



76 Royal Avenue
Sandringham
VIC 3191

Bayside City Council

Submission to Infrastructure Victoria's draft 30 years Infrastructure Strategy

April 2025

Acknowledgment of Country

Bayside City Council proudly acknowledges the Bunurong People of the Kulin Nation as the Traditional Owners and Custodians of this land, and we pay our respects to their Elders, past, present and emerging.

Council acknowledges the Bunurong's continuing relationship to the land and waterways and respects that their connection and spiritual identity is maintained through ancient ceremonies, songlines, dance, art and living culture.

Council pays tribute to the invaluable contributions of the Bunurong and other Aboriginal and Torres Strait Island elders who have guided and continue to guide the work we do.

Executive Summary

Bayside City Council (Council) welcomes the release of Infrastructure Victoria's draft 30-year infrastructure strategy 2025-2055 for consultation. This is particularly appreciated as it follows the release of Plan for Victoria which aims for over 2.24 million new homes across Victoria over the next 30 years and sets a housing target of an additional 30,000 houses in Bayside by 2051.

Council recognises that infrastructure planning and delivery must be integrated across governments to meet Victorians' needs now and into the future. Importantly, it also requires local knowledge, and participation to build inclusive, liveable, sustainable, and prosperous places.

This submission comments on selected recommendations that intersect with key areas where Council is involved in infrastructure provision or advocacy (refer to Table 1). It is written in the context of 70% of future housing being accommodated in established areas and the recent Local Government Funding and Services Inquiry conducted by the Legislative Council Economy and Infrastructure Committee (LCEIC). The LCEIC Inquiry report made 47 findings and 48 recommendations, including:

- *"The costs of infrastructure and service delivery have risen at a pace that outstrips the growth in grant funding".* (Finding 1)
- The impact of rate capping (Finding 5)
- *"Local councils are facing increased budget pressure due to cost shifting by state and federal governments. Without substantial changes, the financial sustainability of council operations is at risk"* (Finding 3).
- *"The Victorian Government has failed to maintain a 50/50 shared funding agreement for public libraries, placing a significant financial burden on local councils"* (Finding 39)

- “The Victorian Government has significantly reduced funding for the School Crossing Supervisor program and has failed to uphold its agreed equal funding arrangement with local councils. This has placed additional financial pressure on councils and risks the sustainability of this important service” (Finding 40)

Table 1: Recommendations

Draft recommendations from the draft Infrastructure Victoria 30-year strategy	Council’s key comments within this submission
Recommendation 1: Build more social housing	• Support
FUTURE OPTION (beyond 5 years) Mandate more affordable homes near existing infrastructure	• Support with improvement • Recategorise to a recommendation rather than ‘future option’ to better align with Action 4 in Plan for Victoria which is to <i>Increase the number of social and affordable homes</i>. This recommendation should commence within the next 5 years to achieve that outcome.
2 Facilitate markets and invest in kindergarten infrastructure	• Support with improvement • State Government should fund the expansion work that is additional and distinct from the renewal/refurbishment costs of existing infrastructure. • The Victorian Government reform to provide access to 2 years of quality kindergarten impacts the capacity of Council assets • Current service planning only considers a register of licenced places and current uptake patterns within individual SA2s. It does not factor State Infrastructure projects.
5 Build libraries and aquatic centres for Melbourne’s growing communities	• Support with improvement. • Expand this recommendation to include upgrades as well as new infrastructure in established areas to support increasing populations, noting 70% additional housing in established areas • Data shows that libraries are providing valuable opportunities for learning, social inclusion, and wellbeing within established areas.
7 Rezone locations near existing infrastructure for more homes choices	• Support with improvement. • Expand to ensure that rezoning to deliver additional housing must be coupled with the delivery of the infrastructure to service the new communities. • The funding mechanism, infrastructure items and share of expenditure to deliver infrastructure must be agreed prior to rezoning. Measures must be in place to safeguard the amenity of existing communities in this process.

	• This recommendation must occur with recommendation 36 which considers reform to infrastructure contributions.
8 Extend Melbourne's trams to encourage more new homes nearby	• Support with improvements • Expand to include reference to trams on the routes to be accessible trams. This aligns with Council's Integrated Transport Strategy (2018 – 2028): Strategic Direction 12 which seeks for a fully accessible and integrated public transport system that supports improved access to public transport. • Council notes that in addition to tram infrastructure, train infrastructure upgrades are required in established areas. The Victorian Government are proposing four new activity centres along the Sandringham line as part of the Activity Centres Program however, Council has been advised that this does not consider train infrastructure upgrades needed to support the growing population.
9 Run faster bus services, more often, in Victoria's largest cities	• Support with improvements • Council has received community feedback on timetabling, meeting bus service reliability metrics and providing better routing to cover public transport gaps across Bayside. • Aligns with a range of Integrated Transport Strategy (2018 – 2028) Goals.
14 Make local streets safer for children and communities	• Support with improvements • To deliver this recommendation Council calls for Department of Transport and Planning to streamline the process for speed limit changes on local roads. • Lower speed limits near schools aligns with Council's Road Safety Strategy (2019-2024) to "<i>Focus on the safety needs of school children</i>".
16 Help government schools share their grounds	• Support with improvements • The focus should be on opening schools up for informal public use, despite whether there is a Community Joint User Agreement in place.
17 Invest in maintenance, upgrades and expansions of community health facilities	• Support with improvements • Investment should be extended to facilities that accommodate community support services that provide advocacy, referral and emergency relief to low income and vulnerable persons. • Upgrade to Sandringham Hospital must be considered to service the additional population in Bayside and the region that will result from the SLR project and Activity Centre program.
22 Invest in secure homes for Aboriginal Victorians	• Support

	• Council recognises that First Nations people have significantly less access to affordable, secure and quality housing.
23 Fund better health and wellbeing infrastructure for Aboriginal Victorians	• Support • Council acknowledges that Aboriginal and Torres Strait Islander community-controlled organisations (ACCHOs) are best placed to support Aboriginal and Torres Strait Islander people, achieve better results, employ more Aboriginal and Torres Strait Islander people.
26 Better use government land for open space and greenery	• Support with improvements • The focus of the State should be on accelerating public acquisition processes to create linkages and connections and deliver new open space in urban areas. • Council is pleased that the Strategy recognises that securing land for open space is expensive with only some funding from developer contributions. • To improve or repurpose land currently owned or utilised by the Government, Councils would need suitable funding to undertake the initial works required to improve these spaces and then maintain them to an acceptable standard. • Projects like the SRL and Activity Centre program illustrate the need to identify locations for open space so that it can be embedded in the planning process.
28 Use new flood maps to revise planning schemes	• Support • The use of new flood map data is fundamental to informing improvements to the planning systems as well as Councils drainage projects across the municipality and Development Contribution Plans.
36 Reform infrastructure contributions	• Support • This recommendation is urgently required so that all infrastructure triggered by the housing targets can be delivered in a fair and equitable manner. • This reform should occur prior to rezoning land for development. • Councils are operating in a rate capped environment and cannot carry the costs associated with the increases in population related to the housing targets.
Identified a gap - Coastal Management	<u>Proposed recommendation:</u> Infrastructure to mitigate coastal hazards should be included as part of the Infrastructure Strategy ensuring Victoria is resilient to climate change and other future risks. It aligns with the State Government program under <i>Victoria's Resilient Coast – Adapting for 2100+</i>

Introduction

Bayside City Council (Council) welcomes the release of Infrastructure Victoria's draft 30-year infrastructure strategy 2025-2055 for consultation. This is particularly appreciated as it follows the release of Plan for Victoria which aims for over 2.24 million new homes across Victoria over the next 30 years and sets a housing target of an additional 30,000 houses in Council by 2051.

Infrastructure planning and delivery must be integrated with these ambitious housing targets to meet Victorians' needs now and into the future. Council is encouraged that it aligns with much of Plan for Victoria, and notes that infrastructure reform is urgently required so that all infrastructure triggered by the housing targets can be delivered in a fair and equitable manner.

Council makes its submission in the context of the recent Local Government Funding and Services Inquiry conducted by the Legislative Council Economy and Infrastructure Committee (LCEIC). The LCEIC report from November 2024, made 47 findings and 48 recommendations on a range matters including cost shifting from the state and federal government. Finding 3 of the LCEIC report recognises that local councils are facing increased budget pressure due to cost shifting by state and federal governments. Without substantial changes, the financial sustainability of council operations is at risk (p22 Local Government Funding and Services Inquiry). Councils have limited ability to raise revenue with additional constraints imposed through cost shifting, limited grants, and rate capping. An example of cost shifting includes the declining proportion of State Government funding for public libraries.

Below is commentary on selected recommendations for consideration in finalising the draft Strategy. This submission does not comment on draft recommendations listed within the draft Strategy which do not affect Bayside.

Victorians have good access to housing, jobs, services and opportunities

DRAFT RECOMMENDATION 1 Build more social housing

Consistently invest in new social housing to provide more Victorians on low incomes with access to a secure and affordable home

Position

Support

Identified gap or proposed changes and improvements

No additions to recommendation

Commentary

We acknowledge the complex range of factors that can lead to homelessness and demand for social housing. Access to safe and secure housing is one of the most basic human rights, and social housing (public and community housing) is a fundamental aspect of essential public health infrastructure. The current housing crisis in Australia has been exacerbated by sustained underinvestment in social housing and by poor policy and regulatory frameworks.

The Strategy should enable:

- Adequate and sustained investment in Social (Public and Community) Housing
- Tailored service responses that recognise the needs of suburban homelessness
- The ability to identify and fund best practice models of social housing and housing support geared towards specific localised needs and opportunities

In addition to building social housing this recommendation should recognise and fund social housing managers for the structural shortfall between capped rent income (from pensions, Jobseeker, Youth Allowance etc) and the true cost of providing, maintaining and improving social housing and the support services their residents often need.

FUTURE OPTION (beyond 5 years) Mandate more affordable homes near existing infrastructure

Choose a mechanism to mandate more housing that is affordable for low-income households and close to public transport, open space and services

Position

Support with improvements

Identified gap or proposed changes and improvements

Recategorise to an 'Action' rather than 'future option' to better align with Action 4 in Plan for Victoria which is to *Increase the number of social and affordable homes*. The outcome of this action is that *"the affordability of homes in new development and the amount of dedicated social housing will become explicit matters considered in the planning system when changing planning schemes or considering development application"*. This recommendation should commence within the next 5 years to achieve that outcome.

Council continues to advocate for mandatory affordable housing and housing diversity targets. This should include:

- Mandating inclusionary zoning within Victorian Planning Schemes
- Ensuring a mix of 1-, 2-, 3- and 4-bedroom rooms in medium and high density apartment complexes to cater for different household types
- Variety in dwelling types for aged care homes and retirement villages

- Provide a greater ratio of social and affordable housing as part of residential developments.

Commentary

As highlighted in the Council response to Plan for Victoria more people than ever are waiting longer to access public housing and the need for public and affordable housing has never been more urgent. Now is the time to consider adopting robust equitable housing policies that build permanently affordable housing stock and in turn create inclusive communities.

With a population now set to increase to 8 million by 2051, it's hard to comprehend what kind of level of affordable housing may need to be required over the next 25 years. Particularly if the planning provisions continue at the status quo by not providing for the mandatory inclusion of social and/or affordable housing.

Council is concerned that the State Government is undertaking city changing programs including the Suburban Rail Loop (SLR) and the Activity Centres Program, with a largely 'business as usual' approach. These projects propose to introduce significant housing throughout established areas.

The SRL East Cheltenham project proposes a 'public benefit uplift framework' as the planning mechanism to provide for affordable housing in developments within the SRL precinct. This approach, however, provides no certainty from new developments to deliver affordable housing. As it stands, a developer may not wish to engage in uplift, as cost of works and materials is very expensive. This is compounded if off-the plan apartments are not selling at a competitive rate.

The Strategy recognises that Victorians are finding it difficult to find affordable housing. It highlighted that in 2021, there was a shortage of some 71,600 rental homes affordable for low-income households in Melbourne's inner and middle suburbs. This recommendation sets out an approach to determining a mechanism that would be effective in Victoria. The approach is supported; however, the timing must be brought forward.

DRAFT RECOMMENDATION 2 Facilitate markets and invest in kindergarten infrastructure

Facilitate markets for private and not-for-profit investment in kindergarten infrastructure. Share regularly updated information about the demand for and supply of kindergarten places. Publish priorities for government investment to deliver kindergartens in communities that will have the greatest need.

Position

Partial support with improvements

Identified gap or proposed changes and improvements

State Government should fund the expansion work that is additional and distinct from the renewal/refurbishment costs of existing infrastructure.

Strategic infrastructure planning needs to consider a ten-year pipeline of works, with opportunities, particularly kindergartens on school sites, being identified now, not in 5 years' time.

Kindergarten Infrastructure and Service Plans (KISP) data does not consider how major infrastructure projects including the Big Build and SRL will impact demand. It is service agnostic and does not reflect strong preference for sessional kindergarten. In addition, it does not factor potential loss of unviable single room council or church-owned community facilities from 2036.

Building Blocks Grant approval process needs to place a higher value on the local context provided by local governments in their KISPs as the supply and demand data alone skews the narrative, risking future unmet demand.

State Government should consider exploring a funded kindergarten model whereby families can opt in to two services, doing 15 hours at each, to achieve their 30 hours of Pre-Prep. Currently over 60% of Bayside families attend 15 hours of funded kindergarten in a sessional service and attend 2 days unfunded in a long-day-care facility.

Commentary

Like other Victorian Councils, Bayside has been a long-standing provider of Early Years infrastructure and services including Kindergartens and Maternal and Child Health. The long-standing history and community preference for sessional kinder is based on quality and reputation of service, with kinder often the first connection for young children into their local community.

The Victorian Government reform to provide access to 2 years of quality kindergarten before commencing school sees the following impacts:

- Funded weekly kindergarten hours increase from 5-15 to 15 hours per week for 3-year-olds and from 15 to 30 hours for year olds
- 25% reduction of capacity of kindergartens to accommodate places as each child access more hours
- Reduced viability of one-room kindergartens.

For Bayside this is compounded with the forecast growth in population, 8 out of 14 kindergartens are one-room facilities and there is a strong community preference for sessional kindergartens. It is anticipated that for Bayside's council and church-owned facilities to continue to meet its current service level of 75% of the market sector, 438 additional kindergarten places will need to be created.

The significance of the impact on middle Melbourne is clearly reflected in Figure 2 of the draft Strategy. However, the KISP supply, and demand data does not reflect this as currently it only considers a register of licenced places and current uptake patterns

within individual SA2s and does not factor State Infrastructure projects, loss of single-room kindergartens, or how neighbouring SA2s could share the demand.

DRAFT RECOMMENDATION 5 Build libraries and aquatic centres for Melbourne's growing communities

Fund councils to plan and build libraries and aquatic recreation centres in Melbourne's growth areas

Position

Support with improvements

Identified gap or proposed changes and improvements

Expand this recommendation to include upgrades as well as new infrastructure in established areas to support increasing populations, noting 70% additional housing in established areas.

Continued support for library operations should also be included.

Commentary

- *Aquatic pools*

The Strategy compares the ratio of facility per population, noting that there is inequality between access to services between growth and established areas. It also has considered the needs of a younger demographic. This approach however fails to recognise the needs of an ageing population and current demand for services in established areas.

Council has an ageing community, the second oldest in Victoria. Council is proposing a specialist warm water pool facility at Brighton Golf course to provide gentle exercise and rehabilitation within Council and the broader region. This facility fulfils a long-term community need and complements our commitment delivering higher levels of care. It provides a way for residents to regain and maintain mobility, confidence, and health after injury.

Funding and support are required to assist urban Councils as land availability and acquisition is a much greater challenge than in precinct structure plan areas. At a minimum, a funding stream should be available for Council's in established areas to pursue State support.

Council notes that the growth areas in Melbourne have access to the GAIC (growth areas infrastructure contribution) which can be used for public transport or new community infrastructure such as regional level sporting and recreation facilities. Councils in established areas do not have access to such funding for regional facilities.

- *Libraries*

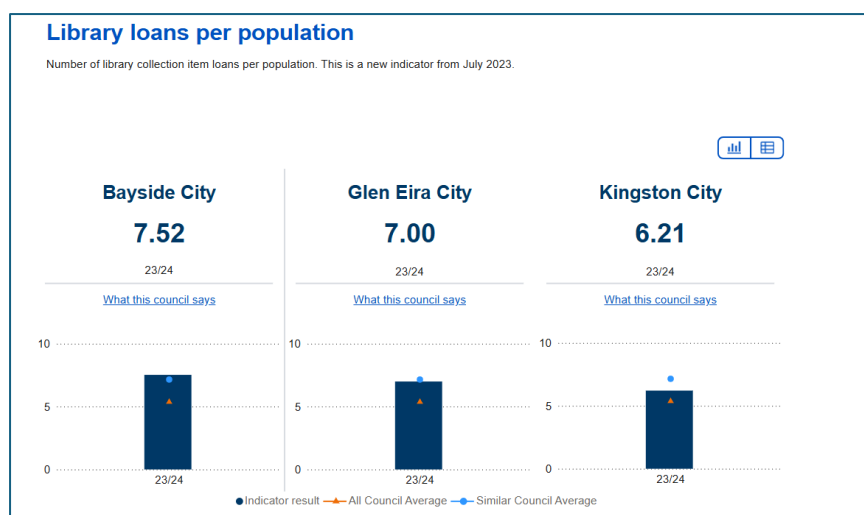
Council libraries have had 250,806 visitors across the 4 facilities in the year leading into the *Bayside Arts, Culture and Libraries Strategy 2023-2027*. This is an indicator of the high value and demand for libraries in the municipality.

Based on data available through the Victorian Government *know your Council dashboard*, there were 3.9 library visits per population in 23/24 which is above the average of all Council's included in that dashboard. When comparing this with other middle and inner ring municipalities it demonstrates a high level of engagement and utilisation of library facilities by community:

- Boroondara: 5.3 visits per population
- Brimbank: 4.2 visits per population
- Darebin: 3.1 visits per population
- Glen Eira: 3.6 visits per population
- Kingston: 2.4 visits per population
- Hobsons Bay: 9.3 visits per population
- Port Phillip: 4.7 visits per population

Library membership data and loans per population indicates that libraries in Bayside have strong usage. Data taken from Victorian Government *know your Council dashboard*.





Libraries are providing valuable opportunities for learning, social inclusion, and wellbeing within established areas. Council supports investment of this infrastructure in growth areas. Importantly however, planning and investment to sustain and expand library services throughout established areas should be supported, particularly with established areas proposed to absorb 70% of new housing.

There is a sentence on page 28 that says, “*Local governments will also be responsible for operational costs [of libraries]*”. Council notes that State Government jointly funds the operation of libraries through the Public Library Funding Program. This currently equates to around 15-18% of operational funding for Libraries with Councils fund the remaining percentage. It will be important for operational funding through the Public Library Funding Program to keep pace with growing population in both growth and established areas. In recent years funding has not kept pace and has been frozen despite population growth and increasing costs.

The Living Libraries Infrastructure Program also needs to be continually funded and supported.

DRAFT RECOMMENDATION 7 Rezone locations near existing infrastructure for more home choices

Change all relevant planning schemes to rezone for more homes in Victoria’s cities and reach housing targets. More homes should be close to public transport and open space, with good access to services

Position

Support with improvement

Identified gap or proposed changes and improvements

Rezoning must consider and respond to the physical and community infrastructure needs of future populations. Infrastructure contributions must be considered at the time of rezoning.

Recommendation must be expanded to ensure that prior to rezoning the following must be agreed in the delivery of infrastructure:

- funding mechanism
- an itemised list of the infrastructure that needs to be delivered; and
- the share of expenditure for each item, and a level of satisfaction that an item has undergone propose assessment and review to confirm appropriate costing.

Commentary

Assuring equitable outcomes means ensuring residents have access to essential needs, services and infrastructure.

The significant increase in population will have far reaching impacts in terms of service delivery within established areas, such as Bayside. These impacts include the need to service the additional population with open space, community facilities and increased transport and traffic infrastructure. Council has grave concerns that rezoning to meet the housing targets set out in Plan for Victoria will leave local governments to determine the need for this kind infrastructure and the provision of it as well.

The city shaping SRL East Cheltenham project has significant infrastructure implications, that are yet to be resolved. This project would provide for over 4000 new dwellings without a list of itemised infrastructure projects identified to support this growth. Rezoning to deliver additional housing must be coupled with the delivery of the infrastructure to service the new communities.

The increase of dwellings must not be allowed to occur unless it is accompanied by the additional schools / kindergartens, open space, drainage, transport, and other infrastructure required to service them. This recommendation must occur with recommendation 36 which considers reform to infrastructure contributions.

DRAFT RECOMMENDATION 8 Extend Melbourne's trams to encourage more new homes nearby

Increase services on key tram routes in activity centres that have been designated for additional housing development. Complete a detailed assessment of tram extensions in Melbourne's established suburbs. Start building extensions in areas that can support more new homes. Rezone land around the extended tram lines so more homes are built.

Position

Support with improvements

Identified gap or proposed changes and improvements

Expand to include reference to trams on the routes to be accessible trams. This aligns with draft recommendation 6 which is supported.

Commentary

Tram extension of route 64 from East Melbourne to Moorabbin aligns with a range of Integrated Transport Strategy (2018 – 2028) Goals including:

- Enabling Sustainable Transport Choices by providing more transport options to use
- Better Public Transport to, within and from Bayside
- Integrated Transport and Land use, co-ordinating transport infrastructure within development planning

Importantly, Council would seek all trams on this route to be accessible trams which in turn requires an upgrade of existing tram stops along the route. This aligns with:

- Integrated Transport Strategy (2018 – 2028): Strategic Direction 12 which seeks for a fully accessible and integrated public transport system that supports improved access to public transport.

Council continues to deliver improvements to public transport stops that includes seating, accessible routes and removal of stepped access where possible.

Council notes that in addition to tram infrastructure, train infrastructure upgrades are required in established areas. The Victorian Government are proposing four new activity centres along the Sandringham line as part of the Activity Centres Program however, Council has been advised that this does not consider train infrastructure upgrades needed to support the growing population. This may be an expansion of recommendation 11 which seeks to *Extend metropolitan trains and run more services in Melbourne's west*.

DRAFT RECOMMENDATION 9 Run faster bus services, more often, in Victoria's largest cities

Run buses more often, for longer hours, and give buses priority on the road. In stages, straighten out existing bus routes so they are fast and direct.

Position

Support with improvements

Identified gap or proposed changes and improvements

Support with improvements.

Commentary

This recommendation aligns with a range of Integrated Transport Strategy (2018 – 2028) Goals, including:

- Enabling Sustainable Transport Choices by providing more transport options to use
- Better Public Transport to, within and from Bayside

Council has received community feedback on bus timetabling, reliability and gaps in coverage across Bayside. Improvement in servicing must consider existing gaps and as well as how people in Bayside (residents, workers, visitors) and the region connect to SLR.

Victorians are healthy and safe

DRAFT RECOMMENDATION 14 Make local streets safer for children and communities
Reduce speed limits to 30km/h on local streets, starting in places that children often visit including around schools, playgrounds, childcare centres and kindergartens

Position

Support with improvement

Identified gap or proposed changes and improvements

To deliver this recommendation Council calls for Department of Transport and Planning to streamline the process for speed limit changes on local roads.

Commentary

Council supports the use of 30km/h speed limits in appropriate locations, such as local roads near schools and in select shopping precincts.

Lower speed limits near schools aligns with one of the main objectives of our Road Safety Strategy (2019-2024) to “*Focus on the safety needs of school children*”.

Currently however, the process for speed limit changes is slow which impacts Council’s ability to deliver projects involving speed limits. A streamlining of the process is needed for delivery.

DRAFT RECOMMENDATION 16 Help government schools share their grounds
Prioritise which government school sports fields and facilities could deliver the greatest benefits if they were shared with local communities outside school hours. Give these schools extra help for maintenance if they voluntarily share their grounds outside school hours. Offer funding for upgrades to incentivise shared access outside school hours.

Position

Needs improvement

Identified gap or proposed changes and improvements

The focus should be on opening schools up for informal public use, despite whether there is a Community Joint User Agreement in place.

Commentary

Council has found the current Community Joint User Agreement system is cumbersome and schools should be available for informal public use, despite whether there is an agreement in place with the local Council to access or licence the space.

DRAFT RECOMMENDATION 17 Invest in maintenance, upgrades and expansions of community health facilities

Develop and fund 5-year priorities for Victorian Government investment in community health facilities

Position

Support with improvement

Identified gap or proposed changes and improvements

Investment should be extended to facilities that accommodate community support services that provide advocacy, referral and emergency relief to low income and vulnerable persons.

Upgrade to Sandringham Hospital must be considered to service the additional population in Bayside and the region that will result from the SLR project and Activity Centre program.

Commentary

Councils current *Health and Wellbeing Plan (2021-2025)* has two objectives related to this area

- Ensure access to affordable, appropriate, and inclusive services and infrastructure
- Minimise health inequalities across groups within the community.

Through recent community feedback gathered in the 2024 Health and Wellbeing Survey, Council is aware that:

- 11% of respondents considered that community services were inadequately available for the local area
- 9% considered it difficult to find out what services were available for residents in the local area.

Responses from further broad engagement for Future Plans such as Council Plan and Health and Wellbeing Plan:

- called for more health services including mental health support and public health facilities
- commented about a lack of affordable health services
- mentioned stress, mental illness, and a lack of mental health support as barriers to health and wellbeing
- identified Alcohol and Drug Use as an area they would like Council to prioritise to support people to be healthy and well in Bayside
- wanted additional support for people experiencing drug and alcohol issues, and mental health support.

BayCISS (Bayside Community Information and Support Service) was established in 2006 and provides information and support including counselling, childcare, education support, legal advice and tax help to all community members in the Council and Kingston local government areas. They also provide advocacy, referral and emergency

relief to low income and vulnerable clients in Council and Kingston. This organisation is an example of the importance of supporting local community support services.

Currently this important service operates out of a Council owned building in Hampton East. This building is reaching the end of its useable life. Council provides BayCISS with an annual major grant to support its operations and supplied additional funding in 2022 to assist the charity to meet escalating demand for services. Council continues to advocate to different levels of government for a contribution to the \$5million redevelopment.

Sandringham is a community health facility and with the proposed increase in population in Bayside and surrounding municipalities because of the SRL project and Activity Centres program, the services of this hospital must be considered.

Aboriginal people have self-determination and equal outcomes to other Victorians

DRAFT RECOMMENDATION 22 Invest in secure homes for Aboriginal Victorians
Fund a 10-year program to build social homes for Aboriginal Victorians and provide secure and sustainable tenancies. Work with Aboriginal housing providers and Traditional Owner corporations to develop capacity across the Aboriginal housing and homelessness sector

Position

Support

Identified gap or proposed changes and improvements

No proposed changes

Commentary

Improving housing outcomes for Aboriginal and Torres Strait Islander (First Nations) people should be a priority. The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) states that Indigenous peoples have the right, without discrimination, to the improvement of their economic and social conditions in several areas including housing. Historical experiences of First Nations people in Australia and the ongoing impacts of colonisation have had a significant impact on housing situations and conditions. Council recognises that First Nations people have significantly less access to affordable, secure and quality housing and that this current housing experience cannot be decoupled from the historical experience of dispossession and dislocation.

Council strongly commits to the recognition of, and justice for, First Nations people and we support positive, meaningful change to address and redress historical and current injustices and continued systemic discrimination. Target 9 of the *National Agreement on Closing the Gap* (the Agreement) states that '88% of Aboriginal and Torres Strait Islander people will live in appropriate housing that is not overcrowded by 2031'. We

also acknowledge that Aboriginal Registered Housing Agencies are best placed to support Aboriginal and Torres Strait Islander people, achieve better results, employ more Aboriginal and Torres Strait Islander people, and are often preferred over mainstream services. We champion self-determination and the expertise and knowledge of Aboriginal Housing Victoria (AHV) and support the implementation of the Victorian Aboriginal Housing and Homelessness Framework (AHHF) *Mana-na woorn-tyeen maar-takoort: Every Aboriginal Person Has a Home*.

DRAFT RECOMMENDATION 23 Fund better health and wellbeing infrastructure for Aboriginal Victorians

Fund and start health and wellbeing infrastructure projects for Aboriginal Community Controlled Organisations (ACCOs). Provide additional annual funding to further develop the skills and capacity of health and wellbeing ACCOs to plan, develop and deliver new and upgraded infrastructure in a self-determined way. Establish an interim fund for minor works and repairs until a self-determined perpetual infrastructure fund is introduced.

Position

Support

Identified gap or proposed changes and improvements

No additional changes

Commentary

Council acknowledges that Aboriginal and Torres Strait Islander community-controlled organisations (ACCHOs) are best placed to support Aboriginal and Torres Strait Islander people, achieve better results, employ more Aboriginal and Torres Strait Islander people, and are often preferred over mainstream services. However, education is needed to support elected officials at the local, state and federal level to understand the benefits of working closely with community organisations to build mutual trust and respect.

Council champions self-determination and the expertise and knowledge of the Victorian Aboriginal Community Controlled Health Organisation (VACCHO) and support the implementation of the *Victorian ACCO Model* (known as the holistic model of Aboriginal Community Controlled Health Organisations) and *Korin Korin Balit-Djak*.

Victoria has a thriving natural environment

RECOMMENDATION 26 Better use government land for open space and greenery
Fund actions to better connect open spaces to each other and plant more trees and shrubs in urban areas. Give Victorians access to more public land in fast growing suburbs. Target at least 30% tree canopy and shrub cover on public land.

Position

Support with improvements

Identified gap or proposed changes and improvements

The focus of the State should be on accelerating public acquisition processes to create linkages and connections and deliver new open space in urban areas. Currently, the process to achieve these outcomes is cost prohibitive and borders on unachievable at any scale where it can make a difference.

Commentary

Council is pleased that the Strategy recognises that local governments are usually responsible for securing land for open space and recognises that land is expensive with only some funding from developer contributions.

The approach to opening government land that is severely encumbered (eg retarding basins) can result in poor outcomes, as the expectation is that Council will take on ongoing maintenance of these sites, when there is at times little public value in doing so.

To improve or repurpose land currently owned or utilised by the Government, Councils would need suitable funding to undertake the initial works required to improve these spaces and then maintain them to an acceptable standard.

Council supports the concept that connected spaces encourage active living, improve people's health and wellbeing and can also improve habitat corridors. This is consistent with a number of Council's Strategies:

- *Urban Forest Strategy 2022-2040* which aims to increase tree and vegetation cover over Bayside to 30% by 2040.
- *Park Improvement and Habitat Linkage Plan 2020* – which identifies opportunities to increase habitat connectivity and improve biodiversity outcomes within Council's parks and reserves (and surrounds).
- *Biodiversity Action Plan 2018-2027* which identifies the need to encourage diversity of trees in public environments, enhancing groundcover vegetation to promote strong and healthy ecosystems that can adapt to the changing environment.

Victoria is resilient to climate change and other future risks

RECOMMENDATION 28 Use new flood maps to revise planning schemes

Produce a common set of flood projections based on the latest climate data. Use this information to update flood studies and maps and apply them in planning schemes. Minimise building in areas at high risk of flooding

Position

Support use of new flood maps

Identified gap or proposed changes and improvements

No comment

Commentary

Urban flooding will be an increasingly significant issue for Melbourne to manage because of climate change. Council must adapt to climate change and changing water patterns as urbanisation sees an increase in impervious surfaces, which increases the risk of flooding from surface runoff.

Risk mitigation requires regulation through the planning system and guidance on the approach to building, designing, and developing in flood-prone areas that is resilient and proactive.

The use of new flood map data is fundamental to informing improvements to the planning systems as well as Councils drainage projects across the municipality which would form the basis for Development Contribution Plan funding.

Drainage infrastructure must be accounted for in Development Contribution Plans as the provision of this infrastructure is considered a key role of Council in providing a safe and functional built environment for its growing community.

Finalising updated mapping is an action in Council's Integrated Water Management Strategy to achieve Objective 1 in the IWM Strategy: *"Council will manage water to minimise the impact of flooding and deliver IWM initiatives to the climate emergency, recognising the value water plays in habitat and biodiversity"*.

GAP IN RECOMMENDATIONS - Coastal Management

Proposed recommendation:

Infrastructure to mitigate coastal hazards should be included as part of the Infrastructure Strategy ensuring Victoria is resilient to climate change and other future risks. It aligns with the State Government program under *Victoria's Resilient Coast – Adapting for 2100+*.

Commentary:

Council has 17kms of foreshore and is currently engaging on the Bayside Coastal and Marine Management Plan (CMMP). The CMMP is a ten-year plan that guides the sustainable management of the Council coastal and marine environment, balancing social, cultural, environmental and economic values.

The foreshore is regionally significant open space, which is highly valued by residents and visitors. The iconic Bathing Boxes at Dendy Street beach attract more than an estimated one million visitors every year.

The management of the foreshore is a shared responsibility between Council and other agencies including the Bunurong Land Council Aboriginal Corporation (BLCAC) as Traditional Owners and rightsholders, DEECA, Parks Victoria, and Melbourne Water. Coastal land management is complex, and the Council foreshore includes Crown land,

Council-owned land and a variety of leases, and access and management agreements involving multiple agencies.

The coastline has been heavily modified by coastal structures and facilities over many decades, which has changed sediment supply, movement and transport, and shoreline dynamics. Coastal protection structures such as seawalls, breakwaters, groynes and beach renourishment programs have been implemented since the early 1900s to mitigate erosion, particularly following major storms. Some engineering has sought to “hold the line” as last line of defence structures, while others act to hold sand, creating buffers from wave action and erosion potential.

Natural hazards such as storm tides, erosion, flooding, and the long-term threat of sea-level rise pose increasing risks to infrastructure, liveability, and recreation in Bayside. Low-lying areas, including Brighton and North Brighton, are especially vulnerable to flooding and tidal inundation, while regions like Red Rocks, Red Bluff, White Cliffs, and Black Rock face ongoing erosion challenges.

Areas and assets such as the bathing boxes, sea walls, beaches, important areas of indigenous foreshore vegetation, and other buildings and structures are significantly threatened by the impacts of projected sea level rise and increased storm activity and management action is required.

In March 2023 Council received grant funding under stage 1 of the 7 stage Framework for Dendy Street Beach scoping study. Council is now seeking \$5 million in funding to help mitigate erosion impacts and protect the natural ecosystems and community infrastructure on the foreshore at the iconic Dendy Beach bathing boxes and heritage beachscape.

As outlined by the State Government *Victoria’s Resilient Coast – Adapting for 2100+* Framework and Guidelines coastal hazard exposure is projected to increase with changes in wave action, storm activity and sea level rise associated with climate change.

The Framework and Guidelines provides a strategic approach to coastal hazard risk management and adaptation. This includes a framework, guidelines and support for local government, land managers and communities to:

- enable place-based, best practice and long-term coastal hazard risk management and adaptation
- build on the directions in the Marine and Coastal Act 2018 and Marine and Coastal Policy 2020.

The coastal and marine environment is complex, and any alterations or changes to it require significant investigation, planning and due diligence to ensure the proposed changes achieve their goals and have a net positive impact to all stakeholder groups.

Council is well placed to undertake these works due to its role as the day-to-day land manager and relationships with coastal and marine stakeholders but would require funding from the State Government as the land holder. The issues that local Councils are looking to manage and mitigate are the product of historical decision making and climate change, which is a national, not local issue to address.

Victoria has a high productivity and circular economy

DRAFT RECOMMENDATION 36 Reform infrastructure contributions

Simplify Victoria's infrastructure contribution schemes to cover all types of housing developments and reflect the cost of infrastructure in different development settings

Position

Support

Identified gap or proposed changes and improvements

Council understands the Victorian Government is working with key members of its Housing Affordability Partnership – the Property Council of Australia, Urban Development Institute of Australia, Housing Industry Association, Master Builders Victoria and Assemble – to deliver an approach to statewide developer contributions. This group is looking at models for change to find one that works for industry, councils, Government, and communities. It is currently unclear on the extent of local government representation and expertise in designing a ‘fit-for-purpose model’ to reflect the revenue constraints experienced by Council.

Council also understands that the Government will introduce a simpler developer contribution pilot under the Government’s Activity Centre program. Council is anticipating a list of infrastructure needs to be shared soon by the State Government for consultation with the intent that contributions would come into effect from 1 January 2027.

As key stakeholders in the delivery of services and infrastructure all Councils the Victorian Government must work with local government on the design of the model to ensure State and local infrastructure required for additional housing is accounted including community facilities (schools, health, community centres), open space, drainage, transport and flood mitigation. Council seeks integrated infrastructure planning commitments, and transparency to ensure shortfall in funding needs is accounted for.

As outlined earlier in this submission, contributions including the mechanism, itemised list of the infrastructure that needs to be delivered and share of expenditure for each item must be agreed prior to rezoning land for development to ensure the amenity of existing and future communities.

Commentary

This recommendation is urgently required so that all infrastructure triggered by the housing targets can be delivered in a fair and equitable manner. Council recognises that

the current system for collecting contributions from new housing developments is inconsistent and does not provide certainty.

Councils are operating in a rate capped environment and cannot carry the costs associated with the increases in population related to the housing targets. There must be an equitable distribution of cost for the delivery of this infrastructure.

Reform is welcome to avoid a key assumption that infrastructure contributions can rely on other sources outside of a Development Contribution Plan such as Council rates and charges, open space contributions provisions, planning permit conditions and/or voluntary s.173 agreements with developers. The potential for funding and infrastructure delivery from these sources and mechanisms is constrained in the context of current legislative constraints and other revenue constraints.

Conclusion

Council commends an Infrastructure Strategy that sets up a framework for State government to support regional infrastructure and facilities to support the population and housing growth that has now been forecast.

With limited ability to raise revenue and additional constraints imposed through cost shifting, limited grants, and rate capping the Strategy needs to better recognise that 70% of future housing is to be in established areas and this requires new or upgraded infrastructure to support communities. Housing and infrastructure delivery requires a whole-of-government and community response, and local knowledge, and participation to build inclusive, liveable, sustainable and prosperous places.