-use of spaces can see the creation of events and congregation spaces that provide for formal or informal leisure activities such as children's play and family gathering, meeting places, events such as markets and fetes. Bicycle parking will be provided at key gathering places.

- Inclusion of a major design 'anchor' at each end of the east-west connection. Providing a place of destination adds significant value to open space linkages. The east-west connection presents the opportunity for the community hub feature to the east, to be balanced with a park / natural focal point at the western end at Edgars Creek. The Melbourne Water site located at the Edgars Creek escarpment presents the opportunity to achieve this, and can be developed with seating or a children's playground to balance community use at both ends of the linear connection.
- Provision of public art as a mechanism for engaging community, expressing local culture and heritage of the site. The Kodak site is has a unique 'story' that can be expressed through public art or interpretation. The provision of quality pieces throughout the development or at major features can build on the sense of community.
- The existing facilities at the Newlands neighbourhood house, maternal and child health centre and preschool lend to the creation of a community services hub for residents of the neighbourhood. The provision of community infrastructure to service the needs of Kodak residents should build upon this hub to assist in building a sense of community and optimising community infrastructure.

SECTION 6. CONCLUSIONS & RECOMMENDATIONS

6.1 Conclusions

6.1.1 *Community infrastructure*

The conclusions for community infrastructure associated with the Kodak development draws on the research findings from the previous sections of this report. This assessment has determined that demand for community services generated by a residential development of the former Kodak site is best achieved through enhancement of existing infrastructure. This conclusion is based on the following:

- The availability of community infrastructure already servicing the Newlands neighbourhood (in particular the capacity of some infrastructure to cater for additional use without expansion) and the scope for expansion / enhancement of some of these facilities;
- The views expressed by Council officers and in relevant strategic planning documents that some services and facilities can expand to provide for additional use, eg. the maternal and child health service; and
- The volume of demand generated from development of the former Kodak site for any one service type not being sufficient enough to warrant additional specialist infrastructure, (even under the high and low dwelling yield scenarios examined) - as ascertained through strategic plans, interviews with Council officers and the quantitative assessment.

There are however, some community infrastructure elements that should be addressed to meet the local-scale community service needs of the Kodak development. In particular, a contribution to the development of a community services hub is not only consistent with Moreland City Council's strategic plans, but a sensible approach to catering for demand generated from the Kodak development in a manner that optimises the use of existing community infrastructure and management structures (per item ii) Table 3).

It is considered appropriate that Urbex contributes to community infrastructure in recognition of the fact that some demand will be generated by residents. However, due to the size of the population and the associated small number of users generated for any one service, there will not be significant demand across any one service type to justify specific community infrastructure provision. Council may choose to allocate the contribution to the development of facilities for services anticipated to experience most demand generated by residents of the Kodak development in the local area (eg. the Newlands Community Hub).

6.1.2 Public open space

The Walking Catchment Analysis has applied the Moreland City Council's recognised benchmark catchments for the provision of local public open space, being; large local open space within 500m of each dwelling, and a small local open space within 300m walking distance to each residence. The assessment has ascertained that each residential property developed at the site will be well serviced by a local open space area within reasonable walking distance (not including physical boundaries that restrict walking access such as major roads, creeks). This assessment is based on the existing provision of open space achieving the required benchmark.

The Newlands Primary School and Larkins Reserve are only considered to be partially accessible to residents given the limitations on access. The analysis suggests that no residents are to be solely reliant on these spaces to meet their local public open space needs. Therefore, these sites are considered to be supplementary spaces that simply add to the supply and variation of provision of open space in the area.

The addition of a large easement running east-west through the centre of the site will provide a recreational function to complement existing open space and provide an important link to Edgars Creek, thus improving access to the area for all nearby residents. In designing this space and the infrastructure around it, locational and urban design considerations should ensure that the easement is developed to function as public open space. As the link will service a critical role in achieving the quality of recreation experience desired by both Council and the developer (described in Section 5), it should be attributed a value as part of the developer open space contribution.

6.2 Recommendations

In summarising the findings and directions of this review, the following recommendations for community infrastructure and open space provision are made:

Table 3. Community Infrastructure Recommendations

Priority Ranking	Summary of Provision & Need	Recommendation for Urbex
<p>i) Open Space</p>	<ul style="list-style-type: none"> – Improvement (ie. regeneration) of Edgars Creek is a requirement. – A buffer along the creek corridor is required. – Council is satisfied with the amount of open space currently provided at the site but would like to see the quality of that space improved. The Walking Catchment Analysis identifies sufficient provision of local open space to every residence based on Council's benchmark of 500m walking distance to all residences, but a slight undersupply of small local open space based on the benchmark of 300m from every household. – The provision of an east-west recreational connection between Elizabeth Street and Edgars Creek is a critical function required to improve access to the regionally significant creek corridor and trail network and will help to address the serviceability of open space to residents to a sufficient level. This will also add to the provision of small local open space. – The vision is for open space to be developed with quality infrastructure such as paths, seating, shade and lighting where appropriate to encourage walking and extend the existing shared pedestrian / cycle trail network. – The Moreland Planning Scheme requires equivalent of 5% of the site allocated as open space or the equivalent cash contribution. The development plan (drawing number 07-6769-006-1004-29092009) provides for a total of 11,965sqm (equivalent of 5.84% of the total site area). This comprises the bridge and adjacent land, the east-west connection, a small local park and land adjacent to Edgars Creek. Of this, 5,480sqm (2.67%) is unencumbered and 6,485sqm (3.16%) is encumbered. 	<ul style="list-style-type: none"> – Edgars Creek environs to be upgraded. – Provision of an east-west recreational link along the easement. – Provision of sufficient space along the Edgars Creek corridor to create visual buffer to any built form over the natural environs, subject to the topography of the location. – Negotiation of an agreed apportionment of the recreational value of the east-west link, the Edgars Creek buffer, built infrastructure and environmental enhancement of the Creek corridor in determining the developer open space contribution. – No additional open space is required beyond that allocated in the development plan design.
<p>ii) Leisure facilities</p>	<ul style="list-style-type: none"> – A strong desire for a multi-purpose community meeting space was highlighted through the staff consultation. There was considered to be sufficient demand for use of such a space. – Council plans indicate the possibility of developing the Newlands Neighbourhood House and Preschool into a children's services hub. 	<ul style="list-style-type: none"> – In the interest of facilitating strong community connections and reinforcing integration of the Kodak development, a contribution to a community services

Priority Ranking	Summary of Provision & Need	Recommendation for Urbex
	<ul style="list-style-type: none"> - The provision of a meeting space in or near the former Kodak site would assist in catering to the demand for early years services and would also provide the opportunity for an older adults' group to have a presence in the area again, and could encourage other community groups to meet (eg. leisure based groups). Such a venue could be added to a small retail area, or added to the existing community infrastructure at the Newlands Community Centre site. - There is some capacity at the Newlands Neighbourhood House, and there is scope for expansion of the buildings on the site. Neighbourhood houses generally service a suburban level catchment. - Benchmarks for use of neighbourhood houses are difficult to ascertain. It is anticipated that approximately 100 residents from the Kodak development will use a neighbourhood house – this includes people of all ages. A study (Participation in Neighbourhood Houses: results of the 2006 Census, DVC 2007) indicated that a neighbourhood house caters for around 10,000 participants per year. A potential demand indicator of 100 equates to just 1% of a participant base generated from the Kodak development. 	<p>hub should be made to cater for service needs generated by residential development of the former Kodak site (eg. playgroups, maternal and child health services, preschool, occasional child care, activity classes, meeting space, outdoor play areas etc). The community services hub should see consolidation of the existing neighbourhood house, preschool, maternal and child health centre and child care centre to be co-located at one venue. The development of stand-alone infrastructure to support demand generated solely by the Kodak development is not viable, therefore the enhancement of existing infrastructure is recommended.</p> <p>The allocation of an equivalent 90 sqm community space at the Newlands community hub is considered to be an appropriate contribution to ensure that the facilities can sufficiently cater to the additional demand for a range of community services anticipated of residents of the Kodak site.</p> <ul style="list-style-type: none"> - A contribution of \$270,000 is

Priority Ranking	Summary of Provision & Need	Recommendation for Urbex
		considered appropriate for community infrastructure provision (based on \$3,000 per sqm x 90 sqm).
iii) Sporting facilities <i>Outdoor ball sports</i>	<ul style="list-style-type: none"> - The playing fields for cricket and Australian Rules football are currently only used as secondary grounds/training, with no demand for further use. - The outdoor sports field Reserves lend themselves to conversion as soccer pitches in the event of demand dictating the need for additional facilities. - The creation of approximately one additional team (across all age groups) at most for each of cricket, football and soccer could easily be accommodated at existing facilities. 	<ul style="list-style-type: none"> - No provision for outdoor sports fields required.
<i>Basketball</i>	<ul style="list-style-type: none"> - The generation of a possible two additional teams for basketball is not sufficient to require the provision of additional court space in itself. - There is little capacity at the Coburg Basketball Stadium to cater for additional demand. - The two additional teams estimated cover all ages of participants, therefore spreading the desired times of use of indoor courts across different times of the day and different days of the week. - It would be expected that, in the event of ongoing capacity use of the Coburg Basketball Stadium, the Moreland City Council may need to examine the provision of indoor court facilities in the future; in which case any demand generated through the Kodak development will be considered. 	<ul style="list-style-type: none"> - No provision for indoor court infrastructure required.
<i>Tennis</i>	<ul style="list-style-type: none"> - The tennis facilities at McDonald Reserve will be relocated to new facilities at DeChene. The current level of use of these facilities is considered to be low with great capacity to cater for additional use. 	<ul style="list-style-type: none"> - No provision for tennis infrastructure required.
<i>Netball</i>	<ul style="list-style-type: none"> - The absence of netball courts in Moreland presents a gap in community infrastructure. - Demand for netball is sporadic – it is anticipated that any demand for netball facilities would 	<ul style="list-style-type: none"> - No provision required.

Priority Ranking	Summary of Provision & Need	Recommendation for Urbex
	<p>require use of indoor courts rather than outdoor courts.</p> <ul style="list-style-type: none"> - It would be expected that, in the event of sustained demand for netball facility provision across the City of Moreland, the Moreland City Council may need to examine the provision of infrastructure for netball in the future, in which case any demand generated through the Kodak development would be considered. 	
<p>iv) Early Years Children's facilities</p>	<ul style="list-style-type: none"> - Early children's services are well used and in demand at present. Council's planning indicates that no additional preschools are required, as demand is expected to reduce to 2020. - At most, demand for 0.92 additional MCH sessions will be generated by the Kodak development at full occupancy (refer Tables 1 & 2). The Newlands MCH Centre service currently only operates one day per week – it is expected that another day can be added at this Centre. - Given the continued unmet demand (waiting lists) for child care services and preschools in the vicinity, it is considered likely that the existing child care and preschool facilities will not be able to accommodate future service demand generally, including that generated from the Kodak development. - It is recognised that there is a strong demand for early year's services at present. The calculations of demand generated from development of the former Kodak factory estimate further demand for child care and preschool services, however the quantity (as at 2016) is in the order of 7 day care places (approximately one third of a room, based on one room to 25 children), and 6 preschool places (one tenth of one room based on one preschool room to 60 places). - There is some additional capacity at existing child care facilities. As the demand for children's services is estimated to decline as the population ages, existing facilities should cater for demand. - The prospect of expanding Newlands Preschool as a children's services hub (per direction of Council's Early Years Facilities Plan) would ensure that provision of the service is available, and provide the opportunity to expand the service if required – however there are no set plans to 	<ul style="list-style-type: none"> - Refer item ii) above.

Priority Ranking	Summary of Provision & Need	Recommendation for Urbex
	<p>proceed with this direction by Council at this stage.</p> <ul style="list-style-type: none"> - The provision of an additional 90 place child care centre at the nearby Pentridge site will also assist in catering for demand generated by the Kodak development. 	
<p>v) Residential Aged Care facilities</p>	<ul style="list-style-type: none"> - The Moreland Residential Aged Care Strategy (2004) strongly indicates an undersupply of beds to cater for demand of the ageing community. - Since preparation of this Strategy, Council is of the opinion that that the supply of beds will more equally balance with demand with planned new developments and the likely refurbishment of existing facilities. - Negotiations are underway for the development of a new residential aged care facility at the Pentridge site (although a planning permit has not yet been lodged for this development. - At most, demand from the former Kodak site will be generated for around 12 residential aged care beds (per Tables 1 & 2). - The timing of demand generated for residential aged care by the community from the development is likely to be some years following full development. 	<ul style="list-style-type: none"> - No provision for residential aged care facilities required.

6.3 Achievement of Council's Objectives

In accordance with 'Moreland City Council's Objectives for Redevelopment of the former Kodak site' this assessment has achieved the following:

Objectives	Response
<p>A Community Facilities Audit and Analysis which identifies existing and planned services in the surrounding area and the impact the development of the site will have on these services,</p> <ul style="list-style-type: none"> - The need to provide additional community facilities on site or upgrade / extension to existing community facilities in the local area, - The location of any new community facilities, - The developer contributions (monetary or building) towards community facilities; - Timing of the provision of any required community facilities coordinated with the overall development of the site. 	<ul style="list-style-type: none"> - Current facilities reviewed for current level and type of use, and capacity for future expansion of services and facilities (see Section 3). - Planned new facilities identified through consultation with Council Officers (Managers and Coordinators) and review of strategic plans (refer Section 2). - Need for additional community services and infrastructure to cater for the anticipated needs of residents of the Kodak development quantified in Section 3. - Recommendations for community infrastructure are provided in Table 3. Recommendations address locations and contribution (monetary or building) where appropriate.
<p>Provision of a small neighbourhood hub on Elizabeth Street in the vicinity of the Newlands Primary School consisting of a range of functions including neighbourhood based community and retail facilities, small office / commercial, open space and medium density housing.</p>	<ul style="list-style-type: none"> - Recommendations have been made in light of this requirement for the provision of a small neighbourhood hub (refer Section 6.1.1 and Table 3).
<p>Public open space on the site to be kept to a minimum unless the need for provision of additional public open space can be demonstrated to the satisfaction of the Responsible Authority.</p>	<ul style="list-style-type: none"> - The recommendations do not suggest the provision of additional open space. Existing public open space in the vicinity of the former Kodak factory provide well for future residences which will be added to with the east-west easement also providing some recreational value.
<p>The retention of the former Kodak bridge for pedestrian and cycling purposes only.</p>	<ul style="list-style-type: none"> - Retention of the bridge has been factored into the assessment for open space and the development of linkages in particular.
<p>The provision of pedestrian and cycle links through the site which provide convenient and safe access from / to bus stops, Edgars</p>	<ul style="list-style-type: none"> - Table 3 and Section 6.1.2 recognise the value of Edgars Creek in adding to the recreational value of open space that will service residents of the site, and

Objectives	Response
<p>Creek, the Newlands Primary School and the neighbourhood hub.</p> <p>The identification of existing public open space in the adjoining Edgars Creek corridor and works proposed within the creek corridor in the immediate vicinity of the site.</p> <p>The enhancement of recreation opportunities along Edgars Creek through the creation of a resting place or node in the vicinity of the site for people to stop, rest, eat and contemplate.</p> <p>The provision of links, views and access from the surrounding areas to the creek and open space.</p> <p>Lots to be oriented to front onto Edgars Creek to provide passive surveillance and improved pedestrian access to the creek corridor, where the site's topography allows.</p>	<p>reinforce the need for improvement to the quality of the creek corridor.</p> <ul style="list-style-type: none"> - The central role the creek corridor has as a feature of the site is recognised throughout the report, in terms of providing unique recreational experiences for residents, and the need to maximise use of this through fronting residences to the creek, and providing access to and along the creek corridor. These opportunities are reflected in Sections 5 and 6.1.2 and Table 3.
<p>Recognition of the existing Melbourne Water easement running east-west through the land.</p>	<ul style="list-style-type: none"> - The provision of the east-west linear easement is recognised as a crucial connection to enhance accessibility to the Edgars Creek corridor for residents of the development and beyond.

APPENDIX A. EXISTING COMMUNITY INFRASTRUCTURE SERVICING THE NEWLANDS NEIGHBOURHOOD

Facility name	PHYSICAL INFRASTRUCTURE ELEMENTS							SERVICE ELEMENTS						
	Address	Ownership of facility	Associated infrastructure (eg. car park, outdoor facilities, playgrounds)	Site characteristics (eg. high/med/low profile, main/local road, Reserve, abutting residences)	Condition of facilities	Space for expansion on site	Capacity for extension of buildings	Services provided at the facility	Target Audience of Service	Level of Utilisation (ie. % of capacity use)	Scope for extension of service	Trends (ie. demand, changed use, utilisation)	Capacity to absorb estimated demand from Kodak	Assessment of viability of service
Family & Children's														
Newlands Preschool	20 Murray Road, Coburg	Council	Co-located with Newlands Neighbourhood House and MCH.	High profile - main road frontage	Limited disability access. Problems with visibility and congestion in the car park. Some structural issues.	Located next to a Reserve providing space for expansion		Preschool - developmental and educational preschool program for 3 & 4 year olds.	Children	100% - capacity is 25 people.	Centre could be co-located with Barry Beckett Child Care Centre.	Attract some use from residents of Darebin City Council.	The service has a waiting list (100). Capacity is limited without expanding service to more days per week.	Viable - given large waiting list.
Lake Park Kindergarten	Carr Street, Coburg	Council		Set-back location on main road. Set in large open space area.	Building is structurally unsound. Roof works required.	Located in a Reserve providing space for expansion		Preschool - developmental and educational preschool program for 3 & 4 year olds.	Children	100% - capacity is 30			The service has a waiting list (60). Capacity is limited without expanding service.	Viable - given waiting list.
Newlands Maternal & Child Health Centre	20 Murray Road, Coburg	Council	Co-located with Newlands Neighbourhood House and MCH. Car parking sufficient.	High profile - main road frontage	Building relatively new & sufficient for current use.	Located in a Reserve providing space for expansion	Facilities could be reconfigured for other purposes if MCH moves.	Information, guidance and support for children (0-6) and their families	Families & children	Services provided one day per week	100% - no waiting list.			
Barry Beckett Child Care Centre	Cnr Bateman Court & Connolly Avenue, Coburg North	Crown Land		Local road profile in residential area	Limited disability access. Minor building elements require rectification. Poor drainage on site.	Ideally co-locate with Newlands Preschool located across the road.	Poorly designed facility.	Child care and developmental programs for 0-5 year olds.	Children	95% - capacity is 40		Attract some use from residents of Darebin City Council.	The service has a waiting list (60). Capacity is limited without expanding service.	Viability is inhibited by site issues and poor building design.
Newlands Occasional Child Care Centre	20 Murray Road, Coburg	Council	Co-located with Newlands Neighbourhood House and MCH.	High profile - main road frontage				Child care for group participants.	Children					

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Coburg Children's Centre	84-86 Bell Street, Coburg	Council		High profile site with good visibility - main road access	Limited disability access. More staff facilities required. Some structural work needed.			Child care and developmental programs for 0-5 year olds.	Children	100% - capacity is 62		Very popular centre with an excellent reputation and good management.	The service has a waiting list (90). Capacity is limited without expanding service.	
Youth														
Skate park	Gaffney Street, Coburg	Council	Park, Public Toilet, Car Park, Playground	High	New	Limited	N/A	Nil	Young people, people with a disability, local park users					
Sport & Recreation														
Jackson Reserve	Whitton Parade, Coburg	Council	Single oval for Australian football & cricket (hard wicket), no ground lighting, fenced / partially fenced, classified as B standard -irrigation, limited or no drainage. Turf or concrete wickets.		"B" standard pavilion - provides basic infrastructure to a low quality with limited space.	Site constraints exist	Yes	Site is a secondary venue for competition use. No tenant club. Little short term demand from cricket or Australian football clubs to use the facility. Sports oval could be converted to soccer ground.		25%			Limited given its current configuration and availability of other Australian Rules venues near by.	
De Chene Reserve	Armstead Avenue, Coburg	Council	Single oval for Australian football & cricket (turf wicket). Poor quality lighting, no coaches boxes or scoreboard, poor standard cricket nets. Large sealed (poor quality) car park.	Relatively low profile, reserve adjoins Merri Creek.	"B" standard pavilion - provides basic infrastructure to a low quality with limited space.	Space available	yes	Secondary venue for competition use. Used for soccer training. No tenant club. Little short term demand from cricket or Australian football clubs to use the facility. Sports oval could be converted to soccer.		35%			Limited given current configuration, lack of training facilities and availability of other Australian Rules venues near by.	

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Bridges Reserve (Coburg City Oval)	Harding Street, Coburg	Council	Single sports field - cricket (sub-district), VFL football, practice turf wickets & concrete practice nets. Large car park at adjoining shopping area. Large poor quality perimeter fence with low profile poor quality entry. Spectator terracing (not-sealed) around the ground. Grandstand. Sports ground lighting to Australian standard for training ie 50 lux.	High profile, major component of Coburg 2020. Adjoins Coburg Leisure Centre. Co-located with Coburg Bowling Club, Bridges Reserve and former Coburg High School. Site set to be re-developed.	Grandstand temporarily re-instated after burning down. 1/3 of seating area fenced off. Change rooms, social club in poor condition, all out-buildings including public toilets, score board, and kiosk, time keepers boxes in poor condition.	Limited	Yes	VFL, TAC under 18's and sub-district cricket	Elite (semi-professional football), higher level cricket	80%	Ground capacity (no sub-soil drainage, limits high level use)	Impact of AFL 2nd tier review of football will have a significant impact on the future of the Coburg Tigers and City Oval		
Parker Reserve	Keady Street, Coburg North	Council	3 sports fields - 2 cricket / soccer, 1 baseball. Large unsealed car park, poor quality pavilion, lighting & sports ground infrastructure	Low profile, adjoins Merri Creek (east) and housing (west). Pedestrian access and playground within.		6 ha site	Yes	Baseball (Moreland's only) and secondary soccer training venue for Moreland based clubs		50%	Site has scope to be re-developed as a multi-field venue - most Moreland soccer clubs use single field venues.		Has capacity	
McDonald Reserve	Bell Street, Coburg	Council	6 entoutcas courts & pavilion. Club to be relocated to new facility at DeChene Reserve as part of Pentridge development - expected within 18 months. Facilities will include 6 new courts & relocated pavilion.	New site (DeChene Reserve) medium profile	Once relocation occurs - courts will be new, pavilion will be a relocated historic building	Yes - provision for additional 2 courts only (to total 8)		Domestic tennis competition.		Low - club has less than 100 members.	Yes - facility only used 2 nights per week		Has capacity	Questionable - the location of another club nearby (which also has a low membership) results in an oversupply of tennis facilities in the area.

PHYSICAL INFRASTRUCTURE ELEMENTS								SERVICE ELEMENTS							
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Netball	No outdoor netball facilities provided in the City of Moreland														
Coburg Basketball Stadium	Outlook Road, Coburg North	Council	Four court basketball stadium. Car parking to 350 vehicles of which 200 are not constructed. Parking shared with athletics stadium.		Building in good condition	Site constraints exist	Potential	The site provides basic basketball facilities with limited social and kiosk	All ages	95%	Not without expanding the building	Basketball participation remains strong-also strong growth in indoor soccer that is unmet	Very limited	Ongoing and viable service	
Harold Stevens Athletics Track	Outlook Road, Coburg North	Council	All weather athletics track & facilities. Car parking for 350 vehicles - 200 of which are not constructed. Parking shared with Basketball stadium.	Regional facility	Building in poor condition with limited capacity. Track requires replacement in the short term.	Site constraints exist	Yes	Regional athletics events, school carnival and local athletics clubs		75%		A reduction in athletics venues has concentrated participation at regional centres.	Limited from a building perspective, track - yes.	Ongoing and viable service	
Coburg Outdoor Pool	Murray Road, Coburg North	Council	Outdoor 50 metre pool, learners, toddlers & diving pool (out of service). Non-heated, low patronage, poor amenities, access and shade.	Sits opposite pentridge village in large undulating reserve	Pool shell, plant and all buildings of poor quality.	large site	Yes	Seasonal (14 weeks). Closed in 2006/07 as part of Council's water conservation plan with little public concern.		Averages 8,000 visits per annum in last 5 years	Council reviewing aquatic provision. Utilisation of Coburg Outdoor Pool is low.			Service has limited viability - subsidy over \$10 per visit	
Cultural															
Coburg Library	Cnr Victoria & Louisa Streets, Coburg	Council	Meeting Room	High profile, in business activity centre	Reasonable	Site is fully occupied	Expansion above ground level is possible	Library and information services, Read More Project activities	All residents	90%	Little scope for exxtension at existing staffing levels	Increase in use of publicly accessible information technology	Can be absorbed	Very viable	
Other															
Newlands Neighbourhood House	Murray Road, (near Elizabeth Street corner), Coburg	Council	Car Park, MCH, Kindergarten	Medium, abutting shopping strip	Moderate	Nil	Nil. Options limited to 2nd storey or relocation of some service elements.	All community support, adult and community education and community development	All residents in local area	100%	Yes, with facility expansion	Programs change to meet community demand	Yes, with facility expansion or relocation of kindergarten	Very viable and well utilised	

APPENDIX B. Development Plan Masterplan

