



Greenvale Central

Precinct Structure Plan (PSP)

Assessment of Community Infrastructure

Requirements & Opportunities

Final Report

Prepared for Growth Areas Authority

By ASR Research Pty Ltd

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SECTION 1 INTRODUCTION & DESCRIPTION OF PSP AREA

1.1 Background

The following report provides a detailed analysis of community infrastructure issues and requirements associated with the preparation of the Greenvale Central (GC) Precinct Structure Plan (PSP) area, and undertaken on behalf of the Growth Areas Authority.

1.2 Specific Assessment Objectives

The specific objectives of this assessment were to:

1. Assess the implications of the proposed development scenario for the Greenvale Central PSP area on community infrastructure provision requirements, taking into account the demographic and community infrastructure profile characteristics of surrounding communities;
2. Propose a set of community infrastructure planning and design principles to guide provision over the course of the development of the Greenvale Central area; and
3. Identify a detailed list of community infrastructure recommendations to help inform the final preparation of the Greenvale Central PSP.

1.3 Methodology

The methodology for the assessment involved the following steps:

- Mapping existing and proposed community infrastructure in adjoining areas and assessing the capacity of these facilities to cater for demand arising from the Greenvale Central area;
- Undertaking a quantitative and qualitative assessment of the community infrastructure required to serve the Greenvale Central community based on a population profile developed for the area and the application of community infrastructure planning standards;
- Consulting with key Council and non-Council stakeholders to confirm or amend community infrastructure requirements identified in the steps outlined above; and

- Preparing a detailed list of community infrastructure requirements for the Greenvale Central area.

1.4 Definition of Community Infrastructure

For the purposes of this assessment community infrastructure is defined as both public and private, Council and non-Council facilities (e.g. buildings and ovals) likely to be required to support social services, programs, activities and accessibility to them (e.g. preschool services, child care, community meetings, sporting competition, informal recreation and community transport etc).

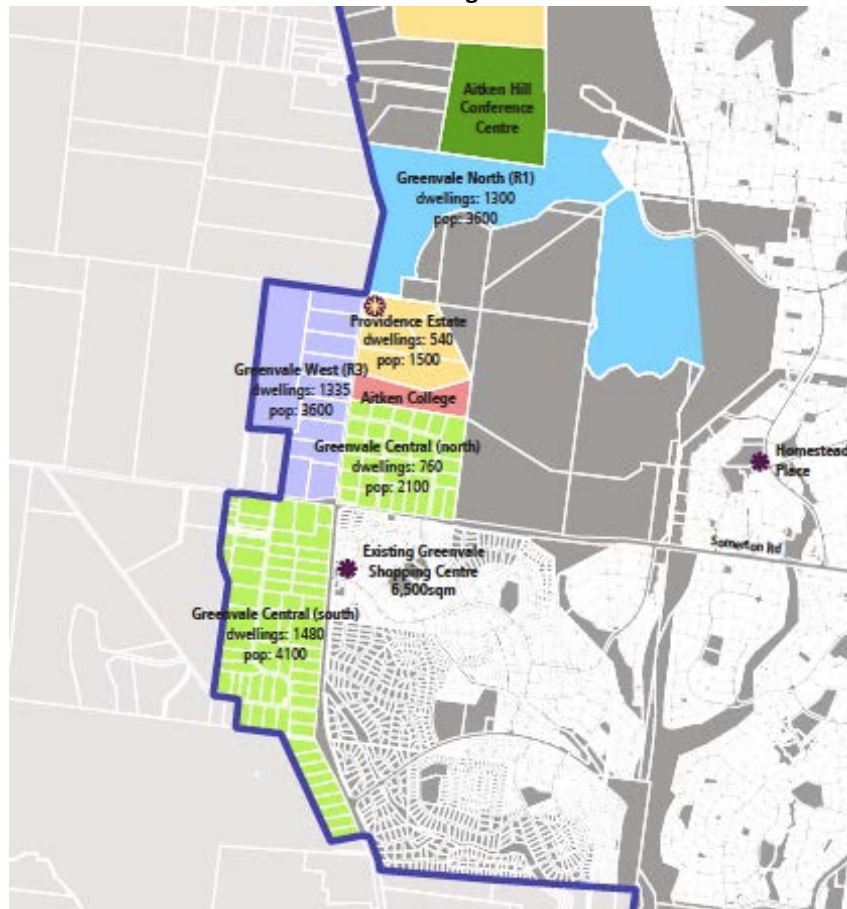
1.5 The Greenvale Central site in Context

The Greenvale Central PSP area (the “subject site”) is situated west and north west of the established residential suburb of Greenvale, which is located within the City of Hume Local Government Area (LGA). The subject site is located both south and north of Somerton Road, as shown in Figure 1 below. The northern portion of the subject site (north of Somerton Road) is located east of Mickleham Road and is bounded by Aitken College to the north and the Greenvale Reservoir to the east. The southern portion of the subject site (south of Somerton Road) is located west of Mickleham Road and is bounded by the Woodlands Historic Park on both the western and southern boundaries of the site.

Figure 1 –Greenvale Central PSP Subject Site



Figure 2 - Greenvale Central in Context of Surrounding Area



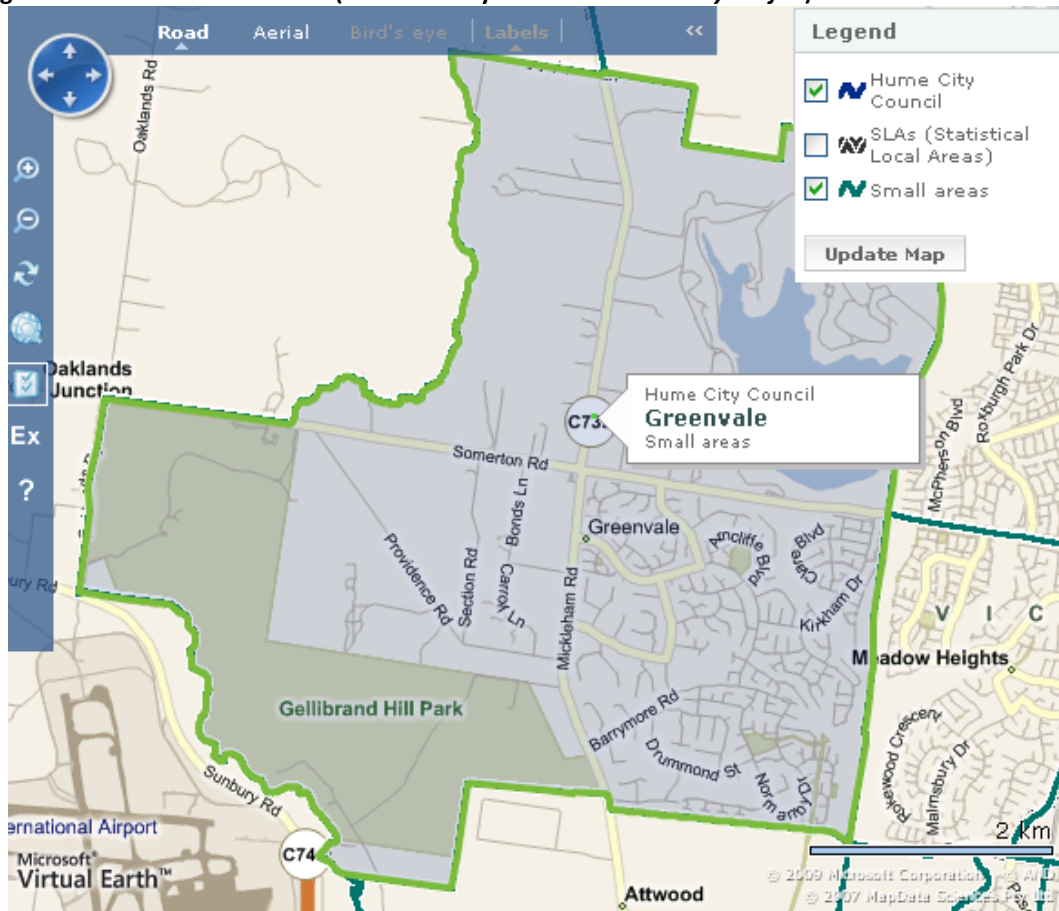
The Greenvale Central PSP area is located adjacent to the existing communities of Greenvale, Roxburgh Park and Craigieburn.

SECTION 2 COMMUNITY INFRASTRUCTURE AUDIT

2.1 Audit Study Area

For the purposes of preparing a community infrastructure audit a “study area” was defined beyond the extent of the subject site to include the existing suburb of Greenvale shown below:

Figure 3 - Greenvale Small Area (based on City of Hume Community Profile)



2.2 Existing & Planned Community Infrastructure Provision

The study area (in other words, the existing community of Greenvale) contains the following main community infrastructure facilities:

Community Centres & Early Years Facilities

- Greenvale Hall

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- Barrymore Road Kindergarten, MCH & Occasional Child Care
- Bradford Road Kindergarten
- Montessori Marvels Preschool
- Greenvale Recreation Centre
- ABC developmental Learning Centre - Greenvale
- Barrymore Road Children's Centre

Indoor Recreation

- Greenvale Recreation Centre

Active Outdoor Recreation

- Greenvale Reserve (2 ovals – 1 of which is currently being constructed)
- Drummond Reserve (1 Oval)
- Greenvale Tennis Club (7 courts)

Education

- Greenvale Primary School;
- DEECD has a site in Greenvale (adjacent to Barrymore Road Reserve) for a proposed 7-12 school;
- St Carlo Borromeo; and
- Aitken College.

Older Persons & Residential Aged Care

- Corpus Christi – 84 bed low care facility

Major Passive Open Space Reserves (Council & Non Council)

- Woodlands Historic Park
- Greenvale Reservoir Park
- Attwood Creek Linear Reserve
- Barrymore Road Reserve
- Greenvale Drive Reserve
- Kirkham Drive Reserve
- Greenvale Drive Linear Trail
- Yuroke Creek Reserve

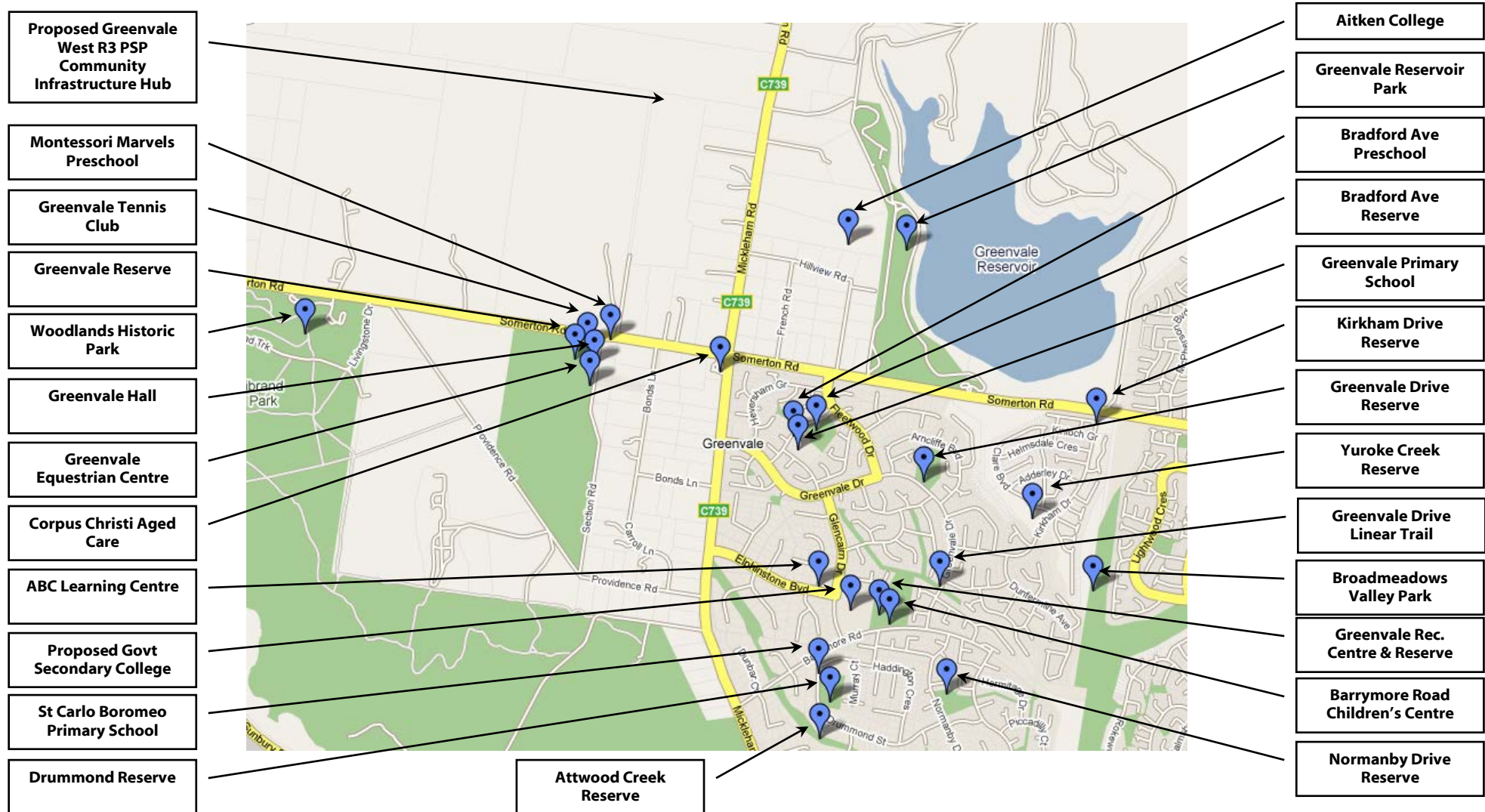
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- Normanby Drive Reserve
- Broadmeadows Valley Park

Most of these facilities are shown in the following map.

Figure 4 - Existing and Planned Community Infrastructure in Greenvale



2.3 Detailed Description of Core Community Infrastructure

For the purposes of assessing the capacity of existing community infrastructure to accommodate additional demands generated by the Greenvale Central PSP area, more specific details associated with active open space reserves and various service components that typically come together in different combinations to form a multipurpose community centre were identified. These “core” community infrastructure items are important for a PSP assessment process because they represent the main community infrastructure items identified by PSP Guidelines (refer to Appendix 2 for more details) and form a key part of a typical Development Contributions Plan (refer to Appendix 5 for more details on the Ministerial Direction for DCPs - 2003), a key element of the PSP process.

2.3.1 Existing Active Open Space & Indoor Recreation Centres

The existing active open space reserves and indoor recreation centres in Greenvale, and their size and function are shown in the table below.

Table 1 – Existing Active Open Space within Greenvale

Active Open Space Reserves	Area (Approx. Ha)	Catchment	Function
Bradford Avenue Reserve	2.50	Sub District	Outdoor Sports
Drummond Street Reserve	3.00	Sub District	Outdoor Sports
Greenvale Recreation Reserve	5.50	District	Outdoor Sports
Total	11	-	-

In addition to these active open space reserves Greenvale also has the Greenvale Recreation Centre, currently a 1 court indoor recreation facility located within the Barrymore Road Reserve.

Hume City Council also has plans to:

- Implement the Greenvale Recreation Reserve Master Plan (refer to Figure 5) which would see the Reserve expand from a 1 playing field / tennis facility reserve to

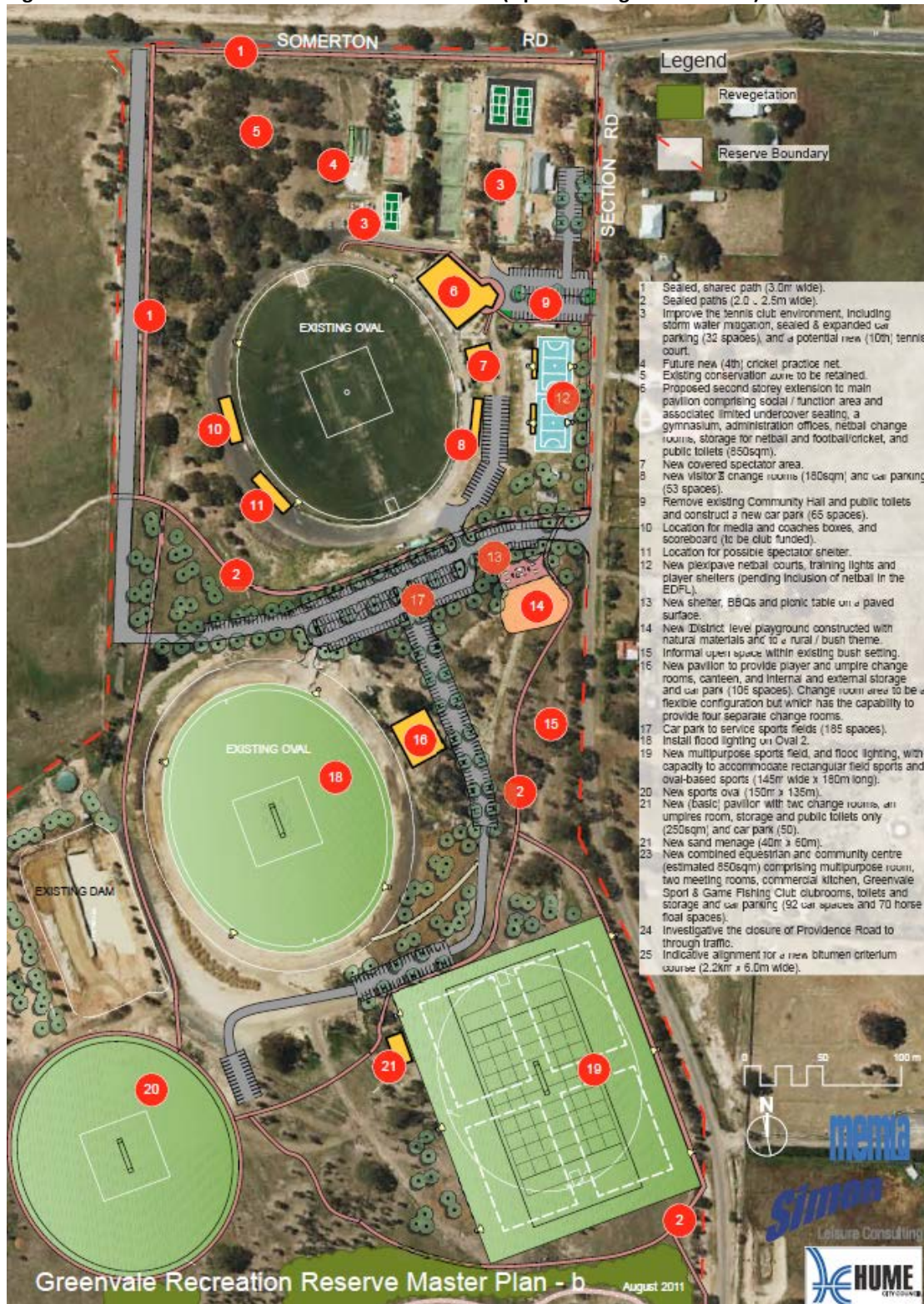
include an additional 3 playing fields (1 of these 3 has already been constructed).

The Plan includes proposals to:

- Construct sealed sealed, shared paths.
- Improve the tennis club environment, including storm water mitigation, sealed & expanded car parking (32 spaces), and a potential new (10th) tennis court.
- Construct a future new (4th) cricket practice net.
- Retain existing conservation zone.
- Construct a second storey extension to main pavilion comprising social / function area and associated limited undercover seating, a gymnasium, administration offices, netball change rooms, storage for netball and football/cricket, and public toilets (850sqm).
- Construct a new visitors change rooms (180sqm) and car parking (53 spaces).
- Remove existing Community Hall and public toilets and construct a new car park (65 spaces).
- Construct new plexipave netball courts, training lights and player shelters (pending inclusion of netball in the EDFL).
- Construct new shelter, BBQs and picnic table on a paved surface.
- Construct new District level playground constructed with natural materials and to a rural / bush theme.
- Include informal open space within existing bush setting.
- Construct a new pavilion to provide player and umpire change rooms, canteen, and internal and external storage and car park (106 spaces). Change room area to be a flexible configuration but which has the capability to provide four separate change rooms.
- Construct a new car park to service sports fields (185 spaces).
- Install flood lighting on Oval 2.
- Construct a new multipurpose sports field, and flood lighting, with capacity to accommodate rectangular field sports and oval-based sports (145m wide x 180m long).
- Construct a new sports oval (150m x 135m).
- Construct a new (basic) pavilion with two change rooms, an umpires room, storage and public toilets only (250sqm) and car park (50).
- New sand menage (40m x 60m).

- New combined equestrian and community centre (estimated 850sqm) comprising multipurpose room, two meeting rooms, commercial kitchen, Greenvale Sport & Game Fishing Club clubrooms, toilets and storage and car parking (92 car spaces and 70 horse float spaces).
- Investigative the closure of Providence Road to through traffic.
- Indicative alignment for a new bitumen criterium course (2.2km x 6.0m wide).
- Implement the Barrymore Road Reserve Mater Plan which proposes to:
 - Expand the Greenvale Recreation Centre from one to two basketball / indoor courts;
 - Convert the existing passive open space into 2 soccer pitches (one senior one junior) during the winter season, overlaid by 1 cricket oval for the summer season;
 - Provide change rooms x 4 including canteen to service active sports area (attached to existing building);
 - Provision of additional enhanced play spaces at site;
 - Upgrade of existing skate facility; and
 - Upgrade bocce courts.
- Implementation of the Greenvale West Precinct Structure Plan (refer to Figure 6) area which is expected to accommodate approximately 3,600 people on approximately 1,300 lots. This PSP proposes the following:
 - On-site Contributions*
 - Land for full size active playing oval (3 hectares) as an addition to the neighbourhood park with associated landscaping and car parking.
 - Construction of one Active Playing Oval (3 hectares) landscaping and car parking. Oval to be provided in addition to neighbourhood park.
 - Construction of one full size Active Playing Oval (Senior football/cricket oval), landscaping and car parking. At Greenvale Reserve.
 - Off-site Contributions*
 - Construction of one active playing field at Greenvale Recreation Reserve.
 - Construction of one pavilion to serve active playing field 3 at Greenvale Recreation Reserve.
 - DCP funding toward the construction of Indoor active recreation centre in Craigieburn Town Centre.

Figure 5 – Greenvale Recreation Reserve Master Plan (Updated August 2011 Plan)



Source: Hume City Council

Figure 6 - Greenvale West PSP Community Infrastructure Provision



Source: Greenvale West Precinct Development Contributions Plan (December 2010), Growth Areas Authority

2.3.2 Existing and Proposed Non-active Recreation Community Services & Functions

The following table summarises the existing non-active recreation community services and functions currently located within the Greenvale community.

Table 2 - Existing Non-Active Recreation Community Facilities within Greenvale

Facility Component	Name of Facility	Description	Current Utilisation
4 Year Old Sessional Kindergarten	Barrymore Road Children's Centre	60 Kindergarten Places (2 rooms)	112 enrolments (August 2010)
	Bradford Road Kindergarten	30 Kindergarten Places (1 room)	56 enrolments (August 2010)
	Montessori Marvels Preschool	26 Kindergarten places (1 room)	26 enrolments (August 2010)
3 Year Old Activity Groups	Greenvale Recreation Centre	2 hours per week	Not identified
Maternal & Child Health	Bradford Road MCH	1 consulting room facility. The catchment for this service extends out into Hume's semi-rural areas such as Oaklands Junction.	Operates 5 days per week - 10 sessions per week
Playgroups	Greenvale Playgroup Inc (Greenvale Recreation Centre, 27 Barrymore Rd, Greenvale)	-	Monday 9:15am-11:15am (3 yrs) Tuesday 9:00am-11:00am (1-2yrs) Wednesday 9:15am-11:15am (2-3 yrs) Thursday 9.00am-11.00am (2-3yrs) Thursday 11:00am-1:00pm (1-3 yrs) Friday 9:30am-11:30am (2-3 yrs)
	Montessori Marvels Early Learners Roster Playgroup (Seventh Day Adventist Church 825 Somerton Road Greenvale)	-	Monday 10.00am-12.00pm (2-3 yrs) Friday 12.30pm-2.30pm (2-3 yrs) 12 children participating (August)
Long Day Child Care	ABC Developmental Learning Centre Greenvale	121 licensed placed private long day child care centre	Not identified
Occasional Care	Barrymore Road Children's Centre	20 Occasional Child Care places	Not identified
General community meeting spaces	Greenvale Recreation Centre Barrymore Road	200 people 10 Tables & 100 Chairs	Not identified

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Facility Component	Name of Facility	Description	Current Utilisation
	Greenvale Hall Section Road Greenvale 3059	80 People 80 Tables & 70 Chairs Kitchen	
Neighbourhood Houses, U3A, Men's Sheds & Adult Education	<p>There are no Neighbourhood Houses, U3A's or Men's Sheds located in Greenvale currently.</p> <p>Nearest Neighbourhood House facilities are:</p> <ul style="list-style-type: none"> • Attwood House Community Centre, 202 Erinbank Crescent Attwood • The Homestead Community And Learning Centre, 30 Whiltshire Drive, Roxburgh Park • Meadow Heights Learning Shop, 3-13 Hudson Circuit Meadow Heights • Coolaroo West Community House, 1 Dixie Court Meadow Heights <p>Nearest U3A facilities are:</p> <ul style="list-style-type: none"> • U3A Hume Inc. based at Dallas Primary School and Kindergarten, Community Hub Keiwa Crescent Dallas <p>Nearest Men's Shed is located at Darebin Men's Shed, 125 Blake St, Reservoir</p>	Not identified	Not identified
Youth spaces	<ul style="list-style-type: none"> • Roxburgh Park YOUth Centre & Programs • 75 Lakeside Drive, Roxburgh Park • Craigieburn YOUth Centre & Programs, 59 Craigieburn Road, Craigieburn • YOUth Central, 37 Pearcedale Parade, 	Not identified	Not identified

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Facility Component	Name of Facility	Description	Current Utilisation
	Broadmeadows • Sunbury YOUth Centre & Programs, 51-53 Evans Street, Sunbury		

In addition to this existing provision Hume City Council will also be responsible for the implementation of the Greenvale West Precinct Structure Plan area which is expected to accommodate approximately 3,600 people on approximately 1,300 lots. This PSP proposes the following:

On-site Contributions

- Construction of multipurpose community centre with landscaping and car parking on a 0.7 hectare site.

Off-site Contributions

- DCP funding toward the construction of regional library opposite Craigieburn Town Centre.

SECTION 3 DEMOGRAPHIC ANALYSIS

3.1 Overview of Analysis

This section presents an overview of some of the key demographic characteristics of the suburb of Greenvale within which the Greenvale Central PSP land. The information is based on Australian Bureau of Statistics' (ABS) Census of Population and Housing.

3.2 Key Demographic Characteristics of Greenvale

An analysis of the 2006 ABS Census was conducted for the adjoining area of Greenvale and compared to the Melbourne Statistical Division. The following summarises the data presented in Table 2.

- In 2006 Greenvale had a population of 10,401 (living in 2,919 occupied private dwellings);
- A median age of 34, slightly younger than the Melbourne Statistical Division median of 36.
- When compared to the Melbourne Statistical Division the Study Area has a much higher percentage of households who own their home (42.2% for Greenvale compared to 33.1%), a much higher percentage that are purchasing their own home (50.3% compared to 34.6%) and a much lower percentage that rent (3.5% as compared to 24.5%).
- In 2006 the age structure of Greenvale compared to the Melbourne Statistical Division revealed:
 - A slightly lower percentage of infants aged 0 to 4 years (5.5% compared to 6.3%);
 - A higher percentage of children aged 5 to 14 years (19.1% compared to 12.6%);
 - A higher percentage of young people aged 15 to 24 years (16.5% compared to 14.1%);
 - A slightly higher percentage of adults aged 25 to 54 years (45.1% compared to 43.9%);
 - A lower percentage of adults aged 55 to 64 years (9.0% compared to 10.3%);and

- A much lower percentage of mature adults aged 65 years and over (4.7% compared 12.8%).
- In 2006 Greenvale had a total of 2,782 family households. When these households are compared to the Melbourne Statistical Division it was found that Greenvale has:
 - A much higher percentage of couple families with children (73.7% compared to 48.4%);
 - A much lower percentage of couples without children (18.8% compared to 34.1%);
 - A much lower percentage of one parent families (7.1% compared to 15.4%); and
 - A lower percentage of other types of families (0.5% compared to 2.1%).
- When compared to the Melbourne Statistical Division in terms of income characteristics it was found that Greenvale has:
 - A slightly higher median individual income per week (\$500 compared to \$481);
 - A much higher median household income per week (\$1,448 compared to \$1,079); and
 - A higher median family income per week (\$1,445 compared to \$1,242).
- When compared to the Melbourne Statistical Division in terms of dwelling characteristics it was found that Greenvale has:
 - A higher median rent per week (\$260 compared to \$200);
 - A higher median housing loan per month (\$1,464 compared to \$1,300); and
 - A much higher average household size (3.6 compared to 2.6).
- When compared to the Melbourne Statistical Division in terms of household composition it was found that Greenvale has:
 - A much higher percentage of family households (92.7% compared to 68.1%);
 - A much lower percentage of lone person households(5.3% compared to 22.6%); and
 - A much lower percentage of group households (0.3% compared to 4.2%).
- When compared to the Melbourne Statistical Division in terms of the characteristics of those renting it was found that Greenvale has:
 - A higher percentage of households renting from estate agents (69.6% compared to 61.8%); and

- No households living in dwellings rented from some form of social housing such as public or community housing (0% compared to 11%), due to no social housing stock available in the area.

Table 3 - Study Area Population Characteristics (based on 2006 ABS Census)

	Greenvale (ABS State Derived suburb)		Melbourne Statistical Division
	Number	%	
Total persons	10,401		3,592,591
Age groups			
0-4 years	570	5.5	6.3
5-14 years	1,990	19.1	12.6
15-24 years	1,719	16.5	14.1
25-54 years	4,694	45.1	43.9
55-64 years	938	9.0	10.3
65 years and over	490	4.7	12.8
Median age	34		36
Language spoken at home			
English only	5,826	56.0	68.1
Born overseas	2,950	28.4	28.9
Income			
Median individual income (\$/weekly)	\$500	-	\$481
Median household income (\$/weekly)	\$1,448	-	\$1,079
Median family income (\$/weekly)	\$1,445	-	\$1,242
Family characteristics			
Total families	2,782		
Couple families with children	2,049	73.7%	48.4
Couple families without children	522	18.8%	34.1
One parent families	197	7.1%	15.4
Other families	14	0.5%	2.1
Dwelling characteristics			
Total private dwellings	3,027	-	1,471,155
Occupied private dwellings	2,919	-	1,351,532
Median rent (\$/weekly)	\$260	-	200
Median housing loan	\$1,464	-	1,300
Average household size	3.6	-	2.6
Tenure type			
Fully owned	1,231	42.2	33.1
Being purchased	1,468	50.3	34.6
Rented	102	3.5	24.5
Other tenure type	10	0.3	0.6
Not stated	104	3.6	7.2

	Greenvale (ABS State Derived suburb)		Melbourne Statistical Division
	Number	%	
Household composition			
Family household	2,707	92.7	68.1
Lone person household	154	5.3	22.6
Group household	10	0.3	4.2
Landlord type			
Rented estate agent	71	69.6	61.8
State or territory housing authority	0	0	11
Other landlord type	22	21.6	24.9
Landlord type not stated	8	7.8	2.4

3.3 Development Assumption & Key Age Cohort Population Projections for PSP area

Greenvale Central PSP is characterised by significant fragmentation of property and land ownership. In the short to medium term it is difficult to anticipate the future development of the precinct. Individual landowners may opt to fully subdivide their property, partially subdivide but retain existing dwellings, or choose to retain their existing use. Development staging and feasibility will be affected by these landowner decisions.

This report assesses the following three development scenarios on the basis of 2.8 persons per dwelling:

- Scenario A – 2,500 dwellings (approximately 7,000 people);
- Scenario B – 2,000 dwellings (approximately 5,600 people); and
- Scenario C – 1,500 dwellings (approximately 4,200 people).

This report provides guidance as to the community infrastructure required in the event of each development scenario.

Table 4 on the following page provides data on the projected populations of the target age cohorts for key services and facilities on the basis of the subject land area being fully developed under each development scenario. Nine key age cohorts are described. Each age cohort reflects a requirement for (but not necessarily restricted to) the following types of services and / or facilities.

- 0 - 3 Years - Maternal and Child Health Services, Playgroups;

- 3 - 5 Years - Kindergarten Services;
- 0-6 Years - Long Day Child Care, Occasional Child Care, Maternal and Child Health Services, Family Day Care, Specialist Early Intervention Services;
- 5-11 Years - Primary School, After Hours School Care, School Holiday Programs, Family Day Care;
- 12-17 Years - Secondary School and youth service programs;
- 12-25 Years - Various Youth Service Programs (e.g. Council Youth Services);
- 55+ Years- Senior Citizens Groups and Centres, HACC Services;
- 70+ Years - HACC Services, Nursing Homes/Aged Hostels / Retirement Villages, Centre Based Support Services (e.g. Planned Activity group); and
- All population age cohorts – Libraries, Neighbourhood Houses etc.

Table 4 - Target Population Projections for key Community Infrastructure Age Cohorts

Age Cohort	Community Infrastructure Forms Age Cohort is Relevant to	Scenario A	Scenario B	Scenario C
0-3	MCH, Playgroups	434	347	260
4	4 Year Old Kindergarten	108	86	65
0-6	Long Day Child Care & Occasional Child Care	757	606	454
5-11	Primary School enrolments, out of school hours care	745	596	447
5-14	Participation in organised sports – 5 to 15 year olds	1,054	844	633
15+	Participation in organised sports – 15+ year olds	5,404	4,323	3,242
15-24	Participation in higher education – 15 to 24 year olds	982	786	589
25+	Participation in higher education – 25+ year olds	4,421	3,537	2,653
12-17	Secondary School enrolments	607	486	364
70+	Residential & home based aged care services	576	460	345
Total Population		7,000	5,600	4,200
Dwellings		2,500	2,000	1,500

SECTION 4 COMMUNITY INFRASTRUCTURE ASSESSMENT PROCESS

4.1 Overview of Community Infrastructure Assessment Process

This section provides an overview of the process used to undertake the community infrastructure assessment. The following summarises the method by which both quantitative and qualitative considerations were used to assess the community infrastructure requirements of the Greenvale Central PSP area.

- The PSP will yield an estimated 1,500 to 2,500 dwellings depending on the development scenario realised significant fragmentation of property and land ownership;
- An average household size of 2.8 persons (this is despite the fact that the Greenvale average household size was an exceptionally high 3.6 persons) was applied to the residential development scenario, thus yielding a total 'build-out' population of approximately 4, 200 people to 7,000 people;
- A single year age profile was developed for the full build-out population of the PSP area by applying the 2021 age structure of Greenvale (as per the *City of Hume's Population Forecasts* prepared by i.d. consulting pty ltd); and
- Community infrastructure provision standards as identified in 1) the Precinct Structure Plan Guidelines (refer to Appendix 2 for more details); 2) Hume Planning Scheme (refer to Appendix 2 for more details) and 3) Planning for Community Infrastructure in Growth Areas – PCIGA (refer to Appendix 3 and 4 for more details) then applied to the full build out population profile of the PSP area to provide both a quantitative (refer to Appendix 3 of this report for details of recommended provision ratios) and qualitative (refer to Appendix 4 of this report for details of recommended models of community infrastructure provision) guide to inform the community infrastructure recommendations outlined in Section 6 of this report.

4.2 The Community Infrastructure Items Assessed

Community infrastructure is a broad term encompassing numerous services, activities and facilities. The community infrastructure items selected for this assessment are based on those identified in the *Planning for Community Infrastructure in Growth Area Communities: Standards Project* (April 2008) prepared by ASR Research on behalf of the Shire of Melton and the Cities of Wyndham, Whittlesea, Casey and Hume, and described in more detail in Appendix 2 and 3 of this report. As illustrated in the “Standards” project, community infrastructure can very broadly be organised into a population catchment hierarchy that reflects both prevailing and desired future provision pattern outcomes for Melbourne’s Growth Areas. Table 5 below provides an indicative guide to the broad catchment sizes of certain infrastructure forms. The list of items is not necessarily exhaustive but useful for the purposes of this assessment.

Table 5 - Community Infrastructure Hierarchy

Hierarchy	Items
Level 1 <i>Up to 10,000 people</i>	<ul style="list-style-type: none"> • Government Primary Schools (including out of schools hours care)/Early Years Facility • Level 1 Council Community Centres/ Early Years Facility • Level 1 Active Open Space • Level 1 Passive Open Space (including level 1 playgrounds) • Long Day Child Care Centres • Social housing
Level 2 <i>Between 10 and 30,000 people</i>	<ul style="list-style-type: none"> • Government Secondary Colleges • Catholic Primary Schools • Level 2 indoor recreation centres • Level 2 Council Community Centres/Early Years Facility/Neighbourhood Houses • Low Order Tennis Facilities • Low Order Youth Facilities • Maternal & Child Health (within every second level 1 early years facility) • Occasional Child Care (as part of every neighbourhood house and leisure centre) • Residential Aged Care
Level 3 <i>Between 30 and 60,000 people</i>	<ul style="list-style-type: none"> • Libraries • Aquatic Leisure Centres • Community Arts Centres • Catholic Secondary Colleges • Higher Order Active Open Space Reserves • Level 3 indoor recreation centres • High Order Tennis Facilities • Lawn Bowls Facility • High Order Dedicated Youth Facilities • Level 3 Council Community Centres • Level 2 Community-based health precincts (dedicated outreach health precinct sites) • Early Childhood Intervention Service • PAG facility • Delivered meals facility • Level 3 adventure playgrounds

Hierarchy	Items
	<ul style="list-style-type: none"> • Other independent schools
Level 4 <i>Total municipality</i>	<ul style="list-style-type: none"> • Main Council Civic Centre • Level 3 Community-based health precincts – Day hospitals that contain main or outreach Community Health Centre site (including Mental Health) • Synthetic athletics track
Level 5 <i>Two or more municipalities</i>	<ul style="list-style-type: none"> • Highest Order Performing Arts Facility • Universities/TAFEs • Level 4 Community-based health precincts - Hospitals with community-based health services • Regional Parks

It is quite evident from the above hierarchy that community infrastructure provision arising from future residential development within the Greenvale Central site (estimated to yield 4,100 people) will be less than half the size of a full Level 1 catchment. However, this assessment also takes into account both population and community infrastructure provision surrounding the subject site (particularly Greenvale), and opportunities to accommodate higher order community infrastructure forms within the PSP area where existing gaps in the larger catchment may exist.

4.3 The Use of Community Infrastructure Standards to Estimate Demand and Supply Requirements

The community infrastructure provision standards used by this assessment were developed from a variety of sources to assist with estimating both the demand for, and supply of community infrastructure within the PSP area. The sources of these standards include:

- Precinct Structure Plan Guidelines (PSP Guidelines) – refer to Appendix 2 for more details;
- Planning for Community Infrastructure in Growth Areas (PCIGA) – refer to Appendix 3 for more details;
- Hume Planning Scheme and other Hume City Council Strategies and Plans - refer to Appendix 2 for more details;
- Population and census data, and other survey data from sources such as the Australian Bureau of Statistics and the Australian Sports Commission;
- Other indicative guidelines provided by State Government Departments (e.g. Department of Education & Early Childhood Development) and key non-Government agencies (e.g. the Catholic Education Office of the Melbourne Archdiocese), some of which are identified within the PCIGA report, but others were obtained during the course of the consultation process undertaken as part of the update.

The community infrastructure standards adapted for the assessment were then applied to the build-out dwelling and population estimates for the PSP area to estimate either demand or supply requirements, or both (refer to Appendix 1 for more details).

4.4 Main Community Infrastructure Standards Used for the Assessment

Table 6 below shows the main community infrastructure provision ratios (and its source) used for the purposes of this assessment. It should be noted that these standards reflect what the ultimate needs of the community are, and what the PSP should accommodate, but not necessarily what the Development Contributions Plan (DCP) should fund.

Table 6 - Description of Community Infrastructure Provision Ratios and Standards Used for the Assessment

Community Infrastructure Category	Provision Ratio	Unit of Measure	Source of Standard
Unencumbered Open Space Estimates			
All Local open Space	10%	of Net Developable Area	GAA Precinct Structure Planning Guidelines
Local Active open space	6%	of Net Developable Area	GAA Precinct Structure Planning Guidelines
Local Passive open Space	4%	of Net Developable Area	GAA Precinct Structure Planning Guidelines
Local Active open space based on population(PSP derived equivalent)	1.50	hectares per 1000 people	GAA Precinct Structure Planning Guidelines
District Active Open Space	50000.00	People per 30 hectare reserve	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
Organised Sport Participation & Facility Estimates			
Indoor facilities			
Indoor recreation centres / courts	7,500	Total population per court	Hume City Leisure Strategy Plan 2006-2010
Indoor recreation centres (land)	12,000	Total population per hectare	GAA Precinct Structure Planning Guidelines
Council aquatic / leisure centres	60,000	Total population per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
Outdoor Sports			
Cricket ovals	4,800	Total population per playing field	Hume City Leisure Strategy Plan 2006-2010
Football ovals	4,800	Total population per playing field	Hume City Leisure Strategy Plan 2006-2010
Lawn bowls	10,000	Total population per green	Hume City Leisure Strategy Plan 2006-2010
Outdoor netball courts	3,500	Total population per court	ASR Research proposed standard in the absence of a Hume Standard
Soccer fields	5,000	Total population per playing field	Hume City Leisure Strategy Plan 2006-2010

Community Infrastructure Category	Provision Ratio	Unit of Measure	Source of Standard
Tennis courts	2,500	Total population per court	Hume City Leisure Strategy Plan 2006-2010
Organised Sports Participation			
Aerobics / fitness	8.2%	% of people aged 15 years and over participating in organised sporting activity	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
Running	1.9%	% of people aged 15 years and over participating in organised sporting activity	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
Golf	3.6%	% of people aged 15 years and over participating in organised sporting activity	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
Tennis	3.4%	% of people aged 15 years and over participating in organised sporting activity	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
Basketball	3.4%	% of people aged 15 years and over participating in organised sporting activity	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
AFL	4.1%	% of people aged 15 years and over participating in organised sporting activity	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
Netball	3.3%	% of people aged 15 years and over participating in organised sporting activity	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
Cricket (outdoor)	2.6%	% of people aged 15 years and over participating in organised sporting activity	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
Yoga	2.4%	% of people aged 15 years and over participating in organised sporting activity	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
Football (outdoor)	2.2%	% of people aged 15 years and over participating in organised sporting activity	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
Swimming	22.5%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
Australian Rules football	18.5%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
Basketball	13.8%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
Tennis	11.7%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
Other organised sports	9.7%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
Netball (indoor and outdoor)	9.4%	% of people aged 5 to 14 years and over	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009

Greenvale Central

Assessment of Community Infrastructure Requirements and Opportunities

Community Infrastructure Category	Provision Ratio	Unit of Measure	Source of Standard
		participating in organised sporting activity	
Cricket (outdoor)	7.4%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
Soccer (outdoor)	6.0%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
Martial arts	5.5%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
Gymnastics	4.6%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
Athletics, track and field	4.2%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
Soccer (indoor)	3.2%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
Hockey	1.1%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
Rugby league	0.0%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
At least one organised sport	68.5%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
Organised sports and/or dancing	72.0%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
Multipurpose Community Centre Component Analysis (see below)			
Kindergartens			
% of 4 year olds participating in 4 year old Kindergarten	87%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Total number of enrolments in 4 year old sessional Kindergarten	90%	% of participating children (see above) enrolled at a Sessional Kindergarten service	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Number of Kindergarten rooms in current policy environment	75	Number of sessional Kindergarten rooms required if 1 Kindergarten	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide

Community Infrastructure Category	Provision Ratio	Unit of Measure	Source of Standard
		room accommodates 75 enrolments per week	
Number of Kindergarten rooms when proposed policy changes are implemented	44	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 44 enrolments per week	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
% of 3 year olds participating in 3 year old activity groups	40%	% of 3 year olds participating in 3 year old activity groups	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Number of 3 year old activity groups per week	2	Number of 3 year old activity groups per week (based on 20 children per group, 2 sessions per week @ 3 hours per session)	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Number of rooms required to accommodate 3 year old activity groups	2	Based on 2 sessions per day, per room	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Maternal & Child Health			
Number of MCH sessions per week	60	1 session per 60 children aged 0-3 years	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Number of MCH consulting units	10	Number of MCH consulting units required based on number of sessions per week (see above)	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Number of dual nurse facilities	6,000	Number of dwellings per dual nurse facility	ASR Research suggested provision standard to integrate with multipurpose community centre provision standards
Playgroup			
Number of 2 hr playgroup sessions per week	50	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	ASR Research constructed standard using actual participation data in various Growth Area Councils
Early Childhood Intervention Services			
Number of early childhood intervention sites	60,000	Total population per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
Community meeting spaces			
Amount of sqms of community meeting space	30	Total number people per sqm of Council community meeting space	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Occasional Child Care			
Number of occasional child care places @ 1 place per 48 children aged 0-6 years	48	Total number people aged 0 to 6 years per licensed place	ASR Research constructed standard using actual Melbourne Metropolitan provision levels as a guide (2011). Data source - Register of Licensed Children's Services in Victoria (abbreviated at 3 March 2011)
Number of occasional child care centres	30	Total number of facilities required based on number of licensed places	ASR Research constructed standard using provision models operating in Metropolitan Melbourne

Greenvale Central

Assessment of Community Infrastructure Requirements and Opportunities

Community Infrastructure Category	Provision Ratio	Unit of Measure	Source of Standard
		generated (see above)	
Long Day Child Care Centres			
Number of Long Day Child Care places	6.8	Total number people aged 0 to 6 years per licensed place	ASR Research constructed standard using actual Melbourne Metropolitan provision levels as a guide (2011). Data source - Register of Licensed Children's Services in Victoria (abbreviated at 3 March 2011)
Number of Long Day Child Care centres	120	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed standard using provision models operating in Metropolitan Melbourne
Neighbourhood Houses			
Number of Neighbourhood Houses	9,000	Total number of dwellings per facility	ASR Research suggested provision standard to integrate with multipurpose community centre provision standards
Planned Activity Group			
Number of Planned Activity Group centres	60,000	Total population per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
Summary of Multipurpose Community Centre Requirements (based on a 60,000 population catchment)			
Number of Level 1 early years centres	20,000	Total population per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
Number of Level 2 multipurpose community centres	20,000	Total population per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
Number of Level 3 Community Centres	60,000	Total population per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
Libraries			
Number of library loans annum	3.7	Total loans per person	Annual Survey of Victorian Public Libraries 2009-2010 (Hume Data)
Number of library visits per annum	8.8	Total loans per person	Annual Survey of Victorian Public Libraries 2009-2010 (Hume Data)
Number of library facilities	60,000	Total population per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
Performing Arts Centres			
Number of low order or Joint School / Community Performing Arts Facilities	18,000	Total dwellings per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
Number of Regional Performing Arts Facilities	400,000	Total population per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
Education Enrolment & Facility Estimates			
Govt Specialist School	60,000	Total population per facility	Based on ASR Research calculation methodology
Govt Primary Enrolment	57.0%	% of 5-11 year old population	Based on City of Hume 2006 ABS Census Data
Catholic Primary Enrolment	20.0%	% of 5-11 year old	Based on City of Hume 2006 ABS Census Data

Greenvale Central

Assessment of Community Infrastructure Requirements and Opportunities

Community Infrastructure Category	Provision Ratio	Unit of Measure	Source of Standard
		population	
Catholic Primary School	5,000	Total number of dwellings per facility	Catholic Education Office
Non Govt Primary Enrolment	9.0%	% of 5-11 year old population	Based on City of Hume 2006 ABS Census Data
Total Primary Enrolment	86.0%	% of 5-11 year old population	Based on City of Hume 2006 ABS Census Data
Govt Primary School	3,000	Total number of dwellings per facility	Department of Education & Early Childhood Development
Govt Secondary Enrolment	50.0%	% of 12-17 year old population	Based on City of Hume 2006 ABS Census Data
Catholic Secondary Enrolment	18.0%	% of 12-17 year old population	Based on City of Hume 2006 ABS Census Data
Catholic Secondary School	15,000	Total number of dwellings per facility	Catholic Education Office
Non Gov Secondary Enrolment	12.0%	% of 12-17 year old population	Based on City of Hume 2006 ABS Census Data
Total Secondary Enrolment	80.0%	% of 12-17 year old population	Based on City of Hume 2006 ABS Census Data
Govt Secondary School	9,000	Total number of dwellings per facility	Department of Education & Early Childhood Development
TAFE FT Enrolment	5.0%	% of 15-24 year old population	Based on City of Hume 2006 ABS Census Data
TAFE FT Enrolment	0.4%	% 25 + year old population	Based on City of Hume 2006 ABS Census Data
TAFE PT Enrolment	4.0%	% of 15-24 year old population	Based on City of Hume 2006 ABS Census Data
TAFE PT Enrolment	1.0%	% 25 + year old population	Based on City of Hume 2006 ABS Census Data
Uni FT Enrolment	9.0%	% of 15-24 year old population	Based on City of Hume 2006 ABS Census Data
Uni FT Enrolment	0.3%	% 25 + year old population	Based on City of Hume 2006 ABS Census Data
Uni PT Enrolment	1.0%	% of 15-24 year old population	Based on City of Hume 2006 ABS Census Data
Uni PT Enrolment	1.0%	% 25 + year old population	Based on City of Hume 2006 ABS Census Data
Police & Emergency Services			
Number of CFA sites	50,000	Total population per CFA site	ASR Research suggested provision level for Growth Areas (2011)
Number of Ambulance sites	50,000	Total population per Ambulance site	ASR Research suggested provision level for Growth Areas (2011)
Number of SES sites	50,000	Total population per SES site	ASR Research suggested provision level for Growth Areas (2011)
Number of Police station sites	100,000	Total population per Police site	ASR Research suggested provision level for Growth Areas (2011)
Law Courts			
Number of Courtrooms	30,000	Total population per Courtroom	Department of Justice (2011)

Community Infrastructure Category	Provision Ratio	Unit of Measure	Source of Standard
Number of Law Court Facilities	400,000	Total population per Law Court Facility	ASR Research suggested provision level for Growth Areas (2011)
Health Services			
Community Health Service Sites			
Number of Community Health service sites	60,000	Total population per Community Health service site	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
Acute Health			
Number of public and private hospital beds	3.8	Number of public and private beds per 1,000 people	Australian Institute of Health & Welfare, 2010. Australian hospital statistics 2008–09. AIHW cat. no. HSE 84
Number of public hospital beds	2.3	Number of public beds per 1,000 people	Australian Institute of Health & Welfare, 2010. Australian hospital statistics 2008–09. AIHW cat. no. HSE 84
Residential Aged Care & HACC			
Residential Aged Care			
Number of High Care beds	44	Number of high care beds per 1000 people aged 70 years +	Australian Government Planning Ratio (2007)
Number of Low Care beds	44	Number of low care beds per 1000 people aged 70 years +	Australian Government Planning Ratio (2007)
Number of Community Aged Care Packages	25	Number of Community Aged Care Packages per 1000 people aged 70 years +	Australian Government Planning Ratio (2007)
HACC			
All people receiving HACC services	4.9%	% All people receiving services at any time in 12 months (Victoria)	Australian Government Department of Health and Ageing (2009-2010), Ageing and Aged Care: Key Statistics - Programs
People aged 70 Years and over receiving HACC services	33.4%	% People aged 70 Years and over receiving services at any time in 12 months (Victoria)	Australian Government Department of Health and Ageing (2009-2010), Ageing and Aged Care: Key Statistics - Programs
Number of Instances of HACC Assistance	0.101	Number of Instances of Assistance (Victoria) per person	Australian Government Department of Health and Ageing (2009-2010), Ageing and Aged Care: Key Statistics - Programs

4.5 Assessment of Core Community Infrastructure Requirements

Table 7 on the following page a more detailed assessment qualitative analysis of core community infrastructure requirements generated by the Greenvale Central PSP and most likely to impact on the layout of the final PSP and / or the composition of the Greenvale Central DCP.

Table 7 - Assessment of Core Community Infrastructure Requirements

Community Infrastructure Category	Scenario A	Scenario B	Scenario C	Summary of Implications for Community Infrastructure Provision
<p>Open Space</p> <p><i>Local active open space</i></p>	12.2	12.2	12.2	<p>Based on open space guidelines used by the GAA (% of NDA) the PSP generates an active open space requirement for approximately 12 hectares. However on-site provision is not recommended for the following reasons:</p> <ul style="list-style-type: none"> • The PSP has an irregular shape, relatively narrow dimensions, small fragmented land ownership and significantly divided by Somerton and Mickleham Roads. • A relatively small dwelling and population yield (on a low yield development Scenario – Scenario C). • Existing opportunities to expand active open space provision in adjoining existing reserves such as Greenvale Recreation Reserve and Barrymore Road Recreation Reserve, both of which have Council adopted Master Plans to expand and enhance existing recreation infrastructure on them. <p>Consequently a strategy to direct DCP funding from the PSP toward the implementation of elements of both Master Plans is recommended, as well as the development of an additional soccer field on the future Greenvale Secondary College site (to integrate with the Barrymore Road Recreation Reserve Master Plan). The funding would be equivalent to the development of 12 hectares of active open space playing fields between these two existing reserves. This represents an efficient and effective strategy as land acquisition costs are not required.</p>
<p><i>Local passive open Space</i></p>	8.2	8.2	8.2	<p>Based on open space guidelines used by the GAA (% of NDA) the PSP generates the need for approximately 8 hectares of useable passive open space across the PSP area, predominantly in the form of unencumbered open space reserves, but also complimented by useable encumbered open space reserves (e.g. along waterways / drainage lines / wetlands / retarding basins). The PSP also provides a significant opportunity to enhance access to adjoining passive open space assets such as the Woodlands Historic Park / Gellibrand Hill and Greenvale Reservoir Park.</p>
<p>Organised Sports</p> <p>Indoor facilities</p> <p><i>Indoor recreation centres / courts</i></p>	0.9	0.7	0.6	<p>The Greenvale Recreation Centre located at Barrymore Road Recreation Reserve, east and south of the PSP area, is currently a 1 court facility. The Council adopted Barrymore Road Recreation Reserve Master Plan proposes to expand the centre from 1 to 2 courts, and has sufficient spare land to potentially expand to 3 courts in the longer term. It is recommended that the PSP direct DCP contribute funding toward the expansion of the Greenvale Recreation Centre by 1 court. This type of infrastructure however is limited by its status as a Community Infrastructure (CI) levy item which is capped at the non-indexable rate of \$900 per dwelling. The CI funding stream will also be directed toward the construction of other community infrastructure items such as sporting pavilions and components of community centres.</p>

Community Infrastructure Category	Scenario A	Scenario B	Scenario C	Summary of Implications for Community Infrastructure Provision
Outdoor Sports				
<i>Cricket ovals</i>	1.5	1.2	0.9	The PSP area should direct DCP funding toward the construction of one additional active open space playing field (playing Field 4) on the Greenvale Recreation Reserve as per the 2011 Master Plan. The playing field would be used for cricket during the summer season and Australian Rules Football during the winter season.
<i>Football ovals</i>	1.5	1.2	0.9	See above.
<i>Lawn bowls</i>	0.7	0.6	0.4	Hume City Council has not identified Lawn Bowls as a priority in the greater Greenvale area.
<i>Outdoor netball courts</i>	2.0	1.6	1.2	The PSP area should direct DCP funding toward the construction of two outdoor netball courts at Greenvale Recreation Reserve as per the 2011 Master Plan.
<i>Soccer fields</i>	1.4	1.1	0.8	The PSP area should direct DCP funding toward the construction of two soccer fields (overlaid by a cricket oval during the summer season) and a Pavilion at Barrymore Road Recreation Reserve as per Hume City Council's proposed Barrymore Road Master Plan. In addition this strategy an additional soccer field is recommended to be established at the adjoining future Greenvale Secondary College. This would require a joint school / community agreement between DEECD and Hume City Council and result in an integrated 3 soccer field reserve once the Barrymore Road Recreation Reserve Master Plan is implemented.
<i>Tennis courts</i>	2.8	2.2	1.7	The PSP area should direct DCP funding toward the construction of three additional tennis courts at the Greenvale Recreation Reserve. This would require an update of the 2011 Master Plan which identifies only a 1 court expansion (which increases the tennis facility to 10 courts). An additional 3 courts proposed by this assessment would increase the tennis facility to 13 courts.
Multipurpose Community Centre Component Analysis (see below)				
Kindergartens				
<i>Number of Kindergarten rooms when proposed policy changes are implemented</i>	1.9	1.5	1.2	These demand estimates generally suggest the need for two additional Kindergarten rooms that could be included at either existing (subject to a feasibility assessment) or as part of proposed early years facilities / community centre (e.g. R3 PSP).
<i>Number of rooms required to accommodate 3 year old activity groups</i>	0.4	0.3	0.3	These demand estimates generally suggest the need for one additional room for 3 year old activity groups that could be included at either existing (subject to a feasibility assessment) or as part of proposed early years facilities / community centre (e.g. R3 PSP).
Maternal & Child Health				
<i>Number of MCH consulting units</i>	0.7	0.6	0.4	These demand estimates generally suggest the need for an additional MCH consulting unit that could be included at either existing (subject to a feasibility assessment) or as part of proposed early years facilities to be incorporated in the R3 PSP multipurpose community centre.
Playgroup				

Community Infrastructure Category	Scenario A	Scenario B	Scenario C	Summary of Implications for Community Infrastructure Provision
<i>Number of 2 hr playgroup sessions per week</i>	9	7	5	Additional multipurpose community meeting space at the proposed R3 PSP multipurpose community centre will be sufficient to meet any additional demand generated by the PSP area (see below).
Community meeting spaces				
<i>Amount of sqms of community meeting space</i>	233	187	140	Approximately 200 sqm of additional multipurpose community meeting space at the proposed R3 PSP multipurpose community centre will be sufficient to meet any additional demand generated by the PSP area.
Occasional Child Care				
<i>Number of occasional child care places @ 1 place per 48 children aged 0-6 years</i>	16	13	9	Although expansion of the existing Barrymore Road Occasional Child Care service is an option potentially worth exploring this assessment does not regard it as a high priority in comparison to other early years services types (e.g. Kindergarten and Maternal & Child Health).
Long Day Child Care Centres				
<i>Number of Long Day Child Care places</i>	111	89	67	The PSP may generate sufficient demand for an additional Long Day Child Care centre (most likely private) in an appropriate location. Within the PSP area, a private facility adjoining the proposed Catholic Primary School north of Somerton Road provides a reasonable option.
Neighbourhood Houses				
<i>Number of Neighbourhood Houses</i>	0.3	0.2	0.2	The most viable option for the establishment of a Neighbourhood House within Greenvale is at the future multipurpose community centre in the Greenvale West PSP, which this assessment recommends be expanded to include additional capacity to meet the additional demands generated by the Greenvale Central PSP.
Libraries				
<i>Number of library loans annum</i>	25,900	20,720	15,540	The Greenvale West PSP includes DCP funding toward the construction of a regional library opposite Craigieburn Town Centre. While this may be an option for the Greenvale Central PSP, funding is limited because of its status as a Community Infrastructure Levy item only, and is restricted to the \$900 per dwelling cap. Because of other competing priorities within the greater Greenvale area this assessment recommends that the \$900 cap be restricted to capital initiatives within the Greater Greenvale area such as the expansion of the multipurpose community centre in the Greenvale West PSP, pavilion developments and indoor recreation centre expansion at Greenvale Recreation Centre.
<i>Number of library visits per annum</i>	61,600	49,280	36,960	
<i>Number of library facilities</i>	0.1	0.1	0.1	

Community Infrastructure Category	Scenario A	Scenario B	Scenario C	Summary of Implications for Community Infrastructure Provision
Education Enrolment & Facility Estimates				
<i>Govt Primary Enrolment</i>	425	340	255	Based on Department of Education and Early Childhood Development (DEECD) provision guidelines, existing and proposed government school provision in surrounding areas, and discussions with DEECD Northern Region Office, the subject site will not require a Government Primary or Secondary School (refer below) site. Surrounding Government Primary Schools, both existing (Greenvale Primary School) and proposed (Greenvale West R3 PSP Government Primary School) are anticipated to accommodate enrolment demands generated by the Greenvale Central PSP area. However, if the high yield scenario is realised by the PSP area it is recommended that DEECD have a contingency plan to absorb the additional enrolments generated by the site. This may include a need to expand the amount of land to be acquired for the Greenvale West R3 PSP Government Primary School site (currently 3.5 hectares). The Catholic Education Office has expressed its interest in establishing a Catholic Primary School in the PSP area, north of Somerton Road. This provision intention should be shown in the final PSP Plan with a land allocation of 2.6 hectares.
<i>Catholic Primary Enrolment</i>	149	119	89	
<i>Non Govt Primary Enrolment</i>	67	54	40	
<i>Total Primary Enrolment</i>	641	513	384	
<i>Govt Secondary Enrolment</i>	304	243	182	The Northern Region Office has indicated that it intends to construct a Government Secondary College (Years 7 to 12) on vacant land it currently owns within the centre of existing Greenvale.
<i>Catholic Secondary Enrolment</i>	109	87	66	
<i>Non Gov Secondary Enrolment</i>	73	58	44	
<i>Total Secondary Enrolment</i>	486	389	291	

Section 5 Community Infrastructure Vision & Objectives

This section articulates a vision and set of objectives that will guide community infrastructure provision within the PSP area.

In attempting to identify the community infrastructure priorities for the Greenvale Central PSP area over the course of its development, it is important to describe in detail the approach to community infrastructure provision recommended by this assessment. The proposed vision and objectives described below have been developed by the authors of this report and emphasise the notion of fostering the development of well-integrated and accessible communities, and achieving high 'sense of place' outcomes within the PSP area.

Within most PSP areas across metropolitan Melbourne a typical community infrastructure assessment would recommend the establishment of one or more a community infrastructure hubs¹. However, as described in Section 4 of this report, due to the relatively small population size anticipated for the Greenvale Central PSP area, and its close geographic proximity to existing services and facilities in the established components of Greenvale, this assessment does not recommend the establishment of a community infrastructure hub or hubs within the PSP area.

5.1 Community Infrastructure Vision

The proposed Community Infrastructure Vision for the Greenvale Central PSP area is to ensure it contains high quality local open space reserves offering diverse functions, provides for a well connected network of on and off-road pathways that allow the area to seamlessly integrate with the surrounding community, and contributes appropriately toward expanding the capacity of existing nearby community infrastructure assets.

¹ A community hub is a geographic location within a neighbourhood (i.e. 5,000 to 10,000 people) containing a diverse range of Council and non-Council community infrastructure within close proximity to one another. Typical infrastructure may include children's services, health services, education facilities, recreation facilities and passive open space. It functions as a place where a broad cross section of a community gathers for the purpose of social interaction and learning and accessing services (e.g. retail, group meetings, health services, recreation and education).

5.2 Community Infrastructure Objectives

The proposed community infrastructure objectives are to:

- Ensure the Greenvale Central PSP area is effectively and efficiently integrated with adjoining land uses to facilitate easy and safe accessibility (either by vehicle, walking or cycling) to community infrastructure assets on its northern, eastern, western and southern boundaries;
- Incorporate a number of high quality, well distributed and accessible local open space reserves within the PSP area which provide multiple functions;
- Ensure high quality 'sense of place' outcomes within the PSP area by reflecting the cultural heritage and / or natural characteristics in the design of the PSP area; and
- Ensure the PSP area contributes financially to the upgrade and or expansion of nearby community infrastructure assets so that additional needs generated by the PSP area can be comfortably accommodated.

SECTION 6 CONCLUSIONS AND SUMMARY OF COMMUNITY INFRASTRUCTURE REQUIREMENTS

6.1 Strengths of the Greenvale Central PSP Area

It is estimated that the Greenvale Central area will increase the local population anywhere between 4,200 (1,500 dwellings) to 7,000 people (2,500 dwellings). From the perspective of community infrastructure provision the Greenvale Central area has a number of key strengths and offers a range of future opportunities:

- Excellent geographic proximity to the existing Greenvale community and services and facilities located within it.
- The existing Greenvale area contains an impressive and diverse array of community infrastructure forms, particularly for a population of its size (approximately 11,000 people). This provides two important opportunities: 1) the existing Greenvale services and facilities can meet much of needs generated by the Greenvale Central PSP area, and 2) the PSP area can and should contribute financially to a range of important community infrastructure projects being proposed by Hume City Council within the existing Greenvale area including the expansion of the Greenvale Recreation Reserve and the expansion of the Greenvale Recreation Centre (currently a 1 court indoor recreation centre).
- Close proximity to higher order passive open space systems in the form of the Woodlands Historic Park, the Greenvale Reservoir Park and the Broadmeadows Valley Park, all of which can contribute significantly to the health and well-being of additional population generated by the PSP area. Any future development of the Greenvale Central PSP area should seek to maximise and enhance connections to these important open space assets.

A more specific summary of the key recommendations associated with the development of the PSP area is summarised below and divided into specific initiatives and process related recommendations.

6.2 Community Infrastructure Recommendations

Community Infrastructure Hubs

1. The need for a basic Level 1 community infrastructure hub, consisting of a Government Primary School, multipurpose community centre and an active open space reserve is generally triggered by a dwelling yield of 3,000 dwellings.
2. Whilst the high yield scenario (Scenario A – 2,500 dwellings) is close to this figure, the highly fragmented nature of land ownership in the PSP area, and its division into two major components (north and south) separated by Somerton and Mickleham Roads, makes the PSP area unsuitable for a standard community infrastructure hub.
3. It is therefore envisaged that the only “public” community infrastructure form required throughout the PSP area will be a number of local passive open space reserves and pedestrian / bicycle pathway connections.

Enhancing Access to Adjoining Areas

4. One of the highest priorities for the Greenvale Central PSP area will be to ensure future residents can access existing and proposed services and facilities in Greenvale as easily and safely as possible. Although the PSP area is sufficiently close to existing services and facilities not to warrant any significant on-site community infrastructure provision, the crossing of major arterial roads (i.e. Mickleham and Somerton Roads) required to access these facilities do present a major barrier, particularly for pedestrians and cyclists. In this respect the following measures are recommended to ensure safe pedestrian and bicycle access:
 - Exploring a possible future connection through Aitken College to allow access to communities and services north of the College (e.g. the Providence Estate, Greenvale West PSP R3 etc);
 - An east-west connection from the northern portion of the PSP area to the Greenvale West R3 PSP area across Mickleham Road, potentially via Hillview Road;
 - A north-south connection from the northern portion of the PSP area to the existing suburb of Greenvale across Somerton Road, potentially in the vicinity of

- Brendans Road (within the PSP area) and connecting with Fleetwood Drive (in established Greenvale);
- A series of connections on the western boundary of the southern portion of the PSP area to facilitate access to Greenvale Recreation Reserve and the Woodlands Historic Park, potentially via a northern connection (into Greenvale Recreation Reserve); a central connection (just north of the equestrian facilities); a southern connection along Providence Road; a connection in the vicinity of the Swain Street alignment to allow access to Gellibrand Hill within the Woodlands Historic Park, and a connection in the southernmost “handle” portion of the PSP area to allow access to the Woodlands Historic Park; and
 - A series of east-west connections from the southern portion of the PSP area to the existing suburb of Greenvale across Mickleham Road, potentially in the vicinity of Greenvale Drive, Attwood Creek and Barrymore Road.

Government and Non-Government Schools

5. Based on Department of Education and Early Childhood Development (DEECD) provision guidelines, existing and proposed government school provision in surrounding areas, and discussions with DEECD Northern Region Office, the subject site will not require a Government Primary or Secondary School site.
6. The Northern Region Office has indicated that it intends to construct a Government Secondary College (Years 7 to 12) on vacant land it currently owns within the centre of existing Greenvale.
7. Surrounding Government Primary Schools, both existing (Greenvale Primary School) and proposed (Greenvale West R3 PSP Government Primary School) are anticipated to accommodate enrolment demands generated by the Greenvale Central PSP area. However, if the high yield scenario is realised by the PSP area it is recommended that DEECD have a contingency plan to absorb the additional enrolments generated by the site. This may include a need to expand the amount of land to be acquired for the Greenvale West R3 PSP Government Primary School site (currently 3.5 hectares).
8. The Catholic Education Office has expressed its interest in establishing a Catholic Primary School in the PSP area, north of Somerton Road. This provision intention should be shown in the final PSP Plan with a land allocation of 2.6 hectares.

Multipurpose Community Centres

9. Taking into account the size and location of the subject land, its likely population yield, and the existing service and facility characteristics of the adjoining Greenvale area, this assessment does not recommend the establishment of a multipurpose community centre within the subject site.
10. However, the subject generates sufficient demand to warrant a financial contribution toward the expansion of proposed Greenvale West (R3) PSP multipurpose community centre, particularly for increased Kindergarten capacity and 'miscellaneous' community spaces such as meeting rooms. This assessment recommends that this facility be expanded by 450 square metres to allow for 2 additional Kindergarten rooms, 1 additional MCH consulting unit and an additional 200 square metres of general community meeting space.
11. The amount to be funded by the PSP area will also be dependent on Council's response to: 1) the merits of this recommendation as a general principle; 2) the feasibility of expanding on one or more existing or proposed facilities within Greenvale, and 3) which service functions to incorporate within an expanded facility.

Passive open space (including linear open space corridors and passive components within active open space reserves)

12. On a crude quantitative basis, this assessment suggests the PSP area should be supplied with approximately 8 hectares of passive open space. However, the final provision outcome for passive open space within the subject land will depend on the resolution of a number of key issues including responses to passive open space provision within encumbered land such as drainage reserves. This assessment broadly recommends passive open space be delivered on the basis that every residential dwelling within the subject site be within 300 to 400 metres of a passive open space reserve (whether that be an existing adjacent open space or a proposed new open space within the PSP area).

Active outdoor open space

- 13.** Taking into account the existing and planned supply of active open space reserves, the close proximity of these reserves to the subject site (e.g. Barrymore Road and Greenvale Recreation Reserves) and the anticipated population yield of the subject site, this assessment does not recommend the provision of active open space within the subject site.
- 14.** However, based on its Net Developable Area, the PSP area generates sufficient population to warrant a financial contribution equivalent to the value of developing 12 hectares of active open space, and contributions toward the cost of constructing two sports pavilions to serve the needs of the playing fields identified above.
- 15.** Subject to further discussions with Hume City Council, this financial contribution should be directed toward the construction of additional playing fields and amenities proposed by Council within the adjacent Greenvale Recreation Reserve, the proposed Barrymore Road soccer field / pavilion development and an additional soccer field on the future Greenvale Secondary College site.
- 16.** The funding of various elements of both the Barrymore Road and Greenvale Recreation Reserve Master Plans are recommended. These include the development of two playing fields, one pavilion, one tennis court and two outdoor netball courts at the Greenvale Recreation Reserve (as per the 2011 Master Plan), and two soccer fields / 1 cricket oval at the Barrymore Road Recreation Reserve (as per the 2011 Master Plan).

Indoor recreation facilities

- 17.** This assessment recommends that a financial contribution be made toward the expansion of the existing Greenvale Recreation Centre from 1 to 2 courts. This is consistent with Hume City Council's recently prepared Master Plan for the site, which includes an expansion of the facility from 1 to 2 courts and possibly 3 in the longer term.
- 18.** It is also worth noting that Aitken College, as part of feedback provided to the author of this report via a phone interview, has expressed interest in developing a joint school / community active recreation reserve within the school grounds.

While this remains an exploratory initiative, further discussions between the School and Hume City Council will be required to confirm the feasibility of formalising this provision option. The School has indicated a preference for developing a synthetic athletics facility with pavilion and car parking.

Arts & cultural facilities / infrastructure

- 19.** This assessment supports the identification of at least two public art initiatives, and the installation of interpretive signage, to appropriately reflect the cultural or natural heritage of the area. More detailed discussions with Hume City Council will be required to confirm this recommendation and a process for implementation. Other stakeholders may include Parks Victoria.

6.3 Process Related Recommendations

- 20.** The initial community infrastructure priorities identified above will require further discussion with Hume City Council and the Department of Education and Early Childhood Development to confirm its support and to facilitate a more detailed list of measures associated with each recommendation.
- 21.** Based on these more detailed discussions with Council and DEECD a more definitive list of community infrastructure items can be incorporated within the Development Contributions Plan (DCP) proposed for the PSP area.

6.4 Proposed Off-site DCP Funding Strategy

The following table outlines a potential DCP funding strategy to meet the off-site community infrastructure requirements recommended by this assessment. Because of the difficulty of implementing different DCP's to account for potentially varying dwelling yields the following funding strategy is presented as a means of being able to meet the needs generated by the PSP under any of the development scenarios. The suggested strategy makes effective and efficient use of existing Council priorities and infrastructure in the surrounding Greenvale area, and achieves a mutually beneficial outcome for future and existing residents.

Table 8 - Suggested Off-site DCP Funding Strategy

Name of Community Infrastructure Project	Potential Items PSP to Contribute to	Quantity to Fund	DCP Levy Type
Greenvale Recreation Reserve Master Plan Implementation	Playing Fields (Football / Cricket / Soccer)	1 playing field as per the Master Plan (2011)	Development Infrastructure
	Pavilion	1 pavilion as per the Master Plan (2011)	Community Infrastructure
	Tennis courts	3 courts	Development Infrastructure
	Netball courts	2 courts as per the Master Plan (2011)	
Barrymore Road Reserve Master Plan	Playing fields (soccer)	1 playing field as per the Master Plan (2011)	Development Infrastructure
	Pavilion	1 pavilion as per the Master Plan	Community Infrastructure
	Expansion of Greenvale Indoor Recreation Centre	1 court as per the Master Plan (2011)	Community Infrastructure
Proposed Greenvale Secondary College	Inclusion a joint school/community soccer playing field on school land (subject to DEECD / Hume approval)	1 soccer field	Development Infrastructure
Expansion of Multipurpose Community Centre at R3 PSP	Expansion of early years facilities at the proposed R3 multipurpose community centre.	250 sqm (includes 2 Kindergarten rooms & 1 MCH consulting unit)	Development Infrastructure
	Expansion of general community meeting space at the proposed R3 multipurpose community centre.	200 sqm of multipurpose community meeting space	Development Infrastructure

Appendices

Appendix 1 Detailed Analysis of Community Infrastructure Requirements for PSP Area by Infrastructure Type & Development Scenario

Community Infrastructure Category	Provision Ratio	Unit of Measure	Scenario A	Scenario B	Scenario C
Unencumbered Open Space Estimates					
<i>All Local open Space</i>	10%	<i>of Net Developable Area</i>	20.4	20.4	20.4
<i>Local Active open space</i>	6%	<i>of Net Developable Area</i>	12.2	12.2	12.2
<i>Local Passive open Space</i>	4%	<i>of Net Developable Area</i>	8.2	8.2	8.2
<i>Local Active open space based on population(PSP derived equivalent)</i>	1.50	<i>hectares per 1000 people</i>	10.5	8.4	6.3
<i>District Active Open Space</i>	50,000	<i>People per 30 hectare reserve</i>	4.2	3.4	2.5
Organised Sport Participation & Facility Estimates					
Indoor facilities					
<i>Indoor recreation centres / courts</i>	7,500	<i>Total population per court</i>	0.9	0.7	0.6
<i>Indoor recreation centres (land)</i>	12,000	<i>Total population per hectare</i>	0.6	0.5	0.4
<i>Council aquatic / leisure centres</i>	60,000	<i>Total population per facility</i>	0.1	0.1	0.1
Outdoor Sports					
<i>Cricket ovals</i>	4,800	<i>Total population per playing field</i>	1.5	1.2	0.9
<i>Football ovals</i>	4,800	<i>Total population per playing field</i>	1.5	1.2	0.9
<i>Lawn bowls</i>	10,000	<i>Total population per green</i>	0.7	0.6	0.4
<i>Outdoor netball courts</i>	3,500	<i>Total population per court</i>	2.0	1.6	1.2
<i>Soccer fields</i>	5,000	<i>Total population per playing field</i>	1.4	1.1	0.8
<i>Tennis courts</i>	2,500	<i>Total population per court</i>	2.8	2.2	1.7
Organised Sports Participation					
<i>Aerobics / fitness</i>	8.2%	<i>% of people aged 15 years and over participating in organised sporting activity</i>	443	354	266
<i>Running</i>	1.9%	<i>% of people aged 15 years and over participating in organised sporting activity</i>	103	82	62
<i>Golf</i>	3.6%	<i>% of people aged 15 years and over participating in organised sporting activity</i>	195	156	117

Community Infrastructure Category	Provision Ratio	Unit of Measure	Scenario A	Scenario B	Scenario C
Tennis	3.4%	% of people aged 15 years and over participating in organised sporting activity	184	147	110
Basketball	3.4%	% of people aged 15 years and over participating in organised sporting activity	184	147	110
AFL	4.1%	% of people aged 15 years and over participating in organised sporting activity	222	177	133
Netball	3.3%	% of people aged 15 years and over participating in organised sporting activity	178	143	107
Cricket (outdoor)	2.6%	% of people aged 15 years and over participating in organised sporting activity	140	112	84
Yoga	2.4%	% of people aged 15 years and over participating in organised sporting activity	130	104	78
Football (outdoor)	2.2%	% of people aged 15 years and over participating in organised sporting activity	119	95	71
Swimming	22.5%	% of people aged 5 to 14 years and over participating in organised sporting activity	237	190	142
Australian Rules football	18.5%	% of people aged 5 to 14 years and over participating in organised sporting activity	195	156	117
Basketball	13.8%	% of people aged 5 to 14 years and over participating in organised sporting activity	146	116	87
Tennis	11.7%	% of people aged 5 to 14 years and over participating in organised sporting activity	123	99	74
Other organised sports	9.7%	% of people aged 5 to 14 years and over participating in organised sporting activity	102	82	61
Netball (indoor and outdoor)	9.4%	% of people aged 5 to 14 years and over participating in organised sporting activity	99	79	59
Cricket (outdoor)	7.4%	% of people aged 5 to 14 years and over participating in organised sporting activity	78	62	47
Soccer (outdoor)	6.0%	% of people aged 5 to 14 years and over participating in organised sporting activity	63	51	38
Martial arts	5.5%	% of people aged 5 to 14 years and over participating in organised sporting activity	58	46	35
Gymnastics	4.6%	% of people aged 5 to 14 years and over participating in organised sporting activity	49	39	29
Athletics, track and field	4.2%	% of people aged 5 to 14 years and over participating in organised sporting activity	44	35	27
Soccer (indoor)	3.2%	% of people aged 5 to 14 years and over participating in organised sporting activity	34	27	20
Hockey	1.1%	% of people aged 5 to 14 years and over participating in organised sporting activity	12	9	7
Rugby league	0.0%	% of people aged 5 to 14 years and over participating in organised sporting activity	0	0	0
At least one organised sport	68.5%	% of people aged 5 to 14 years and over participating in organised sporting activity	722	578	433
Organised sports and/or dancing	72.0%	% of people aged 5 to 14 years and over participating in organised sporting activity	759	607	455
Multipurpose Community Centre Component Analysis (see below)					

Community Infrastructure Category	Provision Ratio	Unit of Measure	Scenario A	Scenario B	Scenario C
Kindergartens					
% of 4 year olds participating in 4 year old Kindergarten	87%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	94	75	56
Total number of enrolments in 4 year old sessional Kindergarten	90%	% of participating children (see above) enrolled at a Sessional Kindergarten service	85	68	51
Number of Kindergarten rooms in current policy environment	75	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 75 enrolments per week	1.1	0.9	0.7
Number of Kindergarten rooms when proposed policy changes are implemented	44	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 44 enrolments per week	1.9	1.5	1.2
% of 3 year olds participating in 3 year old activity groups	40%	% of 3 year olds participating in 3 year old activity groups	43	35	26
Number of 3 year old activity groups per week	2	Number of 3 year old activity groups per week (based on 20 children per group, 2 sessions per week @ 3 hours per session)	4	3	3
Number of rooms required to accommodate 3 year old activity groups	2	Based on 2 sessions per day, per room	0.4	0.3	0.3
Maternal & Child Health					
Number of MCH sessions per week	60	1 session per 60 children aged 0-3 years	7	6	4
Number of MCH consulting units	10	Number of MCH consulting units required based on number of sessions per week (see above)	0.7	0.6	0.4
Number of dual nurse facilities	6,000	Number of dwellings per dual nurse facility	0.4	0.3	0.3
Playgroup					
Number of 2 hr playgroup sessions per week	50	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	9	7	5
Early Childhood Intervention Services					
Number of early childhood intervention sites	60,000	Total population per facility	0.1	0.1	0.1
Community meeting spaces					
Amount of sqms of community meeting space	30	Total number people per sqm of Council community meeting space	233	187	140
Occasional Child Care					
Number of occasional child care places @ 1 place per 48 children aged 0-6 years	48	Total number people aged 0 to 6 years per licensed place	16	13	9

Community Infrastructure Category	Provision Ratio	Unit of Measure	Scenario A	Scenario B	Scenario C
<i>Number of occasional child care centres</i>	30	<i>Total number of facilities required based on number of licensed places generated (see above)</i>	0.5	0.4	0.3
Long Day Child Care Centres					
<i>Number of Long Day Child Care places</i>	6.8	<i>Total number people aged 0 to 6 years per licensed place</i>	111	89	67
<i>Number of Long Day Child Care centres</i>	120	<i>Total number of facilities required based on number of licensed places generated (see above)</i>	0.9	0.7	0.6
Neighbourhood Houses					
<i>Number of Neighbourhood Houses</i>	9,000	<i>Total number of dwellings per facility</i>	0.3	0.2	0.2
Planned Activity Group					
<i>Number of Planned Activity Group centres</i>	60,000	<i>Total population per facility</i>	0.1	0.1	0.1
Summary of Multipurpose Community Centre Requirements (based on a 60,000 population catchment)					
<i>Number of Level 1 early years centres</i>	20,000	<i>Total population per facility</i>	0.4	0.3	0.2
<i>Number of Level 2 multipurpose community centres</i>	20,000	<i>Total population per facility</i>	0.4	0.3	0.2
<i>Number of Level 3 Community Centres</i>	60,000	<i>Total population per facility</i>	0.1	0.1	0.1
Libraries					
<i>Number of library loans annum</i>	3.7	<i>Total loans per person</i>	25,900	20,720	15,540
<i>Number of library visits per annum</i>	8.8	<i>Total loans per person</i>	61,600	49,280	36,960
<i>Number of library facilities</i>	60,000	<i>Total population per facility</i>	0.1	0.1	0.1
Performing Arts Centres					
<i>Number of low order or Joint School / Community Performing Arts Facilities</i>	18,000	<i>Total dwellings per facility</i>	0.1	0.1	0.1
<i>Number of Regional Performing Arts Facilities</i>	400,000	<i>Total population per facility</i>	0.0	0.0	0.0
Education Enrolment & Facility Estimates					
<i>Govt Specialist School</i>	60,000	<i>Total population per facility</i>	0.1	0.1	0.1
<i>Govt Primary Enrolment</i>	57.0%	<i>% of 5-11 year old population</i>	425	340	255
<i>Catholic Primary Enrolment</i>	20.0%	<i>% of 5-11 year old population</i>	149	119	89

Community Infrastructure Category	Provision Ratio	Unit of Measure	Scenario A	Scenario B	Scenario C
<i>Catholic Primary School</i>	5,000	<i>Total number of dwellings per facility</i>	0.5	0.4	0.3
<i>Non Govt Primary Enrolment</i>	9.0%	<i>% of 5-11 year old population</i>	67	54	40
<i>Total Primary Enrolment</i>	86.0%	<i>% of 5-11 year old population</i>	641	513	384
<i>Govt Primary School</i>	3,000	<i>Total number of dwellings per facility</i>	0.8	0.7	0.5
<i>Govt Secondary Enrolment</i>	50.0%	<i>% of 12-17 year old population</i>	304	243	182
<i>Catholic Secondary Enrolment</i>	18.0%	<i>% of 12-17 year old population</i>	109	87	66
<i>Catholic Secondary School</i>	15,000	<i>Total number of dwellings per facility</i>	0.2	0.1	0.1
<i>Non Gov Secondary Enrolment</i>	12.0%	<i>% of 12-17 year old population</i>	73	58	44
<i>Total Secondary Enrolment</i>	80.0%	<i>% of 12-17 year old population</i>	486	389	291
<i>Govt Secondary School</i>	9,000	<i>Total number of dwellings per facility</i>	0.3	0.2	0.2
<i>TAFE FT Enrolment</i>	5.0%	<i>% of 15-24 year old population</i>	49	39	29
<i>TAFE FT Enrolment</i>	0.4%	<i>% 25 + year old population</i>	18	14	11
<i>TAFE PT Enrolment</i>	4.0%	<i>% of 15-24 year old population</i>	39	31	24
<i>TAFE PT Enrolment</i>	1.0%	<i>% 25 + year old population</i>	44	35	27
<i>Uni FT Enrolment</i>	9.0%	<i>% of 15-24 year old population</i>	88	71	53
<i>Uni FT Enrolment</i>	0.3%	<i>% 25 + year old population</i>	13	11	8
<i>Uni PT Enrolment</i>	1.0%	<i>% of 15-24 year old population</i>	10	8	6
<i>Uni PT Enrolment</i>	1.0%	<i>% 25 + year old population</i>	44	35	27
Police & Emergency Services					
<i>Number of CFA sites</i>	50,000	<i>Total population per CFA site</i>	0.1	0.1	0.1
<i>Number of Ambulance sites</i>	50,000	<i>Total population per Ambulance site</i>	0.1	0.1	0.1
<i>Number of SES sites</i>	50,000	<i>Total population per SES site</i>	0.1	0.1	0.1
<i>Number of Police station sites</i>	100,000	<i>Total population per Police site</i>	0.1	0.1	0.0
Law Courts					

Community Infrastructure Category	Provision Ratio	Unit of Measure	Scenario A	Scenario B	Scenario C
<i>Number of Courtrooms</i>	30,000	<i>Total population per Courtroom</i>	0.2	0.2	0.1
<i>Number of Law Court Facilities</i>	400,000	<i>Total population per Law Court Facility</i>	0.0	0.0	0.0
Health Services					
Community Health Service Sites					
<i>Number of Community Health service sites</i>	60,000	<i>Total population per Community Health service site</i>	0.1	0.1	0.1
Acute Health					
<i>Number of public and private hospital beds</i>	3.8	<i>Number of public and private beds per 1,000 people</i>	27	21	16
<i>Number of public hospital beds</i>	2.3	<i>Number of public beds per 1,000 people</i>	16	13	10
Residential Aged Care & HACC					
Residential Aged Care					
<i>Number of High Care beds</i>	44	<i>Number of high care beds per 1000 people aged 70 years +</i>	25	20	15
<i>Number of Low Care beds</i>	44	<i>Number of low care beds per 1000 people aged 70 years +</i>	25	20	15
<i>Number of Community Aged Care Packages</i>	25	<i>Number of Community Aged Care Packages per 1000 people aged 70 years +</i>	14	12	9
HACC					
<i>All people receiving HACC services</i>	4.9%	<i>% All people receiving services at any time in 12 months (Victoria)</i>	343	274	206
<i>People aged 70 Years and over receiving HACC services</i>	33.4%	<i>% People aged 70 Years and over receiving services at any time in 12 months (Victoria)</i>	192	154	115
<i>Number of Instances of HACC Assistance</i>	0.101	<i>Number of Instances of Assistance (Victoria) per person</i>	707	566	424

**Appendix 2 Summary of Statutory Community Infrastructure and Other
Community Infrastructure Planning Guidelines & Standards**

1 Precinct Structure Planning Guidelines (2009)

The Guidelines apply to the preparation of precinct structure plans for new residential communities and new employment areas.

The purpose of these Guidelines is to set out what should be addressed in preparing or assessing a precinct structure plan. They seek to:

- Increase consistency and certainty in growth area planning;
- Assist in the timely preparation and completion of precinct structure plans;
- Support the drafting requirements of the Urban Growth Zone and related parts of the Victoria Planning Provisions; and
- Facilitate the creation of unique new communities that are better places to live and which respond to the challenges of the future.

The Guidelines are divided into two parts. Part One provides an overview of planning in growth areas, including a description of the structure of the Guidelines, an explanation of where the precinct structure plans fit in the planning hierarchy and the objectives for growth area planning

Part Two of these Precinct Structure Planning Guidelines explains how to prepare a precinct structure plan to meet the government's objectives for growth area communities. The aim is to standardise the format and process for preparing a precinct structure plan, while facilitating innovative and flexible outcomes.

Precinct structure plans would normally be prepared by the planning authority, which would usually be either the Growth Areas Authority or the local council. Precinct structure plans may also be prepared by developers under the direction and coordination of the Growth Areas Authority.

Part Two contains a description of what is envisaged for the structuring of key land uses described in 'Create the Structure' and arranges residential and commercial development. This section sets the parameters for more detailed planning to occur at the next stage of preparing planning permit applications that will involve designing street blocks, lots and buildings.

It aims to reinforce an integrated planning approach to designing new neighbourhoods by addressing the interfaces and connections between land uses. This is set out in the Integrated Precinct Design section.

The design of the precinct is informed by the following elements:

- Image and character;
- Housing;
- Employment and activity centres;
- Community facilities;
- Open space and natural systems;
- Transport and movement; and
- Utilities and energy.

Open Space and Natural Systems

Integrated open space network

Design Response

The design response included in the precinct structure plan should address the following questions:

- Q1. How have both qualitative and quantitative criteria been used in designing the open space network?
- Q2. How will the natural and cultural attributes of the precinct be protected, managed and enhanced within a network of public open spaces?
- Q3. How have a variety of quality, well distributed and multi-functional public open spaces, including linear trails, been provided to meet the needs of a wide range of future residents and users?
- Q4. How is the open space network linked to neighbourhoods within the precinct to ensure that it is easily accessible to all members of the community?
- Q5. How have opportunities to enable efficient use of active open space land been maximised?
- Q6. How has encumbered land been designed to form part of the open space network where appropriate?
- Q7. How have efficiencies been achieved in the size of retarding basins/wetlands, including by incorporating water sensitive urban design?
- Q8. How does the design of the open space and the development immediately surrounding it provide for community safety and passive surveillance?
- Q9. How is consideration of open space provision balanced with other objectives in favour of net community benefit and sustainable development?
- Q10. How does the location and design of open space and other public space take account of climate change, particularly increased temperatures and extreme weather events?

Outputs

The design response should be demonstrated by including the following outputs in the precinct structure plan:

- An open space plan showing active and passive public open space areas on a precinct-wide scale; the integration of different open space types; and how encumbered land has been appropriately used. (This can be combined with the Community Facilities Plan.)
- An open space table showing the different types of public open space (including its use as active or passive open space; its character, function, size and scale), use of encumbered land, opportunities taken to integrate open space types, and explanations of how open space (including shared space) will be managed. (This can be combined with the Community Facilities Table)
- A concept plan for active open space areas that provides a preliminary indication of the spatial configuration of sporting facilities within active open space areas. Where the active open space is co-located with community facilities, these should be included.

The precinct structure plan should respond to the following standards:

S1

Provide a network of quality, well-distributed, multi-functional and cost effective open space, catering for a broad range of users that includes:

- Local parks within 400m safe walking distance of at least 95% of all dwellings;
- Active open space within 1 kilometre of 95% of all dwellings;
- Linear parks and trails, most often along waterways, but also linked to vegetation corridors and road reserves within 1 kilometre of 95% of all dwellings. See Clause 56.05-2

S2

In residential areas, approximately 10% of the net developable area as total public open space, of which 6% is active open space.

In addition, residential precincts should contain active indoor recreation facilities that are co-located and/or share space with schools and integrated community facilities. This should result in an active indoor sports provision of approximately 5 hectares per 60,000 residents.

S3

In major employment areas, approximately 2% of net developable area as public open space, usually with a passive recreation function.

S4

In meeting standards S2 and S3, encumbered land should be used productively for open space. The network of local and district parks should be efficiently designed to maximise the integration and sharing of space with publicly accessible encumbered land.

Encumbered land usually includes land retained for drainage, electricity, biodiversity and cultural heritage purposes.

The parkland created by such sharing and integration should be suitable for the intended open space function/s, including maintenance. In this way encumbered land will be well utilised, while the total amount of open space can be optimised without adversely impacting on the quality and functionality of the network.

S5

Active open space should be:

- of an appropriate size, i.e. sufficient to incorporate two football/ cricket ovals, but small enough to enable regular spacing of active open space provision across the precinct. This configuration would generally require at least eight hectares;
- appropriate for its intended open space use in terms of quality and orientation; located on flat land (which can be cost effectively graded);
- located with access to, or making provision for a recycled or other sustainable water supply;
- designed to achieve sharing of space between sports; and
- linked to pedestrian and cycle paths.

S6

All public open space areas should be designed to maximize passive surveillance.

See Clauses 56.04-4 and 56.05-2

S7

The public open space network is combined with techniques for managing urban run-off and biodiversity. See Clauses 56.05-1, 56.04-4, 56.05-2, 56.07-4

Key Principles for Open Space Design

Planning the provision of open space in a precinct structure plan is about quality and quantity.

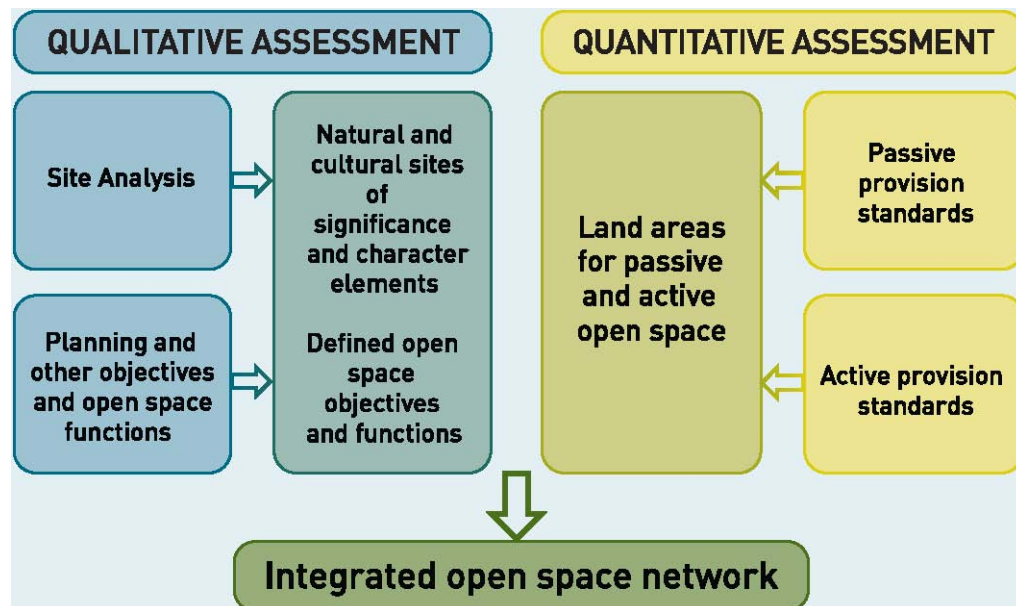
The quantitative assessment is to determine the amount and type of open space to be provided by analysing such factors as:

- the function of parks within the open space network;
- appropriate distribution and proximity to the precinct’s population;
- community needs for open space in the anticipated population;
- the amount of existing or planned open space in areas in the vicinity of the precinct.

The qualitative assessment involves taking into account:

- the precinct’s physical features such as topography, extent of native vegetation, cultural heritage and drainage reserves and considering how these can be integrated and shared with the open space network;
- the quality of other existing or planned open space in areas in the vicinity of the precinct.

Combining both assessments achieves an integrated open space network.



Community Facilities

Design Response

The design response included in the precinct structure plan should address the following questions:

- Q1. Has an appropriate amount of suitable land been allocated for facilities to meet community needs for growth areas?
- Q2. Has the community facility network responded to adopted council or agency service plans?
- Q3. Has safe and convenient access to community facilities (both local and regional) been provided by walking, cycling, public transport and car?
- Q4. How will the educational, health and cultural needs of the community be met by the provision of foundation, established and enhanced level facilities (both government and non-government) as the community develops, and how will these facilities be delivered? These facilities should be listed in the precinct infrastructure plan.
- Q5. How will emergency and justice services be located to minimise journey and response times, in terms of access, distance and congestion?
- Q6. How does the precinct structure plan provide opportunities for shared, co-located and/or integrated facilities to achieve effective and efficient infrastructure and early service delivery?
- Q7. How are school children encouraged to walk or cycle to school?
- Q8. How is consideration of community facilities provision balanced with other objectives in favour of net community benefit and sustainable development?

Outputs

The design response should be demonstrated by including the following outputs in the precinct structure plan:

- A community facilities plan setting out the location of facilities (foundation, established and enhanced) within the precinct. It should also identify the residential catchment area that the facility will service. (This can be combined with the open space plan).
- A community facilities table setting out what community facilities are to be provided, where they are located and who is responsible for funding and delivery, and potential users. This will inform the preparation of the precinct infrastructure plan. (This can be combined with the open space table).

Relevant Standards

The precinct structure plan should respond to the following standards:

S1

Community facilities (e.g. schools, community centres, active open space) are generally co-located with each other, and located either close to a neighbourhood activity centre or with good visual and physical links to a neighbourhood activity centre.

Lower density community uses (e.g. active open space) should generally be further from the activity centre than higher density community uses (e.g. childcare and community centres).

S2

Primary schools (both government and non-government) are located on connector streets carrying a local bus service, with a bus stop at the school boundary. See Clause 56.03-3.

S3

Secondary schools (both government and non-government) are located on connector streets with direct access to the PPTN (rail and/or bus based), where possible.

See Clause 56.03-3.

S4

Community facilities, and schools in particular, are linked to the cycling and walking network, and the local and regional public transport network.

S5

Where health services are needed, they are provided as part of either the community hub or activity centre.

S6

Emergency services provided should be located with easy access to the arterial road network. Any justice services provided should be located with easy access to the principal public transport network. These should be provided as part of either the community hub or activity centre where appropriate.

2 Hume Planning Scheme

2.1 Schedule to Clause 52.01

HUME PLANNING SCHEME

19/01/2006
VC37

SCHEDULE TO CLAUSE 52.01

Type or location of subdivision	Amount of contribution for public open space
None specified	

2.2 56.03-3 Planning for community facilities objective

To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.

Standard C4

A subdivision should:

- Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme.
- Locate community facilities on sites that are in or near activity centres and public transport.
- School sites should:

- Be integrated with the neighbourhood and located near activity centres.
- Be located on walking and cycling networks.
- Have a bus stop located along the school site boundary.
- Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets.
- Adjoin the public open space network and community sporting and other recreation facilities.
- Be integrated with community facilities.
- Be located on land that is not affected by physical, environmental or other constraints.

Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne. Primary schools should be located on connector streets and not on arterial roads.

New State Government school sites must meet the requirements of the Department of Education and Training and abut at least two streets with sufficient widths to provide student drop-off zones, bus parking and on-street parking in addition to other street functions.

2.3 56.05-2 Public open space provision objectives

- To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.
- To provide a network of public open space that caters for a broad range of users.
- To encourage healthy and active communities.
- To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.
- To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.

Standard C13

The provision of public open space should:

- Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme.
- Provide a network of well-distributed neighbourhood public open space that includes:

- Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences.
- Additional small local parks or public squares in activity centres and higher density residential areas.
- Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is:
 - Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space
 - Sufficient to incorporate two football/cricket ovals
 - Appropriate for the intended use in terms of quality and orientation
 - Located on flat land (which can be cost effectively graded)
 - Located with access to, or making provision for, a recycled or sustainable water supply
 - Adjoin schools and other community facilities where practical
 - Designed to achieve sharing of space between sports.
- Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings.

Public open space should:

- Be provided along foreshores, streams and permanent water bodies.
- Be linked to existing or proposed future public open spaces where appropriate.
- Be integrated with floodways and encumbered land that is accessible for public recreation.
- Be suitable for the intended use.
- Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences.
- Maximise passive surveillance.
- Be integrated with urban water management systems, waterways and other water bodies.
- Incorporate natural and cultural features where appropriate.

Appendix 3 Recommended Provision Ratios for Community Infrastructure in Melbourne's Growth Areas²

Table 1 - Provision ratios: Early Years

Service / Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Area
Item 1.1 4 Year Old Kindergarten Programs – Level 1 or 2	<p><i>Desired</i></p> <ul style="list-style-type: none"> 1 four year kindergarten enrolment for every four year old (assumes 100% utilisation). <p><i>Actual</i></p> <ul style="list-style-type: none"> In 2006 94% of four year old children were attending kindergarten (81% in sessional kindergarten and 13% in long day child care). (Source: <i>Council of Australian Governments' National Reform Agenda: Victoria's Plan to Improve Outcomes in Early Childhood</i> - March 2007). 	<ul style="list-style-type: none"> Capacity to accommodate 100% of 4 year olds. In facility terms this can be expressed as one standard room (with a licensed capacity of up to 30 places) accommodating the equivalent of 75 four year olds per week (assuming 3 groups of four year old enrolments). Given the preferred facility model for growth areas is a double kindergarten facility an indicative provision ratio of 1 double kindergarten per 150 four year olds is recommended. Expressed in overall population terms one double 4 year old kindergarten facility will be required for approximately every 10,000 people (Source: ASR Calculation using 2006 ABS Census data on the number of 4 year old children in each of the 5 participating Growth Councils)
Item 1.2 3 Year Old Supervised Activity Group – Level 1 or 2	<p>The <i>Council of Australian Governments' National Reform Agenda: Victoria's Plan to Improve Outcomes in Early Childhood</i> - March 2007) indicates that 30% of 3 year olds in Melbourne are attending 3 years old activity groups.</p> <p>Research undertaken by Growth Councils indicates that actual demand could be much higher than 30%, particularly in the growth areas. For example, Whittlesea City Council reports that demand in the new suburb of South Morang is around 85% of all 3 year olds</p>	<ul style="list-style-type: none"> Growth Councils should determine their own desired provision levels based on local demand patterns, expectations with respect to the future popularity of the service (i.e. will participation rates decline or rise) and Council's policy on the extent to which it wants to satisfy demand for this activity. However, where Councils clearly support the use of Council owned early years facilities by 3 year old supervised activity groups additional capacity should be allocated within proposed future facilities (e.g. a third room offering 30 licensed places in addition to the two rooms proposed to meet the needs of 4 year old kindergarten – refer to item 1.1 above)
Item 1.3 Maternal & Child Health Service (Centre Based Sessional) – Level 2	<p><i>Desired</i></p> <p>None identified</p> <p><i>Actual</i></p> <ul style="list-style-type: none"> 1 dual M&CH facility (assuming 20 M&CH sessions per week) for every 280 children aged 0 years of age (Source: ASR calculation based on Wyndham City Council M&CH session data measured against its total 0 year old population in 2006) 	<ul style="list-style-type: none"> Growth Councils should determine their own desired provision levels based on local municipal data. Councils should assess a variety of variables and particularly those that best express the demand likely to be placed on facility infrastructure (e.g. the number of M&CH sessions required per given population age cohort). 1 dual M&CH facility (assuming 20 M&CH sessions per week) for every 280 children aged 0 years of age (Source: ASR calculation based on Wyndham City Council M&CH session data measured against its total 0 year old population in 2006) Expressed in overall population terms 1 dual M&CH facility should be provided for every 16,000 people (Source: ASR calculation based on Wyndham City Council M&CH session data measured against its total 0 year old population in 2006)

² Based on the *Planning for Community Infrastructure In Growth Area Communities: Standards Project* report (April 2008) prepared by ASR Research Pty Ltd

Table 1 - Provision ratios: Early Years

Service / Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Area
Item 1.4 Playgroups – Level 1 or 2	<p><i>Desired</i> None identified</p> <p><i>Actual</i></p> <ul style="list-style-type: none"> The five participating Growth Councils have a combined total of 132 playgroups registered with Playgroup Victoria (refer to website: www.playgroup.org.au). Based on 2006 ABS population data, these Councils currently support 2.1 playgroups per 1,000 children aged 0 to 5 years. Using 2006 Wyndham City Council data, playgroup participation can also be expressed as 1 playgroup participant (i.e. the child) per 12 children aged 0 to 5 years) Also using 2006 Wyndham City Council data, the average number of children participating in each incorporated playgroup is approximately 40. 	<ul style="list-style-type: none"> Growth Councils should determine their own desired provision levels based on local municipal data. Desired provision levels should also be based on the number of children participating in playgroups. Alternatively, the Melbourne Metropolitan average or the Wyndham City Council figure of 2.1 playgroups per 1,000 children aged 0 to 5 years could be used as a guide Expressed in overall population terms the Wyndham figure equates to approximately 1 playgroup per 5,000 people (Source: ASR calculation using Wyndham City Council 2006 ABS Census population data)
Item 1.5 Child Care – Occasional Child Care: Level 2	<p><i>Desired</i> None identified</p> <p><i>Actual</i></p> <p>3 Australian Government supported occasional child care operational places per 1000 children aged 0 to 5 years – Australia 2004 (Source: Australian Institute of Health and Welfare 2005. <i>Australia's Welfare 2005</i>. AIHW cat. no. AUS65. Canberra: AIHW. Refer to website: www.aihw.gov.au)</p>	<ul style="list-style-type: none"> Growth Councils should determine their own desired provision levels based on local municipal data. Alternatively, the Australian (refer left) or Melbourne Metropolitan average number of places per 1,000 0 to 5 year olds (3 places per 1,000) could be used as a guide.
Item 1.6 Child Care – Long Day Child Care: Level 1	<p><i>Desired</i> None identified</p> <p><i>Actual</i></p> <ul style="list-style-type: none"> 150 Australian Government supported child care operational places per 1000 children aged 0 to 5 years – Australia 2004 (Source: Australian Institute of Health and Welfare 2005. <i>Australia's Welfare 2005</i>. AIHW cat. no. AUS65. Canberra: AIHW. Refer to website: www.aihw.gov.au). This consists of 43 community based places per 1,000 0 to 5 year olds, and 107 private-for-profit places per 1,000 0 to 5 year olds. 	<ul style="list-style-type: none"> Growth Councils should determine their own desired provision levels based on local municipal data. Alternatively, the Australian (refer left) or Melbourne metropolitan ratios could be applied Expressed in overall population terms the actual figures quoted left equates to approximately 1 long day child care centre (assuming it is licensed for 120 places) per 8,000 to 10,000 people across the Growth Councils (Source: ASR calculation using figures identified left and measured against the 0 to 5 year old population in each participating Growth area Council in 2006) Where Councils decide they want to provide a community based long day child care service either directly (as owner and operator) or indirectly (as owner of the land and / or facility), a provision target of one (60 to 120 places) facility per 40,000 to 50,000 people is recommended.

Table 1 - Provision ratios: Early Years

Service / Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Area
	<ul style="list-style-type: none"> Melbourne Metropolitan Provision Average of 1 place per 8.1 children aged 0 to 6 years (ASR calculation from data provided FaCHSIA) 	
Item 1.7 Child Care – Outside School Hours Care	<p><i>Actual</i> 150 Australian Government supported outside school hours care places per 1000 children aged 0 to 5 years – Australia 2004 (Source: Australian Institute of Health and Welfare 2005. <i>Australia's Welfare 2005</i>. AIHW cat. no. AUS65. Canberra: AIHW. Refer to website: www.aihw.gov.au).</p>	<ul style="list-style-type: none"> Growth Councils should determine their own desired provision levels based on local municipal data. Alternatively, the Australian (refer left) or Melbourne metropolitan average number of places per 1,000 0 to 5 year olds could be used as an indicative guide
Item 1.8 Early Childhood Intervention Services	<p><i>Actual</i> 1.6 centres per 10,000 people aged 0 to 6 years (ASR Research calculation based on 49 centres within the Melbourne Metropolitan area in 2006). It should be noted that this does not include DHS regional office locations or peak body / education facilities.</p>	<ul style="list-style-type: none"> It is recommended that Growth Councils and the Department of Human Services investigate and adopt an appropriate provision target. Alternatively, the Melbourne Metropolitan average could be used as a guide

Table 2 - Provision ratios: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual and / or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Areas
Item 2.1 Centre Based Libraries: Level 3 & 4	<p><i>Actual</i> - Melbourne Metropolitan Library Provision in 2006 was 1 Static Library per 30,000 people (Source: ASR Research calculation using data from <i>Annual Survey of Public Library Services in Victoria 2005-06</i>, Department of Victorian Communities, 2006)</p> <p><i>Desired</i> – <i>Community Hubs and the Public Library</i> report recommends:</p> <ul style="list-style-type: none"> 1 Static Library per 30,000 people; or 45 to 48 square metres per 1,000 people <p>(Source: <i>Community Hubs and the Public Library</i>, Department of Victorian Communities, 2007)</p>	<ul style="list-style-type: none"> 1 Library per 30,000-60,000 people
Item 2.3 Neighbourhood House Programs s: Level 1 or 2	<p><i>Actual</i> There are 349 neighbourhood houses across Victoria (182 in Metropolitan Melbourne).</p>	<ul style="list-style-type: none"> Subject to discussions with State Government encourage provision at Level 1; i.e. 1 Neighbourhood House program per 10,000 people. Alternatively, at least the Melbourne Metropolitan average of 1 Neighbourhood House per 20,000 people could be used as a guide.

Table 2 - Provision ratios: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual and / or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Areas
	The 2006 Melbourne Metropolitan Neighbourhood House provision ratio was 1 neighbourhood house per 20,000 people (Source: ASR Research calculation using directory information provided by the Association of Neighbourhood Houses & Learning Centres Inc. Refer to website: www.anhlc.asn.au .)	
Item 2.3 Community Meeting spaces: Levels 1, 2, 3, 4 & 5	<i>Desired</i> None identified <i>Actual</i> Not calculated	<ul style="list-style-type: none"> • 1 200+ people venue per 20,000 people • 1 101-200 people venue per 8,000 people • 1 51-100 people venue per 8,000 people • 1 21-50 people venue per 8,000 people • 1 1-20 people venue per 4,000 people
Item 2.4 Level 1 Youth facilities	<i>Desired</i> None identified <i>Actual</i> Not calculated	<ul style="list-style-type: none"> • Youth friendly spaces designed as part of Level 1 multi-purpose Council community centres (1 Centre per 8,000 people)
Item 2.5 Level 3 or 4 Youth Resource Centres Level 1 and 3	<i>Desired</i> 1 dedicated youth space (or centre) per 30,000 people (Source: City of Whittlesea Youth Plan 2030) <i>Actual</i> Not calculated	<ul style="list-style-type: none"> • 1 youth resource centre (incorporated within Level 3 multi-purpose Council community centres) per 30,000 – 60,000 people
Item 2.6 Multi-purpose community centres: Level 1 or 2	<i>Actual</i> Not calculated <i>Desired</i> <ul style="list-style-type: none"> • 1 per 8,000 people • 1 per 16,000 people 	<ul style="list-style-type: none"> • 1 Level 1 Multi-Purpose Community Centre per 8,000 to 10,000 people
Item 2.7 Multi-purpose community	<i>Desired</i> <ul style="list-style-type: none"> • 1 per 8,000 people 	<ul style="list-style-type: none"> • 1 Level 3 Multi-Purpose Community Centre per 40,000 to 50,000 people

Table 2 - Provision ratios: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual and / or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Areas
centres: Level 3	<i>Actual</i> Not calculated	
Item 2.8 Arts and Cultural Facilities: Level 1 - Flexible, multipurpose, shared use community art space	<i>Desired</i> None identified <i>Actual</i> Not calculated	<ul style="list-style-type: none"> • Spaces to be provided within Level 1 Multi-Purpose Community Centre (1 per 8,000 to 10,000 people)
Item 2.9 Arts and Cultural Facilities: Level 2 or 3 Co-located, dedicated performing art and/or exhibition facilities	<i>Desired</i> None identified <i>Actual</i> Not calculated	<ul style="list-style-type: none"> • 1 co-located (e.g. government secondary college) performing arts facility per 40,000 to 60,000 people
Item 2.10 Arts and Cultural Facilities: Level 3– Community Arts Centre	<i>Desired</i> None identified <i>Actual</i> Not calculated	<ul style="list-style-type: none"> • 1 Level 3 community arts centre per 40,000 to 60,000 people
Item 2.11 Arts and Cultural Facilities: Level 4/5 – Regional Arts Centre	<i>Desired</i> None identified <i>Actual</i> Not calculated	<ul style="list-style-type: none"> • 1 Regional Arts Centre per municipality
Item 2.12 Arts and Cultural Facilities: Public art	<i>Desired</i> None identified <i>Actual</i> Not calculated	<ul style="list-style-type: none"> • 1 Level 3 Public Art project per 40,000 to 60,000 people

Table 3 - Provision ratios: Aged & Disability

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Areas
Item 3.1 Seniors' groups (senior citizens clubs, special interest groups, groups involved in active ageing programs)	<p><i>Desired</i> None identified</p> <p><i>Actual</i> Not calculated</p>	<p>Level 1 or 2: Access to 1 large multi-purpose meeting space per 8 to 10,000 people (within designated Level 1 multi-purpose community centre)</p> <p>Level 3: Access to 1 multi-purpose meeting space per 40,000 to 60,000 people (within each multi-purpose community centre)</p>
Item 3.2 Home & Community Care - Planned Activity Group : Level 3	<p><i>Desired</i> None identified</p> <p><i>Actual</i> Not calculated</p>	1 PAG per 40,000 to 60,000 people: Level 3
Item 3.3 Home & Community Care – Delivered Meals Dispatch facility	<p><i>Desired</i> None identified</p> <p><i>Actual</i> Not calculated</p>	1 Dispatch facility per 40,000 to 60,000 people: Level 3
Item 3.4 Residential Aged Care – Low Care	<p><i>Desired</i> 44 low level bed per 1,000 people aged 70 years and over (Source: Department of Health & Ageing)</p>	<ul style="list-style-type: none"> • 44 low level beds per 1,000 people aged 70 years and over • Although the planning ratios for residential aged care facilities are regularly adjusted, Growth Councils should estimate the total supply requirements of a given growth node in the earliest stages of planning to facilitate developer / operator interest and achieve optimal locational and amenity outcomes.
Item 3.5 Residential Aged Care – High Care	<p><i>Desired</i> 44 high level bed per 1,000 people aged 70 years and over (Source: Department of Health & Ageing)</p>	<ul style="list-style-type: none"> • 44 high level bed per 1,000 people aged 70 years and over • Although the planning ratios for residential aged care facilities are regularly adjusted, Growth Councils should estimate the total supply requirements of a given growth node in the earliest stages of planning to facilitate developer / operator interest and achieve optimal locational and amenity outcomes.

Table 4 – Provision ratios: Indoor Recreation

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Areas
Item 4.1 Council Indoor Aquatic/Fitness Centres Leisure Centres Levels 3 or 4	1 Council Aquatic Leisure Centre per 40 to 50,000 people	<ul style="list-style-type: none"> 1 Council Aquatic Leisure Centre per 40,000 people (Level 3). Some elements of the centre (if provided), such as a warm water pool, 50m program pool, water slide etc may have a Level 4 municipal catchment
Item 4.2 Council Indoor recreation centres / stadiums (hard court): Level 1/2 and Level 3	1 indoor recreation stadium per 10,000 -15,000 people	<ul style="list-style-type: none"> Level 2: Neighbourhood level indoor stadiums: 1 (2 court) facility per 20,000 to 30,000 people Level 3: Higher order indoor stadium: 1 (4-6 court) facility per 40,000 to 60,000 people

Table 5 – Provision ratios: Active Outdoor Sport and Recreation and Passive Open Space

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Areas
Overview of active open space provision.	<p><i>Desired</i></p> <p>Wyndham Open Space Strategy (2003) provides for 2.0 hectares for sports grounds per 1000 population where sports grounds are not provided on school sites.</p> <p>Melton Leisure and Open Space Strategy (2005) provides for 2.2 hectares of for local and district level sports per 1000 population.</p> <p>Cardina Shire has adopted a provision ratio of 2 hectares for sport in new urban areas.</p> <p>Casey Draft Recreational Open Space Strategy (2000) recommends that junior sports grounds be within 1 km of most residencies and that district level sports ground be within 2.0 km of most residencies.</p> <p>The Queensland Government's Open Space for Sport and Recreation Planning Principles (2003) recommends 2.0 hectares of land for sport. This has been adopted by at least 13 Queensland councils.</p>	<ul style="list-style-type: none"> Demand modelling based on Victorian ERASS data shows that a minimum of 2.0 hectares of active open space is required to meet the metropolitan average for sport. This is consistent with provision ratios being adopted by councils both locally and interstate. It is therefore recommended that Growth area Councils aim to provide a minimum of 2.0 hectares of active open space (excluding golf courses) per 1,000 people is provided within growth area locations. This active open space is to be distributed between Level 1 active open space reserves (refer to Item 5.1), Level 3 + active open space reserves (refer to Item 5.2), Level 2 tennis facilities (refer to Item 5.6), Level 3 + tennis facilities (refer to Item 5.7) and lawn bowls facilities (refer to Item 5.7). Even where alternatives to tennis and lawn bowls are identified because of differences in local participation preferences, Growth area Councils will aim to ensure that the provision of 2.0 hectares per 1,000 people is achieved.

Table 5 – Provision ratios: Active Outdoor Sport and Recreation and Passive Open Space

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Areas
Item 5.1 Level 1 active open space reserves	Many older growth area plans refer to 1 active outdoor reserve per 2,000 to 3,000 households on 4 to 5 ha of land	One Level 1 active open space reserve (8 ha per active open space reserve) per 6,000 people.
Item 5.2 Higher order active open space reserve: Level 3, 4 & 5	1 to 40,000 people	1 higher order active open space reserve (30 hectare open space reserve) per 50,000 people.
Item 5.3 Neighbourhood and Higher Order level active open space reserve pavilions: Level 1 and 3	<i>Actual</i> Not identified <i>Desired</i> Not identified	Level 1 Pavilion – 1 per 6,000 people (or designated active recreation reserve) Level 3 Pavilion – 1 per 50,000 people
Item 5.4 Low order passive open space reserves: Levels 1 & 2	<i>Desired</i> 0.7 to 1ha of passive open space per 1,000 people(or 300 to 400 households)	Level 1: 0.7 to 1 ha of passive open space per 1,000 people (or 300 to 400 households) Level 2: 2.5 to 4 hectares of passive open space per 2 kilometre radius
Item 5.5 Higher order passive open space reserves Level 3, 4 & 5	Refer to <i>Linking People and Spaces A strategy for Melbourne's open space network</i> .	Refer to <i>Linking People and Spaces A strategy for Melbourne's open space network</i> .
Item 5.6 Tennis facilities (including pavilion): Level 2, 3, 4 and 5	<i>Desired</i> 1 court per 2,500 people (Source: <i>Tennis Victoria Strategic Plan 1999</i>) 1 court per 1,500 people: Melton 1 court per 2,500 people: Whittlesea	<ul style="list-style-type: none"> • 1 x 2 court (free to the public) facility (no pavilion) per 25,000 to 35,000 people • 1 x 6 to 10 court facility (with pavilion) per 25,000 to 35,000 people • 1 x 24 court facility (with pavilion) per municipality / region per municipality
Item 5.7 Lawn Bowls Facility	<i>Actual</i> The Melbourne metropolitan area has 156 lawn bowls clubs (Source: Royal Victorian Bowls Association website. Based on 2006 ABS Census population data this equates to 1 club / facility per 23,000 people. RVBA recognises that there are too many venues across Melbourne)	<ul style="list-style-type: none"> • 1 lawn bowls facility (4 greens) per 40,000 people
Item 5.8	<i>Actual</i>	<ul style="list-style-type: none"> • Growth Councils should prepare detailed bicycle / pedestrian network plans for specific growth

Table 5 – Provision ratios: Active Outdoor Sport and Recreation and Passive Open Space

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Areas
Bicycle / Pedestrian Trail Infrastructure	None identified	area nodes.
Item 5.9 Outdoor netball facilities	<i>Desired</i> 1 court per 7,000 people: Melton 1 court per 7,500 people: Wyndham	<ul style="list-style-type: none"> • Overall provision: 1 outdoor court per 3,500 people (approximately) • Level 1: 1 x 2 court outdoor netball facility per 16,000 people (located on government primary school sites) • Level 3: 1 x 8 court outdoor netball facility per 50,000 people

Table 6 – Provision ratios: Education & Training

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Area
Item 6.1 Government Primary Schools: Level 1	1 government primary school per 3,000 households	1 government primary school per 8,000 to 10,000 people
Item 6.2 Government Secondary Schools: Level 2	1 government secondary school per 9,000 households	1 government secondary school per 25,000 to 30,000 people
Item 6.3 Specialist Schools: Level 3	<p><i>Desired</i> None identified</p> <p><i>Actual</i> There are 65 special developmental schools in the Melbourne metropolitan area. Based on 2006 ABS Census population data this equates to 1 special developmental school per 55,271 people.</p>	<p>The Department of Education and Early Childhood Development will determine the need for special developmental schools via its school planning process in consultation with Growth Councils.</p> <p>However, as a general guide, growth area nodes which are likely to exceed 50,000 people should be assessed for the provision of special developmental schools.</p>
Item 6.4 Catholic Primary Schools	<p><i>Actual</i> The Archdiocese of Melbourne hosts the largest Catholic education system in the country that includes 256 primary schools and educates approximately one in five metropolitan students.</p> <p>In the north west growth area municipalities (Wyndham, Melton, Hume and Whittlesea) actual provision levels are 1 Catholic primary school per 18,000 people.</p>	<p>Depending on the Catholicity rate, a primary school could be warranted for each 5,000 households.</p> <p>(Source: Catholic Education Office)</p>
Item 6.5 Catholic Secondary Schools	<p><i>Actual</i> The Archdiocese of Melbourne hosts the largest Catholic education system in the country that includes 65 secondary schools and educates approximately one in five metropolitan students.</p> <p>In the north west growth area municipalities (Wyndham, Melton, Hume and Whittlesea) actual provision levels are 1 Catholic Secondary per 58,000 people.</p>	<p>In general a secondary school could be warranted for each 16,000 households. This equates to three feeder primary schools</p> <p>(Source: Catholic Education Office)</p>

Table 6 – Provision ratios: Education & Training

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Area
Item 6.6 Higher Education Facilities	<p><i>Desired</i> None identified</p> <p><i>Actual</i> In metropolitan Melbourne, there are 8 university providers operating over 27 campuses and 7 TAFE providers with campuses.</p> <p><i>Student Participation</i> In 2004, 4.9% of the total Victorian population aged between 18 and 64 was enrolled in a higher education course at a Victorian public university. This figure rises to 20% if only those aged 18-24 years are considered, while 2.1% of people aged over 25 (and under 64) were enrolled in tertiary education in 2004. (Source: Victorian Higher Education website: http://www.highered.vic.gov.au/statistics/population.asp)</p>	There are no specific higher education facility provision ratios for growth areas. The decision to expand existing campuses or establish new outreach facilities within growth areas will largely be an outcome of the strategic planning processes of existing providers.

Table 7 – Provision ratios: Law & Emergency Services

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Area
Items 7.1 Victoria Police	<p><i>Actual</i> There are approximately 100 police stations in metropolitan Melbourne. Based on 2006 ABS Census population data the metropolitan area has 1 police station per 37,037 people.</p>	Victoria Police, CFA, VICSES and the Department of Justice should work closely with Growth Councils to determine appropriate police station, CFA station and SES unit provision strategies. However, as a general goal provision levels should ensure appropriate response time outcomes are achieved.
Fire (Country Fire Authority)	<p><i>Actual</i> A calculation of the number of CFA stations in each of the five participating Growth Councils against their 2006 municipal population shows the following actual provision levels (it should be noted that some of the municipalities contain MFB stations as well, but are not calculated in the figures below) :</p> <ul style="list-style-type: none"> • City of Casey – 1 station per 15,228 people 	As above

Table 7 – Provision ratios: Law & Emergency Services

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Area
Victorian State Emergency Services (VICSES)	<ul style="list-style-type: none"> • Hume City Council – 1 station per 18,335 people • City of Whittlesea – 1 station per 15,702 people • Wyndham City Council – 1 station per 15,876 people • Shire of Melton – 1 station per 8,556 people. <p>These figures indicate an overall growth area average of 1 CFA station per 14,739 people.</p> <p><i>Actual</i> The Central Region of VICSES (that includes all five participating Growth Councils) incorporates the greater Melbourne Metropolitan Area, reaching from Werribee in the west, Sunbury to the north, Upper Yarra and Pakenham to the west and the entire Mornington Peninsula to the south.</p> <p>Central Region provides support to approximately 1500 volunteers who make up 33 units.</p> <p>Based on the 2006 ABS Census Melbourne metropolitan population there is one VICSES unit per 108,866 people.</p>	As above
Metropolitan Ambulance Service (MAS)	<p><i>Actual</i> A calculation of the number of ambulance stations in each of the five participating Growth Councils against their 2006 municipal population shows the following actual provision levels :</p> <ul style="list-style-type: none"> • City of Casey – 1 station per 71,653 people; • Hume City Council – 1 station per 36,946 people; • City of Whittlesea – 1 station per 62,323 people; • Wyndham City Council – 1 station per 56,347 people; and • Shire of Melton – 1 station per 78,912 people. <p>These figures indicate an overall growth area average of 1 ambulance station per 56,583 people.</p>	As above

Table 7 – Provision ratios: Law & Emergency Services

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Area
Item 7.2 Judicial facilities	<p><i>Desired</i> None identified</p> <p><i>Actual</i> None identified</p>	None identified. Judicial facility provision strategies for each growth area will ultimately depend on needs assessments undertaken by the Department of Justice.

Table 8 – Provision ratios: Health, Community Services & Social Housing

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Area
Item 8.1 Community Based Health Care (Level 5)	1 per 200,000-250,000 people	1 per 200,000-250,000 people
Item 8.2 Community Based Health Care (Level 4)	1 per 100,000-200,000 people	1 per 100,000-200,000 people
Item 8.3 Community Based Health Care (Level 3)	1 per 50,000-100,000 people	1 per 50,000-100,000 people
Item 8.4 Community Based Health Care (Level 2)	1 per 10,000-50,000 people	1 per 10,000-50,000 people
Item 8.5 Social Housing	In Victoria, social housing constitutes 3.8% of all dwellings, against a national average of 5%. However, in Melbourne's growth areas social housing provision is well below these State and national levels (refer below). Social housing is declining as a proportion of dwellings and of new dwellings. Since 1985, public sector housing approvals as a proportion of all approvals in Victoria have reduced from 8% to less than 2% in 2002 (Source: <i>Commonwealth State Housing Agreement Bilateral Plan - Summary document: July 2003 – June 2008</i> , Office of Housing). The 2006 ABS Census (refer to table B32 "Tenure Type and Landlord Type by Dwelling Structure" for each municipality) indicates the following social housing provision levels for each of	<p>Growth Councils should work closely with the Office of Housing to determine appropriate social housing provision strategies including stock levels.</p> <p>However, as a general goal, social housing provision in growth areas should seek to achieve parity with the Victorian State average (i.e. 3.8%).</p>

Table 8 – Provision ratios: Health, Community Services & Social Housing

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Area
	<p>the participating Growth Councils (calculated by adding “State or territory housing authority” and “Housing co-operative / community /church group” rows of table B32):</p> <ul style="list-style-type: none"> • Hume City Council – 3.6% of all municipal dwellings; • City of Casey – 2.3%; • City of Whittlesea – 1.6%; • Wyndham City Council – 1.7%; and • Shire of Melton – 1.5%. <p>Based on these figures an overall average of 2.1% of Melbourne’s growth area dwellings are social housing.</p>	

Appendix 4 Recommended Community Infrastructure Provision Models for Melbourne's Growth Areas

Table 1 – Planning Standards: Early Years Services

Service / Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
Item 1.1 4 Year Old Kindergarten Programs – Level 1 or 2	<p>For historic reasons many Councils still have stand-alone kindergartens. However, the general preference is to rationalise such facilities or build new facilities as an integrated suite of early years services (or a 'children's services hub')</p> <p>Kindergartens within multi-purpose facilities traditionally take many different forms. However, within Growth Councils they are generally co-located with maternal and child health and community meeting spaces.</p> <p>Some long day child care centres also offer four year old kindergarten programs as part of their service. However, provision does not currently constitute a large part of kindergarten supply³.</p> <p>Kindergartens are typically managed by Committees of Management. Operational funding is provided by the State Government. Additional 'Cluster management funding' is provided for organisations with 5 or more preschools.</p>	<p>Because of changing State Government policies and departmental structures, Growth Councils are likely to be presented with two major options in terms of 4 year old kindergarten provision:</p> <ul style="list-style-type: none"> • Continue to accommodate kindergarten services within proposed Council owned community centres that predominantly function as early years facilities or multipurpose community centres • Locate kindergarten services on proposed new government primary school sites as part of an integrated early years facility - a model recently expressed in State Government policy <p>In either option the facility model is likely to be similar in so far as the early years facility should incorporate capacity for a double room kindergarten; consulting suites for M&CH, allied health, early intervention and other early years providers; and flexible activity space for playgroups, occasional care and other children's programs to operate from.</p>	<p>The preferred model of kindergarten provision in growth areas is either of the following options:</p> <ol style="list-style-type: none"> 1. Incorporate two kindergarten rooms (providing a total capacity of 60 licensed places, or 30 places in each room) into an integrated early years component within an integrated multi-purpose community centre located on a minimum of 0.8ha (8,000 square metres) of land⁴. Indicatively, 400 square metres of building floor area should be allocated for an early years facility assuming two kindergarten rooms, two consulting suites (for services such as maternal & child health or other visiting services) and some flexible meeting space for playgroups, occasional care, 3 year old activity groups etc. An external play area of 420 square metres minimum is required 2. Incorporate two kindergarten rooms as described above into an integrated early years facility on proposed new or redeveloped government primary school sites. New school sites are typically 3.5ha. This would have to be increased to around 3.8ha to accommodate the early years facility (if no other community use facilities are proposed).
Item 1.2 3 Year Old Supervised Activity Group – Level 1 or 2	<p>3 year old activity groups generally operate from the same spaces used to operate 4 year old kindergarten programs (but are not eligible for State funding).</p> <p>It should be noted that 3 year old supervised activity groups have also been referred to by some Councils as 3</p>	<p>3 year old activity groups will continue to generally operate from the same spaces used to operate 4 year old kindergarten programs. Therefore, the model articulated above is relevant to the provision of 3 year old activity groups.</p>	<p>No additional land or building floor areas is required if the 3 year old groups are run in the 4 year old kindergarten rooms.</p> <p>An additional 100 -120 square metres of floor area would be required if a third room was built. An additional 0.03</p>

³ In 2006 94% of four year old children were attending kindergarten (81% in sessional kindergarten and 13% in long day child care): Sourced from *Council of Australian Governments' National Reform Agenda: Victoria's Plan to Improve Outcomes in Early Childhood - March 2007*.

⁴ The 0.8 hectare allocation assumes the multi-purpose community facility will have a range of additional functions beyond the early years services identified (e.g. small to large meeting spaces, youth spaces, neighbourhood house classroom spaces etc.)

Service / Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
	<p>year old kindergarten and others as playgroups (in a supervised format). Interpreted in this way, such programs are also typically accommodated in facilities owned / managed by Churches, Neighbourhood Houses and non-government organisations.</p>	<p>However, it should be noted that the demand for 3 year old activity groups has risen dramatically over the past decade and is likely to increase further in future. This demand may not be able to be catered for at double room kindergartens and third rooms of similar size to the normal kindergarten room may be required in early years facilities. These rooms could be also be used for occasional care and other early years programs.</p> <p>Alternatively, the 3 year old activity group may be run from an activity room within a multipurpose community centre.</p>	<p>ha of land could be required to accommodate the third room and extra carparking and external play space</p>
<p>Item 1.3 Maternal & Child Health Service (Centre Based Sessional) – Level 2</p>	<p>The Maternal and Child Health Service (M&CH) is a free service for all Victorian families with children aged 0-6 years. The Service offers support, information and advice regarding parenting, child health and development, maternal health and well-being and family planning. Parents can also join groups that provide health information and an opportunity to meet other parents in the local area</p> <p>As with Kindergartens, and for historic reasons, many Councils still have stand-alone M&CH centres, however, the general preference is to rationalise such facilities or build new facilities as an integrated suite of early years services (or a ‘children’s services hub’). This also incorporates a preference for establishing a dual nurse service that requires two consulting rooms, a foyer / waiting area and small meeting space for group related activities.</p> <p>M&CH services within multi-purpose facilities traditionally take many different forms. However, within Growth Councils they are generally co-located with Kindergarten and general community meeting spaces. Other multi-purpose facility forms include co-location with community health services, library services, facilities within shopping centres and neighbourhood houses.</p>	<p>Because of changing State Government policies and departmental structures, Growth Councils are likely to be presented with two major options in terms of M&CH provision:</p> <ul style="list-style-type: none"> • Continue to accommodate M&CH services within proposed Council owned community centres that predominantly function as an early years facility • Locate M&CH services on proposed new government primary school sites as part of an integrated early years facility, a model recently expressed in State Government policy. <p>In either option the facility model is likely to be similar in so far as the early years facility should incorporate capacity for a double room kindergarten; consulting suites for M&CH, allied health, early intervention and other early years providers; and flexible activity space for playgroups and other children’s programs.</p>	<p>The preferred model of M&CH provision in growth areas is either of the following options:</p> <ul style="list-style-type: none"> • Allocate 90 to 100 square metres for an M&CH component within an integrated early years facility that will form part of a multi-purpose community centre located on a minimum of 8,000 square metres of land. • Allocate 90 to 100 square metres for an M&CH component within an integrated early years facility on proposed new or redeveloped government primary school sites. New school sites are typically 3.5ha. This would have to be increased to around 5ha to accommodate the early years facility.

Service / Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
Item 1.4 Playgroups – Level 1 or 2	<p>Playgroup is for babies, toddlers and preschoolers and their parents or carers. Playgroups are run at community venues such as maternal and child health centres, kindergartens, halls, community centres, primary schools and aged care facilities.</p> <p>Playgroup service models can include a more general and informal format, a supervised playgroup format and a 3 year and rostered format (essentially a 3 year old kindergarten program. Refer above to 3 year old kindergarten)</p> <p>State and Federal Government polices particularly support the establishment of playgroups targeting 'vulnerable' communities (e.g. low socio-economic status and newly arrived migrants).</p>	<p>Playgroups may be encouraged to operate from a wide range of community facilities, both Council and non-Council (including church based, non-government organisations and private homes).</p> <p>The facility forms likely to accommodate the majority of demand for playgroups are early years facilities (whether they be located on proposed school sites or integrated within proposed multi-purpose community centres) and multi-purpose community centres (generally using a medium to large flexible meeting space with good storage capacity).</p>	<p>The preferred models of playgroup provision in growth areas are as follows:</p> <ul style="list-style-type: none"> • Using flexible meeting spaces located within a multi-purpose community centre located on a minimum of 0.8ha of land. • Using flexible meeting spaces within an integrated early years facility on proposed new or redeveloped government primary school sites. • Using other suitable venues like schools and church halls, library activity spaces etc
Item 1.5 Child Care – Occasional Child Care: Level 2 (read in conjunction with item 1.4)	<p>Occasional care comprises services usually provided at a centre on an hourly or sessional basis for short periods or at irregular intervals for parents who need time to attend appointments, take care of personal matters, undertake casual and part-time employment, study or have temporary respite from full-time parenting.</p> <p>Although a few stand-alone occasional child care facilities exist, most occasional care is provided to support / or in conjunction with other service and facility forms such as Neighbourhood Houses and Leisure Centres.</p>	<p>Incorporate capacity for between 15 and 30 places within / as part of proposed community facilities such as municipal leisure centres, neighbourhood houses, community arts facilities, early years facilities and multi-purpose community centres.</p>	<p>Refer to items 1.1, 1.3, 2.4 and 2.6</p>
Item 1.6 Child Care – Long Day Child Care: Level 1	<p>Centre-based long day care comprises services aimed primarily at 0-5 year olds that are provided in a purpose built centre.</p> <p>Private provision is predominantly stand-alone. Local</p>	<p>The preference is to provide long day child care facilities in a stand-alone form because of their highly regulated and dedicated requirements and locate them in or near to community infrastructure hubs or activity centres and adjacent to other Level 1 infrastructure, such as early</p>	<ul style="list-style-type: none"> • A typical 120 place long day care facility will require approximately 0.25ha. • Although not the preferred model, if a Growth Council identifies the need to incorporate a long day child care facility within a multi-purpose community facility it

Service / Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
	Government models include a mixture of stand-alone and multi-purpose facilities ⁵ (e.g. incorporated with kindergarten and maternal & child health).	<p>years facilities or multipurpose community facilities. Where applicable this is best achieved via a detailed precinct planning process.</p> <p>The option of facilitating the provision of community based long day child care should be considered by the Growth Council to increase the choice of provider options beyond the private sector⁶. Options could include identifying sites in growth areas or increasing the land parcels for the proposed early years facilities and seeking partnership arrangements with non-government organisations to develop/operate the centres on these sites.</p>	<p>should ensure that the facility is on a minimum of 0.8ha of land square metres. It would be preferable that the services offered from the community facility were early years services.</p> <ul style="list-style-type: none"> • Where long day child care provision is also identified on government primary school sites discussions will need to be undertaken with DEECD to confirm how much additional land for school sites will be required.
Item 1.7 Child Care – Outside School Hours Care	<p>Outside school hours care comprises services provided for school-aged children (5-12 year olds) outside school hours during term and vacations. Care may also be provided on student-free days and when school finishes early.</p> <p>Programs currently operate from primary schools (i.e. government, Catholic and independent schools) and community centres</p>	<p>Support the delivery of outside of school hours care from primary school sites.</p> <p>Ensure the design of proposed government and non government primary schools adequately caters for the needs of this service.</p>	<p>Refer to <i>National Standards for Outside School Hours Care</i> (Community Services Ministers' conference—June 1995)</p> <p>Also refer to Government Primary Schools section.</p>
Item 1.8 Early Childhood Intervention Services	<p>Early Childhood Intervention Services (ECIS) support children with a disability or developmental delay from birth to school entry and their families.</p> <p>ECIS provides special education, therapy, counselling,</p>	<p>Planning for an ECIS facility should be integrated with the planning of early years facilities. However, because demand will be small in comparison to kindergarten and M&CH services, an ECIS service will not be required at every proposed early years facility. One option is to</p>	<p>Land area and building footprint required will depend on the services being offered and the degree to which the services can be accommodated within the multipurpose community centre.</p>

⁵ While Local Government is a provider of long day child care due to capital Federal / State Government subsidies in the 1980s and 1990s investment in new facilities has declined significantly over the past decade when those subsidies ceased.

⁶ It should be noted that the Federal Labor Party has announced intentions to fund the construction of long day child care facilities on primary schools. Growth area Councils will need to monitor this possibility very closely as it may prove to be significant in the planning of future community based long day child care in growth areas.

Service / Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
	service planning and coordination, assistance and support to access services such as kindergarten and child care.	construct a third room within a proposed early years facility.	

Table 2 - Planning Standards: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
Item 2.1 Centre Based Libraries: Level 3 & 4	<p>Although the vast majority of libraries in Victoria operate from stand-alone settings, many recent library developments have incorporated other service and activity functions.</p> <p>In many communities, the library space has been incorporated into a larger integrated community hub often combining meeting spaces, neighbourhood centres and/or co-located with other agencies and services funded by both State, Local and Federal Government (note: a survey by Local Government Victoria in 2004 found that there were at least 36 multiple use library facilities in Victoria)</p> <p>In some cases, the library is developed as a community learning centre or a component of a larger multipurpose community centre.</p> <p>(Source: <i>Community Hubs and the Public Library</i>, Department of Victorian Communities, 2007)</p>	<p>Sites for level 3 and/or 4 library centre sites should be identified in the growth areas and incorporate other important service and activity functions, particularly meeting and classroom spaces.</p> <p>A Level 4 library will function as the municipality's most significant library facility and incorporate other more specialised services (e.g. genealogy, historical society material etc).</p> <p>Library facilities should also be located in prominent community hub / activity centre locations and, where applicable, co-located with (or be a component of) other higher order facilities such as Council Civic buildings or large multipurpose centre (which may also provide level 1 and 2 services)</p> <p>Libraries are also likely to strengthen their role in direct program / service delivery such as arts activities, homework support etc.</p>	<p><i>Land area</i></p> <ul style="list-style-type: none"> Land: 1 to 1.5 ha (Level 3 & 4 libraries which comprise typical library spaces and areas for other community activities and programs) <p><i>Building area</i></p> <ul style="list-style-type: none"> Building floor area: 1,000 to 1,500 square metres for Level 3 libraries and 2,000 to 2,500 square metres for Level 4 libraries
Item 2.2 Neighbourhood House Programs: Level 1 or 2	<p>Neighbourhood Houses are known by many different names. These names including:</p> <ul style="list-style-type: none"> Community Houses Living and Learning Centres Neighbourhood Centres 	<p>Neighbourhood House programs should be offered from the proposed Level 1 and 2 multi-purpose community centre sites.</p> <p>A dedicated space or spaces may be required for typical Neighbourhood House programs or it may be integrated</p>	<p><i>Land area</i></p> <p>Refer to neighbourhood level multi-purpose community centre sites (Item no 2.6)</p> <p><i>Building area</i></p> <p>The floor area would depend on whether a dedicated</p>

Community Service / Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
	<ul style="list-style-type: none"> Learning Centres <p>Neighbourhood houses provide a broad range of community events and social, educational, cultural and recreational programs at low cost. They aim to enhance the social, cultural and economic development of communities and run on principles of inclusive participation, community empowerment, life-long learning and active citizenship.</p>	with other facility forms such as a library.	space is required for the service and the complexity/breadth of the service. For a dedicated service, the floor area could range from 200-600 square metres.
Item 2.3 Meeting spaces: Levels 1, 2, 3, 4 & 5 for community activities	<ul style="list-style-type: none"> Typically, Council owned meeting spaces can take many different forms including dedicated halls, small to large spaces within multi-purpose community facilities and Neighbourhood Houses, and spaces within higher order community facilities such as libraries, cultural centres, leisure centres and civic centres. Non Council providers, such as Churches and non government community organisations, have been important in providing meeting spaces 	<p>Almost any proposed community facility form in growth areas can and should incorporate meeting spaces. These include</p> <ul style="list-style-type: none"> Neighbourhood level community centres The construction of joint school / community use meeting spaces at proposed government primary and secondary schools Libraries Leisure centres Community arts venues Sporting pavilions Special purpose spaces (e.g. band rooms and multi-media) 	<p>Meeting spaces will be component elements of the larger community facilities. The floor and land areas required will depend on the type and range of activities to be accommodated by the meeting spaces. The floor areas could range from 30 square metres for small group activities through to 400 square meters for large functions of more than 200 people.</p> <p>The number and size of meeting spaces required should be determined through a detailed community infrastructure assessment.</p>
Item 2.4 Level 1 Youth facilities	<p>The level of investment in and types of youth facilities vary significantly across municipalities. Typical facility models can include:</p> <ul style="list-style-type: none"> Dedicated or single use youth centres offering a range of services/activities and/or providing accommodation for Council and other youth service providers. Services include advocacy, legal advice, counselling, information and referral, personal support program, recreation, health advice etc Youth services spread across and incorporated into 	Growth area Councils will maintain their support for the provision of services and activities for young people at the neighbourhood level (or Level 1) by taking a more strategic approach to the design and development of level 1 multi-purpose community centres. The emphasis of youth support at this level is more “community development” focused and informal rather than the facility acting as a full-time base for one or more youth specific services (although these services will still be encouraged to operate from the facility on an outreach basis), which is more the role envisaged for Level 3 / 4	<p><i>Land area</i> Incorporated within proposed Level 1 and community centres.</p> <p><i>Building area</i> Will depend on the final planning and design phases undertaken by Growth area Councils on a case-by-case basis, taking into account the design preferences indicated in the next column.</p>

Community Service / Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
	<p>multi-use community centres. The services at each centre include one or more of the services listed above.</p> <p>The function of these facilities can also vary significantly from the very informal and unstructured (e.g. as in a 'drop-in' facility) to one which offers a more structured and diverse mix of services, activities and information supported by multiple numbers of staff and agencies (e.g. youth resource centre)</p>	<p>Youth Resource Centre outlined below (Item 2.5).</p> <p>Planning for the needs of young people at this level is important for several reasons including:</p> <ul style="list-style-type: none"> the higher proportion of 10 to 25 year olds in growth areas compared to other parts of the Metropolitan area; and compared to adults, young people are more reliant on transport forms other than private vehicles (where they are not being driven by a parent) to access local services, friends and family (e.g. public transport, walking, cycling, scooters, skateboards etc). 	
Item 2.5 Level 3 or 4 Youth Resource Centres	<p>In addition to its own responsibilities, Growth area Councils recognise the important role played by a wide range of non-Council agencies to support the needs of young people. Service types are provided at a variety of levels including:</p> <ul style="list-style-type: none"> Universal services (education services); Early intervention services (e.g. School Focused Youth Service, Support services for newly arrived migrants); Secondary intervention services (e.g. Youth Pathways, Adolescent Support Services Program); and Tertiary services (e.g. drug treatment services, juvenile justice, legal services and mental health). <p>An emerging community infrastructure trend within growth area Councils over the past decade has been the development of "high level" youth resource centres which effectively provide a base for a number of Council and non-Council agencies to offer services and programs under the one roof, providing young people with one</p>	<ul style="list-style-type: none"> Growth area Councils will continue to support the development of youth resource centres as part of the development of Level 3 multi-purpose community centres (refer to Item 2.7). Compared to Level 1 multi-purpose community centres Level 3 Youth Resource Centres will have a stronger focus on service delivery and providing resources for young people to access the broader service system beyond what will be provided within the facility. 	<p><u>Land area</u> Incorporated within proposed Level 3 and community centres.</p> <p><u>Building area</u> Will depend on the final planning and design phases undertaken by Growth area Councils on a case-by-case basis, taking into account the design preferences indicated in the next column.</p>

Community Service / Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
	<p>single point of access to a diverse and often complicated service spectrum. This is partly because non-Council agencies often lack the resources to establish dedicated facilities in growth areas or pay commercial market values to lease premises.</p>		
<p>Item 2.6 Multi-purpose community centres: Level 1</p>	<p>Centres currently have a number of forms. These include:</p> <ul style="list-style-type: none"> • Early years facilities accommodating kindergartens, maternal and child health, playgroups and possible visiting services • Activity centres providing a range of spaces for community activities • Mixed centres providing or accommodating Council and other community services; providing spaces for a range of community activities; and offering accommodation to non-Council services. <p>The services and programs offered from the centres include early years, youth, family and aged services; neighbourhood house programs; recreation activities; arts activities, and other similar community programs and activities.</p> <p>The centres are typically located in community facility hubs close to schools, commercial areas and/or open space</p>	<p>Two types of Level 1 Community Centres are envisaged:</p> <ul style="list-style-type: none"> • <u>Level 1 Community Centres with Early Years Services</u> - The exact composition of Level 1 community centres will be determined by Growth Councils at an appropriate stage of the planning process. However, they should generally offer a good balance of flexible 'multi-purpose' spaces that can be used by the surrounding resident population, and more dedicated agency spaces from which a diverse range of services (often outreach services) can be delivered. Spaces could include the following: <ul style="list-style-type: none"> - Dedicated 4 year old kindergarten - 3 year old kindergarten room - M&CH consulting suites - Flexible activity rooms for playgroups, occasional care, community meetings, neighbourhood house programs, youth activities, seniors activities - Consulting rooms for visiting services • <u>Level 1 Community Centres without Early Years Services</u> - These Centres are likely to be established where the early years services described above are delivered by an adjacent government primary school. These Centres will have a stronger community development focus and preferably managed by a Centre co-coordinator located permanently within the facility. The facility will function more along the Neighbourhood House model but to continue to incorporate the general community meeting space function of Council community centres and halls. Typical functions likely to be provided by these Centres 	<p><u>Level 1 Community Centres</u></p> <p><i>Land area</i></p> <ul style="list-style-type: none"> • A minimum of 0.8 ha <p><i>Building area</i></p> <ul style="list-style-type: none"> • To be determined during growth area planning phases

Community Service / Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
		include: <ul style="list-style-type: none"> - Access to different sized meeting spaces; - Classrooms - Administrative spaces for staff and community groups - Occasional Child Care (including outdoor play space) - Consulting suites for outreach services - Youth friendly spaces - Arts & cultural spaces - Appropriate spaces for older people - Spaces for informal leisure (e.g. Yoga) - Community garden 	
Item 2.7 Multi-purpose community centres: Levels 3	Higher order Council community centres are not as widespread a community infrastructure form as Level 1 Council community centres. Where they exist they generally function as a location for a diverse number of agencies, both Council and Non-Council and act in many ways as a "community resource centre".	<ul style="list-style-type: none"> • <u>Level 3 Community Centres</u> - The exact composition of Level 3 community centres will be determined by Growth Councils at an appropriate stage of the planning process. However, they generally represent a larger version of Level 1 centres but with a stronger focus on service delivery functions catering to a broader catchment. The spaces provided in the centre could include those listed under the level 1 centre described above and the following level 3 services: <ul style="list-style-type: none"> - Dedicated PAG space - Dedicated youth space - Dedicated arts facility - Dispatch centre for delivered meals - Larger activity spaces - Office space for services <p>Refer to items 1.1, 1.2, 1.3, 1.4, 1.8, 2.2, 2.3, 2.4, 2.5, 3.1 and 3.2 to review the service/facility models for the functions which will be provided from both a Level 1 and Level 3 community centre.</p>	<u>Level 3 Community Centres</u> <i>Land area</i> <ul style="list-style-type: none"> • A minimum of 1.5 ha <i>Building area</i> <ul style="list-style-type: none"> • To be determined during growth area planning phases
Item 2.8	Community art activities are commonly undertaken in	This level of facility provision aims to strategically	Incorporated within proposed primary school,

Community Service / Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
Arts and Cultural Facilities: Level 1 - Flexible, multipurpose, shared use community art space	libraries, multipurpose centres, halls and neighbourhood houses. Some Councils are developing dedicated community arts centres and others are providing dedicated spaces within multipurpose community centres.	<p>incorporate the needs of arts and cultural activities within proposed neighbourhood level community centres.</p> <p>Provision of flexible, multipurpose, shared use facilities as part of a neighbourhood house, primary school or neighbourhood community centre.</p> <p>Regional planning will be required to ensure that a range of diverse arts and cultural facilities are provided within a region.</p>	neighbourhood house or neighbourhood community centre.
Item 2.9 Arts and Cultural Facilities: Level 2 /3 Co-located, dedicated performing art and/or exhibition facilities	<p>Current provision models for this type of facility vary from one Council to the next. Facilities meeting these needs may range from larger community halls and schools to regional performing arts / cultural arts facilities.</p> <p>Historically, this facility form has generally not been planned for within growth area strategies and structure plans, and provision has occurred incrementally on a project-by-project basis.</p>	<p>Provision of dedicated performing art and/or exhibition facilities collocated with:</p> <ul style="list-style-type: none"> • government secondary colleges • libraries • civic centres <p>Facilities collocated with schools need to be designed and configured within school grounds in a way that encourages community ownership e.g. street access, community rather than school identity</p>	<p>Level 2 / 3 Collocated performing art and/or exhibition space</p> <p><i>Land area</i></p> <ul style="list-style-type: none"> • Incorporate within proposed government secondary college, library or civic centre site. <p><i>Building area</i></p> <ul style="list-style-type: none"> • 800 square metres (including foyer area and amenities)
Item 2.10 Arts and Cultural Facilities: Level 3– Community Arts Centre	Most Melbourne Growth area Councils do not currently have this type of facility.	<p>The establishment of dedicated community arts facilities with specialised programming staff.</p> <p>Located in prominent community hub / activity centre locations and, where applicable, located within cultural or civic precincts.</p> <p>Current examples in Melbourne of this type of facility model include the Dandenong Community Art Centre (Greater Dandenong City Council), Box Hill Community Art Centre (Whitehouse City Council), Incinerator Arts Complex (Moonee Valley City Council).</p>	<p>Community Arts Centre</p> <p><i>Land area</i></p> <ul style="list-style-type: none"> • 2,750 m2 <p><i>Building area</i></p> <ul style="list-style-type: none"> • 1,250 square metres

Community Service / Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
Item 2.11 Arts and Cultural Facilities: Level 4/5 – Regional Arts Centre	Regional Arts Centres are being provided at the municipal level as stand alone facilities located in prominent community/civic /commercial hubs. These meet professional and community performing and visual art needs, typically comprising large auditoriums/theatres (upwards of 300 seats), exhibition spaces, function rooms, rehearsal areas, studio space and administration spaces.		Level 4/5 Regional Arts Facility <i>Land area</i> • 5,500 square metres <i>Building area</i> • 2,500 square metres
Item 2.12 Arts and Cultural Facilities: Public art	Local government is increasingly undertaking major public art commissions in principal activity centres, major civic precincts and as gateway treatments. Developers also commission public art works to act as gateways and to ‘brand’ developments.	Major public art commissions should be considered for principal and major activity centres and regionally significant open space. A hierarchy of indicative commissioning budgets should be established that corresponds to activity centre and open space hierarchies.	Not applicable. Public art pieces are generally located within other prominent locations such civic squares, round-a-bouts, entrances to housing estates.

Table 3 – Planning Standards: Aged & Disability

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
Item 3.1 Seniors’ groups (senior citizens clubs, special interest groups, groups involved in active ageing programs)	Senior Citizens’ Groups typically operated from: • Council owned facilities such as dedicated senior citizen’s centres, community halls or multi-purpose community centres • Non-Council facilities such as Neighbourhood Houses, Migrant Resource Centres and Churches. • Club facilities owned by Specific communities Ethnic community Special interest groups (film groups, gardening clubs, Probus, Red Cross auxiliaries) run their activities from	It is anticipated that fewer traditional style senior citizens groups will form in the growth areas. In their place will be special interest groups and active ageing groups The facility needs of these groups should be met through the provision of: • Appropriately designed activities and exercise spaces in community, cultural and recreation facilities • Suitably designed open space area with walking paths, seats and shelters, gentle exercise stations and social areas	<u>Level 1 or 2 - Seniors’ Spaces</u> <i>Land area</i> • Space to be provided within a Level 1 multi-purpose community facility <i>Building area</i> • 200 square metres of general community meeting space <u>Level 3 - Senior Citizens’ Spaces</u>

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
	<p>local halls, community centres, church facilities, sports pavilions like bowling clubs, schools, private houses and private function places.</p> <p>Active ageing groups (exercise groups, walking groups etc) typically hold their activities at community centres, parks, cycle/walking paths, libraries, leisure centres, neighbourhood houses and general.</p>		<p><i>Land area</i></p> <ul style="list-style-type: none"> Space to be provided within a Level 3 multi-purpose community facility <p><i>Building area</i></p> <ul style="list-style-type: none"> 400 square meters of general community meeting space
<p>Item 3.2 Home & Community Care - Planned Activity Group : Level 3</p>	<p>Planned Activity Groups (PAGs) provide centre based programs for frail aged and/or disabled people.</p> <p>There are essentially two types of PAGs – those providing for people with high support needs and those for people with moderate support needs.</p> <p>The ‘high support’ PAGs often operate from purpose built facilities. Some operate from general activity spaces within community centres.</p> <p>The ‘moderate support’ PAGS typically operate from general activity spaces within community centres</p>	<ul style="list-style-type: none"> Suitable spaces for PAG activities should be provided in the growth areas. This may be in the form of dedicated spaces within proposed level 3 community facilities, (e.g. a Level 3 multi-purpose community facility or community health centre) for the ‘high support’ PAGs or multipurpose spaces within level1 or 3 community facilities for the moderate support PAGs. 	<p><i>Land Area</i></p> <ul style="list-style-type: none"> Incorporate a dedicated space within a Level 3 multi-purpose community centre or community health centre. <p><i>Building area</i></p> <ul style="list-style-type: none"> Approximately 400 square meters to accommodate 25 clients at any one time
<p>Item 3.3 Home & Community Care – Delivered Meals Preparation / Centre Based Meals</p>	<p>The Delivered Meals Service provides meals to service clients at their homes or at a community centre where meals are eaten in a social setting.</p> <p>Typically, the meals are prepared by a contractor at their kitchen, transported to a despatch centre and then delivered to the clients. The service is coordinated by Council.</p>	<p>The current service models will continue with dispatch centres required in the Growth Areas.</p>	<p><i>Land Area</i></p> <ul style="list-style-type: none"> If required, incorporate a despatch area and a modified kitchen within a level 3 community centre No additional land area would be needed <p><i>Building area</i></p> <ul style="list-style-type: none"> No additional building area would be required
<p>Item 3.4 Residential Aged Care – Low Care</p>	<p>There are two main types of residential aged care in Australia, high level care (known as nursing homes) and low level care (known as hostels).</p> <p>Low-level care provides accommodation, support services (cleaning, laundry and meals), personal care services (help with dressing, eating,</p>	<p>The providers’ preferred facility model is the integration of low and high care facilities within larger independent living estates (i.e. retirement villages). Note: The is not necessarily the Growth Councils preferred delivery model)</p>	<p>While it is not possible to be completely prescriptive about the optimum size of an integrated residential aged care complex containing a combination of all the service elements identified to the left, the following points provide a general guideline:</p> <ul style="list-style-type: none"> In growth areas prospective developers / operators of

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
	<p>toileting, bathing and moving around), and may provide or have access to some allied health services (such as physiotherapy, occupational therapy, recreational therapy and podiatry).</p> <p>Whilst some aged care homes continue to specialise in low or high level care, many homes now offer the full continuum of care which allows residents to 'age in place' — they can stay in the same facility and move from the low care to high care when needed.</p>		<p>mixed use residential aged care developments tend to identify sites between 5 to 10 ha in size.</p> <ul style="list-style-type: none"> This provides the developer / operator with the capacity to construct a combined low and high care facility on the site. A 90 bed facility, for example, may require 4,000 to 5,000 square metres of land if constructed over two levels. The balance of the land is typically established for independent living units.
Item 3.5 Residential Aged Care – High Care	<p>High-level care involves 24 hour care. Nursing care is combined with accommodation, support services (cleaning, laundry and meals), personal care services (help with dressing, eating, toileting, bathing and moving around) and allied health services (such as physiotherapy, occupational therapy, recreational therapy and podiatry).</p> <p>Refer above for more details on the planning allocation of new residential aged care places.</p> <p>(Source: <i>Aged Care in Australia: 2006</i>, Australian Government, Department of Health & Ageing)</p>	The providers' preferred facility model is the integration of low and high care facilities within larger independent living estates (i.e. retirement villages). Note: Council does not provide this service)	<p>While it is not possible to be completely prescriptive about the optimum size of an integrated residential aged care complex containing a combination of all the service elements identified to the left, the following points provide a general guideline:</p> <ul style="list-style-type: none"> In growth areas prospective developers / operators of mixed use residential aged care developments tend to identify sites between 5 to 10 ha in size. This provides the developer / operator with the capacity to construct a combined low and high care facility on the site. A 90 bed facility, for example, may require 4,000 to 5,000 square metres of land if constructed over two levels. The balance of the land is typically established for independent living units.

Table 4 – Planning Standards: Indoor Sport and Recreation

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
Item 4.1 Council Indoor Aquatic/ Fitness Centres Levels 3 or 4 Supporting activities such as: • Recreational/ competitive	A variety of aquatic/fitness centres are being developed. These range from large multifaceted facilities with leisure, program, hydrotherapy, diving and toddlers pools, gyms, health and fitness facilities, sports medicine facilities, meeting areas, child minding and café areas to small health and fitness centres and swim schools.	<p>Multifaceted facilities comprising many of the elements listed under key design issues. One facility may be developed to a higher level and be supported by lower level facilities.</p> <p>Alternatively, each facility may have specific target groups e.g. a facility which focuses on rehabilitation, or a facility</p>	<p>Council Aquatic Leisure Centre (with 25m pool)</p> <p><i>Land area</i> Land area required will depend on the component elements of the facilities Allow 2.5-3ha</p>

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
<p>swimming and other water activities</p> <ul style="list-style-type: none"> • Water therapy and exercise programs • Swimming lessons • Health and fitness activities • Weight training • Sports medicine • Group activities/ meetings 	<p>Large pools are a key component of Council facilities that are not generally provided by other sectors of the fitness / aquatic industry.</p> <p>Council facilities are mostly multifunctional facilities with one or more pools, gymnasium, health and fitness areas, meeting space, crèche and café.</p> <p>In recent years, a number of swim schools have been developed on private land and at private and government schools. In the case of government schools, the facilities have largely been funded by the private sector</p>	<p>which focuses on health and fitness for the elderly.</p> <p>Ideally, the facilities should be located within higher order recreation reserves and co-located with a range of other sporting infrastructure as well as more traditional activity centre (i.e. retail and commercial) functions.</p> <p>Co-location may involve the integration of facilities under the one roof e.g. an aquatic/fitness centre combined with an indoor recreation centre.</p>	<p><i>Building area</i> The floor area will depend on the component elements. Allow for 4000 to 6000 square meters</p> <p><u>Council Aquatic Leisure Centre (with 50m pool)</u></p> <p><i>Land area</i> Land area required will depend on the component elements of the facilities Allow 3-4ha</p> <p><i>Building area</i> The floor area will depend on the component elements. Allow for 6000 to 12000 square meters</p>
<p>Item 4.2 Indoor recreation centres/stadiums (hard court): Level 1/2 and Level 3</p> <p>Supporting sports such as:</p> <ul style="list-style-type: none"> • Basketball • Netball • Volleyball • Badminton • Indoor soccer • Indoor hockey • Indoor bowls • Martial arts • Dance • Other compatible indoor activities 	<p>There are large variations in the type of indoor stadiums that currently exist in Melbourne. They range from one court through to 6 + courts.</p> <p>They are provided at mixed setting settings – predominantly Council land and Department of Education sites</p> <p>Large competitions (basketball, netball, badminton, volleyball) rely heavily on multiple court venues.</p> <p>The private sector plays a role in providing smaller or modified court venues</p>	<p>A combination of a higher order (multi-court) stadium supported by neighbourhood level indoor stadium/s.</p> <p><u>Level 1 indoor stadiums</u></p> <p>A neighbourhood level stadium should:</p> <ul style="list-style-type: none"> • Contain a minimum of 2 courts. • Be located on proposed government primary, secondary school sites or Council land <p><u>Level 3 indoor stadiums</u></p> <p>A higher order indoor recreation stadium should:</p> <ul style="list-style-type: none"> • Contain a minimum of 4 courts with capacity to expand to 6 courts if required. • Be located on either: 1) higher order recreation reserves; or at/or adjacent to proposed government secondary colleges 	<p><i>Land area</i></p> <ul style="list-style-type: none"> • Level 1 indoor stadiums (i.e. a 2 court facility) will require approximately 0.6 hectare (includes car parking). • Level 3 indoor stadiums will require between 1.2 ha (4 courts) to 1.8 ha (for 6 courts) and includes car parking. <p>If located at schools, the school land parcel should be increased accordingly.</p> <p><i>Building area</i></p> <ul style="list-style-type: none"> • Level 1 - two court indoor stadium – 2,000 square metres • Level 3 - four court indoor stadium – 4,000 square metres

Table 5 – Planning Standards: Active Outdoor Sport and Recreation and Passive Open Space

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
<p>Item 5.1 Level 1 active open space reserves</p> <p>Supporting sports such as:</p> <ul style="list-style-type: none"> • Football • Cricket • Soccer • Baseball • Softball • Hockey • Athletics / track & field • Netball 	<p>Although there are many multiple playing field sporting reserves in Metropolitan Melbourne most neighbourhood level provision in older established areas is characterised by single use playing fields. However, this has proven to be an inefficient method of provision for active space needs.</p> <p>Land allocations have generally proven to be insufficient in many of Melbourne’s most recent greenfield developments to accommodate the supply of outdoor sporting fields originally planned for, and generally resulted in a range of amenity problems (e.g. insufficient car parking, safety issues associated with playing fields being too close to roads etc.</p>	<p>Minimum neighbourhood model should have the capacity to accommodate the equivalent of two full sized AFL / Cricket ovals or 3 full soccer fields, even though other sports may be allocated to the reserve.</p> <p>Key characteristics of quality active open space must include:</p> <ol style="list-style-type: none"> a) Public ownership. b) Sport as its primary purpose and function. c) Located conveniently and suitably to the community and users it is intended to serve. d) Community has access to the sports fields for informal recreation when sporting activities are not in progress. e) Appropriately zoned in local planning scheme or management plan. f) Access and use for sporting purposes is allocated by council / agency. g) Used by the community consistent with primary purpose. h) Designed and constructed to meet specific sporting standards and requirements including drainage and irrigation. i) Appropriate run-out and safety and circulation zones. j) Managed and maintained to meet sporting requirements. k) Land must be unencumbered so it can support necessary associated infrastructure (eg perimeter fencing, cricket nets, light towers, scoreboards, pavilions, car parking). <p>This is relevant to all land proposed for formal sport.</p>	<ul style="list-style-type: none"> • A minimum of 8 ha (up to 10 ha) for a neighbourhood level active open space reserve. • Within a growth area, a proposed reserve will be created as part of the relevant subdivision stage.
<p>Item 5.2 Higher order active open</p>	<p>Existing higher order active open space reserves in the Melbourne are very diverse in composition and size.</p>	<p>Multi-sport reserves should be provided. Ideally, such reserves will contain a mixture of:</p>	<p><i>Land area</i></p>

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
<p>space reserve: Level 3, 4 & 5 Supporting sports such as:</p> <ul style="list-style-type: none"> • Football • Cricket • Soccer • Tennis • Softball • Baseball • Outdoor netball • Lawn Bowls • Junior and senior athletics • Rugby • Lacrosse • Cycling • Athletics • Dog obedience • Netball • Other 	<p>Some are single sport reserves providing dedicated facilities for single or dual sports e.g. velodrome for cycling or playing field for football/cricket.</p> <p>Others are multi-sport parks providing facilities for a number of outdoor sports and possibly some indoor sports.</p> <p>The general function of such reserves, as the name implies, is to accommodate higher order sporting functions and infrastructure forms (e.g. the most regionally significant sporting competition forms and Council leisure centres).</p>	<ul style="list-style-type: none"> • Multiple outdoor playing fields/courts/tracks (for a diverse range of sports) • One or more significant items of indoor recreation (e.g. leisure centres and or a multi-court basketball / netball facility) • A high level of general amenity such as car parking and landscaping and good access via both private and public transport forms. 	<p>Land area requirements for a higher order recreation reserve will depend on the choice of component elements. They could range from 10 ha to more than 50 ha. As a general guide 30 ha will be required to accommodate:</p> <ul style="list-style-type: none"> • Active outdoor playing fields (3 full sized AFL ovals and 3 soccer pitches) • A typical Council leisure centre (including an aquatics component) • A 10 court tennis facility • Perimeter pedestrian / bicycle trail • A higher order playground (e.g. adventure playground) <p><i>Building area</i></p> <p>Refer to other discrete infrastructure items listed that may form part of the higher order reserve (e.g. Council Leisure Centres)</p>
<p>Item 5.3 Neighbourhood and Higher Order level active open space reserve pavilions: Level 1 and 3</p> <p>Supporting sports such as:</p> <ul style="list-style-type: none"> • Football • Cricket • Soccer • Tennis • Softball • Baseball • Outdoor netball • Lawn Bowls • Junior and senior 	<p>Municipal sporting pavilions vary significantly in size, quality and function. They range from the most basic of change rooms to more elaborate buildings offering a combination of change rooms, larger social rooms with bar facilities.</p>	<p>Provide all neighbourhood and higher order active outdoor open space reserves with a pavilion appropriate for its identified functions.</p> <p>Pavilion should be used where feasible for non-sport related activities (e.g. social rooms which effectively can function as general community meeting space that local residents and groups can hire).</p> <p>Pavilions should be suitable for use by female players</p>	<p><i>Land area</i></p> <p>Incorporated into open space reserve (refer above)</p> <p><i>Recommended Building Area</i></p> <ul style="list-style-type: none"> • Level 1 pavilion – minimum of 400 square metres (e.g. a pavilion serving a level 2 netball facility with 1 or 2 courts) • Level 3 pavilion – minimum of 600 square metres

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
<ul style="list-style-type: none"> athletics • Rugby • Lacrosse • Cycling • Athletics • Dog obedience • Other 			
<p>Item 5.4 Neighbourhood level passive open space reserves: Levels 1 & 2</p>	<p>Level 1 passive open spaces are typically provided as a requirement of the Subdivision Act (where 5% of a developable subdivision can be obtained by the local planning authority as an open space contribution) or via an open space policy developed by the local planning authority that typically stipulates an open space contribution between 5% and 10%.</p> <p>Passive open space requirements need to be reviewed in the context of Clause 56 of the Planning Scheme and open space contributions</p> <p>The size, quality and distribution of neighbourhood level passive open space vary significantly within and between Local Government areas.</p>	<p>Neighbourhood level passive open space reserves of around 0.7 ha to 1 ha should be equitably distributed across the growth area</p> <p>The merits of amalgamating 1 hectare parcels to form larger and more functional reserves should be investigated on a case-by-case basis</p> <p>Passive open spaces reserve should be provided in a manner that contributes to the retention of areas with high conservation values.</p> <p>The passive recreation needs of all age groups should be considered in the design of passive open space</p> <p>Growth area Councils should also plan for larger Level 2 passive open space reserves that function for uses such as informal sport and passive recreation.</p>	<p><i>Land area</i></p> <p><u>Level 1</u></p> <ul style="list-style-type: none"> • A minimum of 0.7 hectares, but preferably 1 hectare for a neighbourhood level passive open space reserve. <p><i>Distribution</i></p> <ul style="list-style-type: none"> • 400 – 500 metres of residential dwellings <p><u>Level 2</u></p> <ul style="list-style-type: none"> • Ranging from 2.4 to 4 hectares <p><i>Distribution</i></p> <ul style="list-style-type: none"> • 2 kilometres of residential dwellings
<p>Item 5.5 Higher order passive open space reserves Level 3, 4 & 5</p>	<p>The planning and development of higher order passive open space reserves in Metropolitan Melbourne is generally undertaken via a regional parks planning process coordinated between Parks Victoria, Melbourne Water, the Department of Planning and Community Development and the relevant municipal authority.</p> <p>Specific strategies within Melbourne’s growth areas are</p>	<p>The focus of LP&S is the provision of regional open space networks and linkages rather than on provision of space to serve the local and district levels.</p> <p>Refer to <i>Linking People and Spaces A strategy for Melbourne’s open space network</i> for more details.</p>	<p>Refer to <i>Linking People and Spaces A strategy for Melbourne’s open space network</i>.</p>

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
	outlined in <i>Linking People and Spaces A strategy for Melbourne's open space network</i> , prepared by Parks Victoria in 2002.		
Item 5.6 Tennis facilities (including pavilion): Level 2 & 3	<p>Level 2 neighbourhood tennis facilities are predominantly 2-4 court facilities (mostly 4 courts) located in active sporting reserves, church grounds and schools.</p> <p>Some larger facilities 6-14 courts are being provided at sub municipal levels (e.g. Level 3) and some Councils are giving consideration to providing 14-24 courts facilities at the municipal level .</p>	<p>2 court facility at a neighbourhood level for free to the public use. This facility could be located near a club tennis facility or a suitable community facility to enable surveillance and management if required.</p> <p>Level 2 and / or 3- 4 to 10 court facilities for club tennis and/or public hire. This facility could be located near a managed community facility to enable surveillance and management during the week if required.</p> <p>Level 4 - 20-24 court facility at municipal level located in prominent higher order recreation reserve near other higher order recreation facilities. This facility would require commercial management.</p>	<p><i>Land area</i></p> <ul style="list-style-type: none"> Level 2 neighbourhood facility (free to the public) - 0.2 ha Level 2 club facility 1.0-1.5 ha Note: these recommended allocations are in addition to (not part of) the Level 1 active open space allocation recommended in Item 5.1 above. Municipal level facility - 3ha component of major recreation reserve <p><i>Building area</i></p> <ul style="list-style-type: none"> Level 2 club facility – 300 square meters Level 4 municipal facility – 600-1500 depending on element
Item 5.7 Lawn Bowls Facility	Lawn bowls facilities are located in a diverse range of settings across Melbourne and stand-alone facilities in residential settings or which are located with active recreation reserves or passive parkland. Most local facilities have 2 greens and an extensive clubhouse h comprising changerooms and social areas. In recent years, there have been moves to consolidate bowling clubs into larger 4 green venues serving sub-municipal catchment areas	A lawn bowl facility with capacity to accommodate 4 greens within a higher order recreation reserves	<p><i>Land area</i></p> <p>Allocate 1.5 ha. Note: this recommended allocation is incorporated into the higher order active open space reserve referred to above Item 5.2.</p> <p><i>Building area</i></p> <p>Pavilion – a minimum of 400 square metres minimum.</p>
Item 5.8 Bicycle / Pedestrian Trail Infrastructure	Bicycle facilities consist of the following elements: <ul style="list-style-type: none"> Off-road paths On-road lanes Wide left lanes Bicycle parking and end-of-trip facilities 	<p>A connected on and off road path network which allow for bike and pedestrian use and links key facilities in the development area (schools, parks, commercial areas, recreation facilities, cultural facilities transport nodes.</p> <p>Where appropriate, paths should be through and around active and passive parks which link the facilities in the</p>	<i>Not applicable</i>

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
	(Source: VicRoads website: www.vicroads.vic.gov.au)	parks and connect to the main path network	
Item 5.9 Outdoor netball facilities	Current provision characteristics vary significantly from regional complexes, which may contain as many as 20 courts (e.g. Knox Regional Netball Centre), to small 1 or 2 court local venues which are located in settings as diverse as active recreation reserves and local primary and secondary schools.	<p>It is recommended that outdoor netball courts be allocated in the following manner:</p> <ul style="list-style-type: none"> • Level 2 – 1-2 outdoor netball courts located within either or both: <ul style="list-style-type: none"> - some government primary schools and available for both school and community use; and / or - Level 1 active recreation reserves. • Level 3 – an 8 outdoor netball court complex developed within one of the following settings: <ul style="list-style-type: none"> - Level 3 active outdoor recreation reserve; - A proposed government secondary college; or - Another proposed Council active recreation reserve. 	<p>Level 2 facility <i>Land</i> Approximately 1,800 square metres for 2 courts (based on approximately 900 square metres per court).</p> <p>Level 3 facility <i>Land</i> Approximately 7,200 square metres for 8 courts (based on approximately 900 square metres per court).</p> <p><i>Building floor area</i></p>

Table 6 – Planning Standards: Education & Training

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
Item 6.1 Government Primary Schools: Level 1	<p>Primarily as stand alone facilities co-located with other community infrastructure forms such as active and passive open space, community centres and early years facilities.</p> <p>Some government primary schools are combined with full (Year 7 to 12) or partial (Year 7 to 9) secondary college function.</p>	<p>Plan collaboratively with the DEECD around both traditional school provision and how government primary schools can be developed to deliver a wider range of community service and activity needs. Key issues to address include:</p> <ul style="list-style-type: none"> • Land size • Developing effective joint use agreements • Timing of provision given the need to deliver early years services generally ahead of schools • Optimising design outcomes via an integrated master plan exercise. <p>Planning processes should focus in particular on the following joint use community infrastructure possibilities:</p> <ul style="list-style-type: none"> • An early years facility on proposed government primary schools (incorporating kindergarten, M&CH, playgroups, outside school hours care and child care). • The development of neighbourhood level indoor recreation centres (2 court facilities). • The development of general community meeting space options. • The provision of low or junior level sports playing fields 	<p><i>Land area</i></p> <ul style="list-style-type: none"> • A Primary School (Prep to Year 6) requires a long-term enrolment in the order of 451 / 475 to be justified. • The current minimum site area is 3.5 ha. This will need to be increased when additional community infrastructure such as early years facilities are located at the school sites. <p><i>With an early years facility only</i></p> <ul style="list-style-type: none"> • A school with an early years facility may require between an additional 0.3 ha to 0.5 ha of land to incorporate functions such as dual M&CH rooms (100 sqms), double kindergarten (400 sqms), outdoor play area (700sqms), activities rooms for playgroups etc parking, landscaping etc. The total land to be allocated for a government primary school would therefore increase from 3.5 to 3.8 / 4.0 hectares. <p><i>With an indoor recreation facility only (2 courts)</i></p> <ul style="list-style-type: none"> • An indoor recreation facility may require an additional 0.6 ha of land taking the total land allocation from 3.5 to 4.1 hectares <p><i>Primary School with both an early years facility and indoor recreation centre</i></p> <ul style="list-style-type: none"> • Where a primary school (P-6) is likely to incorporate both an early years facility and indoor recreation centre (2 courts) DEECD should increase its land area allocation requirements from 3.5 to 4.4 / 4.6 ha
Item 6.2 Government Secondary Schools: Level 2	<p>Primarily as stand alone facilities co-located with other community infrastructure forms such as active and passive open space, community centres and early years facilities.</p> <p>Some government secondary colleges are configured together with primary schools either as full (Year 7 to 12)</p>	<p>Councils should plan collaboratively with the Department of Education around both traditional school provision and how government secondary schools can be developed to deliver a wider range of community service and activity needs.</p> <p>Planning processes should focus in particular on the</p>	<p><i>Land area</i></p> <ul style="list-style-type: none"> • A Secondary College (Year 7 to Year 12) requires a long-term enrolment of 1,100 to be justified. The minimum area is 8.4 ha • A P9 School (Prep to Year 9) requires a long-term enrolment of 675 to be justified. The minimum site area

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
	or partial (Year 7 to 9) secondary colleges.	following joint use community infrastructure possibilities: <ul style="list-style-type: none"> • Performance facilities. • The development of higher order indoor recreation centres (4-6 court facilities). • The development of low order performing arts and general community meeting spaces. • The provision of senior level sports playing fields. 	is 5.4 ha. <ul style="list-style-type: none"> • A Senior Secondary College (Year 10 to Year 12) requires a long-term enrolment of 500 to be justified. The minimum site area is 3 ha. • These site areas would have to be increased if additional community infrastructure such as indoor recreation centres etc are located at the school sites • For example, where a secondary college (7-12) incorporates a 4 court indoor stadium, a performing arts facility (with 400 seat capacity), and the equivalent a full sized AFL oval playing area, the overall site allocation would need to increase from 8.4 to approximately 12 ha
Item 6.3 Specialist Schools: Level 3	Specialist Schools cater for students aged 3 to 18 years with significant developmental delay and/or intellectual disabilities. There are 81 government specialist schools in Victoria. Within this group there are several sub-groups: <ul style="list-style-type: none"> • Day special schools (including two junior secondary special schools); and • Special developmental schools. 	Councils should work closely with the Department of Education Early Childhood Development to ensure that the Department's school planning processes consider the need to establish these facilities and what the most appropriate model of provision is likely to be.	<i>Land area</i> <ul style="list-style-type: none"> • Stand-alone facility - 2 ha • Integrated within a P-12 facility: 12.0 ha
Item 6.4 Catholic Primary Schools	Primarily as stand alone facilities and where land availability and local planning provision allows, co-located with other community infrastructure forms such as active and passive open space, community centres and early years facilities. Typically schools are located near the parish facilities. This has provided the school and in some case the community to facilities such as multi purpose halls and services managed by the parish and diocesan service providers.	The CEO should involve the Councils at the earliest possible planning stage to facilitate a range of outcomes including: <ul style="list-style-type: none"> • The quantity and type of Catholic education facilities required; • The preferred location of these facilities; and • Any potential joint use development projects (note: The CEO has adopted a policy of schools being core social centres) The feasibility of locating Catholic education facilities adjacent to other government or independent schools	Planning cells for Primary Schools (Prep to Year 6) are based on long term enrolments of 400 which requires a site size of 2.6 ha (standard recommended by the Catholic Education Office). Land prices and availability have placed increasing pressure on the ability to purchase sites and the possibilities stemming from shared facilities and alternative design methods may result in future site sizes being reduced. Where the CEO identifies the need for a combined Catholic Primary and Secondary School site, an indicative land area allocation of 9 ha is required (standard recommended by the Catholic Education Office).

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
		should be explored. Preferably schools will be located near Council community centres and activity centres and linked to shared pedestrian / bicycle pathways.	Under either option the land allocations in future growth area locations may need to be increased if shared community infrastructure is planned on CEO sites.
Item 6.5 Catholic Secondary Schools	<p>Primarily as stand alone facilities and where land availability and local planning provision allows, co-located with other community infrastructure and a Catholic primary school. Depending on land availability, consideration is also given to schools establishing as a Prep to Year 12.</p> <p>The secondary model has focused on links with primary schools to optimise facilities and services. However, location has restricted the ability to do so. Current modelling looks to co-locate secondary colleges with a primary school if suitable sites can be purchased.</p>	<p>The CEO should involve the Councils at the earliest possible planning stage.</p> <p>Preferably schools will be located near Council community centres and activity centres and linked to shared pedestrian / bicycle pathways.</p>	<p>Planning cells for Secondary Schools (Year 7 to 12) are based on three Catholic Primary Schools. The required site size for a Secondary College is 7 ha.</p> <p>Where the CEO identifies the need for a combined Catholic Primary and Secondary School site an indicative land area allocation of 9 ha is required.</p>
Item 6.6 Higher Education Facilities	<p>Higher education in Victoria is delivered by public universities, and private providers. There are 8 Universities and 7 TAFE colleges in Melbourne. Each has a main campus in central Melbourne or the suburbs and a number of smaller campuses in the CBD, suburbs or country areas. Some of these campuses are in the Growth Councils.</p> <p>The universities are not looking to establish more campuses in the short to medium term. In fact, some are considering the future of their smaller sites. The TAFE colleges are taking a different approach and are looking for sustainable expansion opportunities.</p>	Councils should encourage the development of sustainable higher education facilities in their growth areas. These facilities, likely to be small TAFE colleges, could be located in leased space within a commercial activity centre, at a Government Secondary College or in purpose built facilities.	<p>Land and building requirements will depend on the scale of the campus, facility model and desired location.</p> <p>Traditional greenfield models of provision indicate that campuses can range from 10 to 30 hectares.</p> <p>A leased space within a commercial activity centre precinct will not require additional land or building footprints. Additional land and buildings may be required if the facility is located at a school site – potentially around 1-2 ha and 400-800 square metres.</p> <p>A new purpose built site would definitely require land and building footprint. The size will depend on the sale of the operation - allow 2-3ha and 1500-3000 square metres.</p>

Table 7 – Planning Standards: Law & Emergency Services

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
Item 7.1 Emergency Services Victoria Police Fire (Country Fire Authority) Victorian State Emergency Services (VICSES) Metropolitan Ambulance Service (MAS)	<p>The Department of Justice together with the relevant agency are responsible for determining whether a growth area location requires an additional or relocated police station, ambulance station, fire station or SES unit.</p> <p>The key criteria for determining the need for facilities in growth areas are population size and the capacity of nearby stations or units to satisfy demand areas and meet response times.</p> <p>In the past, most facilities have been stand alone or possibly integrated with another service – e.g. a fire station next to an ambulance station. More recently, where circumstances allow, emergency services precincts with fire, police, ambulance and/or and SES facilities have been developed.</p>	<ul style="list-style-type: none"> • Additional population growth in Melbourne’s growth areas will generate the need for additional emergency services facilities • The number and type of facilities, timing of development and location will be determined by planning process undertaken by the Department of Justice and the relevant services • The preferred facility model is an integrated emergency services precinct comprising a police station, ambulance station, SES unit and/or fire station. • The Dept of Justice may determine that a law court should be provided in the growth area and that it should be located with the police station. If this occurs, the police station may be situated in the commercial precinct (see item 7.1) 	<p><i>Land area</i></p> <ul style="list-style-type: none"> • Police- 0.4ha to 0.6 ha • Fire and SES – 0.4 ha • Ambulance – 0.4 ha • SES Unit – 0.25 ha
Item 7.2 Judicial facilities	<p>The Department of Justice determines whether a growth area requires judicial facilities (law court)</p> <p>The key criteria for determining the need for a court is the same as for emergency services.</p> <p>Most suburban law courts are stand alone or integrated with police stations.</p>	<ul style="list-style-type: none"> • Additional population growth in Melbourne’s growth areas may generate the need for more law courts. This will be determined by a detailed planning process undertaken by the Department of Justice • The preferred facility is a stand alone facility or an integrated facility with a police station 	<p><i>Land area</i></p> <ul style="list-style-type: none"> • 1 hectare for a stand-alone judicial facility • 2 ha where an integrated provision strategy with the Victoria Police is identified.

Table 8 – Planning Standards: Health, Community Services & Social Housing

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
Item 8.1 Community Based Health Care (Level 5 ⁷)	<p>Level 5 is health care provided on a same day basis that must be delivered in a hospital setting, requiring inpatient back-up in order to be safely and effectively delivered. This level of care is delivered to a large population catchment, involves high degrees of specialisation and clinical risk and requires significant critical mass to support safe, high quality and efficient service delivery.</p> <p>Sites delivering Level 5 care would generally be planned to service populations in excess of 200,000-250,000. Services at this level include Emergency Departments, radiotherapy, day surgery and/or procedures involving a high degree of clinical risk.</p>	<ul style="list-style-type: none"> • Provide level 5 care within existing or proposed hospitals located within the growth area. 	<p>While no preferred land area allocations for hospital sites have been identified, existing hospitals sites in Melbourne's outer growth areas are typically located on 10 to 15 ha.</p>
Item 8.2 Community Based Health Care (Level 4 ⁸)	<p>Level 4 requires specialist resources and has a high critical mass for services to be effectively and efficiently delivered.</p> <p>Sites delivering Level 3 care would generally service populations of between 100,000-200,000. Care provided at Level 3 would include a range of day procedures (renal dialysis, day surgical procedures and dental day surgery), specialist services (including specialist mental health services such as Child and Adolescent Mental Health Services (CAMHS), and outpatient specialist clinics) and diagnostic services. Outreach services such as ambulance and Aged Care Assessment Services (ACAS) could be co-located at Level 3 sites.</p> <p>The Cranbourne Integrated Care Centre is an example of this model of care in operation.</p>	<ul style="list-style-type: none"> • New Level 4 sites would not be planned as isolated service delivery sites. Even where they are not explicitly part of a designated health precinct development, they should be part of a larger service precinct, including related health care and human services. • They would also need to be planned for accessibility by both public and private transport. • In metropolitan Melbourne, new Level 4 sites would generally only be developed within designated activity centres under Melbourne 2030. 	<p>While no preferred land area allocations for day hospital sites have been identified, existing sites in Melbourne's outer growth areas are typically located on 2 to 4 ha.</p>

⁷ The *Care in your community* framework document defines this as level 4 care. For purposes of consistency this has been translated into a level 5 service to fit the community infrastructure hierarchy preceding this table.

⁸ The *Care in your community* framework document defines this as level 3 care. For purposes of consistency this has been translated into a level 4 service to fit the community infrastructure hierarchy preceding this table.

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
Item 8.3 Community Based Health Care (Level 3 ⁹)	<p>Level 3 requires specialist resources, but a reduced level of back-up resources and/or a lower level of critical mass for efficient and effective service delivery.</p> <p>Level 3 care would generally be planned to service catchment populations of between 50,000-100,000. Care provided would include GP care, nursing, some specialist care, access to diagnostic services, some procedural services and observation facilities.</p> <p>Level 3 sites could also provide a range of rehabilitation services and would be sites for integration of community health services and specialist community rehabilitation services.</p> <p>The Western Region Health Centre is an example of this model of care in operation.</p>	<ul style="list-style-type: none"> Level 3 service sites should be located in designated activity centres under Melbourne 2030. 	<p><i>Land area</i></p> <p>1 ha</p>
Item 8.4 Community Based Health Care (Level 2 ¹⁰)	<p>Level 2 sites would be focused on delivering primary care in a minor centre. Sites providing this care would generally service populations smaller than 50,000.</p> <p>The care is currently provided in many small stand-alone community health service sites or through the non-inpatient components of local health services.</p> <p>It includes services such as drug and alcohol services, counselling services, community nursing, allied health services, and integrated health promotion and primary prevention.</p>	<p>The location and number of Level 2 service sites will be driven by the needs of the immediate local population, generally at the level of a small town or suburb. A strong focus for the development of sites providing Level 2 care should be accessibility of an appropriate range of services at one location.</p> <p>Growth Councils should explore the feasibility and benefits of locating level 2 care in level 3 Council community centres.</p>	<p><i>Land area</i></p> <p>0.6 ha for stand alone facility</p> <p>An additional 0.4 ha if combined with Level 3 Council community centre site (which is on a land parcel of 1 ha)</p>

⁹ The *Care in your community* framework document defines this as level 2 care. For purposes of consistency this has been translated into a level 3 service to fit the community infrastructure hierarchy preceding this table.

¹⁰ The *Care in your community* framework document defines this as level 1 care. For purposes of consistency this has been translated into a level 2 service to fit the community infrastructure hierarchy preceding this table.

Community Infrastructure Type & Hierarchy	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas
	<p>Level 2 facilities can provide a base for outreach services such as:</p> <ul style="list-style-type: none"> • some HACC services (for example, home care and planned activity groups) • drug and alcohol services • allied health services • dental services • community mental health services 		
Item 8.5 Social Housing	<p>Social housing assistance focuses on providing adequate, affordable and accessible housing targeted to those in greatest need, delivered cost-effectively and in coordination with support services where required.</p> <p>Social housing stock can broadly be grouped into traditional 'public housing' (i.e. housing managed directly by the Office of Housing) and 'community housing' (i.e. housing managed by non-government organisations).</p>	<p>A mix of dwelling types (1, 2 and 3 bedroom) located near community infrastructure hubs.</p> <p>The mix should be determined by local housing assessments.</p>	<p>Dependent on the planning assessment processes undertaken by the Office Of Housing.</p>

Appendix 5 Ministerial Direction, Development Contributions Plans (15 May 2003)

Planning and Environment Act 1987, Section 46M (1)

DEVELOPMENT CONTRIBUTIONS PLANS

Purpose

1. The purpose of this Direction is to direct planning authorities in relation to the preparation and content of a development contributions plan.

Application

2. This Direction applies to planning authorities in Victoria.

Definitions

3. In this Direction: “public open space” means land set aside in a plan or land in a plan zoned or reserved under a planning scheme –

- for public recreation or public resort; or
- as parklands; or
- for similar purposes.

Other terms relating to the use of land have the same meaning as in the Victoria Planning Provisions.

What may be funded with a development infrastructure levy

4. The following works, services or facilities may be funded from a development infrastructure levy:

(a) Acquisition of land for:

- roads
- public transport corridors
- drainage
- public open space, and
- community facilities, including, but not limited to, those listed under clause 4(f).

(b) Construction of roads, including the construction of bicycle and foot paths, and traffic management and control devices.

(c) Construction of public transport infrastructure, including fixed rail infrastructure, railway stations, bus stops and tram stops.

(d) Basic improvements to public open space,

(e) Drainage works.

(f) Buildings and works for or associated with the construction of:

- a maternal and child health care centre
- a child care centre
- a kindergarten, or
- any centre which provides these facilities in combination.