



Final Report

Oakleigh Community Infrastructure Scoping Project

Prepared for Monash Council

17 December 2021

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EXECUTIVE SUMMARY



Image: Monash Seminar and Training Centre

The Study

The Oakleigh Community Infrastructure Scoping Study has been commissioned by Council as part of taking a strategic and planned approach to developing, managing and maintaining community infrastructure. The Scoping Study has explored opportunities in Hughesdale, Oakleigh, Oakleigh East / Huntingdale, and Oakleigh South to improve the connection between community facilities, and co-locate and integrate services and infrastructure to better respond to community needs and aspirations.

The Community Infrastructure Considered

The Scoping Study has primarily focused upon infrastructure owned by Council, but also considered opportunities to access and activate buildings and places owned by others, particularly those with a community focus or purpose. Key Council owned infrastructure considered as part of the Scoping Study includes:

- The Drummond Street precinct including Oakleigh Hall, Oakleigh Seniors Centre and Oakleigh Library
- Monash Training and Seminar Centre
- Oakleigh Youth Club
- Oakleigh Community Centre
- Federation Centre
- Kindergartens and preschools including Hughesdale Kindergarten, St Johns Preschool, Dover Street Preschool, Germain Street Kindergarten, Ward Avenue Kindergarten
- Monash Oakleigh Community Support and Information Service
- Open space, particularly Cambridge Street Park, Scammell Reserve and Jack Edwards Reserve.

Community infrastructure owned by organisations other than Council that has been considered as part of the Scoping Study includes:

- Oakleigh Masonic Centre
- Oakleigh Carnegie RSL
- St David’s Uniting Church
- Link Health and Community.

The Study has identified other community infrastructure throughout Oakleigh and surrounds including open space, but the ones listed above have been the primary focus of the Study.

Summary of Key Findings and Issues

Oakleigh and the surrounding suburbs will experience substantial population growth that will drive increased demand for community services, supports and infrastructure, particularly in Oakleigh itself, where population growth is expected to be highest. The highest increase in demand is expected for services and infrastructure to support:

- **Children aged 0 – 6 years** e.g. maternal and child health, kindergarten, childcare, playgroups and family support programs.
- **Young people aged 12 – 24 years** e.g. programs and services which support education, training and the health and wellbeing of young people.
- **Older adults aged 65 years and older** e.g. programs and services which support social inclusion and the health and wellbeing of older adults.

Council has a strong commitment to delivering equitable and inclusive services and facilities for all community members. This is particularly important with an increasing number of people from culturally diverse backgrounds, notable proportions of the community experiencing lower levels of wellbeing and higher levels of disadvantage, a high number of people living with a disability, and a rapidly increasing number of older adults in the area. Each of these factors highlight how critical it is for the community to have access to contemporary, inclusive, universally accessible community infrastructure, services and programs in Oakleigh and surrounds.

Council is committed to co-locating services and infrastructure to promote integration, improve service co-ordination and manage resources effectively, however in Oakleigh and surrounds, many buildings are single purpose and the few sites where co-location occurs, are poor examples. In some instances, it is important to retain single purpose facilities to minimise barriers to accessing services and supports. This is particularly important for services supporting vulnerable and disadvantaged members of the community, who may be intimidated by larger multipurpose facilities.

Many of the community buildings owned by Council are aging and do not meet contemporary community expectations and service needs. Issues include that they are not universally accessible, lack functionality, have a poor aesthetic and cannot support contemporary service delivery including Oakleigh Hall (upstairs), the Oakleigh Senior Citizens, Oakleigh Library, Oakleigh Youth Club, Oakleigh Scout Hall (although the Scout Hall is being upgraded), and many of the early year's facilities (kindergartens or preschools). The community has identified that improving the accessibility of facilities and services is a key priority.

The kindergarten and preschool facilities in Oakleigh and surrounds are all single room facilities which means they have limited or no capacity to support the increased demand for kindergarten from both population growth and the roll out of funded 3-year-old kindergarten.

A number of the Council owned community halls could accommodate increased levels of utilisation. Some receive moderate or low levels of use (excluding casual bookings), and / or receive extensive use weekdays but limited use on weekends and in the evening. Demand for community use is high on weekdays during working hours because they are largely used by groups who support older members of the community. Evening use is more likely to be of a commercial nature.

Sporting pavilions are used primarily for sport related activity, this means their use is low to moderate with almost no use occurring Monday to Friday during working hours. There is significant opportunity to increase the activation of these spaces for other community purposes, although additional capital and operational resources may be required to implement this.

There is an undersupply of social / family recreation and local parks in significant parts of Hughesdale, Oakleigh East / Huntingdale (north of Princes Highway), and parts of Oakleigh South particularly between Warrigal Road and the Metropolitan Golf Club.

Key ideas and priorities identified by the Community for improving community activities, services and buildings in Oakleigh and surrounds:

- Improving the accessibility of facilities and services including the physical accessibility of infrastructure and providing a walkable town centre
- Enhancing the physical condition of facilities and surrounds including providing modern community spaces that are inviting and fit for purpose.
- Valuing the village feel and heritage character of Oakleigh.
- Improving car parking and traffic management.
- Delivering responsive programs and services, support for families, children and young people.
- Enhancing sustainability and responding to climate change.
- Protecting and investing in parks and open space.
- Strengthening community cohesion and safety.

Key ideas identified by Stakeholder Agencies and Community Organisations to improve community activities, services and buildings in Oakleigh and surrounds:

- Facilitating increased use of community buildings not owned by Council.
- Increasing the availability of information to help individuals and groups connect with the wider community, understand the activities and services available in Oakleigh and surrounds, and share resources.
- Educating and supporting community groups to share facilities and to be welcoming for all members of the community.

Key ideas and opportunities identified by Council Officers for improving community activities, services and buildings in Oakleigh and surrounds were:

- Creating visual connections and pathways throughout the Oakleigh activity centre.
- Increasing the shared use of sporting clubrooms for non-sporting activities.
- Upgrading early years infrastructure to meet community need and enable contemporary models of service.
- Exploring opportunities to rationalise community facilities or use them for alternate purposes where utilisation is low and / or the space can be redesigned to meet community needs more effectively.
- Improving the layout and integration of Oakleigh Library, the former Senior Citizens Centre and Oakleigh Hall.
- Increasing the activation of Oakleigh Activity Centre including Eaton Mall for community purposes.
- Where appropriate incorporating community infrastructure as part of residential and commercial development sites.

Guiding Principles

1.	Maximise Use	Community facilities will be used extensively, and primarily to support community activities and services.
2.	Support Use of All Community Facilities	The availability of places for our community to meet is increased by facilitating use of community buildings not owned by Council.
3.	Co-location and Integration	Community facilities are designed and managed to support shared use and co-operation between organisations and services.
4.	Community Need	The development of community facilities will be informed by clear evidence of community need and strategic priorities.
5.	Fit for Purpose	Community facilities are designed and managed to meet contemporary standards of service delivery, sustainability, and functionality.
6.	No Net Loss of Open Space	When developing community facilities, we will aim to achieve no net loss of open space and opportunities to increase the availability of quality open space will be actively pursued.

Recommendations

Short Term (1 – 2 years)

What	Where	Who
Investigate opportunities for shared use of sporting clubrooms for non-sporting activities, particularly when planning for the upgrade of existing facilities or the development of new sporting facilities. Consider the capital and operational resources required to support the shared use.	Oakleigh and surrounds	Active Monash
Build the capacity of community organisations to understand how they can share facilities and resources, why this is important, and how they can be welcoming for all members of the community.	Oakleigh and surrounds	Community Strengthening

What	Where	Who
Increase the availability of information to help individuals and groups connect with the wider community and understand the activities and services available.	Oakleigh and surrounds	Community Strengthening and Communications
Develop partnerships with Oakleigh Carnegie RSL, the Oakleigh Masonic Lodge and the St David’s Uniting Church Hall to increase community use of their meeting and activity spaces.	Oakleigh	Community Strengthening
Undertake planning to upgrade and improve the Oakleigh Mechanics Hall, Oakleigh Senior Citizens Centre, and Oakleigh Library, to provide integrated and shared contemporary facilities to support library services, community and social activities or groups, neighbourhood house activities, youth and middle years programs or supports, early years and health services.	Oakleigh	Community Strengthening, Monash Libraries, Monash Halls and Community Care
Make the Oakleigh Activity Centre more accessible and welcoming for all members of the community e.g. informal seating, and formal or informal gathering spaces.	Oakleigh	City Design, Infrastructure and Economic Development
Assess the ongoing viability of the Oakleigh Youth Club including volunteer capacity, safety and risk, extent of participation, community connections and impact, alternate service models, and suitability of the facilities for the activities occurring.	Oakleigh	Community Strengthening, Active Monash, Children, Youth and Family, and Monash Halls
Improve access to community meeting or activity space in Oakleigh East / Huntingdale by identifying options to increase access to existing community infrastructure e.g. sporting facilities and community halls.	Oakleigh East / Huntingdale	Active Monash, Monash Halls, and Community Strengthening
Retain Monash Oakleigh Community Support and Information Service in its current location and upgrade the facilities to address safety, accessibility and functionality constraints.	Oakleigh	Community Strengthening

Medium to Longer Term (3 years or more)		
What	Where	Who
Assess the feasibility of establishing a community garden.	Oakleigh and surrounds	Sustainability and Community Strengthening
<p>Increase the walkability of Oakleigh and Hughesdale in particular:</p> <ul style="list-style-type: none"> • Improve the walkability between Hughesdale and the Oakleigh activity centre, with a focus upon reducing the barriers created by Warrigal Road and the railway line. • Continue to improve the walkable connections between the railway station, Eaton Mall and the Drummond Street precinct including visual connections, and improved lighting. 	Hughesdale Oakleigh	Engineering
Implement initiatives which will help to ‘green up’ the Oakleigh town centre and enhance the neighbourhood character e.g. tree planting and ‘greening up’ the railway corridor.	Oakleigh	City Design and Horticulture
Review the appropriateness of car parking restrictions and traffic management around the Oakleigh town centre to ensure it is responsive to community needs.	Oakleigh	City Design and Engineering
Upgrade and redevelop Oakleigh Mechanics Hall, Oakleigh Senior Citizens Centre, and Oakleigh Library.	Oakleigh	Community Strengthening, Monash Libraries, Monash Halls and Community Care
Investigate relocating maternal and child health services from the Link Health and Community site to the Drummond Street precinct (Oakleigh Mechanics Hall, Oakleigh Senior Citizens Centre, and Oakleigh Library) or alternatively as part of redeveloped kindergarten facilities in Oakleigh and surrounds.	Oakleigh	Children, Youth and Family and Community Strengthening
Explore the feasibility of removing community buildings from Cambridge Street Reserve to increase the availability and enhance the quality of open space.	Oakleigh	Community Strengthening, Active Monash and Monash Halls

What	Where	Who
Identify options to increase the activation of the Federation Centre and connect it more effectively to Pioneer Memorial Park.	Oakleigh	Community Strengthening, Monash Halls, and City Design
Consistent with the Monash Open Space Strategy, investigate opportunities to increase the availability, accessibility, and quality of open space for social / family recreation.	Hughesdale Oakleigh East / Huntingdale Oakleigh South	Active Monash and Strategic Planning
Consistent with the Monash Early Years Infrastructure Plan, pursue initiatives which will provide contemporary early years facilities and services and / or to address the shortage of kindergarten places and spaces for playgroups.	Hughesdale Oakleigh East / Huntingdale Oakleigh South	Children, Youth and Family
Assess the feasibility of establishing an early year’s hub at Scammell Reserve and providing increased informal open space. As part of this, Investigate potential partnerships between the existing bowling clubs in Oakleigh.	Oakleigh South	Active Monash, Children, Youth and Family and City Design

SECTION 1: Introduction



Image: Oakleigh Library

1.1 What is Community Infrastructure?

In broad terms **community infrastructure** is any public place or space the community chooses to spend time to recreate, exercise, play, learn, socialise with family or friends, practice a hobby or skill, watch a performance or activity, see an exhibition, or attend a meeting, function or event.

There are many public places and spaces in Oakleigh and surrounds where these activities occur including parks and playgrounds, walking and cycling trails, leisure centres, community centres, libraries, sporting facilities, arts and cultural venues, early years facilities, schools, community halls and commercial spaces such as cafes, restaurants and pubs.

While the Scoping Study has focused primarily upon infrastructure owned by Council, opportunities to access and activate buildings and places owned by others have also been considered, particularly those with a community focus or purpose.

1.2 Scope of the Study

The Oakleigh Community Infrastructure Scoping Study has explored potential opportunities in Hughesdale, Oakleigh, Oakleigh East / Huntingdale, and Oakleigh South to:

- improve the connection between community facilities, and co-locate and integrate services and infrastructure to better respond to community needs and aspirations.

The Study has consisted of:

- A review of key background information including priorities Council has for improving the health and wellbeing of the community, the current and forecast demographic profile of the Oakleigh community, and the condition and use of existing community infrastructure.
- An examination of best practice models in the provision of community facilities.
- A program of consultation and engagement with the Oakleigh community, stakeholder organisations and Council officers. In addition, outcomes from previous consultation undertaken with the Oakleigh community have been examined.
- Identifying, exploring and testing options for the future provision of community infrastructure in Oakleigh.
- Identifying and exploring possible funding strategies to support the implementation of the proposed options for community infrastructure in Oakleigh.
- Preparation of a draft and final report.

SECTION 2: Strategic Priorities



Image, Building works at Brine Street Childcare and Kindergarten, Hughesdale

The strategic and policy context for Monash is an important consideration when planning for infrastructure to support the current and future needs of the Oakleigh community. There is strong alignment between the intent of the Oakleigh Infrastructure Scoping Project and the major themes and issues arising from the review of Council’s plans and policies. The key themes and priorities which will inform the project are:

- The **liveability of the municipality** and the desire for liveability to be maintained and enhanced. This is expressed through a commitment to community safety, accessibility of services and facilities, and place making including the provision of pedestrian friendly spaces.
- A commitment to **equity and inclusiveness, to strengthening communities**, and to building **social connectedness**.
- A commitment to supporting **older adults and families and children**, and more generally strengthening **community health and wellbeing**.
- The **importance of facilities that support community life** including libraries, the early years, open space and playgrounds.
- The value of and commitment to **co-locating services and facilities** to promote integration and improve service coordination. Council planning recognises the community’s need for these facilities changes over time and consequently a strategic and dynamic approach is required.

In relation to specific planning for Oakleigh and surrounds key issues and priorities include:

- The **significant growth and change the social and built environment of Oakleigh** and surrounds is experiencing. These changes include population growth with notable increases in the number of children and older adults, and increasing residential and commercial development in the Oakleigh activity centre.
- The **heritage controls** in place around the central Oakleigh precinct, particularly around the Drummond Street area including the Oakleigh Hall, Senior Citizens Centre and Library, the Federation Centre, the Monash Seminar and Training Centre (former Council offices), Warrawee Park, and Pioneer Memorial Park.

- The value the community places upon ***the character and history of the Oakleigh activity centre*** and the aspiration for the ***“village feel”*** to be nurtured and maintained. This is reflected in concerns about the nature and scale of development, an aspiration for enhanced pedestrianisation and greening of the activity centre.
- The ***aspirations the community has for changes and improvements to community infrastructure*** including:
 - Strengthening the Oakleigh Library as a community hub
 - Providing improved accommodation for community organisations
 - Advocating for suitable car parking and improved pedestrian linkages.
- The lack of publicly owned ***early years infrastructure in Oakleigh*** central e.g. the MCH is located in a space leased through a peppercorn rental agreement, remote from other like services.
- The ***age, poor condition and functionality of early years infrastructure in Oakleigh*** and surrounds including:
 - The Germain Street Kindergarten and Ward Avenue Kindergarten in Oakleigh South both of which are 60 years or older, single room kindergarten facilities and identified as being at or approaching the end of their useful life.
 - The Dover Street Pre School and St John’s Pre School in Oakleigh East – Huntingdale, both of which are 50 years or older, single room kindergarten facilities and identified as approaching the end of their useful life.
 - The Hughesdale Kindergarten in Hughesdale, which is over 60 years old, is a single room kindergarten facility and has been identified as being in poor condition and at the end of its useful life. While it is less than 2km from other like facilities in Oakleigh, Warrigal Road and the railway line create major barriers for families living in Hughesdale to access these services.
- The opportunity to address the age, and poor condition and functionality of early years infrastructure by ***consolidating services to fewer sites and developing early years facilities to support multiple service outcomes***.
- The ***inequitable distribution of open space in Oakleigh and surrounds*** with large portions located along north of Princes Highway along Scotchmans Creek and limited public open space through central Oakleigh, Hughesdale, and Oakleigh East.
- The lack of functional spaces and services to support middle years and young people in Oakleigh and surrounds.

Section 3: Community Profile



Image, Brine Street Childcare and Kindergarten, Hughesdale

3.1 Population Size

Oakleigh and surrounds are projected to experience significant population growth and change between 2016 and 2041. The most substantial growth will occur in the suburb of Oakleigh itself, with the population projected to almost double during this time, from just over 8,000 residents to just over 16,000 residents. While population growth in the surrounding suburbs of Oakleigh East – Huntingdale, Hughesdale and Oakleigh South is not expected to be as high, collectively the population of Oakleigh and surrounds is expected to increase by over 16,000 people or 54 percent. By comparison, the total population for the City of Monash is projected to increase by 29 percent during the same timeframe.

SUBURB	2016	2041	No. Change	% Change
Oakleigh	8,352	16,341	7,989	95.7%
Oakleigh East – Huntingdale	8,804	12,098	3,294	37.4%
Hughesdale	8,002	9,767	1,765	22.1%
Oakleigh South	5,381	8,959	3,578	66.5%
Total Oakleigh and Surrounds	30,539	47,165	16,626	54.4%

Table 3.1: Population size, Oakleigh and surrounding suburbs, 2016 - 2041

3.2 Age Profile

The age cohorts expected to experience *the most significant growth between 2016 and 2041* in Oakleigh and surrounding areas, *are 0 – 6-year olds, 10 – 25-year olds and those aged 65 years or older*. As outlined in table 4.2 below, the extent of growth in Oakleigh and surrounds is notably higher than growth projected for the City of Monash as a whole.

Because of the substantial population growth projected, *the increased demand will be highest in the suburb of Oakleigh itself*. For example, the number of people aged 0 – 4 years, 12 – 24 years and 60 years or older is projected to increase by over 100 percent. Growth is projected to:

- Also be substantial in Oakleigh South for those aged 0 – 4 years (82.8 percent) and 12 – 24 years (85 percent).
- Be both more moderate and more consistent with the wider City of Monash in Oakleigh East – Huntingdale and Hughesdale.

3.3 Key Age Groups

KEY AGE GROUPS	2016	2041	Oakleigh and Surrounds		Monash
			No. Change	% Change	% Change
0 – 6 years	2,614	3,984	1,370	52.4%	21.4%
10 – 25 years	6,470	10,468	3,998	61.8%	30.3%
65 plus years	4,299	7,080	2,781	65.0%	26.0%
85 plus years	795	1,258	463	58.2%	44.1%

Table 3.2: Population age profile and change for key age groups, Oakleigh and surrounding suburbs, 2016 - 2041

KEY AGE GROUPS	Change 2016 - 2041				
	Oakleigh	Oakleigh South	Oakleigh East Huntingdale	Hughesdale	Monash
0 – 4 years	100.6%	82.8%	31.5%	17.2%	23.4%
12 – 24 years	86.8%	86.0%	44.1%	28.7%	31.0%
60 plus years	105.6%	47.3%	49.6%	44.5%	26.6%

Table 3.3: Population age profile and change for key service groups, Oakleigh, Oakleigh South, Oakleigh East – Huntingdale and Hughesdale 2016 - 2041

3.4 Diversity

The proportion of people born overseas in Oakleigh and surrounding suburbs is 42 percent. While this is higher than Greater Melbourne, it is lower than the wider City of Monash. The highest proportion of people born overseas in Oakleigh and surrounds, live in Oakleigh East – Huntingdale (46.5 percent).

Other than Australia, the top five countries of birth for residents in Oakleigh and surrounds are **China, Greece, India, Italy and The United Kingdom**.

- While overall, the proportion of Chinese born residents is less than for the City of Monash, it is more than double that for Greater Melbourne.
- The proportion of people born in Greece is more than double the proportion of Greek born residents across the City of Monash, and nearly 5.5 times the Greater Melbourne rate.
- The proportion of people born in India is similar to the wider City of Monash, but higher than Greater Melbourne.

More than two out of every five local residents in Oakleigh and the Surrounding Suburbs, speak a language other than English at home. While this is lower than the wider City of Monash, it is substantially higher than Greater Melbourne.

	Population Size	Percentage
Monash	89,344	48.9%
Oakleigh	3,060	38.7%
Hughesdale	3,050	40.2%
Oakleigh East – Huntingdale	3,866	46.5%
Oakleigh South	2,087	40.9%
Total Oakleigh and Surrounds	12,063	41.7%

Table 3.4: Population born overseas, Oakleigh, Oakleigh South, Oakleigh East – Huntingdale and Hughesdale 2016

3.5 Wellbeing and Disadvantage

Key measure of wellbeing and disadvantage indicate:

- The proportion of people experiencing a **disability is higher** in Oakleigh and Oakleigh East – Huntingdale than the wider city of Monash, but slightly lower in Hughesdale and Oakleigh South,
- The proportion of people who provide **unpaid care is higher** in Oakleigh than the wider City of Monash, but slightly lower in Oakleigh East – Huntingdale, Hughesdale and Oakleigh South.
- The levels of **disadvantage** in Oakleigh and surrounds are **slightly higher** than the wider City of Monash, and slightly lower than Greater Melbourne.
- The **unemployment rate** in Oakleigh and surrounds is **lower** than the wider City of Monash but generally consistent with Greater Melbourne.
- The number of households in Oakleigh and surrounds without an **internet connection is higher** than the wider City of Monash, as is the number of households without motor vehicles.

3.6 Key Implications for the Scoping Study

The **substantial population growth** projected in Oakleigh and surrounds **will drive increased demand for community services, supports and infrastructure**, particularly in **Oakleigh itself** where population growth is expected to be the most significant.

The demand will be greatest for services and infrastructure that support children aged 0 – 6 years, young people aged 12 – 24 years, and older adults aged 65 years or older. This means there will be increased demand for:

- Services such as *maternal and child health, immunisation, kindergarten, childcare, playgroups and family support programs*
- Programs and services which support *education, training and the health and wellbeing of middle years and young people*
- Programs and services which support *social inclusion and the health and wellbeing of older adults.*

The increasing levels of cultural diversity in Oakleigh and surrounds and the changing cultural profile of the community, will require Council to *ensure its programs, services and facilities are inclusive and welcoming for all members of the community*. This is also critical for supporting people who experience lower levels of wellbeing and higher levels of disadvantage.

Of note is the high levels of disability and consequently the high proportion of people who provide unpaid care in Oakleigh and surrounds, compared with the wider City of Monash. With a rapidly increasing number of older adults in Oakleigh and to a lesser extent the surrounding areas, *having access to universally accessible community infrastructure, services and programs will become increasingly important* for the community.

SECTION 4: Existing Infrastructure



Image: Oakleigh Masonic Centre

4.1 Summary of Facilities

Across Oakleigh and surrounding suburbs there is a wide array of community infrastructure. Some of which is owned by:

- Monash City Council e.g. community halls, early years facilities, open space, aquatic and recreation facilities
- State Government e.g. schools
- Private operators e.g. early years facilities
- Religious organisations: e.g. schools, early years facilities, community halls
- Community or service agencies e.g. RSL, Freemasons.

Table 4.1 below provides a high-level summary of the community infrastructure identified through this Scoping Study, and a more detailed list by suburb is provided in Section 4.4. The list has been compiled by examining information provided by Council, through discussions with internal and external stakeholders, and through desk top research. Every effort has been made to ensure the list is comprehensive, but it is acknowledged everything may not have been captured.

The community infrastructure has been grouped as follows:

- *Community hall:* This could be a stand-alone facility or part of larger building which is used for a combination of regular and casual activities such as social activities, fitness programs, education and training. The spaces are generally made available for hire.
- *Community centre:* A facility which usually offers specifically programmed activities and initiatives. It may include spaces that are available for hire.
- *Library:* Public library.
- *Gallery and archive venue:* Federation Centre.
- *Early years facility:* These facilities support kindergarten, childcare and / or maternal and child health services.
- *School:* Public and private primary and secondary schools.
- *RSL Club:* Carnegie Oakleigh RSL.
- *Community service centre:* A facility where specific community support services are delivered e.g. aged care, mental health support services.
- *Community Health Service:* Link Health (Latrobe Community Health Service)
- *Open space:* Spots fields, playgrounds, shared pathways, informal recreation spaces.
- *Aquatic and Leisure Centre:* Oakleigh Recreation and Aquatic Centre.

Infrastructure	Hughesdale	Oakleigh	Oakleigh East / Huntingdale	Oakleigh South
Community Hall	1	10	1	3
Community Centre	1			
Library		1		
Gallery and archive venue		1		
Early years facility	6	5	6	3
School	3	3	1	3
RSL Club		1		
Community service centre		2		
Health service		1		
Open Space	2	8	4	5
Aquatic and Leisure Centre		1		

Table 4.1: Summary of community infrastructure in Oakleigh and surrounds, May 2021

4.2 Use of Community Infrastructure

As noted previously Council owns and manages a significant amount of community infrastructure in Oakleigh and surrounds, particularly community halls, early years facilities and open space. Because of the different types of infrastructure, there is variable information available about how they are used. The information outline below concentrates on the community infrastructure owned and / or operated by Council and a handful of community facilities owned and / or managed by community or religious organisations.

Table 4.2 provides a high-level summary of key information about use of **Council owned community infrastructure**. Key findings are:

- A number of the Council owned community halls regularly accommodate commercial hire activity. They also receive moderate or low levels of use, and / or receive extensive use weekdays but limited use on weekends or in the evening. Demand for community use is high during the day on weekdays because they are largely used by groups who support older members of the community.
- Most early years facilities are used extensively or to a very high level and consequently will have limited capacity to accommodate the increased demand from the roll out of funded 3-year-old kindergarten from 2022. The exceptions are Dover Street Preschool and Washington Drive Preschool which will have capacity to support the increased demand.
- Sporting pavilions are used primarily for sporting related activity, this means their use is low to moderate with almost no use occurring Monday to Friday during working hours.

- There is an undersupply of social / family recreation and local parks in significant parts of Hughesdale, Oakleigh East / Huntingdale (north of Princes Highway), and parts of Oakleigh South particularly between Warrigal Road and the Metropolitan Golf Club.

Infrastructure Type	Name	Extent of Use
Community Halls	Hughesdale Community Centre	Receives moderate to use levels of community and commercial use. Community use accounts nearly 80 percent of use.
	Oakleigh Hall including main hall, upstairs and downstairs meeting room.	Receives moderate to high community and commercial use, with most occurring on a weekly basis. Community use tends to occur during the day and commercial use in the evening.
	Oakleigh Senior Citizens Centre including main hall and small meeting rooms.	Use of the main hall has increased to moderate levels between 2020 and 2021 but use of other spaces remains very low. The main hall is used for both community and commercial purposes.
	Monash Training and Seminar Centre including board room, training room and 2 meeting rooms	The facility receives moderate to low use with limited regular use. It is used predominantly a training centre for Council purposes and otherwise is mostly made available for commercial hire.
	Oakleigh Youth Club	Use is understood to be low with limited opening hours and a small amount of people who access the facility and programs it offers.
	Oakleigh Community Centre	Extensively used weekdays during the day by regular users, but receives limited use in the evenings and on weekends.
	Oakleigh Scout Hall	Receives low levels of use, largely for scouting activities but some broader community use occurs.
	Huntingdale Community Hall	Receives moderate to high community and commercial use. Community use accounts for around 2 thirds of the use it receives.
	Warringa Scout Hall	Receives low to moderate levels of use, largely for scouting activities but some broader community use occurs.
Library	Oakleigh Library	Visitations to Oakleigh Library in 2019/2020 were 126,649 and there were a total of 159,128 loans through the branch.
Gallery and Archive	Federation Centre	Leased to History Monash and received low or limited use, particularly the gallery space. This has been exacerbated by the COVID-19 pandemic.
Early Years Facilities	Brine Street Kindergarten and Childcare Centre	Understood to be used extensively, with limited if any places available.
	Hughesdale Kindergarten	High levels of use with no capacity to accommodate increased demand from 2025 for the roll out of funded 3-year-old kindergarten.
	St Johns Preschool	High levels of use with limited capacity to accommodate increased demand for the roll out of

		funded 3-year-old kindergarten.
	Dover Street Preschool	Moderate levels of use with good capacity to accommodate increased demand for the roll out of funded 3-year-old kindergarten.
	Germain Street Kindergarten	High levels of use with limited capacity to accommodate increased demand for the roll out of funded 3-year-old kindergarten.
	Ward Avenue Kindergarten	High levels of use with limited capacity to accommodate increased demand for the roll out of funded 3-year-old kindergarten.
Community Service Centre	Monash Oakleigh Community Support and Information Service	Used extensively to provide emergency relief, information and support. Demand for the service has increased since the COVID-19 pandemic.
Open Space	Sporting pavilions are used primarily for sporting related activity, this means their use is low to moderate with almost no use occurring Monday to Friday during working hours. South Oakleigh Bowling Club in particular is identified as being underutilised, particularly for bowling activity.	
	There is an undersupply of social / family recreation and local parks in significant parts of Hughesdale, Oakleigh East / Huntingdale (north of Princes Highway), and parts of Oakleigh South particularly between Warrigal Road and the Metropolitan Golf Club.	
Aquatic and Leisure Centre	Oakleigh Aquatic and Recreation Centre	Receives high levels of use, although this has been reduced as a consequence of the COVID-19 pandemic.

Table 4.2: Summary of use of Council owned community infrastructure in Oakleigh and surrounds, May 2021

Table 4.3 provides a high-level summary of key information about use community infrastructure **owned by community or religious organisations**.

Infrastructure Type	Name	Extent of Use
Community Halls	St David's Uniting Church	Understood to receive limited use.
	Oakleigh Masonic Centre including a main hall and smaller meeting rooms.	Used primarily for activities and meetings of the Freemasons. Use is understood to generally be low.
	Oakleigh Carnegie RSL	The extent of use is unclear and requires further investigation.
	Oakleigh Anglican Church Emmanuel Hall	The extent of use is unclear and requires further investigation.
Community Centre	Fusion Oakleigh Youth and Community Centre.	The extent of use is unknown.

Table 4.3: Summary of use of community infrastructure owned by community or religious organisations in Oakleigh and surrounds, May 2021

4.3 Condition and Functionality of Community Infrastructure

The information outlined below about the condition and functionality concentrates on the community infrastructure owned and / or operated by Council.

Table 4.4 provides a high-level summary of key information about the condition of **Council owned community infrastructure**. Key findings are:

- The civic buildings in Drummond Street Oakleigh including Oakleigh Hall (upstairs), the Oakleigh Senior Citizens and Oakleigh Library are in poor condition, lack functionality and are not contemporary. In particular, while the shared entry point for these buildings provides a central way to access all three facilities, the design means there is a lot of wasted space, and no integration between the facilities.
- Other buildings in poor condition and lacking functionality are the Oakleigh Youth Club and Oakleigh Scout Hall, although the Scout Hall is being upgraded.
- Many of the early year's facilities (kindergartens or preschools) are aging, in poor condition and do not meet contemporary service standards. In particular, they are single room facilities which means they have limited or no capacity to support the increased demand for kindergarten from both population growth and the roll out of funded 3-year-old kindergarten.

Infrastructure Type	Name	Condition and Functionality
Community Halls	Hughesdale Community Centre	Well maintained and in good condition.
	Oakleigh Hall including main hall, upstairs and downstairs meeting room.	The main hall is well maintained and in good condition. The second floor of the building is not accessible for people with a disability and is in poor condition.
	Oakleigh Senior Citizens Centre including main hall and small meeting rooms.	Poor condition, smaller spaces particularly have limited functionality and are not contemporary.
	Shared Entry Oakleigh Hall, Seniors Centre and Oakleigh Library	The shared entry point provides a central way to access all three facilities, but the design means there is a lot of wasted space, and no integration between the facilities.
	Monash Training and Seminar Centre including board room, training room and 2 meeting rooms	Well maintained and in good condition. Heritage building which constrains how it can be used.
	Oakleigh Youth Club	Building is in poor condition.
	Oakleigh Community Centre	Building is in reasonable condition and is well maintained.
	Oakleigh Scout Hall	Building in poor condition and is being upgraded to address safety & functionality issues.
	Huntingdale Community Hall	Reasonable condition and well maintained.

	Wiringa Scout Hall	Condition is unknown and requires further investigation.
Library	Oakleigh Library	Reasonable condition, but it is not contemporary and lacks functionality. The library lacks space to support people who are working or studying. It also has a seminar room which does not have any natural light and is not accessible for people with a disability. This means it receives limited use.
Gallery and Archive	Federation Centre	Heritage building in excellent condition.
Early Years Facilities	Brine Street Kindergarten and Childcare Centre	Well maintained and in good condition.
	Hughesdale Kindergarten	Aging, in poor condition and does not meet contemporary service needs. Single room facility that cannot cater for increased demand for kindergarten from the roll out of funded 3-year-old kindergarten.
	St Johns Preschool	Reaching the end of its useful life.
	Dover Street Preschool	Reaching the end of its useful life. Council is proposing to consolidate the service with the Carlson Reserve development in Clayton.
	Germain Street Kindergarten	Aging, in poor condition and does not meet contemporary service needs. Single room facility that cannot cater for increased demand for kindergarten from the roll out of funded 3-year-old kindergarten.
	Ward Avenue Kindergarten	Aging, in poor condition and does not meet contemporary service needs. Single room facility that cannot cater for increased demand for kindergarten from the roll out of funded 3-year-old kindergarten.
Community Service Centre	Monash Oakleigh Community Support and Information Service	Well maintained and fit for purpose.
Open Space	Specific information about the condition and functionality of open space and pavilions associated with sports fields was not examined as part of the Scoping Study.	
Aquatic and Leisure Centre	Oakleigh Aquatic and Recreation Centre	Newly redeveloped and in excellent condition.

Table 4.4: Summary of use of community infrastructure owned by community or religious organisations in Oakleigh and surrounds, May 2021

4.4 Community Infrastructure by Suburb

HUGHESDALE					
Name	Facility Type	Facilities and Capacity	Ownership	Condition and Functionality	Use
Hughesdale Community Centre	Community Hall	Main Hall (80 people) Meeting Room (20 people)	Monash Council	Well maintained and in good condition.	Primarily used by older adult social groups. Receives moderate to high use
Fusion Oakleigh Youth and Community Centre	Community Centre	Unknown	Baptist Church	Unknown	Social and recreation programs primarily for children, families, young people and young adults.
Brine Street Kindergarten and Childcare Centre	Early Years Facility	5 program rooms licensed for 50 children.	Monash Council	Well maintained and in good condition.	Childcare and 4-year-old kindergarten. Used extensively.
Hughesdale Kindergarten	Early Years Facility	Single program room licensed for 29 children.	Monash Council	Aging, poor condition, doesn't meet contemp. service needs.	3- and 4-year-old kindergarten. Used extensively.
Headstart Early Learning Centre	Early years facility.	Licensed for 140 children.	Private	Unknown	Childcare and kindergarten.
Good Start Early Learning Hughesdale	Early years facility.	Licensed for 84 children.	Private	Unknown	Childcare and kindergarten.
Paisley Park Early Learning Centre	Early years facility.	Licensed for 120 children.	Private	Unknown	Childcare and outside school hours care.
Buckets Early Learning Centre	Early years facility.	Licensed for 97 children.	Private	Unknown	Childcare and kindergarten
Oakleigh Grammar Early Learning Centre	Early years facility.	Licensed for 110 children.	Oakleigh Grammar	Unknown	Preschool and kindergarten for children aged 2 – 4 years.
Hughesdale Primary School	School	Has a gymnasium and oval.	Department of Education and Training	Unknown	Primary school education.
Sacred Heart Girls College	School	Unknown	Catholic Church	Unknown	Secondary school education.
Oakleigh Grammar	School	Has one large and one small function room.	Oakleigh Grammar	Unknown	Primary and secondary school education.
Argyle Reserve	Open space	Sports fields, pavilion and playground.	Monash Council	Modern pavilion, in good condition & well maintained.	Soccer and informal recreation and play.
Galbally Reserve	Open space	Playground and shared pathway.	Monash Council	Well maintained. Public toilet needed.	Informal recreation and play.

OAKLEIGH					
Name	Facility Type	Facilities and Capacity	Ownership	Condition and Functionality	Use
Oakleigh Hall	Community hall	Main hall (160 people), upstairs mtg room (40 people), downstairs mtg room (10 people)	Monash Council	The main hall is well maintained and in good condition. The second floor of the building is not accessible for people with a disability and is in poor condition.	Older adult social groups, Kumon, exercise classes, community organisations, and casual hire. Receives moderate to high use.
Oakleigh Senior Citizens Centre	Community hall	Main hall, smaller meeting room and a series of small offices or cubicles.	Monash Council	Poor condition, spaces have limited functionality and are not contemporary.	Older adult social groups, Kumon, exercise classes, community organisations, and casual hire. Receives low to moderate use.
Oakleigh Library	Library	Main library and separate seminar room.	Monash Council	Reasonable condition, but it is not contemporary and lacks functionality.	Wide range of uses including study, work, program participation, social interaction and borrowing items. Receives moderate to high use.
Monash Training and Seminar Centre	Community hall	Two meeting rooms, a training room and board room. Caters for up to 80 people.	Monash Council	Well maintained and in good condition. Heritage building constrains how it can be used.	Immunisation, Council meetings and training, mothers' groups, and casual hire. Receives moderate to low use.
Federation Centre	Gallery and archive venue	Two rooms, one is a gallery space, and one is an archive room.	Monash Council	Heritage building in excellent condition.	Leased to History Monash. Receives limited use.
St David's Uniting Church	Community hall	Main hall	Uniting Church	Unknown	Receives limited use.
Oakleigh Masonic Centre	Community hall	Main hall and several smaller meeting rooms.	Freemasons Victoria	The building is in reasonable condition, but the toilet facilities need to be upgraded.	Freemason activities and casual hire. Use is low.
Oakleigh Youth Club	Community hall	Main hall and small meeting room.	Monash Council	Building is in poor condition	Used for fitness activities. Low levels of use received.
Oakleigh Community Centre	Community hall	Main hall.	Monash Council	Building is in reasonable condition and is well maintained.	Older adult social groups. Receives extensive use.
Oakleigh Carnegie RSL	RSL Club	Function room and meeting space.	RSL	Well maintained.	Social activities, live music and dining.

Oakleigh Courthouse Community Centre	Community service centre	Unknown	Unknown	Unknown	MiCare and Southern Ethnic Advisory and Advocacy Council.
Monash Oakleigh Community Support and Information Service	Community service centre	Converted house with offices, small program rooms and storage.	Monash Council	Well maintained and fit for purpose.	MOCSIS provide emergency relief, information and support. The service is in high demand, particularly since the onset of the COVID-19 pandemic.
Oakleigh Anglican Church Emmanuel Hall	Community hall	Main hall with capacity for 140 people	Anglican Church	Unknown	Unknown
Oakleigh Scout Hall	Community hall	Single hall. Adjacent to Jack Edwards Reserve.	Scouts Australia (building) Monash Council (land)	Building in poor condition and is being upgraded to address safety & functionality issues.	Largely used for scouting activities but some broader community use occurs.
Air League Hall	Community hall	Single hall. Adjacent to Caloola Reserve.	Australian Air League	Unknown.	Unknown.
Emmanuel Anglican Kindergarten	Early years facility	Single program room licensed for 29 children.	Anglican Church	Unknown	3- and 4-year-old kindergarten. Service to be closed by the Anglican Church.
3 Bees Early Learning Centre	Early years facility.	Licensed for 47 children.	Private	Unknown	Childcare.
Oakleigh World of Learning	Early years facility.	Licensed for 91 children.	Private	Unknown	Childcare.
Oakleigh Primary School and Kindergarten	School and early years facility	Licensed for 144 children but this includes OSHC. Has a gymnasium and oval.	Department of Education and Training	Unknown	Kindergarten and primary school education.
Sacred Heart Primary School and Kindergarten	School and early years facility	Kindergarten is licensed for 47 children.	Catholic Church	Unknown	Kindergarten and primary school education.
Christ Our Holy Redeemer Primary School	School	Unknown.	Catholic Church	Unknown	Primary school education.
Link Health and Community	Health service	Multiple consulting rooms including 2 for maternal and child health services.	Latrobe Community Health	Unknown	Health care including maternal and child health services.
Cambridge Street Reserve	Open space	Playground	Monash Council	New playground to be installed.	Informal recreation and play.
Jack Edwards Reserve	Open space	Sports fields, pavilion and	Monash Council	Modern pavilion, in good	Soccer and informal recreation and

		playground.		condition & well maintained. Significant funding being pursued to upgrade the site.	play.
Caloola Reserve	Open space	Sports fields, pavilion, tennis courts and shared pathways.	Monash Council	Newly redeveloped and in excellent condition.	Cricket, tennis and informal recreation and play.
Scotchmans Run Reserve	Open space	Sports fields, pavilion, and shared pathways.	Monash Council	Unknown	Soccer and informal recreation and play.
Pioneer Memorial Park	Open space	Playground and shared pathway.	Monash Council	Well maintained.	Informal recreation and play.
Warrawee Park Oval	Open space	Sports field, pavilion and shared pathway.	Monash Council	Well maintained.	AFL, cricket, and informal recreation and play.
Oakleigh Bowls Club	Open space	Bowling greens and pavilion	Monash Council	Well maintained.	Bowling
Brickmakers Park	Open space	Playground and shared pathway.	Monash Council	Well maintained.	Informal recreation and play.
Oakleigh Recreation Centre	Aquatic and Leisure Centre	Gym, indoor sports courts, gymnastic facilities, swimming pools	Monash Council	Newly redeveloped and in excellent condition.	Wide range of health and fitness activities including gym, swimming, fitness classes, basketball, netball, and gymnastics.

OAKLEIGH EAST / HUNTINGDALE					
Name	Facility Type	Facilities and Capacity	Ownership	Condition and Functionality	Use
St Johns Preschool	Early Years Facility	Single program room licensed for 30 children.	Monash Council	Reaching the end of its useful life.	3- and 4-year-old kindergarten. Used extensively.
Dover Street Preschool	Early Years Facility	Single program room licensed for 30 children.	Monash Council	Reaching the end of its useful life. Council is proposing to consolidate the service with the Carlson Reserve development in Clayton.	3- and 4-year-old kindergarten. Used extensively.
Huntingdale Maternal and Child Health	Early Years Facility	2 consulting rooms	Monash Council	Renovated 10 years ago. Building is functional and accessible.	Maternal and child health services.
Guardian Childcare and Education Oakleigh East	Early years facility	Licensed for 106 children.	Private	Unknown	Childcare
Nido Early School	Early years facility	Licensed for 178 children.	Private	Unknown	Childcare
Oakleigh Occasional Care	Early Years Facility	Unknown	Monash Council	Unknown.	Occasional childcare.
Amsleigh Park Primary School	School	Has a gymnasium and sports field.	Department of Education and Training	Unknown	Primary school education.
Princes Highway Reserve	Open space	Sports fields, pavilions (2), playground and shared pathways.	Monash Council	Unknown	AFL, cricket, and informal recreation and play.
FE Hunt Reserve	Open space and community hall	Playground, shared pathways and Victorian Rovers Hall.	Monash Council	Unknown	Informal recreation and play.
Hurst Reserve	Open space	Informal open space.	Monash Council	Unknown	Informal recreation and play.
Reg Harris Reserve	Open space	Playground and shared pathway.	Monash Council	Well maintained.	Informal recreation and play.

OAKLEIGH SOUTH					
Name	Facility Type	Facilities and Capacity	Ownership	Condition and Functionality	Use
Huntingdale Community Hall	Community hall	Hall with capacity for 80 people.	Monash Council	Reasonable condition and well maintained.	Receives moderate to high community and commercial use
Germain Street Kindergarten	Early years facility	Single program room licensed for 30 children.	Monash Council	Aging, poor condition, doesn't meet contemp. service needs.	3- and 4-year-old kindergarten
Ward Avenue Kindergarten	Early years facility	Single program room licensed for 30 children.	Monash Council	Aging, poor condition, doesn't meet contemp. service needs.	3- and 4-year-old kindergarten
Bright Beginnings Child Care Centre	Early years facility	Licensed for 50 children.	Private	Unknown	Childcare.
Oakleigh South Primary School	School	Sports fields and performing arts centre.	Department of Education and Training	Unknown	Primary school education.
Huntingdale Primary School	School	Unknown	Department of Education and Training	Unknown	Primary school education.
South Oakleigh College	School	Has a gymnasium and sports field.	Department of Education and Training	Unknown	Secondary school education.
Wirringa Scout Hall	Community hall	Single room hall.	Scouts Australia (building) Monash Council (land)	Unknown.	Largely used for scouting activities but some broader community use occurs.
Guide Hall at Scammell Reserve	Community hall	Single room hall.	Guides Victoria (building) Monash Council (land)	Unknown.	Scout activities. Extent of use unknown.
WA Scammell Reserve	Open space	Sports field, pavilions, bowling greens, disused MCH building and playground.	Monash Council	Good condition and well maintained.	AFL, cricket, bowls and informal recreation and play. The Bowls Club is underutilized for sporting activity.
Davies Reserve	Open space	Athletics field and playground.	Monash Council	Good condition and well maintained.	Athletics, and informal recreation and play.
Stan Riley Reserve	Open space	BMX track.	Monash Council	Unknown.	BMX, and informal recreation and play.
Talbot Park	Open space	Playground and shared pathway.	Monash Council	Well maintained.	Informal recreation and play.

SECTION 5: Consultation and Engagement Outcomes



Image: Scammel Reserve and South Oakleigh Bowls Club

5.1 For the Community

Early years services and **library programs** are the activity or service they are most likely to have accessed in Oakleigh and surrounds in the past 12 months. Other activities consistently identified are social activities, programs by community groups such as services clubs or cultural groups, health services and accessing parks and open space. The primary reason for accessing them in Oakleigh and surrounds is the **proximity to home**. Other key reasons are the activity or service suits their needs or their family's needs, they can easily drive to the activity, service or place, or they feel comfortable accessing the activity, service or place.

For those who have NOT accessed community activities, services or buildings in Oakleigh and surrounds in the last 12 months, the main reason is because they **have had no need to access them**. Other reasons are the distance from home, activities and services can be accessed closer to home, COVID-19 limitations and concerns, and not being able to find community activities of interest.

While largely community members indicated they have NOT experienced difficulties accessing community activities, services or buildings in Oakleigh and surrounds, for those who have, the primary difficulty is **access to car parking**. Other challenges include activities or services not being available when needed, the cost of accessing facilities, concerns about community safety, the commercial nature of Eaton Mall, and the absence of a neighbourhood house or community centre in Oakleigh or Hughesdale. Aspects from previous consultation that community members indicated they are concerned about are the increasing residential and retail density and the impact this could have on the village atmosphere, parking and traffic congestion, preservation of heritage buildings and streetscapes, preservation of open space and community safety, especially around the train station.

Community ideas and priorities for improving community activities, services and buildings in Oakleigh and surrounds are:

- **Improving the accessibility of facilities and services** including the physical accessibility of infrastructure, providing a walkable town centre, proximity to public transport and car parking especially for older members of the community, information provision, visitor comfort e.g. air conditioning and suitable furniture, cost, and opening hours.
- **Enhancing the physical condition of facilities and surrounds** including providing modern community spaces that are inviting and fit for purpose and keeping surrounding streets clean and graffiti free. Specific ideas for enhancing facilities include housing the Federation Centre and Oakleigh Library in one location, and establishing a kindergarten and new playground at Houghton Road Community Centre.
- **Valuing the village feel and heritage character** of Oakleigh including respecting the heritage value and character of community buildings.
- **Improving car parking and traffic management** including increasing the parking available especially close to community facilities, extending parking hours, regular maintaining parking areas, improving traffic flow to assist pedestrian safety.

- **Responsive program/service delivery** to meet community interests and needs including wellbeing programs e.g yoga, mental health support and personal training, school holiday programs and entertainment, seniors’ programs, adult education and programs delivered in the library.
- **Support for families, children and young people** including youth specific facilities, affordable activities for children and young people, improved opportunities for play, support for childcare centres and parents of primary school aged children.
- **Enhancing sustainability and responding to climate change** with recycling services, street plantings and the ‘greening’ of streets and community facilities through landscaping, solar panels, rainwater collection etc.
- **Protecting and investing in parks and open space** including the provision of additional parks, establishment of a community garden, increased activation of parks, dog friendly parks, improved amenity including public toilets and lighting, ‘greening up’ the railway corridor and the surrounds of Oakleigh Station, and developing the empty block opposite Progress Park in South Oakleigh.
- **Strengthening community cohesion and safety** through promoting tolerance and inclusion e.g. making sure facilities and activities are welcoming for all members of the community, the promotion of cultural celebrations and events, facilities that sustain cultural activity, the establishment of friendship cafes and improving lighting.

5.2 For Stakeholder Agencies and Community Organisations

COVID-19 has had notable impacts upon their service delivery models and, in some instances, demand for their services or activities. For example, Latrobe Community Health now actively delivers Telehealth services and if this continues, believes there will be reduced need for additional community health infrastructure in the short to medium term. MOCSIS received increased government funding to deliver services, reducing the burden on volunteers and strengthening their capacity to support vulnerable community members. By partnering with Council during the pandemic, awareness of the services and supports MOCSIS offers to the community has increased and this may result in service demand remaining at higher levels. The service has also experienced significantly increased demand from international students who have not been eligible for government support during the pandemic.

Accessibility is a key factor in community members being able to use community spaces and services and participate in activities in Oakleigh and surrounds. Specific issues or facilities identified include:

- The need for a more welcoming entry and better integration of Oakleigh Library, Mechanics Hall and Senior Citizens Centre.
- Community groups having a strong sense of ownership of facilities and not always being welcoming to all community members.

- The access challenges posed by the local road layout and traffic management including the railway line, Golf Links Road roundabout, the new access to Oakleigh Railway Station and current arrangements for pedestrian access to Warrigal Road and Millar Road.
- Difficulty accessing Oakleigh Recreation Centre because of its location and distance from public transport options.

Opportunities and ideas identified by stakeholder agencies and community organisations to improve community activities, services and buildings in Oakleigh and surrounds include:

- **Facilitating increased use of community buildings** not owned by Council e.g. the Oakleigh Masonic Centre, Oakleigh Carnegie RSL, and the new sports complex at Oakleigh Primary School.
- Interest from Latrobe Community Health in exploring with Council the **potential to develop community facilities** on the Latrobe Community Health site in Oakleigh.
- **Increasing the availability of information** (perhaps through a services directory) to help individuals and groups connect with the wider community, understand the activities and services available in Oakleigh and surrounds, and share resources.
- **Educating and supporting community groups** to share facilities and to be welcoming for all members of the community.

5.3 For Council Officers

Key areas of concern in relation to **service demand and capacity** are:

- **Early years:** Demand for kindergarten will grow substantially because of the introduction of funded 3-year-old kindergarten. The age and poor condition of existing kindergarten infrastructure means there is not the capacity to cater for this change in demand.
- **Young People:** Public spaces are not designed to be welcoming for young people with Oakleigh Library one of the few locations they can gather that is indoors and not a commercial space. The Library is experiencing growing demand for space to support young people, but is not able to cater for this demand due to the size and configuration of the Library.
- **Older adults:** The COVID-19 pandemic has significantly restricted their movement in the community and increased carer responsibilities. This, along with the aging profile of many groups using community facilities, may reduce the demand for buildings such as Oakleigh Hall. Older members of the community also experience difficulties accessing Eaton Mall because of its commercial nature, therefore reducing their participation in community life.
- **Open Space:** Demand for open space and recreation opportunities and infrastructure in Oakleigh is growing. This is being driven by increasing residential density and subsequent population growth, and the increased demand for outdoor space during the COVID-19

pandemic. Oakleigh has the least amount of open space in Monash and is also under provided for in relation to key recreation and sporting infrastructure.

Other areas of consideration for service demand and capacity are the diverse nature of the community in Oakleigh and surrounds, the strong sense of ownership existing users have for the spaces they use and the limitations this creates for others using the space, and the possible reduced demand for indoor space due to the COVID-19 pandemic.

A key issue in relation to **existing infrastructure** in Oakleigh and surrounds is:

- **The age and poor condition of some infrastructure** particularly kindergarten facilities, and the Oakleigh Library precinct where the entry and internal spaces are disjointed, and some parts of the buildings are in poor condition.

Opportunities and ideas identified by Council officers to improve community activities, services and buildings in Oakleigh and surrounds include:

- **Increasing the utilisation of infrastructure** including the South Oakleigh Bowls Club, Monash Seminar and Training Centre, Oakleigh Youth Club, sporting clubrooms, Warrawee Park, the Federation Centre, the former Oakleigh Senior Citizens building (i.e. beside the Library).
- **Creating visual connections and pathways** throughout the Oakleigh activity centre to reduce the barriers created by major arterial roads and the railway line. This could include signage, maps and improvements to the public domain.
- Increasing the **shared use of sporting clubrooms** for non-sporting activities e.g. ensuring the redevelopment Jack Edwards Reserve incorporates multi use facilities that can be shared by multiple community and sporting organisations e.g. Oakleigh Cannons and Scouts. Consideration must be given to additional capital and operational resources that may be required to support this.
- **Upgrading early years infrastructure** to meet community need and enable contemporary models of service, including locating maternal and child health services as part of the Oakleigh Library precinct.
- Exploring opportunities to **rationalise community facilities or use them for alternate purposes** where utilisation is low and / or the space can be redesigned to meet community needs more effectively. Key to this will be identifying alternate solutions to accommodate community activities. For example:
 - Investigating the feasibility of establishing an early years facility at Scammell Reserve, and increasing the passive open space available to the community.
 - Exploring opportunities to increase activation of the **Federation Centre** and connection with Pioneer Memorial Gardens.
 - Exploring the feasibility of removing the Community Hall and Oakleigh Youth Club from **Cambridge Street Reserve** to increase passive open space provision in Oakleigh.

- Improving the layout and integration of **Oakleigh Library, the former Senior Citizens Centre and Oakleigh Hall** e.g. shared entry spaces, accessible meeting and activity spaces to enhance access and enable broader programming.
- Increase the activation of **Eaton Mall for community purposes**. This could include incorporating community infrastructure into the Mall such as Maternal Child Health services, community meeting space etc.
- Where appropriate Incorporate community infrastructure as part of **commercial development sites**, particularly around transport nodes but potentially in other locations where large-scale developments occur. In addition, there is a need for **a more transparent approach** to the contribution made by developers towards the provision of community infrastructure.

SECTION 6: Best Practice in Community Infrastructure



Image: Oakleigh Recreation Centre

6.1 Case Study Examples

A number of case studies have been identified where community infrastructure has been consolidated and redeveloped in activity centres or retail/business precincts, to better meet community needs. Reviewing the objectives and outcomes of these initiatives will help in considering future approaches to community infrastructure in the Oakleigh activity centre and surrounds.

Location	Summary
Niddrie Hub Neighbourhood Centre Moonee Valley City Council (Vic)	A project to consolidate community and community health facilities in Niddrie Activity centre. A current project is focusing on the redevelopment of library and additional community spaces in the precinct and a community visioning process is underway.
Salisbury Community Hub Salisbury City Council (SA)	Initiated to address the dilapidated condition and dated layout of the library and Council offices. Delivers a contemporary library and arts facility in addition to a civic plaza and enhanced public domain works.
Newport Community Hub Hobsons Bay City Council (Vic)	A consolidated facility comprising a suite of community services with shared spaces and facilities. Involved disposal of dated assets and refurbishment of historic buildings.
The Concourse Willoughby City Council (NSW)	A regional scale project reflecting community and economic objectives and benefits. The resulting infrastructure replaces facilities that did not meet community needs. The planning and consultation components played out over many years and securing the land involved complex transactions.
Wheatsheaf Hub Moreland City Council (Vic)	The former Primary School provides an opportunity to consolidate a range of community facilities and services on a single site. A novel governance model and joint management will enhance service coordination.
Wodonga Library and Arts Space redevelopment Wodonga City Council (Vic)	A project to develop contemporary library and cultural facilities in Wodonga's civic precinct.

The case studies vary significantly in scale, catalyst and impact, but all have strategies and elements that are relevant to considering future approaches to delivering community infrastructure in Oakleigh activity centre and surrounds.

6.2 Key Consistent Elements

The consistent elements across the case study examples are:

- **All case studies have a rationale provided by a plan or strategy but in each case, the focus and objectives differ.** For example, at Willoughby The Concourse is intended to provide greatly improved facilities for the local community and also deliver the pre-eminent cultural precinct on the North Shore with significant economic benefits to the area. The Wheatsheaf Hub in Glenroy aims to develop a suite of integrated and co-located family and community services which are currently located in separate buildings, which are not fit for purpose. Wheatsheaf Hub is primarily about supporting families and community capacity building. The focus for considering the future of community infrastructure in Oakleigh Activity Centre and surrounds needs to be clear and agreed.
- **There is potential to generate community benefits and operational efficiencies from consolidated or joined-up community infrastructure.** Joined-up and co-located services assist community members in accessing services and support the services to operate as part of a service system. The potential operational benefits are highlighted at Niddrie Neighbourhood Hub which hosts services provided by a number of organisations, and operates with a shared reception, meeting spaces and amenities. This is also the case at Newport Community Hub where Council's youth services and library teams share meeting and storage spaces with other organisations. These approaches require careful planning and consultation and agreed management and governance arrangements.
- **The importance of a deep and genuine consultation process with community and stakeholders is evident in the case studies.** Making changes to the location of community facilities and in particular facilities that are managed by community organisations, requires careful planning. Planning for Niddrie Neighbourhood Hub involved close coordination with all proposed tenant organisations to maximise synergies and ensure needs were met. The Concourse at Willoughby was an ambitious project and involved a 10-year conversation with the community which culminated with a community vote.
- **Complex community infrastructure projects where there is a multitude of funding partners, stakeholders and community organisations take time to plan and deliver.** The Concourse was 10 years in the planning, Glenroy's Wheatsheaf Community Hub which is currently being constructed, had its genesis in the Glenroy Structure Plan in 2008 and which led to the place making approach reflected in the 2017 Glenroy Action Plan.
- **Securing funding for community infrastructure renewal in Victoria has been made more challenging with the introduction of local government rate capping and the lack of resolution of the community infrastructure contribution .** This has restricted Council's capacity to pursue major capital projects. The case studies reflect a range of approaches to funding strategies and the importance of attracting grant funding and exploiting opportunities for proceeds from land sales are highlighted. The Niddrie and Willoughby case studies involved land transactions to achieve the necessary land footprint, Wheatsheaf Community Hub is being constructed on land purchased from the Victorian State Government on favourable terms, and all projects attracted funding from respective State Governments. The case studies that involved replacing disparate facilities not fit for purpose such as Wheatsheaf Community Hub, Newport Community Hub and Salisbury Community Hub, reflect a strategy to have less community buildings in better condition and with reduced costs to maintain and operate.

SECTION 7: Identifying Areas of Focus and Exploring Options



Image: Huntingdale Community Hall

The areas of focus identified, and the options explored are reflective of the research and consultation undertaken through the Scoping Study and have been examined and tested with the Project Control Group.

In addition, **a series of Guiding Principles** have been developed to guide the Community Infrastructure Scoping Project. The aim of the principles is to ensure decisions about community infrastructure balance the needs of the community with Council’s resourcing capacity, and the desire to deliver community infrastructure which is contemporary and fit for purpose.

1. **Maximise Use:** Community facilities will be used extensively, and primarily to support community activities and services.
2. **Support Use of All Community Facilities:** The availability of places for our community to meet is increased by facilitating use of community buildings not owned by Council.
3. **Co-location and Integration:** Community facilities are designed and managed to support shared use and co-operation between organisations and services.
4. **Community Need:** The development of community facilities will be informed by clear evidence of community need and strategic priorities.
5. **Fit for Purpose:** Community facilities are designed and managed to meet contemporary standards of service delivery, sustainability, and functionality.
6. **No Net Loss of Open Space:** When developing community facilities, there will be no net loss of open space and opportunities to increase the availability of quality open space will be actively pursued.

7.1 Overarching Areas of Focus

While the areas of focus and options for changing or improving community infrastructure have been examined for individual suburbs (Oakleigh, Hughesdale, Oakleigh East / Huntingdale, and Oakleigh South), there are a number which are relevant across all suburbs.

- With the significant population growth projected in Oakleigh and surrounds, it will be important for Council to consider ***the role of developer contributions*** in funding improvements to existing community infrastructure and the development of new community infrastructure.
- Increasing the ***shared use of sporting clubrooms*** for non-sporting activities, particularly when planning for the upgrade of existing facilities or the development of new sporting facilities e.g. ***the proposed upgrade of Jack Edwards Reserve***. Consideration will need to be given to any additional capital and operational resources needed to support this.
- ***The need to educate and support community groups*** to share facilities and to be welcoming for all members of the community.
- ***Strengthening community cohesion and safety*** through promoting tolerance and inclusion e.g. making sure facilities and activities are welcoming for all members of the community, the promotion of cultural celebrations and events, facilities that sustain cultural activity, and the establishment of friendship cafes.

- **Assessing the feasibility of establishing a community garden.** This aspiration has been raised consistently by the community in both recent and previous consultation.
- **Increasing the availability of information** to help individuals and groups connect with the wider community, understand the activities and services available in Oakleigh and surrounds, and share resources.

7.2 Hughesdale

Hughesdale activity Centre retail strip and Hughesdale railway station are key features of Hughesdale, along with a number of community services and facilities, particularly for families, children and young people. Services and facilities include:

- Fusion Oakleigh Youth and Community Centre
- 1 primary school, 1 secondary school and 1 prep to 12 school
- 1 kindergarten
- 5 childcare services including one owned and managed by Council and one connected with Oakleigh Grammar (a number offer kindergarten programs as well as long daycare)
- Hughesdale Community Centre (hall for hire)
- Open space including Argyle Reserve (sporting facility), and Galbally Reserve.

While Hughesdale residents have a reasonable level of provision and access to community services and facilities particularly because of the proximity to Oakleigh, there are a number of constraints:

- Warrigal Road and the railway line can be significant barriers for residents moving between Hughesdale and Oakleigh, and particularly impacts upon walkability between these two suburbs.
- Council’s Early Years Infrastructure Plan identifies Hughesdale Kindergarten is an aging single room kindergarten, in poor condition that cannot meet contemporary service needs. Plus, there is a shortage of kindergarten places forecast for Hughesdale from 2022 onwards.
- Council’s Open Space Plan highlights that significant parts of the suburb do not have access to open space within 400m of where residents live, and the provision of sports facilities is low, but there is limited opportunity to address this.

Key areas of focus for community infrastructure in **Hughesdale** will need to be:

- **Increasing the walkability** of Hughesdale and the connection to Oakleigh, with a focus upon mitigating the barriers created by Warrigal Road and the railway line.
- **Increasing the quality of kindergarten infrastructure and the supply of kindergarten places** to address the projected shortage.
- Pursuing opportunities to **increase the available, accessibility and quality of open space for social / family recreation consistent with the Monash Open Space Strategy.**

7.3 Oakleigh

The suburb of Oakleigh is a key infrastructure and services hub for the surrounding area and consequently has an extensive range of community services and infrastructure. Examples include:

- Approximately 10 buildings or sites with community halls and / or meeting spaces (some are owned by Council and some by community agencies or organisations)
- Oakleigh library
- Federation Centre
- Monash Oakleigh Community Support and Information Service
- 3 primary schools
- 3 kindergartens (including 2 located as part of primary schools)
- 2 long day childcare services
- Link Community Health service including maternal and child health services
- Open space including Jack Edwards Reserve, Caloola Reserve, Scotchmans Run Reserve and Warrawee Park Reserve (all with sporting facilities), Brickmakers Park, Cambridge Street Reserve, Oakleigh Bowls Club, and Pioneer Memorial Park
- Oakleigh Recreation Centre.

Significant community infrastructure is located around the Drummond Street Precinct including Pioneer Memorial Park and Warrawee Park. Oakleigh is also a transport and business activity hub with Oakleigh train station and the Eaton Mall precinct located a short walk from the Drummond Street precinct.

As a key service, infrastructure, and transport hub for the surrounding area, and with the highest projected population growth within the Scoping Study catchment, ***it is critical community infrastructure in Oakleigh is contemporary, flexible, connected and well located*** to support the delivery of services, and to provide spaces to support social interaction and community activity. This includes both community facilities and buildings, and the wider public realm.

7.3.1 Options for Community Facilities and Buildings

Broadly, 3 options have been considered for the future provision of community facilities and buildings in Oakleigh:

Option 1:	Develop additional community infrastructure (e.g. a community hub), particularly to support Neighbourhood House type activities.
Option 2:	Invest in existing infrastructure to better support community needs.
Option 3:	Consolidate community activities and services to fewer sites in Oakleigh.

Option 1: Develop Additional Infrastructure (e.g. a community hub)

The Oakleigh community has previously indicated it has an aspiration to establish a neighbourhood house service and facility in Oakleigh because they believe the community does not have easy access to a neighbourhood house program. This has led to a suggestion that additional facilities are needed to support neighbourhood house activities in Oakleigh. With an extensive array of community activity and meeting spaces in Oakleigh, some of which is very underutilised:

the evidence indicates additional community buildings are not required to support neighbourhood house activities.

Option 2: Invest in Existing Infrastructure to Better Support Community Needs

This option relates to community facilities owned by both Council and by other community organisations, particularly those located in the Drummond Street / Pioneer Memorial Park Precinct.

- The Council owned Oakleigh Mechanics Hall, Oakleigh Senior Citizens Centre, and Oakleigh Library are located beside each other and have a shared entry. While serviceable, the facilities are aging, have a number of accessibility issues and largely do not deliver contemporary spaces to support community activities and services. Reconfiguring and upgrading these facilities will provide a genuine community hub for Oakleigh offering integrated and shared contemporary facilities to support library services, community and social activities or groups, neighbourhood house activities, middle years and youth programs or supports and early years services such as maternal and child health, immunisation and playgroups.
- Current and future demand for space to support community activities and services could be particularly accommodated at the Oakleigh Carnegie RSL, the Oakleigh Masonic Lodge and the St David's Uniting Church Hall. All of these facilities are located in the Drummond Street / Pioneer Memorial Park Precinct, and are underutilised. The Masonic Lodge in particular has expressed strong interest in partnering with Council to improve the quality of the facilities and attract increased community use.

Option 3: Consolidate Community Activities and Services to Fewer Sites in Oakleigh

As noted previously, Oakleigh has extensive community services and infrastructure. The consolidation of activities and services to fewer sites opens up opportunities to reduce the ongoing resourcing burden for Council, invest funds from the sale of land into other community infrastructure, and make more land available for open space. There are several opportunities available to Council, but these can only be considered if facilities in the Drummond Street precinct were reconfigured and upgraded (Mechanics Hall, Library and Seniors Centre). Opportunities include:

- **Exploring the feasibility of relocating maternal and child health services from the Link Health and Community site** to the Drummond Street precinct or as part of redeveloped kindergarten facilities. Council currently rents space from Link Health and Community.

Proximity to the Library and the opportunity to support the delivery of playgroups and parent support programs from the precinct, means the relocation of this service is attractive. Similar outcomes could be achieved by incorporating MCH facilities as part of new or redeveloped kindergarten facilities.

- **Relocating Monash Oakleigh Support and Information Service (MOCSIS) from the Downing Street** property they currently operate from, to the Drummond Street precinct. The service is currently located in a suburban house and street. A key benefit of making this change is the opportunity to support vulnerable or disadvantaged community members to access other services and social inclusion opportunities. However, there are a number of factors which indicate,

it would be more beneficial for the service to remain in its current location

The small size of the building and its location in a suburban street makes the service very welcoming and accessible for vulnerable and disadvantaged community members. Locating the service in a larger integrated facility is likely to create barriers for community members most in need.

- **Exploring the feasibility of relocating community activity and groups away from Cambridge Street Reserve**, demolishing the buildings and making the land available for open space. The feasibility would need to consider whether the organisations using the Oakleigh Community Centre could be accommodated in the upgraded Council facilities in Drummond Street or in the other community facilities in Drummond Street (Masonic Lodge, St David’s Church Hall or the RSL). The viability of the Oakleigh Youth Club is unclear and needs to be assessed.

It is acknowledged this option will be of concern to the community organisations who currently use the facilities as they have a strong sense of ownership. However, the Community Centre facilities are aging, car parking is difficult to access and there is capacity to accommodate this activity in the Drummond Street precinct. The facilities used by the Youth Club are in poor condition and the extent of use it receives is very low. There is also concern about the ongoing viability and safety of the program they offer. Demolishing this infrastructure and making the land available for open space, will allow Council to address recommendations for Oakleigh from the Monash Open Space Strategy i.e. preserve open space south of the railway line and improve existing provision.

These factors suggest this opportunity is one Council should examine.

7.3.2 Opportunities to Enhance the Public Realm in Oakleigh

In relation to the wider public realm, rather than options, a series of opportunities have been identified to enhance the public realm and improve access to and connectivity between community facilities.

These include:

- **Enhancing Pioneer Memorial Park and Warrawee Park** and increasing the activation of these spaces and the Federation Centre.
- **Improving the walkability of the Oakleigh town centre**, particularly the pedestrian links between the railway station, Eaton Mall and the Drummond Street precinct. Visual connections which help to reduce the barriers created by the major arterial roads and railway line are needed. In addition, improvements to lighting will help improve perceptions of Oakleigh as a safe place to walk after dark.
- **Greening up the town centre** to help preserve and enhance the neighbourhood character including more tree planting and greening up the railway corridor.
- **Improving car parking and traffic management** including increasing the parking available close to community facilities, extending parking hours, and improving traffic flow to assist pedestrian safety.
- **Increasing the activation of Eaton Mall for community purposes**, to reduce barriers for community members who do not have the capacity to pay to access the restaurants or cafes in the Mall. This could include incorporating seating, formal or informal gathering spaces in the Mall.

7.4 Oakleigh East / Huntingdale

Huntingdale railway station and Huntingdale shopping centre are key features of Hughesdale, along with a number of community services and facilities. Key services and facilities in Oakleigh East / Huntingdale are:

- 1 community hall
- 1 primary school
- 2 kindergartens
- Huntingdale maternal and child health service
- 1 occasional childcare and 2 long daycare services
- Open space including Princes Highway Reserve (sporting facility), FE Hunt Reserve, Hurst Reserve and Reg Harris Reserve.

Key issues in relation to community infrastructure and services in Oakleigh East and Huntingdale are:

- Limited access to community meeting or activity space.
- Gaps in the provision of open space for social / family recreation, particularly north of the Princes Highway and to the east of the precinct (on the boundary with Clayton).
- The 2 kindergarten facilities (both single room facilities) are approaching the end of their useful life. Consolidation of the kindergarten services is proposed in Council's Early Years

Infrastructure Plan to deliver more efficient service provision with a number of options identified about how this could be achieved including:

- Development of a new early year’s hub in Clayton approximately 1km from the Dover Street Kindergarten
- Development of a former kindergarten facility in Garnett Street Huntingdale (adjacent to the Huntingdale maternal and child health service)

Key areas of focus for community infrastructure in **Oakleigh East / Huntingdale** will need to be:

- Identifying options for **improving the availability of community meeting or activity space**. This could include facilitating broader community access to the sporting facilities at Princes Highway Reserve, making the community hall available for broad community use.
- **Pursuing opportunities to increase the availability, accessibility and quality of open space for social / family recreation.**
- **Identifying the best way to consolidate kindergarten infrastructure** ensuring this does not impact negatively upon the availability of kindergarten places.

7.5 Oakleigh South

Oakleigh South is home to the Metropolitan Golf Course and Huntingdale Golf Course which encompass large parcels of land within the suburb. Other key facilities and services include:

- 3 community halls
- 2 primary schools
- 1 secondary school
- 3 kindergartens
- 1 long daycare service
- Open space including Davies Reserve, Stan Riley Reserve and WA Scammell Reserve (all sporting facilities), South Oakleigh Bowls Club located at Scammell Reserve, and Talbot Park.

Key issues in relation to community infrastructure and services in South Oakleigh are:

- The 2 single room kindergarten facilities (Ward Avenue and Germain Street) are at the end of their useful life. In addition, future demand for 3- and 4-year-old kindergarten cannot be met by these facilities. Consolidation of the kindergarten services and the establishment of an early year’s hub is proposed in Council’s Early Years Infrastructure Plan, to deliver more contemporary and integrated facilities and services. Facilities proposed are two kindergarten rooms, a multipurpose space, and ancillary facilities. The two locations Council is considering for the development of an early year’s hub are:

- The existing Ward Avenue Kindergarten site. There is some uncertainty about whether the site is large enough to accommodate the facilities required and some concern its location may result in large parts of the Oakleigh South community with limited access to kindergarten.
- Scammell Reserve, located on North Road Oakleigh South. This site is well located 1km from both the Ward Avenue and Germain Street Kindergartens and there is a disused maternal and child health centre located on the northeast corner of the Reserve. There are several issues which will need to be resolved to enable an early year’s hub to be developed in the Reserve including accommodating the Girl Guides who operate from a small hall close to the old MCH building, determining the future of the South Oakleigh Bowls Club, and ensuring there is no net loss of open space in the Reserve.
- The South Oakleigh Bowls Club located in Scammell Reserve is identified as being underutilised, particularly for bowling activity. It primarily operates as a social club with a very active bar facility that underpins the financial viability of the club. Consequently, there is some concern this is the primary focus or purpose of the club. There is opportunity to explore a partnership between the bowling clubs in Oakleigh and South Oakleigh which may open up a way to provide increased informal open space for the community, and to develop an early year’s hub on the site.
- Council’s Open Space Strategy highlights that part of Oakleigh South has an under provision of social / family recreation and local parks, particularly between Warrigal Road and Metropolitan Golf Club. It also identifies that any future residential development of Talbot Quarry will need to consider the Open Space Development Contribution requirements associated with the Monash Planning Scheme and the provision of a shared pedestrian pathway through the site that connects adjacent open space reserves.

Key areas of focus for community infrastructure in **Oakleigh South** will need to be:

- ***Providing contemporary early years infrastructure*** to replace the existing aging single room kindergartens and respond to the future demand for 3- and 4-year-old kindergarten services.
- ***Pursuing opportunities to increase the availability, accessibility and quality of social / family recreation open space.***
- ***Exploring the opportunity for a partnership between the bowling clubs in Oakleigh.***

SECTION 8: Recommendations



Image: Hughesdale Community Centre

Recommendations		
Short Term (1 – 2 years)		
What	Where	Who
Investigate opportunities for shared use of sporting clubrooms for non-sporting activities, particularly when planning for the upgrade of existing facilities or the development of new sporting facilities. Consider the capital and operational resources required to support the shared use.	Oakleigh and surrounds	Active Monash
Build the capacity of community organisations to understand how they can share facilities and resources, why this is important, and how they can be welcoming for all members of the community.	Oakleigh and surrounds	Community Strengthening
Increase the availability of information to help individuals and groups connect with the wider community and understand the activities and services available.	Oakleigh and surrounds	Community Strengthening and Communications
Develop partnerships with Oakleigh Carnegie RSL, the Oakleigh Masonic Lodge and the St David’s Uniting Church Hall to increase community use of their meeting and activity spaces.	Oakleigh	Community Strengthening
Undertake planning to upgrade and improve the Oakleigh Mechanics Hall, Oakleigh Senior Citizens Centre, and Oakleigh Library, to provide integrated and shared contemporary facilities to support library services, community and social activities or groups, neighbourhood house activities, youth and middle years programs or supports, early years and health services.	Oakleigh	Community Strengthening, Monash Libraries, Monash Halls and Community Care
Make the Oakleigh Activity Centre more accessible and welcoming for all members of the community e.g. informal seating, and formal or informal gathering spaces.	Oakleigh	City Design, Infrastructure and Economic Development
Assess the ongoing viability of the Oakleigh Youth Club including volunteer capacity, safety and risk, extent of participation, community connections and impact, alternate service models, and suitability of the facilities for the activities occurring.	Oakleigh	Community Strengthening, Active Monash, Children, Youth and Family, and Monash Halls
Improve access to community meeting or activity space in Oakleigh East / Huntingdale by identifying options to increase access to existing community infrastructure e.g. sporting facilities and community halls.	Oakleigh East / Huntingdale	Active Monash, Monash Halls, and Community Strengthening

What	Where	Who
Retain Monash Oakleigh Community Support and Information Service in its current location and upgrade the facilities to address safety, accessibility and functionality constraints.	Oakleigh	Community Strengthening

Medium to Longer Term (3 years or more)		
What	Where	Who
Assess the feasibility of establishing a community garden.	Oakleigh and surrounds	Sustainability and Community Strengthening
<p>Increase the walkability of Oakleigh and Hughesdale in particular:</p> <ul style="list-style-type: none"> Improve the walkability between Hughesdale and the Oakleigh activity centre, with a focus upon reducing the barriers created by Warrigal Road and the railway line. Continue to improve the pedestrian links between the railway station, Eaton Mall and the Drummond Street precinct including visual connections, and improved lighting. 	Hughesdale Oakleigh	Engineering
Implement initiatives which will help to ‘green up’ the Oakleigh town centre and enhance the neighbourhood character e.g. tree planting and ‘greening up’ the railway corridor.	Oakleigh	City Design and Horticulture
Review the appropriateness of car parking restrictions and traffic management around the Oakleigh town centre to ensure it is responsive to community needs.	Oakleigh	City Design and Engineering
Upgrade and redevelop Oakleigh Mechanics Hall, Oakleigh Senior Citizens Centre, and Oakleigh Library.	Oakleigh	Community Strengthening, Monash Libraries, Monash Halls and Community Care
Investigate relocating maternal and child health services from the Link Health and Community site to the Drummond Street precinct (Oakleigh Mechanics Hall, Oakleigh Senior Citizens Centre, and Oakleigh Library) or alternatively as part of redeveloped kindergarten facilities in Oakleigh and surrounds.	Oakleigh	Children, Youth and Family and Community Strengthening

What	Where	Who
Explore the feasibility of removing community buildings from Cambridge Street Reserve to increase the availability and enhance the quality of open space.	Oakleigh	Community Strengthening, Active Monash and Monash Halls
Identify options to increase the activation of the Federation Centre and connect it more effectively to Pioneer Memorial Park.	Oakleigh	Community Strengthening, Monash Halls, and City Design
Consistent with the Monash Open Space Strategy, investigate opportunities to increase the availability, accessibility, and quality of open space for social / family recreation.	Hughesdale Oakleigh East / Huntingdale Oakleigh South	Active Monash and Strategic Planning
Consistent with the Monash Early Years Infrastructure Plan, pursue initiatives which will provide contemporary early years facilities and services and / or to address the shortage of kindergarten places and spaces for playgroups.	Hughesdale Oakleigh East / Huntingdale Oakleigh South	Children, Youth and Family
Assess the feasibility of establishing an early year's hub at Scammell Reserve and providing increased informal open space. As part of this, Investigate potential partnerships between the existing bowling clubs in Oakleigh.	Oakleigh South	Active Monash, Children, Youth and Family and City Design

SECTION 9: Implementation



Image: Reg Harris Reserve, Oakleigh East

9.1 Funding Sources

Program / Opportunity	Description	Who	What For
Living Libraries Infrastructure Program:	<p>Open to local councils and regional library corporations in Victoria to deliver new or renewed library infrastructure. Funding is provided to support projects that deliver and demonstrate benefits for the community and/or aim to improve engagement and access to learning opportunities.</p> <p>Funding available: Between \$150K and \$1 million. Not currently open.</p>	Victorian State Government	Upgrade of Library, Seniors Building and Mechanics Hall in Drummond Street
COVID-19 Local Roads and Community Infrastructure Program	<p>Open to local councils. The program aims to assist community-led recovery from COVID-19 by supporting local jobs, firms, and procurement. The range of eligible projects is very broad.</p> <p>Funding available: Approximately \$10 million. Not currently open.</p>	Federal Government	Upgrade of Library, Seniors Building and Mechanics Hall in Drummond Street
Building Blocks Grants	<p>Open to local councils and early years providers, the Building Blocks grants supports the delivery of new and upgrade of existing early years infrastructure. The four streams are:</p> <ul style="list-style-type: none"> • Kinders on school sites – to fund the development of kindergartens on school sites or next door to school sites. • Capacity building grants – for projects that create additional kindergarten places for 3- and 4-year-olds by building new or expanding existing infrastructure. • Improvement grants – for upgrades and minor expansions to early learning facilities or IT investment for not-for-profit organisations offering funded 3- and 4-year-old kinder. • Inclusion grants – for projects to upgrade facilities, or purchase equipment to provide safe and inclusive environments for children of all needs and abilities. <p>Funding available: Up to \$2 million depending upon the scale of the facility and the mix of services and activities it will support. Continuously open.</p>	Victorian State Government	Development of new early years infrastructure in Oakleigh South and Hughesdale

Program / Opportunity	Description	Who	What For
Stronger Communities Program	Open to not-for-profit organisations and local councils. The program is available in all Federal electorates across Australia. Federal Members of Parliament identify potential projects and invite applications from their electorate. Funding available: Up to \$20k for capital projects.	Federal Government (local MP)	Improvements to the Oakleigh Masonic Lodge to make it more accessible for the community
Safer Communities Fund	Open to local councils, schools, pre-schools, community organisations for crime prevention initiatives aimed at reducing crime, violence, antisocial behaviour and/or other security risks driven by racial and / or religious intolerance. Funding available: \$10k - \$500k. Open until 5 August 2021	Federal Government (local MP)	Improving the walkability of Oakleigh and Hughesdale.

9.2 Indicative Facility Components (Drummond Street Site)

Outlined below is an indication of the facility / floorspace components suggested for inclusion in the redeveloped Drummond Street site in Oakleigh which includes the Oakleigh Library, Mechanics Hall and former Senior Citizens Centre. As part of implementing the recommendation to undertake planning to develop these facilities, it is suggested the need for and the capacity of the site to support these facility components, be examined.

General / Shared Spaces	Foyer / entry / reception
	Office space for facility operation
	Amenities for staff
	General & accessible toilet facilities including children and infant change facilities
	Maintenance store
Library	Collaboration / quiet study rooms of varying sizes
	Study space – singular tables, large tables, window seats etc
	Children’s collection and area including space for storytime (consider spatial needs of prams)
	Collection including reservations
	Areas to lounge, to socialise, to interact
	Youth area
	Space for public access computers, printer / scanner, RFID check out, catalogue PCs
	Library service pods / service area
	Returns area including returns chute
	Office space and library workroom
	Quiet room
Multipurpose areas	Interconnected multipurpose activity rooms to support seniors groups, playgroups, immunisation, new parent groups, library programs, lifelong learning programs, youth programs, social activities etc.
	Kitchen / kitchenette facilities
	Storage
	Office space for facility management or Neighbourhood House function
	Community lounge possibly including a kitchenette or coffee cart
	Outdoor space if this can be achieved.
Early Years	MCH / allied health consulting suites
	MCH / allied health waiting area

Mechanics Hall	Main Hall
	Commercial kitchen
	Storage
	Upstairs meeting / activity room (including lift access)
	General & accessible toilet facilities

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Appendices



Image: Oakleigh Hall

Appendix A – Detailed Age Profile Data¹

Oakleigh					
SERVICE AGE GROUPS	2016	2041	No. Change	% Change	% Change Monash
0 – 4 years	483	969	486	100.6%	23.4%
5 - 11 years	672	1,205	533	79.3%	19.9%
12 – 17 years	519	1,020	501	96.5%	39.5%
18 – 24 years	907	1,929	1,022	112.7%	27.0%
25 – 34 years	1,372	3,016	1,644	119.8%	29.8%
35 – 49 years	1,798	3,274	1,476	82.1%	34.6%
50 – 59 years	1,041	1,720	679	65.2%	30.3%
60 – 69 years	698	1,449	751	107.6%	25.0%
70 – 84 years	623	1,338	715	114.8%	23.2%
85 plus years	239	420	181	75.7%	44.1%
Total	8,352	16,341	7,989	95.7%	29.3%
Oakleigh South					
0 – 4 years	331	605	274	82.8%	23.4%
5 - 11 years	489	722	233	47.6%	19.9%
12 – 17 years	280	539	259	92.5%	39.5%
18 – 24 years	562	1,027	465	82.7%	27.0%
25 – 34 years	872	1,559	687	78.8%	29.8%
35 – 49 years	1,126	1,895	769	68.3%	34.6%
50 – 59 years	637	1,014	377	59.2%	30.3%
60 – 69 years	438	741	303	69.2%	25.0%
70 – 84 years	504	700	196	38.9%	23.2%
85 plus years	142	156	14	9.9%	44.1%
Total	5,381	8,959	3,578	66.5%	29.3%

¹ Profile.id, City of Monash, Community Profile and Population Forecast. Accessed December 2020: [Home | City of Monash | Community profile \(id.com.au\)](https://www.monash.vic.gov.au/city-profile)

SERVICE AGE GROUPS	2016	2041	No. Change	% Change	% Change Monash
Oakleigh East - Huntingdale					
0 – 4 years	546	718	172	31.5%	23.4%
5 - 11 years	593	778	185	31.2%	19.9%
12 – 17 years	392	651	259	66.1%	39.5%
18 – 24 years	1,246	1,709	463	37.2%	27.0%
25 – 34 years	1,749	2,343	594	34.0%	29.8%
35 – 49 years	1,940	2,459	519	26.8%	34.6%
50 – 59 years	781	1,111	330	42.3%	30.3%
60 – 69 years	631	901	270	42.8%	25.0%
70 – 84 years	665	972	307	46.2%	23.2%
85 plus years	261	457	196	75.1%	44.1%
Total	8,804	12,098	3,294	37.4%	29.3%
Hughesdale					
0 – 4 years	523	613	90	17.2%	23.4%
5 - 11 years	642	783	141	22.0%	19.9%
12 – 17 years	491	656	165	33.6%	39.5%
18 – 24 years	874	1,101	227	26.0%	27.0%
25 – 34 years	1,459	1,701	242	16.6%	29.8%
35 – 49 years	1,754	1,953	199	11.3%	34.6%
50 – 59 years	899	994	95	10.6%	30.3%
60 – 69 years	603	813	210	34.8%	25.0%
70 – 84 years	604	927	323	53.5%	23.2%
85 plus years	153	225	72	47.1%	44.1%
Total	8,002	9,767	1,765	22.1%	29.3%

Table A: Population age profile and change for service groups, Oakleigh and surrounding suburbs, 2016 - 2041

Appendix B – Consultation and Engagement Report

The Consultation and Engagement Report is provided as a separate document.

Appendix C – Best Practice in Community Infrastructure

Niddrie Hub Neighbourhood Centre – Moonee Valley City Council, Vic

Strategic context: Moonee Valley 2020 Community Plan 2004

Project budget: \$3.4 million

Date: 2006

Moonee Valley Council developed the Niddrie Hub Neighbourhood Centre in 2006. The proposal resulted from detailed **community consultation and stakeholder engagement** which was supported by community aspirations for improved and integrated community facilities identified in the **Community Plan**. The centre comprises a large community function space, youth centre, seniors centre and houses extensive services provided by the local community health service. Community health services include public dental clinic, counselling, child and family health, occupational therapy, podiatry and physiotherapy. The Hub operates with a shared reception model and shared meeting spaces and amenities. A working group comprising all stakeholders and community organisation representatives to guide the project and ensure that all needs were met.

Several **separate dilapidated facilities** were demolished to develop the hub with works funded by Council and State Government (DHHS and Dental Health). A complex set of land swaps provided a footprint sufficient for the planned services but not large enough to accommodate the local library which remains in a leased building on Keilor Road and 100metres from the Hub.

The site is within the Niddrie activity centre and enjoys good public transport access (bus and tram). Associated works involved providing for an enhanced off-road bus stop as well upgrading the sites street appeal.

Council is currently developing a concept for redevelopment of Niddrie library which will deliver a larger and enhance library and incorporate a range of community spaces. The site for the development has not been finalised. A **community visioning process** to shape the facility planning and design and identify a preferred site or sites.

More information www.mvcc.vic.gov.au

View of Niddrie Hub Neighbourhood Centre – 15 Mathews Avenue, Niddrie

Source: www.google.com.au/maps



Salisbury Community Hub – Salisbury City Council, SA

Strategic context: Salisbury Town Centre Renewal Strategy 2012

Project budget: \$43.8 million

Date: 2020

Announced as part of Council’s Salisbury Town Centre Renewal Strategy in 2012, Salisbury Council has developed the **Salisbury Community Hub**. Salisbury city centre is a major activity centre located in Adelaide’s northern suburbs. The facility is under construction the total cost of the development being \$43.8 million with project funding coming from grants and **Council land sales** (proceeds \$7.0 million). The hub which has been developed on a former privately owned carpark and adjacent civic square includes a large civic plaza, library, civic and community meeting spaces, Council offices and art gallery.

It is complemented by works to improve the streetscape and **improve transport and pedestrian movement** within the precinct. The site is in the centre of the Salisbury Activity centre which is characterised by constrained land availability, high land values and increasing resident population. The former library and Council offices sites are also in the city centre and will be eventually **sold to facilitate development and improved open space**. The new Hub has shared reception, amenities, cleaning and maintenance arrangements.

The context for this project is the Salisbury Town Centre Renewal Strategy/Structure Plan. An extensive **community consultation** program was implemented through 2011 and 2012 to generate directions and options for the centre. Community feedback that shaped the strategy include:

- Improvement to signage and entry statements
- Improvements to vehicular movement
- Improved pedestrian connections and environment
- Encouragement for residential development
- Improved community safety and connections to open space and community assets in the wider precinct
- Additional greenspace
- Redevelopment of the existing civic square.

The **Community Hub** project has resulted from a desire to improve accessibility and amenity of community facilities, improve safety and appearance of the area, make it easier getting to and around the city centre and create vibrant community spaces and places.

More information www.salisbury.sa.gov.au

Artist impression of proposed Salisbury Community Hub, view from Church Street and John Street corner.

Source: www.salisbury.sa.gov.au/Build/Salisbury_Centre_Renewal



Newport Community Hub – Hobsons Bay City Council, Vic

Strategic context: N/A

Project budget: \$9.3 million

Date: 2016

Community facilities in the Newport community are centred around a hub which was developed by Hobsons Bay Council in 2016 at a cost of \$9.3 million with Council and State Government funding. This project involved the development of a new youth, library and senior citizens facility in the Mason Street/Paine Reserve Precinct in Newport, Victoria. The project also included the **redevelopment of the historic Newport Mechanics Hall**, which is one of the oldest and most significant buildings of its type in Hobsons Bay.

The Newport retail and business precinct is situated on Melbourne Road at the entry to Williamstown and surrounds. The precinct contains retail premises, food and hospitality venues, banks, Post Office and Newport Railway Station and supports a largely residential community.

Facilities located in the hub include library, maternal and child health centre, seniors citizens facility, community meeting spaces, interview and counselling rooms, community kitchen, youth services facility and Council's Youth Services team, offices, performance and music recording spaces. Amenities, storage spaces and meeting **spaces are shared** by all groups and users in the Hub. The planning and design process for the facility included **extensive consultation** with community and stakeholders. Other community facilities in the immediate precinct include RSL, bowls club and community hall.

Whilst there is **scope for further development and rationalisation** of facilities in the precinct, the Hub project included improvements to community safety through pedestrian facility upgrades and landscaping which has lifted the precinct. The Hub provides a visible **focus for community activity** within the precinct and wider catchment.

More information www.hobsonsbay.vic.gov.au

Western view of Newport Community Hub from Paine Reserve.

Source: www.google.com.au/maps



The Concourse – Willoughby City Council, NSW

Strategic context: Willoughby City Strategy 2010-2025

Project budget: \$162.0 million

Date: 2011

Willoughby is situated on Sydney's lower north shore and Chatswood is the major retail and commercial focus for the wider catchment being the third largest retail centre in Australia behind only Sydney and Melbourne CBDs. Located in the heart of Chatswood, The Concourse opened in 2011 and is an initiative of Willoughby City Council. The facility is set at the centre of Chatswood activity centre and the project cost was \$162 million. The Pacific Highway and **Chatswood Transport Interchange** are located close by.

The Town Hall, the smaller Bailey Hall, Council administrative offices and Chatswood Library were all located in close proximity but on different sites in the centre of Chatswood activity centre. The halls were developed in the 1990s and Chatswood Library much earlier. None of the facilities met the needs of the community, were **not accessible and expensive to manage**.

The Willoughby City Strategy involved detailed community consultation from 2005 which confirmed the library and cultural facilities were a priority for Willoughby activity centre. Council developed a strategy to **consolidate a land parcel** sufficient to develop an integrated facility comprising community and cultural facilities. At the same time Council facilitated a 10 year community conversation about the project which culminated in a **popular vote**. A lengthy process of land transactions was required to secure the site, the library being relocated in a shopping mall on the eastern edge of the activity centre during the process. Council's administrative centre is now housed in a commercial building in the activity centre.

The Concourse comprises a theatre, concert hall, civic pavilion, rehearsal centre, art space, library and two landscaped public open spaces. In addition, the development hosts private sector involvement through restaurants, cafes and retail outlets. The public spaces that have been created are now the focus for the civic and cultural ceremonies and events of the Willoughby community.

The scale of the facilities means that they attract use from across the region. The ambitious project has seen the development of a community asset that will **meet community needs** into the future and replaces numerous outdated facilities.

More information www.willoughby.nsw.gov.au

Photographs showing view of plaza and concert hall from Victoria Avenue, Chatswood.

Source: www.theconcourse.com.au



Wheatsheaf Hub – Moreland City Council

Strategic context: Glenroy Action Plan 2008, Wheatsheaf Community Hub Business Case 2017

Project budget: \$27.5 million

Date: 2020

Moreland City Council developed the Glenroy Action Plan which contains a range of initiatives within an integrated place management approach. The catalyst for the Action Plan was the Glenroy Structure Plan which was adopted in 2008. Actions in the Action Plan include community and public place initiatives, transport and economic development projects. The key community initiative is the Wheatsheaf Hub which is proposed to be a **one-stop-shop for community and family services**.

The Glenroy community lacks access to contemporary and accessible social infrastructure. Much of the existing social infrastructure is fragmented and at capacity, or will be within the next five years. Key facilities are poorly located, at the **end of their asset life and not fit for purpose**. Limited accessibility and functionality constrains the scope of services available to meet contemporary needs of a growing population.

The former Glenroy Primary School site in Wheatsheaf Road Glenroy was purchased by Council in 2010 and offers the opportunity to provide integrated social, educational, health and wellbeing services, facilities and open space. Community planning, demographic analysis and preparation of a business case identified key **social and economic challenges in the Glenroy community** and informed the planning for and design of the project. The Wheatsheaf Hub is currently being constructed at a total project cost of \$27.5 million made up of Council funds and grants.

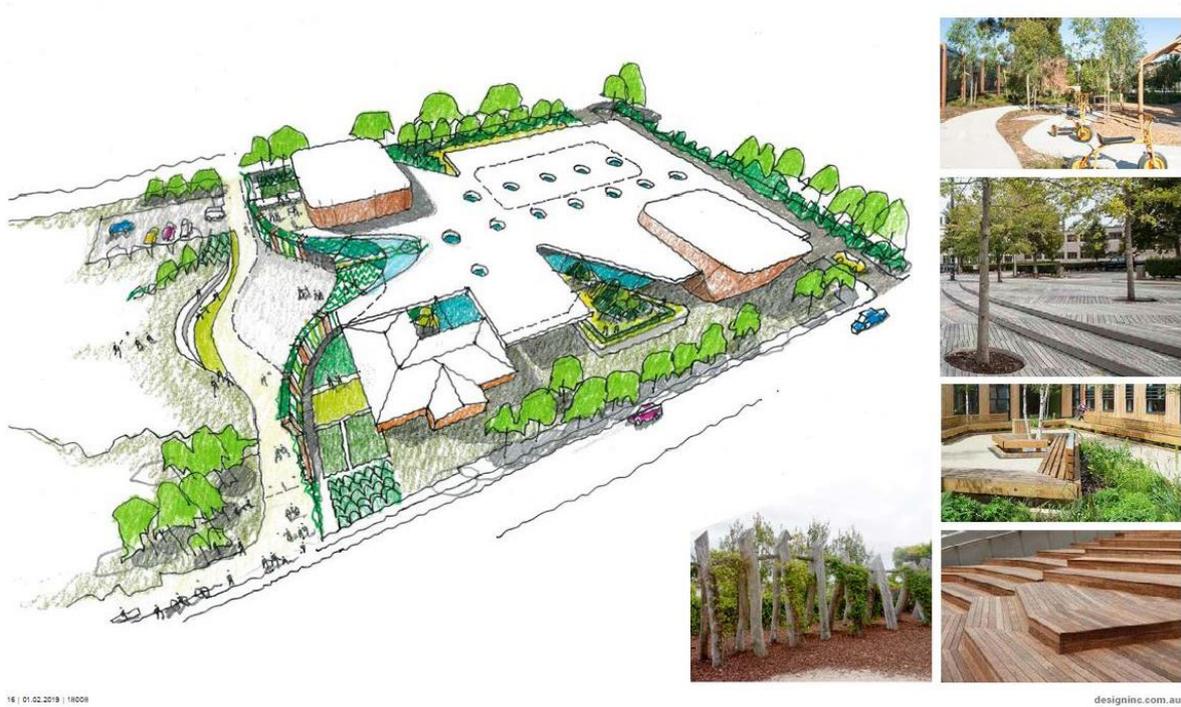
The Hub will provide a **fully integrated community hub building** with shared reception, activity and programming spaces, staff spaces, governance and operating arrangements. It will comprise Glenroy Library, Glenroy Neighbourhood Learning Centre, Glenroy Memorial Kindergarten, Glenroy Maternal Child Health service, community health services and a community garden. The community and health services are currently situated across three separate sites in the Glenroy Activity Centre.

A **partnership approach** to delivering the project is seen as a key strategy in progress this complex and ambitious project. Moreland City Council, Merri Health, Glenroy Neighbourhood Learning Centre and Glenroy memorial Kindergarten have worked closely to support community engagement, identify service requirements, communicate with stakeholders, develop an operational and governance model and develop a framework for operational planning.

More information www.moreland.vic.gov.au

Artists sketch showing aerial perspective from the south west from Wheatsheaf Road, Glenroy.

Source: <https://conversations.moreland.vic.gov.au/wheatsheaf-hub-project>



Wodonga Library and Arts Space – Wodonga City Council, Vic

Strategic context: Wodonga Central Business Area Revitalisation Plan 2014-2034, Two Cities One Community 2017, Wodonga Destination Management Plan 2019-2023

Project budget: \$10.2 million

Date: 2020

Wodonga is situated in Victoria's north east and is the services, retail and commercial centre for the region. Whilst there is some decentralisation occurring, the majority of retail, business and cultural facilities are located in the main **activity centre** which is at the north eastern edge of Wodonga.

Council has several community facilities located in a civic precinct in the main business centre including Council administration building, Library, The Cube (theatre and performing arts centre) and Arts Space. Also in the **civic precinct** are the Senior Citizens Centre, Wodonga TAFE, Police Station, Magistrates Court and North East Catchment Management Authority.

Council has initiated a project to replace the current library and arts facility with a contemporary multi storey facility designed to meet the **community's future needs**. This involves demolition of both current buildings, which are on Council owned land, construction of a contemporary library complex including community meeting and workshop spaces, a heritage/history space, art gallery and functions/exhibition terrace. A courtyard will be constructed to link with The Cube and works undertaken to upgrade the streetscape and public domain.

To facilitate the project the library has been **temporarily relocated** to leased premises close by, for around two years. The Arts Space is delivering outreach programs and exhibitions in alternative spaces during construction. The project is being undertaken solely on Council owned land.

The project had its genesis in planning for the **revitalisation of the Wodonga Central Business Area** and **community planning** for the Albury Wodonga community. The total project budget is \$10.2 million of which \$4.0 million is a grant from the State Government.

More information www.wodonga.vic.gov.au

Artists sketches showing external view of gallery from Hovell Street to the west and shared foyer.

Source: www.wodonga.vic.gov.au/Our-Major-Projects

