

Boronia Renewal Project
Community Services
and Facilities Review

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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 it will inform the current condition, and to some extent the suitability of each facility. The Building Condition Audit is currently in progress.

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

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 substantial 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. Services and facilities, however 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. There is an opportunity to construct a new multipurpose community facility and/or cluster of new and existing community facilities, to provide a core focus and community hub 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. In any planning and design process for new and/or upgraded facilities in Boronia, further consultation with relevant service providers/user groups (both Council and non-Council) will be important in understanding the functional needs of these agencies/groups, the services they provide, and how best these could form part of a co-located or integrated facility as part of a community hub.
4. There is an opportunity to explore alternative service delivery models, which reflect emerging needs and service sector trends, ensure more cost effective service delivery in Boronia. Consideration should include both Council and non-Council service providers and how best these could form part of a co-located or integrated facility as part of a community hub.

2. Glossary of Terms

Co-located Facility	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.
Community Infrastructure	Assets (which may or may not include a building), that accommodate community services, including: health, family and community support, education, arts and culture, information, community development, employment and training, open space and active and passive recreation opportunities.
Community Infrastructure Plan	<p>A plan which informs and guides the need for and development of community infrastructure for an area for a specified period into the future. It would be expected to:</p> <ul style="list-style-type: none">- Identify and prioritise community services, facilities and infrastructure required to meet the future needs of the population, based upon detailed supply/demand and evidence-based research relevant to the area and service sectors;- Guide the development, timing, design and location of community infrastructure for the area;- Provide direction and timing on funding sources. <p>A Plan would both support and inform a strategic and integrated place-based planning approach to address future community needs for an area.</p>
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	A facility providing 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.
Structure Plan	Boronia Structure Plan, City of Knox, 2006

3. Introduction

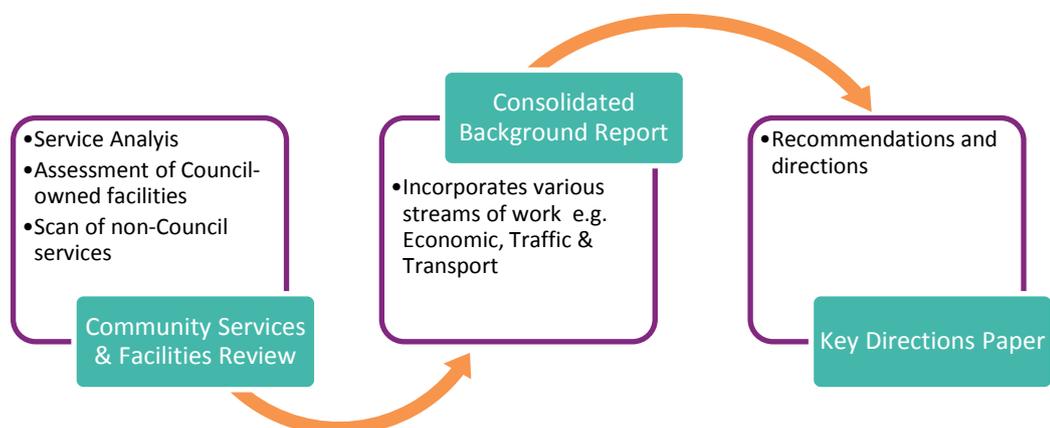
3.1 Project Purpose

This report outlines 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 include Background 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 Renewal Strategy with fallout projects such as the Boronia Park Master Plan and Station Precinct redevelopment. This Community Services and Facilities Review informs the background review, which will in turn lead to directions and recommendations within the Boronia Renewal project 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.

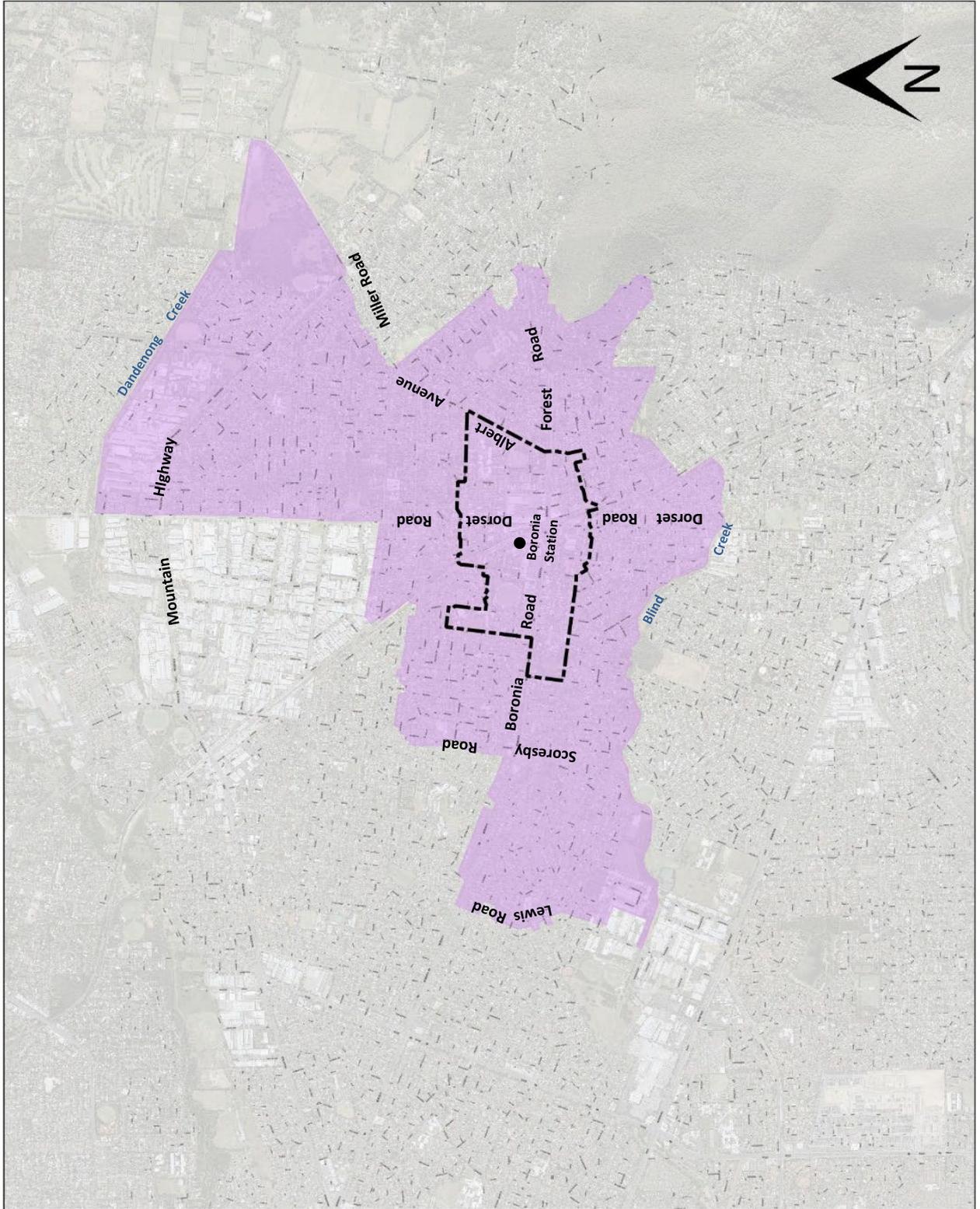
3.3 Project Boundaries

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, faith-based, 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* (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: A facility providing a range of flexible, functional spaces to support access to services and participation in a range of active and passive lifestyle activities.

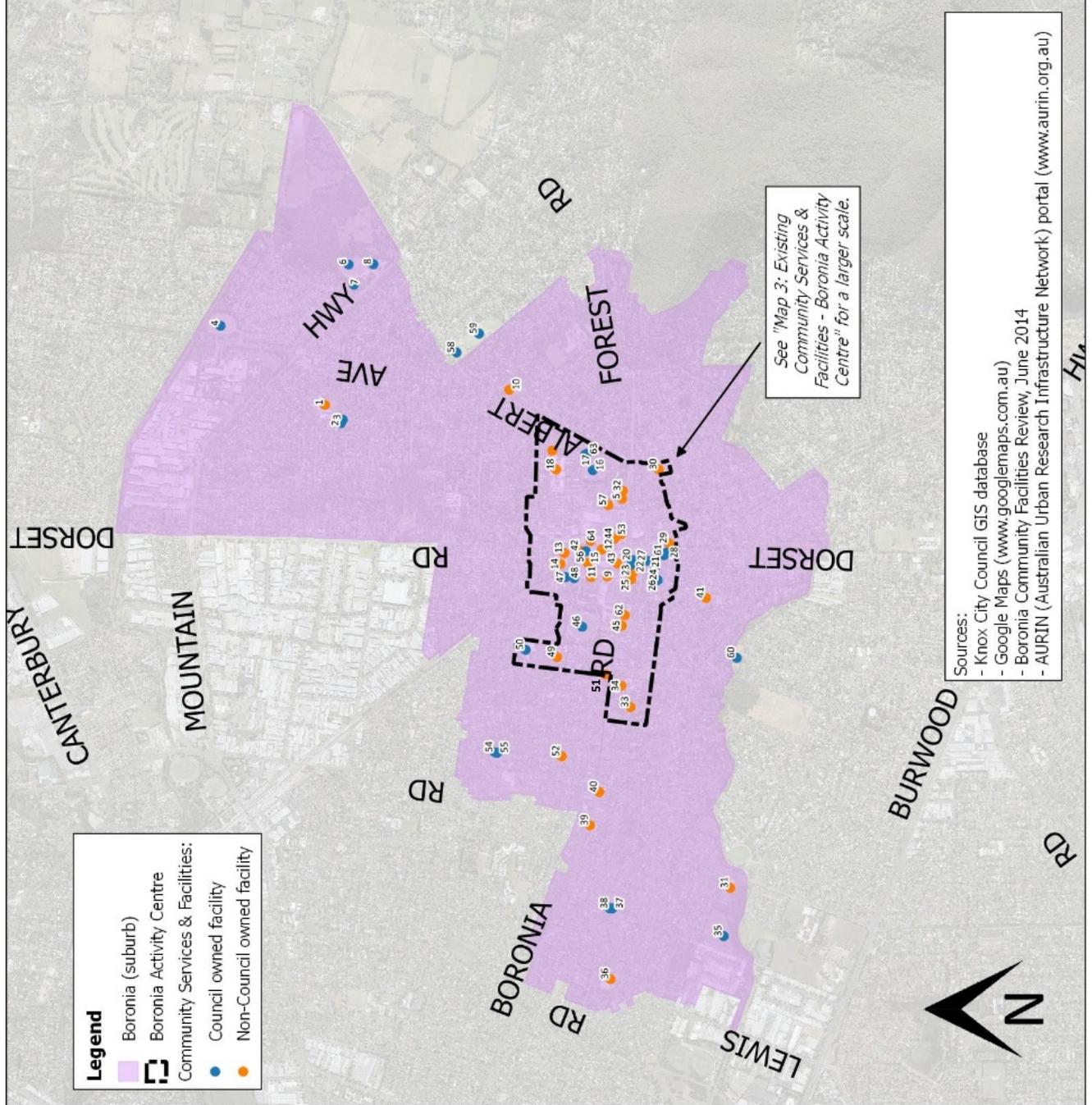
Multipurpose Community Hub: a collection of facilities clustered together on the same or adjoining sites. There may or may not be interaction between these facilities. Together, they create a focal point for community activity. A hub is often also a base for outreach services to other smaller facilities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

Map 2: Existing Community Services and Facilities - Boronia Suburb



Legend

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

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 Coimda Preschool
- 38 Coimda 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 Leisuresworks
- 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)
- Boronia Community Facilities Review, June 2014
- AURIN (Australian Urban Research Infrastructure Network) portal (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)
- Boronia Community Facilities Review, June 2014
- AURIN (Australian Urban Research Infrastructure Network) portal (www.aurin.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 2017-2021*, City of Knox, 2017;;
- 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 (“Springboard Social Planning Study 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 Study 2005 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 Boronia 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 are¹:

- 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) ²

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 ³. 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.

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

² *Ibid*, p.27

³ *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* were⁴:

- 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.

⁴ *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. A comprehensive consultation was undertaken as part of the Boronia Renewal Strategy including a targeted Youth engagement in 2018.

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).
- Non-Council services: Faith-based groups and not-for-profits heavily support different cohorts within Boronia. This review provides a scan of non-Council services, but does not undertake planning on behalf of non-Council service providers.

The review is not a community infrastructure plan for Boronia nor does it prioritise future infrastructure projects. It is an evidence-based research of community services and facilities in Boronia. This review will be a useful input into future decision-making for community infrastructure in Boronia and surrounding areas 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 Project⁵.

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.

⁵ *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
Total	20,833	22,193	1360	6.5

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
Total	8,398	100%	8,876	100%	+ 478	5.7

*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
	3,184	100

For the purposes of this report, and as outlined in Section 1.3, the population profile of Boronia as a suburb (rather than the Activity Centre itself) is more useful in determining population trends and identifying factors impacting on the supply and demand for community facilities at a suburb level.

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 4** breaks down these projections by age groups across 2011, 2016, 2026 and 2036. **Table 5** 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 4 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)

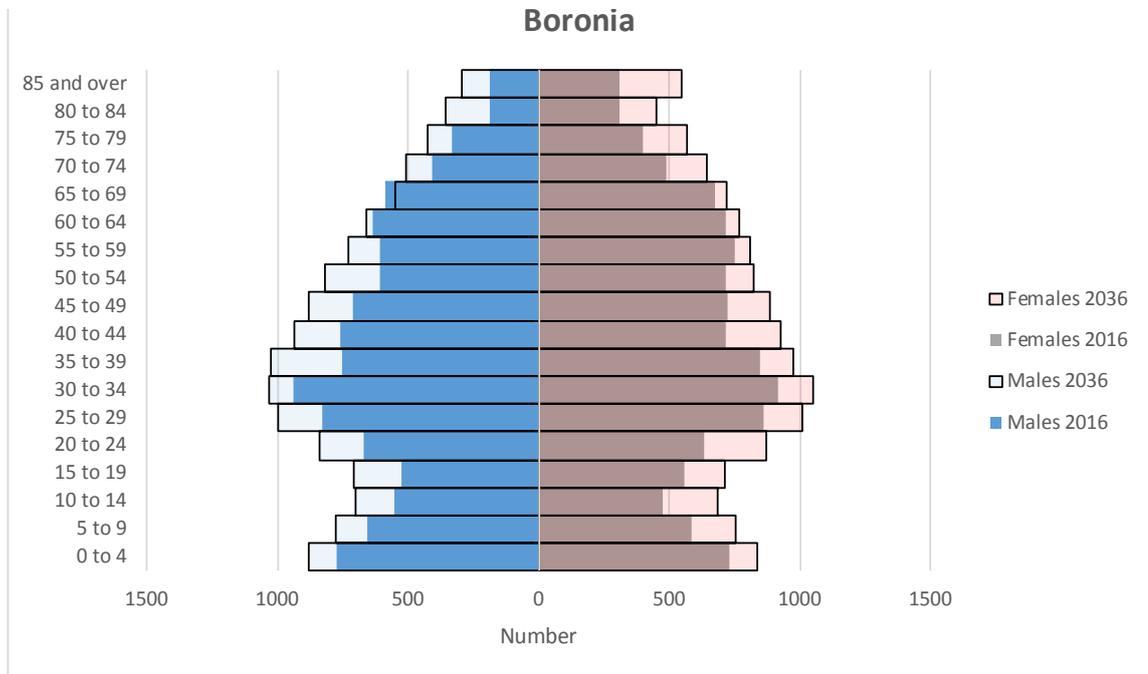
The population projections suggest that by 2036 Boronia will have a more even spread of population across all age groups and household composition types than is currently evident in Boronia. It suggests a more balanced and diverse community, rather than being skewed towards one or two predominant age 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
0-4	1,275	1,485	1,619	1,717	15.6	232
5-11	1,517	1,661	1,976	2,091	25.9	430
12-17	1,313	1,282	1,515	1,647	28.5	365
18-24	1,937	1,746	2,095	2,294	31.4	548
25-34	3,160	3,545	3,828	4,093	15.5	548
35-49	4,319	4,500	5,254	5,615	24.8	1,115
50-59	2,726	2,684	2,879	3,177	18.4	493
60-69	2,295	2,616	2,553	2,695	3.0	79
70-84	1,919	2,157	2,745	2,945	36.5	788
85 and over	422	499	721	841	68.5	342
Total	20,886	22,178	25,185	27,115	22.3	4,937

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



4.4 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 than 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.

4.5 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

5.1 Early years

Early years services catering for children aged 0 - 6 years, including preschool, child care and playgroup services across Knox are delivered by a number of service providers. Options available to families range from services provided by 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 for preschool and childcare, 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 6** 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%
TOTAL CHILDREN AGE 0-4 YEARS	1,275	1,485	1,619	1,717	232	15.6%

5.1.1 Summary of early year providers servicing Boronia

The summary scan in Table 7 below is based on a desktop analysis as at December 2017. It includes facilities providing early years (0 - 6 year olds) preschool and long day child care services. It does not include Out of School Hours Care services provided within local schools. The summary table includes both Council and non-Council early years facilities.

Table 7: Summary Table of Early Years Providers servicing Boronia

Name	Address	Programs	Ownership
Mission Australia Early Learning Centre – Boronia Childhood Centre	78 Albert Avenue, Boronia, VIC 3155	Operates Monday to Friday 6:30am – 6:30pm catering to children from six weeks to 5 year olds. Includes family day care, preschool programs, long day child care.	Non-Council
Boronia College Early Learning Centre	4 Rangeview Road, Boronia	Provides 3 and 4 year old preschool 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
Alchester Village Preschool	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 offered per week. The focus is on a 'play based program'.	Independent operator, Council-owned facility

Name	Address	Programs	Ownership
Colchester Park Preschool	8 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
Coinda Kindergarten Boronia	21 Dinsdale Rd, Boronia, VIC 3155	Preschool, playgroup (25-30 families – 1 group)	Council
Top Kids Childcare & Preschool Boronia	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
Goodstart Early Learning Centre	15/17 Boronia Rd, Boronia VIC 3155	Long day childcare; preschool and vacation care. Nursery for 0-2 year olds; toddler program for 2-3 year olds; preschool for 3-4 year olds; vacation care for 5-12 year olds.	Non-Council
Park Crescent Children & Family Centre	25 Park Crescent, Boronia VIC 3155	Long day child care (with integrated State – funded preschool program); Maternal Child Health Service, playgroup (70 families); operates 7am – 6pm.	Council
Great Beginning – Little Alberts Boronia	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
Haering Rd Preschool	17 Haering Rd, Boronia VIC 3155	Preschool and playgroup (40-50 families); 2 groups x 30.	Council
Genesis Health and Fitness Club	258 Scoresby Rd, Boronia VIC 3155	Occasional care to members.	Non-Council
Boronia Road Uniting Church	Boronia Rd, Zeising St, Boronia VIC 3155	Music Together Program, Playgroup-Specialist music program Fri 9:15-10pm Preschool children and carers Fri 10:15-11am	Non-Council
Boronia Churches of Christ	59 Boronia Rd, Boronia VIC 3155	Playgroup	Non-Council
St Pauls Anglican Church	273 Dorset Rd, Boronia VIC 3155	Grandparents playgroup Tues 10-12pm; Playgroup Thur 10-12pm	Non-Council
Knox Community Baptist Church	17-19 Falconer Rd, Boronia VIC 3155	Little Stars Playgroup 18months – 4 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	Non-Council

Name	Address	Programs	Ownership
New application	45-47 Chandler Rd, Boronia VIC 3155	A planning application for a new child care centre has been lodged (100 children) – not yet operating.	Non-Council

5.1.2 Council as an early years service provider

Council’s involvement as a direct service provider for both preschool 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, however, is changing. Council’s role is reducing, 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 driven 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.

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

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 accommodate 3 year old preschool and activity groups. Many Councils are now locating preschools 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 child care facilities across the municipality and offer other early years services.

From 2019, the existing child care services operating from the Park Crescent Children and Family Centre will relocate to the early years hubs.

The Council-run child care service will therefore 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 from this site in Boronia. Other non-Council child care services continue to operate 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. All pre-schools are between 21-49 years old: Cooida pre-school (1969); Hearing Road pre-school (1975); ; Colchester Park pre-school (1989); Park Crescent Children’s and Family Centre (1993); Alchester Village pre-school (1997).

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. Preschool and child care services must meet minimum building standards under relevant children’s service legislation.

5.1.3 Preschools

The following pre-schools operating from Council-owned facilities are in Boronia:

Preschools in Council facilities and operated by Council

- *Park Crescent Children's and Family Centre* (State funded preschool 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 of 30 funded preschool children in a room licensed for 30 children aged 3-5.
- *Haering Road Preschool & playgroup centre*: Operates 2 groups x 22 children. Licensed space is for 30 children. Potential to increase capacity to 30 per group, based on meeting relevant staff to children ratios.
- *Cooinda Preschool*: Operates one 1 group of 22 children, however could accommodate 2 groups. Licensed for 30 children. Potential to increase capacity to 2 groups x 30 per group based on meeting relevant staff to children ratios.

Preschools in Council facilities, but independently operated

- *Alchester Village Preschool*: 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 Preschool*: 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.

The above list does not take into account the 4 year old preschool programs offered by independent preschool service providers, which are often run in Early Learning Centres or integrated into privately run long day care programs (refer Table 7).

Benchmark for 4 year old preschool is 1 place for every 2 children aged 4

The relevant benchmark for 4 year old preschool 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 preschool 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, preschools are identified as local level infrastructure and there should be three available in Boronia. Based on this benchmark, the existing supply in 2011 was considered adequate, with the challenge identified to ensure existing preschools continue to be fit for purpose and well located⁶.

In 2016, the number of 4 year olds in Boronia was 288; this required a minimum of 144 preschool spaces to meet benchmark standards. **Table 8** outlines that of the pre-school services operating out of Council facilities, there are currently at least 140 licensed places for 4 year old preschool, with capacity to accommodate up to 250 children.

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

Current demand for 4 year old preschool services is being adequately met

⁶ *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 preschool 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
TOTAL	140	158	250

* Includes funded preschool program within long day care program

These figures do not take into account the 4 year old programs offered by independent preschool providers (as outlined in Table 7). Whilst a full analysis of 3 year old preschool services has not been undertaken as part of this review, it is noted that there are a number of 3 year old programs currently offered in Boronia from a range of service providers.

Preschool capacity and population projections

There are number of challenges within the preschool sector:

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

Recently, Boronia has experienced high increase in birth rates, and with population projections suggesting increase in 0 – 6 age cohorts, there is an expectation this will lead to increased demand in the coming years for additional preschool capacity for both 3 year old and 4 year old programs.

In 2019, the preschool 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.

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 preschool places to be provided. Considering existing service providers and facility capacity, this is readily 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 remaining “fit for purpose”.. 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 being responsive to demands, including opportunities for new service providers to emerge.

The preferred preschool service delivery models for Boronia may be subject to further review and change over the next 20 year period in response to key challenges. Existing facilities, meanwhile, are capable of meeting existing and expected future demand for preschool services in Boronia, supplemented by new service providers emerging within the private sector in response to new demand and consumer preferences.

Existing and expected future demand for 4 year old preschool services is being met

5.1.4 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); childcare 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 preschool programs. A planning application for a new child care centre for 100 places is currently being considered by Council.

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/family members).

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 adequate⁷.

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 preschool 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. Future child care demand will be met by existing facilities and a range of new independent service providers

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.

The childcare sector has the following challenges:

- Legislative context of child care services;

⁷ *Investigation of Boronia’s Future Social Service and Facility Needs*, CPG, August 2011, pp. 12-13

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

Existing childcare facilities in Boronia meet existing demand and future increases in demand are expected to be met by both existing facilities and a range of new independent childcare service providers.

5.1.5 Playgroups

The following community playgroups currently operate in and around Boronia:

Playgroups in Council owned facilities (run by incorporated committees)

- *Cooinda Playgroup*: 25-30 families (about to share with 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 Maternal and Child Health (MCH) service currently run a range of supported playgroups in Boronia (currently operating at Boronia West Primary School). These are subject to change based on client demand and locational preferences. The Council’s MCH service has expressed a desire for additional capacity to run more supported playgroups from its Park Crescent Children’s Centre facility and from other facilities in Boronia, 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, which can support playgroups and other early years services, along with activities across all life stages.

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 and flexible spaces within facilities in Boronia.

Implications for Boronia: Early Years services (preschools, child care & playgroups)

- Current supply and demand for preschool, 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.
- 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 community playgroup and children's activity spaces (both indoor and outdoor), supported playgroups and intergenerational spaces to cater for the increased role of older people in caring for children.

5.2 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 Park Crescent facility (2 nurses) and the Boronia K-12 College (1 nurse, 2 days/week). Two other MCH services are located within 1km of Boronia suburb boundary (in Bayswater and 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 Park Crescent facility 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:

- 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, three (3) MCH nurses will be required in Boronia

Existing and future MCH service provision analysis

- Advantages of operating out of the existing Park Crescent facility (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 group 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 service⁸).
- 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 utilisation of MCH services, along with socio-economic changes 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.

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

5.3 Youth

Council and non-Council organisations in Boronia provide a wide range of youth services. The following 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
Boronia Cub Scouts Pack 1	Chandler Park	Thur 7pm-8:30pm	7-10yr olds
Boronia Scout Troop Pack 1	Chandler Park	Mon 7pm-9pm	10-14yr olds
The Basin Woorneck Guides	Chandler Park	Mon 5:15pm-6:45pm	5-11yr olds
The Basin Birra-Li Guides	Chandler Park	Mon 7:15pm-9:15pm	10-15yr olds
Basketball holiday camps	Knox Basketball Stadium, 7 Park Cr, Boronia VIC 3155	School holiday camps	6-16 yr olds U12 and U14 development camps
Night Basketball	Knox Basketball Stadium, 7 Park Cr, Boronia VIC 315	8 week program	
Casual hoop shooting	Knox Basketball Stadium, 7 Park Cr, Boronia VIC 3155	Daily, particularly school holidays	general
Tenrikyo Melbourne Shinyu Church - Japanese classes	144 Dorset Rd, Boronia VIC 3155	Sat 1:30pm-3:30pm	5-15 yr olds
Emerge Youth	Boronia Community Church of Christ, 59 Boronia Rd, Boronia VIC 3155	Fri 7:30pm-10pm	
Kids Quest Jelly Beans	Boronia Community Church of Christ, 59 Boronia Rd, Boronia VIC 3155	Fri 5pm-6:30pm	Kinder-Grade 2
Kids Quest Superstars (Girls)	Boronia Community Church of Christ, 59 Boronia Rd, Boronia VIC 3155	Fri 5pm-6:30pm	Grade 3-6
Kids Quest Lego Club (Boys)	Boronia Community Church of Christ, 59 Boronia Rd, Boronia VIC 3155	Fri 5pm-6:30pm	Kinder-Grade 6
Kids Club	The Salvation Army, 2 Liverpool Rd, Boronia, VIC 3155	Thur 4:30-6pm	7-11 yr olds
Youth	The Salvation Army, 2 Liverpool Rd, Boronia, VIC 3155	Fri 6:30pm	15-25 yr olds

Name of Service	Location	Date and Time	Target group
Kidzworks	St Paul's Anglican Church, 273 Dorset Rd, Boronia VIC 3155	Fri 5pm-7pm (incl. dinner)	Primary school
SPY Youth Group	St Paul's Anglican Church, 273 Dorset Rd, Boronia VIC 3155	Fri 7:30pm	High school
Anchors - Boy's Brigade	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Thur 5:30pm-6:45pm	5-8 yr olds
No 1 Section – Boy's Brigade	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Thur 7pm-8:40pm	9-12 yr olds
No 2 Section – Boy's Brigade	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Thur 7-9:30pm	13-18 yr olds
Cadets – Girl's Brigade	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Mon 4:30-6pm	Prep, Grades 1 - 3
Juniors – Girl's Brigade	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Mon 7pm-8:30pm	Grades 4 - 6
Seniors – Girl's Brigade	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Mon 7pm-8:30pm	Grades 7 and 8
Pioneers – Girl's Brigade	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Mon 7pm-8:30pm	Grades 9 up
Youth	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Fri evening	Grades 6-12
Young Adults 'PEGS'	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Sat evening	Age 18+
'Madhouse' at Boronia West Primary School	Knox Community Baptist Church, 17-19 Falconer Rd, Boronia VIC 3155	Lunch time games	Grades 5-6
Secondary school games	Knox Community Baptist Church in association with Youth Dimension	Lunch time games	Grades 7 -10

5.3.1 Council provision of youth 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 Boronia 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, operating from a range of different local venues.

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 churches. These programs generally involve a maximum of 15-20 people, and very rarely require larger venue capacity.

Services and programs for youth are provided by different service providers, in a range of local venues, with needs changing over time.

Night Basketball operates out of Boronia Basketball Stadium as an engagement and prevention program for at-risk youth. It is a 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 also well used by teenagers for casual 'shooting', particularly in the holidays.

The Council decision to decommission the basketball stadium over the next 3-5 years (due to major structural issues) will impact on the continuation of this program. The State Basketball Venue would not be a suitable location (participants need to be able to access a local venue).

Girl Guides Victoria 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 for Guides and Scouts. 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 existing 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 the long-term library location in Boronia not yet resolved, there is opportunity to provide improved spaces for youth service utilisation as part of any new library and/or multipurpose community facility within Boronia.

Table 10 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
Age 5-11	1,517	1,661	1,976	2,091	430	25.9%
Age 12-17	1,313	1,282	1,515	1,647	365	28.5%
Age 18-24	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-run Youth Services programs will continue to be provided in Boronia in conjunction with schools, faith-based and community groups and other local partners, to meet changing local needs.
- Local venues, sourced on an as-needs basis, will continue to provide the majority of facility spaces required to accommodate a range youth services (including Council and non-Council activities) to meet future needs.
- The Council decision to decommission the Boronia Basketball Stadium within the next 5 years means that youth will not have access to:
 - Casual drop-in basketball shooting opportunities during school holidays
 - Night Basketball program

Consideration could be given to explore longer term options to retain the Night Basketball program in some capacity at other venues within Boronia, and to retain some outside basketball shooting opportunities within Boronia Park.

- Youth service providers would benefit from access to centrally located and flexible multipurpose spaces to deliver a diverse and increased range of programs to meet future needs.

5.4 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%
TOTAL age 50 and over	7,362	7,956	8,898	9,658	1,702	21.3%

5.4.1 Aged care providers

Boronia has a number of private aged care services. These include:

Table 12: Aged Care Providers in Boronia

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

5.4.2 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 generally⁹:

- 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.

By 2036, expected increase of people aged 50+ to be 9,658, compared to 7,956 estimated in 2016 (14.2% increase)

With respect to the Bellbird Senior Citizens Centre, the Asset Development Plan specifically concluded that¹⁰:

- There are a relatively high number of seniors in Knox.
- 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.

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

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

5.4.3 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.

5.4.4 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.¹¹

A demand analysis of future needs for U3A Knox undertaken in February 2017 by K2 Planning Pty Ltd noted¹²:

- 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 Knox has 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 space¹³.

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

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

¹² *Ibid*, K2 Planning Pty Ltd, Feb 2017, pp 21, 24

¹³ *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.

5.4.5 Other senior services providers

Other senior services groups operating within Knox, including the Knoxfield 55 Plus Club, which operates from the Carrington Park Activity 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.¹⁴ 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.

¹⁴ *Boronia Library Redevelopment Feasibility Study*, ASR Research, 2015, p.16

Implications for Boronia: Active Ageing

- Despite reduced membership, poor building condition, and only moderate utilisation of the Bellbird Senior Citizens Centre, 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 need to 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.

5.5 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 600-1,000m².¹⁵ With an existing floor space of 650m², 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:¹⁶

- The Boronia Library is well used and current size and service levels are generally meeting local Library service needs in Boronia. It has 1m² per 40 people in its primary catchment (2nd of all Knox libraries), with a deficit in floorspace of between 350-500m² 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.

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

¹⁶ *Boronia Library Redevelopment Feasibility Study*, ASR Research, 2015

- 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 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. Concept plans were prepared for a modest increase in the size of the library and internal reconfiguration of activities and spaces (Stage 1), with options for further stages to integrate the library with the basketball stadium, with a new shared foyer, multipurpose/activity spaces and a café. Consideration was also given to amenity improvements to improve activation of the basketball/library precinct to Boronia and Dorset Roads.

The Council decision in April 2018, however, to relocate basketball services to the State Basketball Centre and decommission the existing Boronia Basketball Stadium within the next 5 years due to major structural issues, significantly changes the context upon which the recommendations of the 2015 Boronia Library report were based (refer discussion in Section 5.6.4 – Basketball). Without the adjoining basketball stadium, the existing library building has less opportunity for integration with surrounding community uses, remains isolated, and is still subject to flooding/drainage issues.

The future of the library service in its existing location in Boronia therefore requires review.

Putting aside the site constraints of the exiting library location, the 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. Anticipated floor space requirements are still relevant, along with acknowledgement of benefits for the library’s operation with improved integration/synergies with adjacent community uses and commercial activities. Associated spaces for the library could potentially include shared foyer, kiosk, community meeting spaces, provision for a changing places facility, connectivity with outside spaces, and the co-location of library services with a range of community learning opportunities and other community activities.

The current context for Boronia Library therefore provides an opportunity to explore options within Boronia for a new library building, which could:

- form a key community focal point within Boronia and contribute to the revitalisation of the Boronia Activity Centre;
- provide opportunities to integrate the library with other community services and commercial activities, fostering social interaction and community connectedness;
- improve the library’s visual presence to create an accessible welcoming destination for the community; and,
- provide flexible and adaptable spaces to ensure the library is well paced to meet the changing needs of the community and accommodate new innovative technologies and learning opportunities.

Implications for Boronia: Library Services

- The library service within Boronia is providing a satisfactory level of service, and well used by the local community. However it lacks prominence to the activity centre surrounding main roads, and integration with other community uses.
- The recent Council decision to decommission the Boronia Basketball Stadium within the next 5 years, and other drainage issues within the Boronia Park precinct will significantly impact on the future of the Boronia Library in its current location.
- Many community service providers would welcome opportunities to be located adjacent to and/or share multipurpose spaces with the library.
- Best practice library planning suggests that 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.
- The library needs to have the ability to adapt to new technologies, become a key provider of lifelong learning opportunities and be flexible to respond to changing community needs as they emerge over time.
- There are opportunities to 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 and/or co-located multipurpose community facility;
- Given all of the above, the current context in Boronia provides an opportunity to explore options for a substantially upgraded and/or new library facility, to form a core component of an integrated community hub/civic precinct within Boronia Activity Centre, and which could be co-located with a range of other community services and commercial activities.

5.6 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, including¹⁷:

- 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.

5.6.1 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.¹⁸

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.

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

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

¹⁸ 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

An AFL Plan, currently being prepared for the eastern region of Melbourne, will address some of these issues from a regional perspective, as they specifically relate to AFL and associated infrastructure needs. The Knox Pavilion Plan, currently under preparation, will also address some of these issues across Knox relating to existing infrastructure capacity for all users of active recreation reserves. Some of the solution may be significant investment by Council (as well as State Government and affected user groups) in alternative building structures or regional facilities. It is noted, however, that regional facilities will not necessarily address the individual local club needs to update their sporting infrastructure to meet future local demand, including training needs.

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. This is an important opportunity to pursue, 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 utilisation of Council-owned facilities by winter and summer usage:

Table 13: Weekly Seasonal Usage

Council Facility	Weekly hours Winter	Weekly hours Summer
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

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.

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 – 2 ha per 1,000 people
- Level 1 – 1 active open space reserve (8 ha) 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 a more modest benchmark (to reflect an existing urban area, with some regional facilities) of 2 ha per 1,500 people applied to the 2016 population (22,178 people) for Boronia sets out an overall requirement of 29.57 ha active open space, compared to the existing provision of 23.5 ha.

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. This will not be able to be achieved, so Boronia is therefore likely to have a significant deficit of active recreation provision in 2036. This may be able to be partially offset with additional investment into regional active recreation facilities.

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 are 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).

5.6.2 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 also having netball court facilities.

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 not expected there will be any need generated for new/upgraded netball facilities in Boronia in the foreseeable future.

5.6.3 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 has been generally decreasing over the last 20 years, with over 50% reduction in membership, however participation levels have 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.¹⁹

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.

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.

¹⁹ *Tennis Facilities Strategic Plan*, Knox City Council, April 2012, pp4-5

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.

5.6.4 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.

Other basketball facilities of varying size and capacity are also available within a number of local schools.

The Boronia Basketball Stadium 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.

As part of the 2015 Boronia Library report, recommendations were made that both the basketball and library services would benefit from improved integration, with concept plans prepared for new shared spaces and amenity improvements to improve activation of the basketball/library precinct with Boronia and Dorset Roads. Since the preparation of the *2015 Boronia Library Report*, however, it is clear that the structural issues associated with the Boronia Basketball Stadium are more serious than previously thought, and the ongoing maintenance and renewal costs for the stadium will be significant.

On 23 April 2018, Council considered a number of matters relating to the implementation of a Basketball Masterplan for the Knox Regional Sports Park in Wantirna South to address basketball demand across the municipality. This was informed by the Knox Basketball Plan – Domestic Demand Analysis, November 2017 and extensive consultation with key stakeholders including relevant basketball and other sporting organisations.

Council endorsed the Masterplan, which proposes the construction of new basketball courts at the

Knox Regional Sports Park to meet the future basketball needs of Knox, and provides an opportunity to address the needs of domestic basketball, along with facilities for State basketball (NBL) and the creation of a Centre of Excellence for basketball and gymnastics. Council's decision also noted that implementing the Masterplan will result in decommissioning of the Boronia Basketball Stadium within the next five years.

This decision is significant, and will not only impact on the provision of basketball services within Boronia, but also impacts on the future of the Boronia Library, the Park Crescent Children's Centre, and other community activities currently operating in and around Boronia Park.

Further work therefore needs to be undertaken on assessing the impact of the loss of the basketball stadium, and determining future directions and options for local basketball services, the Boronia Library, Park Crescent Children and Family Centre and all other activities and facilities within Boronia Park more broadly. These will all need to take into account the prioritisation of the broader drainage response required to address Boronia Park water retention issues.

Given the expected increase in densities in Boronia, with less private open space for households than detached dwellings, consideration could 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.

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 major structural and geo-technical issues which will require significant investment in renewal and maintenance costs if the facility is to remain viable.
- Council has endorsed a Masterplan for the Knox Regional Sports Park in Wantirna South for the development of new basketball facilities to meet the future needs of basketball across Knox more broadly. Subject to funding of the Masterplan initiatives, this will result in the decommissioning of the Boronia Basketball Stadium within the next five (5) years.
- Further work will be required to assess the impact of the loss of the Boronia Basketball Stadium on the other community groups which currently use the facility, the Boronia Library, the Park Crescent Children's and Family Centre, and other uses/activities currently operating in and around Boronia Park.
- 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.

5.6.5 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. A Sporting Facility Demand Analysis has identified a significant increase in membership over the past 5 years, and the facility is at capacity with a waiting list of interested participants.

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.

The Council decision to endorse a Masterplan for the Knox Regional Sports Park in Wantirna South also includes provision for an upgraded regional gymnastics facility to accommodate demand, and cater for State level competition.

Future upgrades and or development of any new Council owned facilities for gymnastics, if and when required, are therefore 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.

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 needs will be met at regional 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.

5.6.6 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 aquatic 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 is 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. Expected completion of the Aquatic Plan is September 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.

There are considered to be some opportunities to improve connectivity and synergies between Knox Leisureworks and other recreation/community activities within the Tormore Reserve/Leisureworks Precincts.

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.
- The existing Knox Leisureworks has some structural and geo-technical issues needing further investigation.
- The outcomes of the Aquatic Plan and building condition audits will inform future decisions on the future of aquatic services across Knox, including within Boronia.
- There are opportunities to explore connectivity and synergies with Knox Leisureworks and the other recreation/community activities within Tormore Reserve.

5.6.7 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

5.6.8 Bowling

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.

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.

5.6.9 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 an 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.

5.7 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 Spaces

Facility	Address	Map reference (refer Map 2)
Progress Hall	134 Boronia Road	20
Boronia Library	Park Crescent, Boronia	27
Boronia Basketball Stadium	Park Crescent	21
Knox Leisureworks	Tormore Road	50
Bellbird Senior Citizens Centre	Erica Crescent, cnr Erica & Genista Avenue	47
Tormore Reserve Pavilion	Tormore Road	46
Boronia Scout Group Hall	Chandler Road	63
Boronia District Guide Hall	Chandler Road	17
Boronia Bowls Club	Marie Street	30
Boronia RSL	Dorset Road	29
Boronia West Primary School	Tormore Road	49
Boronia Road Uniting Church Hall	209 Boronia Road	51
St Pauls' Anglican Church	273 Dorset Road	13
Wesleyan Methodist Church	36 Pine Crescent	41
St Joseph's Parish Hall	212 Boronia Road	34
Boronia Church of Christ	59 Boronia Road	32
Boronia CWA Hall	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 15 shows the number of community facilities that are required in Boronia both now and in the future to meet the FPF benchmark standards.

Table 15: Community Meeting Space Demand in Boronia

(based on Strategic and Facility Planning Framework benchmark standards, BECA Report, 2009)

Type	2016	2036
No. dwellings	9608	11,240
Local Level Facility (1 per 3,000 dwellings)	3	4
District Level Facility (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.”²⁰

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 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”)²¹:

- 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 that²²:

²⁰ *Investigation of Boronia’s Future Social Service and Facility Needs*, CPG, August 2011

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

²² *Ibid*, p.1

- 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 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 500-600m² 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 any major venue currently providing meeting room space, including the Boronia Basketball Stadium, 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 500-600m², 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.

5.8 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.²³
- 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 Boronia²⁴.

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, and a number of neighbourhood house programs are now 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.

Community House Provision Ratios

Planning for Community Infrastructure in Growth Areas notes:

- There is 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, with an existing population in Boronia in 2016 of 22,178, and a projected population in 2036 of 27,115, the area is currently deficit in this community facility, both now and into the future.

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

²⁴ *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. This equates to a deficit of this facility in Boronia.
- 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.

5.9 Arts and cultural services

5.9.1 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.

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.²⁵

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.

The *Knox Public Art Implementation Plan 2017* identifies that public art plays a significant role as a key public face of a desirable, vibrant, dynamic cultural environment. Public Art can encourage and celebrate community diversity and inspire and connect communities. It can be subtle or bold, permanent or temporary, and can be designed into the style and design of buildings, along trails, within interactive environments and in the design of landscapes.

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, economic development and social connectedness, generating civic pride and sense of place.

²⁵ *Knox Arts and Cultural Plan 2012-2022*, City of Knox, 2012, p.24

5.9.2 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, Dorriggo 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:

- 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.

6. Other community service providers

6.1 Community support agencies

Many community support service providers operate in Boronia, including a range of Government and non-Government agencies, faith-based, not-for-profits, providing support to residents and families in Boronia, with targeted services and programs to meet identified needs.

This review provides a scan of non-Council services, but does not undertake planning on behalf of these providers.

The high number of community service providers as outlined in this section, 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 needs 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 that²⁶:

- 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.

²⁶ Boronia Library Redevelopment Feasibility Study, ASR Research, 2015, pp.15 & 43

As part of the 2015 Library Redevelopment project, consultation with EACH identified that²⁷:

- 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 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 that²⁸:

- Its current premises is leased, and is suitable for its needs, with consulting rooms, offices and open areas @240m².
- 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.²⁹

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 2016³⁰:

- 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.

²⁷ Ibid, pp.16 & 45

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

²⁹ Ibid, pp.17 & 47

³⁰ *Boronia Social Profile*, City of Knox, Aug 2017

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.

Uniting Harrison

Uniting Harrison (UH) is a support service which seeks to help people who are homeless or at risk of homelessness, to access, establish and maintain long term housing. This includes support services, emergency relief, referrals and education.

UH has advised Council that it is seeking to operate a small team of staff to run its HOPE program (Housing Options Program Eastern) in Boronia. The program seeks to undertake early and proactive engagement approaches to reduce homelessness before it requires a crisis service response. In particular it seeks to integrate homelessness services with other social services and community groups (including Centrelink and DHHS, Knox City Councils, local schools, community support agencies) and sees co-location of services as a key priority in developing flexible and integrated service responses.

UH has identified Boronia as a priority area for its program, and is currently looking for options to utilise Council or other office space to accommodate 4 staff and associated interview rooms, preferably co-located within a community hub.

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 that³¹:

- 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.

³¹ *Boronia Library Redevelopment Feasibility Study*, ASR Research, 2015, pp.16 & 45, pp.15 & 44

Faith Based service providers

Several faith-based groups operating 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

Faith based service provider	Address	Activities and times
Tenrikyo Melbourne Shinyu Church	144 Dorset Rd	Daily 7am and 5pm
Presence International Ministries (Boronia Progress Hall)	134 Boronia Rd	Sun 2pm
Christadelphian	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
St Joseph's Catholic Church	212 Boronia Rd	Mass Sun 8am and 11am Mon 9:10am Tue 9:10am Fri 9:10am (1 st , 3 rd 4 th Fri) Fri 11:30 Senior's Mass (2 nd Fri) Sat 9:10am, 6pm Vigil
The Salvation Army Boronia	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
Boronia Rd Uniting Church	Boronia Rd Zeising Str	Worship Sun 10am Craft Group Fri 11am-1:30pm (fortnightly) Mens Pool Group 3 rd Wed of month at 7:30pm Card Night – 500 Club: 2 nd , 4 th and 5 th Wed monthly at 7:30pm
St Paul's Anglican Church	273 Dorset Rd	Men's Group – every couple of months Women's Groups: Mother's

Faith based service provider	Address	Activities and times
		Union 3 rd Tues monthly at 12:30pm Guild (fundraise and provide for the needs of the parish) 1 st Thur monthly at 12pm Over 40's 2 nd and 4 th Thur 10am-12pm UFO Craft Group 3 rd 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 st Wed 12pm-2pm
Knox Community Baptist Church	17-19 Falconer Rd	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
Boronia Wesleyan Methodist Church	36 Pine Cr	Sun 10:30–12pm
Jenssen Spirituality Centre	22 Woodvale Rd	Bible study Mon 10am-11am Men Alive Scripture Group 1 st and 3 rd Tue 7:30pm Centering Prayer Christian Meditation Group 1 st and 3 rd Wed at 8pm; Tue 10am-11am Study group 2 nd and 4 th Wed 7:30pm-9pm; 1 st and 3 rd Wed 10am-11:30am Scripture study program 2 nd and 4 th Thur 10am-11am
Australian Christian Churches Victoria	134 Boronia Rd	None located

6.2 Private Health and Ancillary Services

Tables 17 to 22 provide a broad scan of medical services, including allied health professionals, alternative and complementary therapies, mental health and counselling, and community health and support services. This 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 (2.6 km from Boronia – 5 minute drive), or the Knox Private Hospital (6 km from Boronia - 10 minute drive). Both these hospitals are regional facilities, providing an extensive range of medical specialists and health services.

The Tables suggest that Boronia is generally well-served by medical and allied health service providers and health and community support services. Where services are not provided for within the Activity Centre itself, Boronia is well served with regional health facilities within close proximity, providing high levels of services across all health services.

6.2.1 Medical and Specialist Health Services

Table 17: Medical and Specialist Health Services

Medical & Specialist Health Service	Name	Address
General Practitioners	Boronia Medical Centre (14 GPs)	152 Boronia Rd
	Family Medical Centre	102 Boronia Road
	Dr Nila Parghi	Boronia Mall, 283 Boronia Rd
	Greater Knox Family Practice (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
Cardiology	None within the specified area	
Dental (general)	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
Dental (specialist)	Boronia Denture Clinic	196 Dorset Rd
	Kavanagh Dental Laboratories	5 Erica Ave

Medical & Specialist Health Service	Name	Address
Dermatology	None within the specified area	
Diagnostic Radiology / XRay / CT / Fluoroscopy	MIA Radiology	154 Boronia Rd
	BreastScreen Victoria	156 Boronia Road
	Capital Radiology Boronia	41 Boronia Rd
	Dorevitch Pathology	158 Boronia Rd
	Greater Knox Family Practice	43 Boronia Rd
Diagnostic Ultrasound	MIA Radiology	154 Boronia Rd
	BreastScreen Victoria	156 Boronia Rd
	Capital Radiology Boronia	41 Boronia Rd
	Dorevitch Pathology	158 Boronia Rd
Endocrinology	None within the specified area	
Gynaecology	Boronia Medical Centre	152 Boronia Rd
Obstetric	Boronia Medical Centre	152 Boronia Rd
Ophthalmology	Dorset Consultant Centre – (3 specialists)	282 Dorset Rd
Orthodontic	No specialist service within the specified area	
Pathology	Australian Clinical Labs	160 Boronia Rd
	Melbourne Pathology	2 Park Cr
	Dorevitch Pathology	158 Boronia Rd
	Boronia Mall Clinic	20B Boronia Rd
Plastic & Reconstructive Surgery	None within the specified area	
Public Health Medicine	None within the specified area	
Rheumatology	Dorset Consultant Centre – DR Alexander Stockman	282 Dorset Rd
Surgery	Lap Surgery Australia	2 Langwith Ave

Medical & Specialist Health Service	Name	Address
Urology	None within the specified area	

6.2.2 Allied Health Services

Table 18: Allied Health Services

Allied Health Service	Name	Address
Audiology	Hearing Professionals Boronia	2/178 Boronia Rd
	Hearing Professionals Boronia	282 Dorset Rd
	Mercy Place Boronia	7 Maryville Way
Chiropractic	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
Diabetes Educators	Boronia Medical Centre	152 Boronia Rd
	EACH – Boronia	93 Boronia Rd
	GPs may offer service	
Dietetics	Lap Surgery Australia	2 Langwith Ave
	Stay Tuned Sports Medicine – Boronia Wellness Centre	Knox Leisureworks Medical Suites, Tormore Rd
Exercise physiology	Stay Tuned Sports Medicine – Boronia Wellness Centre	Knox Leisureworks Medical Suites, Tormore Rd
	Body@Boronia	31/148 Boronia Rd
Nursing	Offered at residential aged care and assisted living	
Nutrition service	Stay Tuned Sports Medicine – Boronia Wellness Centre	Knox Leisureworks Medical Suites, Tormore Rd

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

Allied Health Service	Name	Address
	Boronia Myotherapy and Allied Health Centre / Eastwood Myotherapy Stay Tuned Sports Medicine – Boronia Wellness Centre	Knox Leisureworks Medical Suites, Tormore Rd
Prosthetic & Orthotics	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

Mental Health and Counselling Services	Name	Address
Family Therapy	Relationships Australia-Victoria in partnership with EACH	83 Boronia Rd
Financial Counselling	EACH Boronia	93 Boronia Rd
General Counselling	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
General Mental Health Services	EACH Boronia	93 Boronia Rd
Mental Health Case Management	EACH Boronia	93 Boronia Rd
Problem Gambling Counselling	EACH Boronia	93 Boronia Rd

Mental Health and Counselling Services	Name	Address
Psychology	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
Psychiatry	Boronia Psychology	2 Park Cr

6.2.4 Alternative & Complementary Services

Table 20: Alternative & Complementary Service Providers

Alternative & Complementary Service	Name	Address
Acupuncture	None within the specified area	
Hypnotherapy	Paul's International Hypnosis	1 Oak Ave
	Peacehaven Hypnotherapy	Boronia Mall, 20B Boronia Rd
	Redefine Life	Suite 6, 171 Boronia Rd
Massage therapy	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

Alternative & Complementary Service	Name	Address
	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
Meditation	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
Myotherapy	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
Shiatsu	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

Community Health Care Service provided	Name	Address
Health information / referral	Take Off Weight Naturally – Boronia Club	3/18-20 Floriston Rd

	Vision Australia for referral of children	252 Dorset Rd
Maternal, Child and Family Health	Park Crescent Childrens Centre Marie Chandler Maternal & Child Health	11 Park Cr 11 Park Cr
Pharmacy	Boronia Junction Amcal Pharmacy Boronia Discount Drugstore Pharmasave Boronia Discount Pharmacy	9/123 Boronia Rd 47 Dorset Square 3/148 Boronia Rd
Hearing aids and equipment	None within the specified area	

6.2.6 Community Support Services

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

Table 22: Community Support Service Providers

Community Support Service	Name	Address
Provision of material aid, food and emergency relief	Knox InfoLink	136 Boronia Rd
Provision of housing, accommodation placement and/or support	Vision Australia	252 Dorset Rd
Interpreting services	ECHO - Auslan	1/91 Boronia Rd
Carer support	EACH	
Respite care	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
Disability transport	Maxi Taxi	318 Dorset Rd
Disability Training, aged care course programs	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

- There are a high number of non-Council community service providers in Boronia which offer a wide range of community support services and programs and reflect the diverse socio-economic needs of Boronia's residents. It suggests that Boronia is uniquely well-placed to respond to diverse and changing socio-economic needs from a wide range of support agencies.
- 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 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 opportunities for private health and ancillary providers as part of any new facility.

7. Council-owned Facility Analysis

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 the 2018 Building Condition Audit for all Council assets (to form part of Stage 2), specific facility recommendations relating to the future of a number of key facilities, and the outcomes of various strategic plans currently underway (including Basketball Plan, Aquatic Plan and Pavilion Plan).

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:

- **257 Dorset Road, Boronia** Council owns the building and land; No services operating; Facility demolished for use; could be rezoned with approved permits and sold to fund other community facility upgrades in Boronia. Benefit is Council controls development outcome. Separate consultation being undertaken for its future use.
- **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. The facility has major structural/ geotechnical issues. The Council decision in April 2018 to endorse the Masterplan for the Knox Regional Sports Park in Wantirna South to provide a regional response to overall Basketball needs across the municipality will result in the decommissioning of the Boronia Basketball Stadium within the next 5 years.. This decision will also impact 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 and services provided will be impacted by building condition audit and outcome of Aquatic Plan (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, location 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. Its location adjacent to the retarding basin will be impacted by any future decision to increase the size of the retarding basin. The library has poor integration and visibility to Boronia Activity Centre and surrounding roads, and poor surveillance when the basketball stadium is closed.

The future of this building will be impacted by the future demolition of the Basketball Stadium, and other 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. The future of this building will be impacted by the proposed demolition 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 which provides a range of community support services. 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 and storage requirements; 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 2018 Building Condition audit. 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 2018 Building Condition Audit, 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

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:** Service analysis suggests that the library would benefit from a modest increase in size, with 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. 800-1000m², with access to flexible community spaces to accommodate a number of groups ranging from 20-50 people.

Synergies with adjoining community and commercial uses should be maximised.

- **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 to meet current needs, 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 400-600m² 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 8.2.

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 states³²:

- *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.

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

- 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 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, maximising 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. Other considerations such as drainage issues may place constraints on which areas of Boronia Park will be available for future facility construction. However, in order to ensure a comprehensive, robust and strategic site selection process, consideration should also be given to investigating opportunities on both Council and non-Council owned land, including commercial properties adjoining Boronia Park (ie: along Dorset/Boronia Roads), or elsewhere in Boronia (ie: adjacent to the station) as these may offer improved visibility and presence to the activity centre and commercial areas, whilst still retaining links with Boronia Park precinct 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.

9. Conclusion

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-proofs” 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

- 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>Council and Community Plan, City of Knox, June 2017</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>Goal 1: We value our natural and built environment</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>Goal 4. We are safe and secure</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>Goal 5. We have a strong regional economy, local employment and learning opportunities</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>

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	<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>Goal 6. We are healthy, happy and well</p> <p><i>Strategy 6.2:</i> Support the community to enable positive physical and mental health</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>Goal 7. We are inclusive, feel a sense of belonging and value our identity</p> <p><i>Strategy 7.3:</i> Strengthen community connections</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>Knox Planning Scheme – Municipal Strategic Statement</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>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"> - 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. - 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. - 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

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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 & education facilities</u></p>	<p>within and on the periphery of the Activity Centre.</p> <ul style="list-style-type: none"> - Review of the Boronia Structure Plan is identified as a priority strategic action in the Knox Planning Scheme - 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. - 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) - 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

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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> <p>- The opportunity to identify future community infrastructure needs within the Boronia Activity Centre is an action supported by the Knox Planning Scheme.</p>
<p>Community Facilities Planning Policy, City of Knox, June 2016</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"> - Planning for Council owned community facilities must consider: <ul style="list-style-type: none"> · Multipurpose Use: Flexible, functional and adaptable spaces within a facility which can support a range of compatible services and activities; · Co-located Use: Joint location of services within the same facility; · Integrated Service Provision: The joint location of services within a facility and with integrated service delivery and management; or · 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. - Locational considerations for community facility planning will give priority to: <ul style="list-style-type: none"> · Access to public transport, activity centres, open space, pedestrian connections, car parking and other community infrastructure; and 	<ul style="list-style-type: none"> - 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. - 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.

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	<ul style="list-style-type: none"> · 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. - 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. - 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) 	
<p>Strategic Service and Facility Planning Framework, BECA Pty Ltd, Dec 2009</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"> - The social hierarchy assesses infrastructure and facility planning, including industry benchmark standards at the Village level, Local level, District level, and Municipal level. - 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. - 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 - The key planning principles which inform the Framework and social infrastructure planning in Knox are identified as: <ul style="list-style-type: none"> · Integrated and holistic approach to planning for local communities; · Evidence based planning; · Sustainable communities and places; · Enhancement of community health and wellbeing outcomes. 	<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>Social Infrastructure Planning Literature Review, Public Place, Sep 2013</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"> - 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; - 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. 	<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>Knox Life Stages Plan, City of Knox, 2017-2021</p>	<p>The <i>Knox Life Stages Plan</i> is 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 are focused on life stage specific actions, intergenerational actions to promote intergenerational connections between different life stages, and shared interventions across many life stages.</p> <p>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"> - 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. - Adopt an intergenerational approach in implementing Council strategies and programs, including the Open Space Strategy, Leisure Plan, Affordable Housing Action Plan, Transport Plan, Economic Development Strategy, Community Access and Equity Plan, Community and Council Plan, family violence prevention, mental health initiatives, Municipal Strategic Disability Plan and community facility management approaches. - Support for co-location and collaboration of community groups, to address social isolation issues - Develop a Council wide set of guiding principles for use in planning and implementing all-ability and intergenerational activity spaces in the municipality. - 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. 	<ul style="list-style-type: none"> - 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 in Boronia from 2019. - Consideration should be given in designing future social/community spaces in Boronia which facilitate all-ability intergenerational activity spaces. - 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 and to improve wellbeing and social connections for older people..
<p>Knox Community Access and</p>	<p>The <i>Knox Community Access and Implementation Plan 2017-2022</i> outline’s Council’s commitment and vision for addressing access and equity issues in Knox, as well as promoting diversity, access and</p>	<p>Key messages in the planning and design of new/upgraded community</p>

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<p>Equity Implementation Plan 2017-2022</p>	<p>inclusion. The plan identifies 5 focus areas, and whilst not specifically focusing on local areas, they do focus on the impact on marginalised and disadvantaged groups. When this is aligned with the 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"> - Lack of access or knowledge of appropriate services to meet the needs of diverse population groups - Discrimination and racism - Violence (including family violence, violence towards women, elder abuse and safety) - Lack of culturally appropriate services - Compounding disadvantage – including mental health, affordable housing, financial stress, gambling and isolation <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"> - Ensuring that all community members, no matter their ability, religion, race, gender or sexual identity will have access to Council and community services that meet their needs. - Prioritise and promote programs and services which aim to build community connections and reduce social isolation across all life stages. - Plan and progress implementation of Universal Design principles into the development and design of new Council facilities, buildings and open space. - Progressively upgrade Council’s sporting facilities in line with universal design to support an increase in female participation in sport. - Determine the location, and construct a Changing Places (fully accessible) toilet (Boronia one of a number of possible locations). 	<p>services and facilities in Boronia are:</p> <ul style="list-style-type: none"> - maximise opportunities for access to a diverse range of lifelong learning opportunities; - maximise opportunities to build social cohesion and connectedness; - ensure all community facilities, buildings and spaces meet universal design principles; - Ensure any new/upgraded sporting facilities support female participation in sport; - Consider options for the potential provision of a changing places (accessible) toilet facility in appropriate locations.
<p>City of Knox Leisure Plan</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> <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"> - There are over 170 community based leisure, sport and community support organisations. Council has over \$709 million invested in sport and leisure infrastructure - Increasing expectations on clubs and organisations in terms of governance and managing and developing facilities. - 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). 	<ul style="list-style-type: none"> - Opportunities for private sector provision and/or management of leisure and recreation activities should be explored as part of any new or upgraded community facility proposals in Boronia. - 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

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	<ul style="list-style-type: none"> - Opportunities for rationalisation of some sport facilities does exist (ie: tennis), however many sites require renewal and upgrading to accommodate co-located uses. - Asset planning should seek to maximise indoor and outdoor facilities that enhance opportunities to lead physically active lifestyles - 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. - 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. 	<p>in the provision of general multipurpose space for community use.</p> <ul style="list-style-type: none"> - The increase participation of women in sport is presently many challenges to the provision of playing fields and associated sporting pavilions
<p>Knox Arts & Cultural Plan 2012-2022</p>	<p>The four key objectives of the Arts and Cultural Plan are:</p> <ul style="list-style-type: none"> - To encourage and promote a wide range of arts and cultural opportunities for all sectors of the community; - To identify and support opportunities to integrate arts and creative initiatives into planning and delivery of public open spaces; - To foster and develop a leadership role for Council in the arts and cultural sector; - To acknowledge and advance opportunities for the Arts to contribute to the wellbeing of the City and increase arts-focused amenity and infrastructure <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> <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"> - 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. - 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

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		and event spaces, performance and music spaces, both internal and external.
<p>Knox Community Safety Plan 2013-2017</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"> - Reduce risk factors and increase protective factors for young people; - Deliver community safety education, strengthening and development programs; - 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; - Increase community action and effort to respond to these community safety priorities; and - Collect and analyse data to inform current and ongoing community safety work. <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"> - 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 - Support Crime Prevention Through Environmental Design principles for new and upgrade development projects - Conduct community safety audits with public transport authorities of transport interchanges and recommend Crime Prevention Through Environmental Design initiatives. - Improve the safety and connectivity of pedestrian paths and crossings through targeted place based projects. - Seek opportunities to improve the safety of bicycle users. - Where appropriate investigate the feasibility of encouraging street trading and dining to enhance street activity and public surveillance. - Encourage broader participation and greater ownership of local community places to reduce opportunity for crime and people feeling unsafe. 	<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"> - 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); - Encouraging opportunities for street activity and public surveillance, to increase perceptions of community safety and improve ownership of public spaces - Facilitating opportunities for public art and increasing social connectedness in key public areas to generate civic pride and sense of place - Addressing safety "hotspots" such as public transport interchanges and areas of pedestrian connectivity. -

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<p>Knox Integrated Transport Plan, 2015</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"> - Social and economic inclusion: the transport network is accessible to all people who wish to use it. - Economic Prosperity: ensuring the transport network enable efficient and effective access for people and goods. - Environmental Sustainability: protect the natural environment by reducing transport related emissions and adapting for the challenge of climate change. - Integration of Transport and Land Use: maximise access to homes, employment, services and recreation and reduce the need for private motor vehicle travel. - Efficiency, Coordination and Reliability: optimise the efficiency and reliability of all modes of transport. - Safety and Health and Wellbeing: ensuring a safe transport network supports health and wellbeing 	<p>Key messages for the Boronia Renewal Project are:</p> <ul style="list-style-type: none"> - Enhance access to sustainable and reliable transport choices within the activity centre to achieve the ‘20 minute neighbourhood’ vision - Ensure access to all public transport and community facilities within the centre supports access by people with limited mobility. - Prioritise pedestrian, bicycle and public transport access and infrastructure within Boronia. - Promote improved street surveillance and lighting to enhance community safety on roads, footpaths and shared paths in Boronia - 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.
<p>Asset Development Plan for Council’s Senior Citizens Centres, K2 Planning, Oct 2016</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"> - Membership numbers are declining and members are struggling to maintain management responsibilities as they age; - The traditional model of the Senior Citizen Centre may be losing relevance and effectiveness through changing values and preferences; - 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. 	<ul style="list-style-type: none"> - 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. - If the building is closed, there will be a need for some of the senior citizens services currently provided in the Bellbird Senior Citizens

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	<p>With respect to the Boronia Bellbird Community Facility, the report noted that:</p> <ul style="list-style-type: none"> - There is a relatively high number of seniors in the area - Anticipated 14.2% increase in people aged 50+ by 2036 (will be 9,658) - 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) - 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). - 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” (2nd lowest ranking in Knox). - Short term: Continue current use of facility - In the longer term: building should be decommissioned, and consideration given to relocating current user groups to more appropriate facilities in Boronia; <p>The recommendations of the report suggested that:</p> <ul style="list-style-type: none"> - 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. - 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). - 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. 	<p>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"> - 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. - 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.
<p>Plan Melbourne 2017-2050: Metropolitan Planning Strategy (Department of Environment, Land, Water and Planning, 2017)</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 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,</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 sense of place and reflecting local character.</p>

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	<p>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>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>Boronia Social Service and Facility Needs Review, CPG, Aug 2011</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"> - Analysis of demographic/social profile data for Boronia - Identification of existing social/community services and facilities/infrastructure in Boronia (excluding private sector); - Applied the Facilities Planning Framework and social infrastructure hierarchy to services - Conducted a gap assessment to identify future infrastructure requirements <p>Key recommendations for Boronia’s future social service provision were:</p> <ul style="list-style-type: none"> - Boronia residents generally enjoy excellent access to facilities and services in their local area. - More detailed assessment is required of the quality of the existing assets to confirm they are fit for purpose. - Possible areas for future new facilities include establishment of a Neighbourhood House in Boronia and development of a larger meeting space. - <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. - <u>Long Day Care</u>: Existing supply is adequate. Council should consider whether existing centres are fit for purpose and well located. - <u>Maternal and Child Health</u>: Existing supply is adequate. It was noted that as there is no M&CH centre in The Basin, Boronia M&CH centre is partly meeting demand for The Basin. Council should consider whether existing centres are fit for purpose and well located. - <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. 	<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 period.</p>

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	<ul style="list-style-type: none"> - <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. - <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. - <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. - 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. - 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. 	
<p>Boronia Community Youth Hall Facility Needs Study, Simon Leisure Consulting Pty Ltd, Dec 2014</p> <ul style="list-style-type: none"> - Includes the Boronia Facilities Review, City of Knox, June 2014 <i>(spreadsheet)</i> 	<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"> - 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 residents both now and into the future (9 Council owned and 9 non-Council owned facilities); 	<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 of these spaces for community use or a review of all the community</p>

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	<ul style="list-style-type: none"> - 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. - Boronia Youth Hall will not need to be retained as a general-purpose community hire facility. 	<p>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>Boronia Library Redevelopment Feasibility Study, ASR Research, Dec 2015</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"> - 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. - No evidence that lack of prominence impacts on library usage. - 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). - 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. - Library would welcome improved integration with the basketball stadium, with some shared spaces (ie: combined entrance area, shared café, etc) - Would welcome improved appearance of community uses in Boronia Park, and activation of rear of shops along Boronia Park into the Park. <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"> - Existing library size is generally satisfactory to deliver the service, with internal reconfiguration of existing spaces suggested, along with

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	<ul style="list-style-type: none"> - 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). - St John’s Ambulance: Location ideal, with suitable facilities, however additional garage space required. - RSL Boronia: Current building is getting old, and increased apartment development in vicinity of RSL makes access into the site difficult. - EACH: Would like access to small meeting room/activity spaces and consulting rooms (could be shared with other users). - Mountain District Learning Centre: Would like access to shop front facility in Boronia, and a dedicated classroom type space at the library. - Boronia ECLC: Would like access to meeting and consulting rooms (could be shared with other users). - Park Crescent Children’s centre: Would benefit from access to a larger meeting room at its current facility. - 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. - U3A: Would like access to classroom type spaces and meeting rooms (could be shared with other users). - 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. - 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. - 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. <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"> - 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. - 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. 	<p>some new multi-purpose shared foyer/ community spaces/café presented as future development options.</p> <ul style="list-style-type: none"> - Library will benefit from improved integration with surrounding community uses, and improved physical/visual connections to Boronia Road/commercial precinct. - Many other community service providers in Boronia would welcome the opportunity to share multipurpose spaces with the library. - 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 - Opportunities exist for co-location and service integration, to deliver the library service in Boronia as part of a multi-purpose community hub/precinct.

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	<ul style="list-style-type: none"> - Boronia library has 1m² per 40 people in its primary catchment (2nd of all Knox libraries). - 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. - The library building has poor surveillance when the basketball stadium is closed. - 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. - Extending upwards would be costly, due to the need to rebuild the building foundations and install a lift. - 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. 	
Review of Library Infrastructure and Service Delivery, AEC Group, May 2008	<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 (@2,000m²), with Boronia as a branch facility of bet. 600-1,000m².</p> <p>With respect to the Boronia Library, the 2008 report noted:</p> <ul style="list-style-type: none"> - 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. - 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. - 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. - There is limited ability to expand into surrounding parkland due to geotechnical issues. 	<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"> - 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. - 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. 	
<p>The Basin Community Hub Partnership Project Feasibility Assessment, City of Knox/DPCD, Feb 2012</p>	<p>The City of Knox, together with The Basin Community House, The Basin Primary School, DPCD & 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"> - 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. - 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. - 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. - 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. - 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. - 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 	<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"> - 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. - 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. - 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. - 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.

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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"> - 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. - 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. - 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. - 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. 	<ul style="list-style-type: none"> - Need for any community hub facility to have the capacity to shift and evolve with community needs and demands over time. - Important in ensuring appropriate governance arrangements and partnerships are in place to achieve whole of community and integrated outcomes.
<p>Boronia Structure Plan, City of Knox, 2006</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>Boronia Park Masterplan, 2013</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 & 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 ³³	Challenge for Knox ³⁴	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"> How do we link community infrastructure planning with other processes which affect development intensity and urban form? What type of “place” are we trying to create? 	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"> How can we estimate future population size and structure? 	Completed as part of separate Social Analysis
3. What will they need/want?	<ul style="list-style-type: none"> How can we understand the likely needs and preferences of existing and future communities? 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. 	<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>

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

³⁴ *Ibid*

Planning question ³³	Challenge for Knox ³⁴	Application to Boronia Renewal Project
4. What quantity/form of infrastructure can best respond?	<ul style="list-style-type: none"> · How can we design infrastructure that supports our desired functional objectives, but which is also affordable and adaptable? · 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? · Will the infrastructure delivered support our "place-making" objectives 	<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"> · How do we make best use of existing infrastructure? · What are the barriers to re-use of existing infrastructure? · What opportunities and constraints exist within our study area · How do we facilitate partnerships between infrastructure providers including: <ul style="list-style-type: none"> · Three tiers of Government · Private sector · Community sector/not-for-profit · How do we secure funding to support development of the required infrastructure and the ongoing costs of delivery? 	<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?	<p>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 remain relevant over time.</p>

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

	Total Weekly Usage Hours Winter	Total Weekly Usage Hours Summer
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	Boronia Community Youth Hall 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"> 1 - Upgrade the hall and re-use for community use; 2 - Demolish the hall and re-use the land for a new community facility; 3 - Dispose of the site and use proceeds to fund other community facilities or service outcomes within Boronia. <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	Boronia Branch Library 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"> - Library is in good structural condition, however is dated and unattractive, and floor level is below 1:100 year flood level - it can flood when significant rain events occur. - 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 	<ul style="list-style-type: none"> - Library would benefit from a modest extension and the ability to improve its integration with other community facilities. - Its future viability in its current location is unknown, following a recent decision that the Basketball Stadium is likely to be decommissioned within the next 5 years. - Preliminary direction suggests there is a need for a new

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"> - Disadvantages of current location are flooding issues, and lack of visual prominence to wider Boronia activity centre. - Advantage of current location is its proximity to car parking, open space, and other community activities in Boronia Park. - 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. - 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. - 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 unlikely to be realised given the potential decommissioning of the basketball stadium.. 	<p>multipurpose facility to meet library needs and the need for additional 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"> - The library should form the core component of any new community hub facility in Boronia.
21	CB179	Boronia Basketball Stadium 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 programs and</p>	<ul style="list-style-type: none"> - 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. - Decision has recently been made by Council that the Boronia Basketball Stadium will be decommissioned, subject to funding to implement the Masterplan for the Knox Regional Sports Park.

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>casual basketball shooting practice when not being used for competitions.</p> <p>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 is currently undertaking Basketball Plan. On 23 April 2018, Council resolved to support a Masterplan for the development of new basketball facilities at the Knox Regional Sports Park in Wantirna South. Subject to receiving funding to implement the Masterplan initiatives, the Boronia Basketball Stadium will be decommissioned within the next 5 years..</p>	<ul style="list-style-type: none"> - Decision on Basketball Stadium will also impact on future direction for Boronia library, and Park Crescent Children's and Family Centre. - The 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.
24/26	CB181	<p>Park Crescent Children's and Family Centre/Marie Chandler MCH centre</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 hears 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"> - Future viability in current location is unknown, given the decision regarding future decommissioning of the basketball stadium. - 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

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						<ul style="list-style-type: none"> - Additional nurses room to cater for current high birth rates in Boronia; - capacity to offer parenting services/day-stay program which are currently provided in Wantirna. - supported playgroup for at-risk children and a drop-in space for parents - 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. <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>	<p>OR</p> <ul style="list-style-type: none"> - 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.
54/55	CB112	Haering Road Pre-school & Playgroup Centre 17 Haering Road, Boronia	City of Knox (Family and Children's Services)	Pre-school; playgroup	2	<p>Council owned and operated. 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	Cooinda Pre-school	City of Knox (Family and Children's Services)	Pre-school; playgroup	2	<p>Council owned and operated. Operates 1 groups x 22 children of 4 year</p>	<p>Current supply and demand estimates for pre-school and playgroup services suggests that</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
		17-23 Dinsdale Road, Boronia	Services)			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. Cooina Playgroup has 25-30 families registered, and will shortly be sharing with Bluehills Playgroup in Bayswater. Facility is over 40 years old.	existing demand is being met, and future demand will continue to be met, subject to existing facilities remaining fit for purpose. Facility has capacity for an additional 38 pre-school enrolments, if a second group was offered and group sizes were increased to 30.
2/3	CB134 CB135	Alchester Village Pre-school and Playgroup centre 30 Lockwoods Road, Boronia	Alchester Village Pre-School	Pre-school; playgroup	2	Council owned facility, however operated by independent committee (non-Council). 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. Operates playgroup from separate building with 30 families enrolled Facilities are 50 years old.	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	Colchester Park Pre-school Beresford Drive, Boronia	City of Knox (Family and Children's Services)	Pre-school; playgroup	2	Council owned facility, however operated by independent committee (non-Council). 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. Operates one playgroup. Facility is 28 years old.	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	Knox Leisureworks 35 Tormore Road, Boronia	YMCA	Aquatic Centre; café, gym, café, crèche, meeting rooms for hire.	4	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. Two outdoor solar heated pools, open from December to March. Health Club - with cycle studio, group	<ul style="list-style-type: none"> - Currently meets aquatic service needs for Boronia and surrounding suburbs. - The Facility has structural/geo-technical issues which need to be addressed. - Outcomes of the structural assessment and the Aquatic

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>fitness room; crèche; 70-seat café. Boronia Amateur Swimming Club operate out of Knox Leisureworks. Facility has shown some evidence of structural issues. 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"> · 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. · The outdoor pools and outdoor area in general are underutilised. · 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. · Community expectations about the facilities that should be included at aquatics centres have increased significantly over the past 10 years. · 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. 	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 future.
46	CB219	Tormore Reserve 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.</p>	Currently operating at capacity. Pavilion Strategy will address site-specific pavilion needs. Broader response required to address ability to meet increased demand

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
						Summer pavilion usage: 42.5 hrs per week. Currently operating at capacity; pavilion 32 years old.	from members, including junior and female participation.
16	CB35	Chandler Park Reserve 44 Chandler Road, Boronia	Knox City Council/ Committee of Management	Oval, pavilion and netball courts - AFL, cricket, netball	3	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. Netball use (3 outdoor courts) is for training purposes only (competitions held at regional netball facility in Ferntree Gully). Winter oval usage: 51.5 hrs per week. Winter netball courts usage: 12 hrs per week. Winter pavilion usage: 42.5 hrs per week. Summer oval usage: 20.5 hrs per week. Summer netball courts usage: 12 hrs per week. Summer pavilion usage: 16.5 hrs per week. Currently operating at capacity; pavilion 42 years old	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	Colchester Park Reserve Beresford Road, Boronia	Knox City Council/ Committee of Management	Oval and pavilion - Cricket; Rugby league	2	User Groups of Colchester Reserve: Eastern Raptors Rugby League Club (winter) and Boronia Cricket Club, Wantirna South Cricket Club (summer). Winter oval usage: 35 hrs per week. Winter pavilion usage: 53.5 hrs per week. Summer oval usage: 36.5 hrs per week. Summer pavilion usage: 36 hrs per week. Currently operating at capacity; pavilion 32 years old	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	Batterham Reserve (Football & cricket) Miller Road, The Basin	City of Knox/ Committee of Management	2 Ovals and 1 pavilion - AFL, cricket;	2	User groups of Batterham Reserve: The Basin Football Club (winter) and The Basin Cricket Club (summer). Winter oval usage - Ground 1: 35.5 hrs per week; Ground 2: 50 hrs per week. Winter pavilion usage: 64.5 hrs per week. Summer oval usage - Ground 1: 50 hrs per week; Ground 2: 50 hrs per week.	

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
						Summer pavilion usage: 64.5 hrs per week. Currently operating at capacity; pavilion 38 years old	
58	CB142	Batterham Reserve (Tennis) Miller Road, The Basin	City of Knox/ Committee of Management	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	Miller Park Reserve (Football & Cricket) Mountain Highway, Boronia	City of Knox/ Committee of Management	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	Miller Park Reserve (Tennis) Mountain Hwy, Boronia	City of Knox/ Committee of Management	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	Boronia Radio Controlled Car Club 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	Progress Hall 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	InfoLink (Knox Information Support Centre) 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>

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						heritage listed.	
17		Boronia District Guide Hall	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		Boronia Scout Group Hall	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		St John's Ambulance	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.