

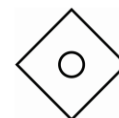
**K2 PLANNING**

**Darebin Intercultural Centre - Relocation Options**

*Final Report*

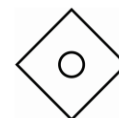
November 2019





## Table of Contents

<b>1. PURPOSE OF THIS REPORT .....</b>	<b>4</b>
<b>2. DAREBIN INTERCULTURAL CENTRE – ORIGINS, CHALLENGES AND OPPORTUNITIES .....</b>	<b>5</b>
<b>3. GUIDING POLICY CONTEXT .....</b>	<b>7</b>
<b>4. DAREBIN SOCIAL TRENDS .....</b>	<b>10</b>
<b>5. SPACES OF INSPIRATION .....</b>	<b>13</b>
<b>6. FUTURE PLANNING FOR THE DAREBIN INTERCULTURAL CENTRE .....</b>	<b>14</b>
6.1 A PREFERRED SITE .....	16
6.2 DESIGN REQUIREMENTS .....	24
<b>7. CONCLUSION .....</b>	<b>28</b>
<b>8. ATTACHMENTS .....</b>	<b>29</b>
8.1 DEMOGRAPHICS .....	29
8.2 SITE ASSESSMENT DETAILS .....	33



## List of Abbreviations

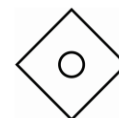
DECC	Darebin Ethnic Communities Council
ICC	Intercultural Centre
RSL	Returned Services League
VCAT	Victorian Civil and Administrative Tribunal

## List of Tables

Table 1: City of Darebin – Top 10 Languages Spoken at Home 2016 .....	11
Table 2: City of Darebin – Year of Arrival in Australia .....	11
Table 3: City of Darebin – Persons Needing Assistance Due to a Disability by Age.....	12
Table 4: Site Assessment – Summary Findings.....	22
Table 5: Site Assessment Ratings .....	22
Table 6: Site Assessment – Response to Criteria .....	23
Table 7: IC Building Area Allowances .....	24
Table 8: Darebin Intercultural Centre – Required Spaces .....	25
Table 9: City of Darebin – Language Spoken at Home 2016 .....	29
Table 10: City of Darebin - Top 6 Religions 2016 .....	31
Table 11: City of Darebin – Proficiency in English 2011 - 2016 .....	31
Table 12: City of Darebin - Emerging Communities 2006 - 2016.....	31
Table 13: Site 1 Detailed Assessment - Former Preston Police Station Site .....	33
Table 14: Site 2 Detailed Assessment- Former Preston RSL Site .....	35
Table 15: Site 3 Detailed Assessment- City Hall Car Park .....	37
Table 16: Site 4 Detailed Assessment – Preston Library Site .....	39
Table 17: Site 5 Detailed Assessment – Preston Library Carpark.....	41
Table 18: Site 6 Detailed Assessment – Preston Town Hall.....	43
Table 19: Site 7 Detailed Assessment – Darebin Arts Centre Carpark #1 .....	45
Table 20: Site 8 Detailed Assessment – Darebin Arts Centre Carpark #2 .....	47
Table 21: Site 9 Detailed Assessment – Reservoir Library Carpark .....	49
Table 22: Site 10 Detailed Assessment – Darebin North East Community Hub.....	51

## List of Figures

Figure 1: Darebin Intercultural Centre – Current Location .....	6
Figure 2: Intercultural Centre Relocation - Site Options .....	16
Figure 3: Central Preston - Sites.....	17
Figure 4: Central Preston Sites – Adjacent Land Uses.....	19
Figure 5: Central Preston Sites - Interfaces.....	20
Figure 6: Central Preston Area - Connectivity .....	21
Figure 7: Darebin Intercultural Centre – Spatial Relationship Diagram.....	27
Figure 8: City of Darebin - Emerging Communities 2006 - 2016 .....	32



## 1. Purpose of this Report

The *Darebin Council Plan 2017-2021* calls for direct action to support marginalised and vulnerable population groups living in the City of Darebin by establishing a better home for the Darebin Intercultural Centre (IC) and its programs.

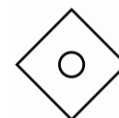
Council is looking long term (5 years plus) to build a new IC in the Preston Central Precinct. The vision is that the IC will provide a foundation point leading Darebin into the future, driven by the goals of the current Council.

The *Darebin Intercultural Centre (DIC) Relocation Options Report* responds to the following objectives:

1. Understand the program growth opportunities for the IC including: square metre space requirements for each program area; possible contingencies and dependencies of each program area in the context of the facility floorplan; staff accommodation and amenities; and community self-access
2. Identify suitable sites for the Darebin Intercultural Centre including assessment of each site
3. Explore the feasibility of establishing the Intercultural Centre at these preferred sites with consideration of current and future demand including:
  - key infrastructure requirements of each option having consideration for legislative and regulatory requirements
  - opportunities for colocation, consolidation or integration of other Council services in connection or conjunction with an IC
  - overview of the relevant implementation issues including consideration of risks and identified mitigating strategies

The *Darebin Intercultural Centre (IC) Relocation Options Report* is informed by the following concurrent projects conducted by the Darebin City Council:

- A broader feasibility study investigating the current operational model and providing recommendations on the expansion and renewal of the model for the purposes of implementation into a new IC site
- This work will provide the IC Relocation Options project with directions, minimum requirements of space, program requirements for delivery of service, and findings from analysis of the current model.
- The IC Relocation Options Report will be coupled together with the *Intercultural Centre Service Review and Needs Analysis 2017* and presented to Council for their action



## 2. Darebin Intercultural Centre – Origins, Challenges and Opportunities<sup>1</sup>

The Darebin Intercultural Centre (IC) was established in 2011 as a centre of excellence for intercultural relations and ongoing community development. It is a practical demonstration of the City of Darebin's (Council's) commitment to foster cultural diversity, intercultural dialogue and connectedness between Darebin's diverse cultural groups.

The IC hosts a variety of programs and events throughout the year that provide an opportunity for groups of diverse cultural backgrounds to meet and participate in activities in order to strengthen their understanding and appreciation of each other's cultures. Programs and events are delivered by:

- Darebin City Council
- Darebin Ethnic Communities Council (DECC)
- Various other external community groups and organisations

The IC is also available for community groups and organisations to hire the available rooms to conduct gatherings, forums, and support groups that similarly support intercultural connections. The IC also accommodates internal Council officer and department requests for hire when available.

Co-located services within the facility include:

- the Darebin Ethnic Communities Council and
- the Victorian Civil and Administrative Tribunal (VCAT)

### *Challenges*

The current location of the IC was intended to reactivate the building for community use for the **short term**, with the view to developing a long-term purpose-built facility for the IC. A number of challenges limit to operation of the IC in its current location including:

- Service location on the ground floor which leads to VCAT clients regularly approaching IC staff as the first point of contact with the facility
- Increasing VCAT space needs in response to the high number of cases on the VCAT waiting list
- The regular presence of security staff on the second level ensuring the safe and effective operation of VCAT

Relocation of the IC will respond to these challenges as well as ensure that the IC continues to provide accessible services in a way that reflects best practice approaches to working collaboratively with cultural groups and organisations across the City of Darebin.

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<sup>1</sup> Information in this section is taken from the *Darebin Intercultural Centre Service Review and Needs Analysis* 2017

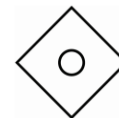


Figure 1: Darebin Intercultural Centre – Current Location

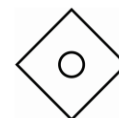
### *Opportunities*

A relocated Intercultural Centre provides Darebin City Council with an opportunity to showcase the City of Darebin as a place that values the unique talents of people of all backgrounds.

The **Objectives** of a relocated Intercultural Centre will reflect core principles about social equity and the broader policy framework of ‘Welcome Cities’, below.

The following **Principles** will guide decisions about the built form and service delivery model for the future Intercultural Centre:

1. **Equity** – a space for people experiencing race-based discrimination and other forms of discrimination that impact on their civic life
2. **A New Era** - a relocated Intercultural Centre will reflect the future goals of the City of Darebin through providing innovative and engaging Council infrastructure that supports increased social connection and builds community capital
3. **Connection and Visibility** – the design of the future Intercultural Centre will support increased community connectivity, ensuring way finding and symbols, articulating how the space and the people enact a sense of connection and belonging to a place that is equitable and inclusive
4. **Intercultural** – the future Intercultural Centre will provide opportunities for social connection and empowerment amongst communities who do not normally experience these social roles as a rite of passage in the community



### 3. Guiding Policy Context

Planning the future Intercultural Centre represents Council's commitment to the following:

- *City of Darebin Council Plan 2018 – 2019*
- *Towards Equality: Darebin City Council's Equity, Inclusion and Human Rights Framework 2019 – 2020*
- *Welcoming Cities Network and Standards*
- *City of Darebin Access and Equity Policy Principles*

#### **Welcoming Cities Network**

Welcoming Cities is part of a growing network of more than 135 municipalities around the world. The network is built around:

- *Knowledge Sharing* - Supporting local governments to access evidence-based research, resources, policies and case studies
- *Partnership Development* - Facilitating & resourcing multi-sector partnerships to maximise learning, reach and impact
- *Celebrating Success* - Recognising local governments that demonstrate leading practice and innovation in welcoming efforts
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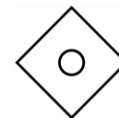
#### **The Australian Standard for Welcoming Cities**

The Australian Standard for Welcoming Cities is a central element of the Welcoming Cities Network. The Standard aims to enable local councils to:

- Benchmark their cultural diversity and inclusion policies and practices across the organisation
- Identify where and how further efforts could be directed
- Assess progress over time

The following **Principles** articulate the core values of the Australian Standard for Welcoming Cities:

1. We recognise Aboriginal and Torres Strait Islander people as the First Peoples of this nation. Welcoming Cities formally acknowledge Traditional Owners and Indigenous elders as the original custodians of the land and respect local Aboriginal and Torres Strait Islander people as leaders in welcoming activities
2. We engage receiving communities in understanding who their new neighbours are and why welcoming work is important – especially among people who may have concerns about, or are unaware of, the changing demographics of their community



3. We value the unique talents that people of all backgrounds – socioeconomic, racial, ethnic, religious, etc. – contribute in making our communities vibrant, welcoming and inclusive
4. We respect and leverage the cultural and leadership assets of new arrivals throughout the process of helping people navigate and integrate into the community
5. We encourage all community leaders to develop and celebrate partnerships that build a community's capacity for welcoming work
6. We bring together the voices and experiences of both new arrivals and the broader community in defining a welcoming agenda
7. We promote and build on the extensive and ongoing cultural diversity and inclusion work of the local government sector
8. We acknowledge Australia's migrant history, our unique approach to multiculturalism and settlement, and ongoing success in building social cohesion.  
(*Welcome Cities Standards* p. 7)

### **Equitable Access**

Welcoming Cities ensure that newcomers have access to council services and cultural assets by actively removing barriers to participation and inclusion. Welcoming Cities also recognises the importance of equity for all members of the community and enacts this through the following Equitable Access (EA) Targets:

- EA1 The local council ensures language access across council areas
- EA2 The local council does not have policies, programs or initiatives that intentionally or unintentionally exclude or disenfranchise migrants.
- EA3 The local council partners with local businesses and suppliers to ensure equitable access to these services
- EA4 The local council advances intersectional and broader diversity approaches to the inclusion and support of migrants across the organisation  
(*Welcome Cities Standards* p.15)

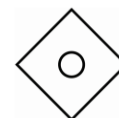
### **City of Darebin**

The City of Darebin is a signatory to The Welcoming Cities Standard. Key policies guiding the development of Darebin as a Welcome City include;

#### **Darebin Council Plan 2018 – 2019 Action Plan:**

- Goal 5 We will lead on equity and recognise our diverse community as our greatest asset for solving future challenges
- Goal 5.1 We will ensure our services, facilities and programs benefit all, including our most vulnerable  
Targets Include:  
Implement our equity, inclusion and wellbeing audit tool vigorously across the work under this plan to ensure we:



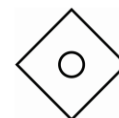


- foster participation by diverse population groups in our services, facilities and programs
- improve the resources of our low income residents, and address inequalities in outcomes between the north and south
- combat discrimination, racism, sexism, homophobia and transphobia
- work together on projects identified by local communities who experience social and economic disadvantage

Continue to take direct action to support marginalised and vulnerable population groups, including by:

- improving the access and inclusion of people with disability across the city
- providing community grants and other support to community organisations
- establishing a better home for our Intercultural Centre and its programs
- reviewing our Community Communication Strategy and multilingual telephone service against the 2016 Census to ensure residents can access our services and information in different languages
- maintaining a Darebin rate rebate for pensioners.
- deliver a feasibility report on the Intercultural Centre with a focus on functional, space and design requirements, as well as a renewal of the vision, service, outcomes and potential locations (pp. 17 – 18)

A key policy driver for the Darebin Intercultural Centre is **Towards Equality: Darebin City Council's Equity, Inclusion and Human Rights Framework 2019 – 2020** (DRAFT V1 15 April 2019).



## 4. Darebin Social Trends

Darebin has a diverse population with continuing levels of inequality. A range of social trends highlight the need for a Welcoming Place that increases access and opportunities for social participation for many groups including:

- Varied ethnic and language groups
- Aboriginal and Torres Strait Islander community
- People living with a disability and
- Emerging groups such as asylum seekers and refugees.

The Darebin community includes:

### *A Diverse Community*

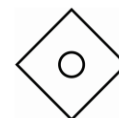
- 26% of people were born in **non-English speaking countries**
- 37% of the population **speak a language other than English** at home
- Darebin residents come to Australia from over 140 countries
- Over 138 languages are spoken across Darebin (Table 1)
- Darebin has one of the largest proportions on **Aboriginal and Torres Strait Islander** populations of all the 31 municipalities in metro Melbourne. 1,110 Aboriginal and Torres Strait Islanders live in Darebin, 0.9 per cent of the total population

### *New and Emerging Social Groups*

- A growing number of **asylum seekers**, who are living on a Bridging Visa E (currently more than 500 people)
- Newly arrived residents with 39.1% of people who moved to Darebin from overseas **arriving since 2006** – 19,089 people (Table 2)
- In recent years significant growth has occurred in the number of people coming from: Nepal, Saudi Arabia, Iran and Pakistan (see Figure 8, p. 32)

### *Ongoing Social Inequalities*

- A high proportion of the **population with a disability** - people with severe and profound disability living in the community 5.1%, Vic 4.0%
- 8,774 people or 6.0% of the population reported needing help in their day-to-day lives due to disability, compared with 4.9% for Greater Melbourne
- There are more than 12,000 **carers who provide unpaid assistance** to a person with disability, long term illness or old age. This is an increase of more than 1,700 people between 2006 and 2011
- 4.3% of the population, 2,486 people, **live in public housing** compared to 2.6% for Greater Melbourne
- 7.2% of the population are **unemployed** (5,433 people) compared to 6.8% for Greater Melbourne



- 123,280 people aged 15 years and over are **disengaged from either work or study**
- 7.0% of people aged 15 to 24 years are disengaged from employment and education, compared to 7.5% in Greater Melbourne
- Significant areas of the municipality are **relatively disadvantaged** according to the Socio-Economic Index for Areas, including: Reservoir; Preston Activity Area; Preston (East); Kingsbury; Northland Activity Area

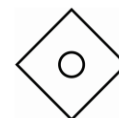
**Table 1: City of Darebin – Top 10 Languages Spoken at Home 2016**

Language	2016	
	No.	%
Italian	9,708	6.62
Greek	9,301	6.34
Mandarin	5,345	3.64
Arabic	4,450	3.03
Vietnamese	3,401	2.32
Macedonian	2,170	1.48
Cantonese	1,771	1.21
Hindi	1,590	1.08
Punjabi	1,304	0.89
Spanish	1,181	0.80

Refer to Table 9, p. 29 for full details.

**Table 2: City of Darebin – Year of Arrival in Australia**

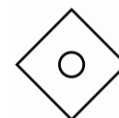
Year of Arrival	2016	
	No	%
2011 to 9 Aug 2016	12,342	25.3
2006 to 2010	6,747	13.8
2001 to 2005	3,102	6.4
1991 to 2000 (10 year period)	4,334	8.9
1981 to 1990 (10 year period)	4,774	9.8
1971 to 1980 (10 year period)	3,787	7.8
1961 to 1970 (10 year period)	7,093	14.5
Arrived in 1960 or earlier	4,887	10.0
Not stated	1,776	3.6
<b>Total</b>	<b>48,842</b>	<b>100.0</b>



**Table 3: City of Darebin – Persons Needing Assistance Due to a Disability by Age**

Assistance Needed by Age Group	2016			2011			Change 2011 to 2016	
	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %	Number	%
0 to 4	77	0.9	1.1	72	0.8	1.0	+5	6.9
5 to 9	220	2.8	3.0	154	2.1	2.5	+66	42.9
10 to 19	343	2.5	2.7	224	1.8	2.0	+119	53.1
20 to 59	1,972	2.2	2.2	1,906	2.3	2.0	+66	3.5
60 to 64	492	8.2	6.4	489	8.8	6.1	+3	0.6
65 to 69	569	11.0	8.0	560	12.1	7.8	+9	1.6
70 to 74	739	17.4	11.5	793	17.4	11.6	-54	-6.8
75 to 79	1,088	26.0	18.4	1,077	25.6	18.7	+11	1.0
80 to 84	1,373	38.5	29.7	1,214	34.5	28.9	+159	13.1
85 and over	1,905	51.1	49.0	1,561	50.7	48.4	+344	22.0
<b>Total</b>	<b>8,774</b>	<b>6.0</b>	<b>4.9</b>	<b>8,050</b>	<b>5.9</b>	<b>4.5</b>	<b>+724</b>	<b>9.0</b>

Future planning for the Darebin Intercultural Centre will support the Darebin City Council commitment to **increased equity and participation** amongst these groups.



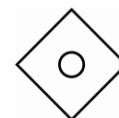
## 5. Spaces of Inspiration

Planning for the future of the Darebin Intercultural Centre will draw on key lessons learnt from innovative community spaces elsewhere including:

1. Kathleen Symes Library and Community Centre - City of Melbourne - a 'first-of-its-kind' creative, learning and community space providing a comprehensive library, learning and training rooms with a computer lab, recording studio, meeting rooms, community activity spaces, cafe and also free wifi
2. Library at the Dock - City of Melbourne – welcoming people to read, connect, create and learn

These spaces of innovation will help inform the following aspects of the Darebin Intercultural Centre:

- Approaches to 'interconnection' where building design supports the negotiation of social space with equity at the governing principle
- Challenges and benefits of refitting old buildings
- Design features that support flexible and innovative research and civic participation
- Built form that facilitated the philosophy of the organisation
- A design philosophy that will guide future detailed design of the Darebin Intercultural Centre



## 6. Future Planning for the Darebin Intercultural Centre

Planning for the future of the Darebin Intercultural Centre will reflect the following:

**Vision** - The Darebin Intercultural Centre is a centre for support, learning and celebration in pursuit of a more just society

**Mission** - We tackle racism and discrimination by strengthening connections between communities

**Objectives** - We want to:

- Provide an arena for dialogue between different communities and cultures.
- Dismantle racism and other forms of discrimination.
- Provide training in diversity, cultural awareness and cross-cultural communication.
- Identify and break down barriers to civic participation for individuals and groups.
- Foster respectful relationships between communities, identities, ethnicities and cultures.
- Explore and celebrate the intersections and synergies between cultures and communities.
- Engage in critical thinking and debate around culture, community, identity and human rights.

**We will work with:**

- migrant and receiving communities
- refugee and recently arrived communities
- members of our community, individuals or groups, who experience discrimination as a result of their identity, their ethnicity and/or their beliefs
- the most vulnerable members of our community

**What outcomes are we intending to achieve?**

The Intercultural Centre is designed to enable and facilitate connections between people from different ethnic, cultural and faith-based backgrounds, who live, work and participate in our community.

**The Intercultural Centre will provide**

- Social and cultural inclusion and connection
- Cross-cultural exchanges
- Civic participation by under-represented individuals and communities
- Skills acquisition in community life
- Safe and inclusive spaces
- Visibility



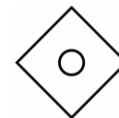
**The Intercultural Centre will be a safe place for**

- advocacy and activism
- cultural reciprocity and exchange
- interactions and empowerment
- difficult ideas

**External partners** at the Intercultural Centre will include:

- The diverse communities of Darebin
- Local Partners - Islamic Museum, Neighbourhood Houses, community hubs
- Key organisations - Centre for Multicultural Youth, Multicultural Arts Victoria
- Peak Bodies - Victorian Multicultural Commission, Human Rights Commission
- State Partners, such as: The Wheeler Centre, Footscray Community Arts Centre, Immigration Museum, Melbourne Museum
- International Partners - House of World Cultures, Berlin, UNHCR Cities of Light





## 6.1 A Preferred Site

The following **10 sites** were identified as possible options for a relocated Darebin Intercultural Centre:

- Site 1 – former Preston Police Station
- Site 2 – Former Preston RSL (Returned Services League)
- Site 3 – City Hall car Park
- Site 4 – Preston Library Site
- Site 5 – Preston Library Car Park
- Site 6 – Preston town Hall
- Site 7 – Darebin Arts Centre Car Park #1
- Site 8 – Darebin Arts Centre Car Park #2
- Site 9 – reservoir Library car Park
- Site 10 – Darebin North East Community Hub

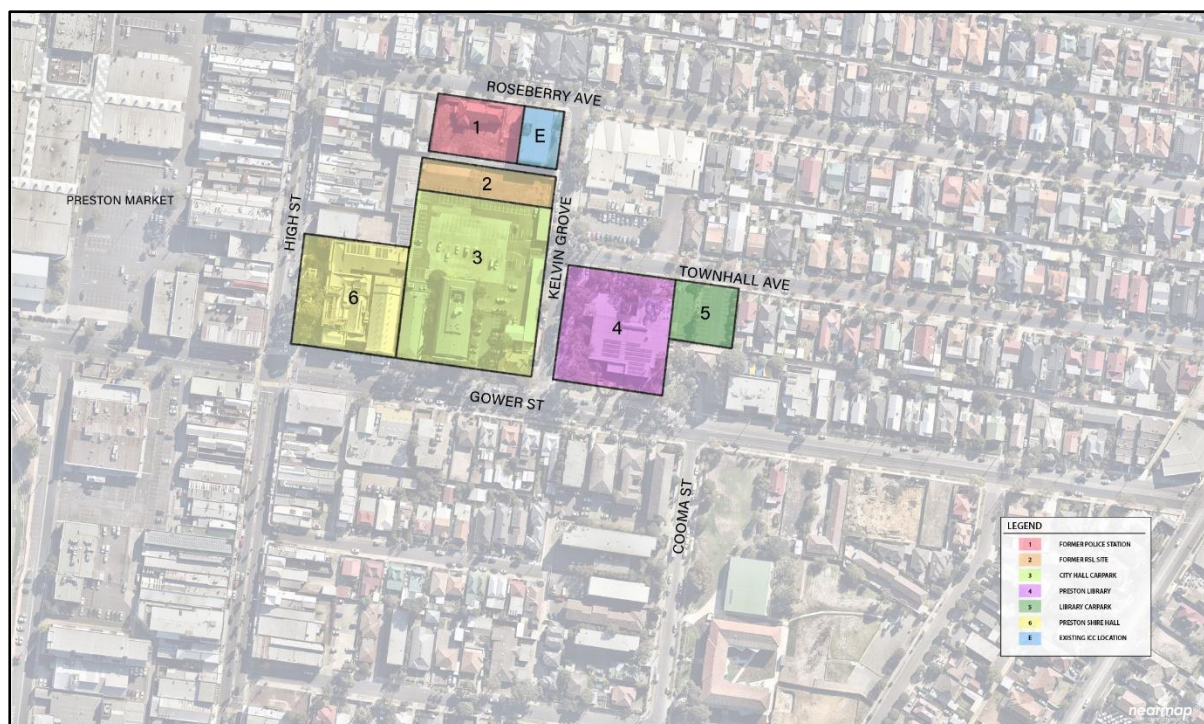
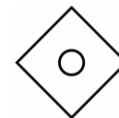
The location of these 10 sites is set out in Figure 2: **Intercultural Centre Relocation - Site Options**

Figure 3 provides a detailed location map for the sites located within central Preston.



Figure 2: Intercultural Centre Relocation - Site Options





**Figure 3: Central Preston - Sites**

An assessment of the suitability of these sites to accommodate a new Intercultural Centre was conducted using a range of criteria including:

1. Site ownership
2. Current Use/Availability
3. Planning Restrictions/Zoning
4. Access to Public transport
5. Walkability
6. Space capabilities
7. Parking
8. Community Connectivity and Safety
9. Co-location Potential
10. Heritage Impediments

(Refer to Attachments for full details<sup>2</sup>)

A range of issues that impact on the suitability of each site are set out below, including:

1. Adjacent Land Uses and Zoning (Figure 4: **Central Preston Sites – Adjacent Land Uses**)
2. Public Interface issues - connectivity, permeability and barriers to walkability (Figure 5: **Central Preston Sites - Interfaces**)

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<sup>2</sup> Note: Ability to incorporate Environmentally Sustainable Design (ESD) requirements the requirements of the Disability Discrimination Act (DDA) is considered integral in all sites.



3. The relationship between site options and these public interface features (Figure 6:  
**Central Preston Area - Connectivity**)



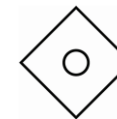


Figure 4: Central Preston Sites – Adjacent Land Uses



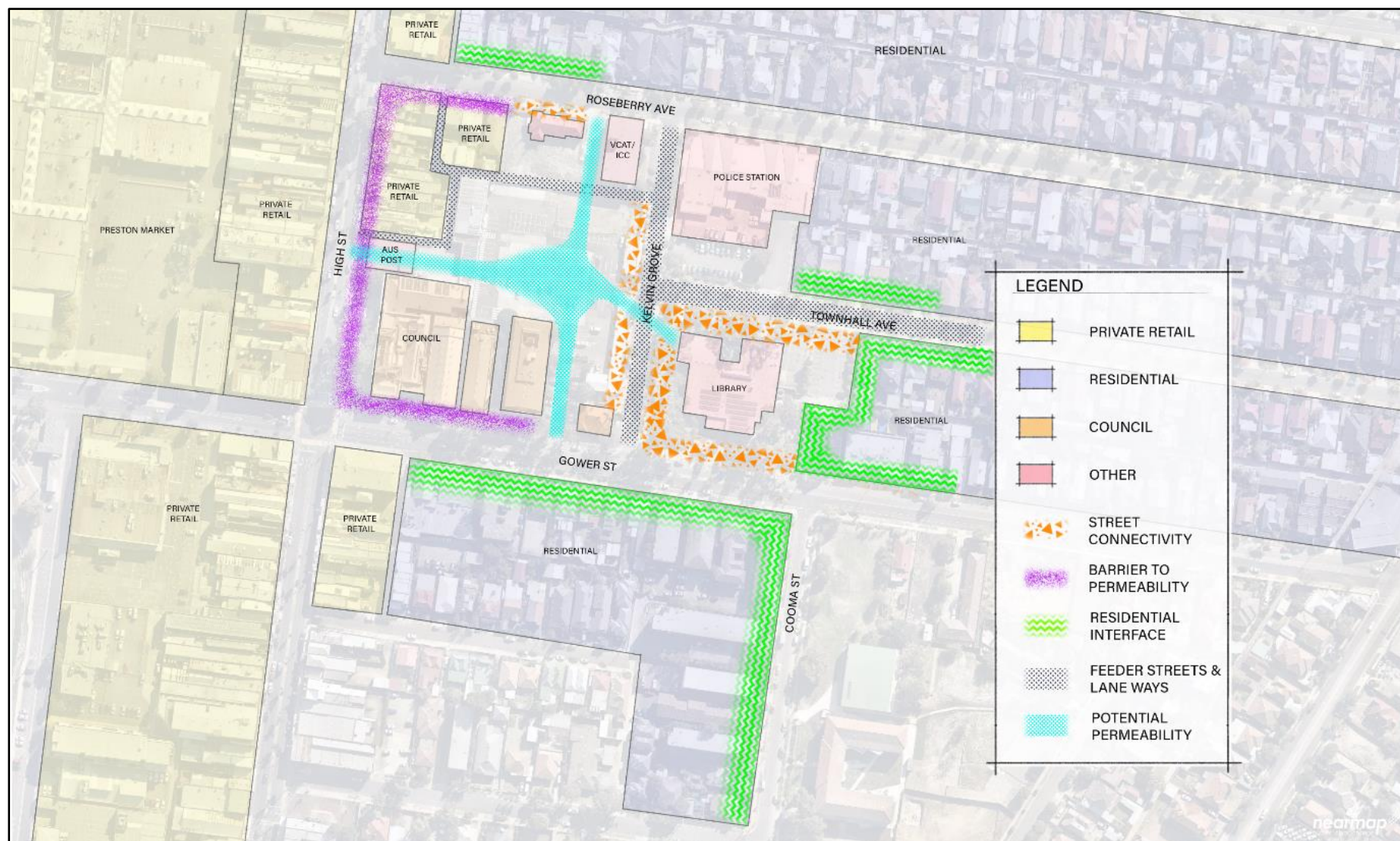
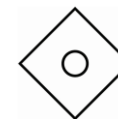


Figure 5: Central Preston Sites - Interfaces



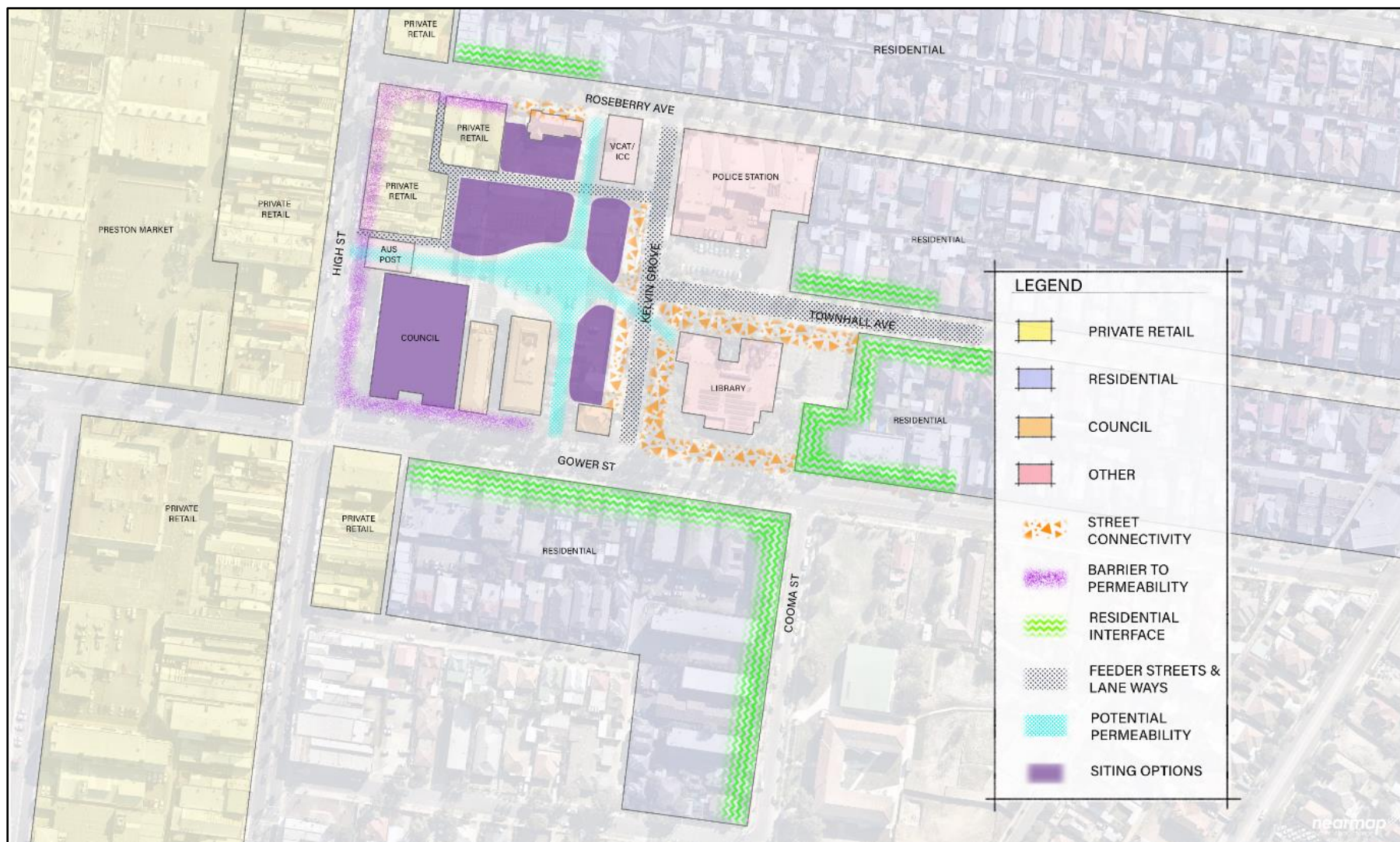
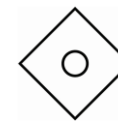


Figure 6: Central Preston Area - Connectivity



Table 4 provides a summary of the results of the site assessment showing that the **Preston Town Hall** site is ranked the most suitable site for the future location of the Darebin Intercultural Centre.

Table 4: Site Assessment – Summary Findings

Site	Site Assessment	Site Assessment Rating
Site 1 Former Police Station	91.1%	EXCELLENT
Site 2 Former RSL Site	82.1%	EXCELLENT
Site 3 City Hall Car Park	78.6%	GOOD
Site 4 Preston Library Site	82.1%	EXCELLENT
Site 5 Preston Library Car Park	71.4%	GOOD
Site 6 Preston Town Hall	92.9%	EXCELLENT
Site 7 Darebin Arts Centre Car Park #1	71.4%	GOOD
Site 8 Darebin Arts Centre Car Park #2	55.4%	REASONABLE
Site 9 Reservoir Library Car Park	60.7%	GOOD
Site 10 Darebin North East Community Hub	55.4%	REASONABLE

Table 5: Site Assessment Ratings

SCORE	DESCRIPTION
80-100%	EXCELLENT: Existing site is in a good location, with access to public transport, walkable, is in council ownership, appropriate size and zoning and can be co-located with compatible facilities.
60-79%	GOOD: Existing site is in a good location and is capable of catering for the needs of the new building but fails to deliver on 2-3 key assessment criteria. Well suited to this building type and would be recommended unless an excellent site is available
40-59%	REASONABLE: Existing site is capable of catering for the needs of the new building but fails to deliver on a number of key assessment criteria. Able to accommodate building if more suitable site is not available
20-39%	POOR: Existing site is not in a good location and does not address on many of the key assessment criteria. Alternative site should be preferred over this site
0-19%	VERY POOR: Existing site is not suitable for this development and is NOT fit for purpose. Efforts should be made to obtain an alternative site

Further details of the site assessments are provided in **Table 6**.

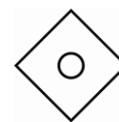
For full details please refer to the Attachments.



Site 1 Former Police Station  
 Site 2 Former RSL Site  
 Site 3 City Hall Car Park  
 Site 4 Preston Library Site  
 Site 5 Preston Library Car Park  
**Site 6 Preston Town Hall**  
 Site 7 Darebin Arts Centre Car Park #1  
 Site 8 Darebin Arts Centre Car Park #2  
 Site 9 Reservoir Library Car Park  
 Site 10 Darebin North East Community Hub

**Table 6: Site Assessment – Response to Criteria**

Assessment Criteria	Max Score	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10
Site Location	5	5	4	4	4	3	5	2	2	1	2
Site Ownership	5	5	5	5	5	5	5	5	5	5	5
Current Use / Availability	5	5	4	5	2	2	5	3	4	3	4
Planning Restrictions / Zoning	4	3	3	3	3	2	4	2	2	4	2
Access to Public Transport	3	3	3	3	3	3	3	3	3	3	3
Walkability	3	3	3	3	3	3	3	1	1	1	1
Space capabilities	5	5	3	3	3	2	5	5	2	3	2
Parking / Traffic flows	4	4	4	4	5	3	2	4	2	2	2
Community connectivity & safety	5	5	4	4	4	3	5	4	2	3	2
Co-location potential	3	0	5	5	5	2	3	3	1	2	1
Heritage Impediments	4	3	4	2	3	4	3	4	4	4	4
Preston Incorporated Plan	5	5	2	2	3	3	4	3	2	1	2
Timing	5	5	2	1	3	5	5	1	1	2	1
<b>Site Assessment Total</b>	<b>56</b>	<b>91.1%</b>	<b>82.1%</b>	<b>78.6%</b>	<b>82.1%</b>	<b>71.4%</b>	<b>92.9%</b>	<b>71.4%</b>	<b>55.4%</b>	<b>60.7%</b>	<b>55.4%</b>
<b>Site Assessment Rating</b>	-	<b>EXCELLENT</b>	<b>EXCELLENT</b>	<b>GOOD</b>	<b>EXCELLENT</b>	<b>GOOD</b>	<b>EXCELLENT</b>	<b>GOOD</b>	<b>REASONABLE</b>	<b>GOOD</b>	<b>REASONABLE</b>



## 6.2 Design Requirements

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### *Required Spaces*

The Darebin Intercultural Centre will be deliberately designed as a place where people can interact physically, emotionally and virtually. This will include the building design, the design of internal spaces, as well as the program design, and all facets of the overall service provision.

The intention is that the spaces are welcoming, affordable and available to community members and groups who apply. The spaces can be used for celebrations, gatherings, workshops, meetings, forums, conversations and training.

Universal design underpins the approach to planning these spaces and we are committed to providing spaces that are accessible to all members of our community.

Table 7 sets out an accommodation schedule of the floor space required to support these goals.

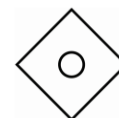
This accommodation schedule reflects the Building Area Allowances set out in 8.

**Table 7: IC Building Area Allowances**

Area Allowances	M2/Person
Office Seating at desks	7.5
Casual seating at desks	5
Seating as lounges	3
Seating as group work	1.8
Large meeting room >8 people	1.5
Small meeting room <8 people	2
Art / Maker Spaces	3
Multi-Purpose / Training Room	2
Physical activity space	4
Computer Rooms	2.5

Source: 418 Architects 2019





**Table 8: Darebin Intercultural Centre – Required Spaces**

No	Service Component	Rate	Area		Comments
			Allowance	Proposed	
1	ICC Office with 4 desks	4	people	7.5	30
2	Counselling Room	1	no.	12	12
3	Break out rooms x 4	4	no.	6	24
4	Entrance Air Lock	1	no.	10	10
6	Foyer 1	15	people	2.5	37.5
7	Foyer 2	5	people	2.5	12.5
8	Staff facilities (lockers / storage etc)	4	people	2	8
9	Staff & community toilets	1	no.	40	40
10	Meditation / Prayer Room	15	people	2	30
11	Open meeting space	30	people	1.5	45
12	Open teaching space	20	people	1.5	30
13	Kitchenette	1	no.	12	12
19	Storage / Copier / server room	1		30	30
Include access to outdoor area					
<b>AREA SUBTOTAL</b>				<b>321</b>	
<b>Co-working office space</b>					
19	Office space	10		5	50
21	Storage	10		1	10
<b>AREA SUBTOTAL</b>				<b>60</b>	
<b>Multi-purpose Space</b>					
15	Multi-purpose Space / events	250	people	1	250
16	Back of House / Green Room	1		40	40
17	Kitchen	1		60	60
18	Technical Storage	1		3	3
<b>AREA SUBTOTAL</b>				<b>353</b>	
<b>TOTAL AREA</b>				<b>734M2</b>	

Source: 418 Architects 2019



### *Relationship between Required Spaces*

Figure 7: Darebin Intercultural Centre – Spatial Relationship Diagram provides a high-level diagram of the potential relationship between the various floor spaces and activities within a new Darebin Intercultural Centre.

This spatial relationship diagram was used to:

- provide a tool to 'test fit' the required spatial elements within the **top site** rated as suitable for a future Darebin Intercultural facility
- consider the suitability of designing the facility as either **single or double story**
- confirm the relationship between the proposed new IC **facility and programs**
- ensure the preservation of culture as well as the creation of a 'future culture' for the IC through any requirements related to a **heritage building**
- continue to plan for a new era of an Intercultural Centre as **a social space**

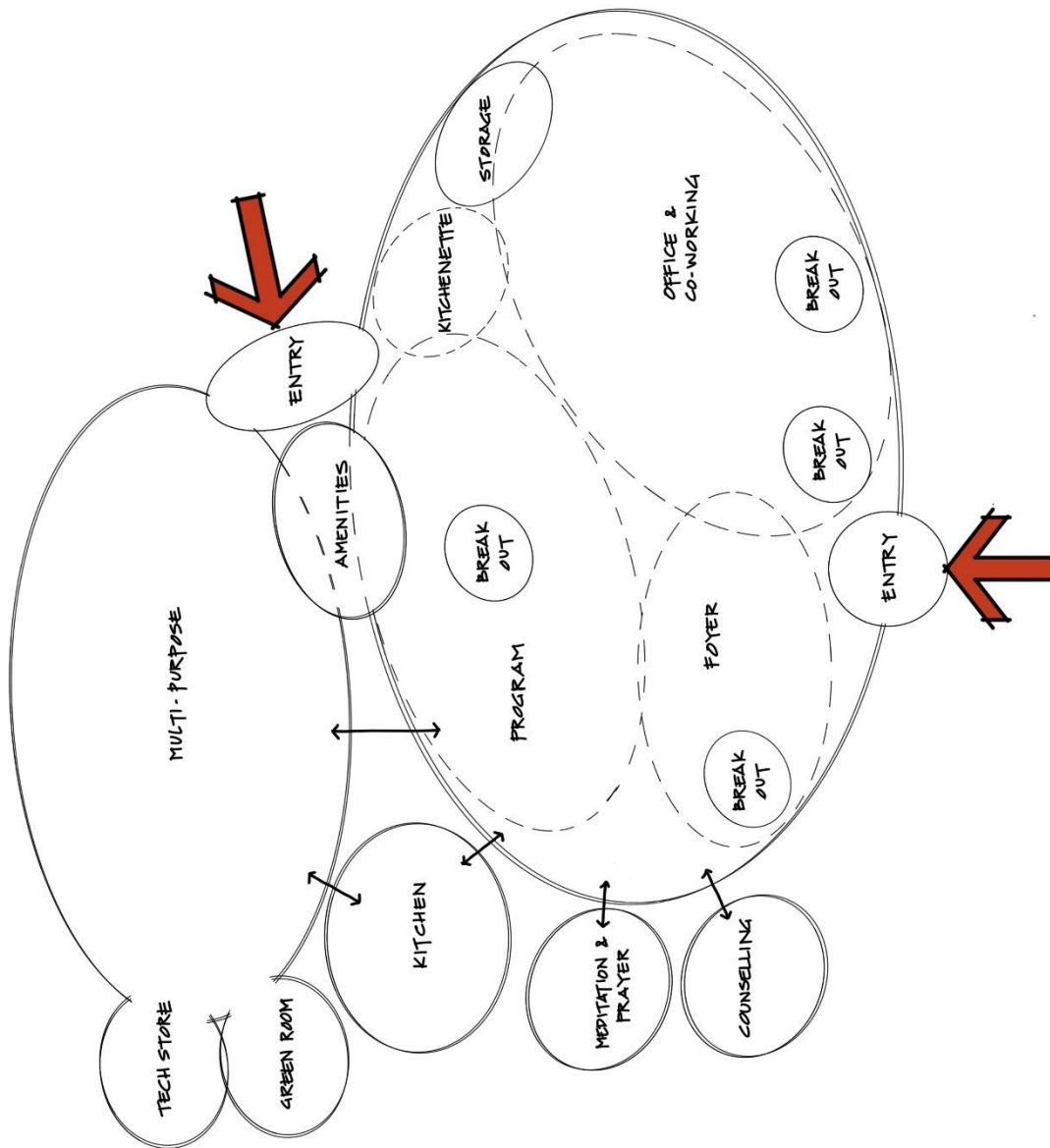
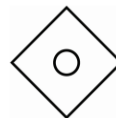


Figure 7: Darebin Intercultural Centre – Spatial Relationship Diagram

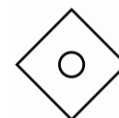


## 7. Conclusion

This report provides an assessment of 10 possible sites as options for the Darebin Intercultural Centre into the future. It shows that the current Preston Town Hall facility is the most suitable location option for this facility.

An accommodation schedule is provided setting out the floor space requirements that would support the operation of the Darebin Intercultural Centre.

The report will be used by the City of Darebin to continue to plan for a new era of the Darebin Intercultural Centre.

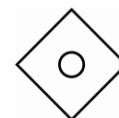


## 8. Attachments

### 8.1 Demographics

Table 9: City of Darebin – Language Spoken at Home 2016

Language	2016	
	No.	%
Italian	9,708	6.62
Greek	9,301	6.34
Mandarin	5,345	3.64
Arabic	4,450	3.03
Vietnamese	3,401	2.32
Macedonian	2,170	1.48
Cantonese	1,771	1.21
Hindi	1,590	1.08
Punjabi	1,304	0.89
Spanish	1,181	0.80
Nepali	919	0.63
Urdu	736	0.50
All Other Languages	723	0.49
Filipino/Tagalog	722	0.49
French	593	0.40
Somali	572	0.39
Persian/Dari	565	0.39
Tamil	516	0.35
Croatian	513	0.35
Sinhalese	498	0.34
German	458	0.31
Bengali	422	0.29
Telugu	409	0.28
Japanese	408	0.28
Gujarati	385	0.26
Turkish	373	0.25
Thai	359	0.24
Serbian	332	0.23
Non-verbal so described	303	0.21
Indonesian	299	0.20
Maltese	273	0.19
Portuguese	263	0.18
Malayalam	260	0.18
Albanian	259	0.18
Chinese, nfd	223	0.15
Polish	202	0.14
Korean	176	0.12
Assyrian/Aramaic	132	0.09
Dutch	131	0.09
Malay	127	0.09
Russian	127	0.09
Kurdish	121	0.08
Min Nan (incl.Hokkien)	99	0.07
Auslan	89	0.06
Samoan	85	0.06
Pashto	83	0.06
Marathi	81	0.06
Bosnian	77	0.05
Hakka	76	0.05
Oromo	74	0.05
Hungarian	70	0.05



Language	2016	
	No.	%
Khmer	68	0.05
Swahili	67	0.05
Swedish	63	0.04
Afrikaans	56	0.04
Kannada	55	0.04
Romanian	51	0.03
Serbo-Croatian Yugoslavian, so described	44	0.03
Shona	35	0.02
Slovene	34	0.02
Ukrainian	32	0.02
Bulgarian	31	0.02
Hebrew	31	0.02
Danish	28	0.02
Armenian	24	0.02
Latvian	24	0.02
Maori (New Zealand)	24	0.02
Australian Indigenous Languages	23	0.02
Burmese	23	0.02
Finnish	20	0.01
Estonian	19	0.01
Norwegian	19	0.01
Tongan	19	0.01
Fijian	18	0.01
Slovak	18	0.01
Amharic	17	0.01
Czech	17	0.01
Lao	17	0.01
Maori (Cook Island)	15	0.01
Tigrinya	12	0.01
Wu	12	0.01
Fijian Hindustani	10	0.01
Tibetan	10	0.01
Dinka	8	0.01
Indo-Aryan, nfd	6	0.00
Tetum	6	0.00
Tswana	5	0.00
Yiddish	4	0.00
Chin Haka	0	
Hmong	0	
Karen	0	
Nuer	0	
Tokelauan	0	
Uygur	0	
Not stated	9764	6.65
Total population	146722	100.00

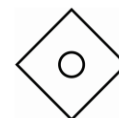


Table 10: City of Darebin - Top 6 Religions 2016

Religion	Number	%
Western (Roman) Catholic	34,768	23.70
Greek Orthodox	11,720	7.99
Islam	6,646	4.53
Anglican	5,416	3.69
Buddhism	4,274	2.91
Hinduism	4,063	2.77

NB: This table does not included people whose religion was 'No religion' or 'Not Stated'

Table 11: City of Darebin – Proficiency in English 2011 - 2016

Proficiency in English	2016		2011		Change 2011 - 2016	
	No	%	No	%	No	%
Speaks English only	82,620	56.3	76,246	55.9	6,374	8.4
Speaks another language, and English well or very well	43,392	29.6	41,967	30.8	1,425	3.4
Speaks another language, and English not well or not at all	10,769	7.3	10,697	7.8	72	0.7
Not stated	9,947	6.8	7,566	5.5	2,381	31.5
<b>Total population</b>	<b>146,728</b>	<b>100.0</b>	<b>136,476</b>	<b>100.0</b>	<b>10,252</b>	<b>7.5</b>

**Emerging communities** – birthplace groups which rose by at least 20 individuals, and by at least 50%, in the decade to 2016.

Table 12: City of Darebin - Emerging Communities 2006 - 2016

Birthplace	2016	2006	2006 – 2016 Change	
			Number	%
<b>Nepal</b>	864	44	820	1,864
<b>Saudi Arabia</b>	916	106	810	764
<b>Iran</b>	578	130	448	345
<b>Pakistan</b>	547	179	368	206
<b>United States of America</b>	558	293	265	90
<b>Colombia</b>	295	75	220	293
<b>South Africa</b>	344	183	161	88
<b>Taiwan</b>	237	77	160	208
<b>Ireland</b>	466	307	159	52
<b>Thailand</b>	407	255	152	60
<b>Bangladesh</b>	357	208	149	72
<b>Canada</b>	297	171	126	74
<b>France</b>	235	128	107	84
<b>Mauritius</b>	240	152	88	58

Source: Profileid.com.au

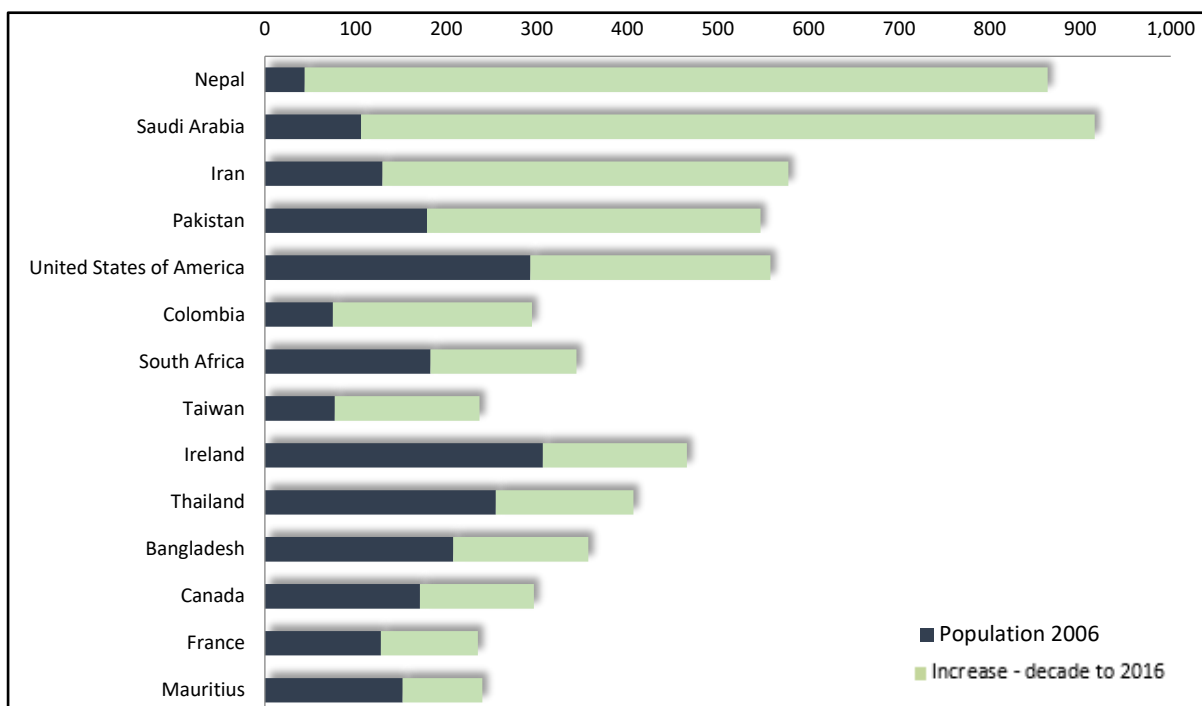
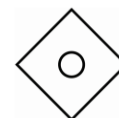


Figure 8: City of Darebin - Emerging Communities 2006 - 2016

Source: Profileid.com.au



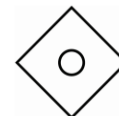


## 8.2 Site Assessment Details

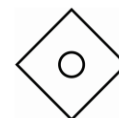
<b>Address:</b>	<b>Former Police Station</b>
<b>Suburb:</b>	Preston
	Priority Development
<b>Zoning:</b>	Zone
<b>Overlays:</b>	DPCO, HO150
<b>Site Assessment Total</b>	<b>91.1%</b>
<b>Site Assessment Rating</b>	<b>EXCELLENT</b>

**Table 13: Site 1 Detailed Assessment - Former Preston Police Station Site**

Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
5	Site Location	Connection to Preston Central and other council services	Excellent connectivity to Preston Central by Roseberry Ave	5
5	Site Ownership	Is the site in council or government ownership, long term lease or license agreement. Preferred site would be council owned	Council Ownership	5
5	Current Use / Availability	Does the site have a long term use that would preclude the use for the development	Currently vacant and buildings cleared from the rear of the site	5
4	Planning Restrictions / Zoning	Does the site encourage, allow, restrict or prohibit the development on this site	No planning restrictions on the use of the building. However, the incorporated plan identifies the use of this site as residential or office. Due to the heritage overlay a compatible use may not be easily achieved. A standalone facility on this site may be best use of the site	3
3	Access to Public Transport	Walkability of the site to public transport - 400m maximum walk preferred	Bus stop within 100m	3
3	Walkability	Walkability of the site from the Preston Central Area. Under 400m is preferred.	Less than 400m to Preston Central	3
5	Suitability of site size	Can the site satisfactorily incorporate the briefed requirements for the development	Could meet the requirements of the brief as a stand alone building if extension created at the rear of the existing heritage building	5
4	Parking / Traffic flows	This would be a desk-top and visit assessment of the improvement if any of the number of parking spaces, traffic flows and pedestrian separation	Parking could be provided at rear of site accessed from laneway. Other council provided car parking provided close by	4
5	Community connectivity & safety	Could the building be redesigned to provide a facility that is accessible, enhances community networks and activities, provides connections, strengthens local	Good accessibility directly from Roseberry St. Good location to connect to future development of the civic precinct	5



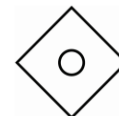
Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
		identity and contributes to self-sufficiency		
3	Co-location potential	Possibilities for the site to co-locate with other compatible community and council services	Site not large enough for co-location. Standalone site development	0
4	Heritage Impediments	Do heritage overlays or listings impede development or upgrade opportunities	External paint controls apply only and therefore provides opportunity to develop balance of the site. No internal controls apply. Prohibited uses may be permitted to facilitate re-use of the building. May inhibit exact requirements to be facilitated on site.	3
5	Preston Incorporated Plan	Does the potential use of the site align with the Preston Incorporated Plan	Yes. Opportunity to provide low impact use for heritage listed building on Roseberry st interface	5
5	Timing	Is the development of the site contingent on council undertaking further work or can planning commence immediately	Could commence immediately	5
<b>TOTAL SCORE</b>				<b>91.1%</b>
<b>FINAL RATING</b>				<b>EXCELLENT</b>



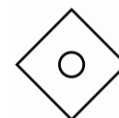
<b>Address:</b>	<b>Former RSL Site</b>
<b>Suburb:</b>	Preston
<b>Zoning:</b>	Priority Development Zone
<b>Overlays:</b>	DPCO
<b>Existing Facility Assessment Total</b>	<b>82.1%</b>
<b>Existing Facility Assessment Rating</b>	<b>EXCELLENT</b>

**Table 14: Site 2 Detailed Assessment– Former Preston RSL Site**

Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
5	Site Location	Connection to Preston Central and other council services	Very good connectivity to Preston Central by foot and traffic	4
5	Site Ownership	Is the site in council or government ownership, long term lease or license agreement. Preferred site would be council owned	Council Ownership	5
5	Current Use / Availability	Does the site have a long term use that would preclude the use for the development	Currently vacant site. Property is a parcel within the broader council precinct site and has a right of way through middle of site	4
4	Planning Restrictions / Zoning	Does the site encourage, allow, restrict or prohibit the development on this site	No planning restrictions on the use of the building. However, the incorporated plan identifies the use of this site a 5 - 7 storey development site.	3
3	Access to Public Transport	Walkability of the site to public transport - 400m maximum walk preferred	Bus stop within 100m	3
3	Walkability	Walkability of the site from the Preston Central Area. Under 400m is preferred.	Less than 400m to Preston Central	3
5	Suitability of site size	Can the site satisfactorily incorporate the briefed requirements for the development	Could meet the requirements of the brief as a stand alone building. However the building would need to be significantly larger than required to meet the requirements of PIP.	3
4	Parking / Traffic flows	This would be a desk-top and visit assessment of the improvement if any of the number of parking spaces, traffic flows and pedestrian separation	Parking could be provided at rear of site accessed from laneway. Other council provided car parking provided close by	4
5	Community connectivity & safety	Could the building be redesigned to provide a facility that is accessible, enhances community networks and activities, provides connections, strengthens local identity and contributes to self-sufficiency	Good accessibility directly from Kelvin Grove. Not as direct connection to High St. Good location to connect to future development of the civic precinct	4
3	Co-location potential	Possibilities for the site to co-locate with other compatible community and council services	Site would have to be part of a co-location development. Part of this site has been identified by council as car park	5



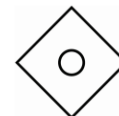
Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
4	Heritage Impediments	Do heritage overlays or listings impede development or upgrade opportunities	No Heritage Controls	4
5	Preston Incorporated Plan	Does the potential use of the site align with the Preston Incorporated Plan	The use itself aligns with the plan, however the middle of the site is earmarked for parking (which would be a poor planning outcome for the site). Availability and size of the site will be dependent on future council master planning of the precinct. Building to be minimum of 3 storeys, preferably 5. Would need to co-locate	2
5	Timing	Is the development of the site contingent on council undertaking further work or can planning commence immediately	Availability and size of the site will be dependent on future council master planning of the precinct. Anticipate timing would be greater than 3 years	2
<b>TOTAL SCORE</b>				<b>82.1%</b>
<b>FINAL RATING</b>				<b>EXCELLENT</b>



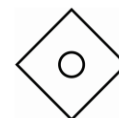
<b>Address:</b>	<b>City Hall Carpark</b>
<b>Suburb:</b>	Preston
<b>Zoning:</b>	Priority Development Zone
<b>Overlays:</b>	DPCO, HO 215, HO 50
<b>Existing Facility Assessment Total</b>	<b>78.6%</b>
<b>Existing Facility Assessment Rating</b>	<b>GOOD</b>

**Table 15: Site 3 Detailed Assessment– City Hall Car Park**

Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
5	Site Location	Connection to Preston Central and other council services	Very good connectivity to Preston Central by foot and traffic	4
5	Site Ownership	Is the site in council or government ownership, long term lease or license agreement. Preferred site would be council owned	Council Ownership	5
5	Current Use / Availability	Does the site have a long term use that would preclude the use for the development	Currently used as car parking	5
4	Planning Restrictions / Zoning	Does the site encourage, allow, restrict or prohibit the development on this site	No planning restrictions on the use of the building. However, the incorporated plan identifies the use of this site a 5 - 7 storey development site.	3
3	Access to Public Transport	Walkability of the site to public transport - 400m maximum walk preferred	Bus stop within 100m	3
3	Walkability	Walkability of the site from the Preston Central Area. Under 400m is preferred.	Less than 400m to Preston Central	3
5	Suitability of site size	Can the site satisfactorily incorporate the briefed requirements for the development	Could meet the requirements of the brief as a stand alone building. However the building would need to be significantly larger than required to meet the requirements of PIP.	3
4	Parking / Traffic flows	This would be a desk-top and visit assessment of the improvement if any of the number of parking spaces, traffic flows and pedestrian separation	Parking could be provided at rear of site accessed from laneway. Other council provided car parking provided close by	4
5	Community connectivity & safety	Could the building be redesigned to provide a facility that is accessible, enhances community networks and activities, provides connections, strengthens local identity and contributes to self-sufficiency	Good accessibility directly from Kelvin Grove. Not as direct connection to High St. Good location to connect to future development of the civic precinct	4
3	Co-location potential	Possibilities for the site to co-locate with other compatible community and council services	Site would have to be part of a co-location development. Part of this site has been identified by council as car park	5
4	Heritage Impediments	Do heritage overlays or listings impede development or upgrade opportunities	Heritage controls on existing buildings.	2



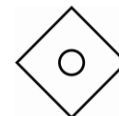
Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
5	Preston Incorporated Plan	Does the potential use of the site align with the Preston Incorporated Plan	The use itself aligns with the plan, however the middle of the site is earmarked for parking (which would be a poor planning outcome for the site). Availability and size of the site will be dependant on future council master planning of the precinct. Building to be minimum of 3 storeys, preferably 5-7 years. Would need to co-locate. Anticipate the timeline for this site would be greater than 5 years.	2
5	Timing	Is the development of the site contingent on council undertaking further work or can planning commence immediately	Availability and size of the site will be dependant on future council master planning of the precinct.	1
<b>TOTAL SCORE</b>				<b>78.6%</b>
<b>FINAL RATING</b>				<b>GOOD</b>



<b>Address:</b>	<b>Preston Library</b>
<b>Suburb:</b>	Preston
<b>Zoning:</b>	Priority Development Zone
<b>Overlays:</b>	DPCO, HO 214
<b>Existing Facility Assessment Total</b>	<b>82.1%</b>
<b>Existing Facility Assessment Rating</b>	<b>EXCELLENT</b>

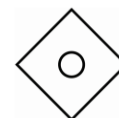
**Table 16: Site 4 Detailed Assessment – Preston Library Site**

Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
5	Site Location	Connection to Preston Central and other council services	Very good connectivity to Preston Central by foot and traffic	4
5	Site Ownership	Is the site in council or government ownership, long term lease or license agreement. Preferred site would be council owned	Council Ownership	5
5	Current Use / Availability	Does the site have a long term use that would preclude the use for the development	Currently used as library. Library would need to be relocated.	2
4	Planning Restrictions / Zoning	Does the site encourage, allow, restrict or prohibit the development on this site	No planning restrictions on the use of the building. However, the incorporated plan identifies the use of this site a 5 - 7 storey development site.	3
3	Access to Public Transport	Walkability of the site to public transport - 400m maximum walk preferred	Bus stop within 200m	3
3	Walkability	Walkability of the site from the Preston Central Area. Under 400m is preferred.	Less than 400m to Preston Central	3
5	Suitability of site size	Can the site satisfactorily incorporate the briefed requirements for the development	Could meet the requirements of the brief as a stand alone building. However the building would need to be significantly larger than required to meet the requirements of PIP.	3
4	Parking / Traffic flows	This would be a desk-top and visit assessment of the improvement if any of the number of parking spaces, traffic flows and pedestrian separation	Existing parking on adjacent land with good access from Town Hall Ave. Other council provided and on street parking available	5
5	Community connectivity & safety	Could the building be redesigned to provide a facility that is accessible, enhances community networks and activities, provides connections, strengthens local identity and contributes to self-sufficiency	Good accessibility directly from Kelvin Grove and reasonable connectivity to High St. Good location to connect to future development of the civic precinct	4
3	Co-location potential	Possibilities for the site to co-locate with other compatible community and council services	Site would have to be part of a co-location development. Part of this site has been identified by council as car park	5
4	Heritage Impediments	Do heritage overlays or listings impede development or upgrade opportunities	Small Heritage control on south side of building. Would not impact development	3



Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
5	Preston Incorporated Plan	Does the potential use of the site align with the Preston Incorporated Plan	The use itself aligns with the plan. Availability and size of the site will be dependent on future council master planning of the precinct. Building to be minimum of 3 storeys, preferably 5-7 years. Would need to co-locate. Anticipate the timeline for this site would be greater than 5 years and require relocation of the library or co-location with the library	3
5	Timing	Is the development of the site contingent on council undertaking further work or can planning commence immediately	Availability and size of the site will be dependent on future council master planning of the precinct and intentions for the existing library. Co-location with the library could accelerate the process as a key project for council	3
<b>TOTAL SCORE</b>				<b>82.1%</b>
<b>FINAL RATING</b>				<b>EXCELLENT</b>

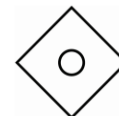




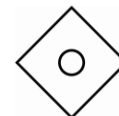
<b>Address:</b>	<b>Preston Library Carpark</b>
<b>Suburb:</b>	Preston
<b>Zoning:</b>	Priority Development Zone
<b>Overlays:</b>	DPCO
<b>Existing Facility Assessment Total</b>	<b>71.4%</b>
<b>Existing Facility Assessment Rating</b>	<b>GOOD</b>

**Table 17: Site 5 Detailed Assessment – Preston Library Carpark**

Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
5	Site Location	Connection to Preston Central and other council services	Reasonable connectivity to Preston Central by foot and traffic	3
5	Site Ownership	Is the site in council or government ownership, long term lease or license agreement. Preferred site would be council owned	Council Ownership	5
5	Current Use / Availability	Does the site have a long term use that would preclude the use for the development	Currently used as carparking. Any development of the site would need to offset current car spaces for library and provide car spaces for development	2
4	Planning Restrictions / Zoning	Does the site encourage, allow, restrict or prohibit the development on this site	No planning restrictions on the use of the building. However, the incorporated plan identifies the use of this site a 5 - 7 storey development site. Notwithstanding this requirement any development will be required to be sensitive to the surrounding residential. Will limit heights, operating hours and boundary setbacks. Expect issues around parking	2
3	Access to Public Transport	Walkability of the site to public transport - 400m maximum walk preferred	Bus stop within 300m	3
3	Walkability	Walkability of the site from the Preston Central Area. Under 400m is preferred.	Less than 400m to Preston Central	3
5	Suitability of site size	Can the site satisfactorily incorporate the briefed requirements for the development	Site is 800m2 which is half the size of the former police site. Dependant on final area analysis for the development the site may not be sufficient to incorporate the floor plan requirements as well as parking and open space.	2
4	Parking / Traffic flows	This would be a desk-top and visit assessment of the improvement if any of the number of parking spaces, traffic flows and pedestrian separation	Parking would need to be provided on site. Street parking impacts on adjacent residents	3
5	Community connectivity & safety	Could the building be redesigned to provide a facility that is accessible, enhances community networks and activities, provides connections, strengthens local identity and contributes to self-sufficiency	Connectivity not comparable to other sites being assessed.	3



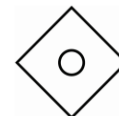
Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
3	Co-location potential	Possibilities for the site to co-locate with other compatible community and council services	Site not large enough for co-location. Standalone site development. Potential to integrate with redevelopment of library site.	2
4	Heritage Impediments	Do heritage overlays or listings impede development or upgrade opportunities	No heritage overlay	4
5	Preston Incorporated Plan	Does the potential use of the site align with the Preston Incorporated Plan	The use itself aligns with the plan. Availability and size of the site will be dependent on future council master planning of the precinct. Building to be minimum of 3 storeys, preferably 5-7 years as described in plan. However this would not provide the amenity to the surrounding residential uses. Expect max 2 -3 storey for this site	3
5	Timing	Is the development of the site contingent on council undertaking further work or can planning commence immediately	Available immediately if parking for library can be located elsewhere in the precinct.	5
<b>TOTAL SCORE</b>				<b>71.4%</b>
<b>FINAL RATING</b>				<b>GOOD</b>



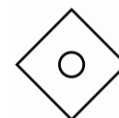
<b>Address:</b>	<b>Preston Town Hall</b>
<b>Suburb:</b>	Preston
<b>Zoning:</b>	Priority Development Zone
<b>Overlays:</b>	DPCO, HO 215, HO 50
<b>Existing Facility Assessment Total</b>	<b>92.9%</b>
<b>Existing Facility Assessment Rating</b>	<b>EXCELLENT</b>

**Table 18: Site 6 Detailed Assessment – Preston Town Hall**

Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
5	Site Location	Connection to Preston Central and other council services	Very good connectivity to Preston Central by foot and traffic	5
5	Site Ownership	Is the site in council or government ownership, long term lease or license agreement. Preferred site would be council owned	Council Ownership	5
5	Current Use / Availability	Does the site have a long term use that would preclude the use for the development	Currently used for council offices, however will be vacant in short term when offices are relocated.	5
4	Planning Restrictions / Zoning	Does the site encourage, allow, restrict or prohibit the development on this site	No planning restrictions on the use of the building. Whilst the incorporated plan identifies the use of this site a 5 - 7 storey development site this would not apply to the existing town hall	4
3	Access to Public Transport	Walkability of the site to public transport - 400m maximum walk preferred	Bus stop within 100m	3
3	Walkability	Walkability of the site from the Preston Central Area. Under 400m is preferred.	Less than 400m to Preston Central	3
5	Suitability of site size	Can the site satisfactorily incorporate the briefed requirements for the development	Could meet the requirements of the brief as a stand alone building utilising part of the existing building and access to the existing halls for programs	5
4	Parking / Traffic flows	This would be a desk-top and visit assessment of the improvement if any of the number of parking spaces, traffic and council parking nearby flows and pedestrian separation	No parking available on site. On street	2
5	Community connectivity & safety	Could the building be redesigned to provide a facility that is accessible, enhances community networks and activities, provides connections, strengthens local identity and contributes to self-sufficiency	Direct connection to High St on highly visible corner with access to landscaped forecourt. Good location to connect to future development of the civic precinct	5
3	Co-location potential	Possibilities for the site to co-locate with other compatible community and council services	Opportunity to co-locate compatible services within the balance of the building.	3
4	Heritage Impediments	Do heritage overlays or listings impede development or upgrade opportunities	Heritage controls on existing building only relate to external paint controls which would not affect use.	3



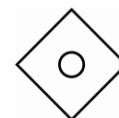
Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
5	Preston Incorporated Plan	Does the potential use of the site align with the Preston Incorporated Plan	Consistent with requirements of the PIP. Provides a use for existing building that has limitations on future development or use.	4
5	Timing	Is the development of the site contingent on council undertaking further work or can planning commence immediately	Our understanding is that the building will be imminently available for this use and is supported by council. No planning permits required. No requirement to wait for co-dependant development processes.	5
<b>TOTAL SCORE</b>				<b>92.9%</b>
<b>FINAL RATING</b>				<b>EXCELLENT</b>



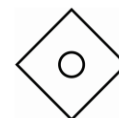
<b>Address:</b>	<b>Darebin Arts Centre Carpark #1</b>
<b>Suburb:</b>	Preston
<b>Zoning:</b>	Priority Development Zone (PDZ)
<b>Overlays:</b>	DCPO
<b>Existing Facility Assessment Total</b>	<b>71.4%</b>
<b>Existing Facility Assessment Rating</b>	<b>GOOD</b>

**Table 19: Site 7 Detailed Assessment – Darebin Arts Centre Carpark #1**

Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
5	Site Location	Connection to Preston Central and other council services	Site is 1.1km away from Preston Central. Outside the 400m walkable community requirement.	2
5	Site Ownership	Is the site in council or government ownership, long term lease or license agreement. Preferred site would be council owned	We understand this site to be in other ownership. Confirm	5
5	Current Use / Availability	Does the site have a long term use that would preclude the use for the development	Currently used as a carpark for Darebin Arts Centre. Any works would need to incorporate parking requirements for both the arts centre and ICC. Available with agreed traffic management and parking plan during construction	3
4	Planning Restrictions / Zoning	Does the site encourage, allow, restrict or prohibit the development on this site	Priority Development Zone would need to be part of larger scale development to justify use of this site	2
3	Access to Public Transport	Walkability of the site to public transport - 400m maximum walk preferred	Bus stop within 400m	3
3	Walkability	Walkability of the site from the Preston Central Area. Under 400m is preferred.	1.1km from Preston Central	1
5	Space capabilities to conduct current, defined services and programs	Can the site satisfactorily incorporate the briefed requirements for the development	Carpark are is 4400m2 which is sufficient for development, contingent upon additional parking being provided for proposed use and replacement carparking being provided for arts centre. Assessment undertaken on the basis that project will include multilevel parking as part of project.	5
4	Parking / Traffic flows	This would be a desk-top and visit assessment of the improvement if any of the number of parking spaces, traffic flows and pedestrian separation	The proposal will reduce the parking currently provided for the art centre. Assessment undertaken on the basis that project will include multilevel parking as part of project.	4
5	Community connectivity & safety	Could the building be redesigned to provide a facility that is accessible, enhances community networks and activities, provides connections, strengthens local	Good accessibility directly from Kelvin Grove. Not as direct connection to High St. Good location to connect to future development of the civic precinct	4



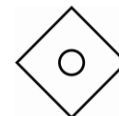
Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
		identity and contributes to self-sufficiency		
3	Co-location potential	Possibilities for the site to co-locate with other compatible community and council services	The size of the site and the parking requirements would lend itself to co-location with other facilities and parking.	3
4	Heritage Impediments	Do heritage overlays or listings impede development or upgrade opportunities	No heritage overlay	4
5	Preston Incorporated Plan	Does the potential use of the site align with the Preston Incorporated Plan	Landmark site under the PIP. Maximum building height of 8 storeys. It would therefore be expected that this project would not be a standalone building.	3
3	Timing	Is the development of the site contingent on council undertaking further work or can planning commence immediately	Due to the site being a landmark site in the PIP this use would only be viable as part of a larger development on the site. Could be years before the site is available for use	1
<b>TOTAL SCORE</b>				<b>71.4%</b>
<b>FINAL RATING</b>				<b>GOOD</b>



<b>Address:</b>	<b>Darebin Arts Centre Carpark #2</b>
<b>Suburb:</b>	Preston
<b>Zoning:</b>	Priority Development Zone (PDZ)
<b>Overlays:</b>	DCPO
<b>Existing Facility Assessment Total</b>	<b>55.4%</b>
<b>Existing Facility Assessment Rating</b>	<b>REASONABLE</b>

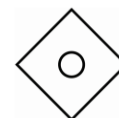
Table 20: Site 8 Detailed Assessment – Darebin Arts Centre Carpark #2

Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
5	Site Location	Connection to Preston Central and other council services	Site is 1.1km away from Preston Central. Outside the 400m walkable community requirement.	2
5	Site Ownership	Is the site in council or government ownership, long term lease or license agreement. Preferred site would be council owned	We understand this site to be in other ownership.	5
5	Current Use / Availability	Does the site have a long term use that would preclude the use for the development	Currently used as public toilet and carpark. Assume parking is not required for the arts centre and public toilet is surplus to needs. Development could progress based on incorporating new public toilets into the design	4
4	Planning Restrictions / Zoning	Does the site encourage, allow, restrict or prohibit the development on this site	Priority Development Zone would need to be part of larger scale development to justify use of this site	2
3	Access to Public Transport	Walkability of the site to public transport - 400m maximum walk preferred	Bus stop within 400m	3
3	Walkability	Walkability of the site from the Preston Central Area. Under 400m is preferred.	1.1km from Preston Central	1
5	Space capabilities to conduct current, defined services and programs	Can the site satisfactorily incorporate the briefed requirements for the development	500m2 site. Proposed footprint in area schedule is 700m2. Would need to be 2 storey development and make allowance for parking. Site not ideal	2
4	Parking / Traffic flows	This would be a desk-top and visit assessment of the improvement if any of the number of parking spaces, traffic flows and pedestrian separation	Could use parking at the end of Peter St. No right turn from Bell St. Not easily identified from main roads	2
5	Community connectivity & safety	Could the building be redesigned to provide a facility that is accessible, enhances community networks and activities, provides connections, strengthens local identity and contributes to self-sufficiency	Poor location at rear of site. No identity to main street frontages.	2



Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
3	Co-location potential	Possibilities for the site to co-locate with other compatible community and council services	No co-location potential except sharing with art centre which would be unlikely	1
4	Heritage Impediments	Do heritage overlays or listings impede development or upgrade opportunities	No heritage overlay	4
5	Preston Incorporated Plan	Does the potential use of the site align with the Preston Incorporated Plan	Landmark site under the PIP. Maximum building height of 8 storeys. It would be expected that this area of the site would be maintained for loading dock or back of house for any new development of the site	2
3	Timing	Is the development of the site contingent on council undertaking further work or can planning commence immediately	Due to the site being a landmark site in the PIP this use would only be viable as part of a larger development on the site. Could be years before the site is available for use	1
<b>TOTAL SCORE</b>				<b>55.4%</b>
<b>FINAL RATING</b>				<b>REASONABLE</b>

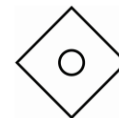




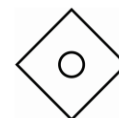
<b>Address:</b>	<b>Reservoir Library - 23</b>
<b>Suburb:</b>	<b>Edwards St Reservoir</b>
<b>Zoning:</b>	Preston
<b>Overlays:</b>	Public Use Zone (PUZ6)
	DCPO
<b>Existing Facility Assessment Total</b>	<b>60.7%</b>
<b>Existing Facility Assessment Rating</b>	<b>GOOD</b>

Table 21: Site 9 Detailed Assessment – Reservoir Library Carpark

Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
5	Site Location	Connection to Preston Central and other council services	Site is 3.1km away from Preston Central. Outside the 400m walkable community requirement.	1
5	Site Ownership	Is the site in council or government ownership, long term lease or license agreement. Preferred site would be council owned	We understand this site to be in other ownership.	5
5	Current Use / Availability	Does the site have a long term use that would preclude the use for the development	Currently used as carpark for the community Hub (and we assume the Police station). Availability will be dependant on parking requirements for the existing building and additional parking for the new building.	3
4	Planning Restrictions / Zoning	Does the site encourage, allow, restrict or prohibit the development on this site	Zoning allows community use without a permit	4
3	Access to Public Transport	Walkability of the site to public transport - 400m maximum walk preferred	Train station and buses in close proximity	3
3	Walkability	Walkability of the site from the Preston Central Area. Under 400m is preferred.	3.1km from Preston Central	1
5	Space capabilities to conduct current, defined services and programs	Can the site satisfactorily incorporate the briefed requirements for the development	690m2 for single title fronting Cleeland St. Will require access to be maintained for carpark. Proposed footprint in area schedule is 700m2. Would need to be 2 storey development and make allowance for parking or parking not provided on site. Undersized for requirements.	3
4	Parking / Traffic flows	This would be a desk-top and visit assessment of the improvement if any of the number of parking spaces, traffic flows and pedestrian separation	Not enough land area to provide building, parking and maintain existing parking requirements. Council to confirm parking requirements for existing building	2
5	Community connectivity & safety	Could the building be redesigned to provide a facility that is accessible, enhances community networks and activities, provides connections, strengthens local	Not an ideal location at rear of site. No identity to main street frontages.	3



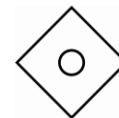
Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
		identity and contributes to self-sufficiency		
3	Co-location potential	Possibilities for the site to co-locate with other compatible community and council services	No co-location potential except sharing with library	2
4	Heritage Impediments	Do heritage overlays or listings impede development or upgrade opportunities	No heritage overlay	4
5	Preston Incorporated Plan	Does the potential use of the site align with the Preston Incorporated Plan	Outside the PIP	1
3	Timing	Is the development of the site contingent on council undertaking further work or can planning commence immediately	Work could progress immediately if parking requirements can be waived	2
<b>TOTAL SCORE</b>				<b>60.7%</b>
<b>FINAL RATING</b>				<b>GOOD</b>



<b>Address:</b>	<b>Darebin North East Community Hub</b>
<b>Suburb:</b>	Preston
<b>Zoning:</b>	Priority Development Zone (PDZ)
<b>Overlays:</b>	DCPO
<b>Existing Facility Assessment Total</b>	<b>55.4%</b>
<b>Existing Facility Assessment Rating</b>	<b>REASONABLE</b>

Table 22: Site 10 Detailed Assessment – Darebin North East Community Hub

Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
5	Site Location	Connection to Preston Central and other council services	Site is 1.1km away from Preston Central. Outside the 400m walkable community requirement.	2
5	Site Ownership	Is the site in council or government ownership, long term lease or license agreement. Preferred site would be council owned	We understand this site to be in other ownership.	5
5	Current Use / Availability	Does the site have a long term use that would preclude the use for the development	Currently used as public toilet and carpark. Assume parking is not required for the arts centre and public toilet is surplus to needs. Development could progress based on incorporating new public toilets into the design	4
4	Planning Restrictions / Zoning	Does the site encourage, allow, restrict or prohibit the development on this site	Priority Development Zone would need to be part of larger scale development to justify use of this site	2
3	Access to Public Transport	Walkability of the site to public transport - 400m maximum walk preferred	Bus stop within 400m	3
3	Walkability	Walkability of the site from the Preston Central Area. Under 400m is preferred.	1.1km from Preston Central	1
5	Space capabilities to conduct current, defined services and programs	Can the site satisfactorily incorporate the briefed requirements for the development	500m2 site. Proposed footprint in area schedule is 700m2. Would need to be 2 storey development and make allowance for parking. Site not ideal	2
4	Parking / Traffic flows	This would be a desk-top and visit assessment of the improvement if any of the number of parking spaces, traffic flows and pedestrian separation	Could use parking at the end of Peter St. No right turn from Bell St. Not easily identified from main roads	2
5	Community connectivity & safety	Could the building be redesigned to provide a facility that is accessible, enhances community networks and activities, provides	Poor location at rear of site. No identity to main street frontages.	2



Maximum Score	Criteria	Measure / Methodology	Assessment of Condition	Assessment Score
		connections, strengthens local identity and contributes to self-sufficiency		
3	Co-location potential	Possibilities for the site to co-locate with other compatible community and council services	No co-location potential except sharing with art centre which would be unlikely	1
4	Heritage Impediments	Do heritage overlays or listings impede development or upgrade opportunities	No heritage overlay	4
5	Preston Incorporated Plan	Does the potential use of the site align with the Preston Incorporated Plan	Landmark site under the PIP. Maximum building height of 8 storeys. It would be expected that this area of the site would be maintained for loading dock or back of house for any new development of the site	2
3	Timing	Is the development of the site contingent on council undertaking further work or can planning commence immediately	Due to the site being a landmark site in the PIP this use would only be viable as part of a larger development on the site. Could be years before the site is available for use	1
<b>TOTAL SCORE</b>				<b>55.4%</b>
<b>FINAL RATING</b>				<b>REASONABLE</b>

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