A Guide to Planning for Community Infrastructure in Urban Renewal Areas

Prepared for the Metropolitan Planning Authority

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FINAL DRAFT
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1 Introduction

Community infrastructure planning is an integral part of the land use planning process for areas experiencing growth.

Processes supporting community infrastructure planning in Melbourne’s greenfield areas are well established. However, community infrastructure planning in urban renewal areas experiencing growth is a relatively new challenge in the context of Melbourne’s development. The process is not fundamentally different to that applied in greenfield growth areas but has an altered emphasis to respond to the unique challenges and opportunities associated with planning for community infrastructure in urban renewal areas.

This Guide has been prepared to help State and Local Government prepare community infrastructure plans for urban renewal areas experiencing growth. It describes the process and associated research tasks involved. It particularly emphasises the importance of understanding the extent and quality of legacy infrastructure and its capacity to help meet existing and future community needs. The process outlined could also be used in any development context with legacy infrastructure and existing communities, including in regional centres.

1.1 Policy Context

*Plan Melbourne* identifies community infrastructure and community infrastructure planning as important enablers of effective urban renewal. A particular focus of *Plan Melbourne* is to ensure that infill development is sequenced to optimise the use of existing infrastructure (see Table 1.1).

**Table 1-1: Relevant Plan Melbourne Initiative**

<table>
<thead>
<tr>
<th>INITIATIVE 7.2.1 - SEQUENCE GROWTH IN MAJOR URBAN-RENEWAL PRECINCTS AROUND MELBOURNE TO ENCOURAGE PRODUCTIVE USE OF INFRASTRUCTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Ensure that urban-renewal structure plans include an infrastructure plan similar to that prepared for growth area precincts.</td>
</tr>
<tr>
<td>- Ensure the development sequence of major urban-renewal precincts around Melbourne optimises the use of existing and planned infrastructure.</td>
</tr>
<tr>
<td>Source: Plan Melbourne</td>
</tr>
</tbody>
</table>

1 see Preparing the Precinct Structure Plan (GAA 2009) and Planning for Community Infrastructure in Growth Areas (ASR 2008).
1.2 Defining Community Infrastructure

Community infrastructure provides the buildings and spaces for a wide variety of opportunities, activities and services that respond to individual and community social needs. Community infrastructure can be provided by governments, not for profit organisations and the private sector.

As Table 1.2 indicates, community infrastructure can include a range of facilities and spaces.

Table 1-2: Functions and Forms

<table>
<thead>
<tr>
<th>Social Needs - function</th>
<th>Supporting Infrastructure - form</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education and training</td>
<td>Kindergartens, long day care, primary and secondary schools, TAFE, universities, Registered Training Organisation facilities, employment services, libraries, etc.</td>
</tr>
<tr>
<td>Health and well-being</td>
<td>Maternal and child health centres, community health centres, hospitals, private and public medical /health services, offices for service provision, services for older people and people with disabilities, etc.</td>
</tr>
<tr>
<td>Artistic and cultural expression</td>
<td>Community art spaces, performance and exhibition spaces, etc.</td>
</tr>
<tr>
<td>Recreation and leisure</td>
<td>Sports fields, indoor and outdoor courts, aquatic centres, parks, cinemas, cafes and restaurants, etc.</td>
</tr>
<tr>
<td>Social interaction</td>
<td>Neighbourhood houses, community centres, community meeting rooms, places of worship, public realm and plazas, parks, etc.</td>
</tr>
<tr>
<td>Order and Safety</td>
<td>Police stations, fire stations, ambulance station, etc.</td>
</tr>
</tbody>
</table>

Community buildings and spaces are not an end in themselves. Community infrastructure planning undertaken by State and local governments should ensure that the facilities developed respond to the social needs and aspirations of particular communities, and use appropriate built form responses. The range, quantity and quality of community infrastructure should reflect community needs and preferences.

In an urban renewal area experiencing growth, there may be greater certainty about the infrastructure required and the preferred location in the short term and less certainty over the medium to longer term. This is because the demographic profile, community needs, consumer preferences and service delivery models are likely to change over time. However, it is still possible to plan for the functions that will be required in the longer term even if it is not possible to be prescriptive about the precise form of the community facilities.
1.3 Urban Renewal Areas

1.3.1 Social Diversity

Each urban renewal area will have a unique demographic profile. Similarly, residents of urban renewal areas will have a range of service needs and lifestyle aspirations, and these will vary by planning area. It is important to understand:

- who will live and work within the urban renewal area;
- how localised will their movement patterns be;
- what services will they need/desire; and
- how will they recreate, learn, stay healthy.

The approach taken to planning for community infrastructure in each urban renewal area must recognise the unique social characteristics of the area and the vision held for its future.

The type of community infrastructure provided in an urban renewal area may also influence the demographic profile and how the demography of the area evolves overtime. For example, if a hospital, university or secondary school is developed, it can be a catalyst to attract a particular resident and workforce population.

1.3.2 Service Planning

In urban renewal areas, numerous services are already being delivered to the community. Demand for each service is a function of demographic trends, funding and service models and community expectations. Periodical service review and planning processes are used to establish the extent of existing and future demand levels, and potential modifications that may need to be made to funding and service model arrangements. These processes can, and should, also identify the extent to which effective operation of the service relies on access to community infrastructure, and the preferred location and form. This ensures that service needs can be accommodated in an efficient and effective manner which maximises the value that community infrastructure delivers to the community.

It is vital to ensure that Councils and State government have internal processes are in place to integrate service planning and asset management and planning. This integration should enable an evidence based approach to planning for new infrastructure or upgrades to existing infrastructure.
1.3.3 Legacy Infrastructure

Community infrastructure planning within urban renewal areas does not start from a blank canvas. There are existing residential and commercial land uses, and community infrastructure which support the current resident and worker populations.

‘Legacy’ infrastructure is a key asset. However, this infrastructure may not be fit for purpose or well located. It may not represent the type of community infrastructure that should be provided for future communities. Understanding ‘legacy infrastructure’ is necessary to ensure existing assets are leveraged to meet the needs of the existing and future communities.

1.3.4 Urban Form

In some urban renewal areas, renewal of large scale strategic development areas such as existing industrial areas will transform the landscape and introduce completely new communities. In other areas, renewal of smaller scale strategic development sites will occur. Infill development will also continue as older buildings are replaced with higher density housing and commercial uses.

Community infrastructure planning must be flexible enough to respond to the different development contexts to ensure community facilities and services meet the needs of existing and future populations and ensure the city’s liveability.

Available land for Council or State Government infrastructure delivery may be limited and it might be difficult to purchase where land value is high. The urban renewal opportunity may provide an opportunity to rationalise government owned land or rebuild on existing sites.

The density of development within some urban renewal areas experiencing growth may necessitate innovative and compact built form solutions such as vertical mixed use and flexible community infrastructure. A network of infrastructure will be required that matches the movement patterns of residents and workers of these areas.

1.3.5 Development Sequencing

In urban renewal areas experiencing growth, the size and structure of future populations and the timing of growth may be uncertain. To illustrate, an individual development on one site may comprise in excess of 300 apartments and have a substantial immediate influence on local demand for existing community infrastructure. Monitoring development and population trends will be critical. Research tools such as post-occupancy surveys can be used to monitor changing demographic profiles and social needs over time.
1.3.6 Provision Levels

Local communities will use community infrastructure in different ways depending on their particular needs and lifestyle aspirations and in accordance with available resources. The level of provision does not need to be the same across all areas. Notwithstanding, the amount and quality of community infrastructure delivered within urban renewal areas must support a minimum level of service to meet basic needs and ensure the health and wellbeing of future communities. In urban renewal areas it is very likely that a range of social needs can be met through the private provision of infrastructure such as cinemas, cafes, privately provided health services etc. A mix of publicly and privately provided community infrastructure will be required to support service provision, as will spaces which promote social connections and participation in community life.

**Facility Benchmarks – a cautionary note**

Planners sometimes make use of facility ‘benchmarks’ or ‘standards’ to estimate future facility requirements in a planning area. Benchmarks are typically expressed in terms of a facility to population or dwelling ratio (for example 1 community center per 10,000 dwellings). A raft of such benchmarks has been developed for Melbourne’s greenfield growth areas, and these provide a useful starting point in determining the likely future facility requirements of these emerging communities.

The greenfield growth area benchmarks encapsulate a number of assumptions about who will live in greenfield growth areas, what their social needs will be and what infrastructure form can best respond. These assumptions have generally held true in greenfield growth areas for many years and the benchmarks have proven to be a useful tool. However, even in the greenfield growth area context, the social needs of the community have changed overtime, necessitating revision of the benchmarks. In an urban renewal area, local demography, community needs and preferences and development pattern may not mirror that of the greenfield growth areas, and indeed may vary between renewal areas.

When planning for community infrastructure in an urban renewal area, it is necessary to develop/confirm a preferred facility response rather than simply applying an arbitrary benchmark.
2 The Planning Process

2.1 Principles, Objectives and Outputs

A range of stakeholders will have an interest in the outcome of a community infrastructure planning process, including elected representatives, service delivery and planning experts, asset managers, community members and other relevant stakeholders. For this reason it can be useful to develop a set of guiding principles to ensure that all stakeholders engage in the process effectively.

**Key principles** likely to apply in most settings include:

- Community infrastructure plans should be developed through a collaborative process involving service providers, asset managers and other relevant stakeholders.
- Identification of community needs and service priorities should precede infrastructure planning.
- Community infrastructure plans should seek to accommodate identified services, programs and activities in an efficient and cost effective manner.
- Community infrastructure plans will be based on reliable and consistent evidence.

**Objectives** for community infrastructure planning include:

- Understand where current and future demand will exceed existing service delivery and the infrastructure response that will be required.
- Identification of where existing infrastructure is at capacity.
- Identification of where existing infrastructure can “work harder” to meet the need.
- Identification of opportunities for improvements and upgrades to existing infrastructure to enable increased for use.
- Identify spatially where new infrastructure or upgrades to existing infrastructure should occur.

**Outputs** from the community infrastructure planning process should include:

- Lists of infrastructure (upgrades and new) that could be provided by Local or State Government, Non Government Organisations / not-for-profits or the private sector.
- A list of short term immediate priorities (upgrades and new).
- A spatial plan to indicate the neighbourhood or precinct where infrastructure is likely to be required (Note: this can be a general indication of location rather than a specific parcel of land).
2.2 Process and methods

This Guide outlines a recommended process for developing a community infrastructure plan in an urban renewal urban area. The process is built around answering a series of key questions. Asking the right questions and including decision makers in the process is the key to effective community infrastructure planning.

To navigate the process and address all relevant questions, planners will require access to information and will need to generate consensus among stakeholders. To achieve this, planners may need to employ a range of research and consultation methods. The selection of research and consultation methods will be directed by the nature of information requirements and gaps.

| **A Community Infrastructure Planning Process** | a set of interrelated steps which are completed in order to develop a community facilities plan. |
| **A Research Method** | any systematic investigation to establish facts or evidence. |

The suggested process then involves nominating ‘preferred facility responses’ and overlaying these on future population and urban form scenarios. This is followed by a phase of refinement to ensure that local context - including the nature and extent of existing facilities - is considered. Research and consultation methods are selected from a ‘toolbox’ of methods to address information requirements and gaps throughout the process.

There is a clear sequential logic to the process. However, work to support the development of a community infrastructure plan may occur out of step with this logic, and this may be appropriate and necessary. For example, information about future population or certainty about when development might occur may not be available when the community infrastructure plan is being prepared. This should not impede commencement of the planning process, as many tasks can be undertaken prior to this information being available, including the auditing of existing infrastructure. The planning process is by its very nature, iterative. **The most important thing is to start.**

In urban renewal areas, auditing existing infrastructure is of critical importance. This is because existing facilities may potentially meet future community needs in full or in part. Also, how these assets are used currently tells us much about the suitability of current facilities to meet emerging community needs and preferences.
PLANNING FOR COMMUNITY INFRASTRUCTURE IN URBAN RENEWAL AREAS

Scope
What are we planning for and why?
What is the spatial extent of the study area?
What is the timeframe of the plan?

Step 1.

Step 2a.
Assess Current Needs
Who lives here now?
What are their social needs?
What infrastructure can best respond to these needs?

Step 2b.
Assess Future Needs
Who will live here?
What are their social needs?
What infrastructure can best respond to these needs?
What infrastructure can encourage the desired development outcomes?

Step 3.

Step 4a.
Assess Adequacy of Current Infrastructure
Audit (mapping, capacity)

Step 4b.
Assess Future Infrastructure Requirements
Estimate facilities required to meet future needs

Step 5.
Nominate a Preferred Facility Response
Assessment against Preferred Facility Response
→ Provisional list of future infrastructure

Step 6.
Develop the Plan
Compare existing asset base with what is needed
Resolve differences
Develop a plan of best fit

Infrastructure List
(local / Council, State, private)

Spatial Response

Sequencing Plan
2.3 Setting the Scope

The first task is to determine the scope of the community infrastructure plan. This can be challenging as community infrastructure encompasses a wide range of facilities and funding partners. It is important to ask why the plan is needed, who needs to be involved and what outputs are needed at the end of the planning process. Relevant considerations include:

- Which stakeholders need to be involved in setting the scope?
- Are there any legislative responsibilities to ensure the delivery of particular community infrastructure?
- What infrastructure has been delivered historically? Is there an expectation this will continue?
- Are there new models of infrastructure that have not been delivered before, but could be explored as a potential way of responding to an identified community need?
- Is there a need to signal the range and extent of community needs in the planning area to private providers to facilitate private investment in community infrastructure?

It is also necessary to determine the spatial extent of the planning area and the timeframe over which the plan will operate. The plan may be addressing short term needs only or may also be planning for the medium to longer term. When planning for an extended period, it is vital to recognise that the demographic profile of the planning area will probably evolve and change over the life of the plan, as will the needs, expectations and preferences of the community with respect to community infrastructure. In these circumstances, the outputs from the community infrastructure planning process are likely to focus on the functions that will be required in the longer term rather than being prescriptive about the precise form of the community facilities.

In some cases, the scope of the community infrastructure plan may need to change as the planning progresses. It is important to acknowledge this and ensure a fluid process that can enable this to occur.

**Key Questions**

- What are we planning for and why?
- What is the spatial extent of the study area?
- What is the timeframe of the plan?
2.4 Assess Existing and Future Infrastructure Needs

Having determined the plan’s scope, the next step is to confirm current community needs and preferences and the ability of existing infrastructure to respond in an efficient and effective manner. It is also necessary to estimate future infrastructure requirements. Two parallel sets of inquiry should be followed to determine existing and future infrastructure needs.

<table>
<thead>
<tr>
<th>PROCESS</th>
<th>METHODS AND DATA SOURCES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ASSESS NEEDS</strong></td>
<td></td>
</tr>
<tr>
<td>Assess Current Needs</td>
<td>Assess Future Needs</td>
</tr>
<tr>
<td><strong>Who lives here now?</strong> - Assess the size and structure of a population.</td>
<td><strong>Who will live here?</strong> - Determine the likely future size and structure of the population.</td>
</tr>
<tr>
<td>- Analysis of VIF data to estimate the future population structure.</td>
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<tr>
<td>- Test dwelling and population yield scenarios to assess potential future population outcomes.</td>
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</tr>
<tr>
<td><strong>What are their social needs?</strong> Determine the social needs of the community. In some cases, the social needs can be defined in terms of a standard service response. As an example, in Victoria we respond to the educational needs of children and youths by providing primary and secondary school education. However, there is not always a standard service response. For example, while participation in active recreation enhances health, there are many forms of active recreation, including sporting activities and casual activities such as walking for exercise, and each community will have differing preferences regarding the type of active recreation they wish to engage in.</td>
<td><strong>What are their social needs?</strong> Reflect on likely future social needs of the community and the extent to which these will mirror current needs. In some cases, we may reasonably expect that social needs, particularly those defined by long standing service models, will not substantially change. However, in other cases changes in the nature of social needs and preferences may be inevitable. Past trends may not reflect the future trends, particularly if there is a significant change in urban form such as a shift towards higher density smaller apartments.</td>
</tr>
<tr>
<td>- Consumer and social research - the needs and preferences of the community in relation to services and activities can be explored directly through social research. Surveys, focus groups, interviews and various other techniques can be used to assess the functional needs of the community.</td>
<td></td>
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<tr>
<td>- Review of indicators - there may be community indicators such as the Australian Early Development Index, rates of obesity, crime rates, SEIFA etc. that suggest the need for a local service and facility response.</td>
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</tbody>
</table>
What infrastructure can best respond to these needs?
Consider how existing infrastructure is currently meeting community needs, or where it might not be meeting needs and the most appropriate form of infrastructure to respond.
A number of factors will be relevant including relevant regulatory standards, existing community expectations, the cost of development in the planning area and the level of funding available. In most cases, it is possible to draw on historical approaches to infrastructure design and provision. The task will be to confirm and/or adapt historical models to suit modern expectations and the pattern of development in the planning area.

What infrastructure can encourage the desired development outcomes?
Reflect on whether current ideas about infrastructure form and approaches are likely to remain relevant into the future. If the plan covers an extended period it may be beneficial to use design approaches that build flexibility into community infrastructure (such as building facilities for children and younger families but being able to transition over time to provide services for older people). Over the long term, it may not be possible to specify precisely the infrastructure forms required, but only the social needs which the infrastructure will cater for.

NOMINATE A PREFERRED FACILITY RESPONSE

Nominate a Preferred Facility Response
How a preferred facility response is articulated will depend on the infrastructure type and how the number, size and configuration of facilities is tied to the characteristics of the local population. It is likely that a statement outlining the preferred facility response will incorporate some indication of the provision level, infrastructure form and distribution (See Table 2.1). Once a preferred response has been nominated, it is possible to assess the adequacy of existing community infrastructure and determine future needs.

- Service planning – service planning previously undertaken to understand the functional needs of the service should inform the infrastructure response.
- Regulatory Review - regulatory standards which dictate how facilities should be designed and located, eg universal design.
- Comparative analysis - assess the range, size and form of infrastructure used in other planning areas to respond to particular community needs.
- Case studies - explore innovative approaches to facility design in other areas and their potential suitability for the planning area.
- Consumer and social research (focus groups, surveys, etc.) - explore community expectations and preferences directly through primary social research.
- Feasibility assessment - consider the likely cost of developing and maintaining facilities in the context of any income they may generate.
- Cost benefit analysis - compare the costs of provision and the likely social benefits generated, to determine the net social return on investment.
<table>
<thead>
<tr>
<th><strong>PROCESS</strong></th>
<th><strong>METHODS AND DATA SOURCES</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ASSESS ADEQUACY</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Assess Adequacy of Existing Infrastructure</strong></td>
<td><strong>Assess Future Infrastructure Requirements</strong></td>
</tr>
<tr>
<td><strong>Audit</strong></td>
<td>No Audit</td>
</tr>
<tr>
<td>Audit existing assets. Consider how these compare with the preferred facility response. The scope of the audit should reflect the scope of the plan. The audit could include State and local infrastructure as well as private facilities. A comprehensive audit may inform views about how existing infrastructure models respond to community needs, and who may be attracted to live in the study area into the future.</td>
<td></td>
</tr>
<tr>
<td><strong>Assessment</strong></td>
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</tr>
<tr>
<td>To assess adequacy, compare what exists with the preferred facility response. This should include whether the location, form, quality and capacity of assets is consistent with the preferred facility response. Note where existing infrastructure is inadequate and where there is surplus capacity.</td>
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</tr>
<tr>
<td><strong>PROVISIONAL LIST OF FUTURE INFRASTRUCTURE</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Assessment</strong></td>
<td></td>
</tr>
<tr>
<td>Use information about the current and future population and the preferred facility response to estimate the range and number of facilities required to meet future needs. The outcome is a provisional list of future infrastructure requirements. The list is an idealised expression of future facility requirements and does not reflect the particular geographical context of the planning area, or the capacity of existing infrastructure to respond to identified needs. This will be resolved in the next phase – Develop the Plan.</td>
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The following information about existing facilities will be required:
- Location - where is the facility located in relation to population, transport, etc.
- Size, layout and functional assessment.
- Current usage profile – users, hours of operation, satisfaction with facility, etc.
- Lifecycle assessment and condition - how old is the facility, is it need of repair, etc.
- The extent of unused land and building.
- Ownership status.
- The value of the assets.
- Status of buildings as identified in Council asset building management plans.

- Comparative analysis.
- Application of locally derived standards.
Table 2.1: Three Hypothetical ‘Preferred Facility Responses’

<table>
<thead>
<tr>
<th>Urban Renewal Area 1</th>
<th>Urban Renewal Area 2</th>
<th>Urban Renewal Area 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ <strong>Provision Level</strong> - Library facilities will provide access to a minimum of 3 square metres of library floor space per 100 residents.</td>
<td>▪ <strong>Provision Level</strong> - Library facilities will provide access to a minimum of 4 square metres of library floor space and learning floor space per 100 residents.</td>
<td>▪ <strong>Provision Level</strong> - Library facilities will provide access to a minimum of 2 square metres of library floor space per 100 residents.</td>
</tr>
<tr>
<td>▪ <strong>Infrastructure Form</strong> - a larger central library supported by smaller branch libraries.</td>
<td>▪ <strong>Infrastructure Form</strong> - a large community learning centre will be developed. The community learning centre will deliver a wide range of spaces and media to support the social objective of promoting improved English literacy. The community learning centre facility will be an iconic building. It will be supported by a network of shop-front style library outlets.</td>
<td>▪ <strong>Infrastructure Form</strong> - a network of stand-alone local libraries of equivalent size will be developed.</td>
</tr>
<tr>
<td>▪ <strong>Spatial Response</strong> - Libraries will be located centrally and close to the principal public transport network. Smaller branch libraries will be co-located with schools or other community facilities, and preferably near activity centres.</td>
<td>▪ <strong>Spatial Response</strong> – the community learning centre will be located centrally and on the principal public transport network. Shop-front outlets will be located in local activity centres.</td>
<td>▪ <strong>Spatial Response</strong> - Libraries will be distributed such that the majority of households have access within 1,200m (or a 20 minute walk) from their home.</td>
</tr>
</tbody>
</table>
2.5 Develop the Plan

The final step in the development of a community infrastructure plan for an urban renewal area is to develop a tailored plan for the study area, taking account of the geographical context and the expected rate of development. The plan creation process involves comparing the existing asset base with that being sought to serve the future community, and resolving differences to develop a plan of best fit.

It may not always be possible to provide infrastructure exactly in accordance with a provisional list of future infrastructure requirements. For example, existing infrastructure may approximate what is necessary and upgrading existing infrastructure may represent a very cost effective solution when compared to the delivery of a new facility.

The plan will have three key components:

- **An Infrastructure List** – a list of the community infrastructure (existing and new) that will be provided within the study area to meet community needs over the life of the plan. The list should include existing facilities and an indication of whether an upgrade and/or expansion is planned. If an existing asset is planned to be decommissioned or sold, this should also be indicated.

- **A Spatial Plan** showing the location of facilities - in an urban renewal area context it may not be possible to specify precisely the location of facilities. As a minimum, the plan should nominate neighbourhoods or precincts where the facility is likely to be delivered.

- **A Sequencing Plan** outlining the timeframe over which facilities could be delivered - it may not be possible to specify precisely the timing of infrastructure delivery, particularly when the extent and timing of development in the study area is unknown. As a minimum, early needs/immediate priorities should be identified.

**KEY QUESTIONS**

- How do we make best use of existing infrastructure?
- How well does our plan of best fit approximate the provisional list of future infrastructure requirements?
3 Conclusion

Poorly managed urban renewal and growth can result in additional pressure on existing infrastructure. However, collaborative, integrated and evidence based planning can also bring a number of opportunities to improve and renew infrastructure so that it will meet the needs of new and existing communities.

Planning for community infrastructure in urban renewal areas can be a complex but it provides an opportunity for Local and State Government to be more strategic in the management of existing assets and to better meet the social needs of the changing community through the provision of innovative infrastructure responses. It can also bring new partnerships with private and not-for-profit sectors to assist with the delivery of infrastructure and services.

This guide demonstrates the importance of stepping through the key community infrastructure tasks:

- understanding the existing and likely future social needs of the community
- auditing the existing infrastructure
- integrating service planning with asset management to better understand capacity of infrastructure
- collaborating to agree on priorities and a spatial response

Through effective community infrastructure planning, it is possible to reflect the unique social and physical context of an urban renewal area experiencing growth and in doing so ensure that new and existing communities have access to a range of opportunities, activities and services that respond to their particular social needs and aspirations. This will help ensure they can live healthy and fulfilling lives.