



## Appendix A

Issues Briefing 19 March 2018 presentation



# Breathing new life into Boronia

**Boronia Renewal Project**  
Issues Briefing

19 March 2018.

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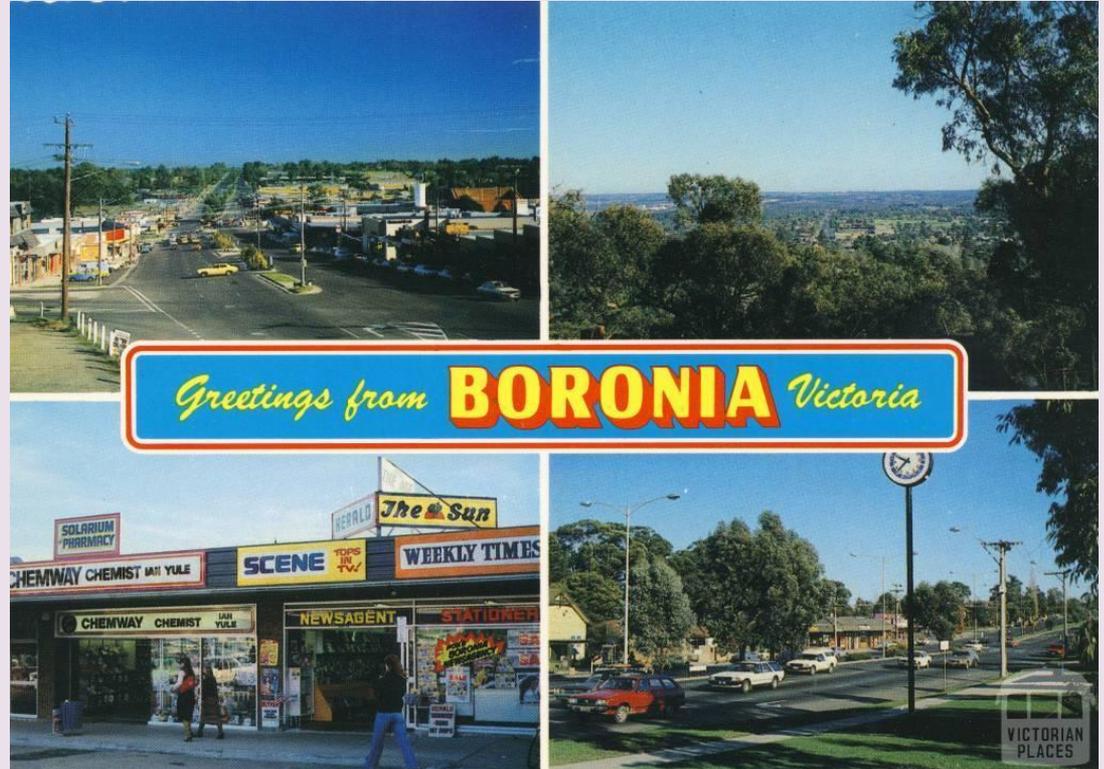
# Briefing Summary

## Briefing purpose:

1. Overview of Community Engagement Program
2. Update on Stage 1 works completion
3. Draft Key Directions
4. Proposed Stage 2 work program

## History:

- Project Plan adopted September 2017
- 2006 Structure Plan Review
- Interim Planning Controls



# Stage 1 Background and Research

## Community Engagement Program

### Draft Key Directions Paper

## Technical Reports

- Community Services and Facilities Review report
- Planning Analysis Report
- Economic Assessment
- Asset Leveraging and Feasibility advice
- Transport and Movement\*
- Social and Community Profile
- Asset Audit and Mapping Report

## Stage 1 Activity

- Project establishment
- Drawing on in-house expertise
- Enhanced Community Engagement activities
- Integrated approach
- Evolving Issues
- Internal process adjustments
- Challenges and Opportunities

# Community Engagement

Boronia Renewal Web page / Social media / Facebook / Twitter

Community  
Conversations

Boronia  
Community  
Survey

Community  
Workshops  
Registration  
of interest

Planning  
Scheme  
Amendment  
Workshop

Service  
Providers

Community  
Groups

Economic  
Development

Hard  
Infrastructure  
meetings

October

November

December

January

February

March

# Community Engagement

## *Who did we talk to?*

**Community Conversations**

**Boronia Community Survey**

**Boronia Renewal Webpage**

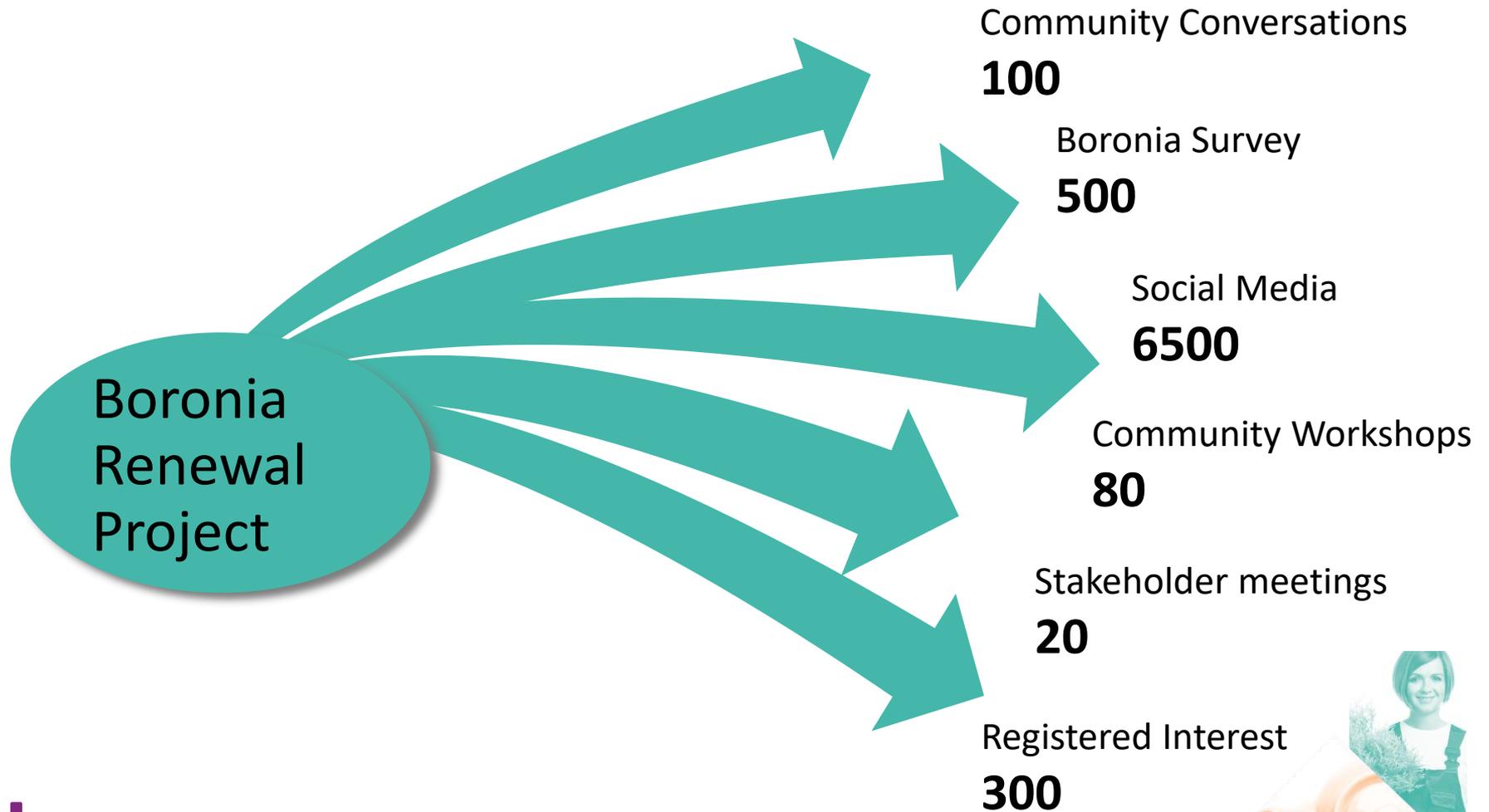
**Stakeholder meetings**

## **Community Workshops**

- Planning Scheme Controls
  - Economic Development
  - Service Providers
  - Community Groups
- 
- Hard Infrastructure meetings



# Reaching our Community



# What we have heard so far

Like the newer cafes

*Has a really good relaxed village/community feel*

*I can get to it from several different major in-out roads/routes and also the train if I have to*

*At the foothills of The Dandenongs, Boronia is nestled between suburbia and paradise*

*Its central to the surrounding suburbs, it caters for all ages on sports entertainment and recreation and it's a doorway to the Dandenongs*

*It has everything we need, supermarkets cafés movies bowling public transport parks and gorgeous mountain back drop*

*Close to facilities eg basketball (very popular), library, parks including Chandler park, Arboretum, Tomore park*

*Green, close to Dandenongs. Nice open spaces- new playground at chandler reserve and other improvements there welcome.*

## Sources:

- **Boronia Community Conversations**
- **Community Survey**
- **Meetings and Workshop Series**
- **Boronia Renewal web page**
- **Social media & Facebook**



# Voices of the community

What attracted you  
to Boronia?



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# Draft Key Directions

1. **Boronia** is a unique local place
2. **Boronia's** local community is healthy, active and connected
3. **Boronia** supports small/medium - scale businesses and micro-making and social enterprise
4. Building capacity and resilience in **Boronia**
5. **Boronia** is a green place with spaces to play
6. Smart Digital **Boronia**
7. Active **Boronia** Night Life
8. **Boronia** has quality living environments
9. Unite land use activity and urban structure to grow **Boronia** back together



## KD 1

# Unique and local place

## Opportunity to:

Promote unique features of Boronia:  
Business mix

- Shops
- Food & Beverage
- Speciality
- Business Services

Entertainment, Leisure & Recreation

- Cinema
- Bowls (Lawn/10 pin)
- Leisureworks
- Boronia Park



## CHALLENGE:

Identify what is Boronia's strategic fit in the sub region.



KD 2

# Quality Living Environments

## Opportunity to:

- Design in context and for the environment
- Diversity of house types and locations
- Urban design to achieve amenity
- Retaining traditional elements in new emerging character



KD 3

# Healthy, Active and Connected

## CHALLENGE:

How can services be efficiently clustered to meet community needs ?

## Opportunity to:

- Places to walk safely
- Meeting and active places
- Places for all age groups
- Access to services and health facilities



# KD 4 Small/medium-scale businesses and micro-making and social enterprise

## Opportunity to:

- Grow new small-scale businesses
- Facilitate the move out of the back shed
- Co-located with shared overheads and resources
- Foster social enterprise
- High-tech, Creative and Bespoke Craft industries



KD 5

# Building capacity and resilience

## Opportunity to:

- Access to skills and training
- Provide support structures
- Foster community initiatives
- Joint projects, new partnership models
- Diversify, greater mix of land uses
- Future proof infrastructure



## CHALLENGE:

Help Boronia's community and businesses be adaptable to external changes

KD 6

# A green place with space to play

## Opportunity to:

- Better use existing parks
- New town square
- Green links between destinations
- Integrate public art
- Incorporate sustainability features



KD 7

# Smart digital Boronia

## Opportunity to:

- Exploit new technology
- Advocate for best available broadband
- Strong online and offline interconnectivity
- Consistent visual identity
- New communication and engagement tools
- Explore a branded local Wi-Fi network
- Work with schools/KIOSC/firms to establish a Boronia Centre “Hackathon”
- Create a safer more appealing town centre using digital technologies



## *What it means for Boronia ?*

New skills

Build capacity – link with U3A

## *How it will influence the Renewal Strategy and PSA ?*

- Enabling new controls
- new development is technology ready
- Traders Group to build Boronia portal
- improve information exchange



KD 8

# Active Boronia Nightlife

## Opportunity to:

- Night markets
- More businesses open in evening
- Outdoor dining
- Evening sports training
- Improve lighting and signage



KD 9

# Unite Land Use Activity and Urban Structure

## Opportunity to:

- Compact building footprints with a taller built form in the centre
- Fine-grained and walkable grid radiating out from train station
- Investigate potential of strategic sites and Council-owned assets
- Deliver community benefits



# Key Directions & Renewal Strategy



**What do the directions mean for Boronia?**

- **Impact**
- **Deliverability**



**How do the Directions influence the Planning Scheme Amendment?**





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# Proposed Stage 2 Timetable

Tasks	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	2019 Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	
Prepare planning scheme amendment																							
Community Communication Plan																							
Draft Boronia Renewal Strategy																							
Report Renewal Strategy & direction Boronia Park to EMIT*																							
Informal display of Plan																							
Receive comments and make changes																							
PSA Exhibition																							
Review submissions																							
Panel Hearings																							
Receive Panel Report																							
Lodge amendment with Minister																							
Council Reporting																							
Community Consultation																							

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# Next Steps – Stage 2



- Ongoing Community Engagement
- Boronia Park Precinct Study
- Investigate Strategic Sites redevelopment opportunity
- Community Hackathon

- Flesh out Key Directions
- Develop Renewal Strategy
- Start Planning Scheme Amendment process



# Final thoughts

- Project plan a good starting point
- Changed context and opportunities
- Stage 1
  - technical reports
  - comprehensive Community Engagement
  - draft key directions
- Draft key directions will take Boronia into the future and lead to Renewal Strategy
- PSA run in parallel with Renewal Strategy
- Additional benefits generated
- Stage 2 will refine the Key Directions and work towards deliverable solutions
- The overall project intent and deadline will be delivered on time.



# Breathing new life into Boronia

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life into **Boronia**

Boronia Renewal Project

## Appendix B

Boronia Survey Report





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**Boronia** Renewal Project

# Boronia Renewal Project Community Survey Analysis

Internal Working Draft

February 2018

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**Disclaimer:**

This document represents a preliminary analysis of survey data collected as part of the Boronia Renewal Project. It was written for the purposes of informing the Boronia Renewal Project by Council and the project team to help inform future engagement activities, shape project priorities, and provide a basis for more detail analysis of the survey data later on in the project.

The materials contained have not been adopted or otherwise endorsed by Knox City Council and are to be considered draft for discussion purposed only.

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## EXECUTIVE SUMMARY

Listening to the Boronia Community and understanding their views is an important part of the Boronia Renewal Project. To facilitate this outcome a short, voluntary community survey was conducted by Knox City Council officers over a three-week period in **October-November 2017** as part of the community engagement around the Boronia Renewal Project.

The purpose of the survey was to hear directly from residents, workers, visitors and those people who use facilities and services in the area. Ideas and thoughts about Boronia were sought to understand broad perceptions about what people like and don't like about the area, the frequency that people visit specific community facilities, and provide a starting point for further investigation. The survey provided a platform to identify elements that the community values and assist in setting priorities for future focus for the wider Boronia Renewal Project.

### Method & Response:

- Administered through online and paper-based questionnaires, and supported by a broad-based promotional campaign that leveraged newspapers, social media, email lists, community newsletter, Council's website and facilities, and in-person engagement events.
- Although the survey included several open-ended questions it was not intended to provide an in-depth qualitative response. The information gathered reflects a snapshot of what respondents were thinking at the time of completing the survey.
- This exercise piloted the use of new survey analysis software, Interpris, which enables more efficient analysis of open-ended text responses by automating part of the process of identifying and coding themes.
- Attracted a large response, with a total of **527 responses**, 330 of which were from people who identified as Boronia residents. The survey did not target some groups, such as people under 18 years old, and relied on voluntary participation rather than statistical sampling methods.
- However, the large response provided a rich dataset that has yielded some useful insights into community views.

### Key Findings:

The answers provided to questions did not provide a comprehensive picture of Boronia. However, the answers do highlight there is a shared view about particular issues regarding the condition of the town centre. The following matters were raised with a certain level of commonality.

- Importance of parks and open space, the range of shopping opportunities, and good transport connections across all age groups and household types surveyed.
- Concerns about poor amenity, public safety, and antisocial behavior around the shops, with a particular focus on drugs as a problem amongst people 18-24 years old.
- Frequent suggestions related to refurbishment of the Boronia Mall, particularly amongst people 18-49 years old.
- Perceived overdevelopment was a key concern driven primarily by people over the age of 50, though it was also mentioned by other respondents.
- Boronia Mall is relatively well patronized, with 38% of respondents reporting they visit weekly and only 6% reporting they don't visit at all.
- Basketball Stadium visits are mixed, with 16% of respondents reporting they visited weekly and 60% reporting they didn't visit at all.

- Facilities like the Boronia Progress Hall, Senior Citizens Centre, and St. Johns Ambulance hall may be underutilized, which suggests opportunities to improve or broaden access.

**Conclusions:**

This Survey has established a communication foundation that can sustain a meaningful and ongoing interactive relationship with the community without an excessive drain on Council resources.

- The large number of responses to a voluntary survey suggests an active and engaged community keen to participate in planning for the future of Boronia.
- The insights collected demonstrate the effectiveness of short, voluntary surveys as an important part of a broad community engagement program, especially in active communities. The success of this survey suggests it will be a productive tool for ongoing use during the project.
- The new analysis software tools used here proved useful in analysing a large number of responses quickly, which could increase the effectiveness of open-ended questions and other unstructured text when designing engagement activities. In addition, the ability to process large amounts of information with a quick turnaround makes the “short survey” a useful tool that can be repeated with greater frequency throughout the project as a touchpoint with the community.
- Results suggests areas for follow-up engagement, including potential for additional surveys. As higher and lower representation rates of selected age cohorts than the existing Boronia community were exhibited, other aged appropriate consultation exercises should be considered to round out the views contained in the survey.

This exercise has also had secondary benefits to the Boronia Renewal Project by providing learnings outside its core purpose:

- A large number of respondents (250) registered their interest in participating in the project and this group can be harnessed as a touchpoint for gathering feedback on specific issues.
- The response has suggested a high digital literacy rate of the community, which could enable Council to make better use of social media platforms to generate project awareness, share information and make process adjustments to better respond to the community

## 2 BACKGROUND AND CONTEXT

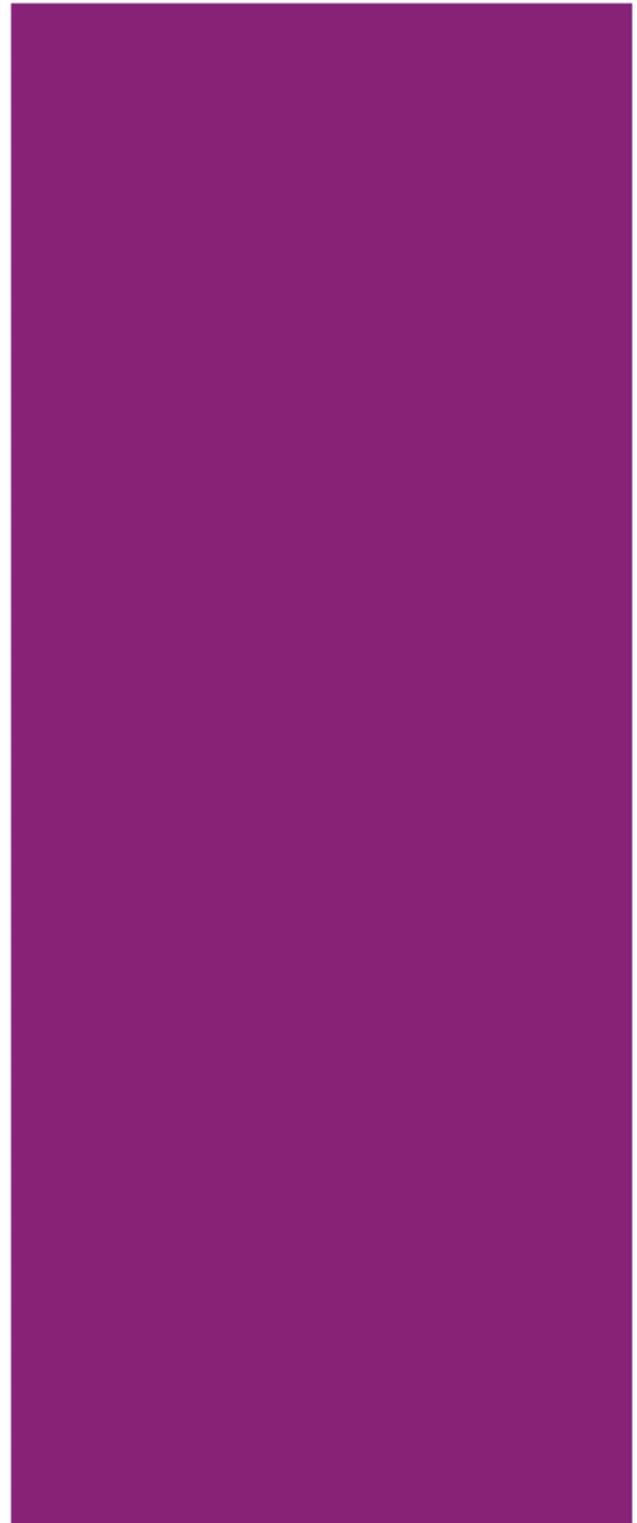
The Boronia Renewal Project Survey was developed as one part of the community engagement for the Boronia Renewal Project, Knox City Council's comprehensive process to renew the Boronia Town Centre. This project involves reviewing the 10-year-old Boronia Structure Plan along with built form, social, economic and environmental issues. It also involves examining future options for addressing Council's ageing infrastructure and how to better deliver community services.

The goal of this survey was to better understand the community's views on what they like and dislike about Boronia today, the frequency with which the community visits places and facilities in the Activity Centre; and community suggestions for the issues Council should consider when planning for the future of the area.

## 3 PURPOSE

A survey can take many forms with questions that can elicit a quantitative and qualitative responses and is a common tool used to gather information in many projects. The Boronia Community Survey was initiated as a means of promoting the Boronia Renewal Project and gave a direct opportunity for the community to influence the directions of the project from its earliest stages

This report provides a preliminary analysis of the findings to help inform future engagement activities, shape project priorities, and provide a basis for more detail analysis of the survey data later on in the project. It is therefore intended as a foundation for further discussion rather than a comprehensive analysis of the views and priorities of the Boronia community.



## 4 METHODOLOGY

### 4.1 SURVEY DESIGN

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The data collection tool for this phase of community engagement was a short, self-administered survey including both quantitative and qualitative open-ended questions. The survey comprised of ten questions, some with multiple parts, aimed at understanding what people most like and dislike about Boronia, how often people visit certain community facilities and places in Boronia, and people's suggested recommendations for future planning.

Socio-demographic questions included age (service age groups), household size (number of people), and residential location (street name in Boronia or postcode outside Boronia). Information related to Aboriginal and Torres Strait Islander status and gender were not collected due to privacy concerns and potential impacts on participation.

In recognition of many people's time constraints, the online survey was designed to be quick and easy for people to fill out at their convenience.



### 4.2 TARGET POPULATION GROUP AND RECRUITMENT TECHNIQUES

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The primary target group of the survey were people who live, work and play in Boronia. However, because the survey was widely distributed and open to all it was not a requirement that respondents had an immediate connection to Boronia in order to provide their thoughts and opinions.

The survey was open from the 23 October 2017 to 17 November 2017, and administered through a combination of online and hard copy questionnaires (see Appendix A). The online portal was the primary means as it was:

- More convenient – respondents are able to fill-in and submit the survey at their leisure without any postal costs or office-hours constraints.
- Less expensive – electronic questionnaires can be distributed for free and direct links to the survey can be promoted through a wide variety of channels
- More efficient analysis – responses to online surveys can be tracked in real-time using built-in web tools and data can be imported directly for analysis without

time or risk of error associated with transcription of hard-copy questionnaires

and Maternal and Child Health Centre, Boronia Senior Citizens, and Knox Infolink)

Some surveys were completed manually either at the community conversations event or through being combined with supported service provider interactions, particularly with aged care services.

The survey was publicised by Council through a combination of the following:

- Link posted on the Knox website for the duration of the survey
- Displayed on screen at Civic Centre Customer Service Counter for the duration of the survey
- Paid advertisement in the Knox Leader during the week of 15 October 2017
- Emails sent to local community organisations advising about the project with a link to the survey asking them to promote it to their members during the week of 23 October 2017
- Social media advertisement (Facebook and Twitter) to a local area in Boronia on 24, 27, and 31 October and 15 November 2017
- School newsletter notice for Boronia K-12, Boronia West and St Joseph's Primary Schools during the week of 23 October 2017
- In-person Community Conversation Sessions in front of Coles/Kmart and Dan Murphy's from 9 AM – 12 noon on Saturday, 28 October 2017
- Flyers with information and the survey web link left at key council facilities in the Activity Centre (eg Knox Leisureworks, Boronia Library, Park Crescent Child Care

The most successful method was the social media advertisement on Facebook and Twitter. In addition to Council's promotion and regular prompts, a community member posted a link to the online survey on Facebook in a response to a post by the Knox Leader related to their newspaper article about the Boronia Mall around the time the survey opened. It is likely that this independent community promotion, along with word of mouth in other forums, also helped contribute to the significant engagement levels that the survey generated.

It should be noted that the voluntary, self-administered nature of the survey means it was not strictly randomized nor controlled for different socio-demographic categories. Because it relied upon people both encountering the survey and choosing to fill it out, the sample collected is not considered to be strictly statistically representative of the full population of Boronia.

However, it is also true that the survey attracted a large number of responses (527 in total, 330 of which were Boronia residents) which is notable for a voluntary community engagement survey. As a result of this high level of engagement, the information contained in the sample of completed surveys does provide valuable insights into the viewpoints, preferences, and habits of Boronia residents that can help shape the direction and priorities of the wider project.

### 4.3 SURVEY ANALYSIS TECHNIQUES

The survey was analysed with appropriate qualitative and quantitative techniques using a combination of Microsoft Excel and a new survey analysis software package called Interpris by QSR.

Qualitative analysis was employed for the following open-ended questions to identify common themes in the responses:

- 1) What do you like MOST about Boronia?
- 2) What do you like LEAST about Boronia?
- 3) In planning for the future of Boronia, is there anything else Council should focus on now?

The open-ended question asking respondents “How would you describe Boronia to others?” is not included in this initial analysis.

For each open-ended question, responses were scanned and coded against a list of common themes. Two phases of data coding were undertaken. The first phase involved automated theming by the Interpris software using automated text analysis. This process finds common words and phrases within the

text and returns a set of themes based on these common terms. Basic word stemming and phrase recognition is performed by the software when building the initial list of themes.

In the second phase of qualitative analysis, the automated themes for each question were refined and supplemented in Interpris through manual analysis by the researcher. Some themes were broadened to include related words and in some cases alternate spellings, including abbreviated place names. (For example the theme ‘green areas-parks-open space’ was expanded to include the terms ‘playground’ and ‘playground’.) This refinement was conducted in coordination with the project team to include important issues as identified in the wider community engagement effort.

Quantitative analysis of socio-demographic questions was undertaken in Excel to provide basic descriptive statistics of the survey sample including age, household size, and place of living as well as substantive questions about the frequency of visits to places and facilities in Boronia.

## 5 SAMPLE STATISTICS

### 5.1 BORONIA POPULATION SUMMARY

The total population of Boronia in 2016 was 23,047 (Estimated Resident Population), making it the second largest suburb by population in Knox. There is an almost equal amount of males and females in Boronia, as is the case for Knox and Greater Melbourne. There is a slightly larger proportion of Aboriginal and Torres Strait Islanders in Boronia, compared to Knox as a whole, and a lower proportion of residents born overseas.

*Table 1: Demographic snapshot, Boronia and Knox, 2016*

Summary statistics	Boronia	%	City of Knox	%
Total Population	23,047		160,665	
Aboriginal and Torres Strait Islander	149	0.7%	754	0.4%
Males	10,097	48.7%	75,317	48.9%
Females	10,725	51.3%	78,793	51.1%
Australian born	15,619	72.3%	100,912	65.5%
Overseas born	4,774	22.1%	46,424	30.1%
Not Stated	1,217	5.6	6,773	4.4%

*Source: ABS Census of Population and Housing, 2016.*

The total number of households in Boronia in 2016 was 8,600 (Total Classifiable Households). Boronia has a smaller average household size (2.39 persons per dwelling) than Knox as a whole (2.70), with a greater proportion of smaller 1- and 2-person households.

*Table 2: Household snapshot, Boronia and Knox, 2016*

Household Size	Boronia	%	City of Knox	%
Total Classifiable Households	8,600		53,659	
1 Person	2,378	27.7%	10,856	20.2%
2 Persons	2,914	33.9%	16,498	30.7%
3 Persons	1,441	16.8%	9,928	18.5%
4 Persons	1,216	14.1%	10,705	20.0%
5 Persons	446	5.2%	4,004	7.5%
6 or more Persons	202	2.4%	1,668	3.1%

*Source: ABS Census of Population and Housing, 2016.*

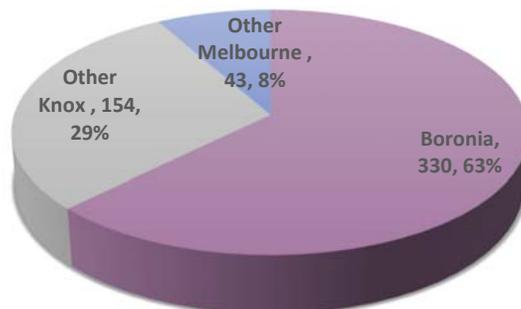
## 5.2 SURVEY SAMPLE SUMMARY

In total, 527 people completed the survey. In all, 63% of the survey sample (330 people) identified as Boronia residents, while 29% (154 people) were from other suburbs in Knox and the remaining 8% (43 people) were from other suburbs in Melbourne. The mixed places of living are mainly a result of people from nearby Knox suburbs who make use of the facilities/shops in Boronia, as well as those who work in Knox but live elsewhere.

Seeing a place through the eyes of non-locals with different interests provides a more rounded perspective of how the town centre functions. This assortment of feedback helps in understanding Boronia in a wider context.

The 330 Boronia residents who completed the survey represents approximately 1.4% of the total population of Boronia.

*Figure 1: Survey sample place of living*



The age distribution of the survey sample was generally comparable to the Boronia population, with some notable exceptions. For example, the survey was not open to people under 18 years old. This is both because younger people are subject to different consent and privacy requirements for collection of personal information, and because reaching younger people generally requires revised survey questions to best compare responses across age groups. While this approach is typical of most community surveys administered by Council, the results and analysis should be read with this caveat in mind.

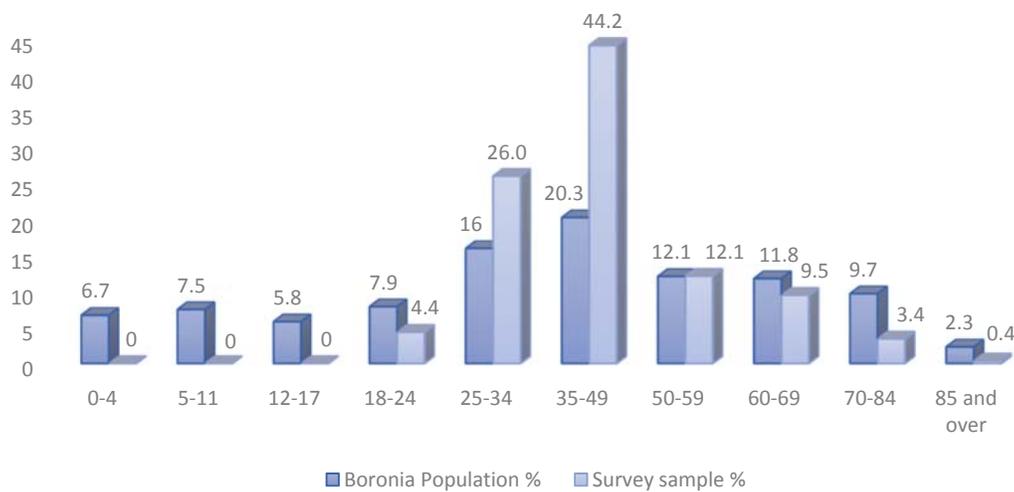
Figure 2 shows the following trends, which generally hold even when excluding consideration of people under 18:

- An under-representation of the oldest age groups aged 70-84, and 85 and over (3.8% of the sample compared to 12.0% in the Boronia population).

- An over-representation of 35-49 year olds (44.2% of the sample compared to 20.3% in the Boronia population).

While these differences between the sample and the Boronia population as a whole do not preclude meaningful conclusions being drawn from the results of the survey, they should be considered when interpreting the both the data and the findings in this report.

Figure 2: Comparing the age distribution of the Boronia population with the survey sample.



## 6 RESULTS & ANALYSIS

### 6.1 MOST LIKED ABOUT BORONIA

For the survey analysis, 21 key themes were established to describe what was most liked about Boronia. The most liked feature of Boronia was the ‘environment-parks-open space’. The themes ‘close to the hills’ and a ‘the view-hills’ (ranking 5<sup>th</sup> and 9<sup>th</sup>) solidified the importance of this top ranking theme, suggesting the Boronia residents greatly appreciate the green and access to space.

Boronia residents also liked how the suburb was convenient for basic ease of living. The second, third and fourth top ranking themes were ‘shopping-access-convenience’, ‘good access to public transport and major roads’ and ‘central convenient location’, respectively.

It is worth noting that the 15<sup>th</sup> theme was ‘nothing stands out’ which demonstrated some residents could not find something they liked about Boronia.

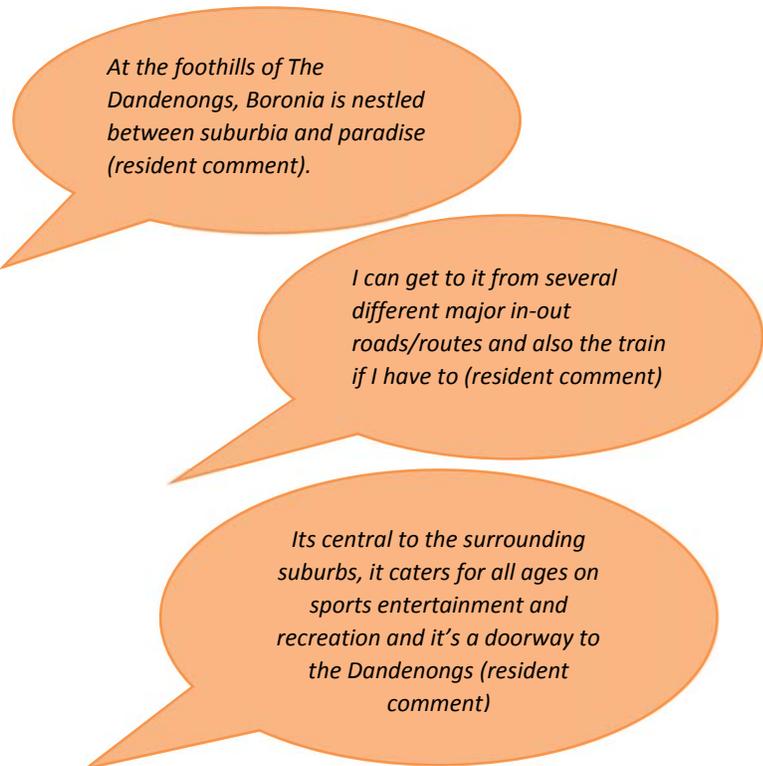
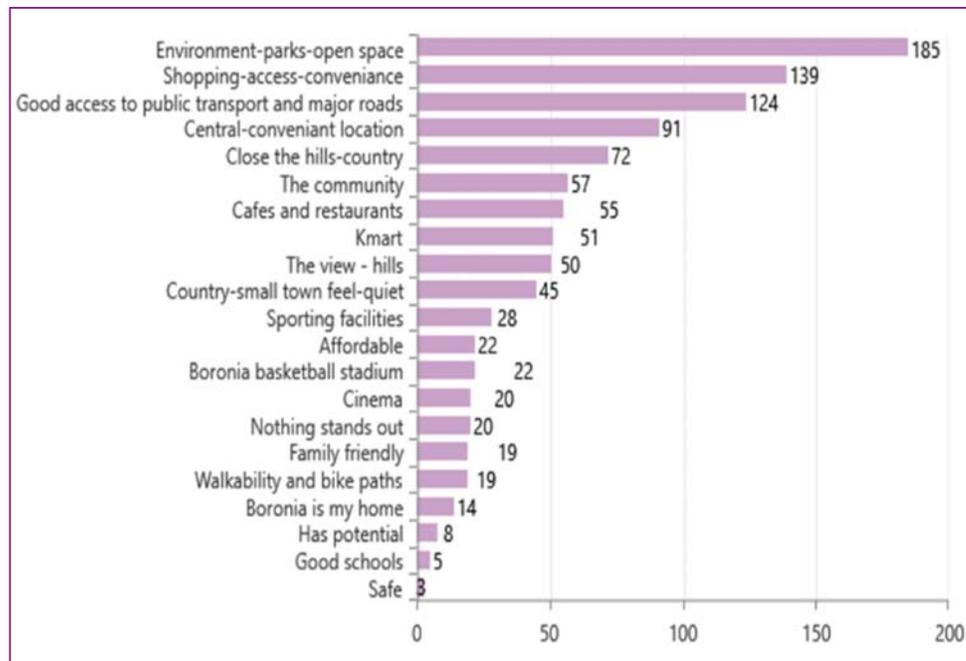


Figure 3: Most liked features of Boronia, total sample by theme (n=number of responses)



**6.1.1 Most liked in Boronia by household and age**

The social, economic and infrastructure needs of a population often vary based on the number of people living in a household. A single person household will have different needs to a two adult and three child household – such as the importance of transport, support, leisure or child friendly facilities. Service age groups are also a good indication of how needs vary in a population.

The most liked features in Boronia varied by household, but more so with age. The ‘environment parks-open space’ was the top ranking theme for all household types, except for 5-person households, whose top ranking theme was ‘shopping-access-convenience’. This result can suggest that for larger households, easy access to shopping, and general conveniences for basic living could be more of a priority than for single person households (unless the single person has

additional needs). For smaller households (1 to 2 people) ‘Good access to public transport and major roads’ was the second ranked theme for what was liked in Boronia.

The tables below show how the most frequent themes amongst different groups compare to the overall sample as a whole. The numbers in each cell related to the ranking of each theme, with 1 representing the theme most frequently represented in respondents’ answers, 2 the second most common theme, and so on. The shading helps highlight differences across groups for the top three most common themes.

*Table 3: Top 5 themes most liked features of Boronia by household type*

Top 5 most liked features of Boronia	Overall	Number of people in Household				
		One	Two	Three	Four	Five
Environment parks open space	1	1	1	1	1	2
Shopping-access-convenience	2	3	3	2	2	1
Good access to public transport and major roads	3	2	2	3	3	3
Central convenient location	4		4	4	4	
Close to the hills	5	5	5		5	
Café and restaurants						4
Boronia is my home		4				
Kmart				5		5

When examining the results by age, the ‘environment-parks-open space’ theme featured as the top ranking theme, with the exception of the youngest age group, 18-24, whose top like was ‘shopping-access-convenience’. For those of the mostly working age groups (18-59) ‘good access to public transport and major roads’ was the third most liked feature of Boronia.

*Table 4: Top 5 themes most liked features of Boronia by Age*

Top 5 most liked features of Boronia	Overall	Age					
		18-24	25-34	35-49	50-59	60-69	70+
Environment parks open space	1	2	1	1	1	1	1
Shopping-access-convenience	2	1	2	2	4	4	
Good access to public transport and major roads	3	3	3	3	3		2
Central convenient location	4		4	4		5	3



## 6.2 LEAST LIKED ABOUT BORONIA

For the survey analysis, 15 key themes were established to describe what was least liked about Boronia. The themes represented dislike about the physical environment of public areas and places, mostly regarding the perception of outdated buildings. Specifically, the Boronia mall was the most common theme represented in answers about what was least liked in Boronia. For instance, one resident commented they least liked *“the aging facade of Boronia Mall, it needs pulling down and revamping”*. Physical renewal was also linked to cleanliness and to an extent, safety, with ‘anti-social behavior’ a key theme along with ‘crime and safety’. Comments given by survey respondents about what they least liked, regarding safety and anti-social behavior included the following:

The second most frequently mentioned dislike related to concerns about overdevelopment and the associated impact on this for the residents. These effects include loss of parking and open space; and a perceived lack of social spaces or consumer variety.

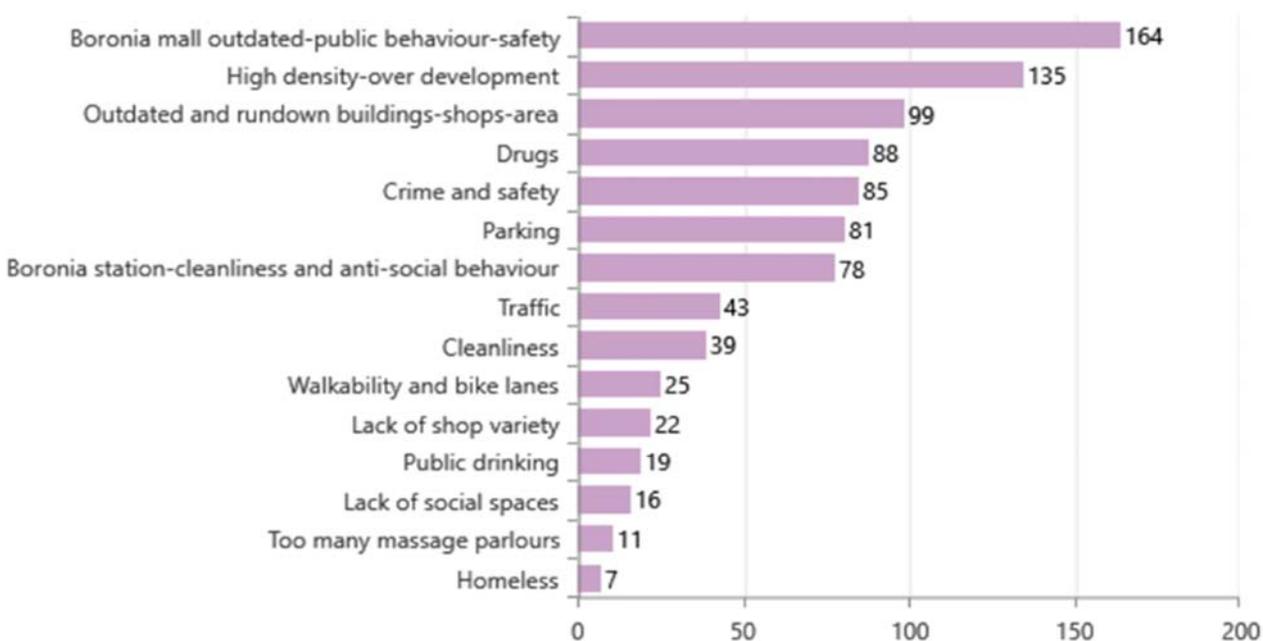
Traffic was also a common dislike, with links to overdevelopment as well as issues relating to access and walkability in Boronia. One resident said they disliked the *“Mass housing density, to many houses in such a small area creating lots of traffic and bringing the area down”*. Other survey respondents commented on the disjointed nature of the suburb, evidenced with the 10<sup>th</sup> key theme, ‘walkability and bike lanes’

*The unsavoury characters who frequent the area, moving between the junction and the mall area depending on the police presence.*

*Seems to have the profile of a town that has addiction issues including drugs (resident comment)*

*It can be rough and feel unsafe. As specially at night There are a lot of ice addicts and homeless living around the shops. I have also seen teenagers huffing paint in the McDonald’s Car Park right next to the police station. I don’t feel like I can comfortably go to woolworths or Kmart by myself at night. Even sometimes during the day.*

Figure 4: Least liked features in Boronia, total sample by theme (n=number of responses)



6.2.1 Least liked in Boronia by household size and age

The features least liked about Boronia were fairly consistent across household type. For all households, the top two most frequently mentioned themes were ‘Boronia mall-outdated-public behavior’ and ‘high density-over development’.

The most significant themes for household type were ‘Crime and safety’ as the 3<sup>rd</sup> most common theme for 1-person households and three person households; and ‘drugs’ ranked 4<sup>th</sup> least liked about Boronia for most household groups.



Table 5: Top 5 themes least liked about Boronia by household type

Top 5 least liked features of Boronia	Overall	Number of people in Household				
		One	Two	Three	Four	Five
Boronia mall- outdated-public behaviour-safety	1	1	1	1	1	1
High density-over development	2	2	2	2	2	2
Outdated and rundown buildings-shops-area	3	5	3	5		3
Drugs	4	4		4	4	4
Crime and safety	5	3	5	3	5	
Parking					3	5
Boronia station-cleanliness and anti-social behaviour			4			

Examining least liked features of Boronia by age offered further insights about priorities at different stages of life. For those aged between 25 and 69 (four of the age groups) the priorities were with the outdated building and public behavior at Boronia mall, and over development.

The themes for the 18-24 age group were and the 70+ age group were significantly different from the others. For the 18-24 age group the least liked theme about Boronia was 'drugs', followed by 'outdated and rundown buildings-shops-area' and 3<sup>rd</sup> most frequently mentioned theme was 'crime and safety'.

Like the 18-24 group, those aged 70+ were also concerned with safety and physical environment, with the first theme 'Boronia station-cleanliness and anti-social behavior' and 4<sup>th</sup> theme 'drugs'. For these two age groups, 18-24 and 70+, the least liked features were very much linked to experiences in the public spaces, such as behavior and safety in public, along with the physical state of the buildings. It must be noted however, that 'crime and safety was the 5<sup>th</sup> theme for all those aged between 25-59.

Table 6: Top 5 themes least liked about Boronia by Age

Top 5 most liked features of Boronia	Overall	Age					
		18-24	25-34	35-49	50-59	60-69	70+
Boronia mall- outdated-public behaviour-safety	1	4	1	1	2	2	
High density-over development	2		2	2	1	1	4
Outdated and rundown buildings-shops-area	3	2	3	3			
Drugs	4	1			3		3
Crime and safety	5	3	5	5	5	4	
Parking				4		3	
Boronia station-cleanliness and anti-social behaviour			4		5		1
Traffic		5				5	2





### 6.3 USE OF COMMUNITY FACILITIES AND PLACES IN BORONIA

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Knox City Council owns and operates a unique range of services from a number of facilities in the Boronia town centre. Survey participants were asked how often they visited 15 different facilities in Boronia. The answer categories offered were 'weekly', 'monthly', 'five to ten times a year', 'less than five times a year' and 'not applicable'. This question was intended to gauge awareness of the different facilities and frequency of visitation. The listed facilities also drew attention to the quantity and mix of facilities that are locally accessible to the community.

The services/facilities can be grouped into the following categories:

- **Whole of community:** Knox Leisureworks, Boronia Library, Boronia Mall, Knox Infolink
- **Service age group specific:** Senior Citizens Centre, Park Crescent Child Care Centre; Maternal and Child Health Centre
- **Sport:** Boronia Lawn Bowls, Basketball stadium, Casual tennis court
- **Venue:** Boronia Progress Hall, St John's Ambulance Hall
- **Outdoor:** Boronia Park, Chandler Park Reserve, Tormore Recreation Reserve

The most visited facilities were those that were functional for the whole population.



Figure 7 shows the highest scoring facility visited on a weekly basis was Boronia Mall. When asked how often they visit Boronia Mall, 38% of the survey participants indicated they visited weekly. The second highest scoring facility was Knox Leisureworks, when asked how often the survey participants visited, 16%.

Three places were not visited weekly by any of the survey participants were Knox Infolink, Boronia Lawn Bowls and St John Ambulance

Hall. While these places would potentially not have need of a weekly use for the population, the results do indicate there may be potential for more frequent use of these facilities. An additional question to ask about these results is if the weekly use of the facilities is sufficient. For example, would it be more beneficial for the growth of Boronia if more of the population were visiting weekly (i.e. more than the 38% in the survey).

Figure 6: Percentage of the survey participants who visited services/facilities weekly in Boronia

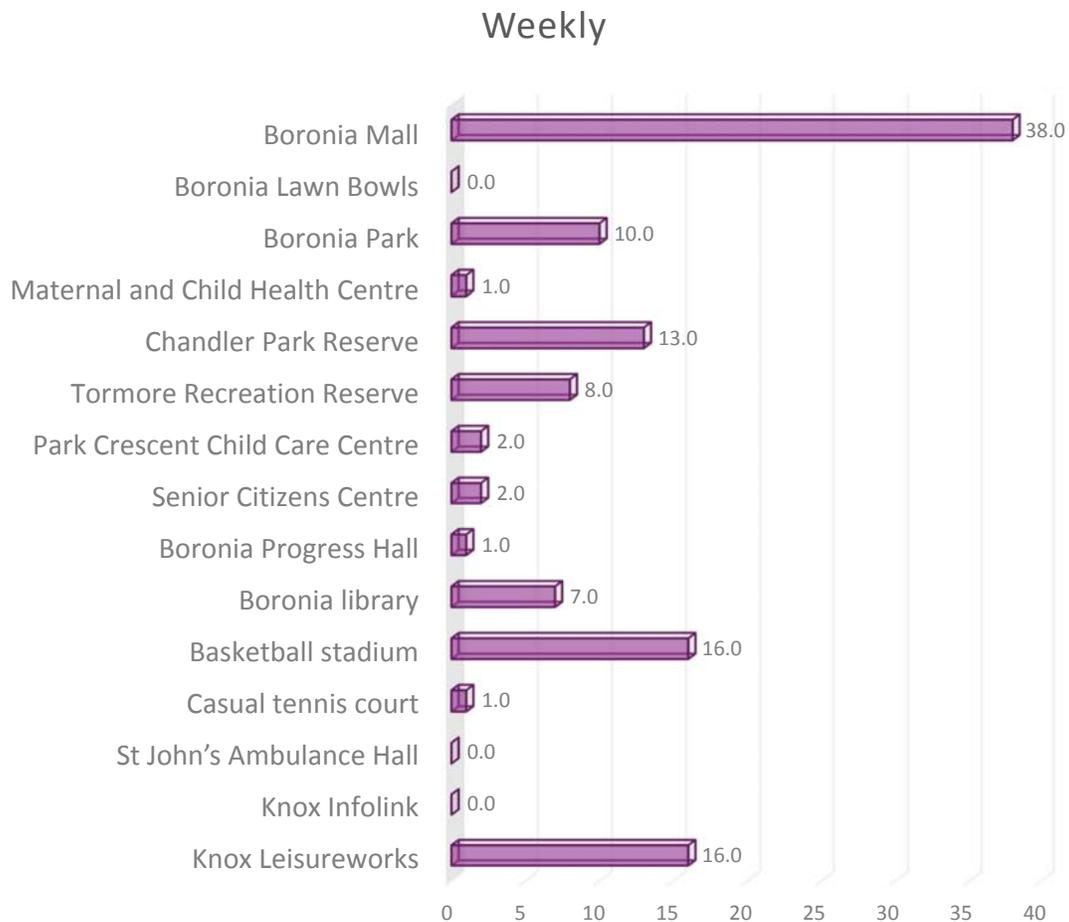
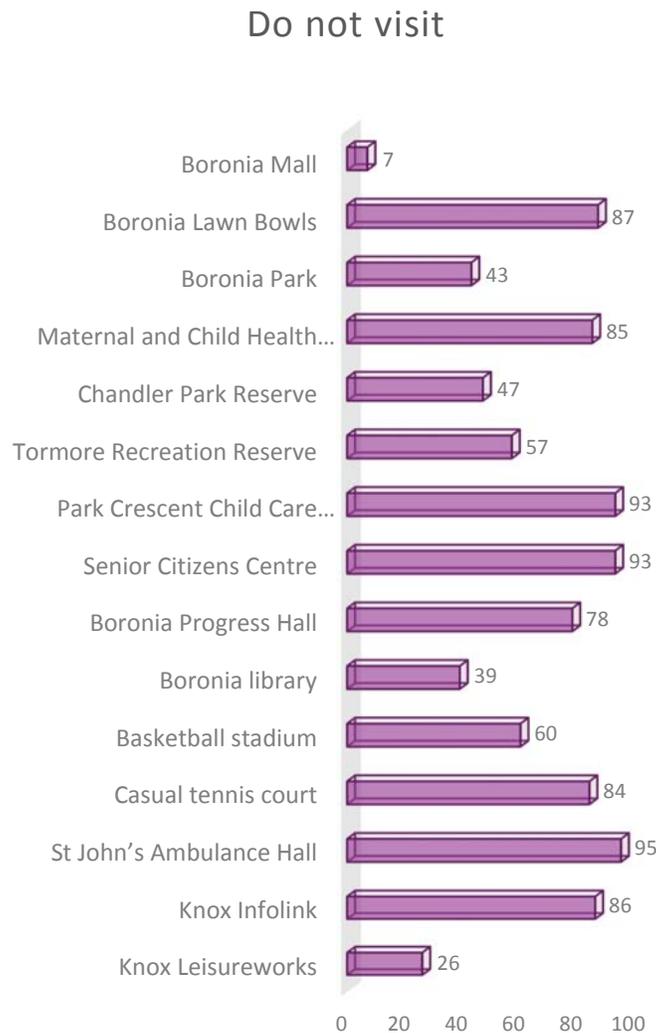


Figure 7 shows the percentage of survey respondents who have not visited one of the 15 key services or places in Boronia. When considering the services and places that have not been visited at all by survey participants, it is beneficial to keep in mind the categories mentioned above. That is, many of the service age group specific places, such as the maternal child and health centre, will not be visited by the majority of the population. While these numbers provide an indication of frequency of

use, this analysis is mostly useful for the whole of population services/places:

- 26% had not visited **Knox Leisureworks** at any time, however this shows 74% have at some time, visited Leisureworks
- Only 7% of the survey respondents had not visited **Boronia Mall**, indicating 93% have visited at some point.
- 39% of survey respondents had not visited the **Boronia Library**, indicating 61% had visited at some point in time.

Figure 7: Percentage of the survey participants who visited services/facilities weekly in Boronia



## 6.4 PLANNING FOR THE FUTURE – WHAT SHOULD COUNCIL FOCUS ON?

The final qualitative question in the survey asked what council should focus on in the future for Boronia. Fifteen key themes were identified in the data representing these recommendations, and they were consistent with the trends observed in the most and least liked features of Boronia.

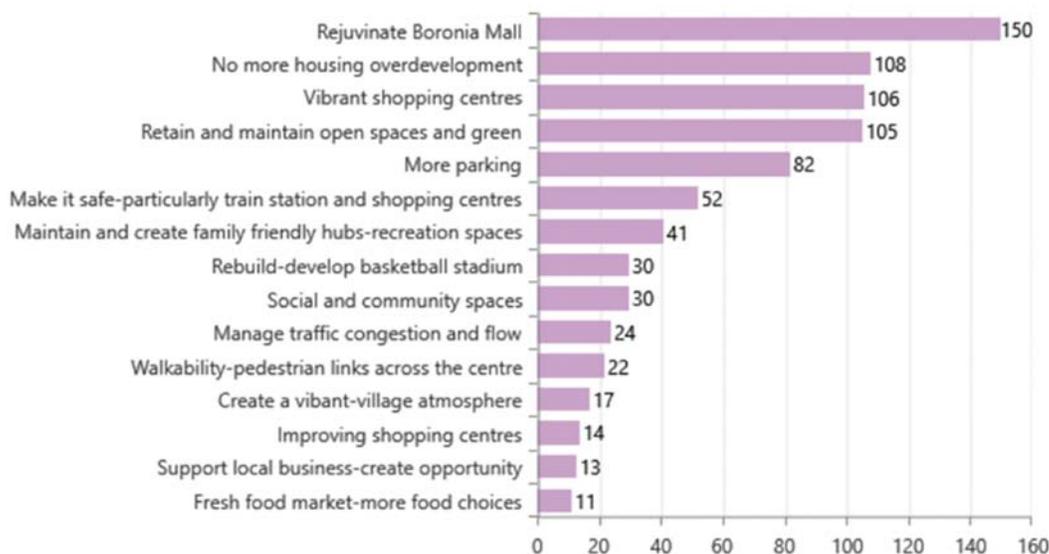
The first theme for the future was to ‘rejuvenate Boronia Mall’ and the second was ‘No more housing overdevelopment’. Both of these themes were consistent with the least liked features mentioned in the above section. Also, consistent with the environment and open space appearing in what was most liked about Boronia, survey participants suggested to ‘retain and maintain open spaces and

green’. Further infrastructure recommendations were more parking and managing traffic congestion and flow.

*Just go for a multi-story around the station, parking is ridiculous as it is and you need more capacity to improve it further... You give me good car parking and a good shopping experience in Boronia, I'd park there 5 days a week and shop there for the convenience factor alone on the way home.*

In some instances, traffic was linked to over-development “encouragement of developing is destroying the area, creating traffic chaos”.

Table 7: Community recommendations for Council’s future planning, total sample by theme (n=number of responses)



Many of the themes represented an overarching concept about creating social and community spaces and creating/strengthening community. For example, the 7<sup>th</sup> most frequently mentioned theme was ‘maintain and create family friendly hubs –recreation

spaces’, the 9<sup>th</sup> was a focus on ‘social and community spaces’, and 11<sup>th</sup> was to ‘create a vibrant-village atmosphere’. Some comments around this were:

*Look to encourage more cafe / restaurant / night culture in one or more of the shopping areas by providing for outdoor dining, possibly a market in one of the squares and even outdoor entertainment / busking, etc. to create a lively place to visit. More of a town square type of feel. Also important to enhance the community feeling, rather than risk losing it with the centralisation of services / sports, etc.*

*Boronia mall parking should be changed into a utopian garden/picnic promenade where people can relax under sail shaded areas and pergolas have local artwork displayed around the area to show history of Boronia.*

To achieve this beyond shopping centre renewals, some suggestions included the creation of better pedestrian links across the suburb, encouraging walkability with integration of the shopping squares and train station; and supporting local businesses rather than supermarket chains.

*The nature of transport will alter in the very near future, much more*

*consideration should be given to creating destination social hubs (dining, shopping, entertainment, greenspace combos) that you can be dropped to by transport and then walk within.*

**6.4.1 Recommendations for the future focus of Boronia, by age**

There were some interesting and widely varying trends when looking at future recommendations for Boronia by service age group. The variances by age related to the prioritisation of functional aspects of Boronia and the creation of community social spaces.

Rejuvenating Boronia Mall was the top recommendation for the three youngest age groups (18-24, 25-34, 35-49), whilst the two older age groups concurred that ‘no more housing overdevelopment’ was their top theme. It is here that the similarities between age groups end.

The 70+ age group recommendations focused upon ‘safety’ as their second most important theme and public spaces, with ‘walkability-pedestrian links across the centre’ as their 4<sup>th</sup> most important theme, and ‘create a vibrant village atmosphere’ as their 5<sup>th</sup> theme. These two latter themes were not in the top 5 for any of the other age groups.

*Table 8: Top 5 recommendations for the future focus of Boronia by age*

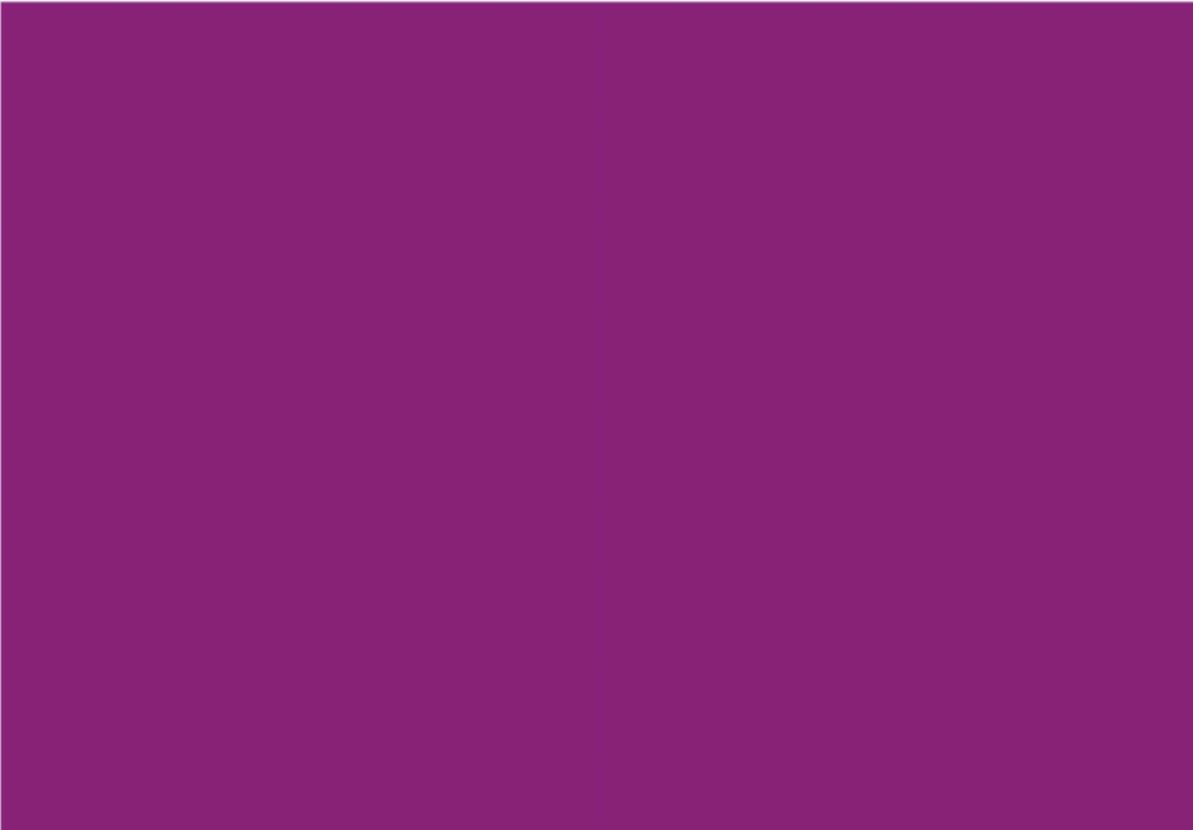
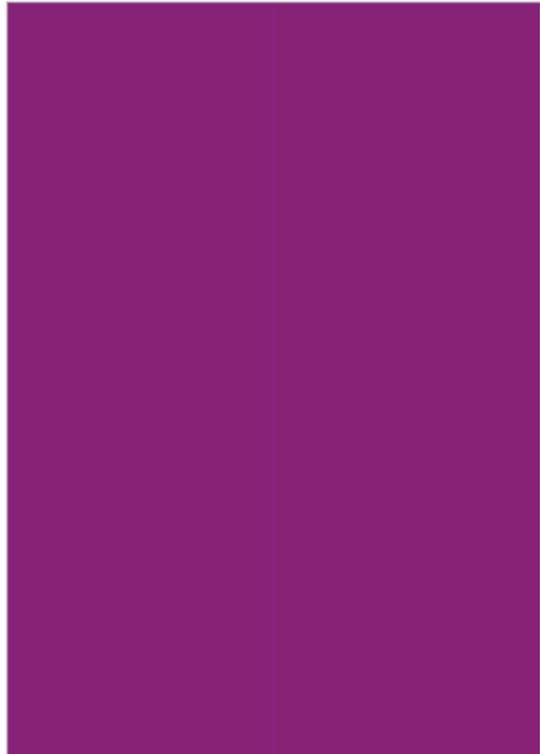
Top 5 future focus for Boronia	Overall	Age					
		18-24	25-34	35-49	50-59	60-69	70+
Rejuvenate Boronia Mall	1	1	1	1		5	
No more housing overdevelopment	2	3	4	4	2	1	1
Vibrant shopping centres	3	5	3	2	5	2	
Retain and maintain open spaces and green	4	4	2	3	1	3	3
More parking	5	2	5	5	4	4	
Make it safe-particularly train station and shopping centres					3		2
Maintain and create family friendly hubs-recreation spaces							
Rebuild-develop basketball stadium							
Walkability-pedestrian links across the centre							4
Create a vibrant village atmosphere							5



## 7 CONCLUSIONS & NEXT STEPS

The Boronia Renewal Project survey garnered a large amount of interest and participation from the community over a short period of time. The large number of responses (527 in total) suggests evidence of an active and engaged community willing to give their time and ideas to the wider project. This was also facilitated by the short nature of the survey and the increased convenience and accessibility of an online survey.

Some groups like young people were not targets of the survey and others may not have seen or taken the opportunity to respond. Nevertheless, the survey responses do provide good insight into important community priorities, confirming some views seen in other aspects of the community engagement and background research so far and highlighting a number of areas for potential further engagement and analysis.



## 7.1 KEY FINDINGS

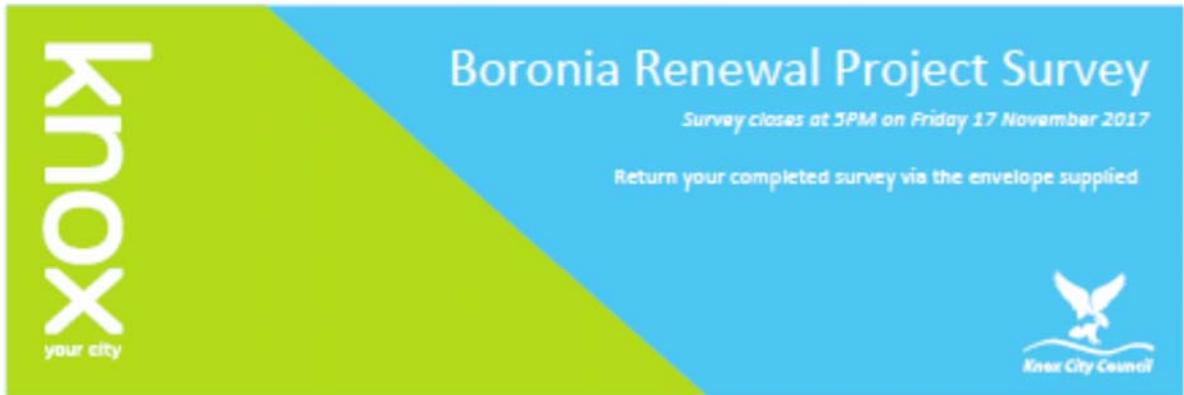
- The importance of parks and open space, the range of shopping opportunities, and good transport connections were evident in responses to questions about what people like about Boronia. These themes were generally consistent across the age groups and household types surveyed.
- At the same time, the poor amenity and concerns about public safety antisocial behavior around the shops were at the top of the list of peoples concerns. While these themes were also consistent across age groups, drugs were found to be of particular concern to young adults and issues related to the look and feel of Boronia Train Station and bus interchange were a key issue for people over 70 years old. While the relative sample sizes of these age groups were small, this does suggest an area for follow up in future engagement.
- Following from the importance of the shops and concerns about their appearance and safety, refurbishment of the Boronia Mall was the most frequent suggestion for Council's future focus. This was particularly pronounced amongst people from 18-49 years old.
- Suggested focus on addressing perceived overdevelopment was driven primarily by people over the age of 50, though it was also mentioned by other respondents as well.
- Results about the frequency of visits suggested some facilities like the Boronia Mall were very well patronized, with 38% of respondents reporting they visit weekly and only 6% reporting they don't visit at all.
- The Basketball Stadium showed more varied results, with 16% of respondents reporting they visited weekly and 60% reporting they didn't visit at all.
- Other facilities like the Boronia Progress Hall, Senior Citizens Centre, and St. Johns Ambulance hall were listed as facilities that receive mostly infrequent visits, suggesting they could be better utilised. Further engagement could be useful to determine why this may be the case, and what kind of approach might improve or broaden access to these facilities.

## 7.2 LEARNINGS FOR FUTURE WORK:

- Inclusion of questions related to gender, income, or housing tenure (rent, own, etc.) could provide opportunities to understand preferences for different groups. And without being too invasive, a more precise question about location may provide greater opportunity to understand how issues and concerns play out across the Town Centre.
- The text analysis tools in the new Interpris software package, used here by Council for the first time, proved useful in reducing the time needed to analyse open-ended text responses. This could help increase the use of these types of questions, particularly in short surveys like this one. The text analysis tools could also be tested in the analysis on other types of unstructured text, such as social media posts and outputs from interviews and focus groups.

Overall, this survey has demonstrated that even a short, voluntary survey can provide a great opportunity to hear from the local community, especially when used in combination with a range of other research and engagement activities. Future surveys, whether general in nature or designed around specific issues, can and should continue to be a valuable part of the dialogue between Council and the Boronia community.

## APPENDIX A: SURVEY INSTRUMENT, HARD COPY QUESTIONNAIRE



1. What do you like MOST about Boronia?

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2. What do you like LEAST about Boronia?

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3. How would you describe Boronia to others?

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4. How often do you use or visit any of the following places?

	Weekly	Monthly	5-10 times per year	Less than 5 times per year	N/A
Basketball Stadium					
Boronia Lawn Bowls					
Boronia Library					
Boronia Mall					
Boronia Park					
Boronia Progress Hall					
Casual tennis court					
Chandler Park Reserve					
Knox Infolink					
Maternal and Child Health Centre					
Park Crescent Child Care Centre					
Senior Citizens Centre					
St John's Ambulance Hall					
Tormore Recreation Reserve					

## Boronia Renewal Project Survey

*Survey closes at 5PM on Friday 17 November 2017*

5. Council is faced with a number of challenges such as ageing buildings and infrastructure, rate capping, and the need to be more efficient. Please rank in order of importance what types of actions that you think would have the greatest impact for the future of Boronia? (Mark your ranking where 1 is most important to 6 being least important)

	Sharing facilities, for example using the once venue for multiple uses
	Improving safety through changes to lighting and footpaths
	Partnering with other community groups/local businesses
	Regulating changes through the Knox Planning Scheme
	Advocating for improved public transport
	Upgrading parks, outdoor sports areas, gardens

6. In planning for the future of Boronia, is there anything else Council should focus on now?

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7. How many people are in your household?

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8. Your age range:

	18-24		35-49		60-69
	25-34		50-59		70+

9. Your street name in Boronia OR post code outside Boronia

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10. If you would like to be kept up to date on the Boronia Renewal Project, please provide your email to join our newsletter

---

**Privacy Collection Statement:**

Your email address is optional and only being collected by Knox City Council to subscribe you to future updates about the Boronia Renewal Project. The personal information will be used by Council for that primary purpose or a directly related secondary purpose. The personal information collected will not be disclosed to third parties unless permitted by law. If the information is not collected, Knox City Council will not be able to send you information, invitations or relevant newsletters. Requests for access to and/or amendment of personal information should be made to Council's Chief Privacy Officer on 9298 8000

Thank you for taking the time to complete this survey



## Appendix C

Summary table of Technical Report and findings





## Boronia Renewal Project

### Stage 1 Research and Background

#### Technical Report Summary

Report	Content	Findings
Community Services and Facilities Review report	<p>Draws together information from different parts of Council on a broad range of community services delivered by Council.</p> <p>This report included:</p> <ul style="list-style-type: none"> <li>• Active Ageing</li> <li>• Libraries</li> <li>• Leisure and Recreation</li> <li>• Arts and Cultural services</li> <li>• Neighbourhood Houses</li> <li>• Community Support Agencies</li> <li>• Council-owned facilities analysis</li> <li>• Community meeting spaces</li> <li>• Private Health and Ancillary Services</li> <li>• Early years and Playgroups</li> <li>• Maternal and Child Health</li> <li>• Youth Services</li> <li>• Emergency Services</li> </ul> <p>A second version was initiated to gather information on community service providers external to Council to provide a more complete context.</p>	<p>Boronia has a wide range of services and facilities to meet existing community needs. However, services and facilities are disparate, operate in isolation and do not reflect best practice standards.</p> <p>Faith-based and not-for-profit organisations heavily support different age cohorts within Boronia.</p> <p>There is an opportunity to construct a new multipurpose community facility or cluster community facilities to provide a core focus within the Boronia town centre.</p> <p>There is a need to explore alternate service delivery models, which reflect emerging needs and service sector trends, and ensure more cost effective service delivery in Boronia.</p>
Land Use and Planning Analysis Report	<p>Reviews the Structure Plan 2006 and Council's existing policy context and planning scheme controls.</p> <p>Assessment of the impact of State Government changes to the residential zone requirements</p> <p>Scenario testing of high growth and low growth potential based on changes to land use zones.</p> <p>Capacity analysis of recent town house redevelopment in neighbourhoods surrounding the town centre.</p> <p>3D mapping and view-shed analysis to show the impact of increased building heights on the town centre.</p>	<p>Recent town house redevelopment in the neighbourhoods has reduced the capacity to accommodate future growth.</p> <p>More pressure on the town centre mixed use redevelopment to increase building heights to accommodate approximately 40% or 1200 dwellings over the next 20 years.</p> <p>Further urban design analysis is required</p>

## Boronia Renewal Project

Report	Content	Findings
	Further urban design analysis of how the town centre functions, options for improvement management of problem spots and response to the findings of the Movement and Access Study is pending	
Economic Assessment	<p>HillPDA Pty. Ltd. were commissioned to undertake a study into the Boronia area and look at the market for residential redevelopment.</p> <p>It considered redevelopment scenarios and made a preliminary assessment on what is required to increase the viability of apartment style redevelopment to get more people in and around the centre.</p> <p>This might be achieved through policy for active street frontage and increased building heights (6 – 8 storeys) in the town centre.</p>	<p>The report suggested 6 themes to inform the preparation of a Renewal Strategy:</p> <ol style="list-style-type: none"> <li>1. Make best use of core activity centre sites</li> <li>2. Make best use of strategic residential sites</li> <li>3. Support investment with infrastructure and urban amenity improvements</li> <li>4. Maximise opportunities for the new population</li> <li>5. Evolution and renewal of retail spaces</li> <li>6. Infrastructure funding tools to support centre renewal</li> </ol>
Asset Leveraging and Feasibility Advice <sup>1</sup>	<p>A strategic approach to the role of our assets in creating community wealth and wellbeing is therefore considered critical. Work undertaken as part of Council's Building Asset Management Plan (BAMP) review, suggests that Council's assets are capable of 'working harder' for the community and for Council.</p> <p>Using Council's assets to have an impact and contribute to addressing not only the physical environment but a bigger impact on addressing the myriad of social issues in the area. The expenditure necessary to simply maintain the current building portfolio in its current condition, is significant and will continue to grow as the assets continue to deteriorate over time.</p> <p>This work will dovetail with the Strategic Asset and Investment Strategy (SAIS) that is currently being prepared for Knox City Council.</p>	Identification of options available for Council regarding each major asset in the area and how it could be used more strategically.
Economic Development Issues Paper	<p>An Issues Paper that drew on the HillPDA work, REMPLAN<sup>2</sup> and recently released 2016 Census data was also prepared. A key issue is the impact of the recent and forecast population growth on the local economy and business mix with many small businesses failing to upgrade or make the best use of digital technology</p> <p>This paper identified a selection of mechanisms that could be harnessed to support the provision of infrastructure in the future for Boronia.</p>	<p>There are several actions Council can take to value add to the redevelopment of the Youth Hall.</p> <p>Several different funding tools should be used in Boronia</p>

<sup>1</sup> Completion of this report has been delayed until there is greater clarity about the draft key directions

<sup>2</sup> REMPLAN is a regional economic forecasting and modelling service widely used as an industry standard.

## Boronia Renewal Project

Report	Content	Findings
Transport and Movement	<p>A Consultant Brief has been prepared to identify issues for pedestrians, cyclists, business traffic, through traffic have moving in and around the Boronia town centre. The brief seeks to identify options for improvement to the town centre and initiate a shift from the existing high dependency of private vehicles to greater use of public transport.</p> <p>This study will also consider short term options for better management of car parking areas in the centre and surrounding neighbourhoods.</p>	<p>Findings from this Study will be integrated with the Renewal Strategy and Planning Scheme Amendment in July 2018</p>
Social and Community Profile	<p>Data from the 2016 census and other sources has been pulled together to build a of Boronia today and the changes that have occurred since 2011.</p> <p>Data was collected on:</p> <ul style="list-style-type: none"> <li>• Population Change</li> <li>• Cultural Diversity</li> <li>• Educational Indicators</li> <li>• Workforce</li> <li>• Income and Economic Resources</li> <li>• Housing</li> <li>• Social issues</li> </ul> <p>The analysis compares changes with those occurring in the whole of Knox and in some cases metropolitan Melbourne as a means of understanding Boronia in a wider context.</p>	<p>Of particular note is the significant increase in population, more young families and elderly which have direct consequences for the provision of Council services.</p> <p>There is greater cultural diversity with the top 3 overseas-born nationalities being from India, China; and Sri Lanka.</p> <p>In the local workforce there was an increase of workers employed in professional and management positions.</p>
Asset Audit and Mapping Report	<p>Since 2006, Knox City Council (Council) has spent <b>over \$18M</b> on infrastructure projects in Boronia. These projects have provided improve open space, community facilities and street improvement.</p>	<p>Council has over 30 assets in and around the Boronia Town Centre many of which will come to the end of their lifecycle in the planning horizon of this project.</p> <p>Combine research with the Building Asset Management Plan project currently being developed to gain efficiencies.</p> <p>Review of all the capital works completed in Boronia over the past 12 years suggests potential savings and efficiencies can be gained from the coordination of project scheduling utilising an asset/place based approach.</p>



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life into **Boronia**

Boronia Renewal Project

## Appendix D

Community Services and Facilities Review



**Boronia Renewal Project**  
**Community Services and**  
**Facilities Review**

DRAFT

**Prepared By:**

*Susan Thompson - Social Policy and Planning Project Officer*

*Laurie Mitchell – Service & Facilities Planner*

*November 2017*

Document Register			
Version	Purpose	Prepared By	Date of Issue
1	For internal review	Susan Thompson	22 Sep 2017
2	For Boronia Renewal Project Team	Susan Thompson	13 Oct 2017
3	To obtain feedback from non-Council facility and service providers	Laurie Mitchell	7 Dec 2017

Disclaimer: This is a report prepared for use in the Boronia Renewal Project. The accuracy of the information and data contained within is correct at the time of preparation.

The analysis of other projects / processes running in parallel as part of the Boronia Renewal Project may impact the implications of this study, the details of which are as yet unknown.

The Building Condition Audit is considered a key document as will inform the current condition, and to some extent the suitability of each facility. The Building Condition Audit will only be completed in February 2018.

This report is focussed on Council-owned community facilities, acknowledging that there are many other service providers from State, Federal and not-for-profit sector not assessed in great detail. Consultation with non-Council service providers will inform future directions of work.

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# 1. Executive Summary

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This Community Services and Facilities Review forms part of the background research associated with the Boronia Renewal Project. It seeks to gain an understanding of the local context for community service and facility provision in Boronia, and identify the relevant key influences likely to impact on future provision and demand. The analysis and findings of other projects/processes running in parallel as part of the Boronia Renewal Project may have impact the implications of this study, the details of which are as yet unknown.

Boronia is an area undergoing significant socio economic and built form change. There have been significant increases in housing density and diversity of housing types provided across the Boronia Activity Centre in recent years, and Boronia is one of Council's top areas of focus from a socio-economic perspective. Considerable social stressors include: the lowest income in Knox, high levels of welfare dependency, high levels of family violence, high levels of social disadvantage and housing stress. There are also crime and community safety issues for traders and residents, and high levels of vacancy rates within the commercial areas.

On a positive note, the Boronia community has higher volunteerism and participation, a highly engaged community and greater perceived access to recreation and leisure facilities compared to other suburbs across Knox.

Boronia is generally well served with access to a wide range of community services and facilities, across its geographic area. Most community services are provided for in a reasonable capacity, and where demand is not met within Boronia itself, the demand is deemed to be met through a district/regional facility elsewhere in Knox.

However, Council-owned community infrastructure in Boronia is in disparate locations, purpose built facilities offering little flexibility for change or ability to deliver integrated services. Council-owned infrastructure itself is mostly ageing, with very little investment in new community infrastructure in Boronia over the past 20 years. Four Council-owned facilities in Boronia are currently subject to condition/structural issues, and decisions on the future of these facilities will have a significant impact on the delivery of services across a number of key service sectors into the future. Several non-Council facilities provide services and programs ranging from Federal-level provision through to local churches.

Future projections for Boronia's population reveal an expected increase across all age cohorts over the next 20 years, with an increasingly ageing population (over 50's), however also an increase in younger age cohorts is expected. Boronia currently has a higher birth rate than any other area of Knox, and more affordable housing compared to other areas in Knox will continue to attract younger families with young children.

The primary conclusions arising from this review are:

1. Boronia has a wide range of community services and facilities to meet existing needs. However, services and facilities are disparate, operate in isolation and do not reflect best practice standards in community service and facility planning. Changing socio-economic conditions in Boronia, combined with ageing infrastructure and outdated service delivery models suggests that there are opportunities in both time and place in Boronia for a change in the delivery of community services and facility provision to respond to local needs.
2. Considering the outcome of this review, there is an opportunity to construct a new multipurpose community facility or cluster of community facilities, to provide a core focus

within Boronia. Forethought should also be given to the future direction of other existing community services and facilities in Boronia which may form a focal point for civic and community activity in Boronia.

3. Faith-based groups and not-for-profits heavily support different cohorts within Boronia. This review provides a scan of non-Council services, but the review does not undertake planning on behalf of non-Council service providers. It is vital that any planning and design process for new and/or upgraded facilities in Boronia, undertake consultation with relevant service providers/user groups (both Council and non-Council) to understand the functional needs of these agencies/groups. This should include a greater understanding of services provided, and how best these could form part of a co-located or integrated facility as part of a community hub.
4. There is a need to explore alternative service delivery models, which reflect emerging needs and service sector trends, and ensure more cost effective service delivery in Boronia, to reflect the preferred facility delivery model.

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## 2. Glossary of Terms

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**Community Infrastructure** is defined as *Assets (which may or may not include a building), that accommodate community services, including: health, individual, family and community support, education, arts and culture, information, community development, employment and training, open space and active and passive recreation opportunities.*

*(Community Facilities Planning Policy, Knox City Council, June 2016)*

**Community Infrastructure Plan**

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## 3. Introduction

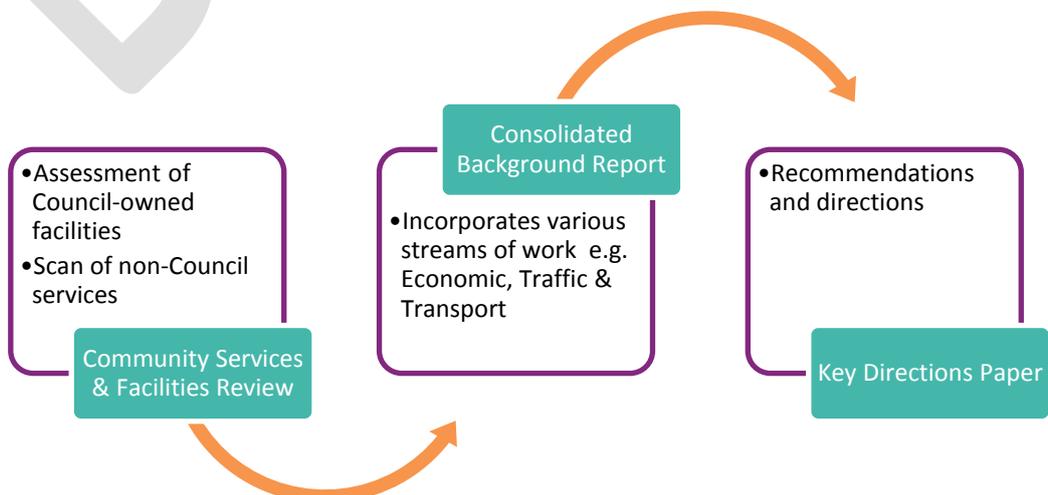
### 3.1 Project Purpose

This draft summarises the findings of a wide-ranging review of community services and facilities in Boronia, which forms part of the Boronia Renewal Project undertaken by Council. This report:

- *Reviews relevant literature and Council policies and strategies relevant to community service and facility provision in Boronia;*
- *Reviews relevant demographic profiles and socio-economic data for Boronia, including projected population figures to 2036;*
- *Reviews existing available information regarding the supply and demand for community services and facilities in Boronia;*
- *Undertakes an analysis of existing Council-owned community facilities in Boronia;*
- *Reviews relevant service sector issues impacting on service and facility provision in the local context of Boronia;*
- *Identifies emerging needs for future community service and facility provision in Boronia*
- *Identifies key outcomes to meet emerging needs, in the form of recommended service and facility provision.*

### 3.2 Boronia Renewal Project

The Boronia Renewal Project is a coordinated place-based approach to Council's service and infrastructure delivery, which will involve an integrated approach to shaping strategic policy direction for Boronia. Outputs for the Boronia Renewal Project will include a Background Report and Key Directions Report, with recommendations on land use planning, economic development, infrastructure, service provision and asset strategies. The major project output will be a Boronia Strategic Community Plan and a Boronia Park Civic Concept plan, outlining in more detail the overall strategic direction for Boronia Activity Centre and Boronia Park and outlining Council's future service and infrastructure delivery in Boronia. This Community Services and Facilities Review will inform the Background report and Key Directions Paper, which will in turn lead to directions and recommendations within the Boronia Strategic Community Plan and the Boronia Park Civic Concept plan relating to future community service and infrastructure delivery in Boronia.



Further work is required to inform the outcomes of this review. This will include:

- Consultation with key service providers and user groups currently operating in Boronia, with a view to understanding in more detail their functional requirements and future service and facility needs;
- Outcomes of detailed facility condition audits, to inform decision making with respect to longer term viability and maintenance issues associated with Council-owned facilities.

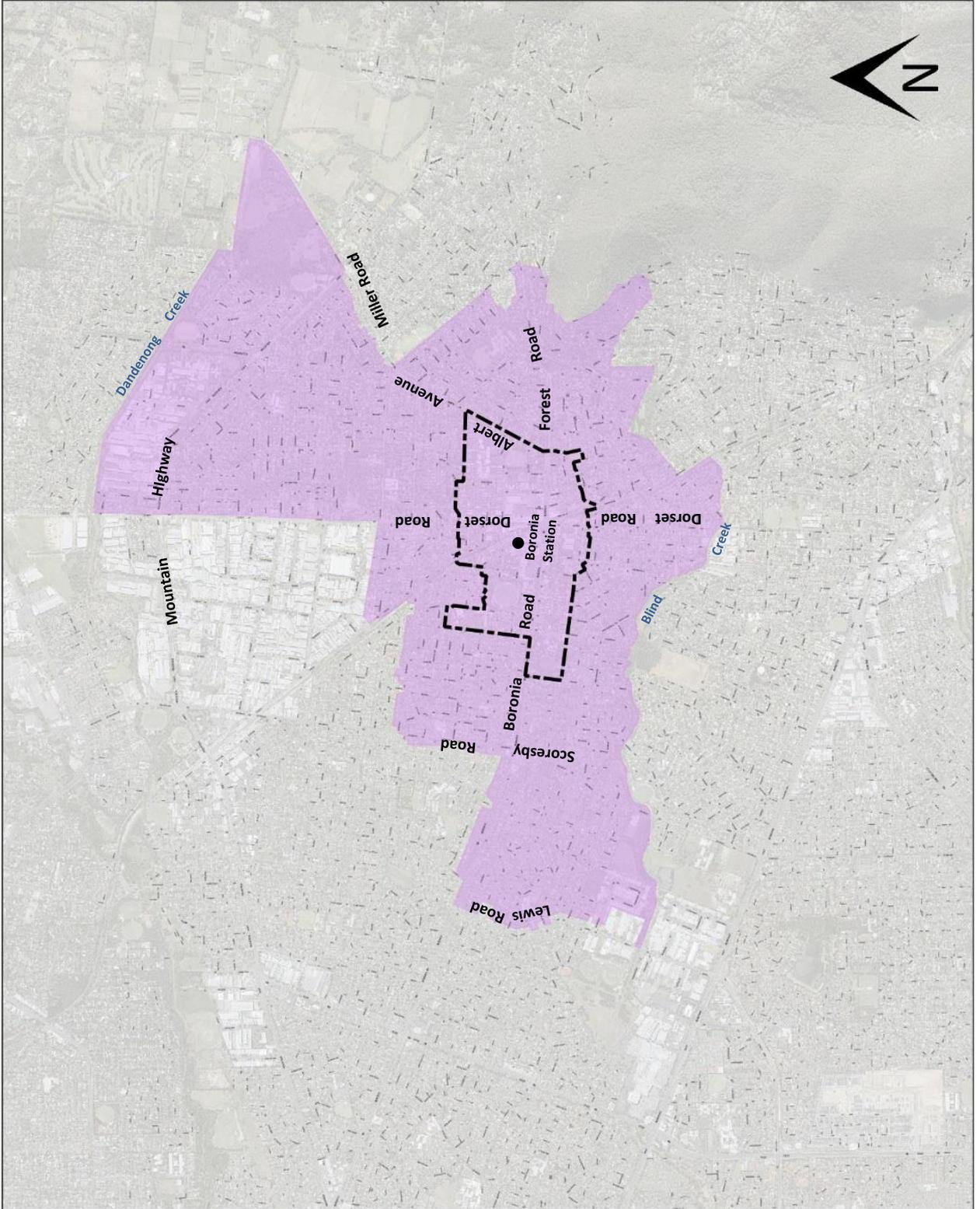
### 3.3 Project Boundaries

The Boronia Renewal Project focuses on the Boronia Activity Centre as its project boundary, and recommendations on future community services and infrastructure as part of the project generally confined to those within the activity centre.

However, for the purposes of this Community Services and Facilities Review, an analysis of all Council-owned community services and facilities within the Boronia suburb boundary has been undertaken (refer **Map 1**). This provides a more realistic assessment of supply and demand for the Boronia community, taking into account the overall role of Boronia at both a district and local level within the social infrastructure hierarchy. Furthermore, it recognises that community services and facility needs extend beyond the activity centre boundaries.

This report acknowledges that an analysis of community services and facility supply and demand is not restricted to suburb boundaries, and that Boronia residents freely choose to use services and facilities in other areas. In addition, for many service sectors, regional or municipal services and facilities are located outside of Boronia. This may be the most appropriate way to deliver that service and does not necessarily mean an under-provision of the service in Boronia.

**Map 1: Boronia Renewal Project - Study Area and Suburb**



- Legend**
-  Boronia Activity Centre (Study Area)
  -  Suburb of Boronia

Source: Knox City Council GIS database

## 3.4 What is Community Infrastructure?

Well planned, high quality, accessible community infrastructure is an essential element of a vibrant, resilient and sustainable community. Community infrastructure should incorporate a wide range of facilities and spaces allowing everyone regardless of age, background or ability to participate in community activities and feel a sense of belonging to their local community

Well designed and integrated community infrastructure is fit for purpose and supports and facilitates the community's needs for life-long learning, education, leisure and recreation, social networking, connectivity, personal growth and support services. It also provides opportunities for local communities to reinforce and express their local values, build strong social cohesion and community capacity and create a sense of place and civic pride.

Council and non-Council service providers and facilities are located within Boronia. Non-Council service providers include a range of government, private sector, not-for-profit and community agencies and groups. Together, non-Council and Council community infrastructure make an important contribution to the overall provision of community services in Boronia.

The City of Knox's *Community Facilities Planning Policy*, adopted in June 2016, outlines Council's commitment to an integrated planning process for the planning, delivery and management of community facilities. It is integral to consider opportunities for multipurpose, co-located or integrated uses or community hub opportunities when planning for new and/or upgrades or change of use of Council community facilities.

**Co-located facilities:** the joint location of service providers within a facility, usually without integration of services, but involving shared premises and possibly some administrative or other services.

**Integrated facility:** the joint location of service providers within a facility (as per co-location) but with integration of services to provide a co-ordinated, one-stop-shop approach to case management and service delivery.

**Multipurpose Community Facility:** the facility provides a range of flexible, functional spaces to support access to services and participation in a range of active and passive lifestyle activities.

**Multipurpose Community Hub:** a collection of facilities clustered together on the same or adjoining sites. There may or may not be interaction between these facilities. Together, they create a focal point for community activity. A hub is often also a base for outreach services to other smaller facilities or surrounding communities.

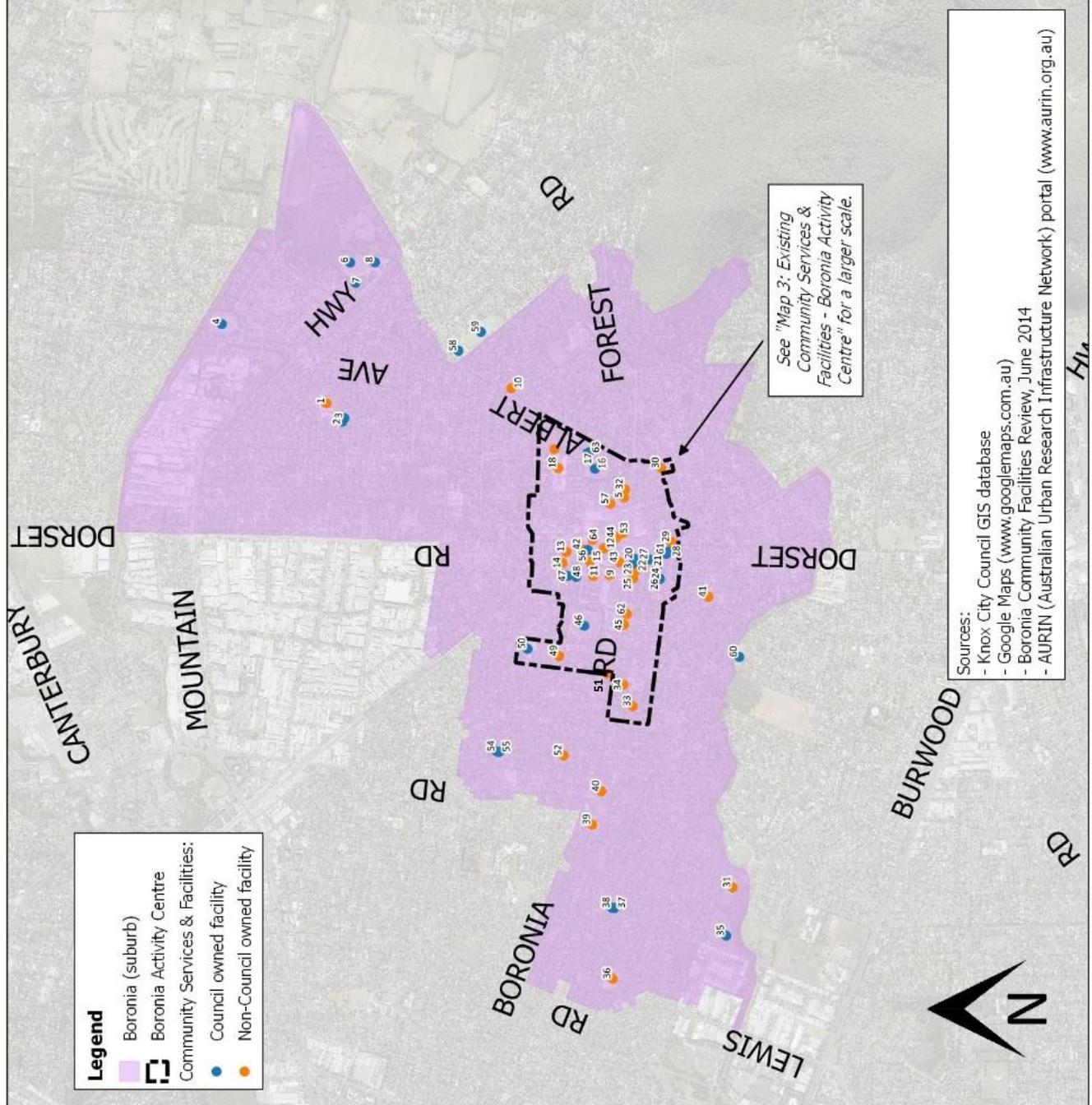
The Community Facilities Planning Policy recognises that:

- Demand for a diverse and adaptable range of community spaces is growing, driven by population increases and the increasingly diverse needs of ageing, socially and culturally diverse communities.
- Consideration of opportunities for multipurpose use and/or community hubs can address the growing challenge of meeting community expectations and changing needs for community infrastructure within a constrained financial environment.
- There is the potential to improve efficiencies for Council and the community by reducing the costs of building renewals and maintenance, enhancing accessibility, providing an efficient and effective response to ageing infrastructure and providing a sustainable and flexible approach to changing community needs over time.

**Map 2** and **Map 3** on the following pages identify existing community facilities in Boronia, which accommodate existing community services (both Council and non-Council).

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# Map 2: Existing Community Services and Facilities - Boronia Suburb



**Key:**

- 1 Boronia Heights Primary School
- 2 Alchester Village Pre School
- 3 Alchester Village Playgroup
- 4 Colchester Reserve
- 5 Goodstart Early Learning Boronia
- 6 Miller Park Reserve
- 7 Colchester Park Pre School
- 8 Tennis Courts Miller Park
- 9 Body, Mind & Spirit Centre
- 10 Mission Australia Early Learning - Boronia Central
- 11 Busybodies Health & Fitness Centre
- 12 Jetts Boronia
- 13 St Pauls Anglican Church
- 14 Centrelink
- 15 Boronia Station & Bus interchange
- 16 Chandler Park
- 17 Boronia District Guides (Council land only)
- 18 Boronia K-12 College
- 19 Boronia K-12 College Early Learning Centre
- 20 Boronia Progress Hall
- 21 Boronia Basketball Stadium
- 22 St Johns Ambulance (Council land only)
- 23 Knox Infoblink
- 24 Marie Chandler MCH Centre
- 25 Body@Boronia
- 26 Park Crescent Children & Family Centre
- 27 Boronia Library
- 28 Boronia Radio Controlled Car Club
- 29 Boronia RSL
- 30 Boronia Bowls Club
- 31 Genesis Health & Fitness Club
- 32 Church of Christ
- 33 St Joseph's Catholic Primary School
- 34 St Joseph's Catholic Church
- 35 Knox Community Gardens & Vineyard
- 36 Knox Central Primary School
- 37 Coiminda Preschool
- 38 Coiminda Playgroup
- 39 Boronia CFA
- 40 Beaver Swim School
- 41 Boronia Wesleyan Methodist Church
- 42 Boronia Police
- 43 AMF Bowling Boronia
- 44 Metro Cinemas Boronia
- 45 Top Kids Childcare & Preschool
- 46 Tommore Reserve
- 47 Boronia Ballbird Senior Citizens' Centre (Council facility, VicTrack land)
- 48 Boronia CWA Hall
- 49 Boronia West Primary School
- 50 Knox Leisureworks
- 51 Boronia Road Uniting Church
- 52 Knox Community Baptist Church
- 53 EACH
- 54 Haering Road Pre School
- 55 Haering Road Playgroup
- 56 Boronia Community Youth Hall
- 57 Eastern Community Legal Centre
- 58 Battersham Park Tennis Club
- 59 Battersham Park Reserve
- 60 Mountain Gate Tennis Club
- 61 Public Tennis Court
- 62 Scope
- 63 Boronia Scout Group (Council land only)
- 64 Vision Australia



Sources:  
 - Knox City Council GIS database  
 - Google Maps ([www.googlemaps.com.au](http://www.googlemaps.com.au))  
 - Boronia Community Facilities Review, June 2014  
 - AURIN (Australian Urban Research Infrastructure Network) portal ([www.aurin.org.au](http://www.aurin.org.au))

**Map 3: Existing Community Services and Facilities - Boronia Activity Centre**



**Legend**

- Boronia Activity Centre Community Services & Facilities:
- Council owned facility
- Non-Council owned facility

**Sources:**

- Knox City Council GIS database
- Google Maps ([www.googlemaps.com.au](http://www.googlemaps.com.au))
- Boronia Community Facilities Review, June 2014
- AURIN (Australian Urban Research Infrastructure Network) portal ([www.aurn.org.au](http://www.aurn.org.au))

## 3.5 Literature Review

A review of the following strategic plans and Council documents inform this report:

- *An Active Future: Knox Leisure Plan 2014-19*, City of Knox, 2014;
- *Asset Development Plan for Council's Senior Citizens Centres (Draft)*, K2 Planning, Oct 2016;
- *Boronia Community Youth Hall Facility Needs*, Simon Leisure Consulting Pty Ltd, Dec 2014;
- *Boronia Library Redevelopment Feasibility Study*, ASR Research, Dec 2015;
- *Boronia Park Masterplan*, City of Knox, 2013
- *Boronia Social Environment Study*, Springboard Social Planning, Sep 2005
- *Boronia Social Service and Facility Needs Review*, CPG, Aug 2011;
- *Boronia Structure Plan*, City of Knox, 2006
- *City of Knox Access and Equity Plan 2017* (under development);
- *Council and Community Plan*, City of Knox, June 2017;
- *Knox Arts and Cultural Plan 2012-022*, City of Knox, 2012;
- *Knox Community Safety Plan 2013-2017*, City of Knox, 2013;
- *Knox Integrated Transport Plan 2015*, City of Knox, 2015;
- *Knox Life Stages Plan 2017* (under development);
- Knox Planning Scheme;
- *Plan Melbourne 2017-2050: Metropolitan Planning Strategy* (Department of Environment, Land, water and Planning, 2017);
- *Planning for Community Infrastructure in Growth Areas*, Australian Social & Recreation Research Pty Ltd, April 2008;
- *Review of Library Infrastructure and Service Delivery*, AEC Group, May 2008;
- *Social Infrastructure Planning Literature Review*, Public Place, Sep 2013;
- *Strategic Service and Facility Planning Framework*, BECA Pty Ltd, Dec 2009;
- *The Basin Community Hub Partnership Project Feasibility Assessment*, City of Knox/DPCD, Feb 2012;

An outline review of the relevant sections of each document is in **Appendix A – Literature Review**, along with commentary in relation to the implications of each document for the Boronia Renewal project.

Where relevant, the outcomes of the literature review and any implications for community services and facility provision in Boronia are identified and discussed throughout this report, in the relevant discussion in each service and/or facility.

## 3.6 Methodology

### 3.6.1 Strategic Service and Facility Planning Framework

Three reports prepared for the City of Knox on appropriate frameworks for social and community planning provide relevant context on project methodology for this review:

- *Boronia Social Environment Study*, Springboard Social Planning, Sep 2005
- *Strategic Service and Facility Planning Framework*, BECA Pty Ltd & Ors, Dec 2009 (“BECA report 2009”); and,
- *Social Infrastructure Planning*, Public Place Melbourne Ltd, Sep 2013 (“Public Place report 2013”)

The Springboard Social Planning 2005 study identified service networks and social development issues for Boronia. Using consultation methods such as focus groups, the study links community hopes with design as a way of shaping the community. The Structure Plan prepared in 2006 spatially linked the issues.

The BECA report 2009 outlined a comprehensive Strategic Service and Facility Planning Framework (FPF) to integrate planning processes and resources and inform community infrastructure provision across Council. The key planning principles are<sup>1</sup>:

- Integrated and holistic approach to planning for local communities;
- Evidence based planning;
- Sustainable communities and places;
- Enhancement of community health and wellbeing outcomes.

The FPF advocates moving away from a “traditional” approach to service planning (planning for specific facility type or activity ie: active recreation, pre-schools, community halls), to adopting a “functional” approach to service planning (planning for “opportunities for people to socialise” or “to participate in active recreation”, rather than focus on the actual activity or built form outcomes). This approach is intended to lead to more flexible and efficient community infrastructure, and a greater level of responsiveness to place-based outcomes to better meet community needs into the future:

*...By understanding functional requirements and the capacity of existing facilities to meet these functional requirements we can undertake ‘place-based’ gap assessment to identify priorities for future infrastructure provision. We call this approach “From Function to Form” as it commences with an identification of function priorities for community infrastructure and allows this to inform the development of a spatial response (e.g: new facility, modification of existing facility, use of open space) <sup>2</sup>*

The Strategic Service and Facility Planning Framework outlined in the BECA Report 2009 comprises 3 main elements:

- **Social Infrastructure Hierarchy:** This recognises different forms of infrastructure are required and desirable at different geographical levels, usually following the “local”, “district” and “regional” levels, although can also go to a lower “village” level. It assumes no level of infrastructure is more important than another, however well-functioning local infrastructure is considered the key platform for a sustainable future.

Local area planning generally revolves around 3000 households, and District level planning @10,000 households.

In 2016, Boronia as a suburb comprised 9,608 households, which is expected to be expected to grow to 11,530 households by 2036<sup>3</sup>. This places the suburb of Boronia as a “District” level, so a comprehensive hierarchy based assessment would include consideration of all “local” and “district” level community infrastructure.

- **Issue Based Approach:** This approach focusses on the needs and requirements of a specific target group (eg: older adults), opportunity (eg: funding) or service area (eg: cultural services, or adult learning). It requires analysis of demand and supply in relation to that issue across all levels of the hierarchy.

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<sup>1</sup> *Strategic Service and Facility Planning Framework*, BECA Pty Ltd & Ors, Dec 2009, pp28-29

<sup>2</sup> *Ibid*, p.27

<sup>3</sup> *Boronia Social Profile*, City of Knox, 2017

- **Place Based Approach:** This approach is recommended be applied to a geographic area. It seeks to provide a holistic and integrated approach to social infrastructure provision and establish sustainable characteristics for infrastructure provision at each level. It requires an understanding of functional requirements and capacity of existing facilities, and undertaking a place-based gap assessment to identify local conditions, future social infrastructure priorities, and inform a place-based spatial response. It requires a place-based approach to planning, in which a multidisciplinary team works to understand and make strategic decisions about community needs and future provision.

The Public Place report prepared in 2013, was a discussion paper prepared for Knox City Council, drawing on relevant literature relating to social infrastructure planning in Knox. It looked at available methodologies for social infrastructure planning, identified standards being used in respect to social infrastructure, and made recommendations on high level principles that should apply to social infrastructure planning.

In reviewing the *2009 BECA Report*, the *Public Place Report 2013* concluded that whilst there are benefits in developing broad facility provision standards as a guide, development of “standards” for provision of community facilities cannot be simply applied as a stand alone benchmark, given their limitations and relevance in a local context. It recommended that service and facility planning must reflect local conditions at any given time.

Conclusions of the *Public Place Report 2013* were<sup>4</sup>:

- The underlying principles for social infrastructure planning should reflect the values of Knox City Council and the local community.
- Methodology for social infrastructure planning should reflect information gaps facing the City of Knox as it progresses through the planning process, and will emerge over time as the Council undertakes its social infrastructure planning.
- Provision standards are in use in other jurisdictions, however they should not be automatically applied without first validating their relevance in the context of a particular area.
- Knox should employ a social infrastructure planning process which revolves around asking and answering various questions and identifying challenges as it progresses through the planning process.

Attached as **Appendix B** is a Table outlining the planning questions and challenges suggested in the Public Place Report 2013 that should form part of the Community Infrastructure planning process for Knox, along with some commentary of its applicability to the Boronia Renewal Project.

### 3.6.2 Project limitations

The project limitations affecting the ability to apply the full *Strategic Service and Facility Planning Framework* to the current Review include:

#### **Data availability**

A comprehensive strategic service and facility assessment will only be as good as the availability and quality of data. For some services/facilities this has been previously assessed (either for the overall service sector, or facility based assessment) which provides data to inform this review. Sources for this data are identified, as relevant, throughout this report. Where data is not as readily available, the analysis relies more on general observation of service sector trends and local context.

<sup>4</sup> *Social Infrastructure Planning*, Public Place Melbourne Ltd, Sep 2013, p. v

## Engagement

Project time and budget constraints limit the quantum of engagement/ targeted consultation with specific service providers or facility users outside of Council officers. This limitation is partly met by utilising all relevant consultation/ engagement outcomes which have informed other Council strategies and service/facility assessments, and utilising the expertise of Council officers with comprehensive understanding of relevant service/facility issues. However, the engagement with relevant stakeholders in December 2017 will provide a more detailed understanding of specific community service and infrastructure needs to inform future project outcomes.

## Benchmark standards

Use of “standardised” benchmark standards (ie: population threshold to support demand for various community infrastructure (is difficult to apply to an existing urban area, particularly one that is below municipal level. Facilities/services provided in one local area are never exclusively used by residents just living in that local area and what may work as a useful greenfields planning exercise to apply a benchmark/catchment ratio, often has very limited application to an existing built up urban area. Utilisation and participation rates of existing services and facilities will almost always cross suburb (and municipal) boundaries, and a service that is intended to meet the “local” needs for that population, may very well be adequately provided for in another area, or at a municipal level.

This approach is usually based on meeting the needs of the specific service, and does not necessarily mean that the “local” service is underprovided. Similarly, a service provided in a local area may be larger than the local area technically requires, because the facility is catering to a district or municipal catchment. Further, the use of standardised threshold benchmarks are rarely used to justify funding requests for new/upgraded facilities as part of Council’s funding allocation processes. Of more relevance is an understanding of the demand analysis for that service/facility in its local context. However, benchmarks are useful in identifying a theoretical ‘trigger’ to new community infrastructure provision and give some indication of under or over provision.

Where benchmarks are readily identifiable and relevant in understanding local context for a particular service and/or facility in Boronia, they are referred to in this review. However where they are not well defined, or have little application to the Boronia context, they are excluded.

## Project exclusions

This project does not include a review of:

- Traffic, transport, railway stations, trains and buses;
- Public Open Space, bike baths, footpaths or playgrounds (these will form part of the Asset Assessment component of the Boronia Renewal Project);
- Economic assessment; or
- Housing issues, including affordable housing, or aged care needs (these will form part of the Planning component of the Boronia Renewal Project).

The review is not a community infrastructure plan for Boronia nor does it prioritize future infrastructure projects. It is an evidence-based research of community services and facilities in Boronia. This review will be a useful input into any future community infrastructure planning which Council may be undertaking at a local or municipal level, but it is not in itself a community infrastructure plan.

### 3.6.3 Project Methodology

In the context of the Boronia Renewal Project, this review of community services and facilities generally applies the principles of the place-based approach (as outlined in the *Strategic Service and Facility Planning Framework* in the BECA Report 2009) along with an information gap analysis to identify specific challenges in Boronia, as advocated in the Public Place Report 2013. This is premised on the understanding of the identified project limitations outlined in Section 1.6.2.

The review aligns with Council's adopted *Community Facilities Planning Policy* (refer to **Appendix A** for a summary of key policy principles), forming part of *Stage 1: Strategic Intent* and *Stage 2: Needs Analysis* of the Community Facility Planning Process. The outcomes will inform *Stage 3: Solution Identification*, as it relates to community infrastructure planning as part of the Boronia Renewal Project<sup>5</sup>.

This review:

- focusses on gaining an understanding of the local context for services and facilities in Boronia;
- utilises available data to understand the context for that service/facility as it applies in Boronia;
- identifies the relevant key influences likely to impact on future provision and demand. For Council-owned facilities, data is detailed and local context is quite specific, whereas for non-Council facilities, data is less specific and the analysis relies more on general observation of service sector trends and general facility expectations. This then informs gap analysis and identifies where future investigation may be required.

Using the place-based integrated approach, this review can align with other data relating to building capacity and condition and key social, economic and planning issues, to provide important local context for Boronia about its future needs and direction. This will inform the development of a place-based integrated strategic response to community infrastructure provision in Boronia.

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<sup>5</sup> *Community Facilities Planning Policy*, Knox City Council, June 2016

## 4. Understanding the Community

This section summarises key outcomes of the social profile, demographic and socio-economic analysis for Boronia, along with projections to 2036 inform this Review:

- Boronia Social Profile - Demographics and Crime Statistics, 2017
- Boronia Social Profile - Life Stages and Social Issues, 2017
- Local Area Profiles – Boronia Road/Dorset Road Junction, 2016

### 4.1 Demographic profile

#### Population

- The total population of Boronia as at 2016 census was 22,193, an increase of 1,360 (6.5% increase) since 2011. This compares with a 3.2% growth rate for the City of Knox over the same period.
- Table 1 shows that the age groups with the largest percentage changes from 2011-2016 were in 0-4 years (15.7%), 60-69 years (14.5%), 25-34 years (12.7%) and 70-74 years (11.5%). This generally suggests that the increasing population over the last 5 years in Boronia is due primarily to young families (ie: parents with young children) and the ageing population.
- Age groups that actually decreased over the last 5 years were 18-24 years (-6.5%), 12-17 (-3.9%) and 85 and over (-10%).
- The arrival of younger residents, and reduction in residents age over 85, has resulted in a decline in the median age in Boronia between 2011-2016 from 39 to 38. This is now lower than the municipal median of 39 years for the first time in over 20 years.

**Table 1: Population change in Boronia, 2011 and 2016**

Boronia	2011	2016	# difference	% change
0-4	1,291	1,494	203	15.7
5-11	1,546	1,672	126	8.2
12-17	1,331	1,279	-52	-3.9
18-24	1,886	1,764	-122	-6.5
25-34	3,157	3,559	402	12.7
35-49	4,265	4,556	291	6.8
50-59	2,703	2,710	7	0.3
60-69	2,292	2,624	332	14.5
70-84	1,882	2,098	216	11.5
85 and over	480	432	-48	-10.0
<b>Total</b>	<b>20,833</b>	<b>22,193</b>	<b>1360</b>	<b>6.5</b>

Source: 2011 and 2016 Census, ABS

### Dwelling/Household Composition

- The total number of dwellings in Boronia in 2016 was estimated to be 9,608, an increase of 693 (7.8%) from the 2011 figure of 8,910.
- Boronia has the lowest average household size in Knox of 2.39 people/household (compared to the Knox average of 2.7), and declining from 2.42 people/household in 2011.
- Table 2 shows the household composition in Boronia from 2011 – 2016, reflecting the same general pattern, however some subtle changes are occurring evidence of other broader change occurring in Boronia.
- In 2016, the predominant households in Boronia remain ‘couple families with children’ (28.4%), ‘lone person households’ (26.8%) and ‘couple families with no children’ (24.1%). The household type experiencing the largest number increase was ‘couple families with children’ with an additional 225 families over the past 5 years.
- By contrast, there has been a decrease in the numbers of ‘couple family with no children’ and one parent families.
- ‘Lone person households’ experienced the second largest number increase, with an additional 193 households. Whilst it is continuing to increase, it is noted that the rate of growth in this household type is slowing compared to the 1990’s. At 26.8%, the percentage of ‘lone person household’ in Boronia is higher than the Knox (20%) and Melbourne metropolitan (22%) averages.
- The biggest decline in numbers was in ‘one parent families’ (loss of 82 families, a 7% reduction). This supports anecdotal information from Council’s Maternal & Child Health Services that lower income single parent families are being forced out of Boronia in the face of increasing housing costs and gentrification (where existing lower cost housing is being replaced with new medium/higher density housing). Most of the families being forced out have younger children (ie: under age 15 years). 2016 was the first time the percentage of one parent families has fallen below 13% in Boronia since the 1990’s.
- The above figures are consistent with the arrival of new families into Boronia, together with population ageing.

**Table 2: Household composition in Boronia, 2011-2016**

Household Composition Boronia	2011		2016		# difference	% change
	Number	%	Number	%		
Couple family with no children	2,144	25.5	2,140	24.1	- 4	- 0.2
Couple family with children	2,295	27.3	2,520	28.4	+ 225	+ 9.8
One parent family	1,168	13.9	1,086	12.2	- 82	-7.0
Other family	100	1.2	77	0.9	- 23	-23.0
Lone person household	2,183	26	2,376	26.8	+ 193	+ 8.8
Group household	280	3.3	286	3.2	+ 6	+ 2.1
Other*	224	2.7	389	4.4	+ 165	+ 73.7
<b>Total</b>	<b>8,398</b>	<b>100%</b>	<b>8,876</b>	<b>100%</b>	<b>+ 478</b>	<b>5.7</b>

\*the other category mostly comprises ‘not applicable’ responses

Source: Based on 2011 and 2016 Census, Dwellings, as reported by .id Community Profile

### Cultural Diversity

- In 2016, 22% of Boronia’s residents were born overseas. Whilst this is a 13% increase since 2011, it is considerably lower than the Knox average (30%) and the Melbourne metropolitan average (34%).
- The United Kingdom remains the most common country of birth after Australia (although this is declining).
- 16% of the overseas born population in Boronia are from non-English speaking backgrounds (NESB). The top 3 overseas born NESB countries are India (2.3%), China (2.2%) and Sri Lanka (1%), which also coincide with the predominant countries of origin of new arrivals in Australia living in Boronia (China 227, India 113 and Sri Lanka 52).
- Boronia has a higher than municipal average share of Aboriginal and Torres Strait Islander People (161 or 0.7% of the population), compared with municipal average of 0.5%. Boronia and Bayswater have the highest proportion of indigenous population in Knox.

## 4.2 Boronia Activity Centre Profile

The estimated population within the Boronia Activity Centre is 3,184 people with the bulk of the population being ‘young adults’ – those aged 20-39 years old.

**Table 3: Population in Boronia Activity Centre, 2016**

Boronia	2016	% of population
0-4	185	5.8
5-9	135	4.2
10-14	142	4.4
15-19	132	4.1
20-24	242	7.6
25-29	300	9.4
30-34	317	9.9
35-39	240	7.5
40-44	215	6.7
45-49	213	6.7
50-54	170	5.3
55-59	182	5.7
60-64	195	6.1
65-69	161	5.0
70-74	108	3.4
75-79	98	3.1
80-84	77	2.4
85+	86	2.7
	<b>3,184</b>	<b>100</b>

## 4.3 Population projections

Population projections for Boronia anticipate an increase in population from 2016 to 2036 of 4,937 people, being a 22.3% increase. **Table 3** breaks down these projections by age groups across 2011, 2016, 2026 and 2036. **Table 4** shows the growth projections from 2016-2036 by age group and gender.

From 2016 to 2036, Boronia will experience increases across all age groups. The ageing population which has been evident over the past decade in Boronia will continue, with maturing of the families, children and pre-retirees currently in Boronia. However, there will also be an increase in the number of younger age groups (primarily parents with young children) moving into Boronia, attracted by the relative affordability of existing housing stock, and new dwelling construction.

**Table 3** shows the largest population growth by number expected within the following age cohorts:

- 35-49 year olds + 1,115 (24.8% increase)
- 70-84 year olds + 788 (37% increase)
- 18-24 year olds + 548 (31 % increase)
- 25-34 year olds + 548 (15.5% increase)

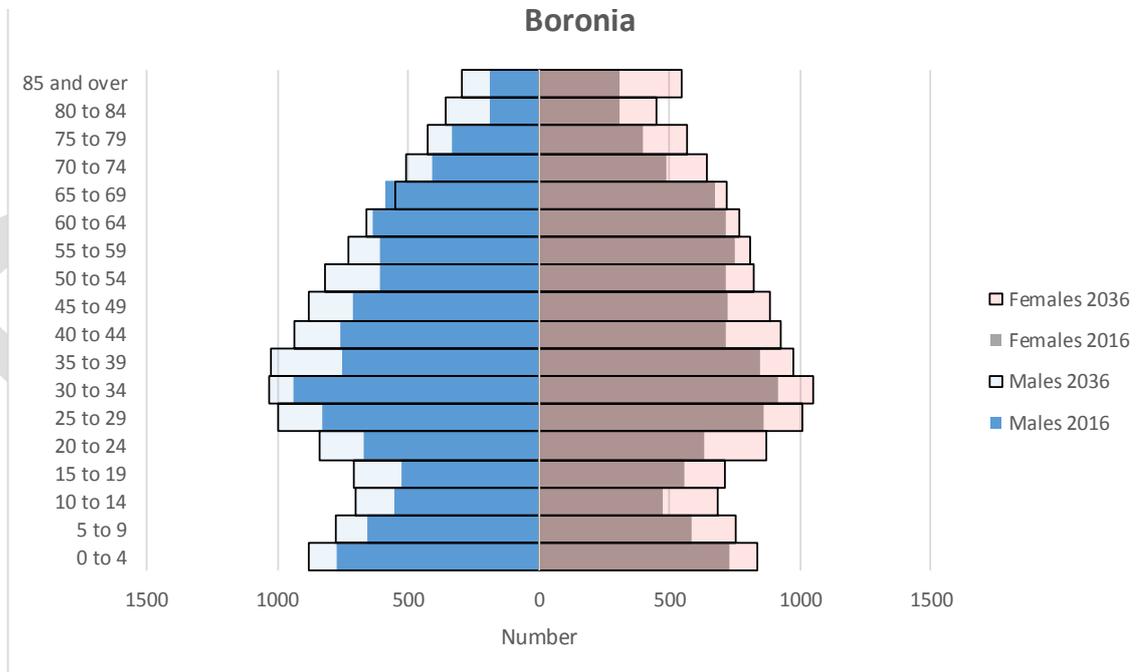
The population projections suggest that by 2036 Boronia will have a more even spread of population across all age groups and household composition types than is currently evident in Boronia. It suggests a more balanced and diverse community, rather than being skewed towards one or two predominant age groups.

This more equitable distribution of the population allows for a better serviced and more sustainable community able to maintain a broader range of services and facilities. It supports the trends towards adaptive and flexible facilities and services, which can respond as required to meet changing community needs across all age groups over the lifetime of a facility, rather than a purpose-built facility for a specific service or age-group.

**Table 4: Population Projections for Boronia by Age Group 2011-2036**

Age Groups	2011	2016 (current)	2026	2036	% change 2016-2036	Number change 2016-2036
<b>0-4</b>	1,275	<b>1,485</b>	1,619	<b>1,717</b>	15.6	232
<b>5-11</b>	1,517	<b>1,661</b>	1,976	<b>2,091</b>	25.9	430
<b>12-17</b>	1,313	<b>1,282</b>	1,515	<b>1,647</b>	28.5	365
<b>18-24</b>	1,937	<b>1,746</b>	2,095	<b>2,294</b>	31.4	548
<b>25-34</b>	3,160	<b>3,545</b>	3,828	<b>4,093</b>	15.5	548
<b>35-49</b>	4,319	<b>4,500</b>	5,254	<b>5,615</b>	24.8	1,115
<b>50-59</b>	2,726	<b>2,684</b>	2,879	<b>3,177</b>	18.4	493
<b>60-69</b>	2,295	<b>2,616</b>	2,553	<b>2,695</b>	3.0	79
<b>70-84</b>	1,919	<b>2,157</b>	2,745	<b>2,945</b>	36.5	788
<b>85 and over</b>	422	<b>499</b>	721	<b>841</b>	68.5	342
<b>Total</b>	<b>20,886</b>	<b>22,178</b>	<b>25,185</b>	<b>27,115</b>	<b>22.3</b>	<b>4,937</b>

**Table 5: Population growth in all age cohorts in Boronia 2016-2036**



## 4.3 Socio-economic indicators

Boronia is a key area of focus from a socio-economic perspective. Considerable social stressors include:

### *Income/welfare dependency*

- Boronia has the lowest median family income in Knox, and lower than the metropolitan average.
- 20% of all welfare recipients in Knox live in Boronia or The Basin.
- Higher than the State average rates of aged pension and disability support pension recipients.
- Higher than Knox average rates of single parent, Newstart and youth allowance payments;
- 1 in 4 children live in a family with low income or on social benefits.
- Older people are over-represented in low income households, with over 3000 residents age 65 or over reliant on the age pension as principal source of income.

### *Social disadvantage*

- Whilst Knox's community is relatively advantaged (by comparison to all Victorian local government areas), and no Knox suburb is technically disadvantaged relative to the national benchmark measure of disadvantage, Boronia and Bayswater are Knox's most disadvantaged areas.
- Boronia is technically below the national benchmark score with respect to the Index of Education and Occupation and the Index of Economic Resources.

### *Health & Wellbeing*

- Boronia has higher than the Knox average rates of family violence., although it is noted that Boronia was the only suburb in Knox to report a decrease from 2013-2016.
- Boronia has a higher than average rate of high risk alcohol consumption than the State average and a higher rate of ambulance call outs and hospital admissions for alcohol related issues than metropolitan Melbourne or Victorian average.
- Higher drink driving infringement rate than the State average and more than double the rate of takeaway liquor licences per 1000 population than the Knox average.
- Boronia has higher rates of ambulance call outs for drug use that metropolitan Melbourne average.
- Boronia has higher population levels with mental or behavioural problems and high psychological distress than the Metropolitan Melbourne averages.

### *Education*

- Lower than average Year 12 completion rates than Knox and State averages.
- Significantly lower than metropolitan average for university attendance, and higher than average proportion of residents with no post-school qualifications.

### *Built environment*

- Second highest prevalence of housing stress (rent and mortgage) across Knox, with nearly 30% of low-income families in Boronia suffering housing stress.
- 57% increase in median house prices and 52% in median unit prices from 2013 – 2017 (although median house price increases in Boronia are lower than metropolitan average).
- Lower proportion of houses owned outright or mortgaged than the Knox average; conversely Boronia has higher rates of rental housing compared to the Knox average.
- Boronia has an increasing crime rate significantly higher than the Knox average.
- Significant crime and safety concerns for traders and visitors to the Boronia Activity Centre, related to drug and alcohol abuse.
- High vacancy rates within the Boronia Activity Centre compounding a feeling of lack of safety.

Many of the data for health and wellbeing factors, such as alcohol consumption, is out of date and will require updating when new data becomes available. Of note, the City of Knox is currently working with Councils in the South East Region of Melbourne as part of joint alcohol density project. The anticipated outcome of this project will be particularly useful in identifying any spatial links between liquor licences, alcohol consumption and community safety issues at a local area level.

On a positive note, the Boronia community has higher volunteerism and participation, and greater access to recreation and leisure facilities compared to other suburbs across Knox. Council is aware of a highly engaged Boronia community, with planning applications and amendments attracting committed, technically astute submissions from community members.

## 4.4 Future built form

One of the biggest areas of change over the past 5 -10 years in Boronia has been additional dwelling approval, with approximately 1,200 new dwelling approvals in and around Boronia Activity Centre between 2008 and 2015. The majority of these new dwelling are in the form of apartments and townhouses.



IN 2016, 25.9% OF DWELLINGS IN BORONIA WERE MEDIUM/HIGH DENSITY, COMPARED WITH 15% ACROSS KNOX.

This growth is expected to continue, as densities increase within and around the Boronia Activity Centre. Challenges associated with this growth include the reduced areas of private open space within dwellings, the mix of commercial and residential uses within the same precinct, and retaining valued neighbourhood and environmental character. Future developments within Boronia Activity Centre are likely to involve more mixed use development, including commercial uses at ground and lower floors, with residential uses above.

The Boronia Renewal Project will investigate a range of options for the future built form of Boronia. Regardless of which preferred built form option ultimately forms part of the structure plan, the growth rates for higher densities in and around the activity centre expect to continue, which will have implications for the nature of future community services and facilities required by the residents of Boronia.

## 5. Service Analysis

### 5.2 Early Years

Pre-school and child care services across Knox are delivered by a number of service providers. Options available to families range from services provided by for-profit, not-for-profit and Council. A complex policy and legislative framework at State and Federal Government levels provide the context for provision of early years services and impact on service delivery models.

Population profiles show that over the past 5 years, Boronia has become the fastest growing area for children age 0-4 within all of Knox. **Table 5** shows the actual growth in children age 0-4 in Boronia from 2011 to 2016, and expected increases in these age groups up to 2036.

**Table 6: Population estimates for children age 0-4 in Boronia 2011-2036**

Age group (Boronia)	2011	2016	2026	2036	Total increase 2016-2036	% change 2016-2036
Children age up to 12 months	257	343	339	362	19	5.5%
Children age 4 years	250	288	307	323	35	12.2%
<b>TOTAL CHILDREN AGE 0-4 YEARS</b>	<b>1,275</b>	<b>1,485</b>	<b>1,619</b>	<b>1,717</b>	<b>232</b>	<b>15.6%</b>

#### 5.2.1 Summary of Early Year Providers Servicing Boronia

The summary scan below is based on a Google Search – and there may be inaccuracies. The provision of early years services includes kinder programs, long day child care, and pre school programs. The summary table includes both Council and non-Council facilities.

**Table 7: Summary Table of Early Year Providers Servicing Boronia**

Name	Address	Programs	Ownership
<b>Mission Australia Early Learning Centre – Boronia Childhood Centre</b>	78 Albert Avenue, Boronia, VIC 3155	Operates Monday to Friday 6:30am – 6:30pm catering to children from six weeks to five-year olds. Includes Family day care, kindergarten programs, long day child care.	Non-Council
<b>Boronia K-12 Early Learning Centre</b>	35-37 Albert Ave, Boronia VIC 3155	Provides 3 and 4 year old programs with 15 hours per week provided to 4 year olds. Two sessions are provided weekly for 3-year old programs. The focus is on a 'play based program'.	Non-Council
<b>Alchester Village Preschool</b>	30 Lockwoods Rd, Boronia, VIC 3155	Playgroup (30 families); offers 3 and 4 year old programs. For 4 year olds, 5 groups attend 3 days per week. For 3 year olds, up to 2 sessions	Independent operator, Council-owned

Name	Address	Programs	Ownership
		offered per week. The focus is on a 'play based program'.	facility
<b>Colchester Park Preschool</b>	8 Beresford Drive, (Note: Preschool is within Miller Park. Please enter via Beresford Drive), Boronia VIC 3155	Playgroup once per week. 3 year olds – up to 2 sessions per week. 4 year olds – 15 hours per week.	Independent operator, Council-owned facility
<b>Cooina Kindergarten Boronia</b>	21 Dinsdale Rd, Boronia, VIC 3155	Preschool, playgroup (25-30 families)	Council
<b>Top Kids Childcare &amp; Preschool Boronia</b>	172 Boronia Rd, Boronia VIC 3155	Long day child care along with a two-year kindergarten program for 3 and 4 year olds.	Non-Council
<b>Goodstart Early Learning Centre</b>	15/17 Boronia Rd, Boronia VIC 3155	Long day childcare; kindergarten; pre-school and vacation care. Nursery for 0 - 2 year olds; toddler program for 2 – 3 year olds; pre-kinder for 3 - 4 year olds; vacation care for 5 – 12 year olds.	Non-Council
<b>Park Crescent Children &amp; Family Centre</b>	25 Park Crescent, Boronia VIC 3155	Long day child care; Marie Chandler playgroup (70 families); two year kindergarten program; operates 7am – 6pm.	Council
<b>Great Beginning – Little Alberts Boronia</b>	166 Albert Ave, Boronia VIC 3155	Long day childcare; preschool; kindergarten for 3-4 and 4-5 year olds; operates 6:30am – 6:30pm.	Non-Council
<b>Haering Rd Preschool</b>	17 Haering Rd, Boronia VIC 3155	Preschool and playgroup (40-50 families)	Council
<b>Genesis Health and Fitness Club</b>	258 Scoresby Rd, Boronia VIC 3155	Occasional care to members.	Non-Council
<b>New application</b>	45-47 Chandler Rd, Boronia VIC 3155	An application for a new early learning centre has been lodged.	Non-Council
<b>Boronia Road Uniting Church</b>	Boronia Rd, Zeising St, Boronia VIC 3155	Music Together Program, Playgroup-Specialist music program Fri 9:15-10pm Pre-school children and carers Fri 10:15-11am	Non-Council
<b>Boronia Churches of Christ</b>	59 Boronia Rd, Boronia VIC 3155	Playgroup	Non-Council
<b>St Pauls Anglican Church</b>	273 Dorset Rd, Boronia VIC 3155	Grandparents playgroup Tues 10-12pm; Playgroup Thur 10-12pm	Non-Council
<b>Knox Community</b>	17-19 Falconer Rd,	Little Stars Playgroup 18months – 4	

Name	Address	Programs	Ownership
Baptist Church	Boronia VIC 3155	yr old kinder, Tues, Wed and Fri 9:30am – 11:30am Explorers Playgroup 3-4 yr olds, Tues and Thur 9:30-11:30am Mainly Music playgroup 0- preschool Wed morning	

## 5.2.2 Council Early Year Providers

Council's involvement as a direct service provider for both pre-school and child care has a strong history, and feedback is that the community appreciates the choice of Council-delivered early years services.

Council's role as a direct service provider is changing.

*Council provided 90% of 4-year old preschool services 10 years ago.  
Council now provides in the mid 80%.*

Council's role as a service provider for child care is even less, with an increased role of independently owned and operated child care service providers emerging over the last few decades. This trend is expected to continue. As a market drive program, child care providers make their own determination of whether a business is viable, within Federal Government guidelines relating to the facility and operational standards.

General trends in best-practice delivery of early years services suggest that Councils are moving away from the traditional service model of single room preschools and are developing two room preschools. Many of these two room facilities also accommodat 3 year old preschool and activity groups. Many Councils are now locating pre-schools and/or child care services in multifunctional children's service centres or general community centres situated within community facility hubs. This facility model improves building efficiencies and longer term flexibility, allows for integrated service outcomes across a range of complementary services and improves accessibility for users.

The City of Knox has followed this service model with the recent decision to construct two early years hubs in Wantirna and Bayswater, to replace a number of smaller pre-school/child care facilities across the municipality.

*From 2019, the existing pre-school child care services (incorporating a State-funded preschool program) operating from the Park Crescent Children and Family Centre will relocate to the early years hubs.*

Therefore, the service will still be available to Boronia residents, however from 2019 the service will not be physically located in Boronia. Maternal and Child Health and community playgroups will continue to operate form this site in Boronia.

All existing Council-owned early years facilities in Boronia are ageing, and likely to incur significant maintenance/upgrade costs to continue to meet appropriate standards: Hearing Road pre-school (1975); Cooinda pre-school (1969); Alchester Village pre-school (1997); Colchester Park pre-school (1989); Park Crescent Children's and Family Centre (1993).

Maintaining these facilities as “fit for purpose” over the next 20 years will be a challenge to Council, and consideration of upgraded and/or new facilities is likely to arise for some or all of these facilities over this time period. Pre-school and child care services must meet minimum building standards under relevant children’s service legislation.

### 5.2.3 Pre-schools

The following pre-schools are in Boronia:

#### *Pre-schools in Council facilities and operated by Council*

- *Park Crescent Children’s and Family Centre* (long day State funded pre-school program incorporated into the child care service: Located in Boronia until 2019; from 2019 onwards relocating to early years hubs in Wantirna and Bayswater); currently 4 funded pre-school children in a room licensed for 30 children aged 3-5; currently underutilised.
- *Haering Road Pre-School & playgroup centre*: Operates 2 groups x 22 children. Licensed space is for 30 children, however Council has capped group sizes at 22. Could increase capacity to 30 per group, based on meeting relevant staff to children ratios.
- *Coinda Pre-School*: Operates one 1 group of 22 children, however could accommodate 2 groups. Licensed for 30 children. Could increase capacity to 2 groups x 30 per group based on meeting relevant staff to children ratios.

#### *Pre-schools in Council facilities, but independently operated*

- *Alchester Village pre-school*: Operates 3 year old and 4 year old groups, with multiple groups operating throughout the week; licensed for at least 25 children at one time. In 2016, had 50 children enrolled in 4 year old preschool across all groups.
- *Colchester Park pre-school*: Operates 3 year old and 4 year old groups, with multiple groups operating throughout the week; licensed for at least 25 children at one time. In 2016, had 38 children enrolled in 4 year old preschool across all groups.

#### *Benchmark for 4 year old pre-school is 1 place every 2 children aged 4*

The relevant benchmark for 4 year old pre-school services is 1 place per every 2 children aged 4, to support 100% attendance rate of every 4 year old child for 15 hours funded pre-school per week (current funding arrangements are 10 hours funded through State Government and 5 hours through Federal Government). In 2009, Boronia had a ratio of 1 place per 1.8 children aged 4, so was considered to be well provided to support pre-school attendance for each child.

The 2011 report, *Investigation of Boronia’s Future Social Service and Facility Needs* identified that based on relevant FPF benchmark standards, pre-schools are identified as local level infrastructure and there should be three available in Boronia. Based on this benchmark, considered the existing supply is adequate, with the challenge ensuring that existing pre-schools are fit for purpose and well located<sup>6</sup>.

In 2016, the number of 4 year olds in Boronia was 288; this required a minimum of 144 pre-school spaces to meet benchmark standards. **Table 7** outlines that of the pre-school services operating out of Council facilities, there are currently at least 140 licensed places for 4 year old pre-school, with capacity to accommodate up to 250 children.

With these facilities having enrolments in 2016 of 158 children for 4 year old pre-school, the facilities collectively are currently operating below capacity.

<sup>6</sup> *Investigation of Boronia’s Future Social Service and Facility Needs*, CPG, August 2011, pp. 8-10

**Table 8: Capacity of Council-owned facilities for 4 year old pre-school program, 2016**

Pre-school	Licensed Places	Actual enrolments	Capacity
Park Crescent	30	4	30
Haering Road	30	44	60
Cooinda	30	22	60
Alchester Village	25	50	50
Colchester Park	25	38	50
<b>TOTAL</b>	<b>140</b>	<b>158</b>	<b>250</b>

**These figures do not take into account the 4 year old programs offered by independent pre-school service facilities.** Whilst a full analysis of 3 year old pre-school services has not been undertaken, it is clear from the above utilisation data, that the capacity of the pre-school facilities is allowing for a number of three year old programs to also be offered.

*The current demand for 3 and 4 year old preschool services is adequately met.*

#### 5.2.4 Alignment with Population Projections

Recently, Boronia has experienced high increase in birth rates, and with population projections suggesting increase in 0-4 age cohorts, there is an expectation that this will lead to increased demand in the coming years for additional pre-school capacity for both 3 year old and 4 year old programs.

In 2019, the pre-school program currently operating in the Park Crescent Children’s and Family Centre will be relocated to the Early Years Hubs in Wantirna and Bayswater. The service will still be available for Boronia residents but will not be located in Boronia. The potential risk associated with this is that people will, in the longer term, establish networks and connections outside of Boronia which could impact future linkages and connections with schools.

By 2036, the number of 4 year old children is expected to be 323, an increase from 2016 of 35 children. In order to meet the 1 place: 2 children ratio would require 162 pre-school places to be provided. Considering existing service providers and facility capacity, this is achievable and does not justify an increase in facility capacity in Boronia (even taking into account the loss of Park Crescent Children’s and Family Centre from Boronia). This assumes the maintenance: of existing levels of capacity and buildings “fit for purpose” in local facilities. This is likely to be a challenge over the next 20 years as existing facility infrastructure ages.

It is important to remember that within the service sector, there is flexibility with independent service providers responsive to additional demand as the need arises, including opportunities for new service providers to emerge.

Given the following challenges:

- complex service delivery options
- the trends towards larger centralised facility delivery with integrated children’s services, and
- the impact that ageing infrastructure may have on future service provision

The preferred pre-school service delivery models for Boronia are likely to be subject to further

review and change over the next 20 year period. Meanwhile, existing facilities are capable of meeting existing and expected future demand for pre-school services.

### 5.2.3 Child Care

The following child care facilities are currently provided in Boronia:

#### **Child Care in Council owned facility**

- *Park Crescent Children's and Family Centre*: until 2019 in Boronia; from 2019 onwards relocating to early years hubs in Wantirna and Bayswater); child care capacity of 55 children – currently underutilised.

#### **Independent owned and operated child care:**

- *Goodstart Early learning, Boronia*
- *Top Kids Childcare & Pre-school*
- *Mission Australia – Boronia Early Childhood Centre*
- *Great Beginnings Boronia*

Overall, there are currently five (5) child care centres in Boronia offering a range of long day and occasional care as well as some with holiday care programs and pre-school programs.

There are a number of child care centres located just outside Boronia but which would still service Boronia families, as well as family day care programs which provide child care within carers' homes. It is also recognised that some families choose to use child care providers located outside of Knox (ie: close to workplace).

The 2011 Boronia Social Report identified long day care as district level infrastructure, with benchmark standards suggesting one long day care centre catering for at least 200 children provided in Boronia. The supply at this time was that there were five long day care centres in Boronia, licensed to cater for 743 children at any time. Accordingly, supply for long day care in 2011 was considered to be adequate<sup>7</sup>.

Since 2011, there has been a significant review of the provision of all early years services and facilities across Knox, including long day care and associated pre-school programs within those centres, resulting in the decision by Council to relocate its child care services from Park Crescent Children's and Family Centre to new early years hubs in Bayswater and Wantirna. The services will still be available to Boronia residents but the service will not be located in Boronia.

For current provision levels, the exact number of licensed child care places in Boronia are not readily available, however there are still five venues providing child care service in Boronia, and there is no evidence to suggest that this is not meeting current demand.

#### **By 2036, Boronia will have 1,717 children aged 0 – 4 years**

By 2036, it is estimated there will be 1,717 children in Boronia aged 0-4, being an increase of 232 children (15.6% increase). This will generate additional demand for childcare services. However, given the market driven nature of child care provision generally, future demand is expected to be met largely by independent service providers.

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<sup>7</sup> *Investigation of Boronia's Future Social Service and Facility Needs*, CPG, August 2011, pp. 12-13

Given the following challenges:

- Legislative context of child care services
- the trends towards larger centralised facility delivery with integrated children's services, and
- the impact that ageing infrastructure may have on future service provision

The preferred pre-school service delivery models for Boronia are likely to be subject to further review and change over the next 20 year period. Meanwhile, existing facilities are capable of meeting existing and expected future demand for pre-school services. Meanwhile, existing facilities meet existing demand and future increases in demand are likely to be met by independent service providers.

## 5.2.4 Playgroups

The following playgroups currently operate in and around Boronia:

### **Playgroups in Council owned facilities**

- *Cooinda Playgroup*: 25-30 families (about to share with Bluehills Playgroup in Bayswater)
- *Haering Rd playgroup*: 40-50 families (also has Multiple birth association playgroup using the facility)
- *Marie Chandler playgroup*: 70 families
- *Alchester village playgroup*: 30 families
- *Colchester Park Playgroup*: 1 group

### **Playgroups in Independent facilities (volunteer supported groups):**

- *Boronia Road Uniting Church*: Specialist Music Program
- *Boronia Churches of Christ*: Playgroup
- *St Pauls Anglican Church*: Grandparents Playgroup plus parents and carers playgroup
- *Knox Community Baptist Church*: Explorers Rostered Playgroup/Rostered Playgroup for 3 year olds and Little Stars Playgroup

Council officers consider that there is capacity at all the Council facilities to accommodate more groups and families.

Council's MCH services have expressed a desire for additional capacity to run supported playgroups from its Park Crescent Children's centre facility to meet specific user group needs in Boronia.

The need for use of complementary adjacent outdoor spaces to run outdoor activities as part of playgroup programming is also an important consideration in future planning for community spaces.

### **Need to consider designing intergenerational spaces**

The existence of specialised grandparents' playgroups, and the increased role of grandparents more generally in providing care for children in Boronia on a regular basis, reinforces the need to consider the design of intergenerational spaces as part of future early years spaces.

Given the large range of service providers currently operating in this sector, and the additional capacity currently available to accommodate additional groups and families, it is reasonable to conclude that there are adequate play group opportunities being provided in Boronia to meet existing demand.

It is expected that some increase in demand will occur as a result of the increased birth rates, expected increase in 0-4 age groups, and identified need for targeted user groups in Boronia (ie: children with special needs).

Playgroup spaces are more flexible than preschools and child care (which require formal licensing), and so provided the spaces are 'fit for purpose' by being child and family friendly, future demand for playgroups and children's activities is likely to be met by flexible arrangements within the existing playgroup venues and/or with future access to general multipurpose space within Boronia.

### Implications for Boronia: Pre-schools, child care & playgroups

- Current supply and demand for pre-school, child care and playgroup services suggests that existing demand is being adequately catered for in Boronia.
- Given current high birth rates in Boronia, and its future population projections for high numbers of younger age cohorts, it is expected that demand for these early years services in Boronia will increase over the next 20 years.
- The relocation of pre-school and child care services from the Children's Centre to the early years hubs in 2019 will impact on social connections as families are unlikely to utilize the existing centre for a playgroup but travel to kinder elsewhere. There is an implication that fewer 4 and 5 year olds will be located in Boronia.
- Maintaining existing early years facilities as "fit for purpose" over the next 20 years will be a challenge to Council, and consideration of upgraded and/or new facilities is likely to arise for some or all of these facilities over this time period.
- Given the existence of range of early years service providers and the market driven nature of the service, it is not imperative that Council increase its own level of early years services to cater for increased population levels and future demand.
- There is likely to be a need for shared access to flexible multipurpose spaces which are child and family friendly, to accommodate some demand for early years services into the future. This includes general playgroup and children's activity spaces (both indoor and outdoor), supported playgroups for children with special needs, and intergenerational spaces to cater for the increased role of older people in caring for children.

## 5.3 Maternal and child health

Knox's Maternal and Child Health (MCH) Service provides services to children aged 0-6, involving 10 consultations with an MCH nurse at key ages and development stages for each child, and providing a range of other associated education and children's health related activities, including parent support groups and playgroups.

The MCH service in Boronia comprises 3 MCH nurses operating out of the Marie Chandler Centre (2 nurses) and the Boronia K-12 College (1 nurse, 2 days/week). Two other services are located within 1km of Boronia suburb boundary (Blue Hills in Bayswater, and Wattleview in Ferntree Gully). There is no MCH service in The Basin, so it is recognised that some of the Basin residents access the MCH service in Boronia, however most utilise the Forest Road MCH centre in Ferntree Gully).

The recent growth in birth rates in Boronia shows a 33% increase in births from 2011 to 2016, confirmed by recent MCH statistics. For the 2016/17 financial year, the Marie Chandler centre in Boronia undertook 2614 key age and stage (KAS) visits to the MCH service, which is the highest in Knox (over 300 above any other MCH centre in Knox).

The Department of Education of Training and Knox City Council fund each child for 100% KAS visits, with funding based on a workload analysis which equates to about one MCH EFT nurse for every 130 histories for that financial year.

- As at 2011 there were 250 children age less than 1 in Boronia which generated 1.9 funded MCH nurses
- At 2016, this figure was 343, generating 2.6 funded MCH nurses
- Based on 2036 rates, the projected number of children age less than 1 is likely to be 362, which will generate 2.8 funded MCH nurses.

The *2011 Boronia Social Report* did not anticipate any increase in children age under 1 in Boronia above the 2011 figure for the following 20 years, and so did not anticipate any increase in demand over and above the 2 MCH nurses which were provided at that time. This situation has now changed.

The increased birth rate in Boronia has already resulted in 2.6 EFT MCH nurses operating out of Boronia and likely to grow to 2.8 nurses by 2036. The MCH facility needs to accommodate at least 3 MCH nurses. There might be yearly fluctuations, however there is expected to be a base level need for 3 offices to accommodate 3 MCH nurses in Boronia over the next 20 years.

### ***By 2036, 3 MCH nurses will be required in Boronia***

#### ***Existing and future MCH service provision analysis***

- Advantages of operating out of the existing Marie Chandler Centre (or somewhere else within the vicinity of Boronia Park) are:
  - Synergies and physical proximity to Boronia Library;
  - Opportunities to access outdoor spaces in Boronia Park for playgroups;
  - General accessibility, with good access to public transport and car parking; and,
  - Proximity to other community activities and support services in Boronia.
- A 33 % increase in births in Boronia from 2011-2016 has resulted in Boronia now having the highest birth rate in Knox.
- The existing MCH service in Boronia is constrained by it currently having to operate out of two centres.
- MCH service works closely with the Boronia Library; regular groups sessions organised between parents and librarians, and a librarian attending each first time parents group session.

#### ***Emerging social issues impacting on MCH service***

- Anecdotally high evidence of rent/mortgage stress, with high numbers of evictions due to non-payments. This impacts on continuous and quality MCH care for each child, as children move in and out of the area and increasingly difficult to facilitate ongoing MCH appointments.
- Significantly increased need for use of interpreter services, which impacts on length of appointment times and the ability to communicate with families (increase from 14 interpreter requests in 2014 and 16 requests in 2015/16 to 57 interpreter requests for

2016/17 as part of Boronia MCH service<sup>8</sup>).

- An increased demand for support and education programs from Boronia families. The early parenting services, including education and support services for families, currently operates from Wantirna and there is an opportunity to provide this service in Boronia.

### **Implications for Boronia: Maternal Child and Health Services**

- Growing utilization of MCH service, along with socio-economic changes and demand from parents for courses provides opportunities for the repositioning of the service.
- Investigate the provision of facility capacity to cater for increased demand for services for 3-8 MCH staff, which includes 3 MCH nurses to service KAS visits, as well as additional facility capacity to cater for an enhanced MCH service, to include community and supported playgroups, early parenting services and other education activities, and shared meeting room capacity (50-60 persons). The enhanced service could provide additional spaces to offer enhanced support to more vulnerable families, including community playgroups, supported playgroups (for special needs/at-risk children), and a range of parent support and education services and drop-in space for parents. This space could be shared with other users, and provide capacity to work with other agencies.
- New/upgraded facility design process to optimise synergies and integration between MCH service with other community services and activities in Boronia, including the Boronia Library.
- There are opportunities to create and design inter-generational spaces, both indoor and outdoor, as a means of improving community connectedness and wellbeing across all age cohorts and maximising utilisation of community spaces. This is particularly relevant given higher number of older people now caring for grandchildren on a regular basis.
- The MCH service will benefit from the use of flexible, adaptable spaces, which can change over time to respond to specific social and community needs of Boronia families.

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<sup>8</sup> Boronia MCH Data provided by Maternal & Child Health officers, City of Knox, Aug 2017

## 5.4 Youth services

Council and non-Council organisations in Boronia provide wide ranges of youth services. The following youth services and programs are available to young people in Boronia:

Table 9: Youth Services in Boronia

Name of Service	Location	Date and Time	Target group
<b>Boronia Cub Scouts Pack 1</b>	Chandler Park	Thur 7pm-8:30pm	7-10yr olds
<b>Boronia Scout Troop Pack 1</b>	Chandler Park	Mon 7pm-9pm	10-14yr olds
<b>The Basin Woornack Guides</b>	Chandler Park	Mon 5:15pm-6:45pm	5-11yr olds
<b>The Basin Birra-Li Guides</b>	Chandler Park	Mon 7:15pm-9:15pm	10-15yr olds
<b>Basketball holiday camps</b>	Knox Basketball Stadium, 7 Park Cr, Boronia VIC 3155	School holiday camps	6-16 yr olds U12 and U14 development camps
<b>Midnight Basketball</b>	Knox Basketball Stadium, 7 Park Cr, Boronia VIC 315	8 week program	
<b>Casual shooting</b>	Knox Basketball Stadium, 7 Park Cr, Boronia VIC 315	Daily, particularly school holidays	
<b>Tenrikyo Melbourne Shinyu Church - Japanese classes</b>	144 Dorset Rd, Boronia VIC 3155	Sat 1:30pm-3:30pm	5-15 yr olds
<b>Emerge Youth</b>	Boronia Community Church of Christ, 59 Boronia Rd, Boronia VIC 3155	Fri 7:30pm-10pm	
<b>Kids Quest Jelly Beans</b>	Boronia Community Church of Christ, 59 Boronia Rd, Boronia VIC 3155	Fri 5pm-6:30pm	Kinder-Grade 2
<b>Kids Quest Superstars (Girls)</b>	Boronia Community Church of Christ, 59 Boronia Rd, Boronia VIC 3155	Fri 5pm-6:30pm	Grade 3-6
<b>Kids Quest Lego Club (Boys)</b>	Boronia Community Church of Christ, 59 Boronia Rd, Boronia VIC 3155	Fri 5pm-6:30pm	Kinder-Grade 6
<b>Kids Club</b>	The Salvation	Thur 4:30-6pm	7-11 yr olds

	Army, 2 Liverpool Rd, Boronia, VIC 3155		
<b>Youth</b>	The Salvation Army, 2 Liverpool Rd, Boronia, VIC 3155	Fri 6:30pm	15-25 yr olds
<b>Kidzworks</b>	St Paul's Anglican Church, 273 Dorset Rd, Boronia VIC 3155	Fri 5pm-7pm (incl. dinner)	Primary school
<b>SPY Youth Group</b>	St Paul's Anglican Church, 273 Dorset Rd, Boronia VIC 3155	Fri 7:30pm	High school
<b>Anchors - Boy's Brigade</b>	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Thur 5:30pm-6:45pm	5-8 yr olds
<b>No 1 Section – Boy's Brigade</b>	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Thur 7pm-8:40pm	9-12 yr olds
<b>No 2 Section – Boy's Brigade</b>	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Thur 7-9:30pm	13-18 yr olds
<b>Cadets – Girl's Brigade</b>	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Mon 4:30-6pm	Prep, Grades 1 - 3
<b>Juniors – Girl's Brigade</b>	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Mon 7pm-8:30pm	Grades 4 - 6
<b>Seniors – Girl's Brigade</b>	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Mon 7pm-8:30pm	Grades 7 and 8
<b>Pioneers – Girl's Brigade</b>	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Mon 7pm-8:30pm	Grades 9 up
<b>Youth</b>	Knox Community Baptist Church,	Fri evening	Grades 6-12

	17-19 Falconer Rd, Boronia VIC 3155		
<b>Young Adults 'PEGS'</b>	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Sat evening	Age 18+
<b>'Madhouse' at Boronia West Primary School</b>	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Lunch time games	Grades 5-6
<b>Secondary school games</b>	Knox Community Baptist Church in association with Youth Dimension	Lunch time games	Grades 7 -10

#### 5.4.1 Council Provision of Services

Council provides a range of youth services across all of Knox. It has no specific facility or service delivery point in Boronia having decommissioned the youth hall in 2016. Currently Council's youth services respond to the needs of young people in Boronia with a range of programs, service and partnership approaches.

Knox is following a general trend in youth facility provision in Local Government, which is to provide dedicated youth facilities at the municipal or sub-municipal level (Knox has a youth drop-in centre in Knox Central Activity Centre), supported by service/program delivery in multipurpose spaces at a local level. Often these local services are short-term or temporary, as the programming will focus on particular needs for a short period of time. Needs for this form of service delivery will change and evolve over time as required, generally requiring access to flexible meeting room spaces.

In Boronia, Council's Youth Service team generally run most of their local programs in local schools, or in local venues such as meeting rooms in St Paul's Uniting Church.

**Midnight Basketball** is also run out of Boronia Basketball Stadium as an engagement and prevention program for at-risk youth. It is very popular program, catering for 50-60 youth ages 12-18, for two 8 week sessions per year, on a Saturday evening. The Boronia Basketball stadium is well used by teenagers for casual 'shooting', particularly in the holidays.

**Girl Guides** and **Scouts Victoria** both operate in Boronia, from Council-owned premises in Chandler Road on Monday and Thursday evenings. Hall hire is also available from Scouts Victoria.

Despite increasing numbers of young people in Boronia expected over the next 20 years, it is not expected that this will impact on facility provision. In the absence of any specific demand analysis, it is assumed that future facility needs for Guides and Scouts will continue to be met with existing facilities.

Accessibility of local venues is considered very important in delivering youth services, as they need to be accessible by public transport and on foot for young people under 18. Council’s Youth Service officers noted that the Boronia library would be a good location to run youth service programs, given its central location, however its only meeting room space is restricted in size and well utilised by other groups, and so is not usually available. With Council indicating that the library is to be relocated, there is opportunity to provide sufficient space for youth service utilization.

Table 8 shows that population estimates are for an increase in all age cohorts of young people in Boronia over the next 20 years, in particular significant increases of 25.9%, 28.5% and 31.4% in the 5-11, 12-17 and 18-24 age cohorts respectively. When this is aligned with the specific socio-economic issues facing Boronia over the same time period, there is expected to be an increase in the number and diversity of youth services programs which will need to be delivered to address specific local needs over the next 20 years.

**Table 10: Population Estimates for Youth in Boronia 2011-2036**

Age group (Boronia)	2011	2016	2026	2036	Total increase 2016-2036	% increase 2016-2036
<b>Age 5-11</b>	1,517	1,661	1,976	2,091	430	25.9%
<b>Age 12-17</b>	1,313	1,282	1,515	1,647	365	28.5%
<b>Age 18-24</b>	1,937	1,746	2,095	2,294	548	31.4%

It is expected that existing local venues will have some capacity to cater for an increased range of youth service programs into the future, however this would be improved with the ability to access general and flexible multi-purpose space within a centrally located community venue. Age and condition of existing infrastructure to continue to be “fit for purpose” will be a challenge over the next 20 years.

### Implications for Boronia: Youth Services

- Council decision to relocate the Boronia Basketball Stadium and Library mean that youth will not have access to:
  - Casual drop-in shooting space provided during holidays
  - **Midnight Basketball** program
- Council-run Youth Services programs will continue to be provided in Boronia in conjunction with schools, churches and other local partners, to meet changing local needs.
- Local venues will continue to provide the majority of spaces required to accommodate a range youth services (including Council and non-Council activities) to meet future needs.
- The future of the Midnight Basketball Program will be in doubt if the Basketball Stadium is no longer available. There are no other suitable venues in Boronia, and the State Basketball Venue would not be a suitable location (participants need to be able to access a local venue)
- Youth services would benefit from access to centrally located and flexible multipurpose spaces to deliver an increased range of programs to meet future needs.

## 5.5 Active ageing

Boronia's population is expected to increase across all age cohorts up to 2036, however there are expected to be significant increase in the over 50 age groups, in particular with a 36% and 68% increase in the age 70-84 and age 85 plus cohorts respectively from 2016-2036. This will have significant implications for the types of community facilities needed to cater for community needs over the next 20 years, not only to provide the diverse range of services expected to be needed for these age cohorts, but also in the ability of those facilities to meet the amenity and functional needs of older people.

**Table 11: Population estimates for people age 50 and over in Boronia 2011-2036**

Age group (Boronia)	2011	2016	2026	2036	Total increase 2016-2036	% increase 2016-2036
Age 50-59	2,726	2,684	2,879	3,177	493	18.4%
Age 60-69	2,295	2,616	2,553	2,695	79	3.0%
Age 70-84	1,919	2,157	2,745	2,945	788	36.5%
Aged 85 and over	422	499	721	841	342	68.5%
<b>TOTAL age 50 and over</b>	<b>7,362</b>	<b>7,956</b>	<b>8,898</b>	<b>9,658</b>	<b>1,702</b>	<b>21.3%</b>

### 5.5.1 Aged Care providers

Boronia has a number of private aged care services. [These include:](#)

**Table 12: Aged Care Providers in Boronia**

Name	Number of beds	Special characteristics
<b>Mercy Place, 7 Maryville Way, Boronia VIC 3155</b>	58 beds	Residential aged care Palliative care Secure dementia care
<b>Clovelly Cottage, 16 Stewart St, Boronia VIC 3155</b>	121 beds	Residential aged care Respite care Palliative care Secure dementia care
<b>Boronia Residential Aged Care, 7 Coogee St, Boronia VIC 3155</b>	70 beds	Residential aged care Palliative care
<b>Hazelwood Boronia Supported Residential Services, 40 Central Ave, Boronia VIC 3155</b>	14 beds	Disability supported accommodation
<b>The Haven Day Centre, 17 – 19 Falconer Rd, Boronia VIC 3155</b>		Day program meeting the needs of dementia and carers as part of the ministry of Knox Community Baptist Church

## 5.5.2 Senior citizens Centres

The Boronia Bellbird Senior Citizens Centre (BSCC) operates from a Council-owned facility located on VicTrack land adjacent to Boronia Railway Station. The lease from Vic Track is currently in over-holding. The BSCC manage bookings and all its own administration.

The *Asset Development Plan for Council's Senior Citizens Centres*, K2 Planning Pty Ltd, October 2016 assessed utilisation rates, building and site conditions, population trends, assessment of need, and potential future uses for each of Council's five (5) Senior Citizens Centres.

The plan noted emerging trends for Senior Citizens Clubs generally<sup>9</sup>:

- Rising importance of issues such as social isolation within an increasing ageing population;
- Membership of Senior Citizens Clubs in decline; members struggling to maintain management responsibilities as they age;
- Changing values and preferences of ageing population affecting the delivery and relevance of traditional model of the Senior Citizen Centre;
- The more traditional model of the Senior Citizen Centre provides exclusive access to designated clubs regardless of the numbers using the facility; in some cases, centres are being underutilised as a result.
- The high and rising demand for U3A groups.
- Changing Council practices towards planning for Senior Citizens Centres generally, focusing on changing management arrangements, developing spaces that strengthen broader segments of the community and interest based groups, and seeking to engage with older people outside of the Senior Citizens Club membership.

With respect to the Bellbird Senior Citizens Centre, the Asset Development Plan specifically concluded that<sup>10</sup>:

- There are a relatively high number of seniors in Knox.  
*By 2036, expected increase of people aged 50+ to be 9,658, compared to 7,956 estimated in 2016 (14.2% increase)*
- Bellbird Senior Citizens Centre has relatively moderate levels of utilisation with only 58% utilisation across weekday. In addition to the senior citizens club, other groups using the facility include:
  - Regular hirers: Knoxbrooke Disability Services; Dance Studio, Calisthenics Club, concert/acting group.
  - Casual hirers: Life Activities Club, Church groups, spinning classes, dance groups.
- The existing Bellbird facility is old, has asbestos cladding, poor ESD (no insulation) and poor passive surveillance. The existing condition of building assessment ranked the lowest of all 5 Senior Citizens Centres in Knox.
- The building has poor development potential due to its location and site constraints.
- The plan suggests the development of a new multipurpose community facility for senior citizens (eg: Carrington Park) will be best placed to deliver multiple and diverse activity spaces for senior citizens of Knox into the future.

<sup>9</sup> *Asset Development Plan for Council's Senior Citizens Centres*, K2 Planning Pty Ltd, October 2016, pp 36-37

<sup>10</sup> *Asset Development Plan for Council's Senior Citizens Centres*, K2 Planning Pty Ltd, October 2016, pp75-82

### 5.5.3 Council aged care services

The City of Knox provides a range of community based and in home supports and services to support older people to live independently in the community. These include services generally delivered to eligible residents within their own dwellings, and do not specifically impact on service or facility provision in Boronia:

- Services delivered under the Commonwealth Home Support program, including domestic assistance, personal care and home maintenance, and;
- A range of Council funded social inclusion, housing support and transport programs.

A municipal-wide Food Services program ('Meals on Wheels') delivers food to all eligible residents of Knox in their own homes. No changes to levels of service and/or facility provision that may impact community facility provision in Boronia is anticipated.

### 5.5.4 University of the Third Age (U3A)

The Knox University of the Third Age (U3A Knox) is a voluntary non-profit organisation providing an extensive range of learning and leisure programs and services across Knox with membership primarily older residents (ie: age 60+). U3A Knox promotes a range of leisure and lifelong learning opportunities, improving social connectedness and health and wellbeing benefits to older residents participating in the various programs and volunteer opportunities.

The primary U3A facility in Knox is a Council owned facility in Fairpark Reserve (just outside Boronia suburb boundary). The majority of activities are run from this venue, however U3A hire rooms in 9 different community facilities to meet local program needs across Knox. As at December 2016, U3A had 1224 members, with membership increasing 7.4% in the previous 12 months. Current membership represents 2.5% of all Knox residents aged 50+ years. U3A Knox offer over 150 weekly programs, and 220 vacation programs.<sup>11</sup>

A demand analysis of future needs for the U3A undertaken in February 2017 by K2 Planning Pty Ltd noted<sup>12</sup>:

- 31 programs are oversubscribed and 20 of these rooms are of insufficient size to accommodate demand;
- U3A has several programs ready to start but have no available rooms;
- U3A are concerned that current space constraints are negatively impacting on its service delivery as well as restricting its ability to provide new or additional course programs.

Since October 2017, U3A have had access to Carrington Park as a regular hirer, which includes large space for exercise programs.

In Boronia, U3A Knox hires meeting room spaces at Boronia Uniting Church and Boronia Church of Christ for programs and activities and have interest in accessing meeting/activity space<sup>13</sup>.

Anecdotal evidence suggests that hiring of local meeting room spaces in church halls and other local venues can be problematic, due to poor accessibility, DDA compliance, air conditioning, lighting, surveillance etc for programs targeting older residents.

Given the increasing membership trends for all U3A activities across Knox, and the specific population projections for an increase across all age cohorts of residents aged over 50 years in

<sup>11</sup> *U3A Knox Demand Analysis*, K2 Planning Pty Ltd, Feb 2017, pp 7-9

<sup>12</sup> *Ibid*, K2 Planning Pty Ltd, Feb 2017, pp 21, 24

<sup>13</sup> *Boronia Library Redevelopment Feasibility Study*, ASR Research, Dec 2015, pp 16-17

Boronia, the demand for local U3A programs in Boronia is expected to increase. This is in contrast to the general trend of declining membership rates for Senior Citizens Centres.

The need for more accessible multipurpose spaces, which meet appropriate amenity standards combined with an increasing aged population in Boronia is to be considered in future planning. It is difficult to quantify this need with a specific floor area figure without further detailed consultation, however the population projections, U3A demand analysis and other anecdotal evidence suggest that shared access to a range of multipurpose spaces in Boronia would assist the U3A in meeting its future program and service needs into the future.

Given declining memberships recorded for Senior Citizens Clubs as a general trend, engagement with the Boronia Senior Citizens Club and the Knox U3A explore opportunities for shared programming/facilities to maximise community participation of older residents in Boronia and optimise efficiencies in services and facility provision.

### 5.5.5 Other senior services providers

Other senior services groups operating within Knox, including the Knox 55 Plus Club, which operates from the Carrington Park Leisure Centre, and various seniors groups operated by the Latvian, Chinese, Italian, Hungarian, Polish, Palesviaki Enosis and Fiji Indian communities. These are generally municipal wide-groups open to eligible residents from across Knox, ***none of which operates from premises in Boronia.***

The Boronia Returned Services League (RSL) is a longstanding community organisation in Boronia. It owns and operates from its premises in Dorset Road (est. 1937). It has 300 members, with 70% male. Most members are over 50 years. It provides RSL and social activities for members, including meals. It also has meeting/function rooms available for hire to the community. As part of the engagement process in the 2015 Library Report, the RSL noted a desire to relocate from the site and a desire to use Boronia Park for commemorations.<sup>14</sup> Refurbishment of Boronia RSL took place in 2016 with a new suspended acoustic ceiling, interior and exterior painting and rendering of all brickwork. The sub-branch noted that the relocation and building costs would be too prohibitive (<http://www.boroniarslvic.com.au/renovations>).

All of these other senior services groups will continue to play an important role in meeting the diverse needs of senior citizens generally across Knox into the future. As they are all currently operating out of their own facilities, or are operating outside of Boronia, there are no specific service/facility needs relevant to this review at this time.

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<sup>14</sup> *Boronia Library Redevelopment Feasibility Study*, ASR Research, 2015, p.16

## Implications for Boronia: Active Ageing

- Despite reduced membership and relatively poor use of the existing building, the increasing ageing population in Boronia will continue to generate need for some form of senior citizens services/ facilities.
- Whilst an upgraded regional facility for seniors' activities elsewhere in Knox may meet some of the service needs currently provided by the Bellbird facility, a number of the services currently provided from the Bellbird Senior Citizens facility will still be provided locally within Boronia.
- Explore alternative models of service and facility provision to ensure the continued delivery of an effective service in Boronia to meet future active ageing needs.
- Ensure planning and design processes for any new/upgraded community facilities in Boronia, and any masterplan process for Boronia Park takes into account:
  - the need for flexible, adaptable spaces (both indoor and outdoor) to accommodate a range of services/programs to meet the diverse needs of older residents into the future, and which have appropriate amenity standards and functionality to cater for older people and those with restricted mobility; and,
  - The need for further targeted consultation with the Senior Citizens Club, U3A, RSL and other aged services providers in Boronia to determine specific service and facility needs for older persons.

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## 5.6 Libraries

The AEC Group was engaged by Council in 2008 to undertake a review of all the library service across the whole municipality, being the *Review of Library Infrastructure and Service Delivery*, AEC Group, May 2008 (“2008 Library Review”)

For the City of Knox, the 2008 Library Report advocated for a ‘hub and spoke model’, comprising a central larger library in Knox with a network of branch libraries of various sizes, preferably located in activity centres. It recommended Boronia as a branch facility of between 600-1,000m<sup>2</sup>.<sup>15</sup> With an existing floor space of 650m<sup>2</sup>, the Boronia library is currently on the lower edge of its recommended floor space provision.

The 2008 review considered Boronia Park a suitable location for the future library service, however a proactive approach was recommended in investigating alternative site locations or improving the existing facility, to improve integration, visibility and functionality of the library. It recommended Council should look at opportunities to integrate library services with other activities and services, in particular coordinating and co-locating library services with community learning opportunities and other community activities.

The *Boronia Library Redevelopment Feasibility Study*, ASR Research, 2015 (“2015 Boronia Library Report”) provides the most current analysis of existing library services in Boronia. It reviewed existing service levels in comparison to all other branch libraries in Knox and assessed it against industry benchmarks and future needs assessment.

A summary of service analysis for the Boronia Library from the 2015 Boronia Library Report is:<sup>16</sup>

- The Boronia Library is well used and current size and service levels are generally meeting local Library service needs in Boronia. It has 1m<sup>2</sup> per 40 people in its primary catchment (2nd of all Knox libraries), with a deficit in floorspace of between 350-500m<sup>2</sup> when compared to standardised industry benchmarks.
- The library building itself is in good structural condition, however is now dated and unattractive. The floor level is below 1:100 year flood level, and can flood when significant rain events occur.
- The library has suitably sized spaces for its collection, reading and storage areas. However, it lacks a quiet area, flexible meeting room space and areas for youth, and the work room is also too large. It has a meeting room space, however this is almost exclusively used for an external literacy groups, so is generally unavailable for library use. The library would benefit from internal reconfiguration and modest extension to allow for improved programs and services to meet existing and future needs.
- Disadvantages of current location are flooding issues, and lack of visual prominence to wider Boronia activity centre. The library has poor integration and visibility to the activity centre and surrounding roads, and has poor surveillance when the basketball stadium is closed.
- Advantage of current location is its proximity to car parking, open space, and other community activities in Boronia Park, which provide opportunities for good synergies with adjacent community uses.
- Opportunities for expansion in current location are constrained due to drainage/geo-technical issues and existing infrastructure. Some limited expansion potential could occur into loading bay area to the north, and in front of basketball stadium to the north-west. Extending upwards would be costly, due to the need to rebuild the building foundations and

<sup>15</sup> *Review of Library Infrastructure and Service Delivery*, AEC Group, May 2008, p.iv

<sup>16</sup> *Boronia Library Redevelopment Feasibility Study*, ASR Research, 2015

install a lift.

The 2015 Boronia Library report concluded that the most-cost effective option was to retain the library in its current position and maximise integration with the Boronia Basketball Stadium. The decision in 2017 to relocate the Boronia Basketball Stadium to the State Centre and associated relocation of the Boronia Library provides an opportunity to address the disadvantages highlighted above.

The key messages from both the 2008 and 2015 library reports about the functional and operational requirements of the Boronia Library, and the future direction for the library in terms of its ability to continue to meet community needs into the future are still relevant and applicable. Library and associated spaces could potentially include shared foyer, kiosk and community meeting spaces and provision for a changing places facility.

### Implications for Boronia: Library Services

- The library service within Boronia is providing a satisfactory level of service, and well used by the local community. It lacks prominence to the activity centre surrounding main roads, and integration with other community uses.
- Opportunity for redeveloped Boronia Library in a different location to share spaces with adjoining community uses, cafe and meeting room spaces, and improved visual presence to external roads.
- Many community service providers would welcome opportunities to be located adjacent to and/or share multipurpose spaces with the library.
- Preference for the future provision of library services is that they should form part of an activity centre and form part of a community hub/civic precinct.
- Adaptation of library to include new technologies, become a key provider of lifelong learning opportunities and be flexible to respond to changing community needs as they emerge over time.
- Explore new management models to support the library and other community service providers (both Council and non-Council) to operate as part of an integrated multipurpose community facility;
- Given all of the above, there are significant opportunities within the Boronia Activity Centre precincts to create a substantially upgraded or new library facility to form a core component of an integrated community hub/civic precinct.

## 5.7 Leisure and Recreation

Leisure and recreation uses encompass a very broad range of leisure, sport and physical activities which include passive and active recreation, both indoor and outdoor, and both Council and non-Council service providers. They provide a diversity of opportunities for the whole community, catering for different ages, abilities and interests.

The benefits of leisure and recreation activities to the broader community include health and wellbeing benefits of being physically active, and the social, mental and relaxation opportunities provided. Many local leisure and recreation organisations rely on volunteers in their operation and management, providing further community strengthening opportunities.

The Knox Leisure Plan identifies that communities with high levels of involvement in leisure and recreation activities are more likely to achieve a range of positive outcomes, including<sup>17</sup>:

- A more interactive and friendly community and greater sense of local pride;
- Greater fitness and lower incidence of major illness and diseases;
- Financial benefits to business and community organisations;
- Growth in retail and service sectors and higher levels of employment;
- More people using public spaces and improved perceptions about community safety; and,
- More inviting urban environments and streetscapes.

### 5.7.1 Active recreation reserves

Council officers consider recreation reserves to be at capacity across all of Knox. Local football, cricket and rugby clubs report that they cannot expand as the pavilions and/or sporting grounds are at capacity. There are constraints on the ability for clubs to cater for the increasing demand from all its members, including junior teams and in catering for female participation, given pavilion and ground capacity. Clubs need to ensure grounds are not overused, to maintain playing conditions for match days. Often clubs benefit from having an overflow training venue, however there are limited surplus training facilities available in Knox.

*By 2021 – equivalent of additional 20 sports fields required to accommodate provision for female participation in sports across Knox*

Local football, cricket and soccer clubs across Knox are all indicating that demand for female teams is experiencing significant growth, and clubs expect an increase in demand from the current 16 female teams across Knox to 103 teams in 2021 (over 600% increase in demand). This equates to an additional 435 hours of sports field usage, or translates to the need for an additional twenty (20) sports fields will be needed across the municipality by 2021 to accommodate this demand.<sup>18</sup>

The growth of female participation in sport is also presently receiving significant policy and funding support from the State Government, and most funding requests at both local and State levels requires clubs to demonstrate their commitment to catering for increased female participation.

Major constraints to catering for this increased growth in female participation include the capacity of grounds (eg: ground availability, floodlighting, sporting surfaces) and low capacity of the existing building infrastructure (eg: pavilion/amenity standards) to cater for females.

<sup>17</sup> *An Active Future: Knox Leisure Plan 2014-19*, City of Knox, 2014, pp. 8, 15-16

<sup>18</sup> Council Report “*Female participation in structured sporting activity and the capacity and challenges for Council infrastructure to support this participation*”, Knox City Council, 20 December 2016

The Building Condition Audit (due Jan 2018) will assess the condition of pavilions. Many pavilions and other sporting infrastructure are likely to need major upgrade/renewal over the coming 20 years.

The Pavilion Plan, currently under preparation, will address some of these issues across Knox relating to existing infrastructure capacity. Some of the solution may be significant investment by Council in alternative building structures or regional facilities, however regional facilities will not address the individual local club needs to update their sporting infrastructure to meet future local demand.

In Boronia, the proposed disposal of Boronia Heights Secondary College by the State Government, is an opportunity to advocate for the retention of the sporting reserve and associated infrastructure for continued community use as an active open space reserve. **Pursue this opportunity, as the alternative to find replacement active open space area within a built up area such as Boronia is unlikely.**

There are many challenges facing Council in seeking to meet the expected growth in female and junior participation at Council's existing sporting facilities. Council will need careful and holistic consideration across all its infrastructure assets across the whole municipality, including Boronia, to improve the suite of community sporting infrastructure to meet and/or manage the increasing demand and manage community expectations. This is likely to require significant financial investment.

Within Boronia, the following reserves provide the following recreation activities:

- Chandler Park Reserve: 1 oval; 1 pavilion (football, cricket, netball, Auskick)
- Colchester Reserve: 1 oval and 1 pavilion (cricket, rugby league)
- Tormore Reserve: 1 oval; 1 pavilion (football, cricket)
- Batterham Reserve: 2 ovals and 1 pavilion (football, cricket)
- Miller Park: 1 oval and 1 pavilion (football, cricket)
- Bayswater Secondary College (providing cricket facilities for Boronia Cricket Club and Knox Boronia Churches Cricket Club)

All of these facilities are deemed to be local level, and therefore meet the local standard provision of a minimum 1 oval and 1 pavilion each.

The weekly utilization of Council-owned facilities by winter and summer usage:

**Table 13: Weekly Seasonal Usage**

Council Facility	Weekly hours Winter	Weekly hours Summer
<b>Chandler Park Pavilion</b>	42.5	16.5
<b>Chandler Park Ground</b>	51.5	20.5
<b>Chandler Park Netball Courts</b>	12	12
<b>Colchester Reserve Pavilion</b>	53.5	36
<b>Colchester Reserve Ground</b>	35	36.5
<b>Tormore Reserve Pavilion</b>	50	42.5
<b>Tormore Reserve Ground</b>	33.5	34
<b>Miller Park Pavilion</b>	63.5	48.5
<b>Miller Park Ground</b>	29.5	43.5
<b>Batterham Reserve Pavilion</b>	64.5	64.5
<b>Batterham Reserve Ground 1</b>	35.5	50
<b>Batterham Reserve Ground 2</b>	50	50

Refer to Appendices B & C for a detailed breakdown of usage and participation levels for active recreation reserves in Boronia and surrounding areas.

Seasonal use of Council-owned facilities provides the following competitions:

#### Chandler Park Reserve – 3.18ha

Boronia Cricket Club (summer)  
Boronia Football Club (winter)  
Boronia Junior Football Club (winter)  
Boronia Netball Club (winter)  
Boronia Uniting Netball Club (winter)  
The Basin Football Club (winter)  
The Basin Netballers (winter)  
Boronia Auskick (winter)

#### Colchester Reserve – 4.47ha

Boronia Cricket Club (summer)  
Eastern Raptors Rugby League Club (summer and winter competition)

#### Tormore Reserve – 5.46ha

Boronia Cricket Club (summer)  
Boronia Football Club (winter)

#### Miller Park Reserve – 5.59ha

Boronia Junior Football Club (winter)  
Knox Boronia Churches Cricket Club (summer)

#### Batterham Reserve – 4.80ha

The Basin Football Club (winter)

#### Soccer and Hockey

Soccer and hockey facilities are provided for at a district/regional level, with no specific facilities currently provided in Boronia. Soccer clubs operate from facilities in Mountain Gate and Wantirna South. Hockey presently operates from the Knox School until 2021. From 2021 no hockey facilities will be available in Knox, however Council is currently in discussions with adjoining Councils to establish support for a regional hockey facility.

### 5.7.2 Active Space Provision Ratios

Provision ratios for active outdoor sport and recreation and passive open space are set out in *Planning for Community Infrastructure in Growth Areas* and distributed across three levels of order:

- Overall – 2ha per 1,000 people
- Level 1 – 1 active open space reserve (8ha) per 6,000 people
- Level 1 pavilion – 1 per 6,000 people
- 1 higher order active open space reserve (30 ha) per 50,000 people
- Level 3 pavilion – 1 per 50,000 people

Current provision: Utilising the benchmark 2ha per 1,500 people applied to the 2016 population

(22,178 people) for Boronia sets out an overall requirement of 29.57ha active open space, compared to the existing provision of 23.5ha.

Projected demand: Utilising the benchmark of 2 hectares per 1,500 people applied to the 2036 estimated population for Boronia (27,115 people) sets out an overall requirement of 36.15 hectares. Boronia may have a deficit of xx hectares in 2036.

### Implications for Boronia: Active Recreation Reserves

- Boronia community has access to a number of active recreation reserves to serve local sporting clubs and provide general community use for active recreation.
- High usage and participation levels at all active recreation reserves in and around Boronia, with all local grounds considered to be at capacity.
- Population projections for an increase in all age cohorts over the next 20 years, especially younger age cohorts, combined with the increased demand for active recreation facilities to accommodate increased female participation, suggests that there will be an undersupply of active recreation reserves in Boronia to meet demand from local clubs and the broader community into the future.
- Pavilions and other sporting infrastructure within active recreation reserves is ageing, and likely to need major upgrading/renewal over the next 20 years.
- Council will need to look at innovative options to facilitate increased provision of active recreation facilities in Boronia. Opportunities for shared use of facilities/grounds with local schools and private sector could be explored, for both training and competition purposes.
- Council should actively advocate for the continued community use of active open space at the former Boronia Heights Secondary College (under proposal to be sold by the State Government)

### 5.7.3 Netball

All competition based netball in Knox is played at the Knox Regional Netball Centre in Ferntree Gully, with 2 indoor and 18 outdoor courts and a high standard of facilities to meet competition standards. The facility is well used, with over 4000 netball players from clubs across Knox and outer Eastern Region using the facility every week.

Council is currently undertaking a Netball Feasibility Strategy, which may suggest that there is need for additional indoor netball courts across Knox, however this is unlikely to impact on facilities in Boronia.

A number of local clubs do use local netball courts for training purposes. In Boronia, this need is being met primarily at Chandler Reserve (3 outdoor courts), with Boronia K-12 College having netball court facilities.

### 5.7.4 Netball Provision Ratios

*Planning for Community Infrastructure in Growth Areas* sets out provision ratios for netball courts ranging from 1 outdoor court per 3,500 to 1 outdoor court per 7,500 people. The standards also consider the school provision of netball courts. A recommended standard is:

- Overall – 1:3,500 people
- Level 3 – 1 x 8 court per 50,000 people

Current provision: Utilising the benchmark of 1:3,500 people applied to the 2016 population for

Boronia sets out an overall requirement of 6 outdoor netball courts, compared to the existing provision 5 outdoor courts.

Projected demand: Utilising the benchmark of 1:3,500 people applied to the 2036 estimated population for Boronia sets out an overall requirement of 8 netball courts. Depending on the outcome of the Netball Feasibility Study, Boronia may have a deficit of 3 outdoor netball courts in 2036.

### Implications for Boronia: Netball

- Given the desire for a regional based netball facility to provide competition standard facilities for all netball clubs in Knox in one location, it is unlikely to additionally provide new/upgraded netball facilities in Boronia in the foreseeable future.

#### 5.7.5 Tennis

Council completed a *Tennis Facility Plan* in 2012 to establish the future direction of tennis and establish infrastructure capacity. The plan established that participation in club tennis had been generally decreasing over the last 20 years, with over 50% reduction in membership, however participation levels had now generally stabilised.

Some clubs have already or are considering amalgamation with other nearby clubs in order to stay viable. Poor condition of existing tennis infrastructure (court surfaces, linemarking, fencing, lighting, car parks, pavilions, etc) is also an issue for many clubs.<sup>19</sup>

There are no club tennis court facilities currently located in Boronia itself. The three clubs operating from Council owned premises on the periphery of Boronia are:

- Batterham Park Tennis Club: Miller Road, The Basin
- Miller Park Tennis Club: Mountain Highway, The Basin
- Mountain Gate Tennis Club: Agora Boulevard, Ferntree Gully

There is a Council-owned public asphalt tennis court within Boronia Park, which is available for general community use without bookings. Whilst there is no formal utilisation data, anecdotally, the public asphalt court in Boronia is a reasonably well used multi-purpose space, with its fencing providing some additional security for users. Primarily used for tennis, it is also used for a range of activities (eg: bike riding, skate boarding, ball sports), as well as use by the adjoining radio controlled car club for additional temporary track area when required.

It is considered to provide a useful community service which provides an opportunity for people to play tennis without being a club member and without the cost of having to hire courts or make bookings. Given the expected increase in densities in Boronia, with less private open space for households than detached dwellings, the value of the tennis court as a “space” for informal active recreation is likely to become more apparent. Explore opportunities to upgrade the asphalt space or create a new space elsewhere in Boronia Park for a multipurpose outdoor recreation area suitable for tennis, basketball, and other ball sports for the general community.

<sup>19</sup> *Tennis Facilities Strategic Plan*, Knox City Council, April 2012, pp4-5

### 5.7.6 Tennis Provision Ratios

*Planning for Community Infrastructure in Growth Areas* sets out provision ratios for tennis facilities (courts and pavilions) as:

- 1 x 2 court (free to the public with no pavilion) per 25,000 to 35,000 people
- 1 x 6-10 court facility (with pavilion) per 25,000 to 35,000 people
- 1 x 24 court facility (with pavilion) per municipality/region per municipality

Utilising the benchmarks above, there are sufficient tennis facilities in Boronia.

#### Implications for Boronia: Tennis

- There is no additional demand expected for new club tennis facilities within Boronia in the foreseeable future.
- The public tennis court is reasonably well used and is likely to continue to provide a valued active recreation opportunity in Boronia, particularly given the expected increase in housing densities with less private open space in and around Boronia Activity Centre.
- Consider upgrading this space, or creating a new space as a multipurpose outdoor recreation area suitable for tennis, basketball and other ball sports.

### 5.7.7 Basketball

The Boronia Basketball Stadium located in Boronia Park, adjacent to the library provides basketball facilities. Knox Basketball Incorporated (KBI) lease the facility from Council for competition and training and as its administrative base. The facility consists of 6 internal courts, change rooms, amenities area, administration areas, entrance foyer, kiosk and multipurpose meeting room.

The facility is well used, with a full range of competition basketball and training across junior and senior levels, and other sporting programs including school holiday programs and exercise classes. It also allows for casual access for shooting practice, etc during the daytime, when the centre has available court space. The general meeting room space is hired out to a range of user groups, including Council vaccination sessions and use by a number of local schools (including Heatherwood School on a regular basis) for various education/sporting programs.

The stadium is generally considered to be a well located facility and fulfils service and place requirements for the service in Boronia.

The facility is 40 years old, and dated in appearance, internally and externally. Changerooms and amenities are in good condition; however there is significant and serious cracking in the entrance foyer, kiosk and multipurpose room. It has been subject to significant flooding over recent years, as it is below the 1:100 year flood level.

Since the preparation of the *2015 Boronia Library Report*, it is clear that the structural issues associated with the Boronia Basketball Stadium are more serious than previously thought. The solution to them is likely to be significant, influencing the future provision of a stadium in this location. Solutions will also affect the future suitability of the Boronia Library, the Park Crescent Children's Centre, and the broader drainage response to Boronia Park water retention issues.

Given the expected increase in densities in Boronia, with less private open space for households than detached dwellings, consideration be given to providing an outdoor multipurpose space suitable for active recreation such as basketball (full or half court), tennis and other ball sports. This could be a new space, or an upgraded shared space with the existing public tennis court.

In November, Council decided to relocate the Basketball Stadium to the Regional Centre in Wantirna South seek funding from State government. Should the State government fund this development, there are uncertainties about the provision of basketball in Boronia.

### 5.7.8 Basketball Provision Ratios

*Planning for Community Infrastructure in Growth Areas* sets out provision ratios for indoor recreation stadiums as:

- Neighbourhood level indoor stadiums – 1 (2 court) facility per 20,000 to 30,000 people
- Higher order indoor stadium – 1 (4-6 court) per 40,000 to 60,000 people

Utilising the benchmarks above, the Boronia Basketball Stadium functions as a higher order indoor stadium currently. Considering the displacement of user groups through the relocation of the basketball stadium to Wantirna South, the Boronia project should identify suitable alternatives to absorb existing user groups.

#### Implications for Boronia: Basketball

- The existing Basketball Stadium has structural and geo-technical issues which must be addressed if the facility is to remain viable.
- The decision to relocate basketball facilities to the State Basketball Centre in Wantirna South might address basketball needs more broadly, but must also consider the impact this decision will have on the other community groups which currently use the facility.
- The future of the Basketball Stadium will also impact on the future of the adjoining library, and to a lesser extent the Park Crescent Children’s Centre.
- Given the expected increase in housing densities with less private open space in and around Boronia Activity Centre, consideration could be given to upgrading the tennis court, or creating a new space as a multipurpose outdoor recreation space suitable for basketball, tennis, and other ball sports for general community use.

### 5.7.9 Gymnastics/calisthenics

#### Gymnastics

The regional gymnastics facility operates from a Council owned facility in Pickett Reserve, Ferntree Gully, and other smaller local gymnastics clubs operate from various privately owned premises in suburbs surrounding Boronia.

Future upgrades and or development of any new Council owned facilities for gymnastics, if and when required, are expected will be met in regional based facilities elsewhere in Knox. For the smaller independent operators, these are expected to continue to meet demand as required, and do not impact on service and facility provision in Boronia.

The use of a regional facility is similar to the trends in many sports, where the provision of one larger district or regional based facility allows for a larger member base with improved facilities and equipment.

### Calisthenics & dance groups

Calisthenics and dance clubs operate from local church and community meeting spaces in Boronia, including: Wesleyan Methodist Church, Boronia Road Uniting Church, St Paul's Anglican Church and Bellbird Senior Citizens Centre. The Marshere Dance Studio operates from commercial premises in Boronia Road.

There has been no assessment of the suitability/functionality of the facilities used by the local calisthenics and dancing groups. Similarly, Council has no information about future growth projections for these activities, and what impact this may have on the ability of existing groups to continue to operate from their current venues. *Planning for Community Infrastructure in Growth Areas* does not list provision standards for calisthenics and dancing clubs.

In the absence of any specific demand or building condition analysis, it is assumed that future facility needs for calisthenics and dancing groups will continue to be largely met with local meeting room space available to hire (from Council and non-Council owned buildings), as well as independent commercial premises. Although with projected increases in younger age group profiles in Boronia up to 2036 expected, this may become more difficult without any increase in the availability of general community spaces which meet the needs for these groups. A general need expressed from a local calisthenics club is that there is a lack of storage space for local community groups in Boronia.

It should be noted that in considering future use of the Bellbird Senior Citizens Centre, two local calisthenics and dancing clubs will be impacted. Any future decision on the Bellbird Senior Citizens Centre will require further consultation with affected stakeholders to understand the implications of any decision.

#### Implications for Boronia: Gymnastics and Calisthenics

- There are no implications for the provision of gymnastics facilities in Boronia into the future; future need likely to be met at regional Council-owned facilities and through local clubs in private facilities.
- Future facility needs for calisthenics and dancing groups will be met in part with local meeting room space available to hire from both Council and non-Council owned buildings in Boronia, as well as commercial premises.
- Two local calisthenics and dancing clubs operate out of the Bellbird Senior Citizens Centre and need to be consulted in relation to the future of the Centre.
- With loss of some existing venues due to ageing infrastructure, and increased demand arising from increased population levels, particularly in 5-17 age groups, calisthenics and dancing groups are likely to require greater access to multi-purpose community spaces, which cannot be met within the remaining suite of available community meeting rooms available to hire.
- Consideration could be given to accommodating storage needs of local groups, through any new/upgraded facility planning process.

### 5.7.10 Aquatic sports

Current aquatic facilities in Boronia and immediately surrounding areas are:

Council owned:	Leisureworks
Non-Council:	Beaver Swim School, Boronia Rd, Boronia Wantirna Swim School, Scoresby Road, Boronia

Leisureworks is the major aquatics facility within Boronia and surrounding suburbs, currently under contract to the YMCA. It is a well-used family friendly venue, providing a range of aquatic and health and fitness activities. Aquatic facilities include four indoor pools (50m pool, warm water pool, program pool, leisure pool), indoor waterslide, spa, two outdoor seasonal pools and outdoor gardens/BBQ areas. Other facilities include a health club, crèche, meeting rooms for hire, and a café.

Council are currently completing an Aquatics Plan for all of Knox, which will include extensive consultation, analysis of participation rates and an assessment of existing and future needs for aquatic facilities in Knox. It is currently on hold pending a structural assessment of the Leisureworks facility, which has shown some evidence of structural issues. Expected completion of the Aquatic Plan is June 2018. The Aquatics Plan, once completed will inform the future provision of aquatic services across all of Knox, including Boronia.

Any assessment of the future provision of aquatic services for Boronia cannot occur until the outcomes of the Aquatic Plan are known. It is important to ensure that any decision about the future of the Leisureworks facility takes into account not only the aquatic services and facilities it provides, but also the wider health and fitness activities and general meeting room spaces it currently provides for Boronia and the wider community.

### 5.7.11 Aquatic/Leisure Provision Ratios

*Planning for Community Infrastructure in Growth Areas* sets out provision ratios for aquatic/leisure centres as:

- 1 Council aquatic leisure centre per 40,000 people
- Additional elements, such as 50m program pool, water slides etc. may have a municipal catchment

#### Implications for Boronia: Aquatic Sports

- Existing facilities in Boronia provide adequate level of service for aquatic sports, which would be expected to cater for expected increases in population levels across all age groups and associated demand for aquatic sports. Without the services provided by Knox Leisureworks, there would be a significant under-provision of aquatic sports facilities for Boronia residents.
- The existing Knox Leisureworks has potential structural and geo-technical issues needing further investigation.
- The outcomes of the Aquatic Plan 2017 (currently under preparation) and building condition audits will inform a decision on the future of Knox Leisureworks in its current location.
- Any decision relating to the future viability of Knox Leisureworks and/or provide a new facility elsewhere in Knox should also consider the impact this decision will have on all the existing user groups of the facility (ie: health and fitness, meeting room space, etc)

### 5.7.12 Health and fitness

A variety of health and fitness clubs and businesses operate in and around Boronia, which include a wide range of gyms, health clubs, martial arts/karate, exercise groups, and other allied health services.

Leisureworks is the only Council-owned facility. All others are generally provided by private

businesses operating from commercial premises. They are evidence of the important role of the private sector in the overall provision of leisure and recreation facilities for the Knox community

It is expected that these businesses will continue to provide important health and fitness opportunities for residents and workers in Boronia, and will fluctuate in number, size, and type of services provided based on demand from their customer bases, as required. With the exception of the health club operating from the Leisureworks facility, there are not expected to be any implications for the provision of health and fitness facilities in Boronia into the future, as they are by and large being met through private operators on their own premises.

### Implications for Boronia: Health and Fitness

- With the exception of the health club operating from the Leisureworks facility, there are not expected to be any implications for the provision of health and fitness facilities in Boronia into the future, as they are expected to be met through independent businesses on their own premises.
- Future of health and fitness facilities at Knox Leisureworks should be taken into account in any decision relating to the future of this facility, following completion of the Aquatics Plan 2017

#### 5.7.13 Bowling

##### *Boronia Bowls Club (Lawn bowls)*

The Boronia Bowls Club is located on privately owned land in Marie Street, Boronia. It is a longstanding facility in Boronia (established 1950's). The Club provides a range of bowling competitions, with barefoot bowls and free lessons provide opportunities to introduce bowling to the wider community, without membership. The club also provides social activities for members. The Bowls Club have reported to Council of declining membership numbers, and ageing facilities.

The Bowls Club contributes to the suite of community services in the Boronia Community, and in particular, given the age profile of members, provides an important leisure, recreation and social outlet for older residents of Boronia.

#### 5.7.14 Bowls Provision Ratios

*Planning for Community Infrastructure in Growth Areas* sets out provision ratios for a lawn bowls facility as:

- 1 lawn bowls facility (4 greens) per 40,000 people

The current provision is more than adequate for Boronia at present. However, given the increase in population of Boronia's older residents, there may be some increase in demand for bowling associated with increased population generally. Given trends of declining membership, and inclusion of bowling greens within retirement villages, no increased demand for additional facilities is expected.

#### *Indoor Bowling*

An indoor bowling centre is independently owned and operated, as part of the Boronia Junction Shopping Centre. It is well located in the heart of the Boronia Activity Centre, and adjacent to the

Boronia Station. The AMF Bowling centre provides 24 bowling lanes and 15 arcade games, but no laser tag.

This facility provides an important leisure and recreation activity for a wide range of different age groups in Boronia, providing both competitive and social bowling. It brings people into Boronia Activity Centre for both social and recreation purposes, and opportunities for connections/synergies with other community facilities in the local area should be supported.

The likelihood is that this facility will continue to provide an important facility for Boronia, and is an example of the important role of the private sector in the overall provision of leisure and recreation facilities.

### **Implications for Boronia: Bowling**

- There are no future service or facility needs associated with lawn bowls in Boronia, however the role of the Boronia Bowls Club in providing leisure activities and social benefits for older residents in the community should be supported.
- There are no future service or facility needs associated with the indoor bowling centre. Synergies with other leisure and recreation services in Boronia (both Council and non-Council) should be supported.

### 5.7.15 Boronia Radio Controlled Car Club

The Boronia Radio Controlled Car Club use Council-owned land on the north-west corner of Dorset Road and Park Crescent. There are three small buildings and hard surface dedicated track area. They also use the adjoining asphalt tennis court on as as-required basis for temporary overflow track area. The Club is a long standing user group (over 20 years) with good membership levels (63 members). They are well regarded as a facility for this type of use, and regularly hold State Championships at the Boronia facility. They are a member based club, but do work with Scope and other special needs groups to use their facility.

Longer term plans for the Club, as expressed to Council in the past, have been an upgraded seating and shelter and the desire to expand into the adjoining tennis court on a more permanent basis. Some upgrading of the existing area is likely to be required to allow the Club to properly cater for people with disabilities, and to improve level of facilities for members and State-wide competitions.

#### Implications for Boronia: Radio Controlled Car Club

- It is likely that the Boronia Radio Controlled Car Club is able to cater for any increased membership associated with overall population increases in Boronia.
- Future service and facility needs associated with the car club are likely to be upgrades to the seating and shelter, and for longer term use of the adjoining tennis court.

## 5.8 Community Meeting Spaces

A breakdown of facilities currently providing general meeting room/function spaces (available for hire by the community) include:

Table 14: Community Meeting Space

Facility	Address	Map reference (refer Map 2)
<b>Progress Hall</b>	134 Boronia Road	20
<b>Boronia Library</b>	Park Crescent, Boronia	27
<b>Boronia Basketball Stadium</b>	Park Crescent	21
<b>Knox Leisureworks</b>	Tormore Road	50
<b>Bellbird Senior Citizens Centre</b>	Erica Crescent, cnr Erica & Genista Avenue	47
<b>Tormore Reserve Pavilion</b>	Tormore Road	46
<b>Boronia Scout Group Hall</b>	Chandler Road	63
<b>Boronia District Guide Hall</b>	Chandler Road	17
<b>Boronia Bowls Club</b>	Marie Street	30
<b>Boronia RSL</b>	Dorset Road	29
<b>Boronia West Primary School</b>	Tormore Road	49
<b>Boronia Road Uniting Church Hall</b>	209 Boronia Road	51
<b>St Pauls' Anglican Church</b>	273 Dorset Road	13
<b>Wesleyan Methodist Church</b>	36 Pine Crescent	41
<b>St Joseph's Parish Hall</b>	212 Boronia Road	34
<b>Boronia Church of Christ</b>	59 Boronia Road	32
<b>Boronia CWA Hall</b>	Sun Dew Avenue	48

The **Facility Analysis** at **Appendix E** provides further analysis of the Council-owned community facilities which currently provide meeting room space in Boronia.

The *2011 Boronia Social Report* referred to the benchmark standards of the Strategic Service and Facilities Planning Framework (FPF), suggesting that at District level there should be a meeting room to cater for 400 persons, along with local level provision catering for at least 40 people, to cater for:

- Space for general program and service delivery.
- Spaces/ programs targeted to older adults.
- Spaces/ programs targeted to young people.

Further reference requires consideration of community spaces for three sizes, to cater for up to 50, 100 and 200 people.

Based on benchmark standards of a local facility (1 per 3,000 households) and a district facility (1 per 10,000 households), Table 9 shows the number of community facilities that are required in Boronia both now and in the future to meet the FPF benchmark standards.

**Table 10: Table 15: Community Meeting Space Demand in Boronia**  
(based on Strategic and Facility Planning Framework benchmark standards, BECA Report, 2009)

Type	2016	2036
<b>No. dwellings</b>	9608	11,240
<b>Local Level Facility</b> (1 per 3,000 dwellings)	3	4
<b>District Level Facility</b> (1 per 8,000 dwellings)	1	1

By 2036, Boronia will technically need a minimum of four (4) local community meeting room facilities, and one (1) district level facility. Best practice standards suggest the district level space should accommodate 400 + persons, and local level spaces should be of varying sizes to accommodate a range of user groups (between 50-200 people).

The *2011 Boronia Social Report* acknowledged that any assessment of community meeting space demands should be informed by completion of an actual review of usage levels of existing spaces, along with community satisfaction with those spaces for their intended purpose, and identification of potential requirements for spaces which are currently not provided. It concluded that:

*“In the absence of detailed demand/satisfaction research, it appears that there are a variety of meeting spaces available within Boronia that are suitable to meet local needs. However there is no larger space which would be required to meet the Facilities Planning Framework requirement district level requirement...”*

*...existing supply of local level meeting spaces appears adequate. At the district level, there is currently no larger meeting space in Boronia.”<sup>20</sup>*

The 2011 report commented that the lack of provision of a larger meeting room space (ie: 400+ people capacity) may not be a problem in Boronia, and would need further investigations and research to determine properly. Anecdotally, Council officers believe that the good supply of local

<sup>20</sup> Investigation of Boronia’s Future Social Service and Facility Needs, CPG, August 2011

level meeting spaces may be compensating for the lack of a large meeting space.

The *Boronia Community Youth Hall Facility Needs Study* in 2014 assessed community meeting room demand and supply undertaken as part of (“Boronia Youth Hall Study 2014”)<sup>21</sup>:

- There are 18 venues currently available in the Boronia Activity Centre precinct that provide in excess of 30 hireable spaces of sizes which range from meeting rooms with capacity of 20-25 people, to Halls with a capacity of up to 200 people, to the Knox Basketball Stadium with a capacity of in excess of 400 people.
- There is an even balance of Council owned facilities (9) and non-Council owned facilities (9).
- The existing provision of community facilities has capacity to absorb future demand for large and small spaces, and spaces suitable for both physical activity and non-active uses.

Given the range of community meeting spaces available, the *Boronia Youth Hall Study 2014* concluded that<sup>22</sup>:

- Most requests by the community for access to hireable spaces within the Boronia Activity Centre precinct are accommodated.
- The existing provision of community facilities has capacity to absorb future demand for both large and small spaces, and for spaces suitable for both physical activity and non-active uses.
- The existing provision of community facilities are of a standard and fit-out that generally meets the core needs of user groups.

The *2015 Boronia Library Report* also considered the issue of community meeting space in Boronia. It did not undertake specific analysis of demand/supply for community meeting spaces, however it did undertake consultation with a number of key local community service providers (both Council and non-Council) currently operating in and around Boronia: The report noted that:

- Existing meeting room space at the Boronia Library is not currently accessible to the library or for general community use, as it is almost exclusively used by one user group.
- The library has a need for access to a greater range of multi-purpose spaces for its library activities, which could also be shared with other community groups.
- There are a range of other local community service providers in Boronia seeking shared access to new meeting room spaces and opportunities for strengthening the integration of their service delivery and community support (Infolink, EACH, The Basin Community House, Progress Hall, Park Crescent Children’s Centre, Knox U3A, Mountain District Learning Centre). The need for the shared spaces from this group is due to a range of factors, including shortage of space at their current facility, the need to expand their service to continue to meet local needs, and /or the benefits to the service and clients in operating from a co-located and/or integrated facility.
- Infolink, a community support agency, currently operating from a Council-owned facility in Boronia Road (adjacent to Progress Hal) is critically short of space, operating out of an old building with significant layout constraints. No expansion is possible at this facility to meet its needs. Infolink has expressed the desire to share new premises with an upgraded library, should this opportunity be available.
- Scope Identified a need for the construction of an assisted accessible toilet (Changing

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<sup>21</sup> *Boronia Community Youth Hall Facility Needs Study*, Simon Leisure Consulting Pty Ltd, Dec 2014, p.2

<sup>22</sup> *Ibid*, p.1

places facility) within Boronia, preferably as part of the library redevelopment and/or close to the railway station.

The concept plans prepared for the *2015 Boronia Library Report* identified 500-600m<sup>2</sup> of new multi-purpose community spaces as part of an upgraded and integrated library/basketball facility, with the meeting spaces accessible to all community groups and local service providers.

Since the preparation of all of the above reports, there have been a number of other factors which further impact on provision of community meeting room space in Boronia:

- Anecdotal evidence from user groups and Council officers is that some of the existing community meeting room spaces do not always meet appropriate amenity standards (ie: lack of air conditioning and insulation, poor parking, poor lighting, lack of security, making them less appealing for hire by some user groups, particularly groups catering for older residents or those with restricted mobility). This includes Progress Hall and some non-Council owned venues.
- There is not a lot of flexibility with size of meeting room venue available (eg: often there is no ability to hire smaller rooms within a venue – many venues only provide one large room, when a smaller room partitioned off would often suffice).
- All community infrastructure in Boronia is ageing, with most facilities being over 20-30 years old. There has been very little investment in new facilities in Boronia over the past two decades.
- Some major venues which currently have meeting space available have structural and ongoing maintenance issues and are unlikely to be available in the longer term (this includes Basketball stadium, Bellbird Senior Citizens Centre, Leisureworks and Boronia Youth Hall).
- Anecdotal evidence from user groups is that there is a need for more storage capacity within community facilities for community groups.

A current analysis of meeting room space supply suggests that Boronia is currently well serviced with local level meeting room space to cater for groups up to 200 people and will continue to technically meet benchmark standards into the future (subject to no net loss of existing spaces). There is no specific provision of a community space to accommodate 200-400 persons, as recommended in the benchmark standards, however based on the local context, this is not necessarily considered to be an issue. It is noted that the Boronia K-12 College now has a 200 seat auditorium, located within the Boronia Activity Centre.

Despite the adequate supply of local level facilities, this does not completely align with the local context, which suggests ageing infrastructure and a desire for more accessible and functional spaces by user groups and service providers are key influences leading to the emerging need for upgraded and/or new community meeting room spaces moving forward.

Should the Basketball Stadium, Bellbird Senior Citizens Centre, Knox Leisureworks and/or the Boronia Community Youth Hall no longer be available for meeting room spaces, this will create a significant gap in current supply, as well as creating a gap in ability to meet future provision, unless those spaces are replaced somewhere else.

Despite local level demand being available in a variety of existing venues, additional demand for community meeting spaces in Boronia is likely due to a range of factors:

- Not all existing community meeting spaces in local venues have appropriate amenity standards and functionality suitable for all members of the community.
- To compensate for expected loss of some existing facilities which have

maintenance/structural issues, and which currently cater for local clubs, community groups and general community hire.

- The desire for many users and service providers to have access to modern, functional shared community spaces in Boronia to facilitate co-located and/or integrated service provision.
- The need to deliver specific programs across many different services which have been identified to meet the future needs of Boronia residents, particularly focusing on library services, early years, youth services, active ageing and arts and cultural services.
- The general trends in community service provision towards improved utilisation and efficiencies of service delivery by way of multipurpose community hub, which can offer opportunities for co-located and/or integrated service provision from a range of Council and non-Council service providers.

The most efficient and practical way to meet the above needs, and in response to ageing infrastructure in Boronia affecting long term viability of a number of key facilities, is to consider constructing one or more new community facilities which form the core of an integrated and accessible library and community hub.

### **Implications for Boronia: Community Meeting Spaces**

- There are a range of existing community meeting spaces provided across a number of venues (both Council and non-Council) in various locations across Boronia, which appear to be generally meeting local level needs for community meeting space in Boronia.
- Boronia has limited opportunities to cater for large community gatherings (ie: meeting space to cater for 200-400 people), which is identified as a deficiency when measured against the benchmark standard in the FPF for district level provision. This has, however, not necessarily presented as a problem in the past, given the adequate supply of local level meeting room spaces.
- The potential loss of a major venue currently providing meeting room space would create a supply gap of both local and district level meeting room spaces. This will impact availability of meeting room spaces to accommodate existing user groups and impact on the ability to accommodate increased demand as a result of expected population growth.
- Existing community facilities which provide meeting room space in Boronia (both Council and non-Council) are ageing, with no new investment in infrastructure in Boronia over the past 20 years. Many of the local venues have poor amenity standards and limited flexibility, which constrains their use by all user groups, and do not facilitate integrated service provision.
- Council should consider the provision of additional meeting room spaces in Boronia to meet the above needs, as part of a new community hub facility, centrally located in or around Boronia Park.
- General estimates of floor area required for community meeting space suggest an area of approximately 500-600m<sup>2</sup>, which could consist of functional and flexible spaces of varying capacity to cater for a range of activities/service needs. Further consultation with key user groups as part of any planning and design process for any new facility to identify more specific functional needs.

## 5.9 Neighbourhood Houses

The 2011 Boronia Social Report referred to the lack of a neighbourhood house in Boronia, acknowledging that this service would be beneficial in Boronia. However the report noted that as one operates in The Basin, which is servicing some of the demand from Boronia residents, if one was introduced into Boronia it would need to be mindful of how that would complement the existing neighbourhood house service in the Basin and an integrated management approach should be pursued.

The 2012 report, *The Basin Community Hub Partnership Project Feasibility Assessment*, while investigating the feasibility of a community hub in The Basin, noted that:

- The Basin Community House makes a very important contribution to the range of recreation, learning and cultural opportunities available to the Basin residents. It is the only community facility within The Basin that provides a diverse mix of programmed and informal learning, social and recreation opportunities for Basin residents of all ages and abilities.<sup>23</sup>
- 49% of all visitors to The Basin Community House were residents of Boronia. This could be due the lack of a community / neighbourhood house within the Boronia area. With this in mind, and giving regard to the outcomes of the *2011 Boronia Social Report*, it was recommended that ultimately there will be a need to address the lack of a Community House service within Boronia<sup>24</sup>.

The provision of neighbourhood houses now is generally as part of a larger multi-purpose community centre.

As part of the consultation for the *2015 Library Report*, the Basin Community House identified that it would like to expand its services to have a greater presence in Boronia, and would welcome shared access to new meeting room spaces in Boronia, as part of an upgraded library or community facility.

The Basin Community House took over the lease of the Progress Hall in 2015, managing the facility for a range of community services and programs. Overall utilisation of this facility has improved, a number of neighbourhood house programs offered in Progress Hall.

Anecdotal evidence suggests that Progress Hall is not always a suitable venue for offering neighbourhood house activities due to its amenity and functional constraints.

**Population in 2016: 22,178**

**Population in 2036: 27,115**

### 5.9.1 Neighbourhood House Provision Ratios

Planning for Community Infrastructure in Growth Areas notes a Metropolitan average provision of 1 neighbourhood house per 20,000 people. The Guidelines suggest 1 neighbourhood house per 10,000 people or the Metropolitan average of 1 per 20,000. Based on these guidelines, along with the projected population increase in Boronia, the area is currently deficit in this community facility.

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<sup>23</sup> *The Basin Community Hub Partnership Project Feasibility Assessment*, DPCD, Knox CC & ors, Feb 2012, p.46

<sup>24</sup> *Ibid*, p.5

### Implications for Boronia: Neighbourhood Houses

- Boronia does not have a Neighbourhood House; some demand for these services in Boronia is being met by The Basin Community House. As The Basin Community House now lease Progress Hall, a number of neighbourhood house activities are offered through this venue.
- Progress Hall is known to have amenity and functional constraints preventing it from being a suitable venue for a greater mix of Neighbourhood House activities.
- Provision standards indicate a need for a Neighbourhood House based on 1:10,000 people or the Metropolitan average of 1:20,000 people.
- Council to consider opportunities for Neighbourhood House activities as part of its consideration of a new library/community hub facility in Boronia. This should include consideration of management models and the role of the Basin Community House to deliver some of these activities.

## 5.10 Arts and cultural services

### 5.10.1 Arts and cultural spaces

Community arts activities can take place in a variety of different spaces, both indoor and outdoor. Dedicated community arts activity spaces can include community arts centres, theatres, performing arts centres, art galleries, or dedicated space within multipurpose community centres. Other informal spaces for arts and cultural activities can include (but is not limited to) space within libraries, multipurpose centres, halls, neighbourhood houses and other civic or community buildings or open space.

General trends in Council provision of dedicated community arts spaces tends to be the provision of dedicated facilities at a municipal/sub-municipal level, which is complemented by smaller general and/or informal community arts spaces at the local area level.

### 5.10.2 Arts and Cultural spaces Provision Ratios

*Planning for Community Infrastructure in Growth Areas* sets out provision ratios for arts and cultural facilities as:

- Spaces to be provided within multi-purpose community centre (1 per 8,000 to 10,000 people)
- 1 co-located performing arts facility (e.g. secondary college) per 40,000 – 60,000 people
- 1 community arts centre per 40,000 – 60,000 people
- 1 regional arts centre per municipality

In Boronia, there is no dedicated Council-owned arts and cultural facility, however some use of Progress Hall and the Boronia Library is for services which deliver arts and cultural programs. There is a new performing arts centre associated with the Boronia K-12 College, within the Boronia Activity Centre.

Within the wider area there are dedicated Council-owned arts and cultural facilities at the Community Arts Centre in Ferntree Gully and the Knox Community Arts Centre in Bayswater (performing arts).

The *Knox Arts and Cultural Plan 2012-2022* recognises that activity centres such as Boronia have become increasingly built up and developed, with a wide range of local services and facilities being offered to service the population, with increasing densities in and around the activity

centre, however the creation of a distinctive local identity has not been a priority.<sup>25</sup>

The plan advocates for the establishment of a municipal performing arts centre/arts and cultural precinct within the Knox Central Activity Centre. There is no identification of any need for dedicated arts and cultural facilities in Boronia, however there is general recognition of the need for more informal spaces to allow arts and cultural activities to occur. These should be both indoor and outdoor, for exhibition space, particularly for short term use within multi-use spaces, and opportunities for presentation and enjoyment of local music in the community.

There are opportunities in Boronia for innovative and flexible community arts spaces, both indoor and outdoor, to be shared with other groups (including schools, community groups and local artists groups, etc) and the general community. Possibilities for public art in community spaces should also be facilitated, as a way of creating local focal points, reflecting local identity and increasing social connectedness in key public areas to generate civic pride and sense of place.

### Implications for Boronia: Arts and cultural spaces

- There is no existing dedicated arts and cultural facility in Boronia, and only limited opportunity to use existing local facilities for arts and cultural services and events.
- Explore opportunities within Boronia to establish flexible and functional arts and cultural spaces, both indoor and outdoor, which can be shared with other user groups and the community to provide opportunities for arts and cultural expression. These could include:
  - Gallery and foyer space within community and civic buildings, which can be used on a short term and/or informal basis as exhibition space;
  - Opportunities for public art, as expressions of local and cultural identity, and as focal points for community gathering spaces;
  - Outdoor spaces which have access to infrastructure and services (ie; parking & access, 3 phase power, etc), which can be used for community gathering, local events, pop-up and/or temporary arts and cultural activities;
  - Internal meeting room spaces which are flexible and adaptable for a range of user groups and activities, including wet and dry areas; and,
  - Incorporating a range of features into any new/upgraded community facility design which will facilitate its future use for arts and cultural activities, including: good storage; lighting; modular furniture; floor services; wet areas; security, etc.
- Opportunities for arts and cultural services provide opportunities for community strengthening and social connectedness, generating civic pride and sense of place.

### 5.10.3 Heritage

Three heritage sites located within Boronia with heritage overlays in the Knox Planning Scheme. None of these are located within the Boronia Activity Centre:

- Millers Homestead, Dorrig Drive Boronia
- Batterham Reserve, Miller Road, Boronia
- Hawthorn Hedge, Mountain Highway

Whilst there are no heritage overlays applying, there are a number of other properties within Boronia which are identified in the Knox Heritage Study, 1993, and/or are listed on the Victorian Heritage Register as having some local heritage significance:

<sup>25</sup> Knox Arts and Cultural Plan 2012-2022, City of Knox, 2012, p.24

- Progress Hall, Boronia Road, Boronia
- 15-17 Boronia Road, Boronia
- 70 Mount View Road, Boronia
- Templar Church Hall, 3 Wadi Street Boronia
- Boronia RSL War Memorial/Honour Roll, Dorset Road, Boronia

Other sites within Boronia have had preliminary findings that they may have heritage value, however were not included in the Heritage Study, 1993. Consideration should be given to identifying these properties, and investigating relevant heritage values as part of the Boronia Renewal project.

### **Implications for Boronia: Heritage**

- Consider undertaking a review of existing and potential heritage properties in Boronia, and ensuring relevant heritage overlays/heritage protections are in place where appropriate.

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## 6. Other community service providers

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### 6.1 Community support agencies

Many community support service providers operate in Boronia, including a range of Government and non-Government agencies, providing support to residents and families in Boronia, with targeted services and programs to meet identified needs.

The high number of community service providers as outlined in this section, along with other agencies such as local churches and community groups which offer community support services and programs, reflect the diverse socio-economic needs of Boronia's residents. It also suggests that Boronia is uniquely well-placed to respond to diverse and changing socio-economic need from a wide range of support agencies, and that there are opportunities to explore how these agencies can improve their level of service delivery with co-located and/or integrated service delivery.

#### **Victoria Police**

The Boronia Police Complex located at 259 Dorset Road is open 24 hours per day. There is no neighbourhood watch in Boronia.

#### **Knox Infolink**

Infolink is a community support agency providing services for 24 years out of a Council owned facility at 136 Boronia Road. It provides emergency relief (food, phone, travel assistance), advocacy (information and referral), low interest loan scheme and tax help program. It operates 5 days a week, staffed mostly by volunteers.

As part of the 2015 Library Redevelopment project, consultation with Knox Infolink identified that<sup>26</sup>:

- The building is in good condition but is too small for the service's needs - it lacks storage, kitchen, meeting and office space. Knox Infolink would like to install a shower facility for homeless or displaced people and needs more room for storage and meeting space. It would be interested in the library building if it became available. It would be happy to share some spaces with other groups, e.g. meeting rooms, consulting rooms, but would need its own office, storage and kitchen spaces. Need its own secure discrete entrance and should not be near bureaucratic services - e.g. Government agencies.
- Knox Infolink has many synergies with other local support agencies, including ECLC, EACH and Council Services.

#### **Eastern Access Community Health (EACH)**

EACH has provided services in Boronia for 40 years and currently operates out of its own shopfront premises in Boronia Road. It provides an integrated range of health, disability, counselling and community mental health services. In particular, in Boronia, it provides for disability services across NDIS, Mental Health recovery, disability employment, financial counselling, Gamblers Help and Early Childhood Intervention Services.

As part of the 2015 Library Redevelopment project, consultation with EACH identified that<sup>27</sup>:

- EACH have expressed a desire to have access to more small meeting room/activity spaces and consulting rooms, to expand its counselling services, drug and alcohol

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<sup>26</sup> *Boronia Library Redevelopment Feasibility Study*, ASR Research, 2015, pp.15 & 43

<sup>27</sup> *Ibid*, pp.16 & 45

programs, family violence programs and support groups. It can share space and has close relationships with the Eastern Community Legal Service and Info-Link. It would be interested in using meeting/activity spaces at a redeveloped library complex in Boronia.

### **Eastern Community Legal Centre (ECLC)**

ECLC has been operating in Knox for over 40 years from leased premises in Floriston Road. It provides free legal assistance and undertakes community development initiatives. It has a small staff, resourced mainly by volunteers.

As part of the 2015 Library Redevelopment project, consultation with ECLC identified that<sup>28</sup>:

- Its current premises is leased, and is suitable for its needs, with consulting rooms, offices and open areas @240m<sup>2</sup>.
- ECLC would be interested in being part of a community hub/redeveloped library, with similar size spaces to what it has now, and opportunities for shared spaces with other service providers. It has good relationships with Infolink and EACH, and could share facilities with these organisations.

### **Scope**

Scope provides disability support services, as well as a range of education and building advisory services. It operates Statewide.

In 2015 Scope specifically requested that Council give consideration to an assisted accessible toilet facility being erected in the Boronia Activity Centre in close proximity of the train station. Scope considered that the library would be a good location for this facility, given its central location, ease of access to parking and presence of a range of services and facilities in the precinct. The facility would comprise a room 3.2m x 4.5m in size and would cost \$110,000 for fit out.<sup>29</sup>

Concept plans prepared for potential future redevelopment of the Boronia Library in 2015 included provision for an accessible assisted toilet/changing places facility, to identify how the facility could be provided, should funding be available.

### **Centrelink**

Centrelink operates from premises in William Street, Boronia (behind St Paul's Anglican Church). It is a Commonwealth Government service providing social and health benefits and support to eligible persons. Its presence in Boronia reflects the high proportion of Boronia residents who are welfare dependent. In 2016<sup>30</sup>:

- 20% of all welfare recipients in Knox lived in Boronia or the Basin;
- Boronia had higher than the State average rates of aged pension and disability support pension recipients; and
- Boronia had higher than Knox average rates of single parent, Newstart and Youth allowance payments.

Other community support agencies in Boronia, such as EACH, ECLC and Infolink all work closely with Centrelink to deliver services and programs to targeted clients.

<sup>28</sup> *Boronia Library Redevelopment Feasibility Study*, ASR Research, 2015, pp.16 & 46

<sup>29</sup> *Ibid*, pp.17 & 47

<sup>30</sup> *Boronia Social Profile*, City of Knox, Aug 2017

## Faith Based service providers

Several churches within Boronia provide services, activities and programs targeting particular population cohorts. Many of the services provided for youth, early education and ageing, for example, are set out in earlier relevant sections.

**Table 16: Faith Based Service Providers**

Name	Address	Activities and times
<b>Tenrikyo Melbourne Shinyu Church</b>	144 Dorset Rd	Daily 7am and 5pm
<b>Presence International Ministries (Boronia Progress Hall)</b>	134 Boronia Rd	Sun 2pm
<b>Christadelphian</b>	265 Boronia Rd	Sunday school Sun 9:15am Memorial service Sun 10:50am Bible study class Sun 6pm Bible workshops Wed 7:30pm Monthly presentation Wed
<b>St Joseph's Catholic Church</b>	212 Boronia Rd	Mass Sun 8am and 11am Mon 9:10am Tue 9:10am Fri 9:10am (1 <sup>st</sup> , 3 <sup>rd</sup> 4 <sup>th</sup> Fri) Fri 11:30 Senior's Mass (2 <sup>nd</sup> Fri) Sat 9:10am, 6pm Vigil
<b>The Salvation Army Boronia</b>	2 Liverpool Rd	Worship Sun 10am Kids Church Sun 10am Prayer meeting Thur 9am Community support (emergency relief) Thur 10am-12pm Thrift shop Tue-Fri 10am-4:30pm Sat 10am-2pm Community seniors Thur 10am (activities for over 50yrs) Walking Group Wed 2pm
<b>Boronia Rd Uniting Church</b>	Boronia Rd Zeising Str	Worship Sun 10am Craft Group Fri 11am-1:30pm (fortnightly) Mens Pool Group 3 <sup>rd</sup> Wed of month at 7:30pm Card Night – 500 Club: 2 <sup>nd</sup> , 4 <sup>th</sup> and 5 <sup>th</sup> Wed monthly at 7:30pm
<b>St Paul's Anglican Church</b>	273 Dorset Rd	Men's Group – every couple of months Women's Groups: Mother's Union 3 <sup>rd</sup> Tues monthly at

		<p>12:30pm          Guild (fundraise and provide for the needs of the parish)          1<sup>st</sup> Thur monthly at 12pm          Over 40's 2<sup>nd</sup> and 4<sup>th</sup> Thur 10am-12pm          UFO Craft Group 3<sup>rd</sup> Sat at 2pm          Outings 1 per term          Bible study groups          Outreach          Community meal (joint between churches) Thur 6:30pm-7:30pm weekly          Kids Mentoring connecting prep – year 6 children with adult mentors          Worship services held weekly at Coogee Nursing Home and monthly at Clovelly Nursing Home          Seniors Meal (joint with KCC) 1<sup>st</sup> Wed 12pm-2pm</p>
<b>Knox Community Baptist Church</b>	17-19 Falconer Rd	<p>Worship Sun 10am and 6pm          Kids Church for babies to grade 6          Kids Mentoring connecting prep – year 6 children with adult mentors          Chaplains at local schools          Special religious instruction at schools</p>
<b>Boronia Wesleyan Methodist Church</b>	36 Pine Cr	Sun 10:30–12pm
<b>Jenssen Spirituality Centre</b>	22 Woodvale Rd	<p>Bible study Mon 10am-11am          Men Alive Scripture Group 1<sup>st</sup> and 3<sup>rd</sup> Tue 7:30pm          Centering Prayer Christian Meditation Group 1<sup>st</sup> and 3<sup>rd</sup> Wed at 8pm; Tue 10am-11am          Study group 2<sup>nd</sup> and 4<sup>th</sup> Wed 7:30pm-9pm; 1<sup>st</sup> and 3<sup>rd</sup> Wed 10am-11:30am          Scripture study program 2<sup>nd</sup> and 4<sup>th</sup> Thur 10am-11am</p>
<b>Australian Christian Churches Victoria</b>	134 Boronia Rd	None located

### **St John's Ambulance, 136 Boronia Rd**

The St John's Ambulance Boronia Unit occupies a building next to Infolink, and has been at its current location for 20 years. St John's Ambulance own the building, however it is located on

Council-owned land. It is a volunteer service, with 38 senior members and 12 cadets forming the Boronia branch. It receives no government funding with funding derived from attending events, running first aid training and donations.

The facility has a kitchen, large training area, office spaces amenities and garage. St John's consider the location ideal for its purposes, and the building has suitable facilities, except for garage space.

As part of the 2015 Library Redevelopment project, consultation with St John's Ambulance identified that<sup>31</sup>:

- The location of the facility is ideal, and the centre has suitable facilities except for garage space. The garage area can accommodate only one van. The service has 2 other vehicles which it has to park at other St John's venues. Problem with tree at front of garage which make access difficult. The Unit would like to remain at this location.

## 6.2 Private Health and Ancillary Services

### 6.2.1 Medical and Specialist Health Services

Below is a scan of medical services, including allied health professionals, alternative and complementary therapies, mental health and, counselling. The desktop scan focuses solely on services delivered within the Boronia Activity Centre and does not list those provided just outside the area, which includes The Melbourne Eastern Private Hospital. This facility is located 2.6km from The Mall in Boronia, approximately a 5-minute drive. A vast array of medical specialists provide services from this centre e.g. cardiology and dermatology.

**Table 17: Medical and Specialist Health Services**

Medical Service Provider	Name	Address
<b>General Practitioners</b>	Boronia Medical Centre (14 GPs)	152 Boronia Rd
	Family Medical Centre	102 Boronia Rd
	Dr Nila Parghi	Boronia Mall, 20B Boronia Rd
	Greater Knox Family Practie (9 GPs)	43 Boronia Rd
	Dr K Pyman & Dr C Rumberg & Dr C Chionh & Dr G Francis & Dr Susan Korosec	160 Boronia Rd
	Dr Chandrika Thangaragah	28 Dorset Square
	MR Julian Metzner	156 Boronia Rd
	Dr Melanie Hattotuwa	154 Boronia Rd
<b>Cardiologists</b>	None within the specified area	

<sup>31</sup> Boronia Library Redevelopment Feasibility Study, ASR Research, 2015, pp.16 & 45, pp.15 & 44

<b>Dental (general)</b>	Chandler Road Family Dental Clinic	4/5-7 Chandler Rd
	Boronia Dentist	1/178 Boronia Rd
	Boronia Dental Clinic	175 Boronia Rd
	The Smile Clinic	286 Dorset Rd
<b>Dental (specialist)</b>	Boronia Denture Clinic	196 Dorset Rd
	Kavanagh Dental Laboratories	5 Erica Ave
<b>Dermatology</b>	None within the specified area	
<b>Diagnostic Radiology / XRay / CT / Fluoroscopy</b>	MIA Radiology	154 Boronia Rd
	BreastScreen Victoria	156 Boronia Rd
	Capital Radiology Boronia	41 Boronia Rd
	Dorevitch Pathology	158 Boronia Rd
	Greater Knox Family Practice	43 Boronia Rd
<b>Diagnostic Ultrasound</b>	MIA Radiology	154 Boronia Rd
	BreastScreen Victoria	156 Boronia Rd
	Capital Radiology Boronia	41 Boronia Rd
	Dorevitch Pathology	158 Boronia Rd
<b>Endocrinology</b>	None within the specified area	
<b>Gynaecology</b>	Boronia Medical Centre	152 Boronia Rd
<b>Obstetric</b>	Boronia Medical Centre	152 Boronia Rd
<b>Ophthalmology</b>	Dorset Consultant Centre – (3 specialists)	282 Dorset Rd
<b>Orthodontic</b>	No specialist service within the specified area	
<b>Pathology</b>	Australian Clinical Labs	160 Boronia Rd
	Melbourne Pathology	2 Park Cr
	Dorevitch Pathology	158 Boronia Rd
	Boronia Mall Clinic	20B Boronia Rd

<b>Plastic &amp; Reconstructive Surgery</b>	None within the specified area	
<b>Public Health Medicine</b>	None within the specified area	
<b>Rheumatology</b>	Dorset Consultant Centre – DR Alexander Stockman	282 Dorset Rd
<b>Surgery</b>	Lap Surgery Australia	2 Langwith Ave
<b>Urology</b>	None within the specified area	

## 6.2.2 Allied Health Services

Boronia is well-serviced by allied health service providers which include:

Table 18: Allied Health Services

<b>Allied Health Service</b>	<b>Name</b>	<b>Address</b>
<b>Audiology</b>	Hearing Professionals Boronia	2/178 Boronia Rd
	Hearing Professionals Boronia	282 Dorset Rd
	Mercy Place Boronia	7 Maryville Way
<b>Chiropractic</b>	Boronia Chiropractic Healthcare Centre	Suite 3/179 Boronia Rd
	Bergamo Chiropractic & Nutrition Centre	346A Boronia Rd
	PT Corbett	Suite 3/179 Boronia Rd
	Boronia Myotherapy and Allied Health Centre /Eastwood Myotherapy	Suite 1/173 Boronia Rd
<b>Diabetes Educators</b>	Boronia Medical Centre	152 Boronia Rd
	EACH – Boronia	93 Boronia Rd
	GPs may offer service	
<b>Dietetics</b>	Lap Surgery Australia	2 Langwith Ave
	Stay Tuned Sports Medicine – Boronia Wellness Centre	Knox Leisureworks Medical Suites, Tormore Rd
<b>Exercise physiology</b>	Stay Tuned Sports Medicine – Boronia Wellness Centre	Knox Leisureworks Medical Suites, Tormore Rd

	Body@Boronia	31/148 Boronia Rd
<b>Nursing</b>	Offered at residential aged care and assisted living	
<b>Nutrition service</b>	Stay Tuned Sports Medicine – Boronia Wellness Centre  Boronia Myotherapy and Allied Health Centre / Eastwood Myotherapy	Knox Leisureworks Medical Suites, Tormore Rd  Suite 1/173 Boronia Rd
<b>Occupational Therapists</b>	Quality Lifestyle Solutions	9/246 Dorset Square
<b>Optometrists</b>	Dorset Consultant Centre  The Spectacle Site  Weisz Family Optical  Vision Australia - Boronia	282 Dorset Rd  2 Dorset Square  256 Dorset Rd  252 Dorset Rd
<b>Osteopaths</b>	Body@Boronia  Stay Tuned Sports Medicine – Boronia Wellness Centre	31/148 Boronia Rd  Knox Leisureworks Medical Suites, Tormore Rd
<b>Physiotherapists</b>	Boronia Physiotherapy  Jorkowitz Ithamar  Physiotherapies  Stay Tuned Sports Medicine – Boronia Wellness Centre  Greater Knox Family Practice - Kenneth Cheung  Boronia Myotherapy and Allied Health Centre / Eastwood Myotherapy	11/55-57 Chandler Rd  2 Park Cr  158 Boronia Rd  Knox Leisureworks Medical Suites, Tormore Rd  43 Boronia Rd  Suite 1/173 Boronia Rd
<b>Podiatrists</b>	The Foot & Ankle Clinic  South East Podiatry  Body@Boronia	12/5-7 Chandler Rd  12 Floriston Rd  3A/148 Boronia Rd

	Complete Feet Podiatry Boronia	Boronia Mall Clinic, 20B/50 Dorset Rd
	Foot & Leg Pain Clinics	160 Boronia Rd
	Robinson Podiatry	6/246 Dorset Square
	Boronia Myotherapy and Allied Health Centre / Eastwood Myotherapy	Suite 1/173 Boronia Rd
	Stay Tuned Sports Medicine – Boronia Wellness Centre	Knox Leisureworks Medical Suites, Tormore Rd
<b>Prosthetic &amp; Orthotics</b>	Complete Feet Podiatry Boronia	Boronia Mall Clinic, 20B/50 Dorset Rd
	Foot & Leg Pain Clinics	160 Boronia Rd

### 6.2.3 Mental Health and Counselling Services

Table 19: Mental Health and Counselling Service Providers

<b>Mental Health and Counselling Services</b>	<b>Name</b>	<b>Address</b>
<b>Family Therapy</b>	Relationships Australia-Victoria in partnership with EACH	83 Boronia Rd
<b>Financial Counselling</b>	EACH Boronia	93 Boronia Rd
<b>General Counselling</b>	Relationships Australia – Victoria (also run courses and programs at other locations e.g. Men’s Behaviour Change and Parenting after Separation)	83 Boronia Rd
	Vision Australia	252 Dorset Rd
	Redefine Life Counselling & Support	Suite 6, 171 Boronia Rd
<b>General Mental Health Services</b>	EACH Boronia	93 Boronia Rd
<b>Mental Health Case Management</b>	EACH Boronia	93 Boronia Rd

<b>Problem Gambling Counselling</b>	EACH Boronia	93 Boronia Rd
<b>Psychology</b>	Boronia Psychology (7 psychologists)	2 Park Cr
	Hillview Psychology (6 psychologists)	Suite 2, 5/7 Chandler Rd
	Greater Knox Family Practice (1 psychologist)	43 Boronia Rd
	Believe in Change (2 psychologists)	Suite 2, 171 Boronia Rd
	Lead the Way	Thelma Ave
	Knox Psychological Services	218/224 Dorset Square
	Boronia Mall Clinic	20B Boronia Rd
	Stay Tuned Sports Medicine and Wellness Centre	Knox Leisureworks Medical Suites, Tormore Rd
<b>Psychiatry</b>	Boronia Psychology	2 Park Cr

## 6.2.4 Alternative & Complementary Services

Table 20: Alternative & Complementary Service Providers

Service	Name	Address
<b>Acupuncture</b>	None within the specified area	
<b>Hypnotherapy</b>	Paul's International Hypnosis	1 Oak Ave
	Peacehaven Hypnotherapy	Boronia Mall, 20B Boronia Rd
	Redefine Life	Suite 6, 171 Boronia Rd
<b>Massage therapy</b>	Eastwood Myotherapy	1/73 Boronia Rd
	Stay Tuned Sports Medicine and Wellness Centre	Knox Leisureworks Medical Suites, Tormore Rd
	Move Free MST	5/5-7 Chandler Rd
	Maya Bay Thai Massage & Beauty Therapy	3/230 Dorset Rd
	Body Therapy Massage	141 Boronia Rd

	Body@Boronia	31/148 Boronia Rd
	Body Health Treatment – Boronia Massage	8/9 Floriston Rd
	Sea Moon Thai Massage	11/159 Boronia Rd
	Boronia Chinese Massage	Shop 11a/50 Dorset Square
<b>Meditation</b>	Meditation Institute	182 Boronia Rd
	Body Mind & Spirit Centre	7 Erica Ave
	Peacehaven Hypnotherapy	Boronia Mall, 20B Boronia Rd
	Knox Psychological Services	218/224 Dorset Square
	Knox Leisureworks	Tormore Rd
	IntoFreedom Yoga	12 Ronald Cr
	Janssen Spirituality Centre	22 Woodvale Rd
<b>Myotherapy</b>	Eastwood Myotherapy	1/73 Boronia Rd
	Stay Tuned Sports Medicine and Wellness Centre	Knox Leisureworks Medical Suites, Tormore Rd
	Body@Boronia	31/148 Boronia Rd
<b>Shiatsu</b>	IntoFreedom Yoga	12 Ronald Cr

### 6.2.5 Community Health Care

Health information and referrals are often provided by community health care service providers.

Within Boronia, the following apply:

**Table 21: Community Health Care Service Providers**

Service provided	Name	Address
<b>Health information / referral</b>	Take Off Weight Naturally – Boronia Club	3/18-20 Floriston Rd
	Vision Australia for referral of children	252 Dorset Rd
<b>Maternal, Child and Family Health</b>	Park Crescent Childrens Centre	11 Park Cr
	Marie Chandler Maternal & Child Health	11 Park Cr

<b>Pharmacy</b>	Boronia Junction Amcal Pharmacy	9/123 Boronia Rd
	Boronia Discount Drugstore	47 Dorset Square
	Pharmasave Boronia Discount Pharmacy	3/148 Boronia Rd
<b>Hearing aids and equipment</b>	None within the specified area	

### 6.2.6 Community Support Services

Along with faith-based support services, the following are available within Boronia:

Table 22: Community Support Service Providers

<b>Support Service</b>	<b>Name</b>	<b>Address</b>
<b>Provision of material aid, food and emergency relief</b>	Knox InfoLink	136 Boronia Rd
<b>Provision of housing, accommodation placement and/or support</b>	Vision Australia	252 Dorset Rd
<b>Interpreting services</b>	ECHO - Auslan	1/91 Boronia Rd
<b>Carer support</b>	EACH	
<b>Respite care</b>	Hazelwood Disability Supported Accommodation, Clovelly Cottage, The Haven Day Centre for people with memory loss	40 Central Ave 16 Stewart St 17-19 Falconer Rd
<b>Disability transport</b>	Maxi Taxi	318 Dorset Rd
<b>Disability Training, aged care course programs</b>	EmployEase	3/148 Boronia Rd

## 6.3 Emergency Services

The **Boronia Fire Brigade** is part of the Country Fire Authority. The fire station at 296-306 Boronia Road (near the intersection of Scoresby Rd) provides 24 hour fire service, with over 100 members.

The **Boronia Police Station** is centrally located in the Boronia Activity Centre, along Dorset Road. Service and facility needs associated with Victoria Police is a State Government responsibility.

There is no ambulance station in Boronia, with the area served by Ferntree Gully, Ringwood and Montrose Ambulance Stations.

The Boronia Police and Boronia Fire Brigade contribute many joint partnerships and initiatives which deliver community services in the local community, including crime prevention and community safety initiatives, youth services, emergency management training and other community education. This is particularly relevant given the proximity of Boronia to areas of high bushfire risk (Dandenong Ranges and Foothills)

### **Implications for Boronia – Non-Council Service Providers**

- Further consultation should be undertaken with non-Council service providers in Knox, including Infolink, EACH and ECLC, to understand the functional needs of these groups and the services they provide, and to explore opportunities to accommodate and/or their services within Boronia. This should include exploring opportunities for co-located and/or integrated service delivery as part of a new multi-purpose facility/community hub.
- Consideration to provision of an assisted accessible toilet/Changing Places facility as part of any new library and/or multipurpose facility in Boronia.
- Consider private health and ancillary providers as part of any new facility.

## 7. Council-owned Facility Analysis

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A review of each Council owned community facility located within Boronia Activity Centre forms Appendix E. This review provides a general overview of the primary services accommodated within the facility, reference to the condition of the building (as provided in 2012 audit), and some general commentary which relates to that facility which has been raised as part of this review process.

This analysis is not a detailed analysis of usage and participation rates or an analysis of the quality of the service provided at each facility. Where this is required to inform future community service and facility planning it will need to be undertaken as a separate exercise.

The facility analysis will need to be further informed by the outcomes of a Building Condition Audit for all Council assets (due to be completed Jan 2018), as well as any specific facility recommendations relating to the Boronia Basketball Stadium and Leisureworks, following completion of the Basketball Plan 2017 and the Aquatic Plan 2017 respectively (both in progress).

### 7.2 Key outcomes of the facility analysis

There are four major community facilities in Boronia which have been identified as having major structural and/or long term viability issues based on their current physical condition:

- **Boronia Community Youth Hall** Council owned building and land; No services operating; Facility decommissioned for use; could be rezoned with approved permits and sold to fund other community facility upgrades in Boronia. Benefit is Council controls development outcome. Outcome of Boronia Renewal Project will inform Council decision on the building.
- **Boronia Basketball Stadium** Council owned building and land; Currently fully used for basketball programs and other community uses; Leased to Knox Basketball Incorporated and used by local community youth on a casual basis; Facility has structural/ geotechnical issues. Council proposal to seek funding to construct stage 2 of the regional basketball centre and relocate clubs from Boronia. This also impacts on the library.
- **Knox Leisureworks** Council owned building and land; Currently fully used for aquatic services and other community uses; contract to YMCA; future of Knox Leisureworks will rely on expanded building condition audit and outcome of Aquatic Plan 2017 (currently in progress).
- **Bellbird Senior Citizens Centre** Building owned by Council, located on VicTrack land; currently used for senior citizens' services and other community uses; facility has maintenance issues. Future direction dependent on outcome of Boronia Renewal Project.

There are other Council owned facilities which are currently serving their intended purpose, however given their condition and/or operational issues, will need review as part of the Boronia Renewal Project to determine their future direction:

- **Boronia Library**

Library building is in good structural condition, however is dated and unattractive. The floor level is below 1:100 year flood level, and can flood when significant rain events occur. Poor integration and visibility to Boronia Activity Centre and surrounding roads, and poor surveillance when the basketball stadium is closed. Council proposal to relocate library.

The future of this building will be impacted by the future of the Basketball Stadium, and other community facility decisions being made in and around Boronia Park.
- **Park Crescent Children’s and Family Centre**

The future of this facility is undetermined, following the decision to relocate child care and preschool services to the early years hubs from 2019 onwards. Opportunities exist for an expanded MCH service to occupy the building. However future of this building will be impacted by the future of the Basketball Stadium, and other community facility decisions being made in and around Boronia Park.
- **Infolink Building**  
**136 Boronia Road**

Council owned facility and land; Currently used by Infolink to run programs and for storage. Building has constrained internal layout and no ability to expand at ground level; will continue to accommodate Infolink services in the short term, with no change to level of service provision; however to meet medium-longer term needs, Infolink will need new/extended facilities to accommodate its services; opportunity for use to occupy shared premises with library/other service providers.

Any consideration of community hub opportunities in and around Boronia Park may impact on future use of this precinct (with Progress Hall and St Johns Ambulance). Future use of this land should be part of the community hub consideration and a future direction for this precinct should form part of the Boronia Renewal Project.
- **Progress Hall,**  
**134 Boronia Road**

Building is old, and has local heritage value (although no formal heritage overlay). Some services operating out of Progress Hall may be better located in an upgraded multi-purpose/community hub facility.

Any consideration of community hub opportunities in and around Boronia Park may impact on future use of this precinct (with Infolink and St Johns Ambulance). Future use of this land should be part of the community hub consideration and a future direction for this precinct

should form part of the Boronia Renewal Project.

- **St Johns Ambulance**  
**136 Boronia Road**

Council owns the land, however St Johns own the building. St John's satisfied with location and facility, but would like more garage space. Any consideration of community hub opportunities in and around Boronia Park may impact on future use of this precinct (with Infolink and Progress Hall). Future use of this land should be part of the community hub consideration and a future direction for this precinct should form part of the Boronia Renewal Project.
  
- **Active Recreation Reserves**

All local recreation reserves are at capacity, and cannot expand to accommodate increased membership and growing female and junior participation rates. The Pavilion Plan will investigate some options, along with broader strategies to meet anticipated increase in participation across all of Knox.

Decisions relating to future use of Boronia Park should consider active recreation uses (ie: informal outdoor sports area).

Other facility outcomes are likely to arise resulting from the 2017 Building Condition audit, due for completion in January 2018. As most community infrastructure in Boronia is ageing, it is likely that a number of other facilities are or will soon be at a point where Council needs to make cost-based decisions about continuing to maintain these facilities so they are fit for purpose, or to relocate the service and/or provide replacement facilities. Further investigation into alternative service delivery models and the ability of the affected services should inform future decisions about the feasibility of retaining facilities versus considering options for their replacement and/or service relocation.

It will be critical to ensure that any decision about the future of the above-listed facilities takes into account the implication for the future provision of that service for residents of Boronia. This includes the primary services and programs operating from the facility, as well as the impact on a range of other general services and programs which operate from the facility.

Further detailed assessment of the implications of affected services and programs is recommended, based on the future outcomes of the 2017 facility condition audits, to inform the decision-making processes. Where relevant, outcomes of any relevant service sector analysis as outlined in this review should also be taken into account in determining the future of the respective facility and the service it provides.

## 8. Emerging needs

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### 8.1 Emerging community service and facility needs

A summary of the emerging needs for future community service and facility provision in Boronia arising from this review are:

- Most community services are provided in a reasonable capacity, and where demand is not met within Boronia itself, demand is deemed to be met through a district/regional facility elsewhere in Knox.
- Community infrastructure in Boronia is generally ageing and in need of new/upgraded facilities across most service sectors. There has been very little investment in community infrastructure, (other than ongoing general maintenance) over the past 20 years.
- Some infrastructure needs will be general upgrades to existing facilities as part of Council's ongoing infrastructure maintenance programs (ie: pavilion upgrades, DDA compliance etc), however other infrastructure needs are more critical, and will require new and/or substantial upgrades to community facility infrastructure, with significant financial implications.
- A number of service providers within Boronia have expressed a desire to be able to operate from upgraded facilities as part of integrated/co-located facilities to improve service delivery.
- Specific services which are likely to require additional facility provision to cater for expected increased demand in Boronia over the next 20 years include:
  - **Maternal Child and Health Service:** The MCH service needs to cater for an expected increase on 0-6 age cohorts across next 20 years, and intends catering for increased demand from its range of services to address the complex social issues affecting Boronia families. It will require additional space to facilitate all services operating out of the same venue, with access to flexible spaces to accommodate an enhanced range of parenting groups, education sessions and playgroups.
  - **Active recreation facilities:** These are currently at capacity, with significant demand from local football, cricket and rugby clubs to cater for increased membership, most specifically to cater for increased junior and female participation. With numbers of young people in Boronia over next 20 years in age 5-11 and 12-17 age groups expected to increase by 25.9% and 28.5% respectively, the pressure on existing reserves to accommodate demand will become more acute. Recommends advocacy to retain active recreation facilities within former Boronia Heights Secondary College.
  - **Informal active recreation:** Given increasing densities in and around Boronia Activity Centre, with less private open space in dwellings, consider upgrading the existing public tennis court or creating a new space as a multipurpose outdoor recreation area in Boronia Park suitable for informal community use for tennis, basketball and other ball sports.
  - **Boronia Library:** In November 2017, Council proposed to relocate the Boronia library service. Future provision to include improved internal layout and access to shared community spaces, to deliver improved programs and services and ensure the library continues to remain relevant and useful as a core community resource into the future. Library space requirements: a facility of approx. 800-1000m<sup>2</sup>, with access to flexible community spaces to accommodate a number of groups ranging from 20-50 people.

- **Active Ageing and Early Years Services:** Both these services need access to a range of flexible meeting room spaces to accommodate a range of activities/programs to meet future needs. This is to compensate for potential loss of existing space in the proposed relocation of the library and basketball stadium. Future space requirements to cater for general increased demand resulting from population increases, and the need for specific programs to meet socio-economic needs of Boronia.
- **Community Meeting spaces:** Despite a range of existing venues which provide an adequate level of meeting room space, there is an emerging need for new community meeting space in Boronia, driven by:
  - Ageing infrastructure across all community facilities which provide meeting room space. This includes potential loss of existing facilities which provide meeting room spaces which are currently subject to structural issues and under review;
  - Increased population projections in Boronia across all age cohorts resulting in a range of needs across different service sectors; and
  - The desire for flexible and more functional general community meeting space capacity in Boronia that is fit for purpose, and can deliver improved integration and efficiencies across many different service areas (both Council and non-Council).

Community spaces to accommodate a community gathering of up to 200 people would be desirable, which could adapt into various smaller spaces as required to meet a range of different service needs. Approximate floor area would be approximately 400-600m<sup>2</sup> new meeting room space, as part of an integrated/multipurpose facility.

- **Intergenerational spaces:** Intergenerational spaces, both indoor and outdoor, to be incorporated into community facility and open space planning to cater for increasing younger and older populations, and facilitate cross-generational activities across a range of service sectors.
- **Arts and cultural activities:** There is no specific facility need for a dedicated arts and cultural facility in Boronia, but rather consideration for these activities should be given in the any new/upgraded facility planning and design process. This would include spaces suitable for indoor arts and cultural activities, opportunities for informal gallery and exhibition space, flexible outdoor spaces to facilitate community gatherings, events, music and performing arts activities and public art opportunities.
- **Infolink/Progress Hall/St John's precinct:** This precinct provides important community services, and a physical link from Boronia Park to Boronia Road, however it has ageing infrastructure, poor amenity and is not used to its optimum as a public space (poor lighting, surveillance, etc). Needs direction on future of this precinct, and decision on which facilities are to remain and/or upgraded, and whether any of the existing services are better relocated as part of an upgraded library/community facility.

The most efficient and practical way to meet a number of the emerging needs outlined above, and in response to the issue of ageing infrastructure in Boronia affecting long term viability of a number of key facilities, is to consider the construction of a new community facility which forms the core of an integrated and accessible community hub in Boronia.

Specific considerations for planning for what a community hub in Boronia could look like, are outlined in Section 5.2

## 8.2 Considerations for a community hub in Boronia

Guidance in the general factors influencing planning and decision-making for a community hub are outlined in the Council's *Community Facilities Planning Policy*, June 2016. It states<sup>32</sup>:

- *Multipurpose community facilities and community hubs can be considered either as joint use facilities (one building with many uses) or several facilities located in close proximity (each building providing a range of services).*
- *Multipurpose facilities or community hubs can also be designed to maximise utilisation through shared use arrangements and/or integrated service provision, which can further maximise connections between programs and community users by promoting a strong integration between activities and service delivery.*
- *While multipurpose use, co-location and integration of facilities and services are widely viewed as important components of community hubs, research suggests that a successful community hub needs to be more than a cluster of services and buildings. Effective multipurpose community facilities and hubs should:*
  - *be suitably and strategically located;*
  - *aim to meet existing and future community needs;*
  - *be developed to provide opportunities for co-location, flexible use and integrated service provision;*
  - *provide for connection to, and compatibility with, surrounding land uses;*
  - *provide best value for money in delivering community outcomes;*
  - *house complementary services, and/or functions and activities; and*
  - *have effective governance models in place.*
- *The suitability of the location of community facilities to optimise multipurpose, co-located or integrated use or community hub opportunities, will be informed by the ability to maximise efficient land use, accessibility and convenience for users to achieve greatest community benefit. These locational considerations will give priority to:*
  - *Access to public transport, activity centres, open space, pedestrian connections, car parking and other community infrastructure; and*
  - *The level of support for the location of the facility that is provided in the Knox Planning Scheme or any approved Structure Plan for that area.*

The outcomes of this review suggest the following additional considerations in the planning and development of a community hub in Boronia should include:

### 8.2.1 Services and facility considerations

- Ensure the library is a core component of the community hub. This should include consideration of a new multipurpose facility to meet the needs of the Boronia Library, along with providing shared flexible community spaces to meet the general purpose needs of active ageing, early years, youth services and other general community needs into the future.
- Consider other complementary uses which could form part of a community hub, both Council and non-Council services and public and private sector, which could include (but is not limited to): MCH service, Infolink, EACH, ECLC, Neighbourhood House, community

<sup>32</sup> *Community Facilities Planning Policy*, Knox City Council, June 2016, pp.2 & 8

information, Council customer service/office space.

Evaluate their suitability to form part of a new multipurpose library/community centre facility, or their suitability to form part of an upgraded co-located facility as part of a community hub precinct.

- Ensure interaction of indoor and outdoor spaces to accommodate needs for flexible and functional spaces to accommodate arts and cultural activities, intergenerational spaces and links to surrounding community and commercial uses.
- Provide an assisted accessible toilet/Changing Places facility as part of any new/upgraded facility within the community hub, should funding become available.
- Consider providing a multipurpose outdoor active recreation space in Boronia Park, suitable for tennis, basketball and other ball sports, with good connections to local footpath and bicycle paths, and other community uses in and around Boronia Park.

### 8.2.2 Locational considerations

- Locate any community hub within the Boronia Activity Centre, maximizing the access to public transport and car parking, links to open space, other community facilities and other commercial uses.
- Maximise its visual presence as a focal point for civic and community activity in Boronia.
- Based on this review, the Boronia Park precinct presents the most obvious location for a community hub precinct, given it is in Council ownership and already provides opportunities for good synergies to a range of other existing community and commercial uses. However, consideration should also be given to investigating opportunities on Council-owned car parking space or commercial properties adjoining Boronia Park (ie: along Dorset/Boronia Roads), as these may offer improved visibility and presence to the activity centre and commercial areas, whilst still retaining links with Boronia Park and synergies with other community facilities.
- Maximise integration of the facilities within the community hub with retail uses (shops, cafes etc).
- Consider future direction for the Progress Hall/Infolink/St John's ambulance precinct as part of community hub considerations. This should include consideration of the suitability for a new facility in this precinct (to replace one or more of the existing facilities), whether any of the existing services within this precinct are better relocated as part of an upgraded library/community centre, and whether the existing facilities and external spaces should be upgraded to contribute positively to a broader community hub precinct.

### 8.2.3 Service delivery/ facility management considerations

- The need to consider alternative and innovative service delivery models to support integrated service delivery within a multipurpose facility, to reflect emerging needs and service sector trends, and ensure delivery of more cost effective services. This could include, for example:
  - Exploring how the Boronia Library and other community service providers (both Council and non-Council, public and private sector) could operate as part of an integrated service delivery model; and,
  - Exploring how the U3A and Boronia Senior Citizens Clubs can operate with greater interaction as part of a shared new community space, to deliver a more integrated suite of activities and programs to meet the needs of older residents in Boronia.

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## 9. Conclusion

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The social, physical and economic context for Boronia is changing, and will present a unique set of challenges to Boronia over the next 20 years.

Existing community infrastructure in Boronia, whilst generally providing adequate levels of service to meet existing needs, is ageing, and based on models of service delivery which are becoming outdated. The traditional model of community service provision, with separate services in separate venues, is losing relevance and effectiveness through changing values and preferences and the overwhelming need for Councils and other service providers to deliver more cost effective, integrated and efficient services and facilities.

A number of major community facilities in Boronia are currently subject to condition/structural issues, and many other facilities require significant upgrades/maintenance to ensure their ongoing use as fit for purpose. These facilities will require significant financial investment in either upgrading and/or construction of new facilities if the service delivery continues.

The potential loss of these facilities presents a significant challenge to Council in how to replace the “spaces” that currently deliver community services, as well as taking into account increased demand associated with population growth over the next 20 years. However, given the emerging trends in service provision across a number of key sectors, this presents an opportunity in Boronia to also embrace emerging best-practice standards in community service provision to consider the integration a range of different services and facilities into new/ upgraded community facilities which operate as part of a community hub.

In terms of service delivery, the benefits of this approach are numerous and well documented, including more efficient delivery of the services, improved quality of the service as a result of its integration with other users, and improved convenience and accessibility for users. The provision of flexible, adaptable spaces as part of a community hub also “future-proof” the service delivery, by ensuring that the spaces are flexible enough to adapt to changing needs, when those needs arise, without having to specifically identify what those needs will be and who the user groups will be at the outset.

However perhaps even more relevant to the socio-economic context for Boronia, one of the most significant benefits of the community hub model, which is less tangible than the actual service delivery, is the opportunity such an approach can have in addressing a range of broader social and economic objectives, such as improving community connectedness, encouraging local investment, celebrating local identity, and in facilitating civic pride and a sense of place in Boronia. The benefits extend beyond the actual “facility”, into the community spaces around the facility and into the integrated connections it has with the whole community, both physically and symbolically.

This review has confirmed that Boronia’s community is currently reasonably well provided with a range of local services and facilities. However, there are some significant challenges facing Boronia as it moves forward: population growth is occurring at different rates across different age cohorts, the nature and type of families and dwellings in Boronia is changing, the role and composition of activity centres is changing with greater mix of commercial and residential uses, and there is a new suite of socio-economic factors which will influence the need for a diverse range of community services in Boronia into the future.

When these influences are aligned with the service and facility issues of ageing infrastructure and outdated service delivery models, the local context for Boronia presents an opportunity in time and place for the community services and facility provision to respond to and evolve to meet the needs of Boronia into the future.

The primary conclusions arising from this review are:

#### *Existing context*

1. Boronia is generally well served with access to a wide range of community services and facilities, across its geographic area to meet existing needs. However it is disparate, operates in isolation and does not reflect best practice standards in community service and facility planning.

Expected increases in population across all age cohorts, changing socio-economic conditions in Boronia, combined with ageing infrastructure and outdated service delivery models suggests that there are opportunities in both time and place for a change in the delivery of community services and facility provision to respond to local needs in Boronia over the next 20 years.

#### *Community hub*

2. Consideration should be given to the construction of a new multipurpose community facility which forms the core of an integrated and accessible community hub in Boronia. Consideration should also be given to the future direction of other existing facilities which may form part of the community hub.

This community hub consideration should revolve around meeting the needs of the library, along with providing shared community spaces to meet the multipurpose space needs associated with various service sectors (both Council and non-Council, public and private sector) and community groups, as well as providing opportunities for arts and cultural activities and to provide a focal point for civic and community activity in Boronia.

#### *Functional needs*

3. In any planning and design process for new and/or upgraded facilities in Boronia, further consultation should be undertaken with relevant service providers/user groups (both Council and non-Council) to understand more fully the functional needs of these agencies/groups and the services they provide, and to explore how best these could form part of co-located or integrated facilities as part of a community hub.

#### *Service Delivery models*

4. There is a need to explore alternative service delivery models which can respond to emerging needs and service sector trends, and ensure more cost effective service delivery in Boronia, to reflect the preferred facility delivery model.

*Note: The accuracy of the information and data contained within this report is correct at the time of preparation.*

*The analysis and findings of other projects / processes running in parallel as part of the Boronia Renewal Project may impact the implications of this study, the details of which are as yet unknown.*

# Boronia Renewal Project

## Community Services and Facilities Review

### APPENDICES

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- Appendix A** Literature review
- Appendix B** Community infrastructure planning process  
- identification of challenges
- Appendix C** Active recreation grounds - usage
- Appendix D** Active recreation grounds – participation levels
- Appendix E** Boronia community facility analysis

## Appendix A: Boronia Community Services & Facility Needs – Literature Review

The Literature review is based on identifying the most relevant research, policies and strategies which will impact on and inform community services and facility provision in Boronia (note: It is not a review of all social and community services issues)

Document	Relevance to community services and facility provision in Boronia	Key messages/directions for Boronia Renewal project
<p><b>Council and Community Plan, City of Knox, June 2017</b></p>	<p>Overall Vision:  <i>“Nestled between the foothills of the Dandenong Ranges and the wetlands of the Dandenong Creek Valley, Knox has a rich natural environment and picturesque landscape, highly valued by residents and visitors alike. Knox encompasses the best of city and suburban living. From the thriving modern city vibe of Knox Central at its heart, plentiful public open spaces, outstanding civic facilities and diverse residential offerings to its leafy suburban centres with abundant space, clean air, excellent schools and good transport links, Knox is the preferred place to live, work and play today and for generations to come.</i></p> <p><b>Goal 1: We value our natural and built environment</b></p> <p><i>Strategy 1.3:</i> Ensure the Knox local character is protected and enhanced through the design and location of urban development and infrastructure</p> <p><i>Council role and focus:</i>            Partner with community and other key stakeholders to plan for enhanced local village feel and prosperity through local activities, new investment, infrastructure, services and facilities.            Partner with a range of community organisations and other levels of government to plan and deliver community facilities (including multi-use hubs) and infrastructure.            Plan for place-based projects that increase community connectedness.</p> <p><i>Council initiatives:</i>            1.3.3 Undertake a strategic review of the Boronia Structure Plan including a detailed assessment of strategic sites (i.e. Boronia Park).            1.3.4 Develop and undertake a review of the Master plan for the Boronia Park precinct.            1.3.5 Incorporate in the development of the Strategic Asset and Investment Strategy, Community Infrastructure Plans in key locations with models for alternative funding to enable the development of multi-use community facilities and infrastructure.</p> <p><b>Goal 4. We are safe and secure</b></p> <p><i>Strategy 4.3:</i> Maintain and manage the safety of the natural and built environment</p> <p><i>Council initiative</i>            4.3.1 Implement a community safety program and build community connections to improve perceptions of safety within key locations across the municipality (including Boronia Activity Centre).</p> <p><b>Goal 5. We have a strong regional economy, local employment and learning opportunities</b></p> <p><i>Strategy 5.2:</i> Plan for a range of key strategic centres that provide a diversity of employment, services</p>	<p>New and upgraded community services and facilities need to be viable, sustainable, accessible and equitable.</p> <p>Resources for community services/facilities should be used efficiently and effectively to best meet the needs of the local community.</p> <p>Community services and facilities should seek to improve the overall quality of life of people in the community, improve community connectedness and community safety.</p> <p>New community facility provision should seek to maximise multiple uses/co-location.</p> <p>A strategic review of the Boronia Structure Plan, including development of a Community Infrastructure Plan for Boronia is a priority Council Plan initiative</p>

Document	Relevance to community services and facility provision in Boronia	Key messages/directions for Boronia Renewal project
	<p>and amenities to support the changing needs of our community</p> <p><i>Council Role and Focus</i></p> <p>Plan for the consolidation and coordination of services, programs and other interventions in Boronia, Upper Ferntree Gully, Rowville and other areas of significant potential, and partner with others where synergies are identified</p> <p>Research to investigate new forms of investment to support community infrastructure</p> <p><i>Council Initiative</i></p> <p>5.2.1 Undertake a strategic review of the Boronia Structure Plan including detailed assessment of strategic sites.</p> <p><b>Goal 6. We are healthy, happy and well</b></p> <p><i>Strategy 6.2: Support the community to enable positive physical and mental health</i></p> <p><i>Council role and focus</i></p> <p>Provide services and community infrastructure which support sporting, recreational, cultural and leisure activities and encourage greater participation</p> <p><i>Council Initiative</i></p> <p>6.2.3 Progressively upgrade Council’s sporting facilities in line with universal design to support an increase in female participation in sport.</p> <p><b>Goal 7. We are inclusive, feel a sense of belonging and value our identity</b></p> <p><i>Strategy 7.3: Strengthen community connections</i></p> <p><i>Council role and focus</i></p> <p>Plan infrastructure, open space and community facilities to increase community connectedness</p> <p>Plan to identify strategically effective places for co-location of services</p> <p>Provide a range of services and infrastructure that positively contribute to people’s sense of belonging</p> <p><i>Council Initiatives</i></p> <p>7.3.4 Design, develop and implement an approach to facility management that integrates service and facility advocacy, is consistent across the organisation, and improves efficiencies in the management of Council’s buildings</p>	
<p><b>Knox Planning Scheme – Municipal Strategic Statement (Am C150) City of Knox</b> (as adopted)</p>	<p>Municipal Strategic Statement:</p> <p><i>Cl 21.05-1 Local character, identity and sense of place</i></p> <p>Recognises that a vibrant city is made up of liveable communities that have a strong identity and local character, which reinforces sense of place. A key issue is identified as raising the profile of considering social, cultural and community health and wellbeing issues during the planning processes.</p> <p><i>Obj 1: To create vibrant local areas with a strong character, identity and sense of place</i></p> <p>Strategies:</p>	<p>- Importance of an integrated place-based approach to planning for development, infrastructure, services and activities in Boronia, to consider social, cultural and community health and wellbeing issues as part of the structure planning review process.</p>

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<p>by Council May 2017)</p>	<p>1.1 <i>Apply a place-based approach to development, infrastructure and land use planning to connect the delivery of services, programs and activities with measurable outcomes in local areas.</i></p> <p>1.2 <i>Develop and implement local area plans, including structure plans, in partnership with local communities, local businesses and other key stakeholders.</i></p> <p>1.3 <i>Support the development of arts and cultural facilities and assets that are distinctive to local areas.</i></p> <p><u>Cl 21.05-2 Urban Design</u>          Seeks to provide more sustainable and liveable outcomes for built form and public spaces, as important contributors to local character, identity and image of Knox and its local areas.</p> <p><i>Obj 4: To create high quality public spaces with infrastructure for recreation, social interaction and cultural expression.</i></p> <p>Strategies:</p> <p>4.1 <i>Provide for attractive public space opportunities within activity centres, as identified in local area planning, such as structure plans.</i></p> <p>4.2 <i>Require development to provide opportunities for community activity and social interaction in communal or shared spaces and at interfaces between the public and private realm.</i></p> <p>4.4 <i>Facilitate public art and landscape treatments in public spaces in activity centres, public open space areas and along major road networks to reflect cultural identity and improve the amenity of the public realm.</i></p> <p>4.5 <i>Support opportunities for the expression of visual art in new development.</i></p> <p><u>21.05-4 Design for safety</u>          Seeks to ensure design for safety principles are applied to all development, particularly in public spaces.</p> <p><i>Obj 6: To create places that increase personal safety and perceptions of safety, and reduce opportunities for crime and antisocial behaviours.</i></p> <p>Strategies:</p> <p>6.1 <i>Require development to incorporate Safer Design Principles and CPTED principles.</i></p> <p>6.2 <i>Support appropriate street trade and outdoor dining to enhance street activity and public realm surveillance.</i></p> <p>6.4 <i>Support legible and safe walking, cycling and vehicle access to public transport interchanges.</i></p> <p><u>21.05-6 Heritage</u>          Seeks to ensure identification, protection and enhancement of all places of historic, social and cultural significance in Knox and to recognise their contribution to a sense of place and identity</p> <p><i>Obj 9: To identify protect and enhance places and areas of historic, cultural and social significance.</i></p> <p><u>21.07-2 Activity Centres</u>          The role and function of Boronia is identified in the Knox Activity centres hierarchy as  <i>“Boronia is a major centre with a broad range of retail, commercial, office and community uses that serve a large residential community. The centre is set amongst the foothills of the Dandenong Ranges.</i></p>	<ul style="list-style-type: none"> <li>- Planning for design and delivery of new/upgraded public spaces in Boronia should facilitate high quality and sustainable urban design and infrastructure outcomes, which will facilitate opportunities for community activity, social interaction and cultural expression.</li> <li>- Importance of ensuring that all places of historic, cultural and social significance in Boronia (including Aboriginal Cultural heritage) are identified and their level of significance understood, so that any new development and/or public spaces can appropriately respect the heritage values and character of the place and surrounding area.</li> <li>- Boronia Activity Centre is identified in the Planning Scheme as a Major Activity Centre that will see an increase in scale and level of activity and built form to support a broad range of retail, commercial and community uses, as well as significant residential opportunities in a range of housing types (including apartments). Planning for the range of social and community services and facilities required within the centre will need to take into account the nature and scale of anticipated commercial and residential growth</li> </ul>

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	<p><i>The centre has access to a public transport interchange including a train station and multiple bus routes.</i></p> <p><i>Housing opportunities include villa units, townhouses and apartments. Apartment opportunities also exist above active commercial ground floor uses within the centre."</i></p> <p>Strategic Directions for Boronia are:</p> <p><i>"Increase the scale and level of activity, while ensuring development is well designed and respects Boronia's unique setting amongst the foothills of the Dandenong Ranges. This includes protecting views towards the Dandenong Ranges.</i></p> <p><i>Support a broad range of retail, commercial and community uses within the centre to service the local area, which respects its landscape setting and character including height.</i></p> <p><i>Provide opportunities for residential and mixed-use activity within the commercial environs"</i></p> <p>Review of the Boronia Structure Plan is identified as further strategic work to be completed (CI 21.07-3)</p> <p><u>21.08-1 Liveability</u></p> <p><i>Obj 1: To provide for communities that are walkable, accessible, safe and attractive to support the health and wellbeing of the community</i></p> <p>Seeks to facilitate liveable communities, by integrating a range of factors that improve community health and wellbeing, including access, sense of place, amenity, environment and community facilities.</p> <p><u>21.08-2 Open space and recreation</u></p> <p>Recognises that opportunities exist to improve functionality and design of Knox's open space areas to improve the quality and diversity of open space and recreation activities and services to meet changing community needs.</p> <p><u>21.08-3 Community facilities</u></p> <p>Planning for local communities should facilitate outcomes that lead to increased levels of community activity, social connectedness and cohesion. New community facilities should be accessible, located close to public transport and hubs of activity that provide essential goods and service, and providing opportunities for integration with surrounding areas.</p> <p><i>Obj 3: Facilitate community infrastructure that is accessible and meets the needs of existing and future needs of the community</i></p> <p>Strategies:</p> <p>3.1 <i>Support community facilities that are co-located, integrated and/or multipurpose to service a range of activities.</i></p> <p>3.2 <i>Support accessible community facility hubs as focal points for community activity.</i></p> <p>3.3 <i>Direct community facilities and services, particularly those providing essential services such as education, employment, and health care to be visible, accessible and located near nodes of activity and public transport routes.</i></p> <p><u>21.08-4 Health &amp; education facilities</u></p>	<p>within and on the periphery of the Activity Centre.</p> <ul style="list-style-type: none"> <li>- Review of the Boronia Structure Plan is identified as a priority strategic action in the Knox Planning Scheme</li> <li>- Walkability, accessibility and safety are key influences in planning for new and redeveloped local areas, to support the creation of liveable and sustainable communities, enhancing social interaction and community health and wellbeing outcomes.</li> <li>- The need for assessment of future recreation, open space and community service needs in Boronia to take into account changing community needs arising from future growth and age profile projections, as well as changing household and dwelling types (ie: smaller households and more diverse housing types)</li> <li>- Boronia Activity Centre is well placed to accommodate a range of community services, health and education facilities, in centrally accessible locations to act as focal points for community activity. Consideration should be given to prioritising facilities which are co-located, integrated and/or multi-purpose, and those which form part of a community hub/focal</li> </ul>

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	<p>Provision of and accessibility to local health and education facilities are important for a growing and ageing population.</p> <p><i>Obj 4: To provide health and education facilities that are accessible, adaptable and meet community needs.</i></p> <p>Strategies:</p> <p><i>4.2 Support the establishment of new medical and health facilities in and around activity centres and close to public transport</i></p> <p><i>4.3 Support retention and expansion of education and training facilities, including lifelong learning opportunities, in accessible locations across the municipality, to service the needs of residents and workers.</i></p> <p>The identification of future community infrastructure needs for Knox as part of an Infrastructure Plan is identified as further strategic work (CI 21.08-8)</p> <p><u>Clause 21.10-3 Boronia Activity Centre</u></p> <p>This Clause contains objectives and strategies which implement the existing Boronia Structure Plan (2006), relating to all of the Boronia Activity Centre, and specific precinct guideline. As the outcomes of the Boronia Structure Plan 2006 will be reviewed and updated as part of the Boronia Renewal project 2017, which will result in changes to this clause, there has been no detailed assessment of this clause as part of this literature review for community services and facilities provision. An assessment of this clause will occur as part of the separate planning sub-project.</p>	<p>point, to maximise their ability to foster community activity and social connectedness, and to accommodate changing community needs over time.</p> <ul style="list-style-type: none"> <li>- The opportunity to identify future community infrastructure needs within the Boronia Activity Centre is an action supported by the Knox Planning Scheme.</li> </ul>
<p><b>Community Facilities Planning Policy, City of Knox, June 2016</b></p>	<p><i>Purpose: Council is committed to an integrated planning process for the planning, delivery and management of community facilities, and as part of that process, to consider opportunities for multipurpose, co-located or integrated uses or community hub opportunities when planning for new and/or upgrades or change of use of Council community facilities.</i></p> <p>Relevant Policy statements (Section 7.1):</p> <ul style="list-style-type: none"> <li>- Planning for Council owned community facilities must consider: <ul style="list-style-type: none"> <li>· Multipurpose Use: Flexible, functional and adaptable spaces within a facility which can support a range of compatible services and activities;</li> <li>· Co-located Use: Joint location of services within the same facility;</li> <li>· Integrated Service Provision: The joint location of services within a facility and with integrated service delivery and management; or</li> <li>· Community Hub: Creation of or enhancement of an existing cluster of community facilities on the same or adjoining sites, which creates a focal point for community activity.</li> </ul> </li> <li>- Locational considerations for community facility planning will give priority to: <ul style="list-style-type: none"> <li>· Access to public transport, activity centres, open space, pedestrian connections, car parking and other community infrastructure; and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Planning for new and/or upgrades of community facilities in Boronia must consider multipurpose use, co-located use, integrated service provision and community hub opportunities, as part of an integrated community facility planning process.</li> <li>- Key locational considerations include level of accessibility to a range of community infrastructure and the level of support provided by the Knox Planning Scheme/approved Structure Plans.</li> </ul>

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	<ul style="list-style-type: none"> <li>· The level of support for the location of the facility that is provided in the Knox Planning Scheme or any approved Structure Plan for that area.</li> <li>- Engagement with internal and external stakeholders should be undertaken to maximise opportunities to integrate service and asset planning and build collaboration and partnerships with community stakeholders.</li> <li>- A Community Facility Planning Process shall guide the planning, development and management of new/upgraded community facilities and for change of use of existing facilities. This process consists of five stages to facilitate an informed, integrated and robust process to plan for, assess, prioritise, deliver and manage Council's community facilities (Strategic intent; Needs Analysis; Solution Identification; Plan Creation and Delivery; Monitoring and Evaluation)</li> </ul>	
<p><b>Strategic Service and Facility Planning Framework, BECA Pty Ltd, Dec 2009</b></p>	<p>Report prepared for Knox City Council to develop a framework to integrate service planning and facility/infrastructure planning across the Council.</p> <p>The key elements of the Strategic Service and Facility Planning Framework are development of a social infrastructure hierarchy, a place-based planning tool and an issue-based planning tool.</p> <ul style="list-style-type: none"> <li>- The social hierarchy assesses infrastructure and facility planning, including industry benchmark standards at the Village level, Local level, District level, and Municipal level.</li> <li>- The place-based approach seeks to apply an integrated approach to social infrastructure provision to a place. It advocates using the hierarchy applicable to that place to understand functional requirements and capacity of existing facilities, and undertaking a place-based gap assessment to identify local conditions, future social infrastructure priorities, and inform a place-based spatial response.</li> <li>- The issues-based approach is the ability to respond to a specific target group for a particular service, which requires an understanding of demand and supply for that service at all levels across the hierarchy</li> <li>- The key planning principles which inform the Framework and social infrastructure planning in Knox are identified as: <ul style="list-style-type: none"> <li>· Integrated and holistic approach to planning for local communities;</li> <li>· Evidence based planning;</li> <li>· Sustainable communities and places;</li> <li>· Enhancement of community health and wellbeing outcomes.</li> </ul> </li> </ul>	<p>This report provides a very comprehensive tool for community facility and service planning in Knox, and outlines a detailed Facility Planning Framework to guide this process.</p> <p>The place-based approach has relevance to the Boronia project, and the key factors will be gaining an understanding of what the hierarchy level of social infrastructure/facilities is being planned for in Boronia, what the functional requirements and existing facility capacities are, and applying an integrated place-based assessment to inform the appropriate spatial responses.</p> <p>A key message from the report is that best-practice community service and facility planning for a local area requires a move away from an individual service based approach, to a more functional and integrated approach, which is more responsive to identified community needs, place based requirements and local context.</p>

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<p><b>Social Infrastructure Planning Literature Review, Public Place, Sep 2013</b></p>	<p>A discussion paper prepared for Knox City Council, drawing on relevant literature relating to social infrastructure planning in Knox. It looked at available methodologies for social infrastructure planning, identified standards being used in respect to social infrastructure, and made recommendations on high level principles that should apply to social infrastructure planning.</p> <p>Relevant conclusions included:</p> <ul style="list-style-type: none"> <li>- Whilst there are benefits in developing broad facility provision standards as a guide, development of “standards” for provision of community facilities cannot be simply applied as a stand alone benchmark – they must reflect local conditions at any given time;</li> <li>- Standards set out in the Knox Strategic Service and Facility planning Framework (BECA Report 2009) are good benchmark examples to provide considered assessment of facility and service planning in Knox, subject to an understanding of their limitations and relevance in the context of local area planning.</li> </ul>	<p>The benchmark standards suggested in the 2009 BEAC report are generally considered to be a useful planning tool. However, whilst regard should be given to such standards at a broad level, planning for local area community facilities and services must also be informed by local needs and preferences, and other local contextual influences.</p>
<p><b>Knox Life Stages Plan, City of Knox, 2017 (under development)</b></p>	<p>This is currently being prepared and is in Draft form. It will provide an integrated plan to replace a number of individual Council strategies (Municipal Early Years Plan, Youth Strategic Plan, Active Ageing Plan), and provides actions statements in response to specific strategies and initiatives outlined in the Community and Council Plan. Most initiatives are based on delivering appropriate and effective services across the municipality, which will impact on Boronia indirectly, as part of the overall range of community services delivered. With respect to specific services and facilities which are likely to have a more direct impact on Boronia, relevant actions include:</p> <ul style="list-style-type: none"> <li>- Construct and open two Early Years Hubs in Wantirna South and Bayswater to support early education, life-long learning and improved physical and mental health.</li> <li>- Develop a Council wide set of guiding principles for use in planning and implementing all-ability and intergenerational activity spaces in the municipality.</li> <li>- Increase utilisation of Council’s Senior Citizens Centre facilities and build the capacity of existing Knox Senior Citizens Clubs and older person groups to respond to the ageing population.</li> </ul>	<ul style="list-style-type: none"> <li>- Decisions already made by Council relating to the most appropriate service delivery method for pre-schools and day care across Knox (ie: early years hubs) will impact on future early years facility requirements from 2019.</li> <li>- Consideration should be given in designing future social/community spaces in Boronia which facilitate all-ability intergenerational activity spaces.</li> <li>- Considerations for the future services and facility needs for older persons within Boronia will need to occur, including exploring options for shared use of community facilities to maximise facility utilisation, from new or upgraded facilities.</li> </ul>
<p><b>City of Knox Leisure Plan</b></p>	<p>The Leisure Plan provides a decision-making framework to assist Council in achieving its long-term vision and respond to leisure and sport related priorities. It establishes a 5 year program and identifies partnerships and priorities to address these priorities.</p>	<ul style="list-style-type: none"> <li>- Opportunities for private sector provision and/or management of leisure and recreation activities should be explored as part of any</li> </ul>

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	<p>Most of the priorities relate to broad leisure and recreation based issues which impact all of Knox, particularly in the area of improved partnerships, assisting volunteers and clubs, health and active living education.</p> <p>Relevant research findings include:</p> <ul style="list-style-type: none"> <li>- There are over 170 community based leisure, sport and community support organisations. Council has over \$709 million invested in sport and leisure infrastructure</li> <li>- Increasing expectations on clubs and organisations in terms of governance and managing and developing facilities.</li> <li>- There are opportunities to work more closely with the private sector to encourage a greater role by the sector in catering for community leisure and health and wellbeing needs (eg: health and fitness centres; management of leisure centres, etc).</li> <li>- Opportunities for rationalisation of some sport facilities does exist (ie: tennis), however many sites require renewal and upgrading to accommodate co-located uses.</li> <li>- Asset planning should seek to maximise indoor and outdoor facilities that enhance opportunities to lead physically active lifestyles</li> <li>- Establishing a provision framework or service levels (e.g. the type and level of provision) for each asset type (e.g. sporting pavilions, sports fields, recreation centres) will ensure facilities are developed and managed in line with clear guidelines. The Leisure Plan has identified the need to review or establish agreed service levels for a number of sport and leisure assets including sporting pavilions and sports fields.</li> <li>- The planning and management of facilities and services used by the community for sport, leisure and their active lifestyle pursuits is complex and requires an integrated facility and service planning approach to minimise duplication of facilities and optimise integration of services.</li> </ul>	<p>new or upgraded community facility proposals in Boronia.</p> <ul style="list-style-type: none"> <li>- Key decisions about the future of two major leisure and recreation facilities in Boronia (Leisureworks and Basketball Stadium) will have a significant impact on the provision of leisure and recreation needs in Boronia across the active recreation and aquatic sports sectors, as well as in the provision of general multipurpose space for community use.</li> <li>- The increase participation of women in sport is presently many challenges to the provision of playing fields and associated sporting pavilions</li> </ul>
<p><b>Knox Arts &amp; Cultural Plan 2012-2022</b></p>	<p>The four key objectives of the Arts and Cultural Plan are:</p> <ul style="list-style-type: none"> <li>- To encourage and promote a wide range of arts and cultural opportunities for all sectors of the community;</li> <li>- To identify and support opportunities to integrate arts and creative initiatives into planning and delivery of public open spaces;</li> <li>- To foster and develop a leadership role for Council in the arts and cultural sector;</li> <li>- To acknowledge and advance opportunities for the Arts to contribute to the wellbeing of the City and increase arts-focused amenity and infrastructure</li> </ul> <p>The Plan recognises that activity centres such as Boronia have become increasingly built up and developed, with a wide range of local services and facilities being offered to service the population and increasing densities in and around activity centres, however the creation of a distinctive local identity has not been a priority.</p>	<ul style="list-style-type: none"> <li>- Boronia presently does not have a high level of facilities dedicated to or associated with arts and cultural opportunities. Maximising multi-purpose and shared use of community facilities and spaces in Boronia will optimise the range of services and activities which can occur, and ensure greater access by all community sectors to diverse arts and cultural opportunities.</li> </ul>

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	<p>The only arts facilities identified within the Boronia activity centre are the Progress Hall, and the Boronia Library.</p> <p>With respect to future arts and cultural facility needs, the plan advocates for upgrades to existing facilities or identifying the need for new arts and cultural facilities in areas outside of Boronia, but does recognise the general need across all of Knox to investigate opportunities for exhibition space, particularly for short term use within multi-use spaces, and opportunities for presentation and enjoyment of local music in the community.</p>	<ul style="list-style-type: none"> <li>- Consideration should be given in the planning and design of future community facilities and public spaces in Boronia to provide opportunities for arts and cultural expression, to build social connectedness, enhance local character and identity, and create a sense of place. This could include gallery/exhibition spaces (formal or informal), public art, local area identifiers, community gathering and event spaces, performance and music spaces, both internal and external.</li> </ul>
<p><b>City of Knox Access &amp; Equity Plan</b> (under development)</p>	<p>Seeks to address access and equity issues in Knox as well as promoting diversity, access and inclusion. The plan aligns with and responds to the vision, goals and strategies of the Community and Council Plan 2017-21. The plan identifies 5 themes which impact on Knox’s marginalised and disadvantage population groups. Whilst these themes are broad issues across Knox, and not specifically focusing on local areas, they do focus on the impact on marginalised and disadvantaged groups. When this is aligned with the Social profile analysis of Boronia, 2017, it identifies that some areas/population sectors in Boronia do experience significant disadvantage.</p> <ul style="list-style-type: none"> <li>- Lack of access or knowledge of appropriate services to meet the needs of diverse population groups</li> <li>- Discrimination and racism</li> <li>- Violence (including family violence, violence towards women, elder abuse and safety)</li> <li>- Lack of culturally appropriate services</li> <li>- Compounding disadvantage – including mental health, affordable housing, financial stress, gambling and isolation</li> </ul> <p>The major Actions of the Plan that have most relevance to the provision of Community services and facilities in Boronia are:</p> <ul style="list-style-type: none"> <li>- Prioritise and promote programs and services which aim to build community connections and reduce social isolation across all life stages.</li> <li>- Advocate for increased accessible transport options for all Knox residents, including marginalised and disadvantaged population groups.</li> </ul>	<p>Key messages in the planning and design of new/upgraded community services and facilities in Boronia are:</p> <ul style="list-style-type: none"> <li>- maximise opportunities for access to a diverse range of lifelong learning opportunities;</li> <li>- maximise opportunities to build social cohesion and connectedness;</li> <li>- ensure consideration of improved transport options, particularly for marginalised and disadvantaged groups;</li> <li>- ensure all community facilities, buildings and spaces meet universal design principles;</li> <li>- Ensure any new/upgraded sporting facilities support female participation in sport;</li> <li>- Consider options for the potential provision of a changing</li> </ul>

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	<ul style="list-style-type: none"> <li>- Plan and progress implementation of Universal Design principles into the development and design of new Council facilities, buildings and open space.</li> <li>- Progressively upgrade Council’s sporting facilities in line with universal design to support an increase in female participation in sport.</li> <li>- Determine the location, and construct a Changing Places (fully accessible) toilet (Boronia one of a number of possible locations).</li> </ul>	<p>places (accessible) toilet facility in Boronia.</p>
<p><b>Knox Community Safety Plan 2013-2017</b></p>	<p>The Community Safety Plan identifies key crime prevention policy principles, identifies the priorities of greatest concern or risk in the Knox community, and seeks to align those concerns with community safety initiatives and action plans which Council, Victoria Policy and other community safety stakeholders can support in order to make Knox a safe place to live, work and participate in community life.</p> <p>These Action Plans aim to:</p> <ul style="list-style-type: none"> <li>- Reduce risk factors and increase protective factors for young people;</li> <li>- Deliver community safety education, strengthening and development programs;</li> <li>- Address the built and natural environment through ‘Crime Prevention Through Environmental Design’ to reduce opportunities for crime and increase personal safety and perceptions of safety;</li> <li>- Increase community action and effort to respond to these community safety priorities; and</li> <li>- Collect and analyse data to inform current and ongoing community safety work.</li> </ul> <p>Most of the Actions relate to advocacy and delivery of programs across a range of community safety issues. The actions which may have implications in facility planning in Boronia include:</p> <ul style="list-style-type: none"> <li>- Investigate opportunities for public art and temporary uses at or near transport interchanges to generate interest, increase civic pride and promote a sense of safety</li> <li>- Support Crime Prevention Through Environmental Design principles for new and upgrade development projects</li> <li>- Conduct community safety audits with public transport authorities of transport interchanges and recommend Crime Prevention Through Environmental Design initiatives.</li> <li>- Improve the safety and connectivity of pedestrian paths and crossings through targeted place based projects.</li> <li>- Seek opportunities to improve the safety of bicycle users.</li> </ul> <ul style="list-style-type: none"> <li>- Where appropriate investigate the feasibility of encouraging street trading and dining to enhance street activity and public surveillance.</li> <li>- Encourage broader participation and greater ownership of local community places to reduce opportunity for crime and people feeling unsafe.</li> </ul>	<p>There is a strong message that community safety is a key priority across all Knox, relating to both real and perceived levels of community safety. Areas of particular concern include transport interchanges, pedestrian and cyclist safety (particularly after dark) and public transport.</p> <p>In the context of Boronia, key issues will be:</p> <ul style="list-style-type: none"> <li>- ensuring consideration of community safety issues in the planning and design of new and upgraded facilities and public spaces, including pedestrian and bicycle connections, utilising CPTED design principles for all built form (public and private);</li> <li>- Encouraging opportunities for street activity and public surveillance, to increase perceptions of community safety and improve ownership of public spaces</li> <li>- Facilitating opportunities for public art and increasing social connectedness in key public areas to generate civic pride and sense of place</li> <li>- Addressing safety “hotspots” such as public transport</li> </ul>

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<p><b>Knox Integrated Transport Plan, 2015</b></p>	<p>The plan provides a framework for both the development and management of an integrated transport to service the future transport needs of Knox’s communities and business.</p> <p>Whilst it doesn’t contain recommendations for future community services and facilities, its recommendations will impact on the future planning and design of transport services, roads, shared paths and footpaths, which in turn provide access to a range of community services and facilities. Objectives include:</p> <ul style="list-style-type: none"> <li>- Social and economic inclusion: the transport network is accessible to all people who wish to use it.</li> <li>- Economic Prosperity: ensuring the transport network enable efficient and effective access for people and goods.</li> <li>- Environmental Sustainability: protect the natural environment by reducing transport related emissions and adapting for the challenge of climate change.</li> <li>- Integration of Transport and Land Use: maximise access to homes, employment, services and recreation and reduce the need for private motor vehicle travel.</li> <li>- Efficiency, Coordination and Reliability: optimise the efficiency and reliability of all modes of transport.</li> <li>- Safety and Health and Wellbeing: ensuring a safe transport network supports health and wellbeing</li> </ul>	<p>interchanges and areas of pedestrian connectivity</p> <p>Key messages for the Boronia Renewal Project are:</p> <ul style="list-style-type: none"> <li>- Enhance access to sustainable and reliable transport choices within the activity centre to achieve the ‘20 minute neighbourhood’ vision</li> <li>- Ensure access to all public transport and community facilities within the centre supports access by people with limited mobility.</li> <li>- Prioritise pedestrian, bicycle and public transport access and infrastructure within Boronia.</li> <li>- Promote improved street surveillance and lighting to enhance community safety on roads, footpaths and shared paths in Boronia</li> <li>- Ensure a comprehensive transport and access study for the Boronia Activity Centre is undertaken to inform the Boronia Renewal Project and align transport and access needs with land use and community outcomes.</li> </ul>
<p><b>Asset Development Plan for Council’s Senior Citizens Centres, K2 Planning, Oct 2016</b></p>	<p>This confidential report prepared an Asset Development Plan for Council’s five Senior Citizens Centres, one of which is the Boronia Bellbird Senior Citizens Centre.</p> <p>The report noted some emerging trends for Senior Citizens Clubs generally:</p> <ul style="list-style-type: none"> <li>- Membership numbers are declining and members are struggling to maintain management responsibilities as they age;</li> <li>- The traditional model of the Senior Citizen Centre may be losing relevance and effectiveness through changing values and preferences;</li> </ul>	<ul style="list-style-type: none"> <li>- Demographics show there is an increasing ageing population in Boronia which will need some form of senior citizens services/facilities to be provided in the area.</li> <li>- If the building is closed, there will be a need for some of the senior</li> </ul>

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	<ul style="list-style-type: none"> <li>- The more traditional model of the Senior Citizen Centre risks providing exclusive access to designated clubs regardless of the numbers using the facility; in some cases centres are being underutilised as a result.</li> </ul> <p>With respect to the Boronia Bellbird Community Facility, the report noted that:</p> <ul style="list-style-type: none"> <li>- There is a relatively high number of seniors in the area</li> <li>- Anticipated 14.2% increase in people aged 50+ by 2036 (will be 9,658)</li> <li>- Existing Boronia facility has relatively moderate levels of utilisation, with some other groups using the facility (ie: dance studio, disability group, writing group, church activities)</li> <li>- Building is old, asbestos cladding, poor ESD (no insulation); poor passive surveillance. Existing condition of building assessment ranked at 48.4% “reasonable” (lowest of all 5 senior citizens centres in Knox).</li> <li>- Building has poor development potential due to location and site constraints. Capacity for the centre to be enhanced to respond to future needs of senior citizens was ranked as 53% “Reasonable” (2<sup>nd</sup> lowest ranking in Knox).</li> <li>- Short term: Continue current use of facility</li> <li>- In the longer term: building should be decommissioned, and consideration given to relocating current user groups to more appropriate facilities in Boronia;</li> </ul> <p>The recommendations of the report suggested that:</p> <ul style="list-style-type: none"> <li>- Development of multipurpose community facilities allows Council to address some of the current issues impacting on the use of Senior Citizens Centres, including declining membership, underutilised facilities, isolation of seniors, management challenges, ageing infrastructure, etc.</li> <li>- By contrast, best practice approaches to planning community infrastructure currently promote multipurpose facilities that promote shared spaces and programming of events and activities, coordination of services and events, increased utilisation of facilities, and improved active ageing amongst seniors (participation, social connections, activities, contribution, intergenerational contact).</li> <li>- The development of a new multipurpose community facility for senior citizens in Carrington Park will be best placed to deliver multiple and diverse activity spaces for senior citizens of Knox into the future.</li> </ul>	<p>citizens services currently provided in the Bellbird Senior Citizens facility to be provided locally, elsewhere within Boronia (ie: not all needs will be able to be met with a new multipurpose facility at Carrington Park).</p> <ul style="list-style-type: none"> <li>- If the building is no longer available for use, future community service and facility planning assessments must also consider the relocation of the other user groups currently using the Bellbird facility.</li> <li>- Best practice planning suggests there is merit in relocating seniors activities to form part of a multipurpose community facility (rather than a stand alone dedicated seniors facility), to address a number of facility and service provision trends occurring within the sector and to improve active ageing outcomes more generally.</li> </ul>
<p><b>Plan Melbourne 2017-2050: Metropolitan Planning Strategy (Department of Environment, Land, Water and Planning, 2017)</b></p>	<p><i>Direction 4.1 Create more great public places across Melbourne</i> Focuses on adopting a place-making approach in the design and development of public spaces, strengthening quality of public spaces and the interfaces between private and public domain. Improved public spaces and the thoughtful integration of new development are identified as having a measurable difference to the amenity, economic vitality and cultural and social life of local communities.</p> <p><i>Direction 5.1 Create a City of 20 minute neighbourhoods</i> Seeks to create inclusive, vibrant and healthy neighbourhoods that promote strong communities, healthy</p>	<p>Boronia is a neighbourhood centre in Knox which is well placed to achieve the “20 minute neighbourhood” objective for Boronia. Key components will be ensuring accessible and well-connected local services, facilities and public spaces, promoting the local economy and a</p>

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	<p>lifestyles and good access to local services and jobs, within a 20 minute walk, cycle or public transport trip. Neighbourhood activity centres are identified as an integral part of achieving this vision, with shopping, cafes, local businesses, community services and public spaces providing a focus for local jobs, social interaction and community participation.</p> <p><i>Direction 5.2 Create neighbourhoods that support safe communities and healthy lifestyles</i> Urban renewal projects are identified as enablers in integrating the transport system, and redesigning local neighbourhoods and town centres to improve walking and cycling infrastructure, to create healthier and safer communities</p> <p><i>Direction 5.3 Deliver social infrastructure to support strong communities</i> Social infrastructure encompasses all the facilities, services and networks that help families, groups and communities to meet their social, health, education, cultural and community needs. The economic and social benefits of providing social infrastructure can outweigh costs and provide a positive net return on investment.</p>	<p>sense of place and reflecting local character.</p> <p>Adopting a place-making approach to strengthen the quality of public spaces and interfaces between public and private domain, facilitate the delivery of accessible social infrastructure to meet community needs and improve accessibility and community safety outcomes will be key enablers in creating a strong, vibrant and healthy local community.</p>
<p><b>Boronia Social Service and Facility Needs Review, CPG, Aug 2011</b></p>	<p>This project was an investigation of Boronia’s future social service and facility needs for Boronia to 2030. Tasks of this project included:</p> <ul style="list-style-type: none"> <li>- Analysis of demographic/social profile data for Boronia</li> <li>- Identification of existing social/community services and facilities/infrastructure in Boronia (excluding private sector);</li> <li>- Applied the Facilities Planning Framework and social infrastructure hierarchy to services</li> <li>- Conducted a gap assessment to identify future infrastructure requirements</li> </ul> <p>Key recommendations for Boronia’s future social service provision were:</p> <ul style="list-style-type: none"> <li>- Boronia residents generally enjoy excellent access to facilities and services in their local area.</li> <li>- More detailed assessment is required of the quality of the existing assets to confirm they are fit for purpose.</li> <li>- Possible areas for future new facilities include establishment of a Neighbourhood House in Boronia and development of a larger meeting space.</li> <li>- <u>Kindergartens</u>: Existing supply is adequate. Council should consider whether existing centres are fit for purpose and well located, and whether optimum utilisation and staffing ratios are being employed.</li> <li>- <u>Long Day Care</u>: Existing supply is adequate. Council should consider whether existing centres are fit for purpose and well located.</li> <li>- <u>Maternal and Child Health</u>: Existing supply is adequate. It was noted that as there is no M&amp;CH centre in The Basin, Boronia M&amp;CH centre is partly meeting demand for The Basin. Council should consider whether existing centres are fit for purpose and well located.</li> </ul>	<p>There have been many changes to the physical, social, economic and environmental “drivers of change” which formed the context for the assessment of community services and facility provision in Boronia in 2011.</p> <p>It is noted that the 2011 report also did not take into account any facility condition audits, ‘fit for purpose’ assessments, or other service provision, policy or sector-wide influences which may impact facility planning outcomes.</p> <p>However, the 2011 report will provide a very useful base document to inform the Demand Analysis stage of the current Community Services and Facility Review, with recognition required (as appropriate) that some of the assumptions and circumstances used to inform the 2011 report have changed over that</p>

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	<ul style="list-style-type: none"> <li>- <u>Open Space</u>: Existing supply is excellent. Council should consider whether existing supporting infrastructure such as pavilions, playgrounds, etc are in working order/fit for purpose.</li> <li>- <u>Schools</u>: Existing supply is adequate. Council should consider whether the existing school sites and infrastructure can be utilised more effectively to deliver benefit to the wider community.</li> <li>- <u>Libraries</u>: Existing Supply is adequate, with one library meeting local needs. The library is well located in the Boronia Activity Centre, adjacent to other community uses.</li> <li>- <u>Meeting Spaces</u>: Assessment of demand for meeting spaces is difficult to determine, due to multitude of user groups and providers. There are a number of venues/meeting spaces in Boronia which generally meet needs at a local level, which deliver a range of programs and services. There is no large meeting space in Boronia, and there is no Neighbourhood House in Boronia, although the Basin Neighbourhood House currently meets some of this service demand.</li> <li>- The report noted that application of benchmark standards in a Facilities Planning Framework provides useful comparisons based on infrastructure hierarchies and place based assessments. However, it recognised that it can have limitations, as it fails to capture the nuances of decision-making in the area of community facility/ service planning including the operational requirements of each service, building condition/'fit for purpose' assessments, and how the nexus between services, facilities and population needs to be applied differently to suit specific local areas.</li> <li>- There are many new/varied drivers of change influencing the provision of community services and infrastructure in Boronia since the 2011 report was prepared. However, in the absence of any other detailed service provision assessment in Boronia since that time, the 2011 report provides a very useful "base" upon which to undertake the current Service and Facility Review. The 2011 report still contains a useful and relevant analysis into social and community service and facility provision in Boronia to inform the current review.</li> </ul>	<p>period.</p>
<p><b>Boronia Community Youth Hall Facility Needs Study, Simon Leisure Consulting Pty Ltd, Dec 2014</b></p> <ul style="list-style-type: none"> <li>- <b>Includes the Boronia Facilities Review, City of Knox, June</b></li> </ul>	<p>The report investigated the Boronia Community Youth Hall to determine future needs and opportunities in the context of the poor condition of the Hall, and the implications for its future use. The report prepared an inventory of available community facilities in Boronia which provide meeting room space with respect to their utilisation levels and capacity.</p> <p>The inventory identified existing facilities in Boronia which have hireable meeting room spaces (including Council and non-Council owned facilities), with details of user groups, utilisation levels, hireable room space capacity, equipment available, hire costs, and for some facilities there is general commentary on whether the facility is fit for purpose (although this was related to user experience/feedback, and not a condition-based audit).</p> <p>The report concluded that:</p> <ul style="list-style-type: none"> <li>- There are a range of community halls and meeting rooms in the Boronia Activity Centre to accommodate the recreational, health and wellbeing, social and educational needs of Boronia</li> </ul>	<p>This report concluded that there were adequate alternative community meeting spaces available generally within Boronia to accommodate community meeting space demand, and that the Boronia Community Youth Hall did not need to be retained for this purpose.</p> <p>It is important to note the limitations of this review, as it only included hireable meeting spaces available to the public, and did not include an assessment of the general suitability</p>

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<p><b>2014</b> <i>(spreadsheet)</i></p>	<p>residents both now and into the future (9 Council owned and 9 non-Council owned facilities);</p> <ul style="list-style-type: none"> <li>- These other spaces have the capacity to absorb future demand for large and small spaces, and are suitable for physical activity and non-active uses.</li> <li>- Boronia Youth Hall will not need to be retained as a general-purpose community hire facility.</li> </ul>	<p>of these spaces for community use or a review of all the community activities currently being undertaken within Boronia.</p> <p>The audit undertaken as part of this report will provide a useful base to inform the current Community Services and Facilities Review, including its recent analysis of the utilisation and capacity of existing community meeting spaces in Boronia.</p>
<p><b>Boronia Library Redevelopment Feasibility Study, ASR Research, Dec 2015</b></p>	<p>This feasibility report considered a number of options for a relocated library in Boronia Activity Centre, and included development of a number of concept plan options for future Council consideration.</p> <p>The report contained a review of demographics in the library catchment area and an analysis of the Boronia library membership and usage rates.</p> <p>Key feedback from the ERL about the Boronia library included:</p> <ul style="list-style-type: none"> <li>- The remoteness of the library location is an issue, and a more prominent location is desirable, however if greater activation of the Park and integration with other community uses occurs, ERL are happy to remain in Boronia Park.</li> <li>- No evidence that lack of prominence impacts on library usage.</li> <li>- Library doesn't necessarily need more space, however would welcome access to more multi-purpose meeting room space to accommodate library activities (could be shared spaces with other community users).</li> <li>- Library design would be improved with internal reconfiguration, to allow for better views of the retarding basin/wetlands and other park areas, opportunities for outdoor reading areas, and other internal layout improvements.</li> <li>- Library would welcome improved integration with the basketball stadium, with some shared spaces (ie: combined entrance area, shared café, etc)</li> <li>- Would welcome improved appearance of community uses in Boronia Park, and activation of rear of shops along Boronia Park into the Park.</li> </ul> <p>Engagement with other community service providers in Boronia (in both Council and non-Council facilities) provided some useful feedback on their own community service and facility needs. This feedback has been incorporated into the facility assessment table in Appendix C of this review, as appropriate. A summary of the feedback on future facility needs in Boronia from other community service providers was:</p>	<p>The recommendations of options for future redevelopment of the Boronia Library in its existing location have now been largely superseded given new information in relation to drainage infrastructure and existing facility condition within Boronia Park.</p> <p>However, the information obtained about the functional and operational requirements of the Boronia Library, and the feedback from other community service providers in Boronia is still current and relevant, and will be extremely useful in informing the current review of Community Services and facilities within Boronia Activity Centre, and in the review of the Boronia Park Precinct.</p> <p>Key messages from this feasibility report included:</p> <ul style="list-style-type: none"> <li>- Existing library size is generally satisfactory to deliver the service, with internal</li> </ul>

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	<ul style="list-style-type: none"> <li>- Info-Link: Existing building is well located but too small; need additional storage, shower room, kitchen, meeting and office space on the premises. Need access to meeting and consulting rooms which could be shared with other users (ie: at the library).</li> <li>- St John’s Ambulance: Location ideal, with suitable facilities, however additional garage space required.</li> <li>- RSL Boronia: Current building is getting old, and increased apartment development in vicinity of RSL makes access into the site difficult.</li> <li>- EACH: Would like access to small meeting room/activity spaces and consulting rooms (could be shared with other users).</li> <li>- Mountain District Learning Centre: Would like access to shop front facility in Boronia, and a dedicated classroom type space at the library.</li> <li>- Boronia ECLC: Would like access to meeting and consulting rooms (could be shared with other users).</li> <li>- Park Crescent Children’s centre: Would benefit from access to a larger meeting room at its current facility.</li> <li>- Knox Remote Controlled Car Club: Has plans for a new pavilion in current location, which could be used by other groups. Would like to stay in current location, and keen to expand the track into the adjacent tennis courts.</li> <li>- U3A: Would like access to classroom type spaces and meeting rooms (could be shared with other users).</li> <li>- Scope: Have formally requested Council to consider providing for an assisted accessible toilet facility within Boronia Activity Centre, preferably with good access to train station and/or other community facilities. Boronia Library was seen as a good location.</li> <li>- Basin Community House: Keen to grow its presence in Boronia. Would like access to more classroom type/small meeting spaces, which could be part of a shared community building.</li> <li>- Meeting room spaces: Whilst it was recognised that there were meeting spaces for hire within Boronia at various venues, many of these facilities/rooms were not considered easily accessible or practical to meet their needs (ie: not centrally located, not air-conditioned, poor disability access, lack of parking etc). Collectively there was considerable feedback from many existing community service providers that they would welcome shared access to new multipurpose and flexible meeting room spaces as part of a library or community hub facility centrally located in Boronia.</li> </ul> <p>The feasibility report made a number of recommendations about the future requirements for the library, and considered a number of alternative sites within the Boronia Activity Centre. The report’s conclusions were:</p> <ul style="list-style-type: none"> <li>- Whilst the library lacks visual prominence, it is well located with respect to proximity to car parking, adjacent wetlands/open space and the basketball stadium.</li> <li>- Library building itself is in good structural condition, however is now dated and unattractive. The floor level is below 1:100 year flood level, and can flood when significant rain events occur.</li> </ul>	<p>reconfiguration of existing spaces suggested, along with some new multi-purpose shared foyer/ community spaces/café presented as future development options.</p> <ul style="list-style-type: none"> <li>- Library will benefit from improved integration with surrounding community uses, and improved physical/visual connections to Boronia Road/commercial precinct.</li> <li>- Many other community service providers in Boronia would welcome the opportunity to share multipurpose spaces with the library.</li> <li>- Request for an assisted accessible toilet facility in Boronia by Scope remains current, and could be considered as part of any new/ upgraded community facility project</li> <li>- Opportunities exist for co-location and service integration, to deliver the library service in Boronia as part of a multi-purpose community hub/precinct.</li> </ul>

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	<ul style="list-style-type: none"> <li>- Boronia library has 1m<sup>2</sup> per 40 people in its primary catchment (2<sup>nd</sup> of all Knox libraries).</li> <li>- Library building has suitably sized spaces for its collection, reading and storage areas. However, it lacks a quiet area, flexible meeting room space and areas for youth. The work room is also too large. Some reconfiguration of existing internal spaces would be beneficial to improving utilisation of existing spaces, and offer expanded activities.</li> <li>- The library building has poor surveillance when the basketball stadium is closed.</li> <li>- Physical scope to expand existing library is limited due to surrounding drainage infrastructure, car park, and basketball stadium. Minor extensions only would be permissible into loading bay area to the north, or to the west in front of basketball stadium.</li> <li>- Extending upwards would be costly, due to the need to rebuild the building foundations and install a lift.</li> <li>- Whilst a number of other site options were investigated in Boronia Activity Centre for a relocated library, all of these would be very expensive (due to land acquisition/rebuilding costs). Given that the library did not need significantly more space, and the advantages of staying within Boronia Park as part of a community hub, it was concluded that the most-cost effective option was to retain the library in its current position. Options for redevelopment included a reconfiguration of the internal library spaces, and the creation of some new shared spaces with the Basketball Stadium. The new spaces would include shared foyer and community meeting spaces and a café. Other options identified included opportunities for improved pedestrian connections to Boronia Road, and improved visual presence of the redeveloped library/stadium building.</li> </ul>	
<b>Review of Library Infrastructure and Service Delivery, AEC Group, May 2008</b>	<p>This report reviewed the suitability and sustainability of library facility provision in Knox. It recommended the ‘hub and spoke’ facility model. It recommended Knox branch library as the central hub (@2,000m<sup>2</sup>), with Boronia as a branch facility of bet. 600-1,000m<sup>2</sup>.</p> <p>With respect to the Boronia Library, the 2008 report noted:</p> <ul style="list-style-type: none"> <li>- The library was constructed in 1980’s with recent refurbishments. It was considered to be the most modern in the Knox library service having undergone a recent refurbishment.</li> <li>- The library has a pleasant aspect in Boronia Park, within walking distance of train and bus services. However, its separation from the commercial centre without street frontage reduces its exposure and visibility to the community.</li> <li>- The adjoining basketball stadium and shared parking provides some pedestrian exposure and creates a community node, and there are opportunities for improved synergies with the stadium.</li> <li>- There is limited ability to expand into surrounding parkland due to geotechnical issues.</li> </ul>	<p>The key messages about the provision of library services in Boronia remain relevant. The provision of the library service within Boronia is not questioned, and whilst the library is currently providing a satisfactory level of service, there are opportunities within Boronia Park that could be explored to improve its integration with surrounding uses, co-location opportunities, and its visibility and functionality.</p> <p>These issues were explored further in the Boronia Library Feasibility Report 2015</p>

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	<ul style="list-style-type: none"> <li>- Boronia Park was considered a suitable location for the future library service, however a proactive approach was recommended in investigating alternative site locations or improving the existing facility, to improve integration, visibility and functionality of the library.</li> <li>- Council should look at opportunities to integrate library services with other activities and services, in particular coordinating and co-locating library services with community learning opportunities and other community activities.</li> </ul>	
<p><b>The Basin Community Hub Partnership Project Feasibility Assessment, City of Knox/DPCD, Feb 2012</b></p>	<p>The City of Knox, together with The Basin Community House, The Basin Primary School, DPCD &amp; Department of Education and Early Childhood Development worked together to investigate the feasibility of developing a community hub for The Basin. The report examined the feasibility of establishing a new community hub in The Basin, to stimulate lifelong learning, community engagement and wellbeing through the development of a welcoming and contemporary space for all people, specifically those who live within The Basin.</p> <p>The report included preparation of concept plans for a new community hub facility in The Basin. Its design basis was for it to become a multi-purpose community hub with a mix of spaces to suite diverse services and programs, across all ages and life stages.</p> <p>Whilst the actual project design never eventuated, and the report is now over 5 years old, the project analysis provides some useful insights into the current Boronia Renewal project investigations, including:</p> <ul style="list-style-type: none"> <li>- The existing Basin Community House is considered to make an important contribution to the range of recreation, learning and cultural opportunities available to the Basin residents. It was recognised as is the only community facility within the Basin that provides a diverse mix of programmed and informal learning, social and recreation opportunities for Basin residents of all ages and abilities.</li> <li>- There was a strong connection identified between many of the social priorities identified within the Basin, and the capacity of a community hub concept to address these. The capacity of the project to directly contribute to community connectedness and support is a key opportunity that is consistent with the identified social needs.</li> <li>- The Basin Community Hub was considered to provide an opportunity for Council and other social support services to integrate important social services and initiatives within the context of a community facility.</li> <li>- Implicit to the concept of a community hub is that it is accessible to all people and provides a place for people to strengthen connections with others in their community, build pride of place and to engage in community life.</li> <li>- There are strong physical and operational connections in a centrally located facility, which can reinforce a cluster of community facilities, and in turn support a higher community awareness and lead to higher visitations overall.</li> <li>- The central tenet expressed by the community through a range of forums was that the Community Hub should reflect and reinforce the village identity of The Basin. Implicit to this</li> </ul>	<p>The key messages from the report for any planning and delivery of a community hub project for Boronia are:</p> <ul style="list-style-type: none"> <li>- It is important in advancing any community hub proposal that community support and interest is maintained, and active support of project partners in any integrated facility proposal is achieved.</li> <li>- The importance of Community House programs/services as a core component of a community hub, in being able to deliver a diverse mix of programmed and informal learning, social and recreation for residents across all life stages and abilities.</li> <li>- Implicit to the concept of a community hub is its accessibility to all people and its capacity to directly contribute to community connectedness and support and build pride of place.</li> <li>- Need for any community hub to reflect and reinforce local identity, importance of intergenerational spaces in being able to strengthen connections and providing a welcoming and accessible space across all life stages.</li> </ul>

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	<p>message, is the message that it provides a place for community gatherings and interaction in both planned and incidental ways.</p> <ul style="list-style-type: none"> <li>- Central to the identity of the facility is that it is a place that is welcoming for all people, across all life stages. Intergenerational opportunities will also be important for the concept.</li> <li>- In 2010, 49% of all visitors to The Basin Community House were residents of Boronia. This was considered to be symptomatic of the lack of a community / neighbourhood house within the Boronia area. With this in mind, and giving regard to the outcomes of the separate (albeit related) investigation that examined the future social service and facility needs in Boronia (August, 2011), it was recommended that ultimately there will be a need to address the lack of a Community House service within Boronia.</li> <li>- The cornerstone of the success of Community hub facility will be its capacity to shift and evolve with community needs and demands of the facility.</li> <li>- Community Hub projects that are delivered and governed by genuine collaboration across a range of organisations are therefore better positioned to achieve an integrated and whole of community focus because these principles are embedded in the relationships that unite each organisation.</li> </ul>	<ul style="list-style-type: none"> <li>- Need for any community hub facility to have the capacity to shift and evolve with community needs and demands over time.</li> <li>- Important in ensuring appropriate governance arrangements and partnerships are in place to achieve whole of community and integrated outcomes.</li> </ul>
<p><b>Boronia Structure Plan, City of Knox, 2006</b></p>	<p>The Boronia Structure Plan contains initiatives to improve the land use mix, built form, economic sustainability, accessibility, public open space and community well-being of the Boronia Activity Centre. The Plan recommends that a community hub be established on Boronia Rd on the northern edge of Boronia Park, including a relocated library.</p> <p>The 2006 Boronia Structure Plan is currently being reviewed as part of the Boronia Renewal Project 2017.</p>	<p>Being over 10 years since the Boronia Structure Plan was adopted, it is timely for a review of the recommendations of the 2006 plan to ensure that the recommendations relating to future community service and facility provision reflect the current context in Boronia. This will occur as part of the Boronia Renewal Project 2017.</p>
<p><b>Boronia Park Masterplan, 2013</b></p>	<p>The Masterplan outlines a staged redevelopment plan for Boronia Park. The Plan is aimed at improving the amenity of the Park and increasing the capacity of the Park to store excess stormwater during heavy rain events. Recommendations were made regarding improved/upgraded connections to surrounding uses, entrances to existing community facilities (library &amp; basketball), landscape and safety upgrades as well as other recommendations to increase overall utilisation of the Park.</p> <p>The Boronia Park Masterplan is being reviewed as part of the Boronia Renewal Project 2017.</p>	<p>Significant changes in the context of Boronia Park in relation to drainage infrastructure and existing facility condition will impact on future community service and facility needs within Boronia Park into the future, which will require the Masterplan to be updated. This will be taken into account in the review of the Masterplan as part of the Boronia Renewal Project 2017.</p>

## APPENDIX B: COMMUNITY INFRASTRUCTURE PLANNING FRAMEWORK: IDENTIFICATION OF CHALLENGES

This Table outlines the planning questions and challenges suggested in the *Public Place Report 2013* that should form part of the Community Infrastructure Planning Process, along with some commentary of its applicability to the Boronia Renewal Project.

**Table 1: Community Infrastructure Planning Process (Public Place report) and implications for Boronia Renewal Project**

Planning question <sup>33</sup>	Challenge for Knox <sup>34</sup>	Application to Boronia Renewal Project
1. What is the existing and future urban form of development in our planning area?	<ul style="list-style-type: none"> <li>How do we link community infrastructure planning with other processes which affect development intensity and urban form?</li> <li>What type of “place” are we trying to create?</li> </ul>	Importance of undertaking place-based infrastructure planning as part of an integrated structure planning process. Aligning outcomes from the planning/ land use/economic process review to a community infrastructure review, will ensure they are all integrated, focusing on the same “vision” for Boronia.
2. Who lives in our study area now and who will live there in the future?	<ul style="list-style-type: none"> <li>How can we estimate future population size and structure?</li> </ul>	Completed as part of separate Social Analysis
3. What will they need/want?	<ul style="list-style-type: none"> <li>How can we understand the likely needs and preferences of existing and future communities?</li> <li>How do we recognize ‘needs’ as compared with ‘wants’ particularly where there are examples of communities who are already well provided for and other areas where there is a deficit in infrastructure provision.</li> </ul>	<p>Use of standardised benchmarks may provide an overall guide to infrastructure needs, but will have limited application in an existing and fully developed urban setting such as Boronia.</p> <p>Importance in understanding the different hierarchical roles of social infrastructure, and that local community infrastructure needs are often met outside the local area, and/or that other local area needs may be met within Boronia.</p> <p>Ensuring existing data sources which reflect participation trends (ie: Boronia Library Redevelopment Report 2015, Aquatic plan 2017) are used to inform decision-making.</p> <p>Importance of targeted consultation and engagement as required throughout the ongoing community infrastructure planning process, to understand user needs.</p>

<sup>33</sup> *Social Infrastructure Planning*, Public Place Melbourne Ltd, Sep 2013, Table 6.1 p.30

<sup>34</sup> Ibid

Planning question <sup>33</sup>	Challenge for Knox <sup>34</sup>	Application to Boronia Renewal Project
4. What quantity/form of infrastructure can best respond?	<ul style="list-style-type: none"> <li>· How can we design infrastructure that supports our desired functional objectives, but which is also affordable and adaptable?</li> <li>· How can we plan for community infrastructure that we don't know about yet? For example, what will a library look like in 40 years' time?</li> <li>· Will the infrastructure delivered support our "place-making" objectives</li> </ul>	<p>This requires an understanding of broader trends in facility planning and design across the community infrastructure planning sector, as well as an understanding of needs at a place-based level. By undertaking community infrastructure planning in an holistic way, will optimise Council's ability to move from the traditional approach towards a more integrated, functional approach, focusing on opportunity, rather than specific activities or facilities.</p> <p>By doing this, Council doesn't necessarily need to have the answers now to questions like to "what will a library look like in 40 years' time", but rather can plan and design infrastructure in the knowledge that it is adaptable and flexible to best meet changing needs over time.</p>
5. How can we deliver this within our planning area?	<ul style="list-style-type: none"> <li>· How do we make best use of existing infrastructure?</li> <li>· What are the barriers to re-use of existing infrastructure?</li> <li>· What opportunities and constraints exist within our study area</li> <li>· How do we facilitate partnerships between infrastructure providers including: <ul style="list-style-type: none"> <li>· Three tiers of Government</li> <li>· Private sector</li> <li>· Community sector/not-for-profit</li> </ul> </li> <li>· How do we secure funding to support development of the required infrastructure and the ongoing costs of delivery?</li> </ul>	<p>These questions and challenges form the basis of the Boronia Renewal Project, and will be largely informed by this report, the other various technical and background reports (including the Building Condition Audit yet to be completed) and community/stakeholder engagement to be undertaken as part of the project. By incorporating a detailed condition audit as part of the facility planning process ensures that infrastructure capacity and long term maintenance can be factored in to the decision-making framework.</p> <p>Future management models and funding opportunities need to form part of Council's engagement processes for the project and form a key part of implementation plans for Boronia, as Council looks for innovative and more efficient ways to fund, deliver and manage community infrastructure into the future.</p>
6. How do we know that the answers to the above are still relevant over time?	How do we monitor population trends and changing needs and aspirations?	This will form part of Council's ongoing monitoring program, as it continues to monitor population trends and demographics, reviews its Council Plan, the planning scheme and other strategic priorities based on changing community needs and priorities, and as it monitors and evaluates its implementation priorities from the Boronia Renewal Project to ensure they

Planning question <sup>33</sup>	Challenge for Knox <sup>34</sup>	Application to Boronia Renewal Project
		remain relevant over time.

## APPENDIX C: ACTIVE RECREATION GROUNDS - USAGE

Club	Reserve	Sportsground	Year	Season	Day	Start time	End time	Total Usage Hours
Boronia Auskick	Chandler Park	Oval	2017	Winter	Saturday	8:30am	12:00pm	3.5
Boronia Auskick	Chandler Park	Pavilion	2017	Winter	Saturday	8:30am	12:00pm	3.5
Boronia Cricket Club	Chandler Park	Oval	2017/18	Summer	Friday	4:00pm	8:00pm	4
Boronia Cricket Club	Chandler Park	Oval	2017/18	Summer	Saturday	8:00am	6:30pm	10.5
Boronia Cricket Club	Chandler Park	Oval	2017/18	Summer	Thursday	5:00pm	8:00pm	3
Boronia Cricket Club	Chandler Park	Oval	2017/18	Summer	Tuesday	5:00pm	8:00pm	3
Boronia Cricket Club	Chandler Park	Pavilion	2017/18	Summer	Friday	4:00pm	9:00pm	5
Boronia Cricket Club	Chandler Park	Pavilion	2017/18	Summer	Saturday	8:00am	7:30pm	11.5
Boronia Cricket Club	Colchester Reserve	Oval	2017/18	Summer	Friday	4:00pm	9:00pm	5
Boronia Cricket Club	Colchester Reserve	Oval	2017/18	Summer	Saturday	8:00am	12:00pm	4
Boronia Cricket Club	Colchester Reserve	Oval	2017/18	Summer	Wednesday	4:30pm	6:30pm	2
Boronia Cricket Club	Colchester Reserve	Pavilion	2017/18	Summer	Friday	4:00pm	9:00pm	5
Boronia Cricket Club	Colchester Reserve	Pavilion	2017/18	Summer	Saturday	8:00am	12:00pm	4
Boronia Cricket Club	Colchester Reserve	Pavilion	2017/18	Summer	Wednesday	4:30pm	6:30pm	2
Boronia Cricket Club	Tormore Reserve	Oval	2017/18	Summer	Friday	4:00pm	7:30pm	3.5
Boronia Cricket Club	Tormore Reserve	Oval	2017/18	Summer	Monday	4:00pm	7:00pm	3
Boronia Cricket Club	Tormore Reserve	Oval	2017/18	Summer	Saturday	11:00am	7:00pm	8
Boronia Cricket Club	Tormore Reserve	Oval	2017/18	Summer	Sunday	11:00am	7:00pm	8
Boronia Cricket Club	Tormore Reserve	Oval	2017/18	Summer	Thursday	5:00pm	9:00pm	4
Boronia Cricket Club	Tormore Reserve	Oval	2017/18	Summer	Tuesday	5:00pm	9:00pm	4
Boronia Cricket Club	Tormore Reserve	Oval	2017/18	Summer	Wednesday	4:00pm	7:30pm	3.5
Boronia Cricket Club	Tormore Reserve	Pavilion	2017/18	Summer	Friday	4:00pm	7:30pm	3.5
Boronia Cricket Club	Tormore Reserve	Pavilion	2017/18	Summer	Monday	7:00pm	9:00pm	2
Boronia Cricket Club	Tormore Reserve	Pavilion	2017/18	Summer	Saturday	10:30am	10:30pm	12
Boronia Cricket Club	Tormore Reserve	Pavilion	2017/18	Summer	Sunday	10:30am	10:30pm	12
Boronia Cricket Club	Tormore Reserve	Pavilion	2017/18	Summer	Thursday	5:00pm	10:30pm	5.5
Boronia Cricket Club	Tormore Reserve	Pavilion	2017/18	Summer	Tuesday	5:00pm	9:00pm	4
Boronia Cricket Club	Tormore Reserve	Pavilion	2017/18	Summer	Wednesday	4:00pm	7:30pm	3.5

APPENDIX C (continued): ACTIVE RECREATION GROUNDS - USAGE

Club	Reserve	Sportsground	Year	Season	Day	Start time	End time	Total Usage Hours
Boronia Football Club	Chandler Park	Oval	2017	Winter	Thursday	6:00pm	9:00pm	3
Boronia Football Club	Chandler Park	Pavilion	2017	Winter	Thursday	6:00pm	9:00pm	3
Boronia Football Club	Tormore Reserve	Oval	2017	Winter	Saturday	8:00am	6:30pm	10.5
Boronia Football Club	Tormore Reserve	Oval	2017	Winter	Sunday	12:00pm	7:00pm	7
Boronia Football Club	Tormore Reserve	Oval	2017	Winter	Thursday	5:30pm	9:00pm	3.5
Boronia Football Club	Tormore Reserve	Oval	2017	Winter	Tuesday	5:30pm	9:00pm	3.5
Boronia Football Club	Tormore Reserve	Pavilion	2017	Winter	Saturday	8:00am	12:00am	16
Boronia Football Club	Tormore Reserve	Pavilion	2017	Winter	Sunday	9:00am	10:30pm	13.5
Boronia Football Club	Tormore Reserve	Pavilion	2017	Winter	Thursday	5:30pm	10:30pm	5
Boronia Football Club	Tormore Reserve	Pavilion	2017	Winter	Tuesday	5:30pm	10:30pm	5
Boronia Junior Football Club	Chandler Park	Oval	2017	Winter	Monday	4:00pm	8:00pm	8
Boronia Junior Football Club	Chandler Park	Oval	2017	Winter	Sunday	8:00am	5:30pm	9.5
Boronia Junior Football Club	Chandler Park	Oval	2017	Winter	Thursday	4:00pm	8:00pm	4
Boronia Junior Football Club	Chandler Park	Oval	2017	Winter	Tuesday	4:00pm	8:00pm	4
Boronia Junior Football Club	Chandler Park	Pavilion	2017	Winter	Monday	4:00pm	8:30pm	4.5
Boronia Junior Football Club	Chandler Park	Pavilion	2017	Winter	Sunday	8:00am	6:30pm	10.5
Boronia Junior Football Club	Chandler Park	Pavilion	2017	Winter	Thursday	4:00pm	8:30pm	4.5
Boronia Junior Football Club	Chandler Park	Pavilion	2017	Winter	Tuesday	4:00pm	8:30pm	4.5
Boronia Junior Football Club	Miller Park	Football/Cricket Pavilion	2017	Winter	Friday	4:00pm	12:00am	8
Boronia Junior Football Club	Miller Park	Football/Cricket Pavilion	2017	Winter	Monday	4:00pm	10:30pm	6.5
Boronia Junior Football Club	Miller Park	Football/Cricket Pavilion	2017	Winter	Saturday	8:00am	12:00am	16
Boronia Junior Football Club	Miller Park	Football/Cricket Pavilion	2017	Winter	Sunday	8:00am	10:30pm	13.5
Boronia Junior Football Club	Miller Park	Football/Cricket Pavilion	2017	Winter	Thursday	4:00pm	10:30pm	6.5
Boronia Junior Football Club	Miller Park	Football/Cricket Pavilion	2017	Winter	Tuesday	4:00pm	10:30pm	6.5
Boronia Junior Football Club	Miller Park	Football/Cricket Pavilion	2017	Winter	Wednesday	4:00pm	10:30pm	6.5
Boronia Junior Football Club	Miller Park	Oval	2017	Winter	Friday	4:00pm	8:00pm	4
Boronia Junior Football Club	Miller Park	Oval	2017	Winter	Monday	4:00pm	8:00pm	4
Boronia Junior Football Club	Miller Park	Oval	2017	Winter	Sunday	8:00am	5:30pm	9.5
Boronia Junior Football Club	Miller Park	Oval	2017	Winter	Thursday	4:00pm	8:00pm	4
Boronia Junior Football Club	Miller Park	Oval	2017	Winter	Tuesday	4:00pm	8:00pm	4

APPENDIX C (continued): ACTIVE RECREATION GROUNDS - USAGE

Club	Reserve	Sportsground	Year	Season	Day	Start time	End time	Total Usage Hours
Boronia Junior Football Club	Miller Park	Oval	2017	Winter	Wednesday	4:00pm	8:00pm	4
Boronia Junior Football Club	Tormore Reserve	Oval	2017	Winter	Sunday	8:00am	5:00pm	9
Boronia Junior Football Club	Tormore Reserve	Pavilion	2017	Winter	Sunday	8:00am	6:30pm	10.5
Boronia Netball Club	Chandler Park	Netball courts	2017	Winter	Wednesday	4:00pm	9:00pm	5
Boronia Netball Club	Chandler Park	Pavilion	2017	Winter	Wednesday	4:00pm	9:00pm	5
Boronia Uniting Netball Club	Chandler Park	Netball courts	2017	Winter	Tuesday	5:00pm	9:30pm	4.5
Boronia Uniting Netball Club	Chandler Park	Pavilion	2017	Winter	Tuesday	5:00pm	9:30pm	4.5
Eastern Raptors Rugby League Club	Colchester Reserve	Oval	2017	Winter	Friday	4:00pm	8:30pm	4.5
Eastern Raptors Rugby League Club	Colchester Reserve	Oval	2017	Winter	Monday	4:00pm	8:30pm	4.5
Eastern Raptors Rugby League Club	Colchester Reserve	Oval	2017	Winter	Saturday	8:00am	8:30pm	12.5
Eastern Raptors Rugby League Club	Colchester Reserve	Oval	2017	Winter	Thursday	4:00pm	8:30pm	4.5
Eastern Raptors Rugby League Club	Colchester Reserve	Oval	2017	Winter	Tuesday	4:00pm	8:30pm	4.5
Eastern Raptors Rugby League Club	Colchester Reserve	Oval	2017	Winter	Wednesday	4:00pm	8:30pm	4.5
Eastern Raptors Rugby League Club	Colchester Reserve	Pavilion	2017	Winter	Friday	4:00pm	10:30pm	6.5
Eastern Raptors Rugby League Club	Colchester Reserve	Pavilion	2017	Winter	Monday	4:00pm	10:30pm	6.5
Eastern Raptors Rugby League Club	Colchester Reserve	Pavilion	2017	Winter	Saturday	8:00am	10:30pm	14.5
Eastern Raptors Rugby League Club	Colchester Reserve	Pavilion	2017	Winter	Sunday	4:00pm	10:30pm	6.5
Eastern Raptors Rugby League Club	Colchester Reserve	Pavilion	2017	Winter	Thursday	4:00pm	10:30pm	6.5
Eastern Raptors Rugby League Club	Colchester Reserve	Pavilion	2017	Winter	Tuesday	4:00pm	10:30pm	6.5
Eastern Raptors Rugby League Club	Colchester Reserve	Pavilion	2017	Winter	Wednesday	4:00pm	10:30pm	6.5
Eastern Raptors Rugby League Club	Colchester Reserve	Pavilion	2017/18	Summer	Monday	4:00pm	8:30pm	4.5
Eastern Raptors Rugby League Club	Colchester Reserve	Pavilion	2017/18	Summer	Tuesday	4:00pm	8:30pm	4.5
Eastern Raptors Rugby League Club	Colchester Reserve	Pavilion	2017/18	Summer	Thursday	4:00pm	8:30pm	4.5
Eastern Raptors Rugby League Club	Colchester Reserve	Pavilion	2017/18	Summer	Sunday	12:00pm	5:00pm	5
Eastern Raptors Rugby League Club	Colchester Reserve	Oval	2017/18	Summer	Monday	4:00pm	8:30pm	4.5
Eastern Raptors Rugby League Club	Colchester Reserve	Oval	2017/18	Summer	Tuesday	4:00pm	8:30pm	4.5
Eastern Raptors Rugby League Club	Colchester Reserve	Oval	2017/18	Summer	Thursday	4:00pm	8:30pm	4.5
Eastern Raptors Rugby League Club	Colchester Reserve	Oval	2017/18	Summer	Sunday	12:00pm	5:00pm	5
Knox Boronia Churches Cricket Club	Bayswater Secondary College	Oval	2017/18	Summer	Saturday	11:00am	7:30pm	8.5
Knox Boronia Churches Cricket Club	Bayswater Secondary College	Oval	2017/18	Summer	Sunday	11:00am	7:30pm	8.5

APPENDIX C (continued): ACTIVE RECREATION GROUNDS - USAGE

Club	Reserve	Sportsground	Year	Season	Day	Start time	End time	Total Usage Hours
Knox Boronia Churches Cricket Club	Miller Park	Football/Cricket Pavilion	2017/18	Summer	Friday	5:00pm	12:00am	7
Knox Boronia Churches Cricket Club	Miller Park	Football/Cricket Pavilion	2017/18	Summer	Saturday	10:00am	12:00am	14
Knox Boronia Churches Cricket Club	Miller Park	Football/Cricket Pavilion	2017/18	Summer	Sunday	10:00am	10:30pm	12.5
Knox Boronia Churches Cricket Club	Miller Park	Football/Cricket Pavilion	2017/18	Summer	Thursday	3:00pm	10:30pm	7.5
Knox Boronia Churches Cricket Club	Miller Park	Football/Cricket Pavilion	2017/18	Summer	Tuesday	3:00pm	10:30pm	7.5
Knox Boronia Churches Cricket Club	Miller Park	Oval	2017/18	Summer	Saturday	11:00am	12:00am	13
Knox Boronia Churches Cricket Club	Miller Park	Oval	2017/18	Summer	Sunday	11:00am	10:30pm	11.5
Knox Boronia Churches Cricket Club	Miller Park	Oval	2017/18	Summer	Thursday	3:00pm	10:30pm	7.5
Knox Boronia Churches Cricket Club	Miller Park	Oval	2017/18	Summer	Tuesday	3:00pm	10:30pm	7.5
The Basin Cricket Club	Batterham Reserve	Football/Cricket Pavilion	2017/18	Summer	Friday	4:00pm	10:00pm	6
The Basin Cricket Club	Batterham Reserve	Football/Cricket Pavilion	2017/18	Summer	Monday	4:00pm	7:00pm	3
The Basin Cricket Club	Batterham Reserve	Football/Cricket Pavilion	2017/18	Summer	Saturday	7:00pm	12:00am	5
The Basin Cricket Club	Batterham Reserve	Football/Cricket Pavilion	2017/18	Summer	Sunday	11:00am	10:00pm	11
The Basin Cricket Club	Batterham Reserve	Football/Cricket Pavilion	2017/18	Summer	Thursday	4:00pm	10:00pm	6
The Basin Cricket Club	Batterham Reserve	Football/Cricket Pavilion	2017/18	Summer	Tuesday	4:00pm	10:00pm	6
The Basin Cricket Club	Batterham Reserve	Football/Cricket Pavilion	2017/18	Summer	Wednesday	4:00pm	7:00pm	3
The Basin Cricket Club	Batterham Reserve	Oval 1	2017/18	Summer	Friday	4:00pm	7:30pm	3.5
The Basin Cricket Club	Batterham Reserve	Oval 1	2017/18	Summer	Monday	4:00pm	6:00pm	2
The Basin Cricket Club	Batterham Reserve	Oval 1	2017/18	Summer	Saturday	8:30am	7:00pm	10.5
The Basin Cricket Club	Batterham Reserve	Oval 1	2017/18	Summer	Sunday	8:30am	7:00pm	10.5
The Basin Cricket Club	Batterham Reserve	Oval 1	2017/18	Summer	Thursday	4:00pm	7:30pm	3.5
The Basin Cricket Club	Batterham Reserve	Oval 1	2017/18	Summer	Tuesday	4:00pm	7:30pm	3.5
The Basin Cricket Club	Batterham Reserve	Oval 1	2017/18	Summer	Wednesday	4:00pm	6:00pm	2
The Basin Cricket Club	Batterham Reserve	Oval 2	2017/18	Summer	Friday	4:00pm	7:30pm	3.5
The Basin Cricket Club	Batterham Reserve	Oval 2	2017/18	Summer	Monday	4:00pm	6:00pm	2
The Basin Cricket Club	Batterham Reserve	Oval 2	2017/18	Summer	Saturday	8:30am	7:00pm	10.5
The Basin Cricket Club	Batterham Reserve	Oval 2	2017/18	Summer	Thursday	4:00pm	7:30pm	3.5
The Basin Cricket Club	Batterham Reserve	Oval 2	2017/18	Summer	Tuesday	4:00pm	7:00pm	3
The Basin Cricket Club	Batterham Reserve	Oval 2	2017/18	Summer	Wednesday	4:00pm	6:00pm	2
The Basin Football Club	Batterham Reserve	Football/Cricket Pavilion	2017	Winter	Friday	4:00pm	12:00am	8

APPENDIX C (continued): ACTIVE RECREATION GROUNDS - USAGE

Club	Reserve	Sportsground	Year	Season	Day	Start time	End time	Total Usage Hours
The Basin Football Club	Batterham Reserve	Football/Cricket Pavilion	2017	Winter	Monday	4:00pm	10:30pm	6.5
The Basin Football Club	Batterham Reserve	Football/Cricket Pavilion	2017	Winter	Saturday	8:00am	12:00am	16
The Basin Football Club	Batterham Reserve	Football/Cricket Pavilion	2017	Winter	Sunday	8:00am	10:30pm	14.5
The Basin Football Club	Batterham Reserve	Football/Cricket Pavilion	2017	Winter	Thursday	4:00pm	10:30pm	6.5
The Basin Football Club	Batterham Reserve	Football/Cricket Pavilion	2017	Winter	Tuesday	4:00pm	10:30pm	6.5
The Basin Football Club	Batterham Reserve	Football/Cricket Pavilion	2017	Winter	Wednesday	4:00pm	10:30pm	6.5
The Basin Football Club	Batterham Reserve	Oval 1	2017	Winter	Friday	3:30pm	8:30pm	5
The Basin Football Club	Batterham Reserve	Oval 1	2017	Winter	Monday	3:30pm	8:30pm	5
The Basin Football Club	Batterham Reserve	Oval 1	2017	Winter	Saturday	8:00am	8:30pm	12.5
The Basin Football Club	Batterham Reserve	Oval 1	2017	Winter	Sunday	8:00am	8:30pm	12.5
The Basin Football Club	Batterham Reserve	Oval 1	2017	Winter	Thursday	3:30pm	8:30pm	5
The Basin Football Club	Batterham Reserve	Oval 1	2017	Winter	Tuesday	3:30pm	8:30pm	5
The Basin Football Club	Batterham Reserve	Oval 1	2017	Winter	Wednesday	3:30pm	8:30pm	5
The Basin Football Club	Batterham Reserve	Oval 2	2017	Winter	Friday	3:30pm	8:30pm	5
The Basin Football Club	Batterham Reserve	Oval 2	2017	Winter	Monday	3:30pm	8:30pm	5
The Basin Football Club	Batterham Reserve	Oval 2	2017	Winter	Saturday	8:00am	8:30pm	12.5
The Basin Football Club	Batterham Reserve	Oval 2	2017	Winter	Sunday	8:00am	8:30pm	12.5
The Basin Football Club	Batterham Reserve	Oval 2	2017	Winter	Thursday	3:30pm	8:30pm	5
The Basin Football Club	Batterham Reserve	Oval 2	2017	Winter	Tuesday	3:30pm	8:30pm	5
The Basin Football Club	Batterham Reserve	Oval 2	2017	Winter	Wednesday	3:30pm	8:30pm	5
The Basin Football Club	Chandler Park	Oval	2017	Winter	Friday	3:30pm	8:30pm	5
The Basin Football Club	Chandler Park	Oval	2017	Winter	Sunday	8:00am	5:30pm	9.5
The Basin Football Club	Chandler Park	Oval	2017	Winter	Wednesday	3:30pm	8:30pm	5
The Basin Netballers	Chandler Park	Netball courts	2017	Winter	Thursday	4:00pm	6:30pm	2.5
The Basin Netballers	Chandler Park	Pavilion	2017	Winter	Thursday	4:00pm	6:30pm	2.5
Wantirna South Cricket Club	Colchester Reserve	Oval	2017/18	Summer	Saturday	12:00pm	7:00pm	7
Wantirna South Cricket Club	Colchester Reserve	Pavilion	2017/18	Summer	Saturday	12:30pm	7:00pm	6.5
Bayswater Cricket Club	Miller Park	Oval	2017/18	Summer	Friday	4:00pm	8:00pm	4

	<b>Total Weekly Usage Hours Winter</b>	<b>Total Weekly Usage Hours Summer</b>
Chandler Park Pavilion	42.5	16.5
Chandler Park Ground	51.5	20.5
Chandler Park Netball Courts	12	12
Colchester Reserve Pavilion	53.5	36
Colchester Reserve Ground	35	36.5
Tormore Reserve Pavilion	50	42.5
Tormore Reserve Ground	33.5	34
Miller Park Pavilion	63.5	48.5
Miller Park Ground	29.5	43.5
Batterham Reserve Pavilion	64.5	64.5
Batterham Reserve Ground 1	35.5	50
Batterham Reserve Ground 2	50	50

## APPENDIX D: ACTIVE RECREATION GROUNDS - PARTICIPATION LEVELS

Club	Ground Used	Team	Year	Season	Male players	Male teams	Female players	Female teams	TOTAL
Boronia Auskick	Chandler Park	Sub-junior (U6 - U11)	2017	Winter	50	3	5	2	55
Boronia Cricket Club	Chandler Park,	Sub-junior (U6 - U11)	2017/18	Summer	22	2	4	0	26
Boronia Cricket Club	Tormore Reserve	Juniors (U12 - U18)	2017/18	Summer	35	3	2	0	37
Boronia Cricket Club	and Colchester	Seniors (19+ years)	2017/18	Summer	30	3	0	0	30
Boronia Cricket Club	Reserve	Masters (35+ years)	2017/18	Summer	24	2	0	0	24
Boronia Football Club	Tormore Reserve	Seniors (19+ years)	2017	Winter	90	3			90
Boronia Football Club	Chandler Park	Masters (35+ years)	2017	Winter	25	1			25
Boronia Junior Football Club	Miller Park	Sub-junior (U6 - U11)	2017	Winter	40	2			40
Boronia Junior Football Club		Juniors (U12 - U18)	2017	Winter	80	4	20	1	100
Boronia Netball Club	Chandler Park	Sub-junior (U6 - U11)	2017	Winter			24	3	24
Boronia Netball Club		Juniors (U12 - U18)	2017	Winter					0
Boronia Netball Club		Seniors (19+ years)	2017	Winter					0
Boronia Netball Club		Masters (35+ years)	2017	Winter					0
Boronia Uniting Netball Club	Chandler Park	Sub-junior (U6 - U11)	2017	Winter			0	0	0
Boronia Uniting Netball Club		Juniors (U12 - U18)	2017	Winter			6	1	6
Boronia Uniting Netball Club		Seniors (19+ years)	2017	Winter			10	1	10
Boronia Uniting Netball Club		Masters (35+ years)	2017	Winter			0	0	0
Eastern Raptors Rugby League Club	Colchester Reserve	Sub-junior (U6 - U11)	2017/18	Summer	10	4	8	4	18
Eastern Raptors Rugby League Club		Sub-junior (U6 - U11)	2017	Winter	49	4	1		50
Eastern Raptors Rugby League Club		Juniors (U12 - U18)	2017	Winter	22	2	1		23
Eastern Raptors Rugby League Club		Juniors (U12 - U18)	2017/18	Summer	10	4	8	4	18
Eastern Raptors Rugby League Club		Seniors (19+ years)	2017/18	Summer	36	6	12	6	48
Eastern Raptors Rugby League Club		Seniors (19+ years)	2017	Winter					0
Eastern Raptors Rugby League Club		Masters (35+ years)	2017/18	Summer	36	6	12	6	48
Eastern Raptors Rugby League Club		Masters (35+ years)	2017	Winter					0
Knox Boronia Churches Cricket Club	Miller Park	Sub-junior (U6 - U11)	2017/18	Summer	0	0	0	0	0
Knox Boronia Churches Cricket Club		Juniors (U12 - U18)	2017/18	Summer	5	0	0	0	5
Knox Boronia Churches Cricket Club		Seniors (19+ years)	2017/18	Summer	40	3	0	0	40
Knox Boronia Churches Cricket Club		Masters (35+ years)	2017/18	Summer	15	1	0	0	15

APPENDIX D (continued): ACTIVE RECREATION GROUNDS - PARTICIPATION LEVELS

Club	Ground Used	Team	Year	Season	Male players	Male teams	Female players	Female teams	TOTAL
The Basin Football Club	Batterham Reserve and Chandler Park	Sub-junior (U6 - U11)	2017	Winter	150	6	20		170
The Basin Football Club		Juniors (U12 - U18)	2017	Winter	160	7	60	4	220
The Basin Football Club		Seniors (19+ years)	2017	Winter	100	3			100
The Basin Football Club		Masters (35+ years)	2017	Winter	25	1			25
The Basin Netballers	Chandler Park	Sub-junior (U6 - U11)	2017	Winter			9	1	9
The Basin Netballers		Juniors (U12 - U18)	2017	Winter			45	5	45
The Basin Netballers		Seniors (19+ years)	2017	Winter			5	1	5
The Basin Netballers		Masters (35+ years)	2017	Winter					0

## APPENDIX E: BORONIA COMMUNITY FACILITY ANALYSIS

This table provides a desktop analysis of existing Council-owned community facilities in Boronia, details of known uses, outcomes from previous engagement/literature review and any preliminary directions which may be relevant for the Boronia Renewal Project. It includes all facilities where Council owns the land and/or facility.

Map Reference (Map 2, p.11)	Council Building No.	Facility Name	Service Provider	Service Provision	Building Condition (2014)	Outcomes from previous engagement/Literature review	Preliminary Directions
56	CB244	<b>Boronia Community Youth Hall</b> 257 Dorset Rd, Boronia	n/a	Former meeting room spaces; weightlifting; NO LONGER USED	3	<p>Facility opened in early 1980's and has provided a venue for a range of community groups and community programs. Currently in a state of disrepair and not currently used for any community activity.</p> <p>A 2011 audit identified infrastructure and safety deficiencies, which would require over \$200,000 in repairs to make the building fit for purpose. Boronia Community Youth Hall Facility Needs Study, Simon Leisure Consulting Pty Ltd, Dec 2016 identified 3 options for Council consideration:</p> <ol style="list-style-type: none"> <li>1 - Upgrade the hall and re-use for community use;</li> <li>2 - Demolish the hall and re-use the land for a new community facility;</li> <li>3 - Dispose of the site and use proceeds to fund other community facilities or service outcomes within Boronia.</li> </ol> <p>The 2015 Library Redevelopment Report identified that the site was not suited for a relocated library, and suggested that the site could be sold, with funds used to upgrade community facility upgrades within Boronia Park.</p>	Future direction to be determined as part of Boronia Renewal Project.
27	CB180	<b>Boronia Branch Library</b> 11 Park Crescent, Boronia	Eastern Regional Libraries	Library; Meeting space	2	<p>Boronia Library Redevelopment Feasibility Study (2015):</p> <ul style="list-style-type: none"> <li>- Library is in good structural condition, however is dated and unattractive, and floor level is below 1:100 year flood level</li> <li>- it can flood when significant rain events occur.</li> <li>- Library is well used and is generally meeting local Library service needs in Boronia, however would benefit from internal reconfiguration and modest extension to allow for improved</li> </ul>	<ul style="list-style-type: none"> <li>- Library would benefit from a modest extension and the ability to improve its integration with other community facilities.</li> <li>- Its future viability in current location is dependent on a decision regarding future viability of the basketball stadium.</li> <li>- Preliminary direction suggests there is a need for a new multipurpose facility to meet library needs and the need for additional</li> </ul>

Map Reference (Map 2, p.11)	Council Building No.	Facility Name	Service Provider	Service Provision	Building Condition (2014)	Outcomes from previous engagement/ Literature review	Preliminary Directions
						<p>programs and services.</p> <ul style="list-style-type: none"> <li>- Disadvantages of current location are flooding issues, and lack of visual prominence to wider Boronia activity centre.</li> <li>- Advantage of current location is its proximity to car parking, open space, and other community activities in Boronia Park.</li> <li>- Library would welcome opportunity to share spaces with adjoining community uses, with shared cafe and meeting room spaces, and improved visual presence to external roads.</li> <li>- Many other community service providers in Boronia would welcome the opportunity to share multipurpose spaces with the library. Opportunities exist for co-location and service integration, to deliver the library service in Boronia as part of a multi-purpose community hub/precinct.</li> <li>- Opportunities for expansion in current location are constrained due to drainage/geo-technical issues. Some limited expansion potential into loading bay area and to the north-west, in front of basketball stadium (as per concept plans prepared for 2015 Redevelopment Report, however these are dependent on future of basketball stadium ie: if basketball stadium is no longer there, library loses these opportunities).</li> </ul>	<p>community meeting room space. This could facilitate delivery of the library service as part of a multipurpose community hub with improved integration with surrounding uses/activity centre.</p> <ul style="list-style-type: none"> <li>- The library should form the core component of any new community hub facility in Boronia.</li> </ul>
21	CB179	<b>Boronia Basketball Stadium</b> 11 Park Crescent, Boronia	Knox Basketball Incorporated	Basketball; administration areas; amenities, café; meeting spaces	3	<p>Basketball stadium is well located and well used across the week for a range of indoor basketball and other sporting programs, for competition, training and leisure purposes.</p> <p>Stadium is used regularly by school groups for various sporting/educational programs, including the Heatherwood school using it 3 days /week for supportive learning. Meeting room space used for Council immunisation sessions once a month. The Stadium supports various school holiday</p>	<ul style="list-style-type: none"> <li>- Basketball Stadium has structural and geo-technical issues, and is subject to flooding. These issues must be addressed if the facility is to remain viable.</li> <li>- Outcomes of the Basketball Plan 2017 (currently under preparation) will inform a decision on the future of basketball in Knox, and the future direction for the Boronia Basketball Stadium</li> </ul>

Map Reference (Map 2, p.11)	Council Building No.	Facility Name	Service Provider	Service Provision	Building Condition (2014)	Outcomes from previous engagement/ Literature review	Preliminary Directions
						<p>programs and casual shooting practice when not being used for competitions. Basketball Stadium is currently used to deliver a very successful evening basketball program for at risk youth - Midnight Basketball, with 2 x 8 week programs per year @50-60 youth per session. Successful program in a well located facility.</p> <p>Stadium is 40 years old, and dated in appearance, internally and externally. Significant structural issues/cracking in foyer, kiosk and multipurpose room. Has been subject to significant flooding in recent years, as it is below the 1:100 year flood level. This caused significant damage to stadium wooden floors.</p> <p>2015 Library Redevelopment Report recommended improved integration of basketball stadium with library, with shared foyer, meeting room spaces and café.</p> <p>Council currently undertaking Basketball Plan (due for completion Dec 2016), which will include detailed building condition audit.</p>	<ul style="list-style-type: none"> <li>- Decision on Basketball Stadium will also impact on future direction for Boronia library, and Park Crescent Children's and Family Centre.</li> <li>- Any decision to relocate basketball facilities from Boronia to other facilities in Knox should also consider the impact this may have on other user groups which currently use the facility.</li> </ul>
24/26	CB181	<p><b>Park Crescent Children's and Family Centre/Marie Chandler MCH centre</b></p> <p>11 Park Crescent, Boronia</p>	City of Knox (Family and Children's Services)	Long Day Care & preschool; playgroup; Maternal & Child Health	2	<p>Long day care and associated pre-school services are moving to new early years hubs in Wantirna and Bayswater from 2019.</p> <p>MCH service would like additional space to offer an enhanced service in Boronia, as it is currently operating out of multiple premises due to lack of space. Service is currently required to operate partly from Boronia K-12 college due to space constraints at Park Cres. Enhanced service would include:</p> <ul style="list-style-type: none"> <li>- Additional nurses room to cater for current high birth rates in Boronia;</li> <li>- capacity to offer parenting services/day-stay program which are currently provided in Wantirna.</li> <li>- supported playgroup for at-risk</li> </ul>	<ul style="list-style-type: none"> <li>- Future viability in current location is dependent on a decision regarding future viability of the basketball stadium.</li> <li>- From 2019, when day care and pre-school services relocate to early years hubs, opportunities exist to provide expanded MCH service in the Park Crescent facility OR</li> <li>- Consideration could be given to relocating MCH services into a new community hub/library, with future of Park Crescent Facility to be determined as part of Boronia Renewal Project.</li> </ul>

Map Reference (Map 2, p.11)	Council Building No.	Facility Name	Service Provider	Service Provision	Building Condition (2014)	Outcomes from previous engagement/ Literature review	Preliminary Directions
						<p>children and a drop-in space for parents</p> <ul style="list-style-type: none"> <li>- Need for 50% use of a large meeting room space (50-60 people) to meet increasing demand for parenting courses, nutrition courses, etc. Could be shared with other users.</li> </ul> <p>MCH service has close synergies with Boronia library, and would like to remain close to library facilities. Needs to remain close to public transport and with good pedestrian connections to surrounding residential areas. Would benefit from access to outdoor play spaces in Boronia Park in an open parkland setting, for outdoor playgroups. Would welcome opportunities to share inter-generational outdoor spaces in Boronia Park, shared with older residents, other community members, and to support grandparents as child carers.</p>	
54/55	CB112	<b>Haering Road Pre-school &amp; Playgroup Centre</b> 17 Haering Road, Boronia	City of Knox (Family and Children's Services)	Pre-school; playgroup	2	<p>Council owned and operated.</p> <p>Operates 2 groups x 22 children of 4 year old pre-school. Licensed space is for 30 children, however Council has capped group size to 22 for staffing reasons. Could expand to 30 for each group if required to meet demand.</p> <p>Haering Road Playgroup has 40-50 families registered, and facility is also used for playgroups run by Multiple Birth Association.</p> <p>Facility is over 40 years old.</p>	<p>Current supply and demand estimates for pre-school and playgroup services suggests that existing demand is being met, and future demand will continue to be met, subject to existing facilities remaining fit for purpose.</p> <p>Facility has capacity for additional 16 pre-school enrolments, if group sizes were increased to 30.</p>
37/38	CB66	<b>Cooinda Pre-school</b> 17-23 Dinsdale Road, Boronia	City of Knox (Family and Children's Services)	Pre-school; playgroup	2	<p>Council owned and operated.</p> <p>Operates 1 groups x 22 children of 4 year old pre-school. Licensed space is for 30 children, however Council has capped group size to 22 for staffing reasons. Could expand to two groups x 30 children for each group if required to meet demand.</p>	<p>Current supply and demand estimates for pre-school and playgroup services suggests that existing demand is being met, and future demand will continue to be met, subject to existing facilities remaining fit for purpose.</p> <p>Facility has capacity for an additional</p>

Map Reference (Map 2, p.11)	Council Building No.	Facility Name	Service Provider	Service Provision	Building Condition (2014)	Outcomes from previous engagement/ Literature review	Preliminary Directions
						<p>Cooinda Playgroup has 25-30 families registered, and will shortly be sharing with Bluehills Playgroup in Bayswater.</p> <p>Facility is over 40 years old.</p>	38 pre-school enrolments, if a second group was offered and group sizes were increased to 30.
2/3	CB134 CB135	<b>Alchester Village Pre-school and Playgroup centre</b> 30 Lockwoods Road, Boronia	Alchester Village Pre-School	Pre-school; playgroup	2	<p>Council owned facility, however operated by independent committee (non-Council).</p> <p>Operates 3 and 4 year old pre-school groups, currently 50 x 4 year old children enrolled. Operates multiple groups across the week, licensed to accommodate between 25-30 children at any one time.</p> <p>Operates playgroup from separate building with 30 families enrolled</p> <p>Facilities are 50 years old.</p>	Current supply and demand estimates for pre-school and playgroup services suggests that existing demand is being met, and future demand will continue to be met, subject to existing facilities remaining fit for purpose.
7	CB154	<b>Colchester Park Pre-school</b> Beresford Drive, Boronia	City of Knox (Family and Children's Services)	Pre-school; playgroup	2	<p>Council owned facility, however operated by independent committee (non-Council).</p> <p>Operates 3 and 4 year old pre-school groups, currently 38 x 4 year old children enrolled. Operates multiple groups across the week, licensed to accommodate between 25-30 children at any one time.</p> <p>Operates one playgroup.</p> <p>Facility is 28 years old.</p>	Current supply and demand estimates for pre-school and playgroup services suggests that existing demand is being met, and future demand will continue to be met, subject to existing facilities remaining fit for purpose.
50	CB216	<b>Knox Leisureworks</b> 35 Tormore Road, Boronia	YMCA	Aquatic Centre; café, gym, café, crèche, meeting rooms for hire.	4	<p>Facility managed by YMCA. Well used, family friendly facility, and is the largest aquatic facility in Knox. Comprises 4 indoor heated pools including a 50 metre lap pool; warm water pool; leisure pool and program pool and a spa.</p> <p>Two outdoor solar heated pools, open from December to March.</p> <p>Health Club - with cycle studio, group fitness room; crèche; 70-seat café.</p> <p>Boronia Amateur Swimming Club operate out of Knox Leisureworks.</p> <p>Facility has shown some evidence of structural issues.</p>	<ul style="list-style-type: none"> <li>- Currently meets aquatic service needs for Boronia and surrounding suburbs.</li> <li>- The Facility has structural/geo-technical issues which need to be addressed.</li> <li>- Outcomes of the structural assessment and the Aquatic Plan 2017 will inform a decision on the future of Knox Leisureworks in its current location, its ability to remain fit for purpose, and its ability to continue to meet the needs of its user groups into the</li> </ul>

Map Reference (Map 2, p.11)	Council Building No.	Facility Name	Service Provider	Service Provision	Building Condition (2014)	Outcomes from previous engagement/ Literature review	Preliminary Directions
						<p>Council currently undertaking an Aquatic Plan 2017 (due for completion Dec 2017) for all of Knox, which will be informed by the results of a structural assessment for Knox Leisureworks. Key outcomes of Stage 1 (consultation) of the Aquatic Plan include:</p> <ul style="list-style-type: none"> <li>· Knox Leisureworks is a highly valued community facility that attracts more than 500,000 people each year. It runs a large number of programs catering for a broad range of different ages and demographics, and improving the health and wellbeing of Knox residents.</li> <li>· The outdoor pools and outdoor area in general are underutilised.</li> <li>· The centre is ageing and has an increasing need for significant renewal and capital works to maintain the facility. There are also concerns about the structural integrity of the centre.</li> <li>· Community expectations about the facilities that should be included at aquatics centres have increased significantly over the past 10 years.</li> <li>· There is a need for increased water play and interactive areas to engage children, and likely to be a future need for additional group fitness spaces for wellness programs and larger cycling room.</li> </ul>	future.
46	CB219	<b>Tormore Reserve</b> 16 Tormore Road, Boronia	Knox City Council/ Committee of Management	Oval and pavilion - AFL, cricket, meeting space	3	<p>User groups of Tormore Reserve: Boronia Football Club (winter) and Boronia Cricket Club (summer).  Winter oval usage: 33.5 hrs per week.  Winter pavilion usage: 50 hrs per week.  Summer oval usage: 34 hrs per week.  Summer pavilion usage: 42.5 hrs per week.</p> <p>Currently operating at capacity; pavilion 32 years old</p>	Currently operating at capacity. Pavilion Strategy will address site-specific pavilion needs. Broader response required to address ability to meet increased demand from members, including junior and female participation.

Map Reference (Map 2, p.11)	Council Building No.	Facility Name	Service Provider	Service Provision	Building Condition (2014)	Outcomes from previous engagement/ Literature review	Preliminary Directions
16	CB35	<b>Chandler Park Reserve</b> 44 Chandler Road, Boronia	Knox City Council/ Committee of Management	Oval, pavilion and netball courts - AFL, cricket, netball	3	<p>User groups of Chandler Park: Boronia Auskick, Boronia Netball Club, Boronia Uniting Netball Club, Boronia Football Club, Boronia Junior Football Club, The Basin Netballers, The Basin Football Club, Boronia Cricket Club, Boronia Netball Club.</p> <p>Netball use (3 outdoor courts) is for training purposes only (competitions held at regional netball facility in Ferntree Gully).</p> <p>Winter oval usage: 51.5 hrs per week. Winter netball courts usage: 12 hrs per week. Winter pavilion usage: 42.5 hrs per week.</p> <p>Summer oval usage: 20.5 hrs per week. Summer netball courts usage: 12 hrs per week. Summer pavilion usage: 16.5 hrs per week.</p> <p>Currently operating at capacity; pavilion 42 years old</p>	Currently operating at capacity. Pavilion Strategy will address site-specific pavilion needs. Broader response required to address ability to meet increased demand from members, including junior and female participation.
4	CB270	<b>Colchester Park Reserve</b> Beresford Road, Boronia	Knox City Council/ Committee of Management	Oval and pavilion - Cricket; Rugby league	2	<p>User Groups of Colchester Reserve: Eastern Raptors Rugby League Club (winter) and Boronia Cricket Club, Wantirna South Cricket Club (summer).</p> <p>Winter oval usage: 35 hrs per week. Winter pavilion usage: 53.5 hrs per week.</p> <p>Summer oval usage: 36.5 hrs per week. Summer pavilion usage: 36 hrs per week.</p> <p>Currently operating at capacity; pavilion 32 years old</p>	Currently operating at capacity. Pavilion Strategy will address site-specific pavilion needs. Broader response required to address ability to meet increased demand from members, including junior and female participation.
59	CB144	<b>Batterham Reserve (Football &amp; cricket)</b> Miller Road, The Basin	City of Knox/ Committee of Management	2 Ovals and 1 pavilion - AFL, cricket;	2	<p>User groups of Batterham Reserve: The Basin Football Club (winter) and The Basin Cricket Club (summer).</p> <p>Winter oval usage - Ground 1: 35.5 hrs per week; Ground 2: 50 hrs per week. Winter pavilion usage: 64.5 hrs per week.</p> <p>Summer oval usage - Ground 1: 50 hrs per week; Ground 2: 50 hrs per week. Summer pavilion usage: 64.5 hrs per</p>	

Map Reference (Map 2, p.11)	Council Building No.	Facility Name	Service Provider	Service Provision	Building Condition (2014)	Outcomes from previous engagement/ Literature review	Preliminary Directions
						week. Currently operating at capacity; pavilion 38 years old	
58	CB142	<b>Batterham Reserve (Tennis)</b> Miller Road, The Basin	City of Knox/ Committee of Manage- ment	Tennis courts and pavilion	2	Five tennis courts – has capacity for additional usage. Pavilion 38 years old.	Operating under-capacity. Ongoing maintenance to remain fit for purpose.
6	CB157	<b>Miller Park Reserve (Football &amp; Cricket)</b> Mountain Highway, Boronia	City of Knox/ Committee of Manage- ment	Oval & pavilion - AFL, cricket	2	User Groups of Miller Park: Boronia Junior Football Club (winter), Knox Boronia Churches Cricket Club and Bayswater Cricket Club (summer). Winter oval usage: 29.5 hrs per week. Winter pavilion usage: 63.5 hrs per week. Summer oval usage: 43.5 hrs per week. Summer pavilion usage: 48.5 hrs per week. Currently operating at capacity; Pavilion 30 years old	Currently operating at capacity. Pavilion Strategy will address site-specific needs. Broader response required to address ability to meet increased demand from members, including junior and female participation.
8	CB156	<b>Miller Park Reserve (Tennis)</b> Mountain Hwy, Boronia	City of Knox/ Committee of Manage- ment	Tennis courts and pavilion	3	6 tennis courts; has capacity for additional usage. Pavilion 32 years old.	Operating under-capacity. Ongoing maintenance to remain fit for purpose.
28	CB246/CB71	<b>Boronia Radio Controlled Car Club</b> 191 Dorset Road, Boronia	Boronia Radio- controlled car club	Radio controlled car racing	n/a	The Boronia Radio Controlled Car Club lease land and use three small buildings and hard surface dedicated track area. They also use the adjoining asphalt tennis court on as as-required basis for temporary overflow track area. The Club is a long standing user group (over 20 years) with good membership levels (63 members). They are well regarded as a facility for this type of use, and regularly hold State Championships at the Boronia facility. They are a member based club, but do work with Scope and other special needs groups to use their facility. Longer term plans for the Club, as expressed to Council in the past, have been upgraded seating and shelter and the desire to expand into the adjoining tennis court on a more permanent basis.	Some upgrading of the existing facility/infrastructure is likely to be required to allow the Club to properly cater for people with disabilities, and to improve level of facilities for members and State-wide competitions. Future of the public tennis court will be of interest to the Club, who has expressed a desire to expand into this space on a more permanent basis.

Map Reference (Map 2, p.11)	Council Building No.	Facility Name	Service Provider	Service Provision	Building Condition (2014)	Outcomes from previous engagement/ Literature review	Preliminary Directions
						Clubroom building constructed 1965.	
20	CB16	<b>Progress Hall</b> 134 Boronia Road, Boronia	The Basin Community House	Hireable meeting/function room spaces; 1 room x 120 persons; 1 room x 50 persons	2	<p>Progress Hall has provided general meeting room space in Boronia for many years. Was constructed c1920. Used for a range of private functions and community activities.</p> <p>It is relatively well used, with utilisation having increased since lease taken over by the Basin Community House. Given age of building, internal layout can be constrained and amenity standards/ functionality is not ideal. Anecdotal evidence is that activities for older residents are not well suited, given lack of air conditioning, poor access for those with restricted mobility, etc. Some registered user complaints of unsuitability due to extreme heat/cold resulted in Climate Control Study in 2017. Recommendations included gap-sealing, but also considered options for insulation. Indicative costs for all climate control improvement options amounted to \$101K.</p> <p>Building has local heritage value (citation in Heritage Study 1993), however has no formal Heritage Overlay status in the Knox Planning Scheme.</p>	<p>Some services operating within Progress Hall may be better suited to operating as part of new library/ community hub.</p> <p>Even if a new community facility is constructed within Boronia Park to accommodate a relocated library and other services, Progress Hall is likely to still form an important part of any community hub as a complementary community facility.</p> <p>Need to consider opportunities for future direction of this precinct, along with Knox InfoLink site and St Johns Ambulance site as part of Boronia Renewal Project.</p> <p>Heritage value of the building should be assessed and if relevant, formalisation of heritage status via Heritage Overlay in the Planning Scheme should be considered.</p>
23	CB17	<b>Infolink (Knox Information Support Centre)</b> 136 Boronia Road, Boronia	Infolink	Community support offices		<p>Information and community support centre, providing the following services: Emergency relief – food, phone, travel assistance; advocacy, information and referral; Low interest loan scheme and tax help program.</p> <p>Consultation as part of 2015 Library Review indicated that the existing building is well located but too small; need additional storage, shower room, kitchen, meeting and office space on the premises. Need access to meeting and consulting rooms which could be shared with other users (eg: library).</p> <p>Building is old and internal layout is problematic for Infolink. Building was constructed in 1950. Windows are not</p>	<p>Infolink has been expressing a need for additional space for meeting rooms, storage and other uses for many years.</p> <p>Consideration should be given to the role Infolink (for all or some of its services) could play as part of a new multipurpose integrated community facility within Boronia.</p> <p>Need to consider opportunities for future direction of this precinct, along with Knox InfoLink site and St Johns Ambulance site as part of Boronia Renewal Project.</p>

Map Reference (Map 2, p.11)	Council Building No.	Facility Name	Service Provider	Service Provision	Building Condition (2014)	Outcomes from previous engagement/ Literature review	Preliminary Directions
						heritage listed.	
17		<b>Boronia District Guide Hall</b>	Girl Guides Victoria	Girl Guide activities; hireable meeting room	n/a	Council owns the land, but not the building. The Guide and Scout Group own the building and are responsible for the maintenance and repair thereof.	No analysis has been undertaken of service need.
63		<b>Boronia Scout Group Hall</b>	Scouting Victoria	Scouting activities; hireable meeting room	n/a	Council owns the land. The Guide and Scout Group own the building and are responsible for the maintenance and repair thereof.	Council has previously requested the State government provide funding to relocate the Scout Hall. Initial consideration was to Marie Wallace reserve. No analysis has been undertaken of service need.
22		<b>St John's Ambulance</b>	St John's Ambulance	St John's first aid training and administration	n/a	<p>Council owns the land. St Johns Ambulance own the building and are responsible for the maintenance and repair thereof.</p> <p>Facility is used for training, and as a base for St John's Ambulance activities in the region, including emergency management coordination (bushfires, etc).</p> <p>Consultation with St John's Ambulance for the 2015 Boronia Library Report suggests that the location is ideal, with suitable facilities, however additional garage space is required. Facility has a kitchen, large training area, office spaces, amenities and garage area. Garage are can accommodate one van. St John's has 2 other vehicles which it has to park at other St John's venues. Problem with tree at front of garage which make access difficult</p> <p>Service receives no Government funding. Funding is derived from attending events, running first aid training and donation.</p>	Need to consider opportunities for the future direction of this precinct, along with Knox Infolink building and Progress Hall.

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life into **Boronia**

Boronia Renewal Project

## Appendix E

Draft Land Use and Planning Background Report



# Draft Land Use & Planning Background Report

INTERNAL USE ONLY – TO INFORM PREPARATION OF AN  
ECONOMIC & LAND USE DEMAND ASSESSMENT

KNOX CITY COUNCIL, CITY STRATEGY & PLANNING

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## **ABOUT THIS REPORT**

This report contains background information on the land use, planning and housing context of Boronia and is part of a suite of three background/context reports that present key information on Boronia relevant for Knox's consultant partners Hill PDA/AECOM. The other two reports that will be forthcoming are:

- Business & Commercial Context
- Social & Community Context



## OVERVIEW OF BORONIA ACTIVITY CENTRE

Boronia is a Major Activity Centre providing a street-based sub-regional shopping service and a variety of other services. Boronia is the largest of the activity centres in Knox on the Belgrave rail line. The train station is a significant advantage in terms of access for residents and visitors. In times past, the rail line split the centre with an at-grade crossing. However, that disadvantage has been overcome since grade separation works in 1998.<sup>1</sup>

Council prepared a structure plan for the centre in 2006 (Knox City Council, 2006). This identified areas for retail and commercial consolidation and for intensification of uses. Apartment housing was considered an appropriate use, particularly above shops. The Structure Plan set a height limit of two to three storeys in residential areas and up to four storeys in commercially zoned areas in order to protect views to the Dandenong Ranges from the centre and surrounds.<sup>2</sup>

The Boronia Structure Plan has allowed for moderate levels of change within the centre. Notwithstanding these Planning Scheme controls, Boronia has experienced a disproportionately large amount of medium density development as compared with the rest of Knox, particularly on the periphery of the Centre.

Commercially, Boronia AC functions as a combination of shopping centre and street retail, and has multiple areas of focus.<sup>3</sup> It is anchored by Coles and K-Mart (in Dorset Square), which are supported by convenience and speciality retail, food and beverage and some professional services office space (e.g. accountants). Boronia Village is another small shopping centre with more major supermarkets (Dan Murphy's and Woolworths). Boronia Junction, at the corner of Boronia and Dorset Roads, contains specialty retailers that are separate from the business cluster.<sup>4</sup>

Examples of businesses in the centre include Woolworths, Coles, K-Mart Auto, fast food, ten-pin bowling, fitness centre, offices, light industrial and showrooms, bank, cinema, discount shops, professional services, take away food and beverage. On the periphery of the AC are small clusters of office spaces (e.g. tax, community centre, professional services).<sup>5</sup>

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<sup>1</sup> Housing Demand Analysis, Tim Nott, March 2011, Section 3.2.

<sup>2</sup> Housing Demand Analysis, Tim Nott, March 2011, Section 3.2.

<sup>3</sup> Land for Business Technical Report B: Knox Employment Precincts and Activity Centres, p.18.

<sup>4</sup> Land for Business Technical Report B: Knox Employment Precincts and Activity Centres, p.18.

<sup>5</sup> Land for Business Technical Report B: Knox Employment Precincts and Activity Centres, p.18.

# EXISTING STRATEGIC LAND USE FRAMEWORK

## State Government Policy



Figure 1 Plan Melbourne Metropolitan Melbourne Structure Plan (Source: Department of Environment, Land Water and Planning)

*Plan Melbourne 2017-2050* is the metropolitan planning strategy for Melbourne. The strategy includes Boronia as a major activity centre “which gives communities access to a wide range of goods and services, provide local employment and support local economies and the development of 20-minute neighbourhoods including housing, particularly at higher densities.” Boronia Railway Station is also located along the Principal Public Transport Network (PPTN).

General *Plan Melbourne* principles and directions that support the Boronia Activity Centre relate to strengthening jobs and investment, delivering housing closer to jobs and public transport, increasing the supply of social and affordable housing and choice and diversity of housing, creating 20 minute neighbourhoods and strengthening community participation in planning.

*Plan Melbourne* also divides Melbourne in six regions, with the Boronia Activity Centre and the City of Knox located in the Eastern region. This region has a key focus to consolidating its future growth in targeted areas with estimated additional 390,000 people by 2051 and 68,000 jobs by 2031 (Source: *Plan Melbourne Implementation Plan*, pg49). It is expected that the Boronia Activity Centre will meet some of this anticipated growth.

## **Boronia Structure Plan (2005)**

The *Boronia Structure Plan* (October 2006) provided a series of guiding principles and a point of reference for Council when making decisions, planning and managing new development. The Structure Plan was translated into planning controls in the Knox Planning Scheme and therefore provides guidelines for future building height and where activity and development should be located.

As part of the State Government's metropolitan strategy, *Melbourne 2030*, Council was required to develop a structure plan to direct any future development within the commercial area of Boronia and its surrounds. The Structure Plan responded to the following issues in Boronia:

- Variety of land uses within the Activity Centre.
- Variety of housing types available;
- Need for improved use of non-motorised and public forms of transport
- Need for more community gathering places and focal points within the area.

The Structure Plan study area is loosely based on a 500m walkable distance from adjoining commercial areas.

Timeline of the Boronia Structure Plan and associated land planning framework:

- 2005 – Boronia Structure Plan prepared
- 2009 – Planning Scheme Amendment C62 proposed by Council. Minister for Planning expressed initial concern that building heights in the centre were too restrictive.
- 2011 – Amendment C62 approved by Minister for Planning.
- 2015 – Amendment C133 proposed by Council to address land use planning conflicts in the AC. Minister for Planning approved the Amendment on an interim basis, expressing concern that building heights are too restrictive.

## **Knox Housing Strategy (2015)**

The introduction of new residential zones by the State Government and the development of the *Knox Housing Strategy* have contributed to a rapidly changing planning environment for residential development. The *Housing Strategy* takes a 'scaled approach' to future residential development in Knox, identifying the role that different areas in Knox will play in accommodating new housing.

The *Housing Strategy* aims to achieve:

- A scaled approach to housing development.
- Supporting a greater diversity of housing types in term of size (currently shortfall of smaller dwellings), affordability and accessibility.
- Encourage housing development in locations which are well located, close to transport options, shops and services.
- Encourage sustainable design features and better architectural guidelines.
- Continue to value and protect the Dandenong Foothills.

## Land for Business (current project)

Knox Council is currently undertaking a *Land for Business* project which investigates future demand for employment-generating uses in the municipality.

Preliminary conclusions through the *Land for Business* study are that expected future employment and industry growth within Knox and the region will mean that employment land is extremely valuable and should be protected. *“There is likely to be a significant overall shortfall of business land within the next 20 years in the City of Knox unless additional land is zoned for business purposes and existing business land is developed and used differently. Particularly critical land shortages for office, retail and health and education uses are expected - these uses generally require land in the Commercial 1 Zone and Commercial 2 Zone.”* (page 5)

The starting point for economic assessment of the Boronia AC should therefore be what the Centre *could be* economically, more than what it is likely to be if simply serving a local catchment based on surrounding population growth and change.

Key outcomes from the *Land for Business* study highlight that planning for the Boronia AC should be considered in a context of:

- Overall, Land for Business confirmed that Boronia will continue to be an important Activity Centre in Knox providing a range of retail, commercial and residential opportunities, and supporting the development of 20-minute neighbourhoods.
- Demand for land within activity centres is expected to be particularly strong, given interest in the land for residential apartment development and ongoing increases in demand for retail, office and food floorspace.
- Activity centres are currently the location of 21% of all jobs in Knox.<sup>6</sup> The majority of population and dwelling growth in Knox over the next 20 years is expected to occur within and adjacent to existing Activity Centres. This will further centralise demand for retail floorspace in centres such as Boronia (also Bayswater, Boronia, Knox Central and Scoresby), requiring these centres to support a higher retail role and service the population for both convenience-based and higher order retail.<sup>7</sup>
- Lack of vacant land in C1Z across Knox and strong competition from office and residential uses in activity centres means it will be important to identify opportunities for additional retail floorspace.
- Population growth in Boronia is expected to be relatively high compared with other areas of Knox.
- Main sectors now in the commercial/mixed use core of Boronia AC include Accommodation and Food Services, Finance and Insurance, Arts and Recreation, Rental, Hiring & Real Estate.
- There is likely to be ongoing demand for additional retail floorspace (note recent Aldi approval for Boronia).

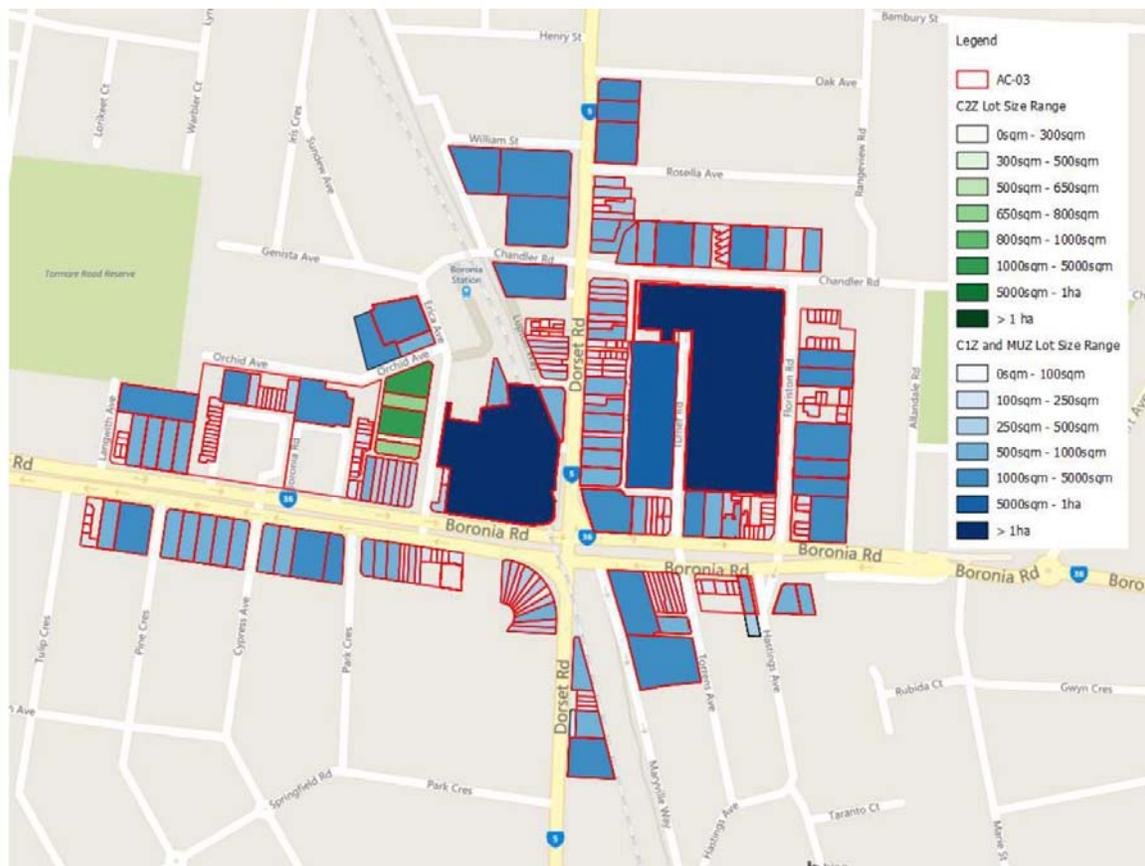
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<sup>6</sup> REMPLAN for Knox City Council, ‘Land for Business Technical Report A: Employment Projections 2016-2036’ (Oct 2016), p.iii.

<sup>7</sup> Land for Business Background Report (Oct 2016), Section 4.3.4.

- Beyond the commercial/mixed use zone core of the Centre, an additional buffer area of 100m identified 27 'active businesses' including Construction (8), Professional, Scientific & Technical Services (6) and Other Services (3).
- Also, note the possible future Dorset Rd extension could also include road widening in Boronia. This infrastructure upgrade would change access to and within the Centre (would then be a more direct route from the south-east to Bayswater Business Precinct).
- The arts and recreation services sector has a significant presence within the Boronia AC, with the majority of workers associated with employment in recreation, supporting local demand for health, fitness and gyms. The AC sustains an estimated 150 jobs or 22% of employment for this sector in Knox, which contributes \$41 million of total value-added in the municipality.<sup>8</sup>
- The centre is well located to residential catchments and the Dandenong Foothills; however, the congestion intersection of Boronia and Dorset Roads is hard to manoeuvre.<sup>9</sup>

**Figure 2 Lot size distribution**



Source: Land for Business: Part B Key Employment Precincts and Activity Centres (Final version 2.2, October 2016), page 13

<sup>8</sup> REMPLAN for Knox City Council, 'Land for Business Technical Report A: Employment Projections 2016-2036' (Oct 2016), p.47.

<sup>9</sup> Land for Business Technical Report B: Knox Employment Precincts and Activity Centres, p.18.

Broadly, *Land for Business: Future Directions Plan (Draft July 2017)* directs:

- **Encourage retail and mixed use development in Boronia AC.**
  - Ensure that floorspace growth for retail, office and other employment uses is facilitated, in a context of strong, continuing demand from residential developers.
  - Investigate how efficient use of land could be facilitated.
- Future direction 8.6 encourages **growth in professional services in Boronia and other ACs.** Scenario 3 (increase population through residential development) is supported through evidence that demand for land within Activity Centres is particularly strong, particularly given interest in the land for residential apartment development (page 5).
- High employment growth in the Accommodation and Food Services industries for the Boronia AC expected (page 37).
- Moderate employment growth anticipated in the Financial and Insurance Services, Arts and Recreation, and Rental, Hiring and Real Estate Services for the Boronia AC.

## LAND USE PLANNING FRAMEWORK

### Municipal Strategic Statement (Amendment C150)

Planning Scheme Amendment C150 undertook a review of the Municipal Strategic Statement. The Amendment has been submitted to the Minister for Planning for Approval, but has not yet been approved and introduced into the Knox Planning Scheme. However, C150 has been adopted by Council, and the draft Clauses discussed below represent the adopted position of Council.

Clause 21.02 of the Knox Planning Scheme sets out strategic direction for Council, including as relevant:

- Encourage local living by providing a positive local amenity that makes it attractive to live and work in Knox.
- Improve lifelong learning opportunities in Knox by raising community awareness of and increasing access to learning options for all ages.
- Improve business reach and growth into national and global markets and boost local employment by supporting the development of local businesses with a particular focus on advanced manufacturing, health, ageing and business services sectors.
- Support business and employment growth by promoting the need for improved infrastructure and technology requirements within the municipality and enhancing strategic employment places for business.
- Creating a network of activity centres, with preferred roles in accommodating commercial, industrial, housing and civic functions.

Clause 21.03 'Environmental and Landscape Values' aims to maintain an urban edge that reflects the significance, on a metropolitan level, of the Dandenong Foothills, and protect and enhance the views of the Dandenong Foothills as vegetated hillsides.

Clause 21.05 'Built Environment and Heritage' identifies Boronia Road in the vicinity of the AC as a 'Bush Boulevard' and 'Path into the Hills', along which views to the Dandenong Ranges should be protected and emphasised. Places of historic or cultural significance should be protected from inappropriate development.

Clause 21.06 'Housing' directs a scaled approach to residential development across the city. Further detail will be provided in the Land Use Planning section.

Clause 21.07 'Economic Development' aims to create a strong and sustainable local economy and facilitate local employment opportunities (Objective 1) through the following strategies:

- 1.1 *Support the development of local businesses with a focus on advanced and high value manufacturing, health, ageing and business services.*
- 1.2 *Support appropriate home-based business, having regard to local amenity considerations.*
- 1.3 *Support development that accommodates emerging business trends*
- 1.5 *Support restricted retail development in highway locations and on the periphery of activity centres.*
- 1.7 *Support complementary office opportunities on commercial and industrial land that promotes co-working, small business, collaboration and innovation.*

- 1.8 *Facilitate infill development of vacant commercial and industrial sites and innovative development of underutilised land to support new employment and achieve active frontages.*

Objective 3 aims to provide a local amenity that makes it attractive to work and do business in Knox. Strategies relevant to Boronia AC comprise:

- 3.1 *Create and maintain a high standard of amenity in industrial, commercial and restricted retail sales areas.*
- 3.2 *Support industrial, commercial and restricted retail development that provides a high quality built form and well-planted setbacks along declared arterial road frontages.*
- 3.3 *Protect key public realm views to the Dandenong Ranges in Activity Centres.*
- 3.4 *Support building renewal and quality built form in existing industrial areas.*

Objective 4 recognises the Bayswater Industrial Precinct as a key employment precinct. Planning for the Boronia AC should support the region's transition from traditional dominance of manufacturing industries towards knowledge-based industries.

Clause 21.07-2 outlines the role, function and strategic direction for the Boronia AC as being:

#### ***Role and Function***

*Boronia is a major centre with a broad range of retail, commercial, office and community uses that serve a large residential community. The centre is set amongst the foothills of the Dandenong Ranges. The centre has access to a public transport interchange including a train station and multiple bus routes. Housing opportunities include villa units, townhouses and apartments. Apartment opportunities also exist above active commercial ground floor uses within the centre.*

#### ***Strategic Directions***

*Increase the scale and level of activity, while ensuring development is well designed and respects Boronia's unique setting amongst the foothills of the Dandenong Ranges. This includes protecting views towards the Dandenong Ranges. Support a broad range of retail, commercial and community uses within the centre to service the local area, which respects its landscape setting and character including height. Provide opportunities for residential and mixed use activity within the commercial environs. Support land use and development within the Boronia Activity Centre to be consistent with: Clause 21.10-3; and, Any relevant zone and overlay provisions.*

Objective 5 aims to support the role and function for individual ACs through strategies to:

- 5.3 *Consolidate retail development into activity centres, close to railway stations and other transport nodes, and avoid out-of centre retail development.*
- 5.4 *Direct large entertainment and retail uses serving a regional catchment into Knox Central, Bayswater, Boronia, and Rowville activity centres.*
- 5.5 *Promote mixed uses and higher density housing in activity centres to increase local living opportunities and the vitality of centres, consistent with structure plans and the Knox Housing Strategy 2015.*
- 5.6 *Support appropriate non-residential uses in residential areas on the periphery of activity centres, where they can provide a buffer between business and residential uses.*
- 5.7 *Discourage non-residential uses which operate until late at night in residential areas where late night commercial activity does not currently exist.*

Clause 21.08 'Community Development' aims to support development that contributes to vibrant, well-serviced and accessible activity centres, with a range of shops and services and community, cultural and recreational facilities that meet the daily needs of communities (Objective 1), provide active and passive open space (Objective 2), and support co-located, flexible and multi-purpose community facilities (Objective 3). Gaming and licensed premises (Objectives 6 and 7) must be managed appropriately to minimise social harm.

Clause 21.09 'Transport and Infrastructure' aims to:

- 1.1 *Focus population and housing density in and around activity centres and locations with frequent and reliable public transport facilities and services.*
- 1.2 *Consolidate commercial and retail activities into areas close to railway stations and other reliable public transport nodes.*
- 1.3 *Require the redevelopment of shopping centres and Strategic Investigation Sites to integrate public transport facilities within the development.*
- 2.4 *Enhance pedestrian accessibility, mobility and amenity to and around public transport facilities to encourage the use of public transport.*

Clause 21.10-1 'Dandenong Foothills' provides additional place-based detail, including to protect and enhance the aesthetic, environmental and metropolitan landscape significance of the Dandenong Foothills (Objective 3), within Precincts 2 and 3.

Clause 21.10-3 'Boronia Activity Centre' provides additional place-based detail for the AC. Broadly, the vision references the *Boronia Structure Plan* (2006) to outline that:

*Boronia will be a destination and a gateway to the Dandenong Foothills, providing a great place to live, a thriving hub of activity for commerce and all aspects of community life. It will be a place that retains the distinct nestled aspect at the foot of, and with views towards, the Dandenong Ranges.*

*A series of diverse and confident retail and commercial precincts will provide a vibrant and complementary mix of businesses and services, characterised by a unified trader and commercial community.*

*The centre will attract high quality development, urban design and streetscape improvements which reference the unique foothills setting by incorporating indigenous vegetation, species and exotic horticultural values that are part of the local area. The unique heritage of the centre will be recognised, including buildings which are representative of significant periods of Boronia's development.*

*The activity centre will be a safe, pedestrian-oriented environment, well connected and easily accessible by walking, cycling, public transport and private vehicles. The centre will be environmentally sustainable and incorporate best practice ecologically sustainable design principles.*

## **Clause 22.01 Dandenong Foothills Area**

The objectives of Clause 22.01 are to:

- *Protect and enhance the metropolitan landscape significance of the Dandenong Foothills and maintain uninterrupted view lines from within the municipality and vantage points in metropolitan Melbourne by ensuring that all buildings and works are sensitively designed*

*and sited to sit below the dominant tree canopy height.*

- *Promote the maintenance and improvement of the continuous closed tree canopy by allowing enough open space within new development for the retention of existing canopy vegetation and growth of new canopy vegetation.*
- *Maintain the low density residential character of the landscape areas by ensuring that preferred subdivision patterns and lot sizes are retained.*
- *Protect the rural environments of The Basin and the Lysterfield Valley and Lysterfield Hills.*
- *Ensure that new buildings, works and landscaping in The Basin and the Lysterfield Valley and Lysterfield Hills protect the physical and visual amenity of the open pastoral setting.*
- *Limit further subdivision and rezoning of land for urban purposes where there is a high risk of bushfire.*

Residential properties on the northern side of Elsie and Bambury Streets, and the area around Marie Street are located within the BSP area as well as the Dandenong Foothills Policy area, and are subject to the SLO2 and VPO4 overlay. This policy conflict was identified in several VCAT decisions and are discussed in more detail in 'Boundary Changes' below.

Elsie and Bambury Streets, as well as the areas immediately outside the Structure Plan area, are located in different landscape areas according to the topography of the centre. Policy requirements for these landscape areas are for: (as relevant)

#### Area 2: Dandenong Foothills: Lower Slope and Valley Area

- *The design and siting of buildings, works and landscaping minimises the threat associated with bushfire.*
- *The design and siting of buildings, works and landscaping protects and enhances the visual dominance of vegetation, including canopy trees and native understorey plants to ensure that:*
  - *There is a continuous vegetation canopy across residential lots and roads.*
  - *Development blends with vegetation on the hillsides to maintain and enhance the appearance of the area as an extension of the Dandenong Ranges National Park.*
  - *Development does not rise above the tree canopy height to maintain the significant landscape character of the area and near and distant view lines.*
  - *Indigenous trees and understorey vegetation be retained and protected.*
  - *A minimum of 80% of all new vegetation (both canopy trees and understorey) be indigenous.*
  - *Building height does not exceed 7.5 metres (with the exception of land within The Basin Neighbourhood Activity Centre and Alchester Village Neighbourhood Activity Centre).*

#### Area 3: Dandenong Foothills, Foothills Backdrop & Ridgeline Area

In addition to the policy for Area 2 listed above, requirements for Area 3 include that:

- *The design and siting of buildings, works and landscaping protects and enhances the visual dominance of vegetation, including canopy trees and native understorey plants, to ensure that:*
  - *There is effective screening of development and use of suitable colours and materials to maintain distant views and the appearance of a heavily vegetated natural hillside.*
  - *Development does not rise above the tree canopy height to maintain the significant*

*landscape character of the area and near and distant view lines.*

- *The significant landscape character of the area is protected and enhanced by retaining existing vegetation and planting indigenous canopy and understorey vegetation.*
- *Buildings and works located on sites at high points and along ridges are designed, finished and sited so that they are not highly visible from the valley area below.*

## **Clause 22.06 Boronia Activity Centre**

Planning policy for the centre aims to address the following main issues to allow Boronia to fulfil its function as a Major Activity Centre (Clause 22.06-1):

- *Boronia currently suffers from a limited retail mix and a lack of investment in buildings within the commercial area. There are high vacancy rates within the centre, and considerable escape expenditure to other centres.*
- *There is a lack of variety of land uses within the Activity Centre, including a lack of variety of housing types available.*
- *Opportunities for higher density development have been identified within the centre to benefit from close proximity to social services and infrastructure.*
- *Poor connectivity and separation of activity areas is exacerbated by a dominance of vehicular movement through the centre, and poor pedestrian connections between areas of interest. There is a need for improvements for non-motorised and public transport.*
- *There is a need for provision for community gathering places and focal points within the centre.*
- *The Centre is provided with exceptional views to the Dandenong Ranges, surrounded by the landscaped setting of the Foothills, which are highly valued by the local community. Future development should be designed to sensitively respond to Boronia's unique setting within the foothills of the Dandenong Ranges.*

Objectives of this policy are:

Land use and activity

- *To implement the land use and development vision for Boronia based on the BSP.*
- *To enhance the Boronia Major Activity Centre as a gateway to, and a destination at, the foothills of the Dandenong Ranges.*
- *To define a series of identifiable precincts and promote development within these precincts.*
- *To ensure that the centre is defined by a mix of complementary land uses providing a great place to live, and a thriving hub of activity for commerce and all aspects of community life.*

Accessibility and connectivity

- *To facilitate the pedestrian linkage and space system to provide a safe and well connected pedestrian network.*
- *To facilitate the implementation of an Accessibility Framework in order to support the development of more sustainable travel behaviour, including public transport and pedestrian and bicycle movement*

## **Zones and Overlays**

The current Boronia Major Activity Centre area is affected by a number of zones – Commercial 1 Zone (C1Z), Commercial 2 Zone (C2Z), Mixed Use Zone (MUZ), Residential Growth Zone – Schedule 2 (RG22) and the General Residential Zone Schedule 4 (GRZ4).

The centre also contains parcels of land in the Public Park and Recreation Zone and Public Use Zones for education (PUZ2), local government (PUZ6) and public transport (PUZ4).

The entire activity centre is included in a specific Design and Development Schedule 7 (DDO7), and has a local planning policy (Boronia Major Activity Centre). Other overlays that apply to the centre include the Environmental Significance Overlay (ESO2 and ESO3), Vegetation Protection Overlay (VPO1, VPO2, VPO3, and VPO4), and the Significant Landscape Overlay (SLO2). The Dandenong Foothills Local Policy also applies to the periphery of the site (along Bambury Street, Elsie Street North side, and the Marie Street area).

A desktop review of these controls indicates that they are still generally effective in achieving the objectives of the structure plan and local planning policy. Some future investigation into the application of the MUZ and RGZ on specific sites will be required.

Through the DDO7, the Boronia Structure Plan provides for heights up to 14m / 4 storeys within the commercial core and 7.5m/2storeys, 9m/2-3storeys, and 11m/3storeys in the residential areas.

## Land use planning issues facing Boronia

### Boundary issues

Area	Issues and recommendations
<b>Bambury Street</b>	Determinations from the Tribunal has indicated that Bambury Street is unique and that it should not be treated as per other residential areas within the activity centre. Weight needs to be given to the Dandenong foothills policy and the overlays applying to the land. These are often at odds with the purpose of the activity centre and the DDO7. Much of the southern side of Bambury Street has been developed, recent approvals have taken into consideration the finding of the Tribunal on these matters and have been at a reduce density with more emphasis placed on landscaping and open space. Recommended removal from DDO7 and activity centre boundary. While a majority of Bambury Street has been developed, there are risks in leaving it within the boundaries of the centre depending on the final rezoning of the land or changes to the DDO.
<b>Elsie Street within the Dandenong Foothills Policy Area</b>	Where Elsie Street is located within the Dandenong Foothills policy it is subject to the same suite of controls as Bambury Street. The site on the intersection of Elsie Street and Dorset Road (not within the DFA) has been developed with an apartment building already. The remainder of the southern side of Elsie Street was already developed with lower density villa style units and 3 sites remain undeveloped. Although currently Elsie street has not been subject to the development pressures of Bambury Street, the justifications could be considered similar. Recommended removal from DDO7 and activity centre boundary. Elsie Street is subject to the same risks as Bambury Street.  Similar to the above sites. These sites are located within the Dandenong Foothills Policy area, and are subject to the VPO and

<b>Marie Street East side, Rubida Court, and Gwyn Crescent</b>	<p>SLO overlays. Currently there has been little development pressure in this area and it is recommended that the policy conflicts be removed. There is a notable landscape shift in this area and hence the areas inclusion in the Dandenong Foothills Policy. Recommended removal from DDO7 and activity centre boundary.</p>
<b>Iris Crescent Northern end</b>	<p>The sites are some of the closest residential sites to the station and should be included within the boundaries of the activity centre and the DDO7. At a height of 3 storeys (9 metres) on these sites is unlikely to impact view lines from Tormore Reserve.</p>
<b>St Josephs and Rankin Road</b>	<p>The school and Rankin Road are located in an area of the activity centre nominated for development up to 3 storeys (11 metres). They are subject to the VPO4 overlay and have not experienced development pressure at this stage. The adjoining zone on the western side of Rankin Road is the higher amenity General Residential 5 Zone. The south western corner of the activity centre on Rankin Road is located 1.4 kilometres walking distance from the station, and 800 metres from the closest commercial zone. It is recommended that these sites be removed from the DDO7 and the activity centre boundaries. These sites would not be out of place in the GRZ5, using the school as a buffer to the higher 11 metre height limits.</p>
<b>Warbler Court and Lorikeet Court southern ends</b>	<p>Recommend either the removal of the sites from the centre and the DDO7, using Tormore Reserve as a buffer to the activity centre or the expansion of the activity centre to include more of this area and perhaps using the school as a buffer. However, in recent pre-application at the end of Warbler Court, the applicant was unable to achieve 4 villa units and satisfactorily meet garden space requirement and ResCode. Without a zone change that would allow for a significant increase in density, it is difficult to achieve much more on these sites than the surrounding GRZ2 areas, other than the reduction of open space areas, although garden space still needs to be achieved. Therefore, impact of leaving unchanged would be negligible.</p>

***State Government Planning Reform***

Generally speaking the previous Residential 1 Zone and the current GRZ4 have allowed the intensification of Boronia with medium density living options. Outcomes have been reasonable with the most common form of development consisting of smaller apartment style building or townhouses.

The inclusion of the larger balcony area requirement of 15 square metres per dwelling restricted the zone somewhat as this is a large area to fit on the upper floor without impact on the size or

functionality of the living areas. The density of the site can be reduced to cater for this, however, possibly at odds with the overall objectives of activity centre planning.

The inclusion of the garden area requirements to the GRZ4 is directly at odds with the intent of activity centre planning and the DDO7. It is now difficult to comply with the requirements and achieve a meaningful increase in density to support the activity centre and businesses within.

Given the above, the GRZ4 is no longer an effective tool for managing the growth of the Boronia Activity Centre. However, it may be a useful tool in managing a slightly less dense development in the remaining dispersed infill residential areas east of Dorset Road where they remain inside the activity centre boundaries.

As the 35 % garden area requirement applies to all General Residential Zones the future useability of any GRZ within the activity centre is questionable. One may be used to control development density in some areas although it is likely that this will not be supported by DELWP.

The Residential Growth Zone is used throughout the municipality along the PPTN including the western end of Boronia Road, and Stud Road. This zone is a tool that could also be applied along the major roads through the activity centre and where continued higher density development is encouraged. While the zone allows development up to 4 stories, realistically this is not achievable within ResCode requirements (typically Standard B17 - Side and Rear Setbacks) on the average lot size and would only be possible on a larger consolidated lot. It is noted that the development now occurring within the Residential Growth Zone along the PPTN, is similar to the development that was originally been approved under the Residential 1 Zone and the GRZ4, with the DDO7 overlay, before the additional changes impacted the effectiveness of the GRZ4 for this use. In addition, the DDO7 should be retained to control height requirements.

Preliminary discussions with DELWP noted that it is unlikely that height restrictions will be supported in the RGZ and the GRZ should have a minimum height of 11 metres unless there was appropriate justifications for view lines. This may have a major impact on the current use of the DDO7 applying to the centre. The DDO7 will also need to comply with the new requirements for DDO overlays, simplified to have a maximum of 5 objectives. It will therefore be necessary to clearly and succinctly identify the objectives of any future DDO in the centre.

### *Key public realm views*

The establishment of key views and testing with 3D modelling will be key in any application for height variations across the centre. DELWP have already indicated that it is unlikely that height variations to zones will be provided unless appropriate justification of view lines can be demonstrated. See Appendix 4 – Key Views.

## RESIDENTIAL DEVELOPMENT

Council has implemented a Housing Monitoring Program yearly from 2008 onwards. This annual review analyses housing outcomes for the whole of Knox; however, raw data for the Boronia Activity Centre can be isolated.

Broadly, the Housing Monitoring Program has identified that the Knox Housing Strategy has been effective in contributing to an overall trend for more approvals in Activity Centres and less in dispersed residential areas.<sup>10</sup> However, this has also resulted in increase in community concern about the quantum of change envisaged and liveability within activity centres across Knox, including Boronia, leading to many applications being referred to VCAT.<sup>11</sup> VCAT referrals for Boronia were noted in the 2012 Housing Monitoring report as being particularly high relative to the rest of Knox, with almost half of the 44 planning applications decided by VCAT in 2012 located in Boronia.

It is noted however that there has been a marked decrease in resistance to development within Boronia from 2013/2014 onwards. Objections to medium density dwellings in Boronia are now relatively scarce now that the initial shock of the implementation of the structure plan has passed. Housing Monitoring has shown significant residential development in dispersed residential areas outside of the Activity Centre. The bulk of these approvals are for dual occupancies and villa units. This is due to the planning controls applying to the land, including local policy direction and support for this type of housing found in the Neighbourhood Character Policies and the Housing Policy.

Specifically for Boronia, Housing Monitoring has shown that there has been a high, sustained level of residential development within the Boronia Activity Centre across the 2006 to 2016 period. Boronia AC has been 'successful' in attracting a significant proportion of the apartment developments occurring in Knox.

Anecdotal evidence from the Statutory Planning units indicates the following broad trends have become visible since the implementation of the *Knox Housing Strategy* in mid-2015:

- Generally speaking, the previous Residential 1 Zone and the current General Residential Zone 4 (GRZ4) which apply to the bulk of residential land within the AC boundaries have allowed the intensification of Boronia with medium density living options. Outcomes have been reasonable with the most common form of development consisting of smaller apartment style building or townhouses.
- Development of the Residential Growth Zone along SmartBus corridors has begun to take off, with several planning applications for apartment buildings received, particularly along Boronia Rd and Stud Rd, Wantirna.
- Apartment developments (new applications and construction) across Knox has tapered off in recent months, possibly evidence of broader trends across Melbourne which has suggested a glut of apartment supply. Alternatively it has been noted by some developers that the low scale apartment buildings that are achievable within the centre are not cost effective given the lower sale prices in the outer suburbs, particularly when a basement carpark is utilised.

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<sup>10</sup> 2012 Housing Monitoring Program

<sup>11</sup> 2012 Housing Monitoring report

- A steady stream of residential applications within the Boronia AC has continued, but with an increasing share of townhouse developments instead of apartments.
- Within the mix of new dwelling typologies approved across the centre, including apartments, townhouses, and to a lesser extent villa units, there has been a marked increase in the provision of 2 bedroom dwellings in line with the objectives of the Knox Housing Strategy. Single bedroom dwellings have also increased, although are not overly popular, and 3 bedroom townhouses and apartments still feature although at a far lesser rate than outside the centre where 3 and 4 bedroom villa units are the predominant housing typology.

### Housing Diversity, Typology and Design

Boronia, along with Bayswater, is where supply of smaller dwellings within Knox is concentrating. These smaller dwellings can contribute to housing affordability by providing relatively cheaper housing options and affordable living options, i.e. providing the option of walking and public transport use, reducing car usage and travel costs, and having lower heating and cooling costs.<sup>12</sup>

The Boronia Structure Plan divided the residential components of the centre it three areas that are Established Residential, Dispersed Infill Residential, and Increased density residential (please refer to maps within the Design and Development Overlay 7). These areas appear to be site specific and there appears to be no correlation between the application of these different areas and proximity to services and transport within the centre. An overview of these areas and the approved housing typologies is provided below.

Area	Type of development
<b>Established Residential</b>	<p>These sites are clustered and the type of development found varies greatly depending on the specific location of the sites. Bambury Street has experience development although the outcomes have been controversial. Three VCAT hearings have provided some direction for the street. Two opposing outcomes, and a decision that weighed the two previous outcomes and determined that the street was unique and should not be treated the same other sites within the activity centre. Appropriate weight needed to be given to the overlays and Dandenong Foothills Policy applying to the land.</p> <p>The land south of Boronia Road around Marie Street and Rubida Court have not seen any significant development activity, although the controls on the site are similar to Bambury Street. This includes the Dandenong Foothills Policy, Vegetation protection Overlays, Significant Landscape Overlays and the Environmental Significance Overlay. Consideration should be given to the status of these sites within the Activity Centre, as with Bambury Street.</p> <p>Land along Woodvale Road has seen significant change with the approval and construction of a number of smaller apartment buildings and townhouse developments generally consisting of 5 to 7 townhouses.</p>

<sup>12</sup> Housing Monitoring 2012, section 7.1.

<p><b>Dispersed Infill</b></p>	<p>Land along Rankin Road has seen little development activity.</p> <p>Land along Genista Avenue has seen development approvals for smaller apartment buildings and townhouse development of up to 7 dwellings.</p> <p>The dispersed infill residential areas cover a majority of the residential sites within the activity centre. These sites have been developed with a variety of residential dwelling styles including some larger apartment buildings, smaller apartment buildings, townhouse developments of 5 to 7 dwellings, and some villa units.</p>
<p><b>Increased Density</b></p>	<p>The increased residential areas only cover a small portion of the residential land within the activity centre and area scattered. There is not a significant difference between the development of land in this area, and land in the Dispersed Infill Residential area.</p>

Other than the areas along Bambury Street, Elsie Street, and Marie Street, the three different areas don't appear to have had any influence of the dispersion of housing typologies through the centre. It is also noted that the differing typologies or lack of development pressure in Bambury Street, Elsie Street, and Marie Street are likely to be a result of the Dandenong Foothills Policy and the SLO overlay applying to the land rather than the Established Residential area.

The 2011 Housing Monitoring program identified that there remains room for improvement in design quality and environmental sustainability of development across Knox.<sup>13</sup> Data and the housing typology distribution map can be found in Appendix 1.

### Affordable and social housing

The only social housing that has been approved in Boronia comprises two separate planning applications (totaling eight double storey dwellings of three bedrooms each) approved by the Minister for Planning in 2010, during the Federal Government's stimulus program.<sup>14</sup>

### State Government Planning Reform

Recent State Government reform of residential zones across Victoria (2016-ongoing) appear to have affected development within the centre, including:

- Apartments - The inclusion of the larger balcony area requirement of 15 square metres per dwelling has restricted the GRZ4 somewhat as this is a large area to fit on the upper floor without impact on the size or functionality of the living areas. The density of a development site can be reduced to cater for this garden requirement, however, possibly at odds with the overall objectives of activity centre planning.

<sup>13</sup> 2011 Housing Monitoring report, section 7.1,

<sup>14</sup> Housing Monitoring 2010 . These were funded under the Federal Government's Nation Building stimulus package.

- All medium-density housing types - The inclusion of a minimum 35% garden area requirements to the GRZ4 is directly at odds with the intent of activity centre planning and the DDO7. It is now difficult to comply with the requirements and achieve a meaningful increase in density to support the activity centre and businesses within.

## Future Housing Demand

Council has commissioned or carried out recent studies which forecast housing demand in Boronia, including as part of the following projects:

- Housing Monitoring Program (annually since 2008)
- Housing Demand Analysis (as part of the Knox Housing Strategy background work, 2011)
- Housing Capacity within Activity Centres (as part of the Knox Housing Strategy background work, 2011)
- Developer Contributions Program (2015)

Details of the demand projections for Boronia can be found at Appendix 3.

Overall, the various studies consider that there will be strong, continuing demand for land for residential development within the Boronia Activity Centre, from an additional **1,668<sup>15</sup>** to **2,622 dwellings<sup>16</sup>**.<sup>16</sup> These projections are based on existing population forecasts and the current strategic and planning framework for Boronia.

---

<sup>15</sup> Housing Demand Analysis, Tim Nott (2011), Section 3.2. Timeframe from 2010 to 2031.

<sup>16</sup> DCP Program Scoping Study, Urban Enterprise (2015). Timeframe from 2011 to 2036.

## POTENTIAL FUTURE LAND USE DIRECTIONS FOR BORONIA

The Boronia Renewal Project will develop new strategic direction for the community, economy and land use planning for the centre.

As a starting point, this Background Land Use Analysis summarises the conclusions and aspirations for Boronia found in Council's existing, overarching strategic framework.

### SWOT Analysis

#### *Strengths*

- Presence of fixed rail and good public transport access to jobs and services.<sup>17</sup>
- Sense of ownership and community among the residents.
- Large lot sizes in residential areas improves the viability of medium density housing development by allowing more dwellings on a block.<sup>18</sup>
- Strong demand for medium density residential development, particularly along the Belgrave railway line.
- Large critical mass - **40,327 sqm of existing retail floorspace, and 10,000 sqm of existing commercial floorspace.**
- Boronia's population and commercial catchment is growing due to 'natural' increases, including approximately 1,200 new dwelling approvals since 2008.
- Diversity in supermarket choice – Coles, Woolworths and soon an Aldi supermarket.

#### *Weaknesses*

- Low to moderate commercial and retail demand
- Fragmented activity centre structure - It is unclear whether Dorset Road has created this sense of division, or whether the convenience function of Boronia means that visitors only access the shops they need. The lack of cross-trips across the centre may then be attributed more to the lack of retail mix than physical form of the centre.
- Commercial growth hampered by low-moderate average disposable income?
- Future apartment developments constrained by lack of larger sites.<sup>19</sup>
- Crime and safety perceptions in the centre, particularly around confined, underground development surrounding the railway station.

#### *Opportunities*

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<sup>17</sup> Housing Demand Analysis, Tim Nott (2011), Section 3.2.

<sup>18</sup> Housing Demand Analysis, Tim Nott (2011), Section 3.2.

<sup>19</sup> Housing Demand Analysis, Tim Nott (2011), Section 3.2.

- **Strong, continuing demand for land for residential development.** Various studies commissioned by Council project for an additional **1,668<sup>20</sup> to 2,622 dwellings<sup>21</sup>** based on existing population forecasts and the current strategic and planning framework for Boronia.
- Evidence of continuing demand for commercial land across Knox.
- Extension of Dorset Road (Council's highest priority road upgrade) may result in greater catchment size for Boronia's commercial areas.
- Is there evidence of Bicycle access should be improved as knowledge and signposting of cycleways is poor.

#### *Threats*

- Extension and widening of Dorset Road may result in further division of the Activity Centre's built form.
- Broader trends in the decline of manufacturing and a shift in retail from the 'high street' to stand-alone shopping centres, particularly the expanded Knox City and Eastland shopping centres.
- State Government planning reform may dictate minimum heights across the centre.

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<sup>20</sup> Housing Demand Analysis, Tim Nott (2011), Section 3.2. Timeframe from 2010 to 2031.

<sup>21</sup> DCP Program Scoping Study, Urban Enterprise (2015). Timeframe from 2011 to 2036.

# FUTURE DEVELOPMENT SCENARIO TESTING

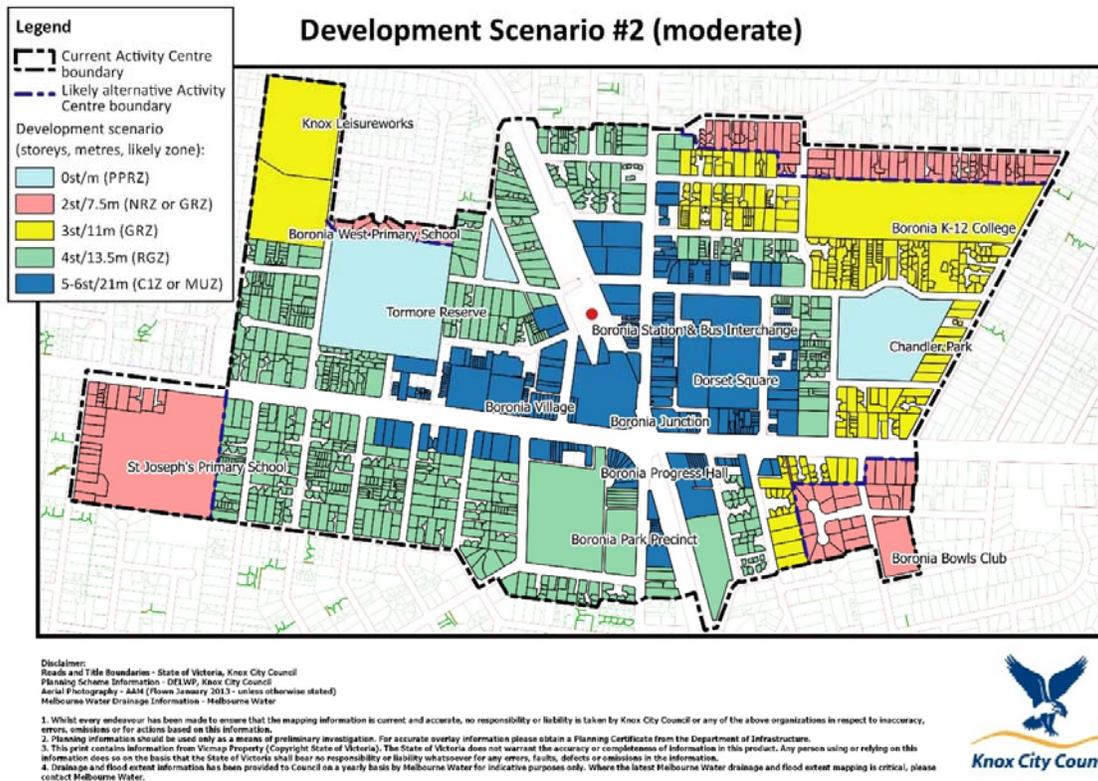
## Scenario 1 – Moderate change option

This scenario envisages a relaxation of Planning controls and response to State Government residential zone reforms. It is predicated on a theory (developed in the 2005 *Commercial Needs Assessment*) that increasing population within the catchment of the AC may support economic development.

Similar to the low change option although the Residential Growth Zone is applied to all residential land west of Dorset Road providing for an increased density and removing the requirement for 35% open space. Again it is not foreseen that development would be to a height of 4 storeys unless existing lots are consolidated. However, as many sites have been developed already, potential to purchase lots for consolidation has greatly decreased already.

The commercial core is increased to 5 to 6 Storeys, equating to a height of 17.5 to 21 metres if 3.5 metres is provided per floor. For the purpose of this scenario, all commercial and mixed use sites are included in this height limit, although it is likely that Council would seek to taper development down in some areas as per the current DDO height controls.

Heights and view lines should be explored to identify any views that should be retained or to ensure that the impacts or encroachment into the views is acceptable.



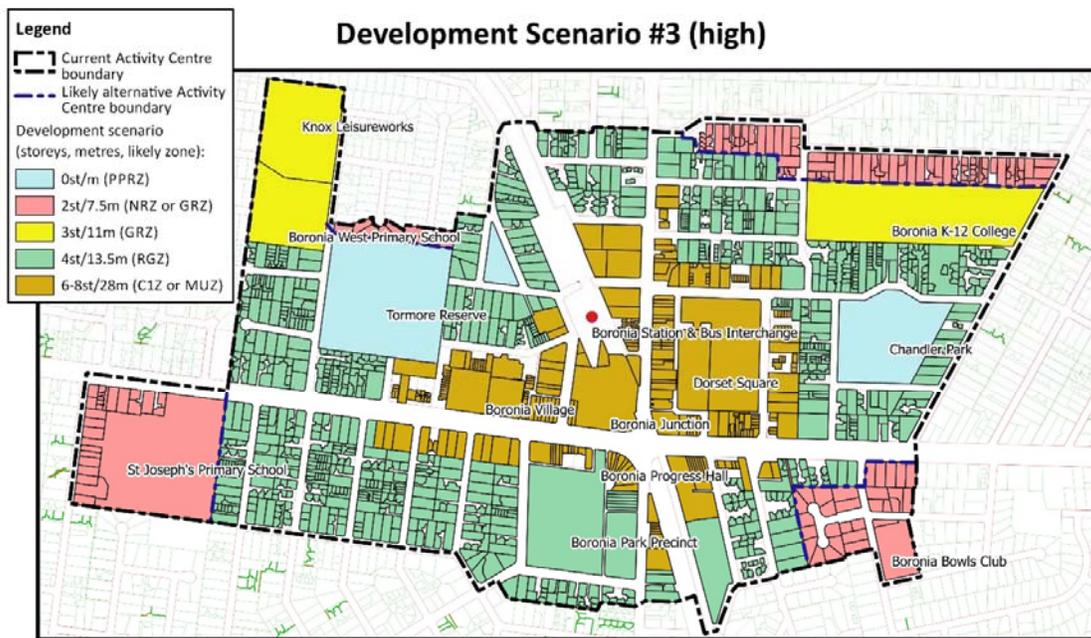
### Scenario 2 - Highest change option

This scenario matches the 8 storey building heights proposed for the Knox Central activity centre in Wantirna. It is designed to test the maximum capacity for residential development in Boronia, and whether this will provide a boost to the economic performance of the centre.

All residential land is rezoned to the Residential Growth Zone with a realistic expected development height of 3 storeys (9 to 11 metres) in most cases. Areas where Council would not encourage this form of development have been removed from the centre already. If this was the only residential zoning option further reductions could be applied to the centre boundaries as a last resort if areas are seen as needing protection from this form of development.

The commercial core is increased to 6 to 8 storeys equating to a height of 21 to 28 metres. For the purpose of this scenario, all commercial and mixed use sites are included in this height limit, although it is likely that Council would seek to taper development down in some areas as per the current DDO height controls.

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### *Scenario 3 – High change hybrid option*

Information on this scenario will be forthcoming. This scenario will include both extension of Mixed Use Zones and elements from the previous scenarios

## APPENDIX 1

### Commercial & Retail Needs Assessment (2005)

The *Boronia Commercial and Retail Needs Assessment – Final Report* commissioned by Council in October 2005 provided the following information about businesses in the Boronia AC:

- **40,327 sqm of existing retail floorspace, and 10,000 sqm of existing commercial floorspace.** No detail on minor industrial areas in Boronia are present.<sup>22</sup>
- Strong trader base (operating for more than 10 years). Traders perceive centre negatively – tired, declining and dirty.
- Centre attracts a high proportion of older persons from its catchment. May be due to availability of public transport, tenancy mix and smaller size relative to Knox and Eastland.
- High reliance on car journey to work.

#### Catchment characteristics

- The catchment from which 80% of visitors to the centre live includes surrounding suburbs of Boronia, Ferntree Gully, Bayswater, The Basin, Wantirna, and south east to Belgrave.
- Centre tends to attract visitors with lower income as compared to its catchment and metropolitan average. Most likely due to quality and amenity of centre, car parking, tenancy mix and location.
- The ability of a centre such as Boronia to attract households with higher incomes may be indefinitely constrained by the proximity of other larger centres.

#### Visitation patterns

- 81% of all trips taken by car, either as a driver (73%) or passenger (8%), walking (12%), bus (4%), taxi (1%), train (1%). Report commented that train trips were surprisingly low given the railway station presence and ageing population.
- Reason for visit were shopping (71%), work (7%), professional services (6%), meeting friends (4%), eating out (3%), medical (3%), passing through (2%).
- 77% of visitors visited the centre at least weekly and 18% every day; most visits are less than 1 hour (73%); and majority (60%) indicated the main destination was a food, grocery or liquor store. These indicate that the centre is primarily used as a neighbourhood shopping centre for convenience shopping.
- The amenity of the centre may also influence the time spent in it; if a centre has a sense of place and community then it may function more as a meeting place. This may encourage longer visits and change the nature of the shopping trip, supporting the economic viability of the centre.

#### Vacancy rates

---

<sup>22</sup> Quoted in Developer Contributions Program Scoping Study, Urban Enterprise (2015), Section 4.

- 6.7% of floorspace or 10.9% of tenancies vacant. This was high compared to the accepted industry standard of 4% of floorspace. Many major activity centres would be operating with vacancy rates of 1-2%.

#### Tenancy analysis

- Dominant use is food retailing (30%), skewed towards supermarkets.
- Non-food retailing (24%)
- Commercial, professional & community services (20%)
- Retail (14%)
- Bulky goods (4%)

#### Function

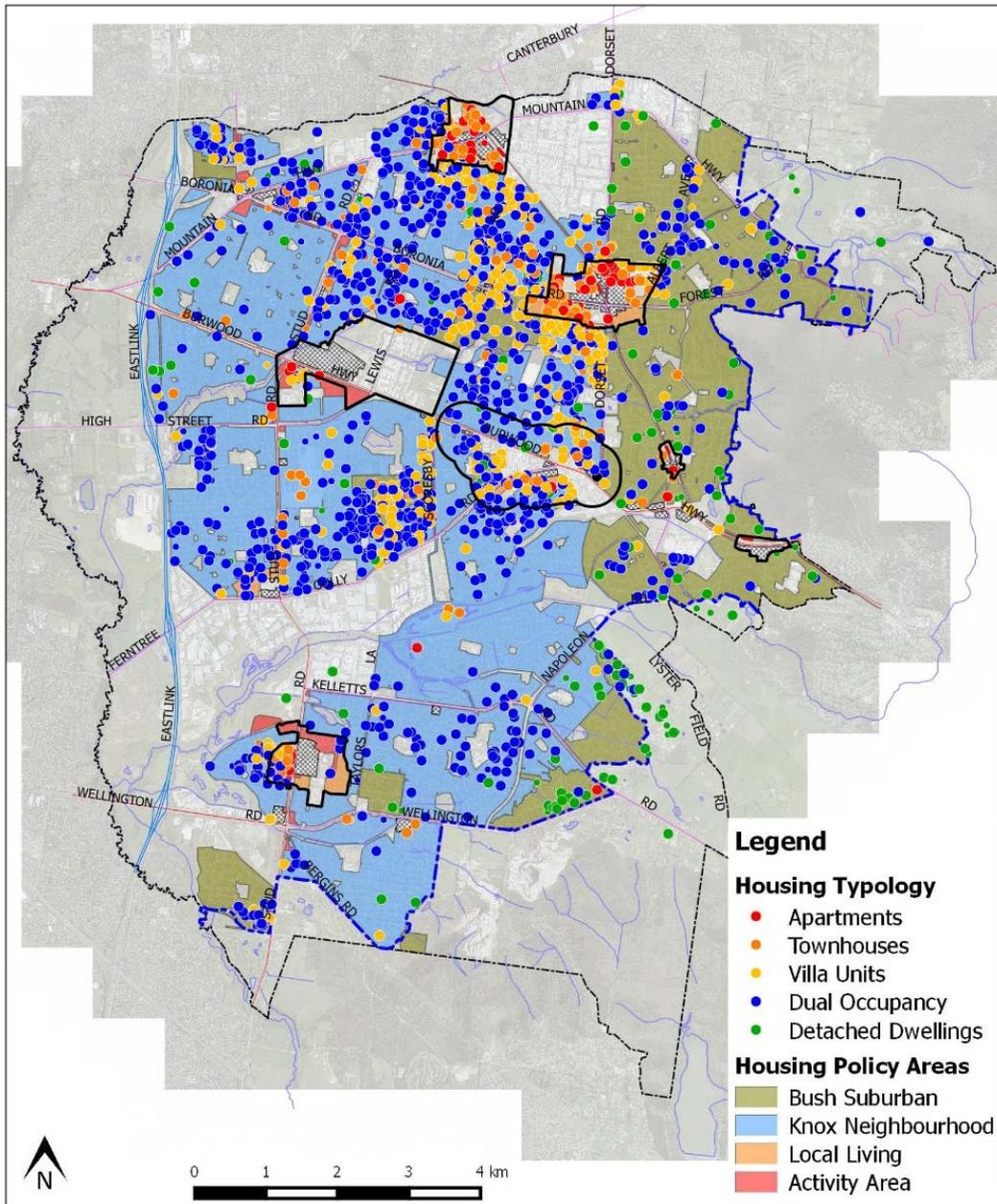
- The centre fails to extend its function to comparison shopping for goods such as clothing or footwear. Bulky goods floorspace (4%) is also quite low for a major centre (average 15%).

#### Built form

- Arcades do not enjoy a high flow of pedestrian traffic. Many arcade frontages are inactive edges of stores fronting Dorset Rd or Dorset Square. Coupled with lack of natural light, they are an uninviting pedestrian environment.
- Amenity throughout the centre is low, particularly in car parking areas.
- Arcades do not enjoy a high flow of pedestrian traffic. Many arcade frontages are inactive edges of stores fronting Dorset Rd or Dorset Square. Coupled with lack of natural light, they are an uninviting pedestrian environment.
- Amenity throughout the centre is low, particularly in car parking areas.
- Pedestrian circulation could be improved by dedicating some car parking space to pedestrian and outdoor dining spaces.
- Pedestrian circulation could be improved by dedicating some car parking space to pedestrian and outdoor dining spaces.

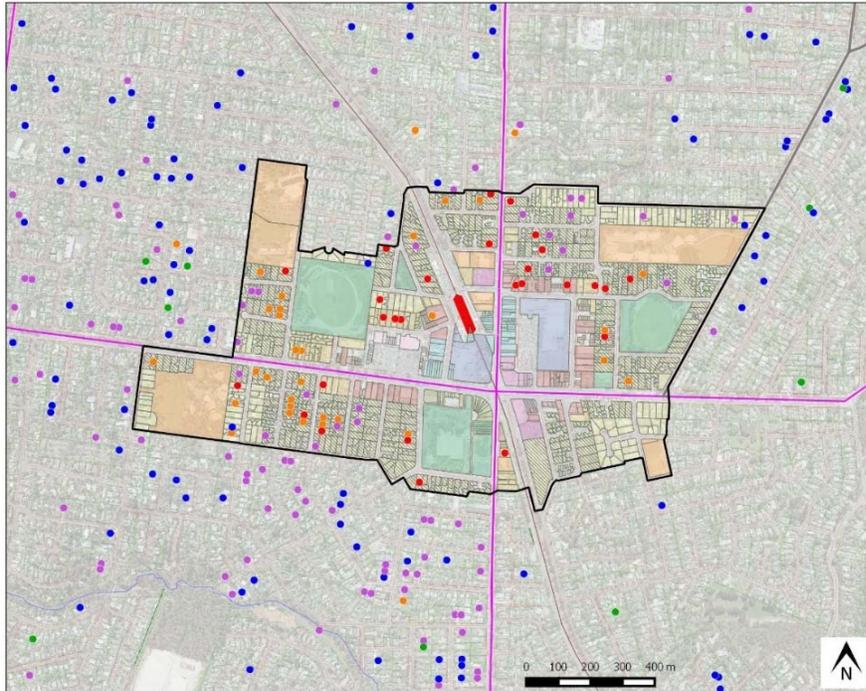
## APPENDIX 2

### Planning Approvals



Residential Planning Approvals, 2008-2016  
Foothills Investigation Workshop, 20 March 2017

### Boronia Activity Centre - Residential Planning Approvals, 2008-2016




**Legend**

**Residential Planning Approvals**

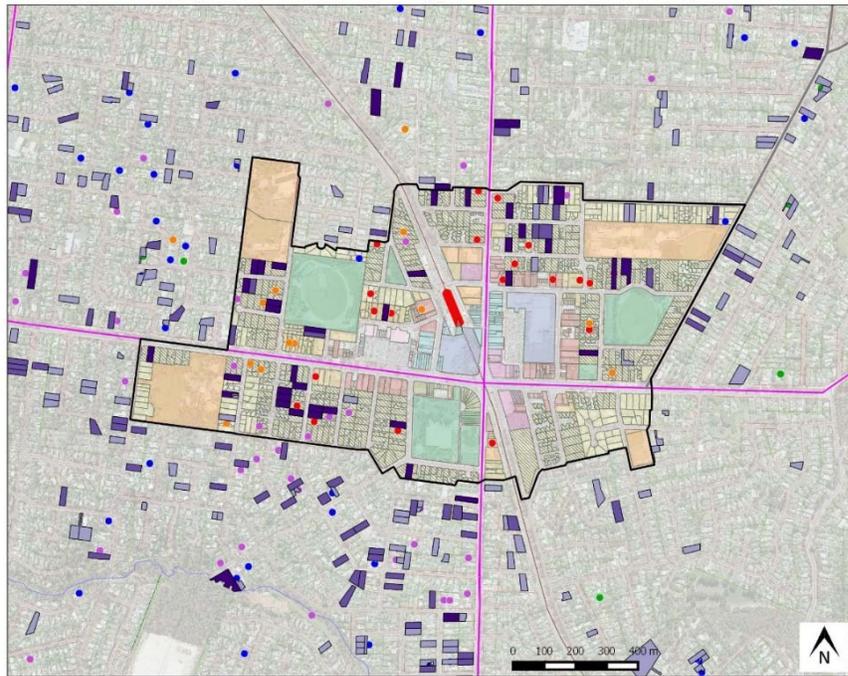
- Apartments
- Townhouses
- Villa Units
- Dual Occupancy
- Detached Dwellings

**Land Use Framework (22.06)**

- Established Residential
- Dispersed Infill Residential
- Increased Density Residential
- Core Retail
- Secondary Retail - Commercial Area
- Bulk Goods Retailing
- Commercial Entertainment & Dining
- Mixed Use Commercial - Professional Services
- Village Mixed Use Retail - Residential Precinct
- Community Facilities & Institutional Uses
- Mixed Use Community Services & Facilities
- Open Space

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### Boronia Activity Centre - Residential Approvals and Constructions, 2008-2014




**Legend**

**New Constructions (as of 2014)**

- 1 Dwelling
- 2-3 Dwellings
- 4+ Dwellings

**Approved, Not Built (as of 2014)**

- Apartments
- Townhouses
- Villa Units
- Dual Occupancy
- Detached Dwellings

**Land Use Framework 22.06**

- Established Residential
- Dispersed Infill Residential
- Increased Density Residential
- Core Retail
- Secondary Retail - Commercial Area
- Bulk Goods Retailing
- Commercial Entertainment & Dining
- Mixed Use Commercial - Professional Services
- Village Mixed Use Retail - Residential Precinct
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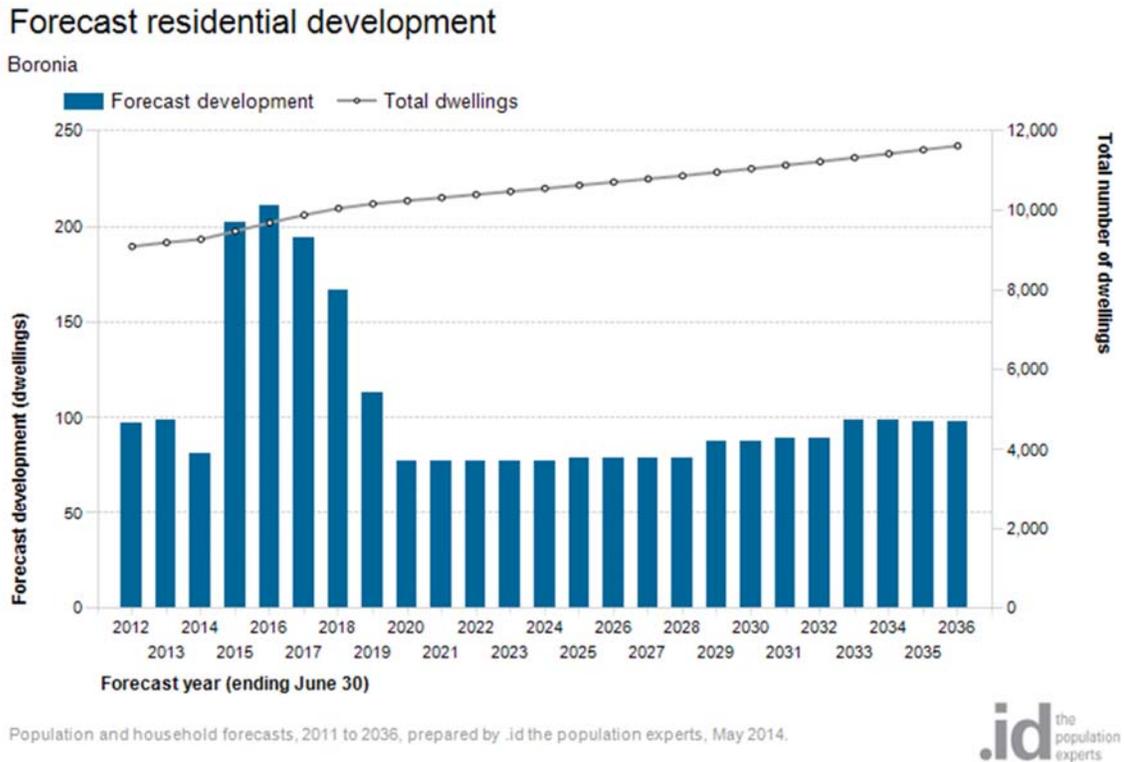
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## APPENDIX 3

### Housing Projections

The Housing Monitoring Program forecast that development in Boronia would reach its peak in 2016, with the rate of new development forecast to slow down to historically 'normal' levels by 2020 (see figure below).

Figure 3 - Forecast Residential Development - Knox Housing Monitoring Program



### Knox Developer Contributions Program (2015)

A 15 year projection (2016 to 2031) estimates that Boronia will experience residential growth of 14%. This is based on Forecast ID estimates and the current strategic and Planning Scheme framework.

Overall dwelling projections for the suburb of Boronia comprise:

TABLE 10 DWELLING PROJECTIONS BY SUBURB

Forecast ID Suburb	Base	10 years	15 years	10 year # new	10 year % new	15 year # new	15 year % new
	2016	2026	2031	2016-26	2016-26	2016-31	2016-31
<b>Bayswater</b>	5,248	5,933	6,236	685	12%	988	16%
<b>Boronia</b>	9,546	10,747	11,149	1,202	11%	1,603	14%

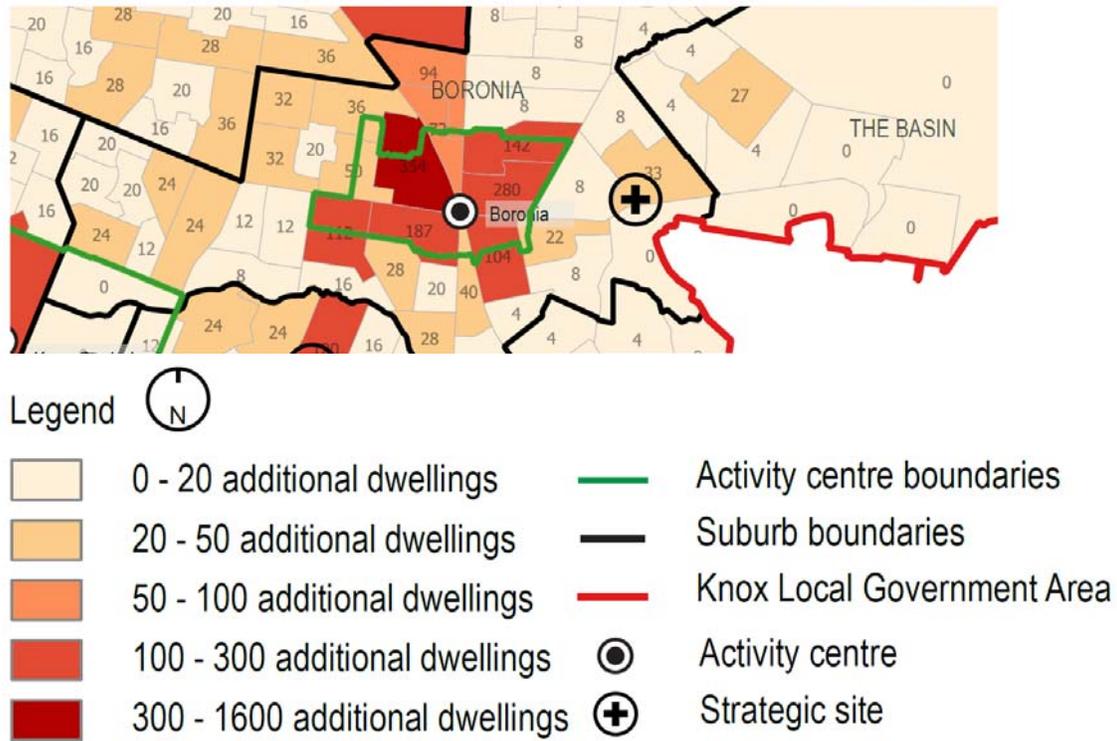
Source: Knox Developer Contributions Program – Scoping Study (Urban Enterprise, Jan 2015)

The overall projections for Boronia at a suburb level were further broken down into activity centre infill sites, suburban infill sites and strategic development sites within the Boronia Activity Centre itself, comprising:

TABLE 11 PROJECTED LOCATION OF HOUSING GROWTH, 2011 TO 2036 SUBURB

Suburb	Activity Centre Infill	Strategic Development Sites	Suburban Infill	Total
<b>Bayswater</b>	750	259	765	1,774
<b>Boronia</b>	875	613	1,134	2,622

SPATIAL DISTRIBUTION OF PROJECTED RESIDENTIAL GROWTH 2016 - 2036



Source: Knox Developer Contributions Program – Scoping Study (Urban Enterprise, Jan 2015)

Above is just strategic development sites, see Appendix page 70 for selected list of sites generated by Urban Ent.

Orange map for residential dwellings is based on the ID Profile population forecast, strategic sites list in the appendix, and current strategic framework, all distributed by Urban Enterprise to a SA1 level.

**Knox Housing Strategy – Housing Demand Analysis (2011)**

Review was conducted by Tim Nott for Hansen and Knox Council in March 2011.

For Boronia, the Analysis found that:

- Household numbers were estimated to grow by **1,668 from 2010 to 2031**.
- There were 536 new dwellings constructed in Boronia from 2006 to 2010, of which 492 or 92% were medium or high density dwellings. This correlates to a broader trend which has seen medium and high density housing development concentrated around the Belgrave railway line through Knox.
- Scenarios for future housing demand in Boronia from 2010 to 2031
  1. Scenario 1: Existing trends – Total 1,752 additional households in Boronia, with 1,216 or 69% being medium and high density dwellings.
  2. Scenario 2: Assume higher employment growth which will boost housing demand across Knox by 20% - Total 2,102 additional households in Boronia, with 1,930 or

92% comprising medium and high density dwellings (assuming job growth is in sectors that attract young workers who occupy medium and high density housing at greater proportions).

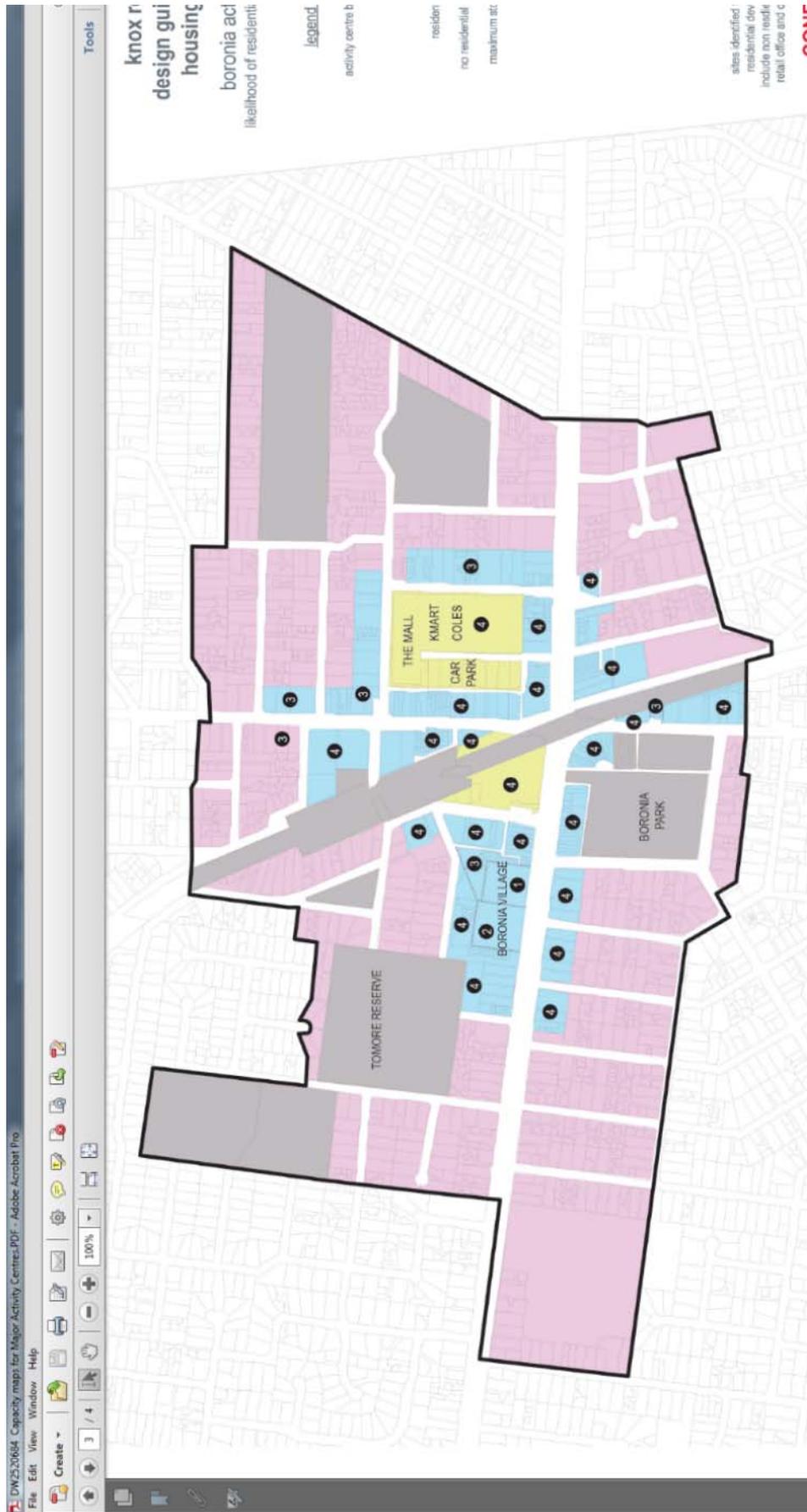
3. Scenario 3: Improved public transport and employment growth which will boost housing demand by 30% - Total 2,278 additional households in Boronia, with 2,164 or 95% comprising medium or high density dwellings. Boronia is disproportionately attractive as a focus for housing in this scenario as it has fixed public transport access.
- Potential housing supply across Knox appears to be adequate for the likely overall demand to 2031. Commercially-zoned land in activity centres will be important in providing capacity for high density housing.

### **Activity Centre Review – Housing Capacity within non-residential areas of Activity Centres (2011)**

As part of the Housing Strategy, an *Activity Centre Review – Housing Capacity within non-residential areas of Activity Centres* was commissioned by Council (Hansen, October 2011). The Review looked at land within the Mixed Use and Commercial zones of four activity centres – Boronia, Bayswater, Mountain Gate and Stud Park.

The Review determined that, of the four activity centres studied, Boronia has the greatest potential for redevelopment for mixed use and residential purposes in the long term. A maximum theoretical capacity of up to 2,233 dwellings is forecast for Boronia (Bayswater up to 1,700 dwellings, Mountain Gate 440, Stud Park 750). This figure is broken down into a **likely 1,715 dwellings** and less likely development potential for a further 518 dwellings for the Boronia AC.

Preliminary estimates obtained by City Futures in March 2017 show that approximately 1,200 new dwellings have been approved within the Boronia AC from 2008 to end of 2016.



Source:  
 'Boronia  
 Activity Centre:  
 Likelihood of  
 some  
 residential  
 development',  
 Appendix to  
 Activity Centre  
 Review (2011)

## APPENDIX 4

### Key Views

#### Boronia Renewal Project - Key views



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Breathing new  
life into **Boronia**

Boronia Renewal Project

## Appendix F

HillPDA Economic Report and Issues paper



# BORONIA - ECONOMIC DEMAND, LAND AND SITE OPTIONS ANALYSIS



Prepared for Knox City Council

Final Report

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# 1.0 INTRODUCTION

## 1.1 Project Context

Boronia is a sub-regional centre in outer eastern Melbourne, accommodating a mix of uses including approximately 40,000 sqm of retail space. The service offer in the centre is geared to convenience services and food.

The centre is located near the foothills of the Dandenong Ranges and has significant attributes including rail and road connections to other centres including central Melbourne and views to the Dandenong Ranges.

The centre has significant capacity for growth and change, in terms of land area and potential floorspace capacity and in terms of expanding the service offer to include other retail uses, night time activities, community services and other employment uses.

**Figure 1 - Boronia Study Area**



The building height control framework for the area is scheduled to expire in December 2019. In order to establish a framework beyond this date, Knox City Council is required to undertake a review of the Boronia Structure Plan in the context of new policies and zones such as Plan Melbourne and reforms to residential zones.

The Boronia Renewal Project has been developed to provide this information and to generate broader outcomes in the area. The Boronia Renewal Project “aims to provide a coordinated, practical place-based approach to regenerating Boronia.”

The broader Boronia Renewal Project seeks to deliver improvements and upgrades to the private and public realms including hard infrastructure assets - such as streetscape, public spaces and built form - and soft infrastructure, including services delivered by Council and other organisations.

A key desired outcome is to positively influence social outcomes and civic pride amongst the existing community via the provision of services, jobs and affordable housing.

Another feature of the project is to respond to the needs of new residents that are moving into the area. Significant residential development has occurred in the suburb over the past decade.

A focus of the project is to explore the retail and commercial environment in the context of perceived stagnation and high vacancy rates.

The project will also identify Boronia’s investment and partnership structures in the context of Council’s service and infrastructure delivery role.

These project threads will be based on an overarching vision that adopts a multi-disciplinary approach to achieving outcomes for Boronia.

## **1.2 This Report**

Within the context of the Boronia Renewal Project, Council seeks expert advice in relation to Economic Demand, Land and Site Options Analysis. This report provides:

- Economic, property and planning analysis;
- Development capacity estimates; and
- Development take-up projections to inform the Boronia Renewal Project.

This report intends to inform policy directions for the centre including building heights, zoning changes and strategic directions regarding Council assets.

This report is structured as follows:

- Section 2 Policy and Research Context;
- Section 3 Existing Conditions;
- Section 4 Economic and Demographic Profile;
- Section 5 Property Market Context;
- Section 6 Development Capacity Scenarios;
- Section 7 Housing Projections;
- Section 8 Retail and Commercial Projections;
- Section 9 Community Services Projections;
- Section 10 Feasibility Considerations;

- Section 11 Design Considerations;
- Section 12 Possible Development Take-Up; and
- Section 13 Strategies to Facilitate Outcomes.

## 2.0 POLICY AND RESEARCH CONTEXT

### 2.1 Introduction

Background research and policy analysis has been compiled by Knox City Council in the report Draft Land Use & Planning Background Report (October 2017). A brief summary of the policies contained in this report is provided below.

### 2.2 Plan Melbourne

Plan Melbourne 2017-2050 nominates Boronia as a Major Activity Centre “which gives communities access to a wide range of goods and services, provide local employment and support local economies and the development of 20-minute neighbourhoods including housing, particularly at higher densities.”

Plan Melbourne principles and directions relate to strengthening jobs and investment, delivering housing closer to jobs and public transport, increasing the supply of social and affordable housing and choice and diversity of housing, creating 20 minute neighbourhoods and strengthening community participation in planning.

### 2.3 2006 Boronia Structure Plan

The 2006 Structure Plan for the centre identified areas for retail and commercial consolidation and for intensification of uses. Apartment housing was considered an appropriate use, particularly above shops.

The Structure Plan set a height limit of two to three storeys in residential areas and up to four storeys in commercially zoned areas in order to protect views to the Dandenong Ranges from the centre and surrounds.

### 2.4 Planning Scheme

Boronia is a major centre with a broad range of retail, commercial, office and community uses that serve a large residential community. The centre is set amongst the foothills of the Dandenong Ranges. The centre has access to a public transport interchange including a train station and multiple bus routes. Housing opportunities include villa units, townhouses and apartments. Apartment opportunities also exist above active commercial ground floor uses within the centre.

Strategic directions are nominated as follows:

- Increase the scale and level of activity, while ensuring development is well designed and respects Boronia's unique setting amongst the foothills of the Dandenong Ranges. This includes protecting views towards the Dandenong Ranges.
- Support a broad range of retail, commercial and community uses within the centre to service the local area, which respects its landscape setting and character including

height. Provide opportunities for residential and mixed use activity within the commercial environs.

- Support land use and development within the Boronia Activity Centre to be consistent with Clause 21.10-3 and relevant zone and overlay provisions.
- Direct large entertainment and retail uses serving a regional catchment into Knox Central, Bayswater, Boronia, and Rowville activity centres.
- Promote mixed uses and higher density housing in activity centres to increase local living opportunities and the vitality of centres, consistent with structure plans and the Knox Housing Strategy 2015.
- Support appropriate non-residential uses in residential areas on the periphery of activity centres, where they can provide a buffer between business and residential uses.
- Discourage non-residential uses which operate until late at night in residential areas where late night commercial activity does not currently exist.

Clause 22.06 Boronia Activity Centre states:

- Boronia currently suffers from a limited retail mix and a lack of investment in buildings within the commercial area. High vacancy rates exist within the centre, and there is considerable escape expenditure to other centres.
- A lack of variety of land uses exists within the Activity Centre, including a lack of variety of housing types available.
- Opportunities for higher density development have been identified within the centre to benefit from close proximity to social services and infrastructure.
- Poor connectivity and separation of activity areas is exacerbated by a dominance of vehicular movement through the centre, and poor pedestrian connections between areas of interest. There is a need for improvements for non-motorised and public transport.
- There is a need for provision for community gathering places and focal points within the Centre.
- The Centre is provided with exceptional views to the Dandenong Ranges, surrounded by the landscaped setting of the foothills, which are highly valued by the local community. Future development should be designed to sensitively respond to Boronia's unique setting within the foothills of the Dandenong Ranges.

## 2.5 Housing Strategy and Residential Zones

The introduction of new residential zones by the State Government (and Garden Area Provisions) and the development of the Knox Housing Strategy have contributed to a changing planning environment for residential development. This includes policy to facilitate increased density in and around Boronia whilst the new Garden Area Provisions potentially reduce floorspace and dwelling yields on some lots.

## 2.6 Land for Business Project

Knox Council is currently undertaking a Land for Business project which investigates future demand for employment-generating uses in the municipality.

The report states that there is likely to be a significant overall shortfall of business land within the next 20 years in the City of Knox unless additional land is zoned for business purposes and existing business land is developed and used differently.

The report nominates possible strategic directions as follows:

- Encourage retail and mixed use development in Boronia Activity Centre;
- Ensure that floorspace growth for retail, office and other employment uses is facilitated;
- Investigate how efficient use of land could be facilitated; and
- Encourage growth in professional services in Boronia and other Activity Centres.

### Boronia Renewal Project

Potential future land use directions for Boronia have been identified in the text boxes below.

Note that these points were drafted on the basis of data pre-dating the release of the 2016 Census and as such will be revisited for currency by Knox City Council.

Comments regarding Dorset Road do not yet include VicRoads feedback.

Strengths
■ Presence of fixed rail and good public transport access to jobs and services.
■ Sense of ownership and community among the residents.
■ Large lot sizes in residential areas improves the viability of medium density housing development by allowing more dwellings on a block.
■ Strong demand for medium density residential development, particularly along the Belgrave railway line.
■ Large critical mass - 40,327 sqm of existing retail floorspace, and 10,000 sqm of existing commercial floorspace.
■ Boronia's population and commercial catchment is growing due to 'natural' increases, including approximately 1,200 new dwelling approvals since 2008.
■ Diversity in supermarket choice - Coles, Woolworths and soon an Aldi supermarket.

## Weaknesses

- Low to moderate commercial and retail demand.
- Fragmented activity centre structure - It is unclear whether Dorset Road has created this sense of division, or whether the convenience function of Boronia means that visitors only access the shops they need. The lack of cross-trips across the centre may then be attributed more to the lack of retail mix than physical form of the centre.
- Commercial growth hampered by low-moderate average disposable income?
- Future apartment developments constrained by lack of larger sites.
- Crime and safety perceptions in the centre, particularly around confined, underground development surrounding the railway station.

## Opportunities

- Strong, continuing demand for land for residential development. Various studies commissioned by Council project for an additional 1,668 to 2,622 dwellings based on existing population forecasts and the current strategic and planning framework for Boronia.
- Evidence of continuing demand for commercial land across Knox.
- Extension of Dorset Road (Council's highest priority road upgrade) may result in greater catchment size for Boronia's commercial areas.
- Bicycle access should be improved as knowledge and signposting of cycleways is poor.

## Threats

- Extension and widening of Dorset Road may result in further division of the Activity Centre's built form.
- Broader trends in the decline of manufacturing and a shift in retail from the 'high street' to stand-alone shopping centres, particularly the expanded Knox City and Eastland shopping centres.
- State Government planning reform may dictate minimum heights across the centre.

Source: Knox City Council 2017

## 2.7 Summary

Policy and strategy settings for the Boronia Activity Centre are generally aligned at State and Local Government levels.

Aspirations include creating a more vibrant CBD-style mixed use environment based on business, jobs and services in the core of the centre along with higher density housing and transport services that do not rely heavily on cars.

A variation in policy relates to the level of development that is expected to be provided. The 2006 Structure Plan limits the scale of development in the Centre whereas State policy places more weight on delivering economic, housing and transport outcomes over specific built form directions.

A key plank of policy is to ensure that capacity for ongoing retail, commercial and community services growth and change can be facilitated in the future along with housing growth.

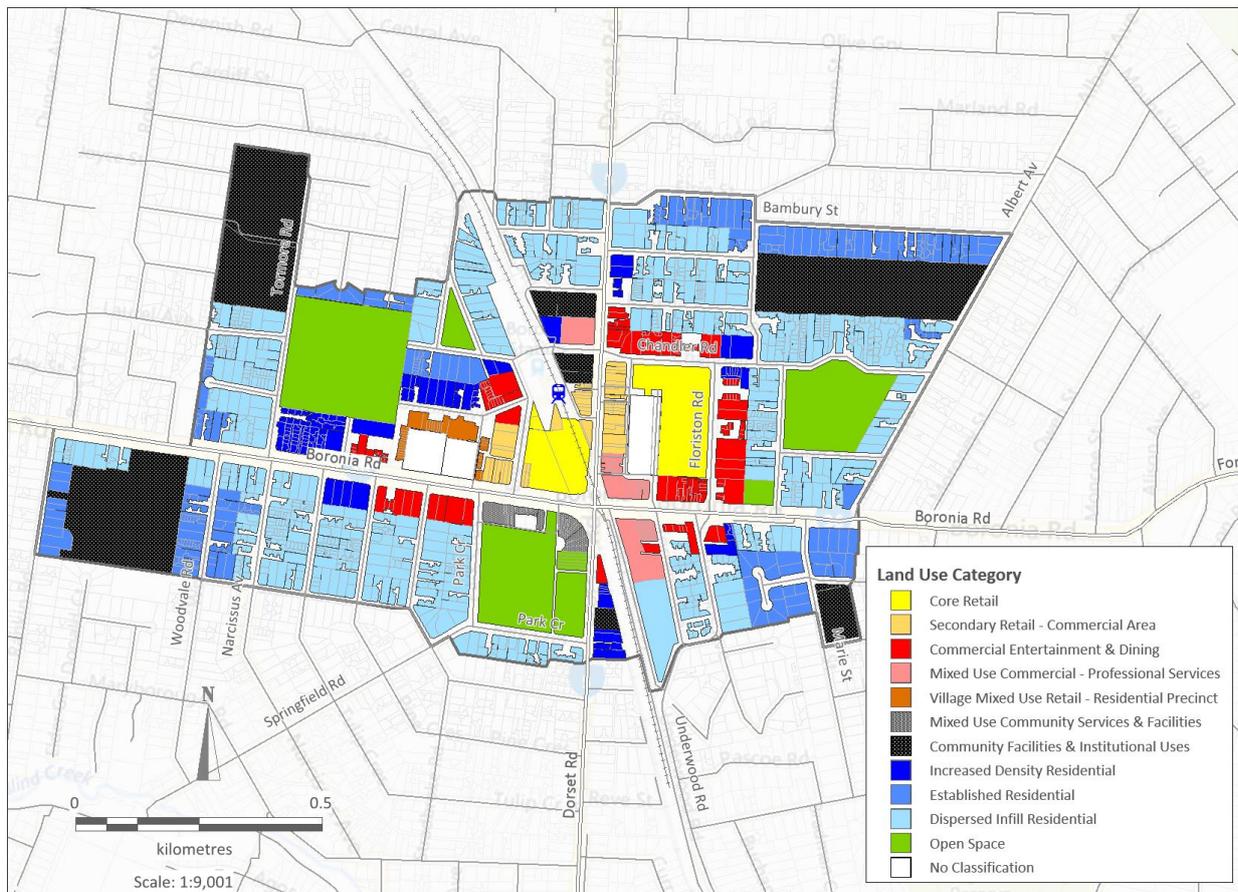
## 3.0 EXISTING CONDITIONS

### 3.1 Site Area

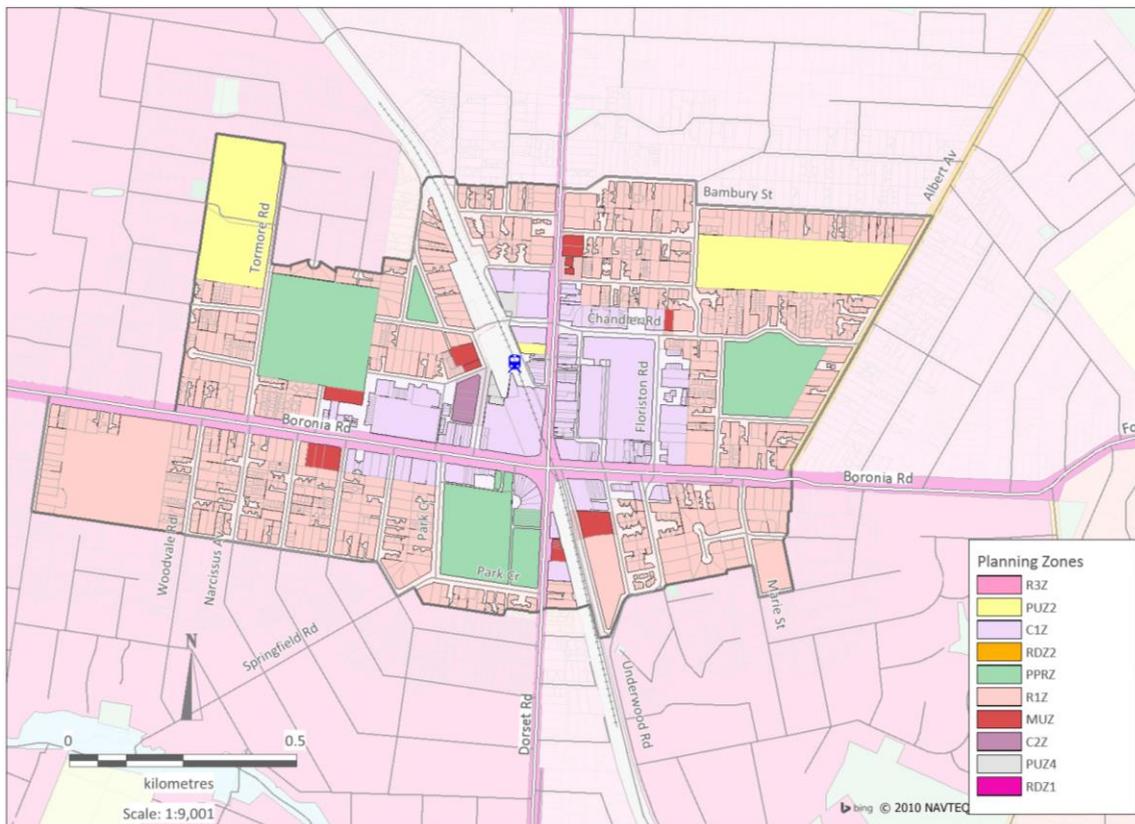
The Boronia Activity Centre comprises approximately 959,581 sqm of property site area (excluding public domain areas such as roads).

The land use composition of sites and current zoning is shown in the figures below.

**Figure 2 - Land Use Designation**



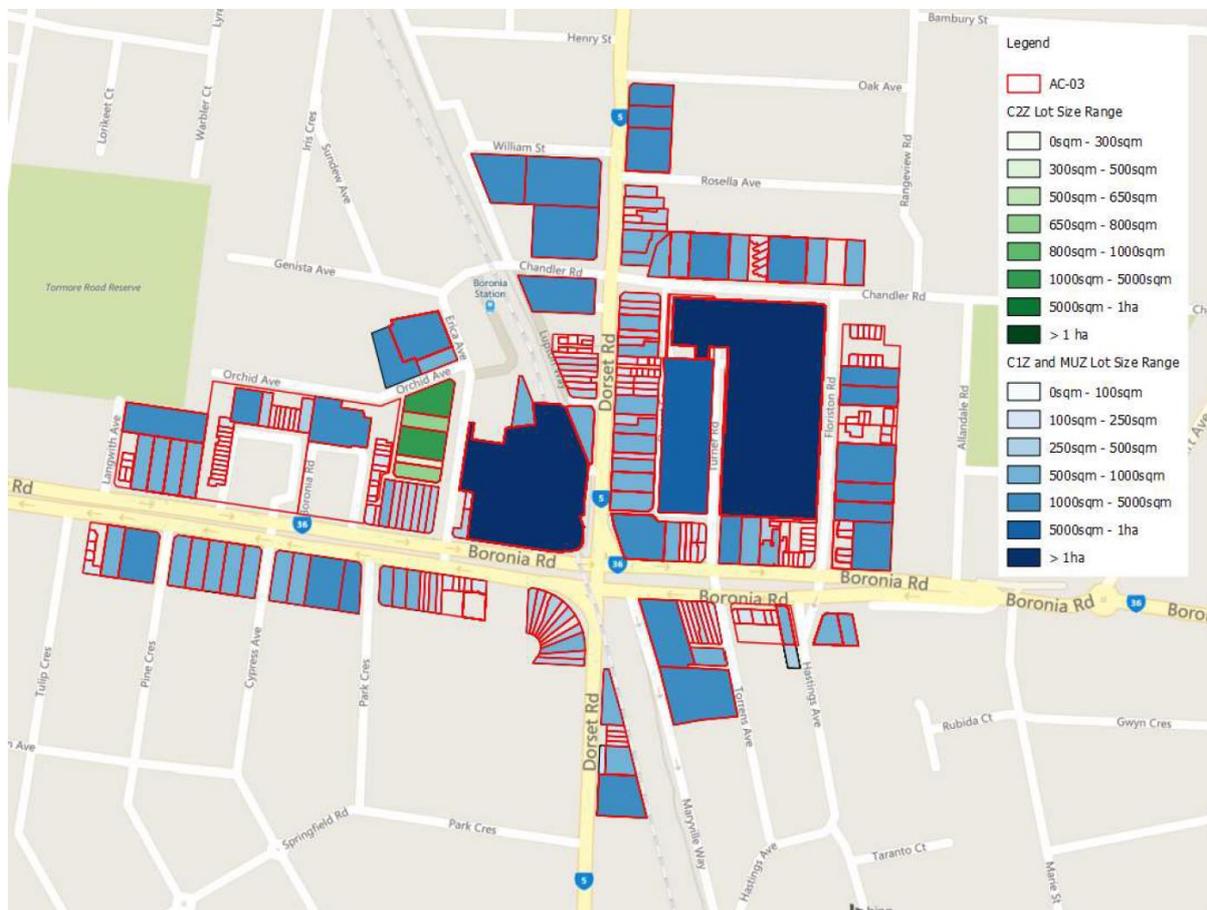
**Figure 3 - Zoning (as at October 2017)**



Source: Knox City Council

A close up of lot size patterns in the core of the Activity Centre is shown in the figure below. The Centre has large sites in and around the core.

**Figure 4 - Lot Size in Activity Centre Core**



Source: Knox City Council

### 3.2 Floorspace and Properties

Boronia has approximately 92,200 sqm of business (non-residential) floorspace within 429 properties.

Retail (58,900 sqm) and commercial (office) (20,900 sqm) are the primary land use activities. Other notable uses include a range of community services.

Major businesses and other land uses in the Centre include:

- Kmart (Dorset Square);
- Coles (Dorset Square);
- Woolworths (Boronia Village);
- Dan Murphy's (Boronia Village);
- Zagames Bistro;
- Knox Basketball Stadium (note that Knox City Council has resolved to decommission Boronia Basketball Stadium and replace it with a new major facility in Wantirna South);
- Boronia Library;
- Boronia Ten Pin Bowling;
- Boronia Train Station; and
- An Aldi supermarket is planned to be added to the Centre in the near future.

**Table 1 - Floorspace Profile**

Broad Land Use Description	Floorspace SQM	Count of Properties	Average Size SQM
Residential	151,780	1,454	104
Retail	58,866	281	209
Commercial	20,828	126	165
Community Services	4,400	7	629
Special Care Residential	3,681	2	1,841
Café / Restaurant*	2,243	2	1,122
Health	1,175	5	235
Other	747	5	149
Mixed Use	240	1	240
<b>Total</b>	<b>243,959</b>	<b>1,883</b>	<b>130</b>
<b>Total Excluding Residential</b>	<b>92,180</b>	<b>429</b>	<b>215</b>

\*Data for Café / Restaurant is likely to be under-reported in the dataset. Café / Restaurant activity is likely to be counted within the Retail category.

Source: Knox City Council

A more detailed breakdown of selected uses is shown below. This shows that the Centre has:

- A mix of housing types including apartments and townhouses;
- A significant stock of small speciality retail stores (268 properties) and offices (126 properties); and
- About 14,600 sqm of major retail uses.

**Table 2 - Detailed Profile of Selected Land Uses**

Broad Land Use Description		Floorspace SQM	Count of Properties	Average Size SQM
<b>Residential</b>				
	Flat / Apartment	34,115	406	84
	Townhouse, Villa or Semi-Detached	84,193	818	103
	Detached Home	33,472	230	146
<b>Retail</b>				
	Shopfront Retail	41,212	268	154
	National Company Retail	14,559	4	3,640
	Bottle Shop Licensed Liquor Outlet	3,030	3	1,010
	Fuel Outlet Garage Service Station	65	1	65
<b>Café / Restaurant*</b>				
	Tavern / Licensed Club or Restaurant*	2,000	1	2,000
	National Company Restaurant*	243	1	243
<b>Commercial</b>				
	Office Premises	20,828	126	165
<b>Community Serv.</b>				
	Indoor Sports Centre / Gymnasiums	2,053	1	2,053
	Indoor Sports Grounds / Complex	1,150	1	1,150
	Halls and Service Clubrooms	569	2	285
	Day Care Centre for Children	338	1	338
	Unspecified Public Education and Health	149	1	149
	Civic Buildings	141	1	141
<b>Health</b>				
	Health Surgery	733	3	244
	Community Health Centre	318	1	318
	Health Clinic	124	1	124

\*Data for Café / Restaurant is likely to be under-reported in the dataset. Café / Restaurant activity is likely to be counted within the Retail category.

Source: Knox City Council

The Boronia Activity Centre has been defined into quadrants based on Dorset and Boronia Roads. The data is shown in the table below and indicates that approximately:

- 47% of business activity is located in the north-east quadrant;
- 31% in the north-west quadrant;

- 11% in the south-east quadrant; and
- 10% in the south-west quadrant.

In terms of residential floorspace, the figures are (approximately):

- 38% of residential floorspace is located in the north-east quadrant;
- 27% in the north-west quadrant;
- 29% in the south-east quadrant; and
- 9% in the south-west quadrant.

**Table 3 - Floorspace by Activity Centre Quadrant**

Broad Land Use Description	Floorspace SQM			
	North East	North West	South West	South East
Residential	56,951	41,498	40,128	13,202
Retail	33,324	18,676	3,762	3,103
Commercial	9,569	6,729	3,305	1,225
Community Services	149	3,241	479	531
Special Care Residential	0	0	293	3,388
Café / Restaurant	0	243	0	2,000
Health	0	0	1,175	0
Other	286	0	0	461
Mixed Use	240	0	0	0
<b>Total</b>	<b>100,519</b>	<b>70,387</b>	<b>49,143</b>	<b>23,910</b>
<b>Total Excluding Residential</b>	<b>43,568</b>	<b>28,889</b>	<b>9,014</b>	<b>10,708</b>

Source: Knox City Council

### 3.3 Summary

The Boronia Activity Centre comprises approximately:

- 959,581 sqm of property site area including large sites in and around the core of the Activity Centre;
- 92,200 sqm of business (non-residential) floorspace within 429 properties including a significant stock of small speciality retail stores (268 properties) and offices (126 properties);
- Retail (58,900 sqm) and commercial (office) (20,900 sqm) are the primary land use activities. Other notable uses include a range of community services;
- Major businesses and other land uses in the Centre include a discount department store, major supermarkets, bistro and community facilities; and
- The business activities are mainly clustered north of Boronia Road with a bias to the east of Dorset Road.

## 4.0 ECONOMIC AND DEMOGRAPHIC PROFILE

### 4.1 Introduction

This section provides a brief analysis of socio-economic and employment patterns in Boronia, including trends in population and dwelling numbers, resident incomes, household type and structure.

Employment data by industry is shown for the Boronia Activity Centre boundary. Social and demographic data relates to the suburb boundary (which is larger than the Activity Centre boundary).

### 4.2 Jobs in Boronia Activity Centre

The Boronia Activity Centre is estimated to accommodate approximately 2,500 jobs, representing 4.4% of the municipal total.

The main sector is Retail Trade, with other significant sectors being Health Care & Social Assistance, Professional, Scientific & Technical Services and Accommodation & Food Services.

Compared to the City of Knox, the Boronia Activity Centre has relative strengths in:

- Arts & Recreation Services (4.6 times the municipal emphasis);
- Rental, Hiring & Real Estate Services (3.1);
- Financial & Insurance Services (2.3);
- Retail Trade (2.0);
- Information Media & Telecommunications (1.7);
- Professional, Scientific & Technical Services (1.7);
- Accommodation & Food Services (1.6);
- Public Administration & Safety (1.5); and
- Health Care & Social Assistance (1.4).

This shows that the Centre has a clear recreation, business services and human services focus within the municipality.

Compared to Greater Melbourne, the Boronia Activity Centre has relative strengths in:

- Arts & Recreation Services (2.9 times the metropolitan emphasis);
- Retail Trade (2.3);
- Rental, Hiring & Real Estate Services (2.3);
- Accommodation & Food Services (1.4); and
- Health Care & Social Assistance (1.3).

**Table 4 - Job Provision by Industry Sector, Boronia AC, Knox (C), Greater Melbourne**

Industry Sector	Boronia Activity Centre	Knox (C)	Greater Melbourne
-----------------	-------------------------	----------	-------------------

	Jobs	Share	Jobs	Share	Share
Retail Trade	646	26.0%	7,441	13.3%	11.1%
Health Care & Social Assistance	388	15.6%	6,172	11.1%	11.6%
Professional, Scientific & Technical Services	227	9.1%	3,053	5.5%	9.6%
Accommodation & Food Services	207	8.3%	2,848	5.1%	6.0%
Arts & Recreation Services	137	5.5%	665	1.2%	1.9%
Education & Training	126	5.1%	3,181	5.7%	8.5%
Other Services	117	4.7%	2,401	4.3%	3.7%
Public Administration & Safety	107	4.3%	1,605	2.9%	5.5%
Financial & Insurance Services	97	3.9%	955	1.7%	5.2%
Rental, Hiring & Real Estate Services	93	3.7%	666	1.2%	1.6%
Construction	87	3.5%	4,102	7.4%	6.2%
Administrative & Support Services	68	2.7%	1,444	2.6%	3.3%
Manufacturing	63	2.5%	12,569	22.5%	11.4%
Wholesale Trade	57	2.3%	6,240	11.2%	5.3%
Information Media & Telecommunications	48	1.9%	592	1.1%	2.4%
Transport, Postal & Warehousing	14	0.6%	1,469	2.6%	4.9%
Agriculture, Forestry & Fishing	0	0.0%	78	0.1%	0.5%
Electricity, Gas, Water & Waste Services	0	0.0%	279	0.5%	1.0%
Mining	0	0.0%	47	0.1%	0.2%
<b>Total</b>	<b>2,482</b>	<b>100%</b>	<b>55,807</b>	<b>100%</b>	<b>100%</b>

Source: REMPLAN 2016/2017 data

### 4.3 Population and Dwellings

The resident population of Boronia is estimated at approximately 23,470 residents in 2017. Between 2011 and 2017, Boronia added 1,927 new residents (net) or approximately 320 persons per year. This represents an average annual growth rate of 1.4% and compares with 0.7% growth in the broader municipality.

Broadly, an additional 884 dwellings (net) have been developed to accommodate the increase in resident population during this time.

In the 19-year period from 2017 to 2036, a further 3,640 persons (net) are expected to live in Boronia; this represents an additional 190 persons per year. This will necessitate the development of approximately 1,730 new dwellings during that period.

These population and dwelling trends are shown in the table below.

**Table 5 - Population Trends, Boronia, 2011-2036**

Area	2011	2017	2026	2036	Change 2011-17	Change 2017-36
Boronia						
Population	21,544	23,471	25,186	27,114	+1,927	+3,643

Dwellings	9,010	9,894	10,716	11,622	+884	+1,728
City of Knox						
Population	154,619	161,291	174,008	184,821	+6,672	+23,530
Dwellings	56,701	60,719	67,008	72,462	+4,018	+11,743

Source: .id Consulting (May 2014)

#### 4.4 Age Structure

Boronia's resident population is changing as reflected by the data shown in the table below. In the five years to 2016, Boronia experienced a significant increase in young families as indicated by increases in the young workforce age group (25 to 34 years) and the babies and pre-schoolers age category (0 to 4 years).

This demographic shift is likely to reflect the attractiveness of Boronia as a location to raise a family due to available of services and jobs, transport options and relatively affordable housing.

Other trends include the ongoing aging of the baby boomer population, with many of these residents typically seeking to downsize from larger housing stock during their later years.

**Table 6 - Age Structure Trends, Boronia, 2011-2016**

Service age group (years)	2011		2016		Change 2011 to 2016
	No.	%	No.	%	
Babies and pre-schoolers (0 to 4)	1,275	6%	1,485	7%	+210
Primary schoolers (5 to 11)	1,517	7%	1,661	8%	+144
Secondary schoolers (12 to 17)	1,313	6%	1,282	6%	-30
Tertiary education and independence (18 to 24)	1,937	9%	1,746	8%	-191
Young workforce (25 to 34)	3,160	15%	3,545	16%	+384
Parents and homebuilders (35 to 49)	4,319	21%	4,500	20%	+181
Older workers and pre-retirees (50 to 59)	2,726	13%	2,684	12%	-43
Empty nesters and retirees (60 to 69)	2,295	11%	2,616	12%	+321
Seniors (70 to 84)	1,919	9%	2,157	10%	+238
Elderly aged (85 and over)	422	2%	499	2%	+77
<b>Total</b>	<b>20,886</b>	<b>100%</b>	<b>22,178</b>	<b>100%</b>	<b>+1,292</b>

Source: ABS Census of Population and Housing, 2011 and 2016

#### 4.5 Education

The table below show a change has been underway in the qualifications of the population in Boronia over the five years to 2016 and this is likely to be brought about by an influx of qualified residents rather than a significant change in the qualifications of the 2011 population. Approximately 3,400 residents hold a Bachelor or higher degree and this has risen significantly from 2011 when approximately 2,200 residents were educated to that level.

Overall, 45% of the Boronia population aged 15 and over held no qualifications in 2011 and this share has reduced to approximately 41% in 2016.

**Table 7 - Education Trends, Boronia, 2011-2016**

Qualification level	2011	%	2016	%	Change 2011-2016	% Change
Bachelor Degree level and above	2,183	13	3,426	19	+1,243	6
Advanced Diploma and Diploma level	1,499	9	1,921	11	+422	2
Vocational	4,108	25	3,562	20	-546	-5
No qualification	7,600	45	7,370	41	-230	-4
Not stated	1,621	10	1,613	9	-8	-1
<b>Total</b>	<b>17,011</b>		<b>17,892</b>		<b>+881</b>	

Source: ABS Census of Population and Housing, 2011 and 2016

#### 4.6 Occupation

In terms of the occupations of residents, Boronia generally has a lower share of ‘white-collar’ occupations, such as managers and professionals, compared with the broader municipality. However it is in these occupations that growth over the five years to 2016 has been the most pronounced, providing a strong indication that the area is continuing to gentrify. Boronia has a higher proportion of ‘blue collar’ professions than Knox City, most notably Technicians and Trades Workers (18% compared with 15% in 2016), however this gap is closing.

**Table 8 - Occupation Trends, Boronia, 2011-2016**

Occupation	2011			2016		
	Boronia		Knox City	Boronia		Knox City
	No.	%	%	No.	%	%
Professionals	1,819	17%	22%	1,988	18%	21%
Technicians and Trades Workers	2,001	19%	14%	1,925	18%	15%
Clerical and Administrative Workers	1,724	16%	14%	1,634	15%	16%
Community and Personal Service Workers	1,028	10%	9%	1,202	11%	10%
Managers	962	9%	13%	1,108	10%	12%
Labourers	1,049	10%	9%	1,072	10%	8%
Sales Workers	988	9%	10%	1,065	10%	11%

Machinery Operators And Drivers	723	7%	6%	684	6%	6%
Total	10,294	100%	100%	10,678	100%	100%

Source: ABS Census of Population and Housing, 2011 and 2016

#### 4.7 Individual Incomes

Individual income levels in Boronia are typically lower than the City of Knox average, as identified in the table below. The data in part reflects the lower share of the working population occupied as higher-paid managers and professionals, and the ‘tipping point’ in the data is the \$1,500 per week benchmark. Boronia is under-represented in the over \$1,500 per week income bracket compared with the broader municipality.

**Table 9 - Weekly Individual Income, Boronia, 2016**

Weekly gross income brackets	No.	%	City of Knox %
Negative Income/ Nil income	1,440	7.9%	10.5%
\$1 - \$149	774	4.2%	5.1%
\$150 - \$299	1,321	7.2%	6.8%
\$300 - \$399	1,536	8.4%	8.0%
\$400 - \$499	1,754	9.6%	7.9%
\$500 - \$649	1,538	8.4%	7.6%
\$650 - \$799	1,625	8.9%	8.0%
\$800 - \$999	1,840	10.0%	9.1%
\$1,000 - \$1,249	1,804	9.8%	9.4%
\$1,250 - \$1,499	1,180	6.4%	6.4%
\$1,500 - \$1,749	842	4.6%	5.1%
\$1,750 - \$1,999	498	2.7%	3.4%
\$2,000 - \$2,999	607	3.3%	4.4%
\$3,000 or more	129	0.7%	1.8%
Not stated	1,451	7.9%	6.3%
Total (of persons aged 15+)	18,348	100%	100%

Source: ABS Census of Population and Housing, 2016

#### 4.8 Households by Type

A summary of households in Boronia by Household Type is shown in the table below.

The information shows that growth is occurring in the couples with children household category, which reflects the influx of families moving into the Boronia area. The data also shows an increase in lone person households possibly due to the availability of smaller dwelling types such as apartments.

Again, these trends highlight the socio-demographic change that is underway in Boronia, and is a pointer for the type of residential market that will continue to grow in the area.

**Table 10 - Households by Type Trends, Boronia, 2011-2016**

Households by type	2011		2016		Change 2011 to 2016
	No.	%	No.	%	
Couples with children	2,295	27%	2,520	28%	224
Couples without children	2,144	26%	2,140	24%	-5
One parent families	1,168	14%	1,086	12%	-82
Other families	100	1%	77	1%	-23
Group household	280	3%	286	3%	6
Lone person	2,183	26%	2,376	27%	193
Other not classifiable household	173	2%	356	4%	183
Visitor only households	51	1%	33	0%	-19
<b>Total households</b>	<b>8,398</b>	<b>100%</b>	<b>8,876</b>	<b>100%</b>	<b>478</b>

Source: ABS Census of Population and Housing, 2011 and 2016

#### 4.9 Dwelling Structure

Between 2011 and 2016, an increasing share of occupied private dwellings in Boronia consisted of medium-density housing, involving mainly townhouses and unit developments. During this five-year period the total growth in the stock of medium-density housing was approximately 510 dwellings, indicative of the growing popularity of smaller, lower-maintenance housing stock in the area.

While the urban renewal process is slowly occurring in the established parts of Boronia, as shown by a minor decline in the share of separate detached dwellings, approximately 250 new separate dwellings were added to Boronia's housing stock over the past five years.

Over the five-year period from 2011 to 2016, the share of occupied private dwellings consisting of high-density housing (i.e. flats and apartments in three storey and larger blocks) decreased, most likely due to classification anomalies in the Census data.

**Table 11 - Dwelling Structure Trends, Boronia, 2011-2016**

Dwelling type	2011		2016		Change 2011 to 2016
	No.	%	No.	%	
Separate house	6,815	77%	7,067	74%	252
Medium density	1,838	21%	2,352	25%	514
High density	256	3%	126	1%	-130
Caravans, cabin, houseboat	0	0%	3	0%	2
Other	3	0%	0	0%	-3
Not stated	0	0%	19	0%	19
<b>Total Private Dwellings</b>	<b>8,913</b>	<b>100%</b>	<b>9,567</b>	<b>100%</b>	<b>654</b>

Source: ABS Census of Population and Housing, 2011 and 2016

#### 4.10 Summary

The Boronia Activity Centre accommodates approximately 2,500 jobs, with Retail Trade being the main industry sector. Other significant sectors are Health Care & Social Assistance, Professional, Scientific & Technical Services and Accommodation & Food Services.

Compared to the City of Knox, the Boronia Activity Centre has relative strengths in recreation, business services and human services.

The resident population of Boronia (suburb) has grown at an average annual growth rate of 1.4% compared with 0.7% for the municipality. Projections suggest continue growth in the future.

Traditionally, the population of the area has been defined and by an ageing population with a lower income and skills profile but recent changes have brought in a new demographic into the area including families with children and lone person households.

The education and occupation status of residents is increasing, likely as a result of new residents holding higher education levels and white collar occupations.

This demographic shift is likely to reflect the attractiveness of Boronia as a location to raise a family due to available of services and jobs, transport options and relatively affordable housing.

The retail and services market may be able to capitalise upon these changes as demand for services in the area changes over time.

## 5.0 PROPERTY MARKET CONTEXT

### 5.1 Introduction

This section of the report analyses the property market in Boronia. A review of property databases has provided an insight into sale and rental prices for a range of development types in the area. These factors inform the selection of development formats, property attributes desired by the market and prices that could be achieved for finished properties tested for feasibility testing.

### 5.2 Melbourne Market Overview

The Melbourne residential market has been experiencing relatively strong capital growth in recent times, with demand from both owner occupiers and investors. Historically low interest rates, first home buyer incentives and strong population growth have been key factors underpinning the ongoing demand, which are forecast to sustain positive price growth in the short term.

Price prospects vary according to location, and according to product type. Demand for detached dwellings, and a relative shortage of supply of detached dwellings is consistent with the strong capital growth in recent times. Fears of an oversupply in the Melbourne apartment market have been present for a number of years however, recent strong net in-migration - notably of international students, combined with a slowdown in new apartment commencements have led BIS Oxford Economics to revise their projection of an apartment surplus of 20,000 units by 2020 to a forecast of a deficit of apartments of 2,000 over the same period.

Despite this, capital growth going forward is expected to be more muted. The potential for increases to interest rates, caution in lending to investors mean that the likely outcome over the medium term is more subdued capital growth and increased competition between development sales. Delivering quality stock has been highlighted as an important aspect for developers to consider in planning new developments that stand out from the competition. While constraints on price growth will be most concentrated in the apartment sector, there is likely to be an impact on house prices.

### 5.3 Boronia Market Overview

Boronia is located in the City of Knox. The suburb is 32 kilometres to the east of Melbourne CBD. The suburb is bisected by the Belgrave Railway line, with Boronia Road aligned east to west and Dorset Road running north-south through the Activity centre. Suburbs surrounding Knox are predominantly residential suburbs such as Bayswater to the north, Ferntree Gully to the south, and Wantirna South the west. Retail centres in Boronia include the Boronia Junction Shopping Centre, Boronia Village to the west at the junction of Stud Road and Boronia Road, and Dorset Square.

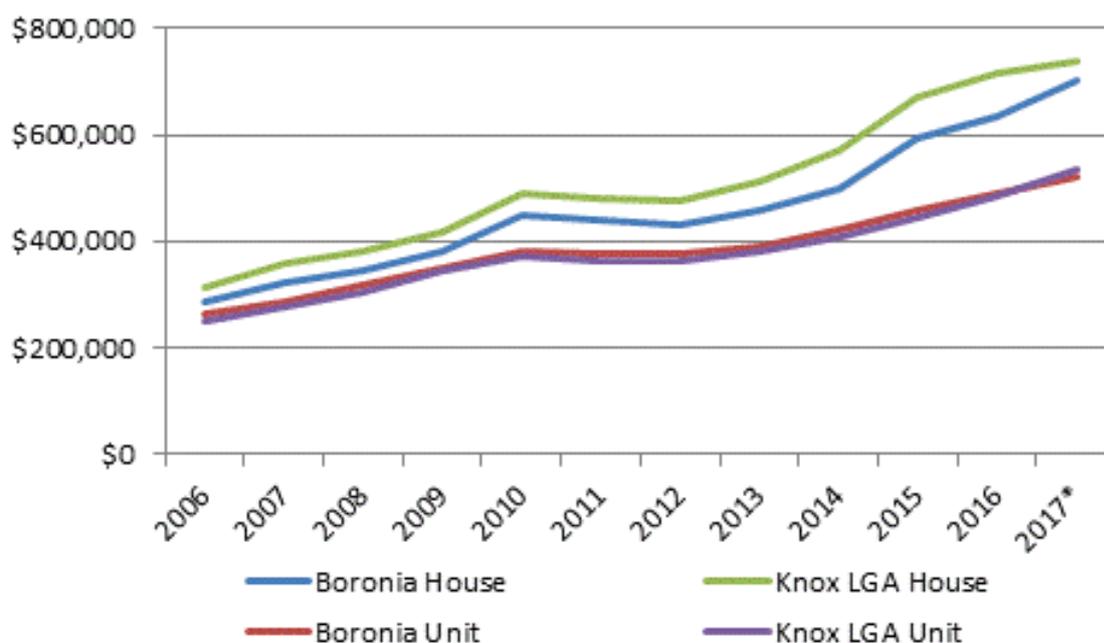
Access to the Melbourne CBD is city is available on the Belgrave line, with peak hour services at 9 minute intervals taking 44 minutes to travel to Melbourne Central. Local bus services connect Boronia with Croydon, Bayswater, and Glen Waverley.

#### 5.4 Residential Market

The median house price in Boronia of \$653,000 ranked as the 263<sup>rd</sup> highest in Victoria<sup>1</sup>. Over the year to August 2017, the median house price in Boronia increased by \$152,000 - an annual growth rate of over 10%. Median unit prices at \$485,000<sup>2</sup> were the 117<sup>th</sup> highest in Victoria, having increased by 9.2% - or \$41,000 over the year.

Over the 10 year period to September 2017, median house price growth in Boronia has been strong with an average annual growth rate of 7.4%. Price growth has been more muted for units at 5.1%<sup>3</sup>. House price growth has outperformed the broader LGA, while unit prices have tracked below those of Knox.

Figure 5 - House and Unit Price Trends, Selected Areas



Source: Valuer General Victoria, RPData, HillPDA Research and Analysis

#### 5.5 Residential Apartment and Townhouse Market

The relative affordability of Boronia house prices has been one of the main factors driving a movement of purchasers from the inner-eastern Melbourne suburbs to those in the outer suburbs, while the relative affordability of houses has constrained price growth in the unit market.

<sup>1</sup> Real Estate Institute of Victoria 2017

<sup>2</sup> RPData, HillPDA Research & Analysis 2017

<sup>3</sup> Valuer General Victoria, RPData 2017

Knox City Council data shows that Boronia has experienced a disproportionately large amount of medium density development as compared with the rest of Knox.

Recent years has seen some residential development in the area with new apartments and units either completed or under construction from 2012 amounting to nearly 600 residential units. The largest of these developments is the project under construction at 2 Floriston Road, Boronia which will comprise 28 residential units once completed in early 2018. Other significant projects in the area included the development at 3 Chandler Road, which brought 25 one and two-bedroom apartments over four levels.

The table below demonstrates new and recent developments for apartments and units in Boronia with indicative asking prices and prices achieved for pre-sales where applicable.

**Table 12 - Residential Apartment and Townhouse Developments, Boronia**

3 Chandler Road, Boronia				
Bedrooms	Square metres (Internal)	Price (\$)	\$/sqm Internal	
1 bed	55	\$355,000	\$6,420	
2 bed	73	\$450,000	\$6,130	
3 bed	92	\$525,000	\$5,706	
Comments	53 apartments: 1 x 1 bedroom, 10 x 2 bedrooms, 2 x 3 bedrooms			
31-39 Erica Avenue, Boronia				
Bedrooms	Square metres (Internal)	Price (\$)	\$/sqm Internal	
2 bed	55	N/A	N/A	
Comments	45 apartments: one, two and three bedrooms			
8 Roy Court, Boronia				
Bedrooms	Square metres (Internal)	Price (\$)	\$/sqm Internal	
3 bed	130	\$720,000	\$5,540	
Comments	Three brand new dwellings			

#### 14 Zeising Court, Boronia

Bedrooms	Square metres (Internal)	Price (\$)	\$/sqm Internal
3 bed	160	\$810,000	\$4,735
Comments	3 townhouses, with 2 bathrooms and two car garages, due for completion early 2018.		



#### 1 & 3/1 Tulip Crescent, Boronia

Bedrooms	Square metres (Internal)	Price (\$)	\$/sqm Internal
3 bed	166	\$675,000	\$4,066
Comments	6 three bed, two bathroom townhouses with two parking spaces per unit		



#### 13/4 Floriston Road, Boronia

Bedrooms	Square metres (Internal)	Price (\$)	\$/sqm Internal
2 bed	67	\$380,000	\$5,671
Comments	2 bed apartments one bathroom with one parking spaces		



#### 1/32 Bambury Street, Boronia

Bedrooms	Square metres (Internal)	Price (\$)	\$/sqm Internal
3 bed	173	\$495,000	\$4,066
Comments	5 two bed one / two bathroom townhouses with single garage per unit		



#### 204/5 Woodvale Rise, Boronia

Bedrooms	Square metres (Internal)	Price (\$)	\$/sqm Internal
2 bed	72	\$444,950	\$6,180
Comments	15 unit development two bed one / two bathroom apartments with two car spaces per unit		



206/8 Tulip Crescent, Boronia			
Bedrooms	Square metres (Internal)	Price (\$)	\$/sqm Internal
2 bed	72	\$449,950	\$6,250
Comments	16 units: One and two bed, one/two bathroom apartments with one/two car spaces		

1/20 Bambury Street, Boronia			
Bedrooms	Square metres (Internal)	Price (\$)	\$/sqm Internal
3 bed	192	\$670,000	\$3,490
Comments	4 three and four bed, two bathroom townhouses with double garage per dwelling		



Source: HillPDA Research & Analysis 2017

Recent sales data of apartments, units and townhouse in the Boronia area are summarised in the following table.

**Table 13 - Residential Apartment / Unit and Townhouse Sales, Boronia**

Address	Beds	Baths	Car	Sale price	Sale date	Floor area	Comment	\$/SQM
104/3 Chandler Road, Boronia	2	1	1	\$405,820	Sep-17	60	Apartment	\$6,764
4/11 Allandale Road, Boronia	2	2	1	\$420,000	Oct-15	68	Apartment	\$6,176
106/1 Oak Avenue, Boronia	1	1	1	\$335,000	Jul-17	55	Apartment	\$6,091
7/43 Chandler Road, Boronia	2	2	1	\$490,000	Jul-17	80	Townhouse	\$6,125
1/10 Oak Avenue, Boronia	3	2	2	\$755,000	Jun-17	146	Townhouse	\$5,171
9/317 Dorset Road, Boronia	3	2	2	\$606,000	Jul-17	122	Townhouse	\$4,967
3/5 Narcissus Avenue, Boronia	2	2	1	\$520,000	Mar-17	106	Townhouse	\$4,906
1/21 Rankin Road, Boronia	3	2	2	\$688,000	May-17	145	Townhouse	\$4,745
5/265 Scoresby Road, Boronia	3	2	2	\$651,000	May-17	152	Townhouse	\$4,283
13/57 Chandler Road, Boronia	2	1	0	\$400,000	Jul-17	95	Townhouse	\$4,211
1/37 Aubrey Grove, Boronia	3	3	2	\$588,888	Sep-16	142	Townhouse	\$4,147
1/20 Bambury Street, Boronia	3	2	2	\$670,000	Jun-17	192	Townhouse	\$3,490
3/953 Mountain Highway, Boronia	3	2	2	\$680,000	Jul-17	91	Villa Unit	\$7,473
2/15 Aubrey Grove, Boronia	3	2	2	\$635,000	Feb-17	95	Villa Unit	\$6,684
3/22 Central Avenue, Boronia	2	1	1	\$586,600	Jul-17	94	Villa Unit	\$6,240
3/87 Albert Avenue, Boronia	3	2	2	\$610,000	Jul-17	140	Villa Unit	\$4,357

Source: HillPDA; RP Data

In analysing the array of data received across developments in the Boronia area, the achievable values per square metre for apartment sales are summarised to be \$6,000 to \$7,000/sqm.

Townhouses sold in Boronia were all two to four bedrooms. The internal size of sold properties identified ranged from 95 sqm to 200 sqm. Smaller townhouses located with good access to the activity centre can achieve values per sqm at the lower end of this range, although the majority of townhouses sized around the 150 sqm mark achieve from \$4,000 to \$5,000/sqm. Rates per square metre are lower for larger townhouses with recent sales of townhouses in the 200 sqm range approaching \$2,800 to \$3,500/sqm.

Apartment units are provided with at least one car parking space with larger apartments (2+ bedrooms) demanding two spaces or additional car parking spaces and storage cages available at additional cost. Townhouse developments are provided with one to two car parking spaces.

## 5.6 Retail and Office Market

The non-residential property market in Boronia and surrounds is characterised by retail premises in shopping strip locations or retail tenancies in shopping centres. Recent sales of retail and commercial premises are shown in the table below.

Office premises typically have street frontages and uses can include healthcare providers and function as quasi retail spaces. Instances of stand-alone office developments were identified in Wantirna South and Bayswater. Sales achieved for office space ranged from \$1,700/sqm up to \$3,300/sqm. Asking prices for listed retail properties range from \$4,500 to \$5,900/sqm.

**Table 14 - Retail and Commercial Sales, Boronia and Surrounds**

Address	Use	Area	Floor area measure	Sale Price	Sale Date	\$/SQM
20 The Mall, Wantirna	Retail	260	GFA	\$1,530,000	Feb-17	\$5,885
6/255 Dorset Road, Boronia	Retail	86	GFA	\$495,000	Jan-17	\$5,756
7/255 Dorset Road, Boronia	Retail	53	GFA	\$305,000	Aug-16	\$5,755
9/249 Stud Road, Wantirna	Retail	40	GFA	\$220,000	Jun-16	\$5,500
272 Boronia Road, Boronia	Retail	105	GFA	\$480,000	Aug-16	\$4,571
4/426 Burwood Highway, Wantirna South	Office	105	GFA	\$1,100,000	Dec-16	\$10,476
2/333 Wantirna Road, Wantirna	Office	160	GFA	\$515,000	Jun-15	\$3,219
77b Boronia Road, Boronia	Office	64	GFA	\$200,000	Dec-16	\$3,125
8/5-7 Chandler Road, Boronia	Office	51	GFA	\$155,000	Aug-17	\$3,039
3/12 Floriston Road, Boronia	Office	74	GFA	\$215,000	Apr-16	\$2,905
19/653 Mountain Highway, Bayswater	Office	114	GFA	\$315,000	Mar-17	\$2,763
6/653 Mountain Highway, Bayswater	Office	77	GFA	\$205,000	Aug-16	\$2,662
15/653 Mountain Highway, Bayswater	Office	150	GFA	\$375,000	Nov-16	\$2,500
4/173 Boronia Road, Boronia	Office	69	GFA	\$165,000	Nov-16	\$2,391
91A Boronia Road, Boronia	Office	85	GFA	\$190,000	Jun-13	\$2,235
5/4 Macquarie Place, Boronia	Office	172	GFA	\$320,000	Apr-17	\$1,860

3/173 Boronia Road, Boronia      Office      91      GFA      \$160,000      Nov-16      \$1,758

Source: HillPDA; RP Data

## 5.7 Development Pipeline

There are 74 apartment and unit developments at early planning stages with a varying degree of commitment to proceed in the area. Should all of these committed developments proceed, an additional 840 new dwellings would be built in Boronia by the end of 2020. Cumulatively these developments would represent approximately \$240 million worth of development in Boronia. An extract of the results of the analysis of development activity is shown in the table below.

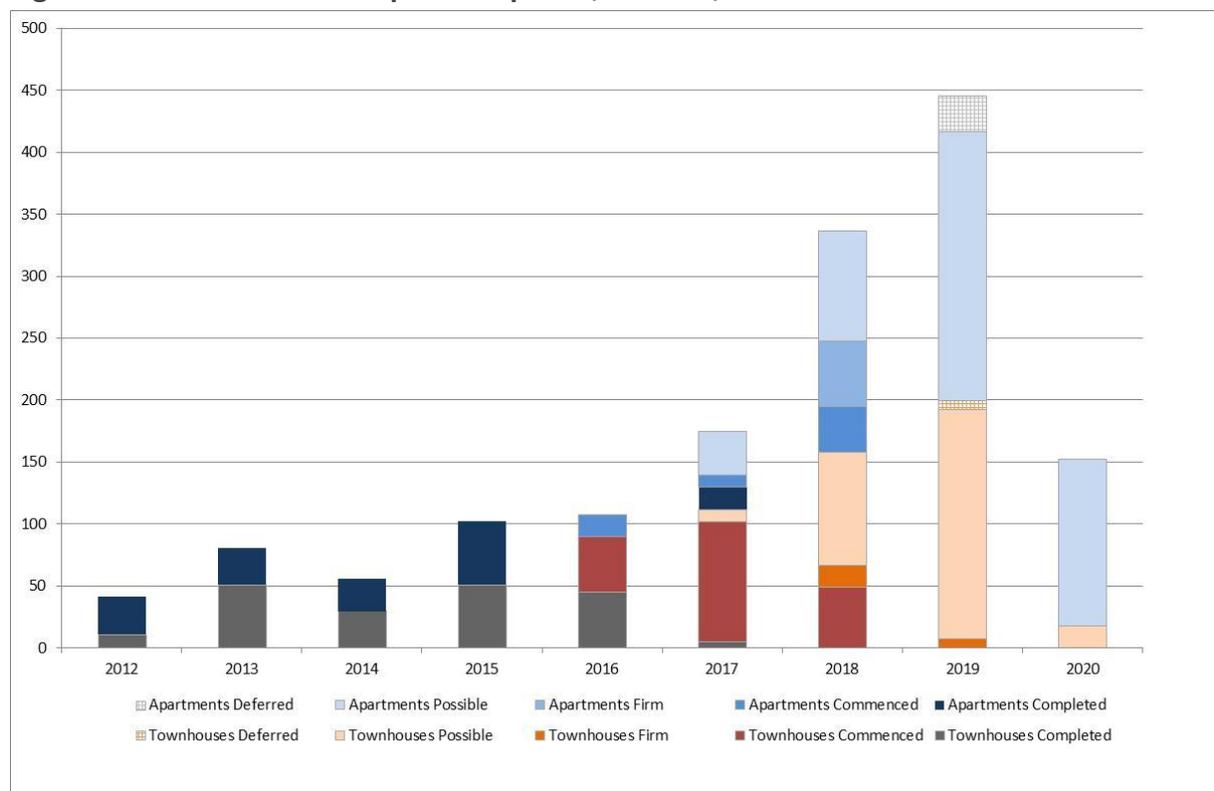
**Table 15 - Residential Development Pipeline, Boronia, October 2017**

Project Title	Address	Project Stage	Units	Detail
Floriston Road Apartments Building	2 Floriston Road	Commenced	28	3 storey apartment building - 28 apartments, ground level car park & landscaping.
Chandler Road Apartments	3 Chandler Road	Commenced	25	3 storey apartment building - 25 apartments with ground level car park & landscaping.
Oak Avenue Apartments	1 Oak Avenue	Commenced	18	3 storey apartment building - 18 apartments & basement car park.
Sundew Avenue Units	18 Sundew Avenue	Completed	9	9 x 2 storey townhouses. Car park & landscaping.
Sundew Avenue Apartments	6 Sundew Avenue	Completed	18	
Tulip Crescent Apartments	11 Tulip Crescent	Completed	16	
Chandler Road Townhouses	43 Chandler Road	Commenced	15	15 double storey townhouses.
Bambury Street Apartments	8 Bambury Street	Commenced	15	2 storey building - 15 apartments, basement car park.
Tulip Crescent Apartments	8 Tulip Crescent	Commenced	15	
Boronia Road Residential Development	312 Boronia Road	Commenced	14	11 townhouses & 3 apartments. 3 x two bedroom units, 7 x three bedroom units, 4 x four bedroom units.
Laurel Avenue Townhouses	4-6 Laurel Avenue	Commenced	12	12 townhouses.
Laurel Avenue Units	1 Oak Avenue	Completed	12	
Woodvale Road Apartments	2 Woodvale Road	Commenced	12	2 storey building - 12 apartments & basement car park.
Boronia Road Townhouses	189-191 Boronia Road	Commenced	12	Twelve 2 storey townhouses, car park & landscaping.
Chandler Road Apartments	1 Chandler Road	Commenced	12	3 storey building - 12 apartments, car park & landscaping.
Tormore Road Apartments	17 Tormore Road	Commenced	10	2 storey building - 10 apartments.

Source: Cordell Connect, HillPDA Research & Analysis 2017

The development pipeline of apartments and townhouses over recent years and into the near future is shown in Figure 6 below and in Table 16. The data indicates that the number of units completed has been oriented towards townhouse units, with these accounting for 64% of all units developed over the period. Looking ahead, apartments are expected to account for the majority of all units (60%) developed over the period to 2020.

**Figure 6 - Residential Development Pipeline, Boronia, 2012-2020**



Source: CordellConnect

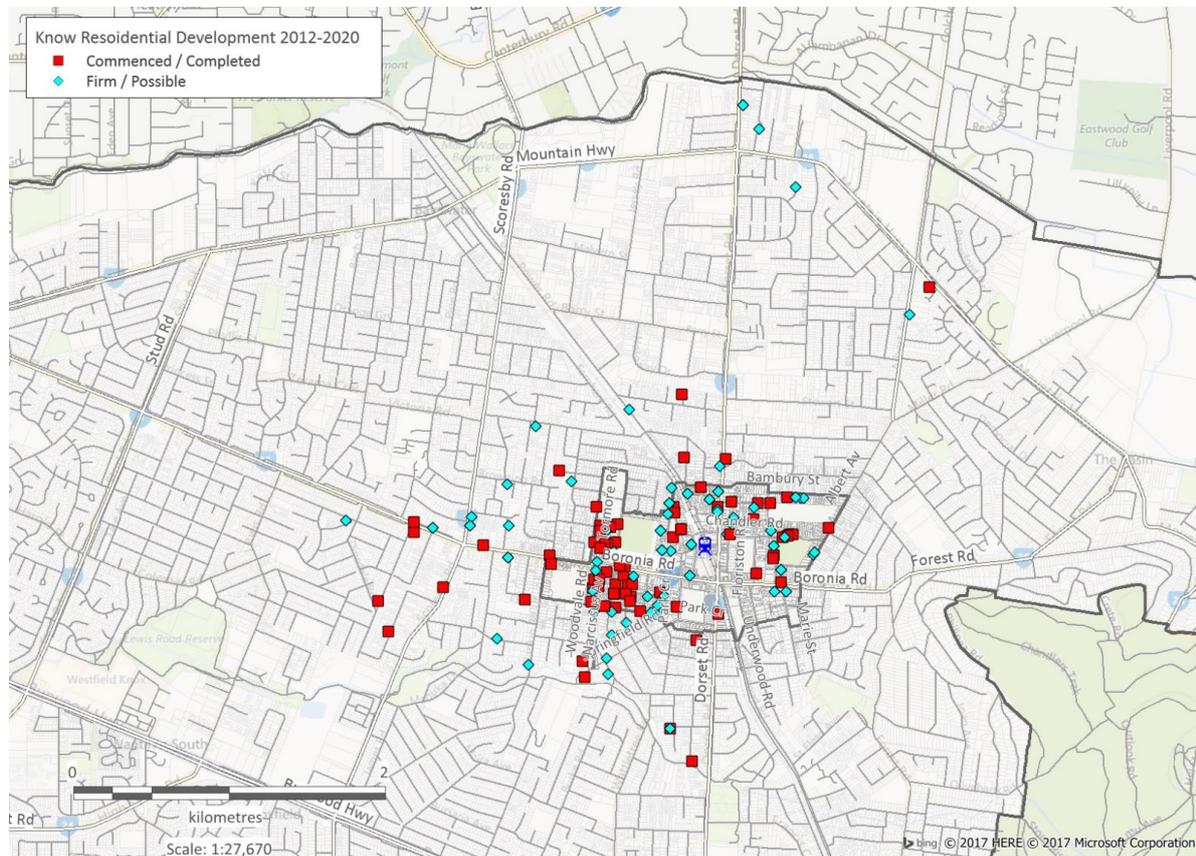
**Table 16 - Townhouse and Apartment Developments, Boronia, 2012-2020**

Dwelling Type/Stage	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Total Townhouses Completed</b>	11	51	30	51	45	5	0	0	0
<b>Townhouses Commenced</b>	0	0	0	0	45	97	49	0	0
<b>Townhouses Firm</b>	0	0	0	0	0	0	18	8	0
<b>Townhouses Possible</b>	0	0	0	0	0	10	91	185	18
<b>Townhouses Deferred</b>	0	0	0	0	0	0	0	7	0
<b>Total Townhouses</b>	<b>11</b>	<b>51</b>	<b>30</b>	<b>51</b>	<b>90</b>	<b>112</b>	<b>158</b>	<b>200</b>	<b>18</b>
<b>Total Apartments Completed</b>	31	30	26	52	0	18	0	0	0
<b>Apartments Commenced</b>	0	0	0	0	18	10	37	0	0
<b>Apartments Firm</b>	0	0	0	0	0	0	53	0	0
<b>Apartments Possible</b>	0	0	0	0	0	35	89	217	135
<b>Apartments Deferred</b>	0	0	0	0	0	0	0	29	0
<b>Total Apartments</b>	<b>31</b>	<b>30</b>	<b>26</b>	<b>52</b>	<b>18</b>	<b>63</b>	<b>179</b>	<b>246</b>	<b>135</b>
<b>Total Townhouse/Apartment Units</b>	<b>42</b>	<b>81</b>	<b>56</b>	<b>103</b>	<b>108</b>	<b>175</b>	<b>337</b>	<b>446</b>	<b>153</b>

Source: CordellConnect

The map below identifies locations where residential has occurred or is planned to occur over the period 2012-2020. Note this map takes a wider spatial scale of the study area to encompass the surrounding suburbs.

**Figure 7 - Boronia Residential Development, Status of Development, 2012-2020**



Source: CordellConnect

The map identifies locations where residential has occurred or is planned to occur and the number of units that have been developed or are planned to be developed in the study area over the period 2012-2020.

**Figure 8 - Boronia Residential Development, Size of Development, 2012-2020**



Source: CordellConnect

Commercial development activity in Boronia over recent years is shown in Table 6 below. Of the sectors identified, commercial, retail and industrial sectors account for a broadly comparable amount of development by value, with each sector accounting for \$5.8 million, \$5.6 million and \$4.2 million of development from 2013 to 2019 respectively. In this analysis, the commercial activity is entirely accounted for by development activity in the medical / health sector, with three projects focussing on addition and alterations to existing facilities with the remaining commercial project being the construction of a new medical centre.

Retail development undertaken and proposed for Boronia consists of refurbishment, alterations and upgrades to existing improvements, including the Boronia Mall Shopping Centre, and retailers including Coles and Kmart.

Mixed use development in the development pipeline accounts for the majority of building works by value. However, the units accounted for in these proposed developments have been accounted for in our analysis of the residential development pipeline, with the commercial component of mixed use schemes accounting for a small part of the total development by value. Collectively the mixed use schemes propose a total of seven shops, one medical centre and two cafes/restaurants, in addition to the estimated 110 dwellings to be provided.

**Table 17 - Value of Non-Residential Development Activity and Pipeline, Boronia, 2013-2019**

Sector	2013	2014	2015	2016	2017	2018	2019
Commercial	0	\$200,000	0	0	\$5,450,000	\$200,000	0
Retail	0	0	0	\$1,400,000	0	\$4,000,000	\$200,000
Industrial	\$950,000	\$500,000	0	0	\$900,000	\$1,200,000	\$600,000
Mixed Use	0	0	0	0	\$400,000	\$3,500,000	\$16,600,000

Source: CordellConnect

## 5.8 Summary

The relative affordability of Boronia house prices has been one of the main factors driving a movement of purchasers from the inner-eastern Melbourne suburbs to those in the outer suburbs, while the relative affordability of houses has constrained price growth in the unit market.

The achievable values per square metre for apartment sales in Boronia are generally in the range of \$6,000 to \$7,000/sqm, while the majority of townhouses sized around the 150 sqm mark achieve from \$4,000 to \$5,000/sqm.

Approximately 840 new apartment and unit dwellings are in various stages of the development process in Boronia, the largest of which is a 28 unit three storey building in Floriston Road.

The non-residential property market in Boronia and surrounds is characterised by retail premises in shopping strip locations or retail tenancies in shopping centres. Asking prices for listed retail properties range from \$4,500 to \$5,900/sqm.

Retail development undertaken and proposed for Boronia largely consists of refurbishment, alterations and upgrades to existing improvements, including the Boronia Mall Shopping Centre, and retailers including Coles and Kmart.

Office premises typically have street frontages and uses can include healthcare providers and function as quasi retail spaces. Instances of stand-alone office developments were identified in Wantirna South and Bayswater. Sales achieved for office space ranged from \$1,700/sqm up to \$3,300/sqm.

Local commercial development activity is entirely focused on the medical / health sector, with three projects focussing on addition and alterations to existing facilities with the remaining commercial project being the construction of a new medical centre.

## 6.0 DEVELOPMENT CAPACITY SCENARIOS

### 6.1 Introduction

Development capacity scenarios have been developed by Knox City Council for the purposes of concept testing. The scenarios use existing conditions as a benchmark and test medium and high change options.

### 6.2 Overview of Scenarios

Scenario 1: Current development context - This is the existing zone and building height control model, which is shown to provide a benchmark for analysis purposes. Building heights range up to four storeys in the commercial core.

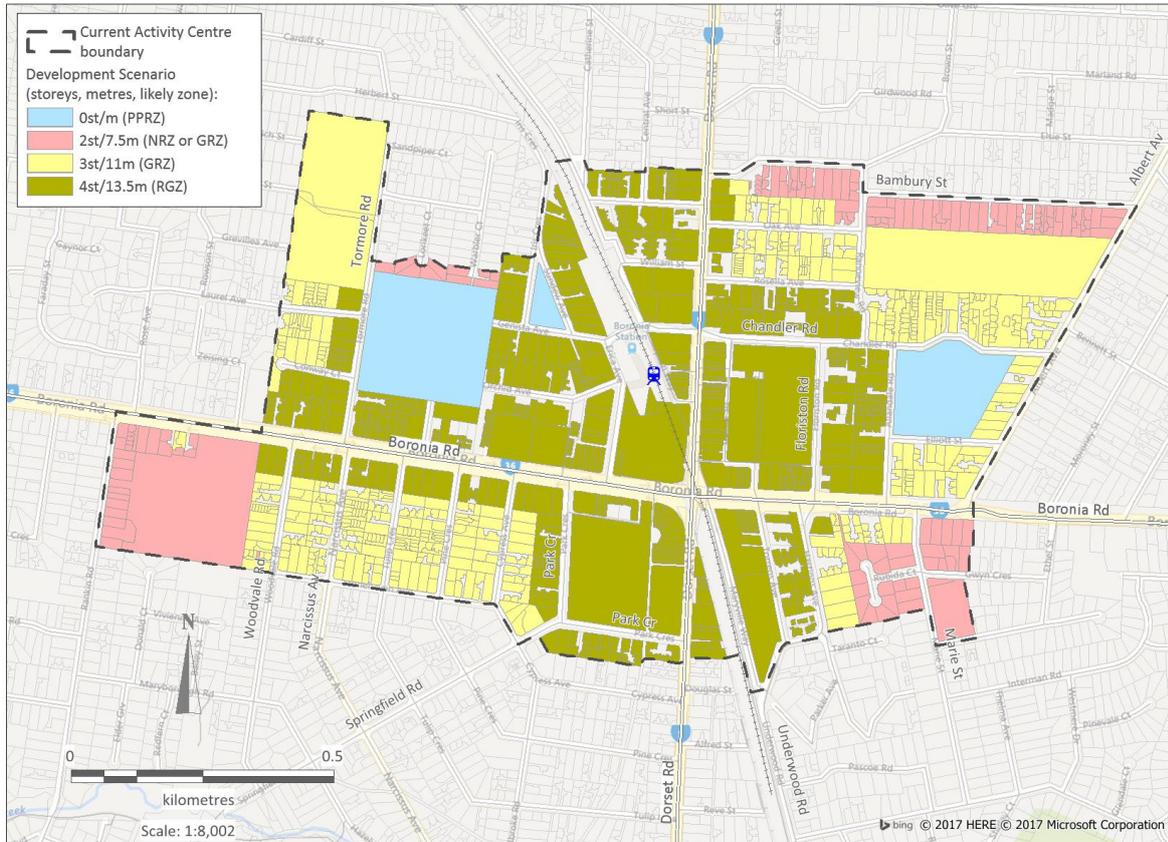
Scenario 2: Medium Change - This provides for increased supply of residential and commercial land and relaxation of building height controls to accommodate development intensification. Building heights range up to six storeys in the commercial core.

Scenario 3: High Change - This scenario contemplates a more flexible land use and development outcome, with emphasis on supporting greater development intensification with a view to maximise support for economic development and leverage Council assets. Building heights range up to eight storeys in the commercial core.

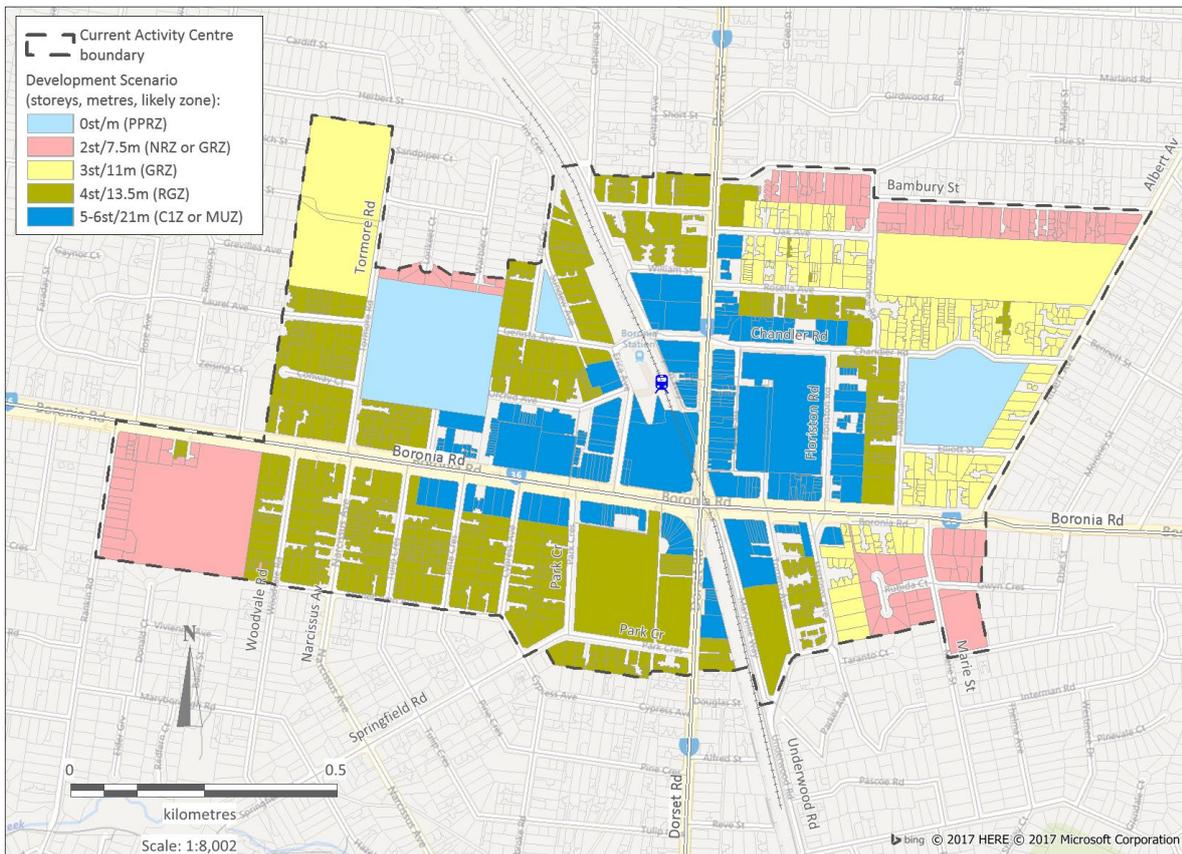
The scenarios that scale-up development seek to increase population within the catchment of the Centre with a view to supporting economic development while improving the feasibility of local service provision.

The three scenarios are shown in the figures below.

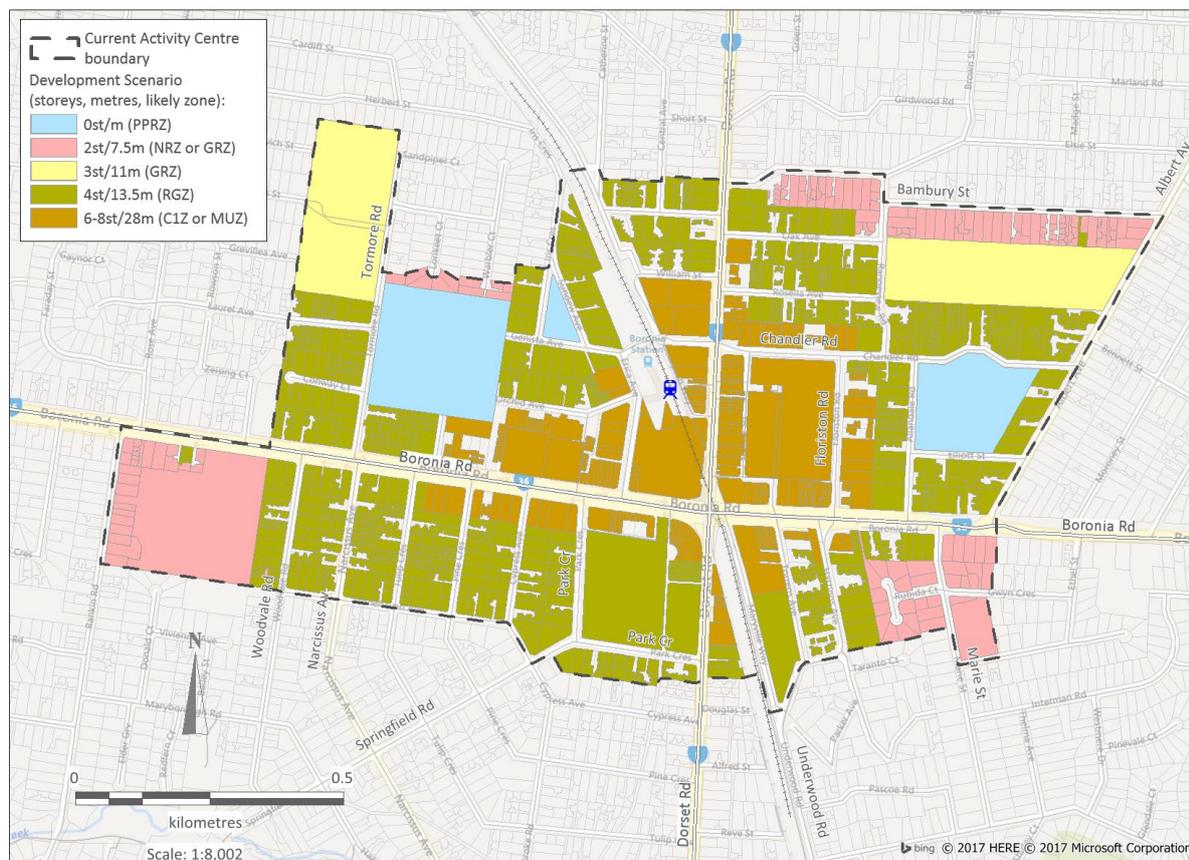
**Figure 9 - Development Scenario 1 (Current Development Context)**



**Figure 10 - Development Scenario 2 (Medium Change)**



**Figure 11 - Development Scenario 3 (High Change)**



### 6.3 Method for Estimating Development Capacity

Plot ratios have been used in the calculation of the total development capacity of the activity centre that have been generated on an understanding that residential and mixed-use development types are somewhat different and provide differing development capacities that reflect the typical lot sizes, setback arrangements and spatial requirements for residential, commercial office and retail space.

Residential Areas Assumptions:

- Areas currently zoned Residential Growth Zone (RGZ), General Residential Zone (GRZ) or Neighbourhood Residential Zone (NRZ) will continue to remain exclusively residential in use and are not forecast to accommodate significant scale retail uses.
- Change in these areas will be incremental due to the small lot sizes, existing development (and redevelopment) patterns, the need for some lot consolidation to enable larger development and the need to continue to manage existing neighbourhood character and landscape character.
- Typical building footprints in these areas (under any scenario) will continue to cover approximately 50% of total site areas to accommodate building front, rear and side building setbacks necessary under Clause 56 of the Knox Planning Scheme, respond to

existing vegetation and to accommodate additional vegetation as part of protecting neighbourhood character.

- The plot ratios that have been used reflect the application of current design requirements in residential zones which include open space, garden area, building setback, natural ventilation and other requirements contained within Clause 55:
  - 2 storeys - 1.0 plot ratio
  - 3 storeys - 1.5
  - 4 storeys - 1.8

#### Mixed Use Areas Assumptions:

- Areas currently zoned Commercial Zone (C1Z) or Mixed Use Zone (MUZ) will continue to accommodate retail, community and commercial office uses (particularly throughout the ground floor level of buildings), and provide greater residential use capacity above ground level in any scenario.
- Change in these areas will be a mix of incremental and more substantial change due to the range of lot sizes, and existing redevelopment patterns, with the need for some lot consolidation to enable larger development. Neighbourhood character in these areas is already changing, and at its core has always had an 'urban' character that generally locates buildings to the street (with zero setback to provide shopfronts) and typically covering the entire site with built form and surface car park.
- Typical building footprints in these areas (under any scenario) will continue to cover approximately 90% of total site areas, accommodating only negligible areas for vehicle access and manoeuvring, pedestrian links (where appropriate) and occasion small plaza spaces and/or areas necessary for drainage, water sensitive urban design or other services.
- The plot ratios that have been used reflect the application of typical design requirements in high-density, mixed use development which include private open space provision, building setback, natural ventilation and other requirements contained within Clause 55 and Clause 58:
  - 4 storeys - 3.2 plot ratio
  - 6 storeys - 4.5
  - 8 storeys - 4.8
- Ground floor areas of buildings in these areas will generally be used for retail, community or commercial office uses irrespective of uses which exist on upper floor levels.

## 6.4 Development Capacity Analysis

A site-by-site assessment of development capacity has been undertaken based on the location of properties in accordance with the three scenarios.

Sites that are unlikely to be developed have been taken out of the analysis of additional development capacity (such as parks and schools).

A plot ratio has been applied to remaining sites in order to estimate gross floorspace potential taking into account typical property setbacks and building heights (by scenario).

The results are shown in the summary tables below and summarised as follows:

- Approximately 537,000 sqm (53.7 ha) of site area is deemed developable for the purpose of this analysis;
- Scenario 1 Current development context provides for capacity of approximately 1,030,700 sqm of gross floorspace development;
- Scenario 2 Medium Change provides for capacity of approximately 1,219,100 sqm of gross floorspace development; and
- Scenario 3 High Change provides for capacity of approximately 1,315,200 sqm of gross floorspace development.

**Table 18 - Site Analysis for Capacity Testing**

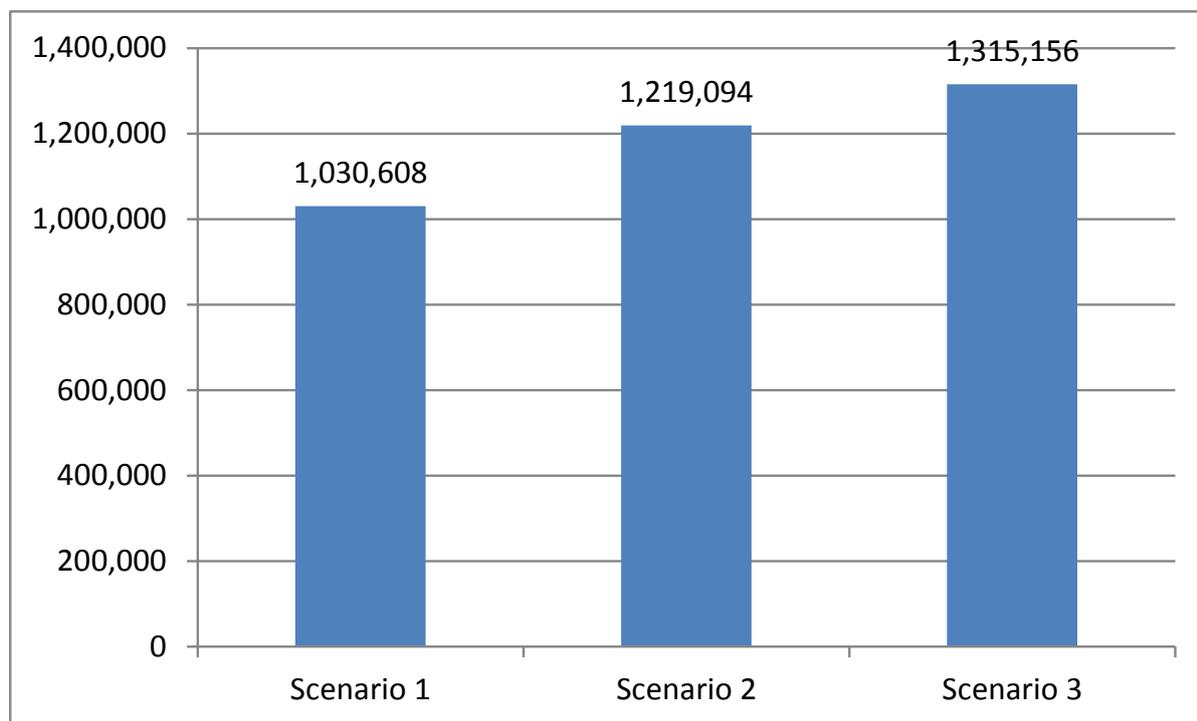
Site Analysis	Site Area SQM
<b>Sites Excluded</b>	
Knox Leisureworks	28,321
Boronia West Primary School	21,221
St Josephs Primary School	50,198
Tormore Reserve	54,490
Genista Aven Reserve	4,478
Boronia Park	39,885
Chandler Park	31,763
Boronia K-12 College	51,577
<b>Total Excluded</b>	<b>281,932</b>
<b>Sites Included</b>	
NE1 - Mixed Use	92,709
NE2 - Residential	29,592
NE3 - Residential	57,680
NE4 - Residential	27,992
NE5 - Residential	4,335
NE6 - Residential	41,452
<b>NE TOTAL</b>	<b>253,760</b>
NW1 - Residential	53,722
NW2 - Residential	6,651
NW3 - Residential	24,106
NW4 - Mixed Use	74,643

NW5 - Residential	18,289
NW6 - Residential	22,650
<b>NW TOTAL</b>	<b>40,939</b>
SE1 - Mixed Use	15,611
SE2 - Residential	21,651
SE3 - Residential	15,603
SE4 - Residential	32,817
<b>SE TOTAL</b>	<b>85,682</b>
SW1 - Residential	15,440
SW2 - Residential	118,124
SW3 - Mixed Use	23,040
<b>SW TOTAL</b>	<b>156,604</b>
<b>ACTIVITY CENTRE TOTAL</b>	<b>536,986</b>

**Table 19 - Gross Floorspace Capacity by Scenario (SQM)**

Precincts	Scenario 1	Levels	Scenario 2	Levels	Scenario 3	Levels
NE1 - Mixed Use	296,668	4	417,190	6	463,545	8
NE2 - Residential	53,266	4	53,266	4	53,266	4
NE3 - Residential	86,520	3	86,520	3	103,824	4
NE4 - Residential	41,989	3	41,989	3	50,386	4
NE5 - Residential	7,803	4	7,803	4	7,803	4
NE6 - Residential	41,452	2	41,452	2	41,452	2
<b>NE TOTAL</b>	<b>527,698</b>		<b>648,219</b>		<b>720,275</b>	
NW1 - Residential	88,642	3/4	96,700	4	96,700	4
NW2 - Residential	6,651	2	6,651	2	6,651	2
NW3 - Residential	43,391	4	43,391	4	43,391	4
NW4 - Mixed Use	238,859	4	335,896	6	373,217	8
NW5 - Residential	32,921	4	32,921	4	32,921	4
NW6 - Residential	40,770	4	40,770	4	40,770	4
<b>NW TOTAL</b>	<b>73,690</b>		<b>73,690</b>		<b>73,690</b>	
SE1 - Mixed Use	49,954	4	70,248	6	78,053	8
SE2 - Residential	38,972	4	38,972	4	38,972	4
SE3 - Residential	23,405	3	23,405	3	28,086	4
SE4 - Residential	32,817	2	32,817	2	32,817	2
<b>SE TOTAL</b>	<b>145,148</b>		<b>165,442</b>		<b>177,928</b>	
SW1 - Residential	15,440	2	15,440	2	15,440	2
SW2 - Residential	194,905	3/4	212,623	4	212,623	4
SW3 - Mixed Use	73,728	4	103,679	6	115,199	8
<b>SW TOTAL</b>	<b>284,072</b>		<b>331,743</b>		<b>343,263</b>	
<b>ACTIVITY CENTRE TOTAL</b>	<b>1,030,608</b>		<b>1,219,094</b>		<b>1,315,156</b>	

**Figure 12 - Gross Floorspace Capacity by Scenario (SQM)**



## 6.5 Summary

Development capacity scenarios have been developed by Knox City Council for the purposes of concept testing. The scenarios use existing conditions as a benchmark and test medium and high change options that scale-up development in order to increase population within the catchment of the Centre with a view to support economic development and improve the feasibility to provide local services.

The analysis suggests that approximately 537,000 sqm (53.7 ha) of total site area is appropriately zoned for development in the Centre, noting that this figure does not differentiate between occupied and vacant land.

Theoretically, based on an absolutely maximum development scenario, the current development context provides for capacity of approximately 1,030,700 sqm of gross floorspace development.

Scenario 2 Medium Change increases capacity to approximately 1,219,100 sqm and Scenario 3 High Change provides for approximately 1,315,200 sqm of gross floorspace development.

## 7.0 HOUSING PROJECTIONS

### 7.1 Introduction

This section of the report provides housing and population projections for the Boronia Activity Centre. Two scenarios are provided: a Base Housing Projection and a High Growth Housing Projection. The projections have been developed for the purpose of this report only.

### 7.2 Method

The approach used to develop dwelling and population projects was as follows:

An audit of houses was provided for the Boronia Activity Centre based on Council's rates database to determine the total stock of dwellings by type (i.e. separate houses, townhouses / semi-detached and apartments).

The 2016 population estimates for the Centre have been based on Remplan data.

The Base Housing Projection uses Forecast ID trends for the suburb of Boronia and apportions anticipated dwelling change in and out of the Boronia Activity Centre based on observed development trends from Cordell Connect construction data. The change in housing preference is drawn from the construction database to plot a forward trend of dwelling type in the Centre.

The High Growth Housing Projection is based on an extrapolation of observed trends in the Cordell Connect construction data over the last three years. This is not capped to the Forecast ID trends.

For both scenarios the population ratio per dwelling is held constant throughout the data period to estimate potential future population.

The capacity of the Centre to absorb the projections was checked with reference to Council's rates database and the development capacity estimates.

### 7.3 Housing Projection Results

The Boronia Activity Centre is estimated to accommodate around 1,574 dwellings and 2,333 residents at the current time. Approximately 29% of the current dwellings are apartments.

Construction data shows that around 73% of dwellings constructed in the suburb of Boronia in recent years have occurred within the Activity Centre. The same data also shows that more recent construction is moving towards apartments in emphasis. In the forecast data, it is assumed that apartments will increase to between 39% and 41% of the Activity Centre dwelling stock by 2036.

**Table 20 - Housing and Population in the Boronia Activity Centre, 2016 / 2017**

Housing and Population	2016 / 2017	Share
Apartment	452	28.7%
Townhouse / Semi-Detached / Villa	906	57.6%
Separate House	216	13.7%
<b>Total Dwellings</b>	<b>1,574</b>	<b>100.0%</b>
Households (at 96.2% Occupancy Rate)	1,514	
Population (as at 2016)	<b>2,333</b>	
Average Household Size	1.54	

The following two tables show the forecast results for the period 2016 to 2036 by five year intervals.

Under the Base Housing Projection, housing stock is expected to increase to approximately 3,000 units, accommodating a population of around 4,400 residents.

Under the High Growth Housing Projection, housing stock is expected to increase to around 5,500 units, accommodating a population of approximately 8,200 residents.

**Table 21 - Base Housing Projections**

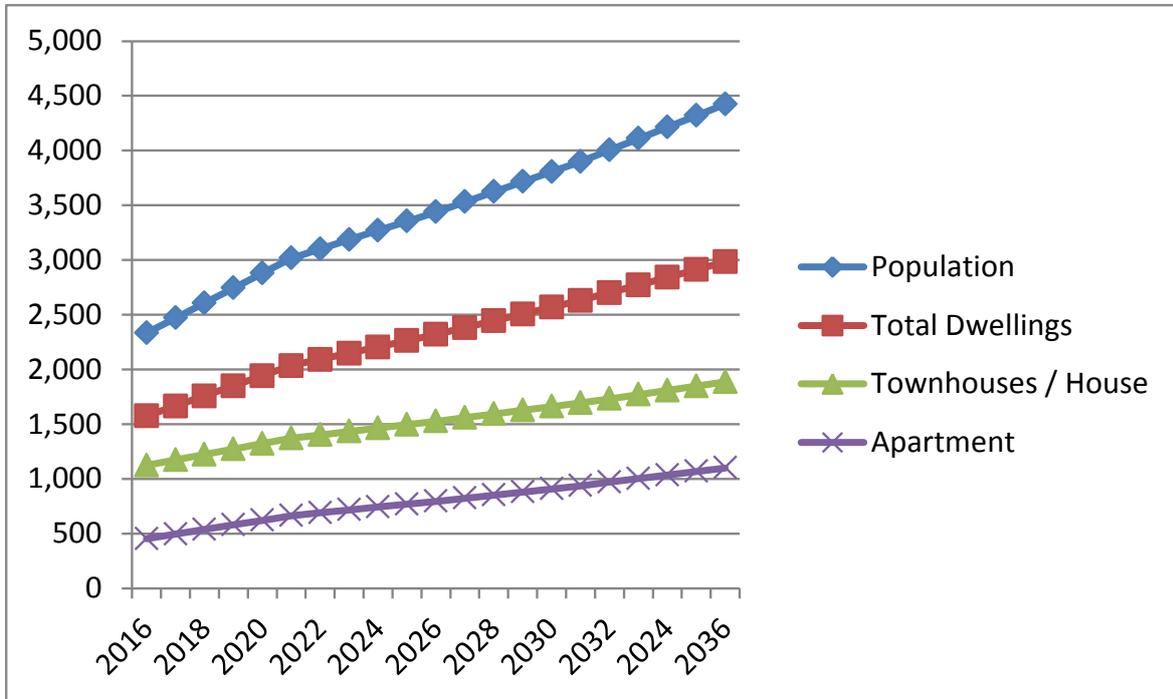
Year	2016	2021	2026	2031	2036
Townhouses / House	1,122	1,371	1,525	1,693	1,885
Apartment	452	663	794	937	1,099
<b>Total Dwellings</b>	<b>1,574</b>	<b>2,034</b>	<b>2,319</b>	<b>2,630</b>	<b>2,984</b>
<b>Population</b>	<b>2,333</b>	<b>3,015</b>	<b>3,438</b>	<b>3,898</b>	<b>4,423</b>
<i>Townhouses / House</i>	<i>71.3%</i>	<i>67.4%</i>	<i>65.8%</i>	<i>64.4%</i>	<i>63.2%</i>
<i>Apartments</i>	<i>28.7%</i>	<i>32.6%</i>	<i>34.2%</i>	<i>35.6%</i>	<i>36.8%</i>

**Table 22 - High Growth Housing Projections**

Year	2016	2021	2026	2031	2036
Townhouses / House	1,122	1,649	2,173	2,709	3,251
Apartment	452	899	1,344	1,799	2,259
<b>Total Dwellings</b>	<b>1,574</b>	<b>2,549</b>	<b>3,517</b>	<b>4,508</b>	<b>5,510</b>
<b>Population</b>	<b>2,333</b>	<b>3,778</b>	<b>5,213</b>	<b>6,681</b>	<b>8,167</b>
<i>Townhouses / House</i>	<i>71.3%</i>	<i>64.7%</i>	<i>61.8%</i>	<i>60.1%</i>	<i>59.0%</i>
<i>Apartments</i>	<i>28.7%</i>	<i>35.3%</i>	<i>38.2%</i>	<i>39.9%</i>	<i>41.0%</i>

The projections are shown in the figures below.

**Figure 13 - Base Housing Projections**



**Figure 14 - Share of Housing Type, Base Housing Projections**

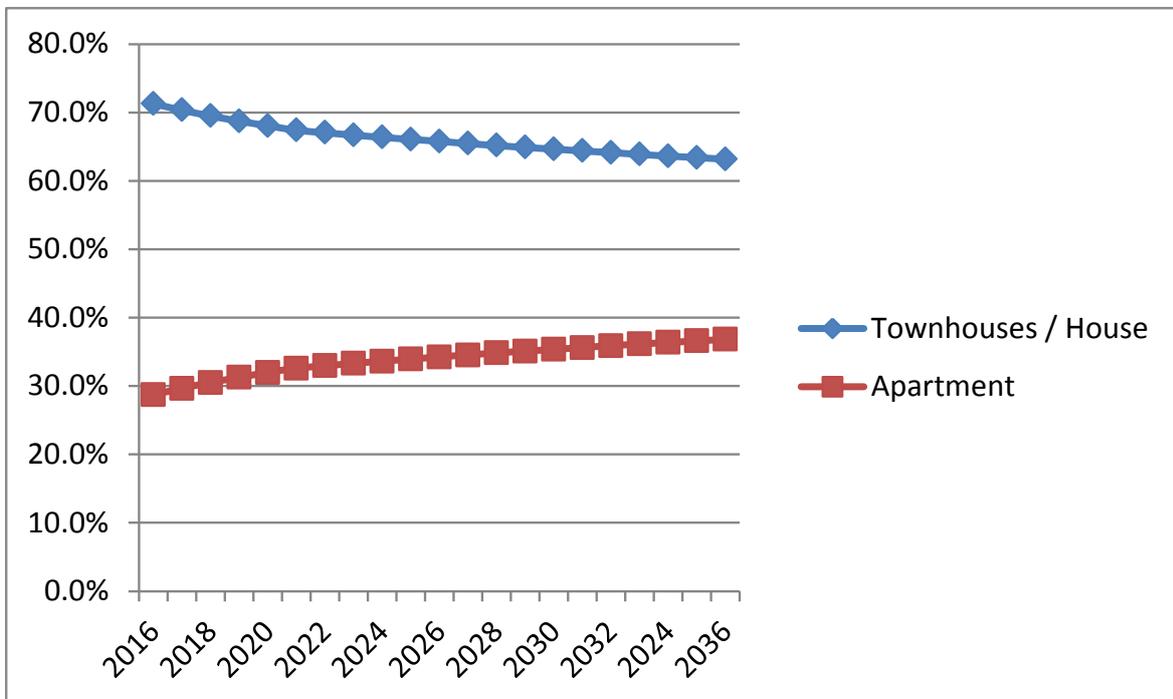


Figure 15 - High Growth Housing Projections

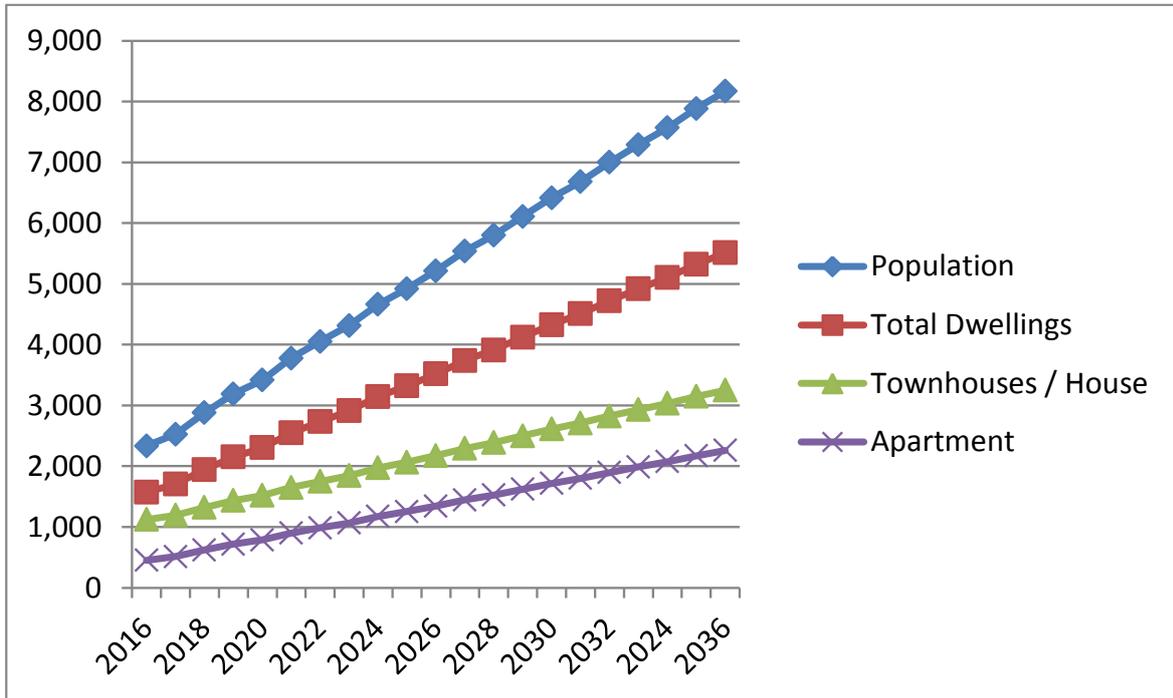
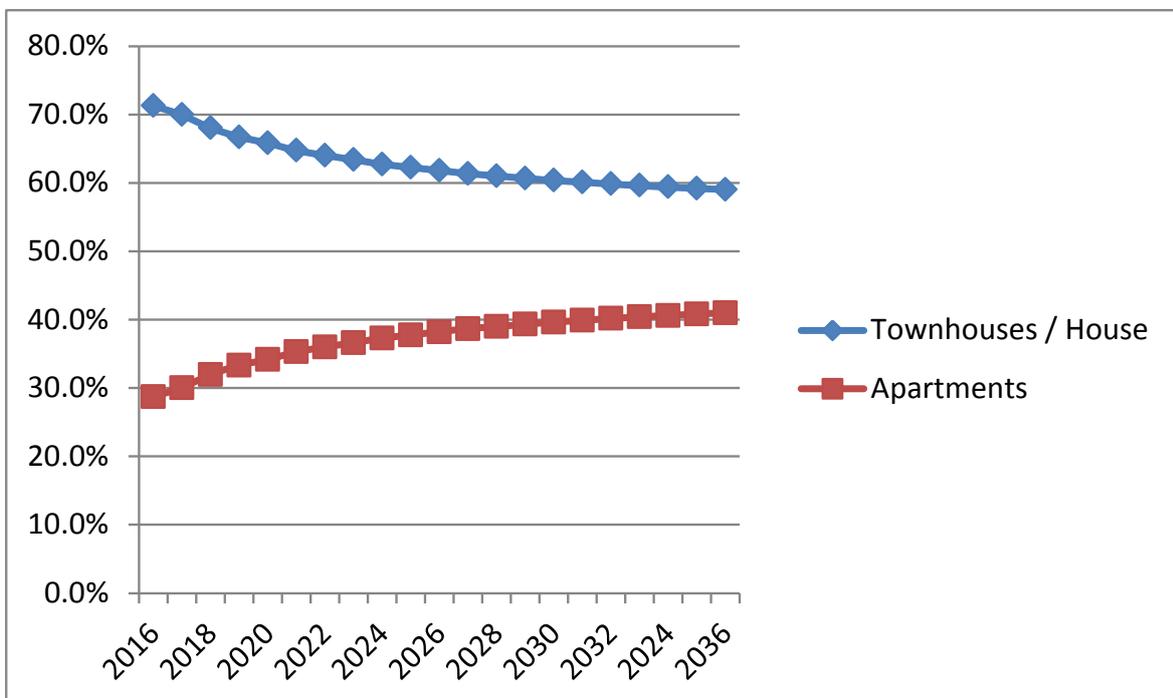


Figure 16 - Share of Housing Type, High Growth Housing Projections



## 7.4 Summary

The Boronia Activity Centre accommodates approximately 1,574 dwellings and 2,333 residents at the current time. Approximately 73% of dwellings constructed in the suburb of Boronia have occurred within the Activity Centre in recent years.

About 29% of the current dwellings in the Activity Centre are apartments however in forecasting it is assumed that apartments will increase to between 39% and 41% of total dwelling stock by 2036.

Under the Base Housing Projection, housing stock is expected to increase to around 3,000 units, accommodating a population of 4,400 residents.

Under the High Growth Housing Projection, housing stock is expected to increase to approximately 5,500 units, accommodating a population in the order of 8,200 residents.

Based on trends, it is anticipated that townhouses will continue to absorb a significant stock of land in the Activity Centre.

## 8.0 RETAIL AND COMMERCIAL PROJECTIONS

### 8.1 Introduction

This section of the report provides an assessment of retail and commercial floorspace demand potential over time, focusing on the data points of existing conditions (2016 as the base data year), 2026 and 2036. The analysis is undertaken on the basis of the main retail commodity groups and major shop and office types.

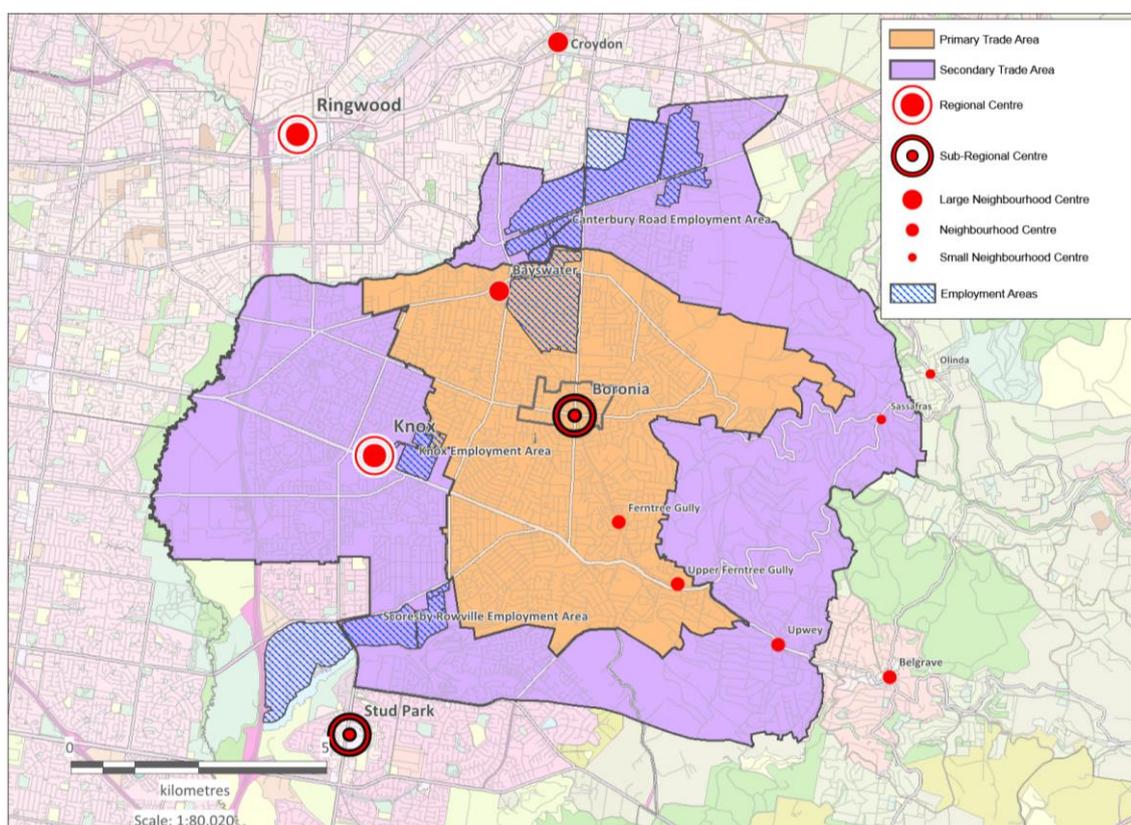
### 8.2 Trade Area and Competitive Context

The figure below shows the assessed trade area for Boronia Activity Centre. The Trade Area is defined by major urban features such as road networks and movement barriers and the location and role of other retail centres.

The Primary Trade Area is defined to include Boronia, Bayswater, The Basin, Ferntree Gully and Upper Ferntree Gully.

The Secondary Trade Area is defined to include Wantirna, Wantirna South, Knoxfield, Rowville (North), part of Lysterfield, Bayswater North, Kilsyth South and part of Yarra Ranges Shire. Some trade would also be obtained from beyond the Main Trade Area.

Figure 17 - Trade Area and Competitive Context



Centres in the region perform regional, sub-regional, neighbourhood and local roles.

Boronia is a sub-regional centre. Activity is framed by major regional centres including Knox Central to the south-west and Ringwood to the north-west of Boronia. Bayswater and Croydon are major neighbourhood centres and a number of local centres are scattered across the region.

### 8.3 Population and Retail Spending

MarketInfo and HillPDA data was used to identify population in and spending patterns from the Trade Area sectors. This takes into account the demographic and spending profile of the population at a small area level. Population projections were sourced from id consulting forecasts at the suburb level to 2036.

The Primary Trade Area is estimated to have around 69,300 residents at 2016. The population in the area is forecast to grow to approximately 78,600 by 2036.

The Secondary Trade Area is estimated to have around 78,800 residents at 2016. The population in the area is forecast to grow to approximately 90,400 by 2036.

**Table 23 - Population Projections by Trade Area Sector**

Trade Area / Year	2016	2021	2026	2031	2036
Primary Trade Area	69,243	72,058	73,911	76,196	78,596
Secondary Trade Area	78,720	83,663	85,927	87,791	90,385
<b>Total Trade Area</b>	<b>147,963</b>	<b>155,721</b>	<b>159,838</b>	<b>163,987</b>	<b>168,981</b>

Source: HillPDA and forecast ID

The level of per capita retail spending for Trade Area residents is shown in the table below. This shows that average retail spending is around \$13,000 per person per annum and this figure is expected to rise to \$16,200 per person by 2036.

**Table 24 - Retail Spending Per Capita (\$2016)**

Year	2016	2021	2026	2031	2036
Food & Groceries	\$4,527	\$4,782	\$5,051	\$5,335	\$5,635
Liquor Take-Away	\$649	\$686	\$724	\$765	\$808
Take-Away Food	\$755	\$798	\$842	\$890	\$940
Apparel	\$1,349	\$1,425	\$1,505	\$1,589	\$1,679
Homewares & Manchester	\$299	\$316	\$334	\$353	\$373
Bulky Goods	\$2,204	\$2,328	\$2,458	\$2,597	\$2,743
Other Goods	\$1,763	\$1,862	\$1,967	\$2,078	\$2,195
Personal Services	\$376	\$397	\$419	\$443	\$468

Liquor Consumed On Premises	\$275	\$291	\$307	\$324	\$342
Pubs, Clubs, Restaurants	\$812	\$857	\$905	\$956	\$1,010
<b>Total</b>	<b>\$13,009</b>	<b>\$13,741</b>	<b>\$14,513</b>	<b>\$15,329</b>	<b>\$16,191</b>

Source: MarketInfo and HillPDA

Retail spending per person has increased over time in real terms, at a long term trend rate of 1.1%. This growth, in addition to population growth in the Trade Area, translates into additional retail expenditure being generated from the area.

The table below shows the level of spending being generated from the Primary Trade Area in 2016 and over time. As at 2016, the Primary Trade Area generated \$904m in retail sales and supported around 165,000 sqm of retail space across the retail economy. Boronia Activity Centre captures a share of this spending and floorspace.

By 2036, the Primary Trade Area is expected to generate approximately \$1.28b in retail spending and support around 227,000 sqm of retail space, representing an increase of 61,900sqm from the demand levels in 2016.

**Table 25 - Primary Trade Area Retail Spending (\$m2016) and Supportable Floorspace (SQM)**

Year	2016	2021	2026	2031	2036
Food & Groceries	\$314.76	\$345.97	\$374.82	\$408.13	\$444.66
Liquor Take-Away	\$45.13	\$49.60	\$53.74	\$58.52	\$63.75
Take-Away Food	\$52.50	\$57.70	\$62.51	\$68.07	\$74.16
Apparel	\$93.77	\$103.07	\$111.66	\$121.59	\$132.47
Homewares & Manchester	\$20.81	\$22.87	\$24.78	\$26.98	\$29.40
Bulky Goods	\$153.21	\$168.40	\$182.45	\$198.66	\$216.44
Other Goods	\$122.60	\$134.75	\$145.99	\$158.96	\$173.19
Selected Personal Services	\$26.14	\$28.73	\$31.13	\$33.89	\$36.93
Liquor Consumed On Premises	\$19.13	\$21.02	\$22.78	\$24.80	\$27.02
Meals in Pubs, Clubs, Restaurants	\$56.43	\$62.02	\$67.19	\$73.17	\$79.71
<b>Total</b>	<b>\$904.46</b>	<b>\$994.15</b>	<b>\$1,077.05</b>	<b>\$1,172.77</b>	<b>\$1,277.73</b>

Year	2016	2021	2026	2031	2036
Supermarkets & Grocery Stores	27,139	29,830	32,318	35,190	37,169
Specialty Food Stores	6,458	7,098	7,690	8,373	8,844
Fast-Food Stores	6,549	7,199	7,799	8,492	8,969
Restaurants, Hotels and Clubs	15,111	16,609	17,994	19,593	21,347
Department Stores	18,061	19,852	21,507	23,418	24,735
Clothing Stores	13,600	14,949	16,195	17,635	18,626
Bulky Goods Stores	45,768	50,306	54,501	59,345	62,682
Other Personal & Household Goods	24,712	27,162	29,427	32,043	33,844
Selected Personal Services	7,468	8,209	8,894	9,684	10,551
<b>Total Retailing</b>	<b>164,866</b>	<b>181,214</b>	<b>196,325</b>	<b>213,774</b>	<b>226,767</b>

The same data is shown below for the Secondary Trade Area. This indicates a trend of growth across the larger trade area.

**Table 26 - Secondary Trade Area Retail Spending (\$m2016) and Supportable Floorspace (SQM)**

Year	2016	2021	2026	2031	2036
Food & Groceries	\$357.55	\$401.37	\$435.40	\$469.86	\$510.94
Liquor Take-Away	\$51.26	\$57.55	\$62.43	\$67.37	\$73.25
Take-Away Food	\$59.63	\$66.94	\$72.62	\$78.36	\$85.21
Apparel	\$106.52	\$119.57	\$129.71	\$139.98	\$152.22
Homewares & Manchester	\$23.64	\$26.54	\$28.79	\$31.06	\$33.78
Bulky Goods	\$174.04	\$195.37	\$211.94	\$228.71	\$248.70
Other Goods	\$139.26	\$156.33	\$169.59	\$183.01	\$199.01
Selected Personal Services	\$29.69	\$33.33	\$36.16	\$39.02	\$42.43
Liquor Consumed On Premises	\$21.73	\$24.39	\$26.46	\$28.55	\$31.05
Meals in Pubs, Clubs, Restaurants	\$64.10	\$71.95	\$78.06	\$84.23	\$91.60
<b>Total</b>	<b>\$1,027.42</b>	<b>\$1,153.33</b>	<b>\$1,251.14</b>	<b>\$1,350.15</b>	<b>\$1,468.19</b>

Year	2016	2021	2026	2031	2036
Supermarkets & Grocery Stores	30,829	34,607	37,541	40,512	42,790
Specialty Food Stores	7,336	8,235	8,933	9,640	10,182
Fast-Food Stores	7,439	8,351	9,059	9,776	10,326
Restaurants, Hotels and Clubs	17,165	19,268	20,902	22,557	24,529
Department Stores	20,516	23,030	24,983	26,960	28,476
Clothing Stores	15,449	17,342	18,813	20,302	21,443
Bulky Goods Stores	51,990	58,361	63,311	68,321	72,162
Other Personal & Household Goods	28,071	31,511	34,184	36,889	38,963
Selected Personal Services	8,484	9,523	10,331	11,149	12,123
<b>Total Retailing</b>	<b>187,278</b>	<b>210,229</b>	<b>228,058</b>	<b>246,106</b>	<b>260,994</b>

#### 8.4 Performance of Boronia Activity Centre

An estimate of market share of Boronia Activity Centre is 25% of the Primary Trade Area spending and around 10% of Secondary Trade Area spending.

This broad estimate is made on the basis that the Centre has approximately 55,000 sqm of net lettable space that is used for the above commodity groups and that the Centre generates turnover of about \$350m per annum at the current time. This is a preliminary estimate only.

#### 8.5 Potential Growth Opportunities

On the basis of this estimate there is potential for the Centre to grow its market share from within its Trade Area. Other growth opportunities can be generated from anticipated future growth in the market of the Trade Area.

The most likely future pattern of activity is continuation of current sub-regional and lower order roles with growth supported by a growing population (including real spending growth per capita).

The projections of opportunities for the period 2016-2036 are shown below. In round terms the analysis suggests underlying demand for retail space in Boronia Activity Centre could increase by around 20,000 sqm (rounded) to 2036. This assumes static market share.

The estimates are factored up if increased market share is assumed. A figure around 30,000 sqm additional retail demand to 2036 is possible under such an assumption.

**Table 27 - Indicative Retail Demand in Boronia Activity Centre 2016-2036**

Retail Sector	Potential Floorspace (sqm)
Supermarkets & Grocery Stores	4,200
Restaurants, Hotels and Clubs	2,600
Speciality Retail (Various)	13,300
Department Stores	900
<b>Total Retailing</b>	<b>21,000</b>

It is noted that an Aldi supermarket is proposed to be established in the Centre in the near future.

### 8.6 Online Retail

The impact of online retail is taken into account by existing market share estimates in the analysis shown above; that is, by current floorspace that is supported by the trade area in relation to trade area spending.

The impact of online retail on shopfronts may be starting to plateau and, if so, no significant impact on the above projections would be felt. If an additional impact was made it is assessed that it may cap growth potential of floorspace by up to 10% for the retail format types.

### 8.7 Commercial Office Floorspace

The commercial office market is sub-servient to retail activity in the Boronia Activity Centre. Activities include local and regional catchment serving finance, accounting and professional services and local agents.

As a general rule, this pattern is expected to continue over time however it is possible that major office facilities could be established in the Centre beyond trend based growth. This could include public sector offices as the primary candidate for major change in the area.

At the current time, office space accounts for approximately one-third of the retail commodity groups noted above. On that basis, office sector demand is expected to grow by around 7,000 to 10,000 sqm to 2036, plus any major developments that may occur.

## 8.8 Meeting the Demand

An issue for the study area is that the core retail area generally offers small shopfronts, many of which are dated in terms of quality of facilities. Boronia has a large number of low quality, small shopfronts.

Redevelopment is difficult where there is fragmented ownership of shops. Owners that do want to invest can be dis-incentivised if other surrounding properties do not redevelop or refurbish as well.

Moreover, many new retail formats tend to seek space around the 500 sqm to 2,000 sqm range, particularly in sectors like clothing. Such retailers also seek to locate in the prime location of a centre.

A range of strategies should be considered when seeking to retain or grow market share in a growth context. This includes ensuring maintenance or improvement of:

- Having appropriately sized space in locations demanded by retailers, such as ground level space in the core retail precincts north of Boronia Road;
- Providing a high amenity pedestrian-oriented environment that offers a unique and enjoyable experience, including reducing the negative impact of high traffic speeds on Dorset and Boronia Roads;
- Providing modern amenities and facilities such as quality public meeting spaces (plazas and open space), public toilets and free Wi-Fi technology; and
- Improving accessibility (via all modes of transport) and ease of movement within the Centre.

## 8.9 Summary

Boronia Activity Centre is a sub-regional centre that serves a Trade Area of around 148,000 people (Primary and Secondary Trade Area combined). The population in the Trade Area is expected to increase to 169,000 by 2036. This growth will present Boronia Activity Centre with opportunities for growth and change. In addition to this growth, the Centre has potential to increase its market share from within its Trade Area.

In other words, the Centre has potential to generate more activity from a 'growing pie' and from increasing its 'share of the pie'.

In round terms, underlying demand for retail space in Boronia Activity Centre could increase by around 20,000 sqm to 30,000 sqm 2036. Sectors of demand are likely to include Supermarkets & Grocery Stores, Restaurants, Hotels and Clubs and Speciality Retail (various).

The commercial office market is also expected to grow by around 7,000 to 10,000 sqm to 2036, in sectors like catchment-serving finance, accounting, professional services and local agents. Commercial office development beyond this range could also occur, most likely driven by large public sector offices.

Demand potential can be realised by providing space for retail and office uses and ensuring customer demand is maintained and improved. Strategies include:

- Having appropriately sized space in locations demanded by retailers;
- Providing a high amenity pedestrian-oriented environment;
- Providing modern amenities and facilities; and
- Improving accessibility to and within the Centre.

## 9.0 COMMUNITY SERVICES PROJECTIONS

### 9.1 Introduction

This section of the report reviews potential community facility needs in the Activity Centre, suburb and surrounding subregion. The review considers demand generated for local facilities by the immediate area (defined as the Boronia Activity Centre), the local area (defined as the suburb of Boronia), and demand generated for district and regional facilities by the surrounding subregion (defined as Boronia, Bayswater, Ferntree Gully, Upper Ferntree Gully and The Basin combined). The analysis provides a guide to potential facility needs at a preliminary assessment level.

### 9.2 Population by Service Age Cohorts

Population by age data at the suburb and subregional levels was obtained from the Forecast ID data set for 2016 to 2036. The data for the Activity Centre was estimated by applying cohort shares at the suburb level to projected population levels for the Activity Centre area. This provides a guide to the possible future age structure of the population in the relevant areas.

The selected service age cohorts are:

- 0 to 4 years (indicative pre-primary school age);
- 5 to 11 years (indicative primary school age);
- 12 to 17 years (indicative secondary school age);
- 18 to 24 (indicative young adult and tertiary education age);
- 25 to 64 (indicative primary worker age);
- 65 to 79 (indicative retiree age); and
- 80 and over (indicative primary aged care age).

The results for the Activity Centre, suburb and subregion are shown in the two tables that follow.

The Boronia Activity Centre had around 2,300 residents in 2016 and this is projected to grow to approximately 4,400 residents by 2036 under a low growth scenario and around 8,200 residents under a high growth scenario.

The projection suggests growth in all service age cohorts including relatively strong growth in retiree age and pre-primary age cohorts to 2036.

The broader Boronia suburb is forecast to increase from 23,100 residents in 2016 to approximately 25,200 residents in 2026 and around 27,100 residents in 2036. Strong growth is anticipated for the 0-17 year age groups while around 1,850 new residents are likely to be in the 25-64 year age cohort over the coming 20 years.

The subregion is expected to grow from approximately 69,200 residents in 2016 to approximately 73,900 in 2026 and 78,600 in 2036. Relative high growth is expected in the over 65 age cohorts.

**Table 28 - Population by Age Projections, Boronia Activity Centre, 2016-2036**

Age Cohort	Boronia AC - Low Scenario			Boronia AC - High Scenario		
	2016	2026	2036	2016	2026	2036
0 to 4	150	221	280	150	335	517
5 to 11	177	270	341	177	409	630
12 to 17	137	207	269	137	314	496
18 to 24	208	286	374	208	434	691
25 to 64	1,261	1,815	2,335	1,261	2,752	4,311
65 to 79	293	450	555	293	683	1,026
80 and over	107	189	269	107	286	496
<b>Total Population</b>	<b>2,333</b>	<b>3,438</b>	<b>4,423</b>	<b>2,333</b>	<b>5,213</b>	<b>8,167</b>

Source: Derived from Forecast id Online (May 2014) and HillPDA 2017

**Table 29 - Population by Age Projections, Suburb and Subregion, 2016-2036**

Age Cohort	Boronia			Subregion		
	2016	2026	2036	2016	2026	2036
0 to 4	1,486	1,619	1,717	4,508	4,697	4,964
5 to 11	1,745	1,976	2,091	5,601	6,084	6,378
12 to 17	1,357	1,515	1,647	4,496	4,878	5,158
18 to 24	2,059	2,095	2,294	6,123	6,102	6,607
25 to 64	12,464	13,297	14,313	37,459	38,976	41,244
65 to 79	2,893	3,300	3,405	8,246	9,429	9,764
80 and over	1,055	1,384	1,648	2,810	3,745	4,485
<b>Total Population</b>	<b>23,059</b>	<b>25,186</b>	<b>27,115</b>	<b>69,243</b>	<b>73,911</b>	<b>78,600</b>

Source: Derived from Forecast id Online (May 2014) and HillPDA 2017

### 9.3 Existing Facility and Service Provision

Previous research undertaken for Council indicates that Boronia is generally well served with access to a wide range of community services and facilities to meet existing needs. It is noted however that facilities offered are disparate, operate in isolation and do not reflect best practice standards in community service and facility planning.

The traditional model of community service provision, with separate services in separate venues, is losing relevance and effectiveness through changing values and preferences and the overwhelming need for Council and other service providers to deliver more cost effective, integrated and efficient services and facilities.

Over the next 20 years, the expected increases in population across all age cohorts, changing socio-economic conditions in Boronia, combined with ageing infrastructure and outdated service delivery models suggests that there are opportunities in both time and place for a change in the delivery of community services and facility provision to respond to local needs in Boronia.

The opportunity to investigate the consolidation of a range of community facilities and services was a key recommendation of Council's report as many of the existing facilities will require significant financial investment in either upgrading and / or construction of new facilities if the services currently provided in those facilities are to continue to be delivered.

#### **9.4 Indicative Facility Demand**

Indicative community facility benchmarks were reviewed to further explore potential demand for facilities in the local area for local scale facilities for the time period 2016 and 2036 based on the service age cohort figures shown earlier.

The results are shown in the table overleaf, ranked in order of indicative additional need for the period 2016 and 2036.

It should be noted that these benchmarks are identified for the purpose of providing an order of magnitude guide to the potential level of facilities that may need to be allocated in the Boronia area for community services activities. The analysis does not provide a definitive list of priority service or facility needs. More detailed research and analysis and consultation with services providers and user groups would be required to generate such a list.

The benchmarks show how many facilities of a particular type may be demanded by the growth in population between 2016 and 2036. That is, a score of 1.0 suggests one additional facility may be needed by 2036. The analysis does not take into account current over or under-supply of facilities due to lack of data on that subject.

Nevertheless, the benchmarks suggest growth in the local and subregional population may generate additional demand for (in round terms):

- Community gardens and local open space;
- Up to approximately 2 kindergarten / preschool facilities (nominally 1,000 sqm each);
- Up to approximately 2 childcare centres (nominally 1,000 sqm each);
- Up to approximately 1 maternal and child health centre (nominally 1,000 sqm);
- Up to approximately 1 community centre (nominally 2,500 sqm); and
- A host of other local facilities based on the subregional population growth including:
  - Medical Centre (General Practitioner Clinic) - around 1,000 sqm;
  - Art Gallery - around 2,500 sqm; and

- Potentially schools at both primary and secondary levels although capacity in existing local schools is not known and as such this is subject to verification.

The above listed items could represent a significant demand on land and floorspace in the vicinity of the Boronia Activity Centre. It is noted that increasingly Council is moving towards providing multi-use facilities which co-locate services such as kindergarten, community centre and maternal and child health. Likewise, generalist community spaces, such as those in a neighbourhood house or occasional care, can accommodate activities such as programs for older people, youth programs and be available as meeting spaces for community groups.

While many items listed in the table below indicate only a partial requirement would be generated over the coming 20 years, consideration could be given to the construction of a new multipurpose community facility which satisfies several uses and forms the core of an integrated and accessible community hub in Boronia.

The results provide a guide to potential need only for the purposes of assessing potential opportunities for Boronia Activity Centre over time. As noted, more detailed local area assessment is required to confirm and detail these findings.

**Table 30 - Indicative Local Facility Needs, 2016-2036**

Item	Change 2016-2036	Unit
<b>Boronia AC - Low Scenario</b>		
Community Garden	1.0	garden beds
Kindergarten / Pre School	0.7	facilities
Childcare Centre	0.5	facilities
Maternal and Child Health Centre	0.3	facilities
Community Centre	0.3	facilities
Medical Centre (General Practitioner Clinic)	0.3	facilities
Government Primary School (P-6)	0.2	schools
Art Gallery	0.2	facilities
Government P9 Primary & Middle School	0.2	schools
Neighbourhood House	0.2	facilities
Senior Citizens Centre	0.2	facilities
<b>Boronia AC - High Scenario</b>		
Community Garden	2.9	garden beds
Kindergarten / Pre School	1.8	facilities
Childcare Centre	1.5	facilities
Maternal and Child Health Centre	0.9	facilities
Community Centre	0.8	facilities
Medical Centre (General Practitioner Clinic)	0.7	facilities

Government Primary School (P-6)	0.7	schools
Art Gallery	0.6	facilities
Government P9 Primary & Middle School	0.6	schools
Neighbourhood House	0.6	facilities
Senior Citizens Centre	0.6	facilities
Youth Centre	0.4	facilities
Branch Library	0.4	facilities
Non-Govt. Primary School	0.3	schools
<b>Boronia Suburb</b>		
Community Garden	2.0	garden beds
Kindergarten / Pre School	1.2	facilities
Childcare Centre	1.0	facilities
Community Centre	0.6	facilities
Maternal and Child Health Centre	0.6	facilities
Medical Centre (General Practitioner Clinic)	0.5	facilities
Government Primary School (P-6)	0.5	schools
Government P9 Primary & Middle School	0.5	schools
Art Gallery	0.5	facilities
Neighbourhood House	0.4	facilities
Senior Citizens Centre	0.4	facilities
Youth Centre	0.3	facilities
Branch Library	0.3	facilities
Non-Govt. Primary School	0.2	schools
<b>Subregion</b>		
Community Garden	4.7	garden beds
Kindergarten / Pre School	2.3	facilities
Childcare Centre	1.9	facilities
Community Centre	1.3	facilities
Medical Centre (General Practitioner Clinic)	1.2	facilities
Maternal and Child Health Centre	1.1	facilities
Government Primary School (P-6)	1.1	schools
Government P9 Primary & Middle School	1.1	schools
Art Gallery	1.0	facilities
Neighbourhood House	0.9	facilities
Senior Citizens Centre	0.9	facilities
Youth Centre	0.7	facilities

Branch Library	0.6	facilities
Non-Govt. Primary School	0.5	schools

The same indicative benchmarking approach was used to examine facilities of district and regional scale, based on demand by the local and subregional population over time. The results are shown in the table below.

The results are ranked in order of indicative additional need for the period 2016 and 2036. Additional demand may be focused on the following facility types (in round terms):

- Nearly 240 residential aged care beds (equivalent to nominally 10,400 sqm of floorspace);
- Between 1 and 5 place of worship (i.e. church or similar); and
- Approximately 1 additional post office.

In terms of regional facilities which may be considered for relocation into the Boronia Activity Centre, Council’s municipal offices could potentially provide residents and others visitors with a more convenient location for interaction, and would make Council’s existing offices at Burwood Highway in Wantirna South available for commercial sale, lease or development.

**Table 31 - Indicative District and Regional Facility Needs, 2016-2036**

Item	Change 2016-2036	Unit
<b><u>Boronia AC - Low Scenario</u></b>		
Residential Aged Care	29.6	beds
Place of Worship (Church or Similar)	1.0	facilities
Post Office	0.3	facilities
<b><u>Boronia AC - High Scenario</u></b>		
Residential Aged Care	77.2	beds
Place of Worship (Church or Similar)	2.9	facilities
Post Office	0.8	facilities
Community Health Centre (eg. Maternal, Youth, Counselling, Disability)	0.2	facilities
Small Sports and Leisure Centre	0.2	facilities
Government Senior Secondary School (10-12)	0.2	schools
Arts Centre (Gallery + Studio)	0.2	facilities
Free Basketball Courts	0.2	courts
Government Secondary School (7-11)	0.2	schools
Ambulance	0.2	facilities
Fire Station	0.2	facilities
Multipurpose Community Centre	0.2	facilities
Non-Govt. Secondary School	0.2	schools
<b><u>Boronia Suburb</u></b>		
Residential Aged Care	82.2	beds

Place of Worship (Church or Similar)	2.0	facilities
Post Office	0.5	facilities
Government Senior Secondary School (10-12)	0.2	schools
Small Sports and Leisure Centre	0.2	facilities
Community Health Centre (eg. Maternal, Youth, Counselling, Disability)	0.2	facilities
Government Secondary School (7-11)	0.2	schools
<b>Subregion</b>		
Residential Aged Care	236.5	beds
Place of Worship (Church or Similar)	4.7	facilities
Post Office	1.2	facilities
Government Senior Secondary School (10-12)	0.4	schools
Small Sports and Leisure Centre	0.4	facilities
Community Health Centre (eg. Maternal, Youth, Counselling, Disability)	0.4	facilities
Government Secondary School (7-11)	0.3	schools
Arts Centre (Gallery + Studio)	0.3	facilities
Free Basketball Courts	0.3	courts
Non-Govt. Secondary School	0.3	schools
Fire Station	0.3	facilities
Ambulance	0.3	facilities
Multipurpose Community Centre	0.3	facilities
Tertiary TaFE Satellite Campus	0.2	facilities
District Performing Arts Centre	0.2	facilities
Central Library	0.2	facilities
Police Station	0.2	facilities
Small Aquatic Centre	0.2	facilities
Active Recreation Reserve	0.2	reserves
Large Sports and Leisure Centre	0.2	facilities

## 9.5 Summary

The local area and broader subregional population is growing across all services age cohorts. In the area around the Boronia Activity Centre relatively strong growth is expected in the retiree age and pre-primary age cohorts to 2036. This changing population age dynamic has implications for the provision of community facilities and services over the coming 20 years.

Previous work undertaken by Council confirmed that Boronia's community is currently reasonably well provided with a range of local services and facilities, though many facilities are ageing and will require significant investment if they are to remain fit for purpose.

On the demand side, the expected population growth in the Activity Centre area and in the broader subregional area (predominantly Boronia's surrounding suburbs) are key drivers for

infrastructure needs such as local open space, community gardens, kindergarten / preschool facilities, childcare centre, maternal and child health care and community centre uses, art gallery and medical centres. The potential to explore the establishment of new municipal offices in the Boronia Activity Centre could also be explored.

The preference for combined facilities means that potential exists for the construction of a new multipurpose community facility which forms the core of an integrated and accessible community hub in Boronia.

## 10.0 FEASIBILITY CONSIDERATIONS

### 10.1 Introduction

This section of the report provides a property economics assessment of three development concepts for two typical sites in the study area. The assessment is undertaken from a developer’s perspective, with a view to test for financial feasibility in order to provide insights into the likely take-up of alternative options for the example site.

### 10.2 Example Site 1

It is assumed Example Site 1 is an underutilised retail site located in the core of the Activity Centre. The site is assumed to be 372 sqm in area and comprises 288 sqm of floorspace that was constructed some 40 years ago. The assumed value of the property is \$840,000.

Three development scenarios are nominated for testing:

- Scenario 1 comprises a 4 level building with retail at ground floor, 12 residential apartments on upper floors and 21 basement car spaces (this assumes dispensation is provided for parking provision).
- Scenario 2 comprises a 6 level building with retail at ground floor, 16 residential apartments on upper floors and 27 basement car spaces (with dispensation).
- Scenario 3 comprises an 8 level building with retail at ground floor, 21 residential apartments on upper floors and 34 basement car spaces (with dispensation).

The scenarios are shown in the table below.

**Table 32 – Example Site 1 and Indicative Development Scenarios**

Example Site 1	Underutilised Retail Site		
Land Use	Retail		
Site Area SQM	372		
Zone	C12		
Construction Year	1977		
Gross Floorspace SQM	288		
Assumed Market Value	\$840,000		
Scenario	Scenario 1	Scenario 2	Scenario 3
Levels	4	6	8
Gross Floorspace SQM	1,189	1,486	1,784
GFA Ground Level	334	334	334
GFA Upper Levels	855	1,152	1,449
NLA Ground Level	284	284	284
NLA Upper Levels	726	979	1,232
NLA Total	1,011	1,263	1,516
Retail	284	284	284
Residential	726	979	1,232
Residential Units	12	16	21
Total Car Parks	21	27	34

### 10.3 Example Site 2

It is assumed Example Site 2 is a redundant community hall site. The site is located in the core of the Activity Centre and is assumed to be 1,346 sqm in area and comprises 640 sqm of floorspace.

The site is zoned for public use and would require rezoning before development. The site has no market value as it is not available for market exchange. It is assumed Council obtains state government 'fast track' rezoning to apply an appropriate zone (such as Commercial 1 zone) before it is sold for development.

Three development scenarios are nominated for testing:

- Scenario 1 comprises a 4 level building with retail at ground floor, 44 residential apartments on upper floors and 76 basement car spaces (this assumes dispensation is provided for parking provision).
- Scenario 2 comprises a 6 level building with retail at ground floor, 59 residential apartments on upper floors and 99 basement car spaces (with dispensation).
- Scenario 3 comprises an 8 level building with retail at ground floor, 74 residential apartments on upper floors and 122 basement car spaces (with dispensation).

The scenarios are shown in the table below.

**Table 33 – Example Site 2 and Indicative Development Scenarios**

Example Site 2	Large Community Site		
Land Use	Halls and Service Clubrooms		
Site Area SQM	1,346		
Zone	PUZ6		
Construction Year	1965		
Gross Floorspace SQM	640		
Assumed Market Value	TBD		
Scenario	Scenario 1	Scenario 2	Scenario 3
Levels	4	6	8
Gross Floorspace SQM	4,306	5,383	6,459
GFA Ground Level	1,211	1,211	1,211
GFA Upper Levels	3,095	4,172	5,248
NLA Ground Level	1,029	1,029	1,029
NLA Upper Levels	2,631	3,546	4,461
NLA Total	3,660	4,575	5,490
Retail	1,029	1,029	1,029
Residential	2,631	3,546	4,461
Residential Units	44	59	74
Car Parks Retail	10	10	10
Car Parks Residential	66	89	112
Total Car Parks	76	99	122

## 10.4 Method

The focus of the analysis is to determine the value of the site from a developer's perspective.

It is assumed that the land owner for the relevant site sells land via a sales and marketing campaign. It is assumed a developer buys the land and is able to obtain zoning and permits for the nominated option.

It is assumed that the developer will seek to develop the site for a short term return by selling the finished components of the development as soon as possible post-construction.

The method selected for feasibility testing is discounted cash flow (DCF) analysis of project revenue and costs over time to identify the best performing option.

The best performing option is the one that delivers the highest residual land value (RLV). Residual land value is calculated from the subtraction of project costs and target profit from project revenue.

DCF is an appropriate method when project timelines extend beyond one year and thus time value of money considerations are included in the analysis. The Estate Master model is used for this evaluation.

The modelling generates various measures of performance including internal rate of return (IRR), development profit and residual land value (RLV). IRR is the compound interest performance of the investment during the life of the project. It is calculated on the project as a whole and on the equity contribution of the developer. The IRR is compared to a target rate of return (or discount rate), which is used to discount future values to present values and generate a Net Present Value (NPV) estimate.

The target or required profit margin depends on the level of risk in the project but is typically around 18% for mixed use apartment projects.

Construction costs have been sources for the scenario using construction cost guides. Allowance has been made for site preparation, basement and building construction and external works.

Allowances for contingencies, finance costs, taxes and charges and marketing and selling costs have been made.

Possible income from sale of the finished properties has been estimated based on the value rates shown in the market research section of this report.

## 10.5 Results

The results are summarised in the table below. Key indicators are Project Internal Rate of Return (IRR) and Residual Land Value (NPV).

As noted above, projects of this nature will generally need to achieve an 18% return. Also, the residual land value (RLV) of the site (i.e. the price a developer can pay for the site) must be higher than the value of the site as it currently exists, otherwise the developer will not be able to outbid buyers that seek to use the property in its current form.

### Example Site 1

Under the Example Site 1 Scenario 1 concept, the project is close to the target IRR and the RLV is marginally below the current estimated value of the property as a dated retail facility. The concept is marginal and developers are likely to seek other higher value projects elsewhere. This situation could change in the future if the property market for new shops and apartments continues a growth trend.

Under the Example Site 1 Scenario 2 concept – which requires a 6 level building - a strong IRR result is generated (approximately 24%) and the RLV is above the existing use value (at \$1.02m). Under this conceptual testing process, this is a viable project and warrants more detailed examination. The difference between this concept and Scenario 1 is the additional development yield that can be delivered on the site.

The Example Site 1 Scenario 3 concept – which requires an 8 level building – delivers a similar result to the Scenario 2 concept in both IRR and RLV.

This suggests that for this particular site, given the particular cost and income assumptions used, a project in the 6 to 8 level scale is likely to be viable.

The results will vary with changes in site attributes and market conditions. As a general rule, as the property market for new shops and apartments strengthens (i.e. prices increase), the higher density concepts tend to perform better.

Key variables in driving the feasibility results are:

- Yield of units and yield of floorspace matched to market demand and prices being achieved;
- Land use mix, which favours residential units and ground level retail (with prices being superior to commercial office space from a financial perspective); and
- An optimal number of car parks that helps deliver maximum market values from properties but does not over-supply such space and drive up the cost base of projects for no or little additional revenue.

**Table 34 – Indicative Feasibility Results, Example Site 1**

Example Site 1		Underutilised Retail Site 4 Levels		Underutilised Retail Site 6 Levels		Underutilised Retail Site 8 Levels	
Scenario		Scenario 1		Scenario 2		Scenario 3	
	Units	13 Units		17 Units		22 Units	
	Gross Building Area	1,189 GBA		1,486 GBA		1,784 GBA	
	Site Area	372 SQM		372 SQM		372 SQM	
<b>Revenues</b>							
	Gross Sales Revenue	\$6,388,880		\$8,087,715		\$9,624,412	
	Less Selling Costs	-\$210,833		-\$266,895		-\$317,606	
	<b>NET SALES REVENUE</b>	<b>\$6,178,047</b>		<b>\$7,820,820</b>		<b>\$9,306,806</b>	
	TOTAL REVENUE (before GST paid)	\$6,178,047		\$7,820,820		\$9,306,806	
	Less GST paid on all Revenue	-\$580,807		-\$735,247		-\$874,947	
	<b>TOTAL REVENUE (after GST paid)</b>	<b>\$5,597,239</b>		<b>\$7,085,573</b>		<b>\$8,431,859</b>	
<b>Costs</b>							
	Land Purchase Cost	\$924,000		\$924,000		\$924,000	
	Land Acquisition Costs	\$55,130		\$55,130		\$55,130	
	Construction (inc. Construct. Contingency)	\$4,027,844		\$5,071,251		\$6,174,794	
	Professional Fees	\$349,596		\$434,790		\$524,898	
	Statutory Fees	\$46,074		\$47,124		\$48,235	
	Project Contingency (Reserve)	\$86,312		\$108,453		\$131,870	
	Land Holding Costs	\$4,983		\$5,153		\$5,472	
	Interest Expense	\$55,171		\$69,882		\$86,198	
	TOTAL COSTS (before GST reclaimed)	\$5,549,185		\$6,715,858		\$7,950,672	
	Less GST reclaimed	-\$509,299		-\$619,006		-\$734,257	
	<b>TOTAL COSTS (after GST reclaimed)</b>	<b>\$5,039,887</b>		<b>\$6,096,852</b>		<b>\$7,216,416</b>	
<b>Performance Indicators</b>							
	Gross Development Profit	\$557,352		\$988,722		\$1,215,444	
	Breakeven Date for Cumulative Cash Flow	Jun-19		Jun-19		Aug-19	
	Discount Rate (Target IRR)	18.00%		18.00%		18.00%	
	Net Present Value	-\$24,278		\$199,256		\$207,589	
	Date of Commencement	Oct-17		Oct-17		Oct-17	
	<b>Project Internal Rate of Return (IRR)</b>	<b>17.12%</b>		<b>23.85%</b>		<b>22.79%</b>	
	<b>Residual Land Value (NPV)</b>	<b>\$817,753</b>		<b>\$1,023,185</b>		<b>\$1,030,806</b>	
	Peak Debt Exposure	\$2,477,021		\$3,071,294		\$3,651,723	
	Date of Peak Debt Exposure	Feb-19		Feb-19		Feb-19	
	Breakeven Date for Project Overdraft	Mar-19		Apr-19		Apr-19	
	Total Equity Contribution	\$2,651,980		\$3,136,756		\$3,694,252	
	Peak Equity Exposure	\$2,651,980		\$3,136,756		\$3,694,252	
	IRR on Equity	16.80%		22.09%		20.63%	
<b>Yield Analysis</b>							
	Uses	Qty	SqM	Qty	SqM	Qty	SqM
	Residential	12	363	16	490	21	632
	Retail	1	284	1	284	1	284
	<b>TOTAL</b>	<b>13</b>	<b>647</b>	<b>17</b>	<b>774</b>	<b>22</b>	<b>916</b>

## Example Site 2

Example Site 2 is a bigger site and has a higher cost base for commencement compared to Site 1. Development returns can be higher with a bigger project where market prices are strong enough to cover base costs and deliver increasing profit per unit added.

Using the prices adopted - which is approximately \$390,000 per unit or \$6,500 per sqm for apartments, and assuming about \$5,000 per sqm for the retail space - project feasibility can be achieved at this site under the two bigger development scenarios.

Example Site 2 Scenario 3 achieves a 22.4% IRR and RLV at \$2.6m.

Example Site 2 Scenario 2 achieves an 18.9% IRR and RLV at \$2.1m.

The Scenario 1 option does not deliver enough density to make the project viable given the input assumptions used for the subject site in the market area.

As noted above in relation to Example Site 1, optimising development yield, land use mix and car park provision drives the results.

**Table 35 - Indicative Feasibility Results, Example Site 2**

Example Site 2		Large Community Site 4 Levels		Large Community Site 6 Levels		Large Community Site 8 Levels	
Scenario		Scenario 1		Scenario 2		Scenario 3	
	Units	45 Units		60 Units		75 Units	
	Gross Building Area	6,588 GBA		8,351 GBA		10,114 GBA	
	Site Area	1,346 SQM		1,346 SQM		1,346 SQM	
<b>Revenues</b>							
	Gross Sales Revenue	\$22,937,605		\$29,074,575		\$35,211,557	
	Less Selling Costs	-\$756,941		-\$959,461		-\$1,161,981	
	<b>NET SALES REVENUE</b>	<b>\$22,180,664</b>		<b>\$28,115,114</b>		<b>\$34,049,575</b>	
	TOTAL REVENUE (before GST paid)	\$22,180,664		\$28,115,114		\$34,049,575	
	Less GST paid on all Revenue	-\$2,085,237		-\$2,643,143		-\$3,201,051	
	<b>TOTAL REVENUE (after GST paid)</b>	<b>\$20,095,427</b>		<b>\$25,471,971</b>		<b>\$30,848,525</b>	
<b>Costs</b>							
	Land Purchase Cost	\$2,200,000		\$2,200,000		\$2,200,000	
	Land Acquisition Costs	\$132,000		\$132,000		\$132,000	
	Construction (inc. Construct. Contingency)	\$15,962,132		\$20,150,777		\$24,336,791	
	Professional Fees	\$1,353,418		\$1,695,610		\$2,037,587	
	Statutory Fees	\$150,382		\$163,603		\$176,815	
	Project Contingency (Reserve)	\$341,405		\$430,469		\$519,476	
	Land Holding Costs	\$12,198		\$12,280		\$12,333	
	Finance Charges (inc. Line Fees)	\$10,768		\$10,768		\$10,768	
	Interest Expense	\$209,323		\$258,562		\$307,764	
	<b>TOTAL COSTS (before GST reclaimed)</b>	<b>\$20,371,626</b>		<b>\$25,054,068</b>		<b>\$29,733,535</b>	
	Less GST reclaimed	-\$1,874,717		-\$2,313,095		-\$2,751,209	
	<b>TOTAL COSTS (after GST reclaimed)</b>	<b>\$18,496,909</b>		<b>\$22,740,973</b>		<b>\$26,982,326</b>	
<b>Performance Indicators</b>		<b>1</b>		<b>2</b>		<b>3</b>	
	Gross Development Profit	\$1,598,519		\$2,730,997		\$3,866,199	
	Breakeven Date for Cumulative Cash Flow	Jul-19		Jul-19		Jul-19	
	Discount Rate (Target IRR)	18.00%		18.00%		18.00%	
	Net Present Value	-\$412,039		\$105,220		\$624,798	
	Date of Commencement	Oct-17		Oct-17		Oct-17	
	<b>Project Internal Rate of Return (IRR)</b>	<b>13.87%</b>		<b>18.87%</b>		<b>22.39%</b>	
	<b>Residual Land Value (NPV)</b>	<b>\$1,620,608</b>		<b>\$2,096,880</b>		<b>\$2,575,264</b>	
	Peak Debt Exposure	\$9,336,803		\$11,462,783		\$13,587,407	
	Date of Peak Debt Exposure	Feb-19		Feb-19		Feb-19	
	Breakeven Date for Project Overdraft	Apr-19		Apr-19		Apr-19	
	Total Equity Contribution	\$9,485,870		\$11,688,604		\$13,890,003	
	Peak Equity Exposure	\$9,485,870		\$11,688,604		\$13,890,003	
	IRR on Equity	12.34%		17.29%		20.77%	
<b>Yield Analysis</b>		<b>1</b>		<b>2</b>		<b>3</b>	
	Uses	Qty	SqM	Qty	SqM	Qty	SqM
	Residential	44	2,631	59	3,546	74	4,461
	Retail	1	1,029	1	1,029	1	1,029
	<b>TOTAL</b>	<b>45</b>	<b>5,543,890</b>	<b>60</b>	<b>5,546,796</b>	<b>75</b>	<b>5,548,895</b>

## 10.6 Other Council Land

Council could consider utilising its land for development. Council has a number of land holdings including car parks, community facilities and open space.

Given these sites are not typically available for market exchange, they have no existing market value as such.

Council can therefore test various options for sites it deemed surplus to needs or alternatively capable of multiple uses, such as the existing community use plus new development activity.

The value of the site to Council will be driven by the development concept allowed on the site plus any conditions that would attach to the development. Examples include:

- Redevelopment of Council car parks with replacement of public car parking on site or at another location; and
- Redevelopment of ageing community facilities and development of new facilities by the developer as a condition of development.

As an example, Boronia Park is approximately 8,730 sqm in site area and could theoretically accommodate a large urban development project that includes provision of new community facilities.

Using half of the site for development could yield over 10,000 sqm of development in a multi-level configuration (say up to 4 levels). The value of the site could be in the vicinity of \$5m to \$10m depending in the concept.

## 10.7 Summary

Two example sites were selected to test the current state of development economics within Boronia Activity Centre. Example Site 1 is a dated retail facility on a 372 sqm site. Example Site 2 is a redundant 1,346 sqm community site.

Three development scenarios have been tested for the sites, all having basement car parking, retail at ground floor and residential apartments on upper floors. The scenarios increase scale from 4 levels to 6 levels and to 8 levels.

Given the current market context for properties in the area and the cost to deliver the concepts, the lowest scale developments do not trigger development viability against financial return and site value benchmarks. The higher density concepts of 6 to 8 levels do trigger viability benchmarks.

This analysis suggests that the current building height controls that apply to the Centre have had an impact on limiting redevelopment viability in the Activity Centre.

In addition to changing development controls to facilitate redevelopment in the Centre, Council could consider utilising its land for development, such as car parks, community facilities and open space. Development concepts could be structured to facilitate private

sector development on Council land whilst also including conditions for provision of new community facilities in addition to a financial return.

## 11.0 DESIGN CONSIDERATIONS

### 11.1 Introduction

The testing of the development scenarios have been based on a range of possible centre-wide outcomes based on the application a range of built form heights nominated by Council across the activity centre from a two-storey residential typology at the periphery of the centre through to a maximum of an eight-storey mixed use typology within the core of the activity centre.

### 11.2 Residential Areas Typologies

Whilst purely residential development of a range of heights is already relatively well-established in the activity centre area, the typology of development can provide vastly different development capacities within the study area.

A two-storey height limit can accommodate anything from two larger dwellings (a dual occupancy or duplex model) through to ten two-bedroom apartments in a low-rise apartment model, on a typical 750 square metre lot.

Whilst the latter may come with additional development costs (such as basement car parking) it also provides a substantially larger local population to support the activity centres' retail and commercial uses.

On larger sites, in addition to the pure population-related metrics, the more modest townhouse or villa unit typology typically creates larger areas of paved surfaces retaining less space for landscape, and often create undesirably long driveways and remote front doors that can create unsafe, poorly lit or poorly seen front doors that are not directly visible from public streets.

**Figure 18 - Dual Occupancy/Duplex Typology Delivering 2 Dwellings on a Typical Residential Lot**



**Figure 19 - Two Storey Apartment Typology Delivering 8 Dwellings on a Residential Lot**



### 11.3 Mixed Use Areas Typologies

At the core of the activity centre are areas that accommodate commercial, retail, community and other 'active' uses that form the basis of the 'activity' in the activity centre.

Within these areas typologies that accommodate residential use on the ground floor and / or introduce front setbacks, or side and rear setbacks are detrimental to the longer term functioning and development of the centre.

Whilst townhouse redevelopment has occasionally been approved in these types of areas in other centres as a form of 'urban renewal' making use of under-utilised commercially zoned land, the consequences are often negative to the centre, immediately felt and, most concerning, continue in perpetuity.

Building typologies in mixed use areas that are exclusively residential in nature, and take the form of townhouse development typically have the following effects:

- Discontinuity of activity centre street-level uses - interruptions in ground floor uses causing parts of the centre to no longer attract visitors or be functionally connected with other areas;
- Discontinuity of the public realm - ground level residential uses are setback from streets to provide privacy and amenity for residential occupants and in turn introduce poor natural surveillance and landscape outcomes within activity centre streetscape;
- Car parking interruptions - ground level garaging for townhouses introduce additional crossovers and driveways across footpaths and in some cases garage doors facing the street;
- Residential amenity impact concerns - residential amenity expectations of townhouse residents grow to mirror residential street residents with regard to street parking, noise, and fumes reducing activity centre flexibility and core purpose; and
- Built form precedent - townhouse and villa unit built forms introduce a suburban scale expectation for surrounding development even where maximum heights are clearly articulated resulting in significant side and rear setbacks which reduce the ability for future development to accommodate a range of potential land uses that can be vitally important for activity centre renewal (this may include large format commercial office spaces for key tenants or specialised retail spaces such as supermarkets).
- 'Locked in' development patterns - should future activity centre growth or expansion be desired, the tenure of residential land typically make future changes to these areas difficult or impossible.

In the below townhouse typology within an activity centre, the shopfronts are replaced with setbacks and garage doors, which creates a disconnect between the existing far end of the centre from the core.

**Figure 20 - Townhouse Typology Within An Activity Centre**



Mixed use, high density typologies (of any height) in mixed use areas provide a number of benefits to activity centres that townhouse forms cannot. This includes:

- Maintenance of shopfront streets - ground floor uses continue and contribute to the activity in streets and extend or 'reconnect' with existing and future areas of street-level activity;
- Maintenance of streetscapes - frontages built on the property boundary to streets with canopies over footpaths continue the shaping of the public realm in a way that facilitates pedestrian connectivity and provides an urban interface with the street;
- Provision of street level use flexibility - shopfronts maintain the viability for a full range of retail uses as well as medical, community, office or other uses that generate activity and visitations; and
- Mixed use compatibility - both commercial office and residential use above ground level retail use are compatible with each other, typically access via separate lift cores if within the same development but provided with pedestrian access from the main street frontage and vehicle access from the rear or side frontage.

The below mixed use development maintains street level shopfronts, canopies and minimised residential use at ground level.

**Figure 21 - Mixed Use Development Maintaining Street Level Shopfronts**



The below mixed use development with provision of multiple street level retail tenancies provides a flexible floorplate to accommodate a range of uses or even one large single retail use.

**Figure 22 - Mixed Use Development with Provision of Multiple Street Level Retail Tenancies**



#### **11.4 Summary**

Whilst building height controls can provide more certainty over the scale of development, inappropriate building typologies can potentially undermine the redevelopment of an activity centre through the erosion of its mixed use potential.

In particular, this is of critical importance in the core commercial and mixed use zone areas that already contain a mix of uses, typically the largest range of site types and key land holdings.

Whilst development expediency may create short-term opportunities to transform underutilised sites, redeveloping these with smaller scaled developments that include residential uses reduces the likelihood of future redevelopment.

Development that would introduce ground level residential uses should be wholly avoided as they potentially not only reduce the potential of the subject site, but also reduce the viability of more intensive and mixed use outcomes on adjacent sites and reducing the whole activity centre's redevelopment prospects.

## 12.0 POSSIBLE DEVELOPMENT TAKE-UP

### 12.1 Introduction

This section provides a summary of existing conditions and the various development projections listed in previous report sections.

### 12.2 Summary of Existing Conditions and Projections

A brief summary of the existing conditions review is shown below.

**Table 36 - Summary of Existing Conditions**

Topic	Summary
<b>Policy Directions</b>	<ul style="list-style-type: none"> <li>■ Policy supports Boronia Activity Centre to be a more vibrant CBD-style mixed use environment. Building height / development density is to be confirmed.</li> </ul>
<b>Existing Conditions</b>	<ul style="list-style-type: none"> <li>■ Boronia Activity Centre comprises approximately:               <ul style="list-style-type: none"> <li>– 959,581 sqm of property site area.</li> <li>– 92,200 sqm of business (non-residential) floorspace within 429 properties</li> </ul> </li> <li>■ Retail (58,900 sqm) and commercial (office) (20,900 sqm) are the primary land use activities.</li> <li>■ Major land uses include a discount department store, major supermarkets, bistro and community facilities.</li> <li>■ The business activities are mainly clustered north of Boronia Road with a bias to the east of Dorset Road.</li> </ul>
<b>Economic Profile</b>	<ul style="list-style-type: none"> <li>■ The Activity Centre accommodates approximately 2,500 jobs, with Retail Trade being the main industry sector.</li> <li>■ Other significant sectors are Health Care &amp; Social Assistance, Professional, Scientific &amp; Technical Services and Accommodation &amp; Food Services.</li> </ul>
<b>Demographics</b>	<ul style="list-style-type: none"> <li>■ The resident population of Boronia (suburb) has grown at 1.4% p.a.</li> <li>■ The local population is diversifying and gentrifying.</li> </ul>
<b>Property Market</b>	<ul style="list-style-type: none"> <li>■ Relative housing affordability in a metropolitan context in tandem with good access to jobs and services is driving demand and change.</li> <li>■ The location has a significant housing (townhouse and apartment) development pipeline.</li> </ul>

<p><b>Development Capacity</b></p>	<ul style="list-style-type: none"> <li>■ Approximately 537,000 sqm (53.7 ha) of site area zoned for development.</li> <li>■ The current development context provides for theoretical capacity of approximately 1,030,700 sqm of gross floorspace development.</li> <li>■ Scenario 2 Medium Change increases theoretical capacity to approximately 1,219,100 sqm and Scenario 3 High Change provides for approximately 1,315,200 sqm of gross floorspace development.</li> <li>■ Achieving theoretical capacity potential depends on site availability and development viability.</li> </ul>
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A brief summary of the development projections is shown below. This considers insights from the feasibility and design sections.

The higher projections noted below are unlikely to be achieved without change to planning controls to facilitate larger scale projects including use of strategic sites for major projects (as opposed to lower density projects such as townhouses).

The feasibility analysis suggests higher yield is required to facilitate development viability in the core of the centre.

Public sector investment will drive community service / facility provision but there may be opportunities to leverage from major projects to provide some facilities for the community.

**Table 37 - Summary of Development Projections**

Sector	Current (rounded)	Base Projection to 2036	High Growth Projection to 2036	Notes
Housing	1,600 dwellings	+1,400 dwellings	+3,900 dwellings	<p>The higher housing projection would maximise site and infrastructure use, would accommodate more apartment living and support and create demand for local services and jobs.</p> <p>The new population will also support growth of new businesses including small and medium scale businesses.</p>
	(2,300 residents)	3,000 dwellings in 2036	5,500 dwellings in 2036	
		(4,400 residents in 2036)	(8,200 residents in 2036)	
Retail	58,900 sqm retail	+20,000 sqm retail	+30,000 sqm retail	<p>Sectors of demand are likely to include Supermarkets &amp; Grocery Stores, Restaurants, Hotels and Clubs and Speciality Retail (various).</p>
		78,900 sqm retail in 2036	88,900 sqm retail in 2036	
Commercial (Office)	20,900 sqm office	+7,000 sqm office	+10,000 sqm office	<p>The commercial office market is also expected to grow in sectors like catchment serving finance, accounting, professional services and local agents.</p> <p>Commercial office development beyond this range could also occur, most likely driven by large public sector offices.</p>
		27,900 sqm office in 2036	30,900 sqm office in 2036	
Community Services	<ul style="list-style-type: none"> <li>■ Boronia’s community is well provided with a range of local services and facilities, though many facilities are ageing and will require investment.</li> <li>■ Service demand may be focused in local open space, community gardens, kindergarten / preschool facilities, childcare centre, maternal and child health care and community centre uses, art gallery and medical centres.</li> <li>■ The potential to explore the establishment of new municipal offices in the Boronia Activity Centre could be explored.</li> <li>■ The preference for combined community facilities could be explored.</li> </ul>			

## 13.0 STRATEGIES TO FACILITATE OUTCOMES

### 13.1 Introduction

A number of overarching strategies are nominated for consideration below. These are presented in six themes and related potential policy directions.

### 13.2 Themes and Directions

#### Theme 1: Make Best Use of Core Activity Centre Sites

Given the range of opportunities that will be presented to Boronia Activity Centre over the coming decades, a key policy direction is to ensure that sites are not under-developed as investment occurs. New investment that delivers a relatively low level of development and land use activity, particularly in the core of the Centre, will potentially represent a missed opportunity to deliver more jobs, services and activity to the Centre.

This is especially important on major sites, including Council land, land adjacent to the rail line (including the potential for future decking over the rail line) and large sites in the centre that have a low development yield.

The key private sector demand drivers are likely to be retail and housing developments. Investment proposals should be leveraged to deliver, where possible, mixed use outcomes that maximise the use of land.

Possible Directions:

- Increase height limits to 6 and 8 levels in the core of the Activity Centre.
- Use policy and controls to discourage / prohibit low density development in the core of the Activity Centre.
- Develop an 'active' street frontages policy and control framework for the core of the Centre (for retail shops and offices at street level). Development that would introduce ground level residential uses should be avoided in the core of the Centre.
- Investment proposals should be leveraged to deliver, where possible, mixed use outcomes that maximise use of land (e.g. housing and offices in addition to supermarket and major store developments; or small shop and office space included in apartments projects).

#### Theme 2: Make Best Use of Strategic Residential Sites

A risk exists that townhouse developments will consume sites that could otherwise accommodate higher density development, and thus limit opportunities presented by population growth and change in the Activity Centre.

#### Possible Directions:

- Investigate a change in zones to increase height limits to 4 levels on strategic sites in the periphery of the Activity Centre.
- Support site consolidation on strategic sites in the periphery of the Activity Centre.
- Use policy and controls to discourage / prohibit low density townhouse development on strategic sites and the periphery of the Activity Centre.

### **Theme 3: Support Investment with Infrastructure and Urban Amenity Improvements**

Investment can be facilitated and supported by public domain investments that deliver improved infrastructure, service and amenity outcomes in the Centre. Potential opportunities include improving street level amenity and integration in the Centre, improving technology services and renewing community services infrastructure.

#### Possible Directions:

- Explore ways to minimise the negative impact of traffic speeds on Boronia and Dorset Roads in the Centre via traffic calming and urban design treatments that support pedestrian movement and street level activity.
- Explore the redevelopment and renewal of community services and facilities in the Centre such as via a new multipurpose community facility. This could consider services like kindergarten / preschool facilities, childcare centre, maternal and child health care and community centre uses and art gallery.
- Explore provision of amenities and facilities such as quality public meeting spaces (plazas and open space), public toilets and free Wi-Fi technology in the Centre.
- Explore the potential for establishing a new municipal office complex in Boronia Activity Centre that includes community facilities such as library, meeting rooms and shared office space.

### **Theme 4: Maximise Opportunities from the New Population**

The demographic profile of Boronia is changing, driven by an influx of a more diverse and educated population. The new population increases demand for local services and also increases the capacity of the workforce to support new business growth including new small businesses and home-based businesses.

#### Possible Directions:

- Explore the opportunity for establishing a co-share office facility in the Centre for new business start-ups (e.g. 'The Commons' in South Melbourne).
- Review policies to support home-based businesses and small office / home office developments.

## Theme 5: Evolution and Renewal of Retail Space

The core of the Activity Centre was developed three to five decades ago using a traditional small shopfront development format. The wider retail economy has changed over time to provide new retail formats including larger format spaces for a wide range of stores. This has occurred in the broader retail system and within the Activity Centre, which has accommodated new large-format supermarkets, chemist and liquor stores for example. This has made redundant some of the smaller shopfronts, particularly those that do not have good exposure to trade. There is an opportunity to redevelop such sites however the main challenge is in consolidating titles to create a parcel that is suitably sized for contemporary development formats.

### Possible Directions:

- Explore the viability of acquiring sites for redevelopment. This could involve Council / Development Victoria purchase of fragmented land holdings, site preparation (title change, planning controls changes, and other ‘de-risking’) and sale to the development market under expression of interest.
- Develop Council land that is surplus to needs or has potential for mixed use development. Seek to include and integrate surrounding underutilised sites (if any exist).
- Explore the viability of establishing a food and goods market in the Centre, to be facilitated on underutilised sites.

## Theme 6: Infrastructure Funding Tools to Support Centre Renewal

Opportunity exists to explore the use of infrastructure funding tools to support Centre investment and renewal. This could include consideration of a Special Rates and Charge Scheme, Development Contributions Plan and Density Bonus Scheme.

An example of a density bonus scheme is the City of Melbourne plot ratio provisions. A base floorspace ratio of 18:1 is used in a defined central city area with discretion to agree to a floorspace bonus if built form parameters are met and an appropriate “public benefit” is provided to share added value. The model used is: Additional Floorspace = Extra Commercial Value = 10% Public Share = Value of Benefit. The public benefit could be negotiated as public open space and laneways on site, public space in the building, affordable housing in the building or some other agreed benefit.

The negotiated density bonus system has been used in New South Wales for many years. Each site in the state has a floorspace ratio (FSR) and in some cases it is possible for developers to negotiate with the relevant council a higher FSR subject to a public benefit being provided. A typical model is to calculate the increase in land value as a result of the additional floorspace with the council negotiating up to 50% of the increase in land value as a contribution, which

is executed by a Voluntary Planning Agreement. The contribution can be a cash payment to be spent on an agreed facility in the area.

If such approaches are considered, a balance must be struck between being able to collect a sufficient income stream to deliver public domain investments versus not unduly impacting on development economics.

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## The Boronia Renewal Project - Issues Paper – Economic Development

### About this Paper

This Issues Paper draw findings from the economic analysis report undertaken by HILL PDA and considers the leading issues and some future direction facing Boronia such as:

- Impact on commercial change/local economy from population growth and changing demographic
- Current and future development scenarios in Boronia
- Opportunities for a revitalised town centre
- Directions around financing and funding the Boronia Renewal program

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## Economic development a key part of the multi-disciplinary approach to deliver the Boronia Renewal Project

The Boronia Renewal Project is an urban regeneration project aiming to provide the framework for renewal of “hard infrastructure” in the suburb i.e. public realm built form, streetscape, Council assets and infrastructure, as well as create the context for the improvement of the “soft infrastructure” i.e. better access to community facilities, a vibrant town centre, community capacity in shaping Boronia’s future and ultimately a greater sense of civic pride in the town centre.

From an economic development context, a successful Boronia Renewal Project will see “enabling” conditions for business and investment be put in place that facilitates “hard” and “soft” infrastructure renewal. For example, a refresh of the building height control framework for the area needs to occur as the current provisions expire in December 2019. By undertaking this in the context of new policies and zones such as Plan Melbourne there will be opportunity for more mixed use development. Similarly, there is an opportunity to better leverage Council’s assets in the Boronia activity centre for infrastructure in the centre. An optimal outcome with a urban or town renewal project is to positively influence social outcomes and civic life amongst the existing community via the provision of services, jobs, affordable housing and better social and community connections.

The approach needed to drive tangible outcomes around the Boronia Renewal Project is to direct Council resources and obtain community buy-in to create the framework for the commercial and built future of Boronia. Community input into infrastructure decision making is crucial as it gives Council legitimacy to make significant decisions relevant to Boronia and it increases the community’s involvement in the civic space.

Council has adopted a multi-pronged approach to guide the best possible outcomes around strategic planning, built-form, business and community engagement, asset renewal and essential infrastructure for Boronia. The starting point for this approach is that the business as usual scenario is not going to drive a renewal program for the centre. Intensification of housing on the centre’s fringes has led to an increase of population but has not allayed concerns about the adverse impacts of over-development, nor has it changed perception about the Boronia centre offering a poor experience and being unsafe.

While the perception of Boronia is poor, the town centre itself offers a wide range of retail, health and community services; leisure and recreation activities and a number of business and personal services. This range of services ensures that there the Boronia has the foundations to be a vibrant centre for both the local population and for the 23,000 people that work in the adjacent Bayswater Business Precinct.

This diversity of businesses and commercial activity in Boronia gives Council an opportunity to shape interventions in Boronia using a high-level philosophy that goes beyond the concept of housing led renewal, or a conventional consumptive model. A focus solely on easing the parameters for increased housing density will offer short-term returns, however the Boronia Renewal Project is aiming beyond changing the framework for local built-form. Furthermore, there is not enough of a population catchment between Bayswater/Boronia/Knox Central to deliver major regeneration led by built-form (which it can be argued is what is underway at Eastland). Rather a new narrative for Boronia which asks “what is Boronia” and which considers social and community aspects, the unique sense of place and local environment, health and wellbeing, as well as business and retail growth, are some of the aspects that will underpin the Boronia Renewal Project.

## Boronia has the potential to be a vibrant centre catering for a diversity of community requirements

Boronia's pattern of growth has created a sprawling commercial centre which doesn't lend itself to a pedestrian-friendly shopping experience. This creates the conditions for residents and people working in the area to choose regional centres over a sub-regional centre like Boronia.

In the case of Boronia, the distance to regional centres at Knox and Eastland will expedite the leakage of expenditure, however the closeness of the centre to major employment zones of Bayswater and Kilsyth gives the centre access to a large catchment of non-residents.

Boronia also has a number of elements, which while not necessarily unique to a town centre, are unique in the context of a sub-regional commercial centre in Melbourne's east. These traits include:

- A night time economy with hospitality, cinema, bowling and other entertainment options
- Active recreation opportunities with Knox Leisureworks, Tormore and Chandler Reserve facilities within easy reach of the centre
- A range of community, schools and places of worship within the centre
- Mature vegetation and public open spaces for passive recreation and natural amenity
- Locational advantage with a suburban rail line
- A wide range of community services and health providers that are undertaking important work around wellbeing.

These elements offer the opportunity for a more vibrant town centre but there are a number of mitigating factors that condition business and trading conditions in the town centre. These include:

- "High" streets with dated infrastructure and a lack of diversity of stores. This leads to low to moderate commercial and retail demand with shoppers browsing and lingering less in the town centre
- Fragmented activity centre structure which leads to a lack of cross-trips across the centre. It is unclear whether Dorset Road has created this sense of division, or whether the convenience function of Boronia means that visitors only access the shops they need.
- Mixed use apartment developments that factor in street-level retail are constrained by lack of larger sites.
- Fragmented nature of ownership of centre of sites, especially Boronia Mall a hindrance to property renewal.
- Crime and safety perceptions in the centre, particularly around confined, underground development surrounding the railway station.

## Current scenarios of growth only set to increase

Population growth, changing demographics and the facilitation of housing density through planning policy has changed the face of Boronia. Knox City Council data shows that Boronia has experienced a disproportionately large amount of medium density development as compared with the rest of Knox. Approximately 1,574 dwellings and 2,333 residents at the current time.

Approximately 73% of dwellings constructed in the suburb of Boronia have occurred within the Activity Centre in recent years. Residential development in the area with new apartments and units either completed or under construction from 2012 amounts to nearly 600 residential units. The largest of these developments is a project under construction at 2 Floriston Road, Boronia which will comprise 28 residential units once completed in early

2018. Other significant projects in the area included the development at 3 Chandler Road, which brought 25 one and two-bedroom apartments over four levels.

As part of economic and site specific analysis commissioned for the Boronia Renewal Project, analysis was presented on the current scenario in order to assess where there is capacity for growth and change.

**Table 1 - Summary of Existing Conditions**

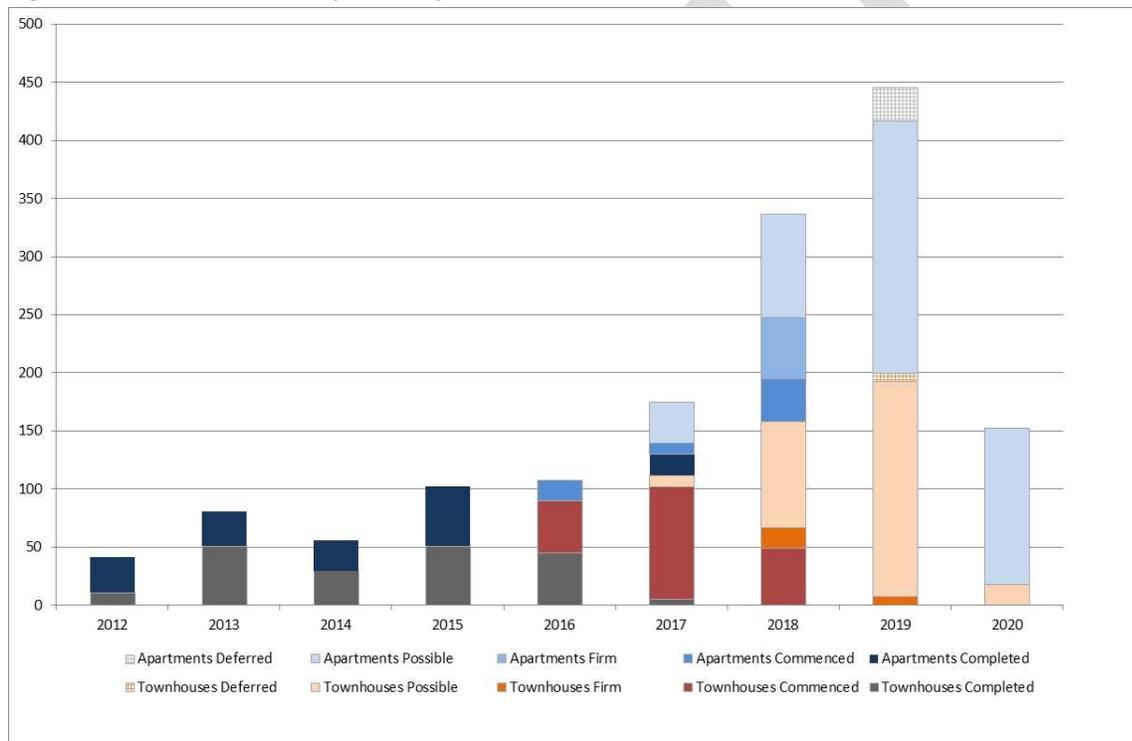
Topic	Summary
Policy Directions	<ul style="list-style-type: none"> <li>Policy supports Boronia Activity Centre to be a more vibrant CBD-style mixed use environment. Building height / development density is to be confirmed.</li> </ul>
Existing Conditions	<ul style="list-style-type: none"> <li>Boronia Activity Centre comprises approximately:                             <ul style="list-style-type: none"> <li>959,581 sqm of property site area.</li> <li>92,200 sqm of business (non-residential) floorspace within 429 properties</li> </ul> </li> <li>Retail (58,900 sqm) and commercial (office) (20,900 sqm) are the primary land use activities.</li> <li>Major land uses include a discount department store, major supermarkets, bistro and community facilities.</li> <li>The business activities are mainly clustered north of Boronia Road with a bias to the east of Dorset Road.</li> </ul>
Economic Profile	<ul style="list-style-type: none"> <li>The Activity Centre accommodates approximately 2,500 jobs, with Retail Trade being the main industry sector.</li> <li>Other significant sectors are Health Care &amp; Social Assistance, Professional, Scientific &amp; Technical Services and Accommodation &amp; Food Services.</li> </ul>
Demographics	<ul style="list-style-type: none"> <li>The resident population of Boronia (suburb) has grown at 1.4% p.a.</li> <li>The local population is diversifying and gentrifying.</li> </ul>
Property Market	<ul style="list-style-type: none"> <li>Relative housing affordability in a metropolitan context in tandem with good access to jobs and services is driving demand and change.</li> <li>The location has a significant housing (townhouse and apartment) development pipeline.</li> </ul>
Development Capacity	<ul style="list-style-type: none"> <li>Approximately 537,000 sqm (53.7 ha) of site area zoned for development.</li> <li>The current development context provides for theoretical capacity of approximately 1,030,700 sqm of gross floorspace development.</li> <li>Scenario 2 Medium Change increases theoretical capacity to approximately 1,219,100 sqm and Scenario 3 High Change provides for approximately 1,315,200 sqm of gross floorspace development.</li> <li>Achieving theoretical capacity potential depends on site availability and development viability.</li> </ul>

## Future commercial and housing growth need to keep pace with each other to meet the needs of a new Boronia

While residential development has driven spatial change to Boronia especially on the centre’s fringes, the commercial centre has not kept pace with the adjoining residential precinct.

The development pipeline for Boronia is strong. There are 74 apartment and unit developments at early planning stages with a varying degree of commitment to proceed in the area. Should all of these committed developments proceed, an additional 840 new dwellings would be built in Boronia by the end of 2020. Cumulatively these developments would represent approximately \$240 million worth of development in Boronia. An extract of the results of the analysis of development activity is shown in the figure below.

**Figure 1 - Residential Development Pipeline, Boronia, 2012-2020**



Source: CordellConnect

The following two tables show housing forecasts as estimated by for the period 2016 to 2036 by five year intervals.

Under a Base Housing Projection<sup>1</sup>, housing stock is expected to increase to approximately 3,000 units, accommodating a population of around 4,400 residents.

<sup>1</sup> Projections by HILL PDA for Knox City Council, October-December 2017

**Table 2- Base Housing Projections**

Year	2016	2021	2026	2031	2036
Townhouses / House	1,122	1,371	1,525	1,693	1,885
Apartment	452	663	794	937	1,099
<b>Total Dwellings</b>	<b>1,574</b>	<b>2,034</b>	<b>2,319</b>	<b>2,630</b>	<b>2,984</b>
<b>Population</b>	<b>2,333</b>	<b>3,015</b>	<b>3,438</b>	<b>3,898</b>	<b>4,423</b>
<i>Townhouses / House</i>	<i>71.3%</i>	<i>67.4%</i>	<i>65.8%</i>	<i>64.4%</i>	<i>63.2%</i>
<i>Apartments</i>	<i>28.7%</i>	<i>32.6%</i>	<i>34.2%</i>	<i>35.6%</i>	<i>36.8%</i>

Under the High Growth Housing Projection, housing stock is expected to increase to around 5,500 units, accommodating a population of approximately 8,200 residents.

**Table 3- High Growth Housing Projections**

Year	2016	2021	2026	2031	2036
Townhouses / House	1,122	1,649	2,173	2,709	3,251
Apartment	452	899	1,344	1,799	2,259
<b>Total Dwellings</b>	<b>1,574</b>	<b>2,549</b>	<b>3,517</b>	<b>4,508</b>	<b>5,510</b>
<b>Population</b>	<b>2,333</b>	<b>3,778</b>	<b>5,213</b>	<b>6,681</b>	<b>8,167</b>
<i>Townhouses / House</i>	<i>71.3%</i>	<i>64.7%</i>	<i>61.8%</i>	<i>60.1%</i>	<i>59.0%</i>
<i>Apartments</i>	<i>28.7%</i>	<i>35.3%</i>	<i>38.2%</i>	<i>39.9%</i>	<i>41.0%</i>

Source: HILL PD modelling from an extrapolation of CordellConnect and Forecast ID population and construction forecast data.

## Commercial development in Boronia needs to be encouraged as it has not kept pace with residential development

Table 4 gives a scan of commercial development in Boronia. Mixed use development in the development pipeline accounts for the majority of building works by value. This is a positive trend as mixed use development offers the best opportunity for new street retail or commercial office supply.

The medical/health sector, is the active most active sector with three projects focussing on addition and alterations to existing facilities with the remaining commercial project being the construction of a new medical centre. This is positive as the diversity of health and community services in Boronia is a potential driver for strong employment, health and wellbeing outcomes for local residents. Facilitating development from this health sector should be actively supported.

Retail development proposed for Boronia consists of refurbishment, alterations and upgrades to existing premises. While works to upgrade the multi-story carpark by Coles near Boronia Mall is a positive step, redevelopment of the dated Boronia Mall which is struggling financially will be essential to the future vibrancy of Boronia. As a strata-titled centre, significant commercial and legal negotiation would be required to unify all landowners and obtain agreement on an optimal process for redevelopment. Engagement with Boronia Mall owners around options and legal alternatives they can explore around redevelopment of the centre needs to be considered as part of the agenda for renewal of Boronia.

**Table 4 - Value of Non-Residential Development Activity and Pipeline, Boronia, 2013-2019**

Sector	2013	2014	2015	2016	2017	2018	2019
Commercial	0	\$200,000	0	0	\$5,450,000	\$200,000	0
Retail	0	0	0	\$1,400,000	0	\$4,000,000	\$200,000
Industrial	\$950,000	\$500,000	0	0	\$900,000	\$1,200,000	\$600,000
Mixed Use	0	0	0	0	\$400,000	\$3,500,000	\$16,600,000

Source: Hill PDA using CordellConnect estimates

Boronia Activity Centre is a sub-regional centre that serves a trade area of around 148,000 people (Primary and Secondary Trade Area combined). The population in the trade area is expected to increase to 169,000 by 2036. This growth will present Boronia Activity Centre with opportunities for growth and change. In addition to this growth, the Centre has potential to increase its market share from within its trade area.

In other words, the Centre has potential to generate more activity from a 'growing pie' and from increasing its 'share of the pie'.

In round terms, underlying demand for retail space in Boronia Activity Centre could increase by around 20,000 sqm to 30,000 sqm 2036. Sectors of demand are likely to include Supermarkets & Grocery Stores, Restaurants, Hotels and Clubs and Speciality Retail (various).

The commercial office market is also expected to grow by around 7,000 to 10,000 sqm to 2036, in sectors like catchment-serving finance, accounting, professional services and local agents. Commercial office development beyond this range could also occur, most likely driven by large public sector offices.

Demand potential can be realised by providing space for retail and office uses and ensuring customer demand is maintained and improved. Strategies include:

- Having appropriately sized space in locations demanded by retailers;
- Providing a high amenity pedestrian-oriented environment;
- Providing modern amenities and facilities; and
- Improving accessibility to and within the Centre.

## Better links to local business, start-ups and a focus on the changing Boronia will influence the success of the Boronia Renewal Project

The demographic profile of Boronia is changing, driven by an influx of a more diverse and educated population as well as a growing culturally and linguistically diverse cohort of residents. The new population increases demand for local services and also increases the capacity of the workforce to support new business growth including new small businesses and home-based businesses.

A number of recently arrived professionals to Boronia are from culturally and linguistically diverse backgrounds. Boronia has experienced a 6.6% CALD population growth according to the last Census - the second highest population change in all the Knox suburbs. This boost in population growth between 2011 and 2016 saw Boronia have greater increased change of residents born overseas (13.2% compared to 12.2% for Knox).

Many new CALD residents pursue self-employment as an avenue to economic participation in their communities. Often they may enter food services or retailing of traditional products and services. This is positive for a neighbourhood centre as this allows for diverse, local, family businesses, such as food stores that cater to the particular tastes of migrant communities. They also set up businesses where language knowledge is less of an issue (e.g. transport, cleaning, etc.). Appendix 2 gives a snapshot of recent small business registrations in the Boronia postcode.

Affordable housing prices in Boronia compared to the inner-east, has attracted professionals who bring new businesses to the suburb. Some of these professionals would contract to knowledge-intensive economic sectors (e.g. specialised services such as funds management, insurance, design, engineering and international education) concentrated in the CBD and inner suburbs. High property prices in those suburbs compared to Boronia, leads to the dispersal of these kind of professionals to established middle suburbs. Catering for these new residents with a diverse, vibrant Boronia centre will not only offset escaped retail and services expenditure but could also potentially inspire these professionals to invest in the town centre through the opening offices or studios. Working closer to home also supports greater participation in the social and civic life of a community and can drive greater involvement in sporting clubs, schools, volunteer or faith groups, etc.

Ways to achieve a greater level of engagement of local professionals in the Boronia Renewal project could entail:

- Scoping the opportunity for establishing a co-share office facility in the Centre for new business start-ups or self-employed professionals that call Boronia home (e.g. 'The Commons' in South Melbourne). In the case of Boronia, a potential shared space that, for example, focussed on allied or alternative health and therapies would be a natural strong fit for the centre.
- Allowing for mixed use developments that are adaptable so as to encourage different types of users. Ideally Boronia town centre developments should have street-level activity, diverse businesses and services and buildings that can be adapted to new roles. Encouraging designs of building which are open to change and which can respond to local needs as required should be facilitated in Boronia.
- Assessing options available around zoning laws designed to protect residential amenity to improve flexibility. More flexible regulations that entice more home-based small businesses can support small-scale, low-impact local retail or commercial activity (e.g. art studios, shoe repairs, cafes), encourage walking which supports more active street life and decreases car traffic.

## Assets creation and leveraging financing and funding to drive the Boronia Renewal Project (commercial-in-confidence section)

A Community Services and Facilities Review was undertaken by Council for Boronia and it found that a number of public owned assets in Boronia have come to the end of their physical life. The Boronia Basketball Stadium; the Youth Hall and other smaller assets like the Progress Hall are all dated and inadequate for the community.

There are a number of scenarios that can be pursued by Council to facilitate the renewal and leveraging of assets and infrastructure in Boronia. Council resources, engagement with the community, the investment and development sector, and some innovative thinking could deliver Boronia the infrastructure it requires, but can also inspire the community to better participate in local democracy and civic life.

Knox Council can shape the development narrative in central Boronia by directing resources to oversee development of its own sites. For example, the former Youth Hall on 257 Dorset Road, is a prime example of a significant Council asset that can shape the development narrative for Boronia. Two distinct streams – Funding and Financing/Strategic Vehicles- need to be explored by Council and its partners to achieve infrastructure and asset renewal in Boronia. These are detailed below:

### Funding Stream

- Special Rates & Charge Scheme: Council can use its legislative capabilities to establish things like a Special Rates and Charge Scheme for new infrastructure or on behalf of an organisation like a traders group for marketing and promotion. To ensure Boronia Trades Association is in a position to support this, Council can provide advisory services to ensure its governance and business plan is robust.
- Value Capture: A Development Contributions Plan (DCP) is also a useful tool to support Centre investment and renewal and uses a DCP levy linked to new development as binding contributions to planned infrastructure needed by the future community. A DCP will form part of a planning scheme. A DCP system enables a community infrastructure levy (CIL) to be imposed to fund projects involving the construction of community buildings or facilities. Further work on a Knox DCP Program is underway and future Boronia development will be greatly shaped by this work.

Value capture incentives like a density bonus scheme could be applied to facilitate development in Boronia. For example, a density bonus scheme like the one used at the City of Melbourne will offer flexibility to plotted ratio provisions. At the City of Melbourne, a base floorspace ratio of 18:1 is used in a defined central city area with discretion to agree to a floorspace bonus if built form parameters are met and an appropriate “public benefit” is provided to share added value. The model used is: Additional Floorspace = Extra Commercial Value = 10% Public Share = Value of Benefit. The public benefit could be negotiated as public open space and laneways on site, public space in the building, affordable housing in the building or some other agreed benefit.<sup>2</sup>

The negotiated density bonus system has been used in New South Wales for many years. Each site in the state has a floorspace ratio (FSR) and in some cases it is possible for developers to negotiate with the relevant council a higher FSR subject to a public benefit being provided. A typical model calculates the increase in land value

<sup>2</sup> A DCP might also go under different names in other countries. In Canada it is often referred to as a Social Bonus Zoning. In Vancouver this type of zoning can be used to allow higher density development in exchange for public amenities such as parks, schools, and social housing. The Grattan Institute's City Series discussed these sort of initiatives. See <https://grattan.edu.au/report/getting-the-housing-we-want/>

as a result of the additional floorspace with the council negotiating up to 50% of the increase in land value as a contribution. This is executed through by a Voluntary Planning Agreement. The contribution can be a cash payment to be spent on an agreed facility in the area.

- **User Pays:** The process whereby Council disposes of an asset “as is” by following the due process to dispose of the land/asset is a common procedure in local government. In the case a parcel of surplus land or site, the new asset owner will need to wear costs to develop. Often these are assets are zoned for a public use. In this cases any other usage, except for a government services, will require rezoning. In the case of a surplus building, the new owner will need to pay for site preparation or remediation costs, and as is often the case for older public buildings this can be quite costly.
- **Leasing:** Another relatively common procedure for Council asset and infrastructure renewal is to issue a lease. These leases, which follow a specific process based on the asset’s land tenure (i.e. a Crown Land lease for land in State or Commonwealth Government ownership will have a different process compared to a Council lease). The commercial funds generated by the lease are usually then pooled to offset costs associated with that asset or other Council assets. These asset costs can vary from maintenance; ongoing operations; or interest or funds associated with the asset. In some cases, lease fees may be used to fund other parts of a municipal budget.

### Financing/Strategic Vehicle Stream

Council, through the appropriate processes that govern how it can finance infrastructure or pursue strategic ventures can explore the following options for assets in Boronia, especially for the Youth Hall which is right in the heart of the Boronia town centre.

- **Community bonds:** ‘Bonds’ are one way in which Council can align private and institutional capital with its assets and in so doing direct investment towards its community infrastructure. Community bonds might take on the form of an interest drawing debenture<sup>3</sup> that will need to align interests of investors with interests of community and should meet the following principles:
  - The community is integral to decisions about their place
  - A culture of patronage and responsibility is built for place futures
  - Political representation at the heart of the co-creation process with the community, and
  - There is an investment in people and program alignment.
- **Joint Ventures:** Council can make enquiries and sell the land through an appropriate process to a number of potential partners for strategic sites it owns in Boronia. For example, the Youth Hall located next the Victoria Police could become a legal hub that might also house Department of Justice programs. As the land is currently zoned for government, facilitating this development may not require rezoning. Council could rebuild a Council facility on the site, such as a community hub or similar.

<sup>3</sup> In 2009, the Beaumaris Cricket, Football and Tennis clubs came together to establish the Beaumaris Sports Club. Over the next eight years’ club members worked to establish a \$6 million clubhouse. BSC utilised an interest earning debenture as part of the funding structure. Over 300 members of the community invested in the BSC a minimum amount of \$10,000 at 5% fixed per annum. Debentures were a commonly used structure to finance development of local community infrastructure. Examples include the Mounties Club established by a group of locals from the Mt Pritchard community in the 1920’s and the Mulgrave Country Club established in 1960.

Another option for sites in Boronia could be for Council to enter in a joint-venture with the private sector, government agency or other third party (e.g. a social housing provider) to deliver a mixed use development. This could be an exemplar style project that might have really high ESD principles or offer a strong social return.

- Public Private Partnerships: Council sell the land with value-added design, preferably a mixed-use design to an appropriate partner perhaps factoring into the design a required community or social use. This partner would then deliver the development. This would give the land a greater return, especially if the development was able to attain commercial densities such as a six-story MUZ (subject to permit). Appendix 2 highlights the financial details of how such a development could work. Land rezoning could be undertaken by Council as part of the preparation for sale in a partnership.

Considering options across these two streams, especially in the second stream that considers alternative financing and strategic vehicles will require specific resources and skillsets that most Council organisation's do not normally possess. In the case of Boronia consideration must be given to finding the balance between being able to collect a sufficient income stream to deliver public domain investments versus not unduly impacting on development economics. Further assessment must also be given to the resourcing Council staff to being able to strategically develop a framework and pathway to attain this balance.

## Disclaimer

This report includes estimates, assumptions and information provided from Council and from its advisors (e.g. HillPDA) and is sourced and referenced from a variety of external sources. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. These advisors have presented these estimates and assumptions as a basis for the Council's interpretation and analysis. With respect to forecasts, Council or Council advisors do not present them as results that will actually be achieved. Council and its advisors ask that individual readers judge for themselves the likelihood of whether these projections can be achieved or not.

## Appendix 1 – Boronia Central Activity Centre Economic Data

The latest jobs data for Knox based on the 2016 Census was released in December 2016 by the ABS. The following figures show the number of employees within the Boronia Activity Centre. As is expected in a predominantly commercial activity centre, retail is the largest source of jobs. The strong level of Health Care & Social Assistance job in the Boronia centre is also indicative of the clustering of jobs in this sector in the area.

**Table 6 – Jobs in the Boronia Activity Centre (UPDATE)**

Industry Sector	Jobs	%
Retail Trade	598	25.0%
Health Care & Social Assistance	377	15.8%
Professional, Scientific & Technical Services	247	10.3%
Accommodation & Food Services	243	10.1%
Education & Training	162	6.8%
Public Administration & Safety	137	5.7%
Arts & Recreation Services	137	5.7%
Other Services	120	5.0%
Construction	78	3.3%
Financial & Insurance Services	66	2.7%
Administrative & Support Services	59	2.5%
Rental, Hiring & Real Estate Services	52	2.2%
Manufacturing	49	2.0%
Information Media & Telecommunications	37	1.6%
Transport, Postal & Warehousing	13	0.6%
Agriculture, Forestry & Fishing	12	0.5%
Wholesale Trade	5	0.2%
Electricity, Gas, Water & Waste Services	0	0.0%
Mining	0	0.0%
<b>Total</b>	<b>2,393</b>	

Source: Remplan, December 2017

## Appendix 2 – New Business Entries by Typology – Boronia

This report shows currently active, registered for GST businesses on Boronia. This data is current as of May 2017 and has been collated from the Australian Business Registry using REMPLAN and only considers employing businesses.

**Table 7 – Top 20 New Business Registrations - Boronia**

<b>Business Type- GST Registered Only</b>		
Building and Other Industrial Cleaning Services	160	4%
Carpentry Services	149	4%
Computer System Design and Related Services	129	3%
Electrical Services	113	3%
Unable to obtain industry details	103	3%
Accounting Services	92	2%
Other Personal Services n.e.c.	88	2%
Other Construction Services n.e.c.	86	2%
Management Advice and Related Consulting Services n.e.c.	81	2%
Gardening Services	71	2%
Hairdressing and Beauty Services	68	2%
Non-Residential Property Operators	63	2%
House Construction	61	2%
Road Freight Transport	59	2%
Courier Pick-up and Delivery Services	56	1%
Other Specialised Design Services	55	1%
Plumbing Services	55	1%
Engineering Design and Engineering Consulting Services	54	1%
Other Auxiliary Finance and Investment Services	51	1%
Non-Store Retailing n.e.c.	49	1%
<b>Total Boronia Businesses</b>	<b>3857</b>	

Source: Australian Business Registry – May 2017 – GST Registered Businesses –

## Appendix 3 – Development Scenarios (Commercial in Confidence)

Council had independent advisory undertaken around possible development scenarios. Using some base residential property prices of approximately \$390,000 per unit or \$6,500 per sqm for apartments, and assuming about \$5,000 per sqm for the retail space - project feasibility was assessed for a site of over 1300 sqm of Council land.

Optimising development yield, land use mix and car park provision drives the development scenario results. According to the modelling taken on the Council owned land site Scenario 3 achieves a 22.4% Internal Rate of Return (IRR) and Residential Land Value RLV at \$2.6m. Scenario 2 achieves an 18.9% IRR and RLV at \$2.1m.

The Scenario 1 option does not deliver enough density to make the project viable given the input assumptions used for the subject site in the market area.

**Table 8 - Indicative Feasibility Results, Large Community Site**

Example Site	Large Community Site 4 Levels	Large Community Site 6 Levels	Large Community Site 8 Levels
Scenario	Scenario 1	Scenario 2	Scenario 3
Units	45 Units	60 Units	75 Units
Gross Building Area	6,588 GBA	8,351 GBA	10,114 GBA
Site Area	1,346 SQM	1,346 SQM	1,346 SQM
<b>Revenues</b>			
Gross Sales Revenue	\$22,937,605	\$29,074,575	\$35,211,557
Less Selling Costs	-\$756,941	-\$959,461	-\$1,161,981
NET SALES REVENUE	\$22,180,664	\$28,115,114	\$34,049,575
TOTAL REVENUE (before GST paid)	\$22,180,664	\$28,115,114	\$34,049,575
Less GST paid on all Revenue	-\$2,085,237	-\$2,643,143	-\$3,201,051
TOTAL REVENUE (after GST paid)	\$20,095,427	\$25,471,971	\$30,848,525
<b>Costs</b>			
Land Purchase Cost	\$2,200,000	\$2,200,000	\$2,200,000
Land Acquisition Costs	\$132,000	\$132,000	\$132,000
Construction (inc. Construct. Contingency)	\$15,962,132	\$20,150,777	\$24,336,791
Professional Fees	\$1,353,418	\$1,695,610	\$2,037,587
Statutory Fees	\$150,382	\$163,603	\$176,815
Project Contingency (Reserve)	\$341,405	\$430,469	\$519,476
Land Holding Costs	\$12,198	\$12,280	\$12,333
Finance Charges (inc. Line Fees)	\$10,768	\$10,768	\$10,768
Interest Expense	\$209,323	\$258,562	\$307,764
TOTAL COSTS (before GST reclaimed)	\$20,371,626	\$25,054,068	\$29,733,535
Less GST reclaimed	-\$1,874,717	-\$2,313,095	-\$2,751,209
TOTAL COSTS (after GST reclaimed)	\$18,496,909	\$22,740,973	\$26,982,326
<b>Performance Indicators</b>			
	1	2	3
Gross Development Profit	\$1,598,519	\$2,730,997	\$3,866,199
Breakeven Date for Cumulative Cash Flow	Jul-19	Jul-19	Jul-19
Discount Rate (Target IRR)	18.00%	18.00%	18.00%
Net Present Value	-\$412,039	\$105,220	\$624,798

Date of Commencement	Oct-17		Oct-17		Oct-17	
<b>Project Internal Rate of Return (IRR)</b>	<b>13.87%</b>		<b>18.87%</b>		<b>22.39%</b>	
<b>Residual Land Value (NPV)</b>	<b>\$1,620,608</b>		<b>\$2,096,880</b>		<b>\$2,575,264</b>	
Peak Debt Exposure	\$9,336,803		\$11,462,783		\$13,587,407	
Date of Peak Debt Exposure	Feb-19		Feb-19		Feb-19	
Breakeven Date for Project Overdraft	Apr-19		Apr-19		Apr-19	
Total Equity Contribution	\$9,485,870		\$11,688,604		\$13,890,003	
Peak Equity Exposure	\$9,485,870		\$11,688,604		\$13,890,003	
IRR on Equity	12.34%		17.29%		20.77%	
<b>Yield Analysis</b>	<b>1</b>		<b>2</b>		<b>3</b>	
Uses	Qty	SqM	Qty	SqM	Qty	SqM
Residential	44	2,631	59	3,546	74	4,461
Retail	1	1,029	1	1,029	1	1,029
<b>TOTAL</b>	<b>45</b>	<b>5,543,890</b>	<b>60</b>	<b>5,546,796</b>	<b>75</b>	<b>5,548,895</b>

Source: HILL PDA Estate Manager modelling

Three development scenarios were tested for the site, all having basement car parking, retail at ground floor and residential apartments on upper floors. The scenarios increase scale from 4 levels to 6 levels and to 8 levels.

Given the current market context for properties in the area and the cost to deliver the concepts, the lowest scale developments do not trigger development viability against financial return and site value benchmarks. The higher density concepts of 6 to 8 levels do trigger viability benchmarks.

This analysis suggests that the current building height controls that apply to the Centre have had an impact on limiting redevelopment viability in the Activity Centre.

In addition to changing development controls to facilitate redevelopment in the Centre, Council could consider utilising its land for development, such as car parks, community facilities and open space. Development concepts could be structured to facilitate private sector development on Council land whilst also including conditions for provision of new community facilities in addition to a financial return.