

Inner Melbourne Action Plan

Progress Report

Action 5.4 Social Infrastructure and Services Action 5.5 Infrastructure Development

Purpose

1. To update the Committee on the Project Brief, timeframe and budget for this new project.

Background

2. Actions 5.4 and 5.5 are being considered together in this project. The Actions cover the following:

5.4 Social infrastructure and services

Develop a regional community infrastructure framework and program in partnership with government agencies to ensure that social infrastructure and services are provided across the Inner Melbourne Region, commensurate with projected population growth. This will include:

- a. identifying and providing regional social infrastructure needs and priorities
- b. preparing and promoting a regional package of Council-based information and services available in the region
- c. Providing and sharing community facilities or 'hubs' in Activity Centres and a range of recreational and cultural activities

5.5 Infrastructure development

Develop planning and funding models for the provision of social and physical infrastructure to service increased population in the Inner Melbourne Region, including education, children services, public housing, library, sporting, health and aged care services

3. This project aims to clarify current and future local government infrastructure provision and services for public housing developments in the Inner Melbourne Region and take some of the guesswork out of the approach for both Councils and the Office of Housing.
4. The project seeks some clarity over what the Office of Housing (OoH) and Council expectations are with respect to social housing developments in terms of the provision of social infrastructure and services support. By developing a more standardised approach, the Office of Housing and the community knows what range of deliverables are expected up front.
5. Therefore, this project aims to:
 - Develop an understanding of what Councils and the OoH need to provide for and include in these housing developments
 - Identify what structural changes need to happen to enable the provision of appropriate infrastructure.
 - Identify how to establish a sense of place and community – through planning for communities, appropriate design aspects, events etc

Discussion

6. As a first stage it was felt important for the IMAP councils to map the current infrastructure provided around actual and potential government housing development sites in the Inner Melbourne Region. It is proposed to conduct an audit to map the public housing development across the Inner Melbourne region:
 - locating growth areas
 - identifying size of potential housing communities
 - researching service capacity currently available
 - estimating service gaps
 - estimating costs to remedy gaps in service delivery
7. As a second stage, findings will be compared with the data used by the state government to determine whether development decisions are being made with the best information.
8. The third stage requires budget provision to be made to remedy any gaps in service and infrastructure provision. This may require advocacy for financial support by state government to assist if it is shown that areas of housing growth lack significant community support structures and Council's lack capacity to deal with greater community demands.

Recommendations

9. That the IMAP Implementation Committee approve the attached Consultant Brief for the first stage of this project and confirm the budget of \$50K for this work to be commenced in the 2011/12 financial year.

Inner Melbourne Action Plan
CONSULTANT BRIEF
IMAP Actions 5.4 and 5.5
Social Infrastructure, Services And Development

Service Investigation and Gap Analysis Study
Cities of Melbourne, Port Phillip, Yarra and Stonnington Research Area

1.0 PROJECT PURPOSE

The purpose of this assignment is to investigate and identify social housing development sites (current and proposed), determine the capacity of existing social infrastructure services currently provided in the vicinity of these sites, identify any service gaps and estimate the cost of providing additional services.

Social infrastructure includes the traditional services such as child and maternal health services and Centrelink services. This project also interprets social infrastructure services as including the location of parks, playgrounds, sports grounds and facilities, bike lanes and open space, early childhood centres, primary and secondary schools, the "walking bus", training centres, meeting spaces, community gardens, Neighbourhood Houses, libraries, recreation centres, and the provision of supermarkets and access to public transport all of which improve the liveability of an area for new residents.

2.0 BACKGROUND

2.1 GENERAL

The Inner Melbourne Action Plan (IMAP), adopted in December 2005, is a collaborative project between the Cities of Melbourne, Port Phillip, Yarra and Stonnington (west of Kooyong Road) and Vic Urban (Docklands). The group has worked together on what needs to be done to strengthen the liveability, attractiveness and prosperity of the Region. A map of the IMAP area is shown in Figure 1.

The Action Plan also responds to the demands of Melbourne 2030, the State Government's blueprint for managing sustainable growth and change across metropolitan Melbourne

2.2 SETTING THE SCENE

Local government, in conjunction with state and federal governments, NGOs and churches etc, provides essential social and community services to the residents of their municipalities, in addition to open space and other amenities. Provision is based on projected population growth and established patterns of demand.

Development of new and exiting social housing stock and sites creates a change in the planned demand for services in an area. Social housing developments tend to provide significant numbers of housing units in a small area for disadvantaged people who, in turn, require additional community support than other residential communities.

These developments tend to be determined more by the availability of sufficient land and funding than the appropriateness of the location for these new residents in terms of availability of amenities, facilities and community support in the area.

Traditionally the state government through the Office of Housing has taken the role of landlord and has provided an often inconsistent level of community support structures. The concentration of disadvantaged residents brought about by this housing development model places significant pressure on local community services.

Figure 1



As the planning application process tends not to apply to these developments, the formal process of determining the social impact and setting conditions on the provision of amenity and support services for these developments is truncated. Recently, however, the Office of Housing has undertaken to do more social impact assessment work to better determine the impact of these communities, however the quality and their level of engagement still needs to be established and proven. This approach could bring the planning process closer to that required of private development through the statutory planning process.

To respond to the state government consultation process, municipalities need to know what capacity they currently provide for around these development sites and the potential service gaps which exist so these can be considered at an early stage in negotiations and budgeting and provided for.

2.3 CONTEXT

The project area is the IMAP Inner Melbourne region and includes the municipalities of Melbourne, Yarra, Port Phillip and Part of Stonnington. The general study area for this project is shown in Figure 1.

Melbourne 2030: Planning for Sustainable Growth (M2030) envisaged that the inner Melbourne area would increase by an additional 90,000 households by 2030. In response to this, one of

IMAP's priorities in planning for this growth is to address the issue of affordable housing as well as maintaining the amenity and liveability of the city.

3.0 THE PROJECT

The scope of this project is to undertake a study to determine the level of social infrastructure support available for new and proposed social housing communities in the inner Melbourne area.

The study will include the following:

- Investigate and identify social housing development sites (current and proposed, within certain criteria - *to be discussed*) being advanced by public agencies in the study area, and determine their community demographics and service demands
- Research the social infrastructure services currently provided in the study area in the vicinity of these sites by a range of agencies/local government and determine their capacity for delivering services to a growing community (*Scope to be determined*).
- Identify any service gaps which exist and estimate the cost of providing this infrastructure (*Scope to be determined*).
- Advance a development strategy to address any service gaps over time - which may include increased capacity of existing facilities/services, shared service models, or draw on examples of best practice from the published literature.
- Factor in the impact of private development growth on the infrastructure that social housing communities also draw on.

The City of Stonnington will lead and manage the project in conjunction with the IMAP Project Team. A Principal Consultant will be engaged to conduct the Study and to manage and coordinate the work of any sub-consultants required.

The Inner Melbourne Action Plan supports tertiary student Work Integrated Learning opportunities and encourages the use of tertiary students in research activities, analysis and evaluation in this task.

3.1 OBJECTIVES

The core objectives for the Study area include:

- A clear analysis of social infrastructure needs by precinct (*to be defined*)
- A quantification of the service gap if it exists— both current and potential
- A development strategy for state and local government to provide services which meet the needs of the changing community
- Quantitative research which can form the basis for further discussion between individual IMAP councils and the state government on planning for social housing development and support in their areas.

3.2 PROJECT ELEMENTS

STAGE 1 INVESTIGATION OF EXISTING AND POTENTIAL SOCIAL HOUSING DEVELOPMENT SITES (DESKTOP REVIEW)

- Contact IMAP Councils and Office of Housing for information on development sites (*in so far as they can be determined*) in their municipality and map locations
- Determine demographics of housing developments
- Identify service requirements of proposed communities in terms of"
 - Community services – child and maternal health services
 - Early childcare services
 - Schools
 - Open space
 - Public transport
 - Other (*Refer section 1*)

STAGE 2 IDENTIFICATION OF CURRENT SERVICE PROVISION

- Research the social infrastructure services (as identified above) currently provided in the study area in the vicinity of the social housing sites by a range of agencies/local government including:
 - Cities of Melbourne, Yarra, Port Phillip and Stonnington
 - Office of Housing
 - Centrelink
 - Community Health Centres
 - NGOs
 - Community organisations
 - Other State government – education, transport, Parks Victoria etc
 (*This is not an exhaustive listing*)
- Determine their capacity for delivering services to a growing community
- Map location of services and service delivery area/catchment covered by the organisation

STAGE 3 – INVESTIGATION OF CURRENT SERVICE PROVISION OPPORTUNITIES AND CONSTRAINTS

- Identify any service gaps which exist currently and estimate the cost of providing this infrastructure
- Identify potential service gaps based on current social housing development proposals and estimate the cost of providing this infrastructure in the future

STAGE 4 - DEVELOPMENT STRATEGY PROPOSAL

- Advance a development strategy to address any service gaps over time
 - Review published literature and identify best practice approaches
 - Identify evaluation criteria.
 - Undertake weighted qualitative and quantitative evaluation
 - Undertake revisions to options as required.
 - Identify a preferred direction for further consideration by Councils.
- Prepare an indicative program for implementing the preferred direction.

Note: The principal components of this project are expected to be developed to a concept proposal and clearly labeled Draft and For Discussion Purposes only.

3.3 CONSULTATION

If key stakeholders need to be engaged, a Consultation Strategy should be prepared to provide constructive and efficient input into this project and to provide a basis for the further stages of the project if implemented.

4.0 SUBMISSION REQUIREMENT

This submission is seeking suitably qualified Principal Consultant to oversee the project. The submission should outline (the following should form part of the submission):

- Proposed response to Methodology
- Project plan
- Scope and fees
- Response to each key project element and objective
- Relevant key experience of each consultant
- Identification of any sub consultants required and their role and budget

The Principal Consultant will be responsible for the preparation of project briefs for any sub consultants required to complete the project in consultation with Council. They will be responsible for the management of the sub-consultants.

4.1 KEY DELIVERABLES

The key project elements are outlined in section 3.2. The deliverables can be developed in tandem and include:

- A report at the conclusion of Stage 1.
- A report, including any maps, for Stage 2.
- A report at the conclusion of Stage 3
- A report at the conclusion of Stage 4.
- A final report for the Inner Melbourne Action Plan Implementation Committee

4.2 REPORTING PROTOCOLS

The Principal Consultant must report to Council (Project Manager) every two weeks on the status and progress of the Study and identify any management issues as they appear.

4.3 PROJECT REVIEW

There will be opportunities to review the tasks and consultant input as the project progresses as follows:

- At the end of each key deliverable or stage.

4.4 OUTPUTS AND PRODUCTS

All reports should be prepared in a format that is compatible with Microsoft Word (in Arial 11 point font). Photographs, maps and drawings shall be of a suitable quality to enable reproduction, including B&W copies. Electronic maps should be prepared in a format that is compatible with Intramaps (GIS).

The following quantity of reports is required:

- At least one electronic copy of every draft and final report.

4.5 SOURCES

In all cases, sources of information should be fully documented. All sources of information, documentary or oral, to be listed. In respect of source material privately held, the name or contact details of the owner should be given, but only with the owner's consent.

4.6 PRESENTATIONS, MEETINGS AND CONSULTATION

The consultant/s will be required to attend:

- any project group meetings as requested by Council;
- any meetings with Government agencies/external agencies;
- up to six meetings with individual Council staff; and
- up to two Councillor briefing sessions if required

Meetings, workshops and briefing will be held at a Council facility. The Council will bear all room hiring and catering costs for meetings held on Council premises.

4.7 PROJECT PROGRAM

A detailed work program will be required to determine how key stages of the project will be delivered on time, namely:

- Draft reports Stages 1 and 2 by end February 2012.
- Draft reports Stages 3 and 4 by end March 2012
- Finalised stage reports and Final Report for IMAP Implementation Committee by end April 2012 for May IMAP Implementation Committee meeting.

5.0 EVALUATION CRITERIA

- Capacity for community planning and social infrastructure research and analysis
- Demonstrated relevant experience and expertise on community planning and public sector projects
- Availability of key personnel during the course of the project and ability to deliver on time.
- Value for money and fee

6.0 DUE DATE FOR SUBMISSIONS

Submissions from interested parties must be received at the office of the City of Stonnington by **4.00pm on Friday 20 January 2012.**

Please address all submissions to:

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