

A healthy and inclusive community

Fishermans Bend Taskforce
Department of Environment, Land, Water and Planning
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RE: The Ferrars Street Education and Community Precinct Proposed Works May 28 2016

Fishermans Bend Taskforce,

Thank you for providing opportunity for comment on *The Ferrars Street Education and Community Precinct Proposed Works*. Inner South has provided services to the communities of Port Melbourne, South Melbourne and other areas close to the Fishermans Bend Urban Renewal Area for over two decades and are excited to explore how high quality primary and community health services can be provided to these communities in the future.

Inner South Community Health is a major provider of health and community services across the inner southern region of Melbourne and beyond. We are a not for profit organisation located at four dedicated centres within the St Kilda, Prahran and South/Port Melbourne areas. We deliver more than 150,000 services each year across a broad range of services – spanning pregnancy, childhood, adulthood and seniors covering general health, oral health, mental health, homelessness and alcohol and drug services. We have specialist expertise in engaging high risk and hard to reach groups and we offer health services to all, regardless of a person's ability to pay. As well as direct service delivery, Inner South engages in community building and health promotion activities to build the health and wellbeing of the local communities.

Please find attached our submission to the broader Fishermans Bend Consultation as this addresses *The Ferrars Street Education and Community Precinct Proposed Works* and our vision for community and primary care. We also ask you to note our specific recommendations on the Ferrars Street community hub;

- We support for the option of the park expanding to cover the adjacent streets to enable it to be as large as possible;
- We want to re-emphasise the importance of making the schools a hub for the whole community – including flexible multipurpose facilities that can be used by the community as well as services such as health;
- Highlight the importance of promoting active travel to the school and minimising the flow of car traffic around the school;
- The importance of making the physical environment inclusive for all in the community – including children, older people and people with disabilities, and;
- the importance of community engagement structures to shape the ongoing development of the school site and park

If any aspect of this response requires clarification please contact Damian Ferrie by email dferrie@ischs.org.au or by phoning the Inner South Office on (03) 9525 1300.

Yours sincerely,



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Inner South Community Health Submission on Fishermans Bend Recast Vision May 2016

Inner South Community Health (ISCH) welcomes the opportunity to provide feedback on the discussion paper: *The Fishermans Bend Recast Vision (May 2016)*. Inner South has provided services to the communities of Port Melbourne, South Melbourne and other areas close to the Fishermans Bend Urban Renewal Area for over two decades. In recent years our Social Health & Inclusion Port (SHIP) project in Port Melbourne has brought together residents and a wide range of government and non-government agencies to work in partnership to create a healthy and inclusive Port Melbourne community. Through this process we have developed an in-depth understanding of the priorities and concerns of the Port Melbourne community, who will be significantly impacted by the Fishermans Bend Urban Renewal. We believe that it is critically important to the wellbeing of both the future communities of Fishermans Bend and the communities who will be impacted through proximity to the new development, such as Port Melbourne residents, that comprehensive infrastructure of essential community services is put in place early in the development of the area. The early intervention and prevention focus that community health services have means community health can play a critical role in keeping residents well, building community and providing essential care when people become unwell. Community health services generate significant social, economic and health benefits that flow to both the individual and the broader community.

About Inner South Community Health

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General comments on the Vision

The 2050 vision for Fishermans Bend predicts 80,000 residents and 60,000 workers in the high density area. According to benchmarking of GP services alone in Victoria it is suggested that there is one EFT GP per 1,200. This means that over the next 40 years, the Fishermans Bend residents alone could require up to 70 GPs. This is excluding the predicted working population of 60,000. In order to have a healthy and resilient community at Fishermans Bend, intergraded primary care and community care such as allied health, mental health and outreach programs will be required.

The ideal space would be at least 1000sq, with adequate parking and access to public transport. The space could house GPs, allied health professionals, counselling and nursing, meeting rooms and community space, pathology and radiology, a café and pharmacy. We strongly recommend including provision in the planning process for primary and community health services, in all areas of Fishermans Bend particularly noting, Lorimer, Montague and Wirraway as areas of high need.

Given our strong relationships with the City of Port Phillip, City of Melbourne and the Inner South community we would be happy to discuss how we can best support the community through the provision of health services and the development of a health precinct.

Is this a vision that reflects your own aspirations for the future of Fishermans Bend?

Lorimer

We are pleased to see the mention of ‘medical centres’ on page 18 of the *Recast Vision* for the Lorimer precinct and that the precinct ‘promotes healthy and diverse lifestyle choices’. As discussed above, in order for essential health services to be provided to the new communities of Fishermans Bend it is essential that there is an early allocation and zoning of land for primary and community health services and that funding is allocated within the state government budget for both the capital infrastructure and recurrent funding for community health services. This is particularly important given the high population density foreshadowed for the area in the *Recast Vision*.

Our experience working with communities in the Inner South of Melbourne shows that geography can be a significant barrier to accessing health services, even within inner urban areas. Therefore it is essential that primary and community health services are located within Fishermans Bend, close to shopping areas and other amenities, to ensure so that they are accessible to all within the community. It is also essential that the community has access to secondary and tertiary health care through good public transport links to the services provided by Alfred Health and others. It is worth highlighting the fact that our community research in Port Melbourne has demonstrated that residents of this area do not currently enjoy good public transport links to the Alfred Hospital.

Montague and The Ferrars Street Education and Community Precinct

We have previously had input into the Ferrars Street Community Precinct and are pleased to see this integrated into the precinct of Montague. The development of an education and community precinct in Fishermans Bend presents an ideal opportunity to co-locate vital family and children’s health services within the school environment, ensuring these services are accessible for the target population. The integration of community health services for families, in particular, also allows for opportunistic as well as assertive outreach to isolated and vulnerable families who may be unlikely to access services elsewhere.

ISCH recommends that space is allocated in the development for two multi-purpose clinical rooms, two general purpose/counselling rooms and space for group activities, such as supported play groups. ISCH could then house 1–2 multi-disciplinary children’s health teams permanently in the precinct (including: podiatry; child psychology and counselling; speech therapy; and occupational therapy). ISCH would also provide outreach services at the clinics, including: GP; children’s dental; and health promotion. It is envisaged that the focus of the community health services would be family and children’s services, and could include immunisation services and health promotion activities, for example around oral health and hygiene and childhood obesity and nutrition. Inner South could also undertake some of its Social Health and Inclusion Port (SHIP) activities at the centre, particularly those focused on healthy eating and physical activity for children.

Community health outreach is best done in place, allowing for families and individuals to work with providers like Inner South to support them in achieving their desired outcomes in a strengths-based model. The National Disability Insurance Scheme will require providers and government to work in a more integrated way, in the community, in places like schools and community hubs to meet the Fishermans Bend community needs. Planning for these outreach services and spaces will ensure the right level of support is available, at the right time, at the right place to keep people as healthy as possible.

Wirraway

We are pleased to see that Wirraway is made up of green spaces and a variety of housing stock. We would like to see more open spaces in this area. We note that public spaces and buildings in Wirraway are aimed to facilitate healthy active aging with recreational and cultural facilities. To achieve this, housing needs be affordable, and physical environments must be inclusive and accessible. We would like to know more about how communities will be involved in co-designing and creating these spaces and how you will ensure that the housing stock, community facilities and public spaces meet community needs? In working with the Port Melbourne community in the SHIP program we are aware of the benefits to individuals, communities and providers when there is co-design with community to ensure programs are meeting their needs.

Social Inclusion

Inner South Community Health’s vision is “health and wellbeing for all”. Our mission is to deliver high quality health services with a particular focus on engaging those who may not readily access mainstream services. In delivering this mission we see on a daily basis the critical importance of social inclusion as a major determinant of health and the devastating impact that social exclusion and isolation can have on people’s lives.

Social inclusion is driven by high quality social and community infrastructure and services that are accessible to all. Key elements of the social infrastructure that are critical to health and social inclusion and which must be prioritised within the Fishermans Bend development include:

- high quality public schools and lifelong education services;
- affordable housing;
- public transport that supports people to connect with others and access resources both within their local neighbourhood and beyond;
- early years services such as Long Day Care, occasional care, maternal and child health services, kindergartens/preschools and playgroups;
- inclusive social spaces; and
- community infrastructure and support services such as legal and welfare advice, community centres and voluntary and community organisations.

To ensure that Fishermans Bend supports the health and wellbeing of all in the community it is essential that funding and support is provided for the early development of this infrastructure to support social inclusion and that ongoing funding and support is provided to maintain this infrastructure over time.

Healthy Communities

Healthy communities come from both access to high quality services and urban planning approaches that uses evidenced based models of building healthy places and community. The Australian Government funded *Healthy Spaces & Places*¹ program defined a healthy community as one which will:

- provide affordable, appropriate, accessible housing
- adjust the physical environment for inclusiveness and accessibility
- ensure access to key health and supportive services
- ensure accessible, affordable, reliable and safe transport
- provide work, volunteer and education opportunities, and
- encourage participation in civic, cultural, social and recreational activities.

We endorse this description of a healthy community and would stress the importance of the following key factors to enabling Fishermans Bend to be a healthy and inclusive community over the long-term:

- Priority for walking, cycling and public transport to minimise the negative health and environmental impacts of transport on the community (particularly air quality, noise pollution, carbon emissions and isolating impacts on major roads), and to promote healthy active travel and ensure that people can connect with others in the community and can access the resources within and beyond Fishermans Bend. Community facilities such as schools and health services should be serviced by high quality cycle and walking paths to enable and encourage active transport by users of these services;

¹ Planning Institute of Australia (August 2009) *Healthy Spaces and Places: A national guide to designing places for healthy living* Canberra, Australia

Inner South is encouraged to see that the *Recast Vision* includes discussion around the importance of active transport and promotes the use of healthy travel and walking. Including community and service providers in the planning of transport will be essential. We would like to highlight the key issue of ensuring strong community transport links for those with mobility issues or those who face transport barriers.

- Supporting infrastructure to encourage physical activity including active transport (such as footpaths, lighting, water fountains, signs, bike paths, bike lockers and showers) and recreational activity (such as sports fields, sport and recreation facilities and play equipment);
- Community facilities and public spaces that support social connection and enable people to build supportive social networks. Public spaces infrastructure to encourage social interaction includes seating, shade, shelter and toilets and aesthetics which invite people to use spaces, promoting social connections, physical activity and safety.
- Parks and open space to encourage physical activity, connectedness and mental wellbeing. Priority must be given to the provision of an appropriate quantity of open space and ensuring that the quality of this space is of a high standard. The location of parks and open spaces is also important in ensuring they are accessible to a range of users. A diverse range of uses of parks and open space need to be recognised including passive recreation, sport and active recreation, and environmental amenity;

We are aware of the importance of recreation and sport facilities in healthy communities. We would like to know more about how these areas are being included in the Fishermans Bend project? As mentioned above, community health outreach is best done in place, allowing for families and individuals to work with providers like Inner South to support them in achieving their desired outcomes in a strengths-based model. Providing services in recreational and public spaces will also allow community members to receive care close to their home, at the right time, and place.

- Safety and surveillance to reduce crime or alter perceptions of safety, enhancing physical, social and mental wellbeing;
- Affordable housing – we endorse the City of Port Phillip’s call to ensure that at least 20% of housing is affordable and no less than 30% of these dwellings are provided as community housing managed by registered Housing Associations of Providers. We also support mixed density development to promote diversity and cater to different life stages;

Addressing the need for affordable housing in the Fishermans Bend *Recast Vision* needs to be more strongly articulated. We are happy to see more discussion about the density of the housing development but are yet to see substantive discussion about ensuring affordable housing options for residents.

- Mixed land use and co-location of a range of amenities to enable walking or cycling to places, and to do multiple things in one place;

- High environmental and sustainability standards for new developments, including high level energy efficiency standards;
- Opportunities for local food production and healthy food outlets;
- Access to high quality facilities (educational, cultural, leisure, retail, health and open space);
- Access to diverse employment opportunities;

The *Recast Vision* includes descriptions of mixed land use and we are happy to see the focus on liveability, environmental sustainability and diversity in the *Recast Vision*. We would like to see a definition of liveability that has a strong focus on health promotion, inclusive community's and access to quality services.

Are the ten strategic directions still relevant today?

Inner South sees the ten strategic directions in the *Recast Vision* as still relevant but feels more in-depth discussion is needed to understand how these directions are being used in the planning process and the impacts on decision making. We would also like to see a more explicit goal around healthy communities. We recommend the use of the *World Health Organisation: Health in all Policies Framework*².

Health in All Policies is about promoting healthy public policy and planning acknowledging that health is not merely the product of health care provision, but is influenced by a wide range of social, economic, political, cultural and environmental determinants of health. Actions to address complex, multi-faceted issues like preventable chronic disease and health care provision require joined-up policy and planning responses. This has been well implemented by the Government of South Australia for a local example. A strategic direction on health and healthy communities would work to drive planning for Fishermans Bend to achieve better health outcomes for the community.

1. The creation of 21st century jobs

We recognise the importance of the employment precinct and the Fishermans Bend area to allow for job creation. We see this as an opportunity to look at community and health service provision, looking at new roles and service models to meet the needs of the community.

2. The timely provision of infrastructure

We are conscious of the strong connection this area has to heritage, both local Aboriginal heritage and place and the importance of this land to the industrial history of Melbourne. Through our involvement in the SHIP program we know this is a key concern to community members. When looking at this strategic direction we ask that consideration is taken to preserve heritage while providing high quality infrastructure.

² World Health Organisation (WHO) *Health in All Policies. Helsinki Statement: A Framework for Country Action* (2014) Accessed 23/06/2017:

<http://www.who.int/healthpromotion/frameworkforcountryaction/en/>

3. A place that is easy to get around

It is good to see a focus in the *Recast Vision* on active transport and links to surrounding areas. We would like to see more detail on community transport arrangements for those with limited mobility or facing transport barriers.

4. A vibrant mix of uses and activity

We acknowledge that this direction aims to include the provision of community facilities and hope this includes the provision of primary and community health. We hope that housing choice, including access to affordable housing remains as a key focus in the planning process.

5. Distinctive and diverse neighbourhoods

We see this as an important strategic direction but feel it could be strengthened through looking at including language around the creation and support of inclusive and healthy communities. The SHIP project is a best-practice model of fostering healthy communities and participation.

6. A great place for families

As community and primary health care providers for the Inner South, we see many families who may be future residents of Fishermans Bend. We see the Ferrars Street Education and Community Precinct as a key feature of Fishermans Bend to provide access to community services and support to local families. Primary and community health must also be readily available to people in each precinct. We also would like to see more of a focus on healthy aging, given the increase of older people in our community and the growing desire to age in place. Planning of infrastructure should aid people-centred models of care like My Aged Care to ensure we are meeting the changing needs of the community.

7. A high quality built environment

8. Smart environmental solutions

9. Environmental constraints addressed

These strategic directions could be combined to provide one coherent vision about environmental planning and solutions for Fishermans Bend. This would allow a broader focus for the strategic directions on other factors like health, education and housing.

10. Strong partnerships and effective governance

Inner South sees this as a central strategic direction for Fishermans Bend. We are concerned that the current strategic direction focuses on *'giving planning certainty to the development industry'* while not acknowledging the critical role community must play in decision making and governance. We strongly recommend more detailed discussion of governance structures that enable people to engage in decision-making and have influence over the development of the area. The benefits of co-design and community involvement in planning is well documented with evidence suggesting

more innovative and appropriate solutions are often developed when all stakeholders are involved³. Sense of place which will be key to Fishermans Bend success, has also been shown to be better cultivated when communities participate in governance and design⁴.

The SHIP program uses community participation as foundation to provide health promotion activities to the Port Melbourne community, SHIP has a strong governance process that is led by the community, for the community. This may be a model to emulate in the design and implementation of the Fishermans Bend *Recast Vision*. The SHIP program has a strong interest in the Fishermans Bend proposal and the impacts for the local community. Inner South would be happy to support you in developing effective community engagement strategies given our strong ties to the local communities most directly impacted by Fishermans Bend.

What can be changed or improved about the vision?

Inner South is excited to see the further articulation of the Fishermans Bend vision in the *Recast Vision*. We would like to see more of a discussion and investigation into how to support the health and wellbeing of Fishermans Bend residents and those working in the area. This includes the provision of open spaces and community facilities, and community and primary care services. We would also like to see clear governance and decision making structures that includes community stakeholders.

We hope that these comments are useful and we look forward to engaging with you further as the development of Fishermans Bend Urban Renewal Area progresses.

Inner South Community Health Service

³ Mitchell, V., Ross, T., May, A., Sims, R., & Parker, C. (2015). *Empirical investigation of the impact of using co-design methods when generating proposals for sustainable travel solutions*. International Journal of CoCreation in Design and the Arts CoDesign

⁴ Manzo LC, Perkins DD *Finding common ground: The importance of place attachment to community participation and planning* Journal of planning literature 20 (4), 335-350