



# Toolern Precinct Structure Plan Review – Community Infrastructure

## Final Report

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Version 4

Prepared for Melton City Council  
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# 1 Introduction

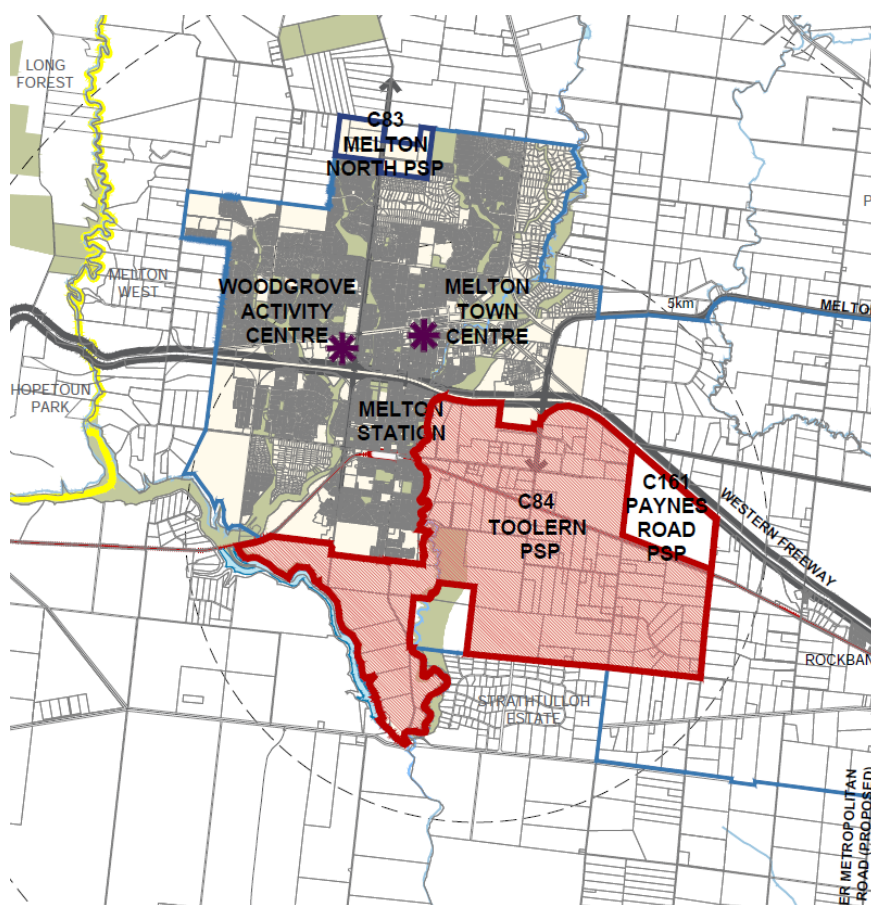
## 1.1 Background

Melton City Council has commenced a review of the Toolern Precinct Structure Plan (PSP) and the Toolern Development Contributions Plan (DCP). As part of this process Council engaged ASR Research Pty Ltd to assist with the review of community infrastructure projects in the PSP including early learning facilities, multipurpose community centres, active open space reserves, and pavilions.

As shown in Figure 1 below, the Toolern PSP is located south-east of the Melton Township and approximately 33 kilometres west from the Melbourne CBD via direct access to the Western Freeway.

The following report was prepared to inform the initial phase of consultation with Melton City Council community infrastructure departments and external State agencies such as the Victorian Planning Authority (VPA) and the Department of Education & Training (DET).

Figure 1 – Location of Toolern PSP in Relation to the Melton Township



Source: Victorian Planning Authority, Toolern Precinct Structure Plan (Amended 2015), Plan 2

The PSP is supported by a Development Contributions Plan (DCP), which will form the basis of the levy to be paid by development proponents as part of the development of the precinct. Throughout this document, any reference to the PSP also includes the DCP.

The Toolern PSP and DCP is a long-term plan for urban development. It describes how the land is expected to be developed, the services planned to support development and how they will be delivered. The PSP and DCP documents were prepared by the Growth Areas Authority (now the Victorian Planning Authority) in consultation with Council, government agencies, services authorities, and other major stakeholders.

The Toolern PSP and DCP was approved in 2010, amended in 2015 and further amended in 2020<sup>1</sup>. The PSP and DCP includes a requirement at section 1.6 that Council monitor the implementation of the PSP and evaluate its effectiveness at least every five years. It states that the content may be revised and updated following the review. Further, Section 3.1.7 of the DCP states the following:

*The DCP should be reviewed and, if necessary, updated every five years (or more if required). This process will require an amendment to the Melton Planning Scheme and incorporated document. This review is anticipated to include:*

- *Update any aspect of the plan which is required;*
- *Review of projects required, as well as their costs and scope (as relevant) and indicative provision trigger;*
- *Review estimated new development area; and*
- *Review of land values for land to be purchased through the plan.*

## 1.2 Review Objectives

The objectives of the review were to:

1. Review the population projections for the Toolern PSP area.
2. Review whether the community infrastructure being provided in the Toolern PSP and DCP is adequate having consideration for the level of development that has already been approved.
3. Apply the standard community facility, and sports and recreation designs included in the VPA's Benchmarking Infrastructure Costings to the PSP community infrastructure projects.
4. Prepare cost estimates based on the designs prepared in order to inform the review of the Toolern PSP and DCP.

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<sup>1</sup> Amendment C172 was approved on January 16, 2020 and incorporates the proposed Paynes Road Railway Station to the Toolern PSP and DCP.

5. Provide recommendations / options on how any changes to community infrastructure provision could be addressed through the PSP and DCP.

In addition to these primary objectives the assessment also assesses the impact of higher residential densities on community infrastructure demand, and the amount and type of community infrastructure required to support that demand.

### 1.3 Review Scope

The scope of community infrastructure assessed as part of this review is limited to the following the infrastructure forms:

1. Active open space and supporting amenities (e.g. pavilions and carparking);
2. Multipurpose community centres; and
3. Education facilities.

Items 1 and 2 form represent the majority of community infrastructure forms identified in the Toolern DCP.

Beyond these items demand estimates for a much larger suite of services and facilities is presented in this report for contextual purposes (refer to Appendix 2 for more details).

## 2 Methodology

The Background Report has been developed to ensure both Melton City Council departments and external agency stakeholders have sufficient information to make informed decisions about the future community infrastructure of the Toolern PSP area. To achieve this objective the report includes the following:

1. Provide an overview of the broad strategic directions of the Toolern PSP (2009 & Amended 2015 versions) and the more recently adopted Cobblebank Metropolitan Activity Centre (Toolern Town Centre) Urban Design Framework (2017), a core component of the Toolern PSP.
2. An overview of the community infrastructure planning process as it applies to metropolitan growth areas.
3. A review of many of the more relevant statutory and strategic documents likely to have the most significant influence on the community infrastructure outcomes associated with the development of the Toolern PSP.

4. A review of the original development and population assumptions for the Toolern PSP to determine to what extent these original assumptions remain valid and assess the implications for community infrastructure provision.
5. The main existing and planned community infrastructure within the Toolern PSP including those items specifically identified within the Toolern DCP.
6. A preliminary review of the implications of the revised dwelling and population assumptions for community infrastructure provision within the Toolern PSP.
7. A preliminary comparison of the key Toolern DCP community infrastructure cost items with the VPA endorsed benchmark costings for community infrastructure items.
8. A summary of key findings.

## 3 The Toolern PSP

### 3.1 Overview of the PSP

Figure 2 on the following page shows the future urban structure plan for the Toolern PSP area, the vision for which includes:

- A variety of urban and natural landscapes, topography and ecosystems, and historic and contemporary settlement patterns;
- Build upon and complement the strengths and assets of the Melton Township, while offering new opportunities for employment, investment and lifestyle;
- Provide neighbourhood activity centres, offering direct access to transit, shopping, community services, schools, parks and other facilities, and which form the heart of neighbourhoods;
- A mixed-use major activity centre will form the social, economic and civic heart of Toolern. At its core will be a multi-modal transport hub providing rapid connections to Melbourne and the wider region. Employment rich areas to the north of the activity centre will present households with a wealth of opportunities for work and investment;
- The establishment of the Toolern Regional Park that will showcase the dramatic and contrasting landscapes that frame Toolern Creek and Melton Weir. The Park's long, linear shape will invite movement through a sequence of passive and active recreation and conservation landscapes, and connect directly to urban areas to the east and west; and
- Offer the kind of physical, social and economic infrastructure that will attract and promote talent, creativity and investment, and support the needs of a young and growing community.

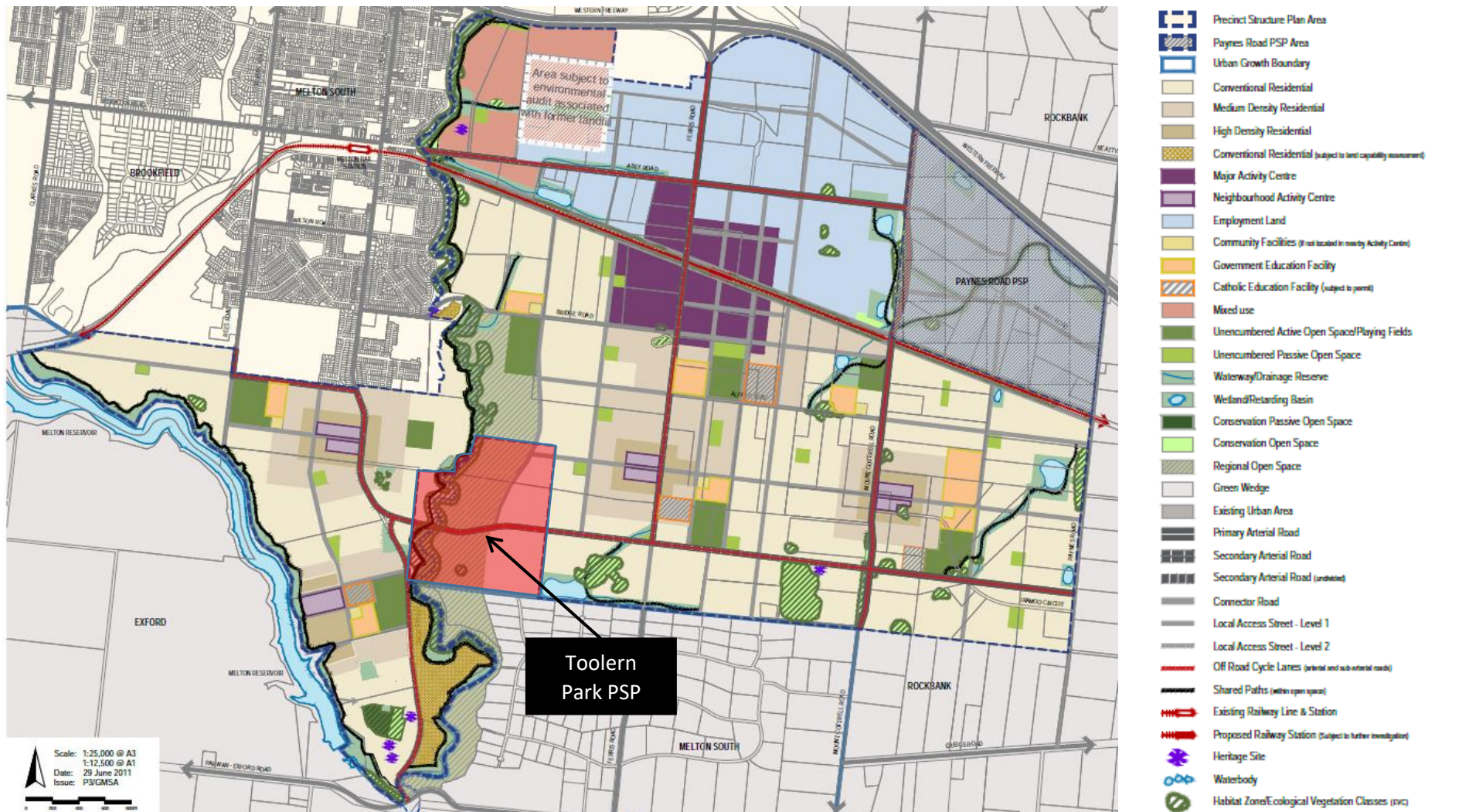
The Toolern PSP makes the following development assumptions, and a key focus of the review process, in relation to residential densities, dwelling yields and overall population yield:

- An average density of at least 15 dwellings per hectare (net developable area) will be achieved across the precinct (although the estimates for activity centres are double this);
- A total of 24,000 households; and
- An estimated total population of 55,000 people.

Figure 2 also shows the location of the Toolern Park PSP which, although separate from the Toolern PSP, is both spatially integrated with the area and includes community infrastructure items that are to be funded by both PSPs (refer to Section 3.3 for more details).



Figure 2 - Toolern PSP Future Urban Structure



Source: Victorian Planning Authority, Toolern Precinct Structure Plan (Amended 2015), Plan 5

### 3.2 Cobblebank Metropolitan Activity Centre (Toolern Town Centre) Urban Design Framework

Melton City Council and Tract Consultants commenced work on the Cobblebank Metropolitan Activity Centre Urban Design Framework (CMAC UDF) in August 2017. The CMAC UDF was adopted at the Ordinary Meeting of Council on 9 December 2019. Replacing the Toolern Town Centre UDF 2012, the CMAC UDF covers approximately 100 hectares of land that is intersected north-south by Ferris Road and east-west by the Melbourne-Ballarat railway line.

The CMAC is designated in the State government’s metropolitan planning strategy, Plan Melbourne 2017-2050 as an emerging metropolitan activity centre identified as ‘Toolern.’ Other metropolitan activity centres include Box Hill, Broadmeadows, Dandenong, Epping, Footscray, Fountain Gate – Narre Warren, Frankston, Ringwood and Sunshine and the other emerging centre of Lockerbie.

*Plan Melbourne 2017-2050* identifies a Metropolitan Activity Centre as a higher order centre providing a diverse range of jobs, activities and housing for regional catchments that are well serviced by public transport. Metropolitan Activity Centres also play a major service delivery role, through government, health, justice and education services as well as retail and commercial opportunities.

As shown in Figure 3 below, the CMAC is divided into a northern mixed use component and a central core Metropolitan Activity Centre component.

Figure 3 - Cobblebank Metropolitan Activity Centre Context Plan

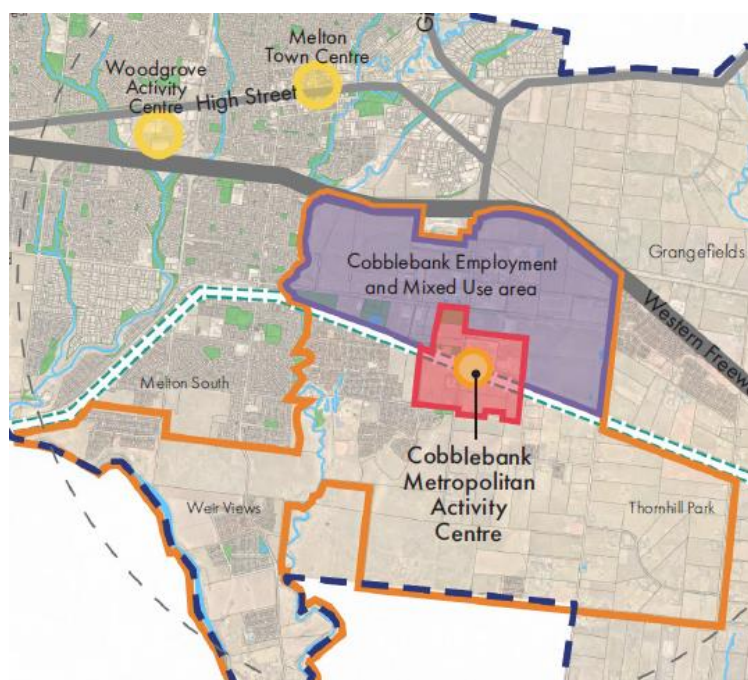


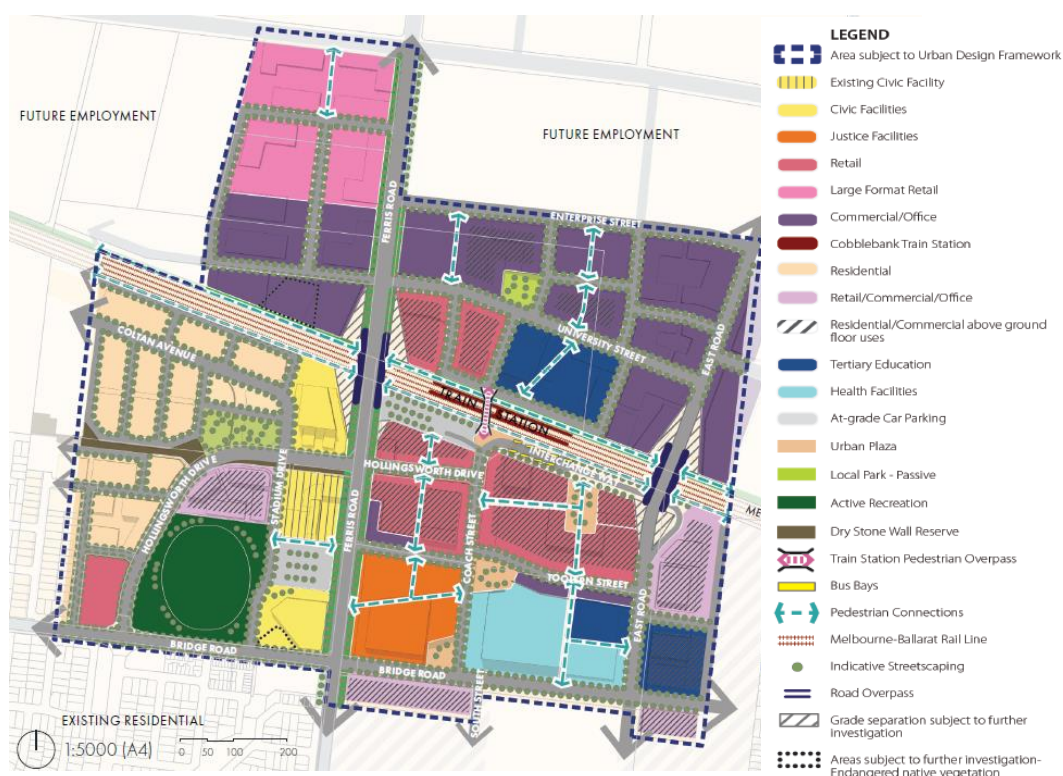
Figure 4 below shows the Framework Plan for the central core of the Town Centre which includes a wide range of community infrastructure proposals including:

- An active recreation reserve;
- Local passive open spaces and urban plaza;
- Pedestrian connections;
- Existing and future Council civic facilities;
- Justice facilities;
- Tertiary education facilities; and
- Health facilities.

The Cobblebank Metropolitan Activity Centre UDF identifies a significant amount of employment land and has a mixed-use residential area. It provides for high density residential development with an estimated yield of 3,750 dwellings (450,000 sqm).

The Plan also notes that the completion of the Melton Hospital Business Case by the State government may impact on the Cobblebank Metropolitan Activity Centre UDF in the future, and may trigger the need for a formal review.

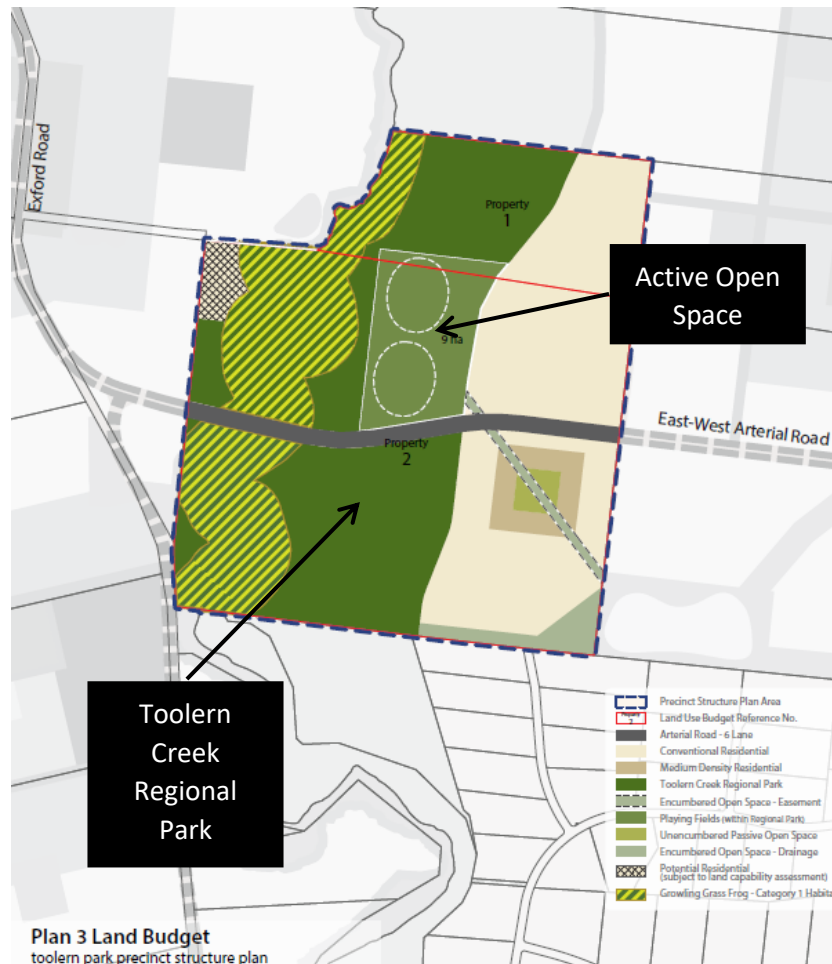
Figure 4 - CMAC Framework Plan



### 3.3 Toolern Park PSP

As previously mentioned, the Toolern Park PSP sits within the wider context of the approved Toolern PSP area and will function as a neighbourhood of Toolern / Melton South. As shown in Figure 5 below, a significant portion of the Toolern Park Precinct falls within the boundary of the future Toolern Creek Regional Park. The Toolern Park PSP, approved in 2014, will accommodate 534 dwellings, generate a population of approximately 1,500 residents. Future residents of the Toolern Park PSP will use and partly fund some of the community infrastructure in the Toolern PSP and vice versa. The Toolern Park PSP includes a 9 hectare active open space reserve located within the boundary of the Toolern Creek Regional Park, 7 hectares of which is funded via the Toolern DCP, and will collect levies to upgrade the proposed community centre to be established as part of Hub 3 in the Toolern PSP.

Figure 5 – Toolern Park PSP Land Budget



## 4 Overview of the Community Infrastructure Planning Process

### 4.1 Key Elements of Community infrastructure Planning

The community infrastructure planning process typically involves an interrelated set of considerations. These include:

- Scope - Defining what services and facilities to plan for.
- Policy and regulation – Government policies and regulation play a significant role in the provision of both public and private social infrastructure provision.
- Demand – what the future demand for a given service or facility is likely to be. Demand calculations are often associated with the use of provision benchmarks (refer to Section 2.3 for more details).
- Supply – what existing and planned provision is required to service the demand. As with demand calculations, supply calculations are often associated with the use of provision benchmarks (refer to Section 2.3 for more details).
- Models of provision – how are services and facilities best configured / arranged to meet demand (e.g. land size, facility type, multiservice / shared use of resources etc) and by whom (e.g. public / private).
- Distribution and location – how the facility or service should best be geographically / spatially delivered (i.e. catchment area).
- Timing of provision – when should services and facilities be delivered and by whom.
- Funding – how will services and facilities be funded.

### 4.2 Community Infrastructure Planning Guidelines

#### 4.2.1 VPA Endorsed Guidelines

Community infrastructure objectives are a central element of many key State Government planning policies and strategies such as *Plan Melbourne 2017-2050*. The Victorian Planning Authority (VPA) plays an important role in implementing many of the directions contained within Melbourne’s metropolitan strategy. There are also a number of reports that have been prepared on behalf of the VPA that focus on or include community infrastructure planning guidelines. They key documents include:

- Precinct Structure Planning Guidelines (2009);
- Planning for Community Infrastructure in Growth Areas Communities – PCIGAC (2008);
- Kindergarten Infrastructure Needs Assessment in Greenfield Growth Areas (2015);
- A Short Guide to Growth Area Community Infrastructure Planning (2009);

- A Strategic Framework for Creating Liveable New Communities – April 2008;
- A Strategic Framework for Creating Liveable New Communities – The Framework at a Glance;
- Community Infrastructure – Liveability Planning Checklist – April 2008; and
- Creating Liveable New Communities Promising Practice: A book of good practice – case studies.

Of these documents the Precinct Structure Planning Guidelines (PSP Guidelines), the Planning for Community Infrastructure in Growth Areas Communities (PCIGAC) and the Kindergarten Infrastructure Needs Assessment in Greenfield Growth Areas contain most of the key provision guidelines or benchmarks used by the VPA in the planning of greenfield sites. Key provision guidelines contained within these documents are used throughout this review.

#### 4.2.2 City of Melton Community Infrastructure Framework and Guidelines

Melton City Council has adopted a Community Infrastructure Framework to guide the provision and composition of well-designed and accessible community infrastructure. The Framework is comprised of the following documents.:

- Melton Community Infrastructure Planning Policy (June 2016);
- Melton Community Infrastructure Guidelines (April 2019); and
- Melton Community Infrastructure Plan 2017-2036;

It should be noted that Melton’s Guidelines are largely based on VPA endorsed guidelines, in particular the *Planning for Community Infrastructure in Growth Areas Communities (2008) document*.

##### 4.2.2.1 City of Melton Community Infrastructure Planning Policy (June 2016)

Council is committed to providing a diverse range of community infrastructure in support of its communities. It will therefore implement a Community Infrastructure Framework (“the Framework”) to guide decision-making on related issues.

The elements of the Community Infrastructure Framework are:

1. Community Infrastructure Planning Policy: setting out Council’s commitment (Nb “this Policy”);
2. Community Infrastructure Plan: identifying particular actions over a twenty year planning horizon that will implement this commitment; and
3. Community Infrastructure Guidelines and Procedures: a range of supporting documentation that will assist to implement directions contained in the above Policy and Plan.

### Vision

For the purposes of the Framework, Council's vision is of 'strong and resilient communities with equitable access to a diverse range of supportive community infrastructure'.

### Strategy

This Framework provides the strategic line of sight between the Council Plan and related documents, and the governance arrangements pertaining to community infrastructure planning and provision.

### Principles

- **Desirable**
  - Community infrastructure is attractive and welcoming for residents and visitors
  - Community infrastructure is safe and perceived to be safe, incorporating Crime Prevention Through Environmental Design (CPTED) principles
  - Community infrastructure is at the heart of the community, contributing to a sense of place and of community pride
  - Decision-making about community infrastructure incorporates appropriate levels of community participation
- **Accessible**
  - Community Infrastructure is distributed equitably within the municipality, and across its various population catchments
  - Community infrastructure is designed to be universally accessible to people, regardless of age, ability, gender, cultural background or other status
  - Community infrastructure is staged according to demand management principles, balanced against the need for appropriate levels of early provision in isolated Greenfield developments
  - Community infrastructure is located to promote the most sustainable transport modes practicable
- **Diverse**
  - Community infrastructure supports a diverse range of functions and activities that reflects the diversity of community needs and interests
  - Community infrastructure is designed to reflect and promote local character and identity
  - Community infrastructure is either co-located with or in proximity to other compatible uses, consistent with the community infrastructure hierarchy
- **Sustainable**
  - Community infrastructure is designed to be adaptable, with an adequate supply of suitable land, in order to preserve the opportunities of future generations

- Planning for community infrastructure promotes efficient use of resources, and takes into account the long term costs of maintaining and managing infrastructure
- Environmentally sustainable design principles and practices are factored into community infrastructure decision-making.

### Community Infrastructure Hierarchy

Community infrastructure is classified according to the following hierarchy, relating to the size of service catchments.

Table 1 – City of Melton Community Infrastructure Hierarchy

Hierarchy	Infrastructure Items
<b>Level 1 – Up to 10,000 residents</b>	Regulated children’s rooms
	Recreation pavilions
	Consulting suites (including for Maternal & Child Health)
	Community meeting rooms and larger activity rooms
<b>Level 2 – Every second level 1 facility</b>	Neighbourhood houses
<b>Level 3 or above – District catchment around a Major Activity Centre</b>	Community halls
	Libraries
	Youth facilities
	Social support age friendly facilities
	Indoor recreation facilities, including aquatic centres
	Cultural facilities including Art Galleries, Museums, Performing Arts Centres

Source: City of Melton Community Infrastructure Planning Policy (June 2016)

#### **4.2.2.2 City of Melton Community Infrastructure Planning Guidelines (April 2019)**

The provision of community infrastructure is core Council business. For the purposes of this document, the term ‘community infrastructure’ refers to the following types of facilities:

- community centres;
- community learning centres;
- libraries;
- youth centres;
- seniors-focused facilities;
- sports grounds and courts;
- sports pavilions;



- indoor high ball sports facilities;
- aquatic centres; and
- cultural facilities such as Art Galleries, Museums, Performing Arts Centres

These Guidelines are intended to:

- elaborate on the principles adopted in Council’s Community Infrastructure Planning Policy in order to promote more consistent understanding and practice;
- provide guidance during various stages of planning and design of community infrastructure, including the suggestion of a range of delivery and operational models; and
- assist in evaluating the fitness for purpose of existing community infrastructure.

#### *Desired Levels of Provision*

The Guidelines include an important section on Melton City Council’s desired levels of community infrastructure provision. The details of these desired levels of provision are presented in Appendix 1.4 of this Background Report and reflect the standards that are adopted in Precinct Structure Plans.

The Guidelines state that community infrastructure can be categorised as servicing Level 1, Level 2 or Level 3 and above population catchments. These are described as follows:

- Level 1 is the lowest level of infrastructure and serves a catchment of approximately 10,000 residents, primarily through Community Centres and district-level sports facilities.
- Level 2 infrastructure serves a catchment of 20,000 residents and is delivered in the form of larger Community Centres in the City of Melton.
- Level 3 and above infrastructure has a much larger catchment of approximately 60,000 residents and takes the form of facilities for specific cohorts, libraries, civic centres and large leisure and recreation facilities. The following table establishes desired levels of provision for a range of infrastructure types.

The community infrastructure hierarchy set out in the Table located in Appendix 1.4 of this Background report is informed by ‘Planning for Community Infrastructure in Growth Areas’. Council has also developed facility provision ratios for recreation facilities, as outlined in the Open Space Plan 2016-2026 and the Indoor Sports Strategy 2015.

#### **4.2.2.3 City of Melton Community Infrastructure Plan 2017 to 2036**

The purpose of this Community Infrastructure Plan is to establish:

- The Vision for community infrastructure planning within the City of Melton
- Principles for community Infrastructure decision making
- Agreed service catchments
- Agreement on the relevant planning standards to be applied:
  - Scope and hierarchy of community infrastructure types
  - Population-based benchmarks (desired standards of service) and development triggers
- Analysis of localities.

The report contains a section specifically relating to the community infrastructure issues, needs and priorities of the Toolern growth area. The following outlines the analysis for the area.

#### Community and Early Years Infrastructure

*The Bridge Road Children's & Community Centre provides 147m<sup>2</sup> of community meeting space, two maternal and child health rooms and four children's rooms. one of which is an occasional care room. In the future, this facility should be activated as a neighbourhood house, which may require an assessment of the facility's fitness for this purpose.*

*In the future, a further three level 1 children's & community centres, two level 2 community centres and a district-level civic centre with hall will be required.*

#### Recreation Infrastructure

*The Bridge Road Hockey & Athletics Pavilion is presently the only recreation pavilion in Toolern. Seven further pavilions and an indoor recreation centre have been identified for development in the future. Seven further pavilions and an indoor recreation centre<sup>2</sup> have been identified for development in future.*

#### Specialist Infrastructure

*Within the future district level 3 centre, a library, age-friendly social support program space and youth space will be required. This may be in a single building or a precinct.*

*Land should also be preserved for provision of a level 5 metropolitan performing arts centre in the future.*

#### Relevant Precinct Structure Plan

*The Toolern Precinct Structure Plan governs development of the area.*

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<sup>2</sup> Note: Council has recently commenced the construction of a six-court indoor stadium adjacent the Western BACE in the Cobblebank Metropolitan Activity Centre.

### Discussion

*Like other Greenfield Growth areas, future community infrastructure projects have been identified through the PSP process.*

A more detailed description of the proposed Toolern PSP and DCP community infrastructure initiatives are presented in Section 7 of this Background report.

## 4.3 Issues with the Application of Current Provision Benchmarks

Although community infrastructure covers a potentially wide variety of services and facilities provided by all forms of Government, the private for-profit sector and not-for-profit organisations, much of what is planned for within Precinct Structure Plan (PSP) location largely focus on the following six infrastructure forms:

1. Passive and active open space (bundled together under the term unencumbered public open space);
2. Indoor recreation facilities;
3. Local multipurpose community centres which can have many potential configurations but are typically classified into two main types (Levels 1 & 2 - refer to Section 4.4.3 for more details);
4. Higher order community centres (Level 3 centres which can accommodate services such as libraries, youth programs and Planned Activity Groups - refer to Section 4.4.3 for more details);
5. Government primary and secondary Schools; and
6. Non-Government Schools.

Although indicative provision benchmarks exist for many of these infrastructure forms, there remain many issues with the acceptance of benchmarks as a tool for planning in greenfield locations, ranging from whether specific benchmarks are too high or too low to whether there are better methods for determining and responding to community infrastructure need. Some of the key issues are summarised below:

- Benchmarks provide simplicity but are often ‘narrow’ (i.e. linked to only a population or dwelling number as a trigger for provision) when other variables and criteria are not taken into account (e.g. age cohort profiles) and used in isolation from other important assessment steps (e.g. the existing capacity of the nearest facilities to a PSP location).
- Most benchmarks are currently expressed as an infrastructure driven model (e.g. 1 Government Primary School per 3,000 dwellings) rather than a demand based model (e.g. 66 4 year olds per 4 year old Kindergarten room).

- Some forms of community infrastructure are more difficult to quantify the demand for (e.g. community meeting spaces, youth services and arts / cultural activities) and thus make the task of assigning a benchmark far more difficult.
- Explicit policies stating preferred provision standards and models of delivery across PSP growth area remains in varying states of ‘maturity’.
- There is often a lack of clarity about preferred provision levels and models with many forms of State based social infrastructure (e.g. health and emergency services).

## 4.4 Provision & Cost Benchmarks

### 4.4.1 Overview

This section provides a brief description of the key community infrastructure provision benchmarks, facility configuration models and cost benchmarks used to review the adequacy of both the number of facilities planned for within the Toolern PSP and the cost estimates identified in the Toolern PSP.

### 4.4.2 Open Space & Recreation

The VPA PSP Guidelines include some key provision targets for open space and recreation planning. Its focus has largely (but not exclusively) been on ‘local’ scale provision as opposed to regional / sub-regional provision. Key guidelines are:

- Unencumbered passive open space (4% of Net Developable Area or NDA);
- Active open space - sports grounds and outdoor court based facilities such as tennis and netball (6% of NDA); and
- Indoor recreation centre land (5 hectares per 60,000 people).

In addition to these documented measures, are other less well documented factors / guidelines influencing open space and recreation outcomes include:

- Encumbered open space, particularly open space set aside for drainage purposes and as part of linear networks along rivers and creeks, typically represent a significant proportion of the gross area of a PSP site. The contribution these assets provide by way of informal recreation outcomes and improved physical and mental health is considerable. Encumbered open space provision outcomes are not prescriptively derived as each PSP site provides unique topographical, hydrological and environmental characteristics.

- There has been the occasional application of a regional active open space benchmark in previous growth area planning exercises (30 hectares per 50,000 people), but the benchmark is not contained within current PSP guidelines, is not well known and has not been applied uniformly across all Melbourne’s growth areas.

In addition to these PSP guideline provision benchmarks this review includes demand-based estimates for organised sport derived from the AusPlay Survey<sup>3</sup> (AusPlay) which provides the major source of participation data for sport and other informal physical activities in Australia. These estimates are contained within Appendix 2 of this report and referred to in Section 8.

In contrast to the PSP area-based guidelines (i.e. percentage of NDA), the City of Melton Council has adopted the following population based open space provision ratios (source: *Melton City Council Open Space Plan 2016-2026*):

- 1.3 Ha of active open space per 1,000 people; and
- 0.9 Ha of passive open space per 1,000 people (0.6 ha of local, and 0.3 ha of district).

#### 4.4.3 Multipurpose Community Centres

For the purposes of this assessment a multipurpose community centre is defined as a building owned and or managed by Local Government which accommodates a range of services and offers flexible community spaces made available to local residents and community groups for a variety of potential uses.

In the context of greenfield locations community centres have primarily incorporated a range of early years services and offered flexible community meeting spaces. However, the potential range of services and functions a community centre can incorporate is very broad. In order to ensure the effective and efficient use of capital and operational resources contemporary community centres are multipurpose (i.e. offering more than one service and function) rather than stand-alone (i.e. dedicated to one service or function only), and, where practical, co-located with other community infrastructure and public open space. Land area allocations in greenfield locations are reasonably generous in comparison to the actual building footprint provided in order to allow for sufficient on-site car parking and facilitate longer term expansion requirements as local needs evolve and change and shifts in government policy occur (e.g. the Victorian State Government’s proposed introduction of 15 hours per week of funded 3 year old Kindergarten over the coming decade).

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<sup>3</sup> Ausplay is a large scale national population tracking survey funded and led by Sport Australia. AusPlay collects participation data; not membership data. The club sport data in AusPlay relates to how participation took place (e.g. survey respondents who self-identified that they participated in an activity through a sports club or association).

Other key characteristics and issues associated with multipurpose community centres are outlined below.

- Although not all multipurpose community centres are identical, it is possible to describe the types of services and functions typically incorporated into such facilities.
- Typically, such facilities are a combination of a few (but rarely all) of the following services and functions: Kindergarten; Maternal & child health; Playgroups; Occasional child care; long day child care; community meeting spaces; Planned Activity Groups; Neighbourhood houses / adult education; and Library.
- Multipurpose community centres can vary greatly in size depending on the services and activities to be accommodated within it and can typically range from 500 square metres to 2,500 square metres.
- Unlike public open space (both passive and active), the VPA PSP Guidelines do not specify a quantitative measure of how many facilities should be provided either using an area based standard (as applies to public open space) or a population based standard. Municipal Planning schemes do not provide any guidance on this matter either.
- In the absence of specific PSP Guidelines and statutory requirements, the VPA has tended to rely on the provision guidelines outlined in the *Planning for Community Infrastructure in Growth Area Communities (2008)*.
- However, it is possible to estimate the level of demand for specific service types likely to be generated by a PSP.

The *Planning for Community Infrastructure in Growth Area Communities – PCIGAC (2008)* report includes guidelines for many discrete services and functions that would typically be accommodated within a Council multipurpose community centre. However, it is assumed that most of these could be included as part of two main types of community centre:

- Level 1 Community Centres provided @ 1 centre per 8,000 to 10,000 people on 0.8 hectare sites; and
- Level 3 Community Centres @ 1 centre per 40,000 to 50,000 people on 1.5 hectare sites.

The *Kindergarten Infrastructure Needs Assessment in Greenfield Growth Areas (2015)* refers to two key benchmarks in relation to the provision of Kindergarten programs, of which Local Government is a major provider:

- 1 kindergarten room per 1,400 households at the peak; and
- 1 kindergarten room per 2,100 households in the long term.

Melton City Council has adopted a provision of ration of one licenced kindergarten room for every 66 four year olds. A Level 1 community centre will typically include 3 to 4 kindergarten rooms each.

It should be noted that this assessment also evaluates the potential impact of the introduction of 3 year old funded Kindergarten programs in Victoria on future PSP community centres, a key election promise of the recently re-elected State Labor Government.

Due to the large variety of possible community configuration options the analysis focuses on the following 3 types of community centres:

- Level 1 community facility (1,200 m2 building footprint & 0.8 ha of land) @ 1 centre per 9,000 people;
- Level 2 community facility (1,500 m2 building footprint & 1 ha of land) @ 1 centre per 25,000 people; and
- Level 3 community facility (2,500 m2 building footprint & 1.5 ha of land) @ 1 centre per 50,000 people.

In relation to community centres Melton City Council has adopted the following provision ratios

- 1 Level 1 community centre per 10,000 people on 0.8 ha of land;
- Every second Level 1 Centre (approximately 20,000 people) is upgraded into a larger community centre with larger community meeting space that is capable of accommodating a neighbourhood house, and is provided on 1.2 ha of land;
- 1 Level 3 community centre per 60,000 people on 1.5 ha of land.

The scope of services and activities covered by these facilities include Kindergarten, Maternal & Child Health, Playgroups, Occasional Child Care, Neighbourhood Houses, Libraries and a variety of flexible community meeting spaces and consulting rooms.

Appendix 3 shows indicative community centre configurations for each of the 3 types of community centres considered by the review and which are included in the VPA commissioned *Benchmark Infrastructure and Costs Guide* (prepared by Cardno). Level 1 and 2 community centres both include Kindergarten and Maternal and Child Health rooms as well as multipurpose community meeting spaces. Level 2 centres have larger community meeting spaces that are capable of accommodating a neighbourhood house service. Level 3 community centres differ from Level 1 centres by not including early years services such as Kindergarten and Maternal and Child Health. Instead these facilities include higher order services (i.e. services provided to a larger population catchment) such a Library and specialised community space for other service forms and population target groups.

#### 4.4.4 Government Education Provision

There are two key Government education provision benchmarks used for PSP planning purposes. These are:

- 1 Government Primary School per 3,000 dwellings (3.5 ha site); and
- 1 Government Secondary School per 10,000 dwellings (8.4 ha site).

The Department of Education and Training (DET) also identifies a long-term enrolment (LTE) objective for each primary and secondary school. These are:

- Government Primary Schools: 450-475 long term enrolments and generally with a maximum capacity of 600 enrolments; and
- Government Secondary Schools: 1,100 long term enrolments and generally with a maximum capacity to accommodate 50% more (approximately 1,600 to 1,700 enrolments).

#### 4.5 Cost Estimate Benchmarks for Key DCP Community Infrastructure Items

The VPA has also prepared the Benchmark Infrastructure and Costs Guide (prepared by Cardno) to provide context and to guide us in the use of benchmark designs and costs in preparing an Infrastructure Contributions Plan (ICP), the term now used instead of Development Contributions Plan (DCP) when preparing new PSPs. The Guide covers:

- The role of scope and cost estimates in ICPs;
- The development of the benchmark design and costs;
- Role of the Benchmark Infrastructure and Costs Guide in preparing ICPs, including how to adjust the estimates to deal with scope variations if needed; and
- How the Benchmark Infrastructure and Costs Guide will be reviewed and kept up to date; and
- Reproduces the results of the Cardno work.

The use of the guide was approved by the VPA Board on 9 October 2019.

The benchmark cost estimates for the development of community centres, sports reserve and sporting pavilions are used by this report to review the adequacy of cost estimates for key DCP community infrastructure items identified in the Toolern DCP.

A summary of the key benchmark costs are presented in Table 2 on the following page.



Table 2 – Key Community Infrastructure Benchmark Cost Estimates

Item	Standard	Cost Application	Cost Estimate
Level 1 Multipurpose community centre	Contemporary standard	Bldg. floor area	\$7,606,000
Level 2 Multipurpose community centre	Contemporary standard	Bldg. floor area	\$8,928,000
Level 3 Multipurpose community centre	Above contemporary standard allowing for place making architectural features	Bldg. floor area	\$11,830,000
Active open space 5 to 6 hectares	Contemporary senior and junior sporting competition standard	Per reserve	\$8,021,000
Active open space 8 to 10 hectares	Contemporary senior and junior sporting competition standard	Per reserve	\$10,355,000
Sports Pavilion serving 2 playing areas	Contemporary standard multipurpose facility	Bldg. floor area	\$1,656,000
Sports pavilion serving 3 playing area	Contemporary standard multipurpose facility	Bldg. floor area	\$2,753,000

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)

## 5. Review of Key Policies & Strategic Documents

### 5.1 Overview

This section reviews many of the more relevant statutory and strategic documents likely to have the most significant influence on the community infrastructure outcomes associated with the development of the Toolern PSP. The material reviewed includes:

- City of Melton Community Infrastructure Plan 2017 to 2036;
- Precinct Structure Planning (PSP) Guidelines (2009), prepared by the Victorian Planning Authority (VPA);
- Melton Planning Scheme;
- *Plan Melbourne*;
- Other Melton City Council strategic documents of relevance to this review; and
- Non-Council strategic documents of relevance to this review.

A more detailed summary of the PSP Guidelines, Melton Planning Scheme, Plan Melbourne, and other Council and non-Council strategic documents are presented in Appendix 1 of this Background Report.

### 5.2 Implications

The implications of the documents reviewed are referred to, where applicable, throughout the course of the review process.

## 6 Toolern PSP Demographic Analysis

### 6.1 Overview

The section provides a review of the original development and population assumptions for the Toolern PSP to determine to what extent these original assumptions remain valid and assess the implications for community infrastructure provision.

Although public open space provision requirements are largely determined by the amount of Net Developable Area (NDA) available in any given PSP, community infrastructure provision levels are largely based on dwelling and population assumptions. Therefore, if the underlying dwelling and population assumptions have changed then the number of community infrastructure items, or the capacity of existing planned items may need to also change.

### 6.2 Original PSP Development Assumptions

The Toolern DCP (page 7) makes the following assumptions in relation to residential densities, dwelling capacity and population capacity of the Toolern PSP:

- An average density of at least 15 dwellings per hectare (net developable area) will be achieved across the precinct (although the estimates for activity centres are double this);
- A total of 24,000 households; and
- An estimated total population of 55,000 people.

### 6.3 Current Dwelling and Population Estimate for the Toolern PSP

According to Melton City Council's population and household forecasts<sup>4</sup>, the Toolern PSP area<sup>5</sup> currently (2020) accommodates approximately 2,750 dwellings and has a population of approximately 8,400 residents.

Based on Council's most recently updated planning data, the Toolern PSP has approximately 6,400 approved lots and many more planning applications which remain pending. Based on approved lots the Toolern PSP is likely to accommodate 20,000 residents before the end of the decade. A review of the approved planning applications in the area also indicate that dwelling densities have gradually increased over the past 10 years of

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<sup>4</sup> Source: Population and household forecasts, 2016 to 2051, prepared by .id, the population experts, May 2019

<sup>5</sup> For the purposes of this review process, the Toolern PSP area covers an area which approximates to the small areas of Weir Views and Cobblebank – Strathtullouh.

development and regularly exceed the 15 dwellings per hectare forecast by the original Toolern PSP, with averages of 18 dwellings per hectare commonplace.

## 6.4 Review of Development Assumptions

The original Toolern PSP contains few details about how the development assumptions were arrived at, or which sources of data they are based on. As part of this review, a more detailed methodology was constructed to determine the dwelling and population capacities of the Toolern PSP. This consisted of the following steps:

- Step 1: Estimate hectares within the PSP available for three different forms of housing (conventional, medium density and high density) and dwelling yields for the core component of the Toolern Metropolitan Activity Centre (MAC);
- Step 2: Formulate dwelling density assumptions for each type of housing;
- Step 3: Calculate new dwelling estimates based on steps 1 & 2;
- Step 4: Source and calculate average household size for each housing form; and
- Step 5: Source and apply an appropriate age profile (single year age cohorts) to each housing form.

Table 3 on the following page summarises the revised assumptions, revised dwelling and population estimates, and data sources used. Based on the evidence of more recent planning approvals data, dwelling density assumptions for conventional housing have been established with a new baseline of 16.5 dwellings per hectare and a more likely high yield scenario of 18 dwellings per hectare. For the purposes of this review process the 18 dwellings per hectare has been adopted as the preferred basis of estimating the dwelling and population capacity of the Toolern PSP, as it more accurately reflects the evidence provided by planning applications approved within the area.

In summary, the adopted revised assumptions are:

- 830 hectares for conventional housing, 18 dwellings per hectare, average household size of 3.1 persons, a dwelling yield of 14,940 and a population yield of 46,314;
- 230 hectares for medium density housing, 20 dwellings per hectare, average household size of 2.5 persons, a dwelling yield of 4,600 and a population yield of 11,500;
- 58 hectares of high density housing outside the Toolern MAC, 30 dwellings per hectare, average household size of 1.8, a dwelling yield of 1,740 and a population yield of 3,132;
- 450,000 square metres of apartment floor space within the Toolern MAC, average apartment size of 120 square metres, average household size of 1.8, a dwelling yield of 3,750 apartments and a population yield of 6,750.

Table 3 – Revised Toolern PSP Dwelling and Population Assumptions

Housing Density	Conventional housing (low yield)	Conventional housing (high yield)	Medium density housing	High density housing – outside the Toolern MAC	Housing density housing – within the Toolern MAC
Land identified for different densities of housing	830 Ha	830 Ha	230 Ha	58 Ha	450,000m <sup>2</sup> of apartment floorspace
Dwelling densities	16.5 dwellings per ha as a new base line	18 dwellings per ha as a high yield case	20 dwellings per ha	30 dwellings per ha	Average apartment size of 120m <sup>2</sup>
Estimated dwellings	<b>13,695</b>	<b>14,940</b>	<b>4,600</b>	<b>1,740</b>	<b>3,750</b>
Household size	3.1 persons Source: City of Melton 2016 Age Profile for People Living in Separate Houses (2106 ABS Census Community Profile for the City of Melton)	3.1 persons Source: City of Melton 2016 Age Profile for People Living in Separate Houses (2106 ABS Census Community Profile for the City of Melton)	2.5 persons Source: City of Melton 2016 Age Profile for People Living in Semi-Detached Dwellings & Townhouses (2106 ABS Census Community Profile for the City of Melton)	1.8 persons Source: Greater Melbourne 2016 Age Profile for People Living in Apartments 3 storeys or higher (2106 ABS Census Community Profile for Greater Melbourne <sup>7</sup> )	1.8 persons Source: Greater Melbourne 2016 Age Profile for People Living in Apartments 3 storeys or higher (2106 ABS Census Community Profile for Greater Melbourne)
Population	<b>42,455</b>	<b>46,314</b>	<b>11,500</b>	<b>3,132</b>	<b>6,750</b>

## 6.5 Revised Toolern PSP Dwelling and Population Capacities

Based on the revised development assumptions presented above, Table 4 on the following page compares the original and revised dwelling and population capacities of the Toolern PSP. Adopting the high yield conventional dwelling scenario the Toolern PSP is anticipated to accommodate 25,030 dwellings, approximately 1,000 more dwellings than that forecast by the Toolern PSP. However, it appears clear that the original PSP forecasts significantly underestimates the overall average household size of the area (2.3 persons per household) which can be inferred by the population estimate (55,000 people) and number of households (24,000). The revised overall average household size assumption is estimated to be 2.7 and therefore yields a much higher population. In summary, the revised assumptions for the Toolern PSP are:

- 25,035 dwellings;
- 2.7 overall average household size; and
- 67,581 residents.

<sup>6</sup> Source: Cobblebank Metropolitan Activity Centre (Toolern Town Centre) Urban Design Framework (Council adopted in 2019), prepared by Tract Consultants on behalf of Melton City Council.

<sup>7</sup> Given the City of Melton currently contains very few high density dwellings, the Greater Melbourne apartment demographic profile was used to better gauge the likely age profile and average household size of high density dwellings proposed for the Toolern PSP.

Table 4 – Comparison of Original and Revised Toolern PSP Dwelling and Population Capacities

Key findings	Original Dwelling & Population Capacity for Toolern PSP (2009 & 2015)	Revised Dwelling & Population Capacity for Toolern PSP: (scenario 1 - low yield conventional dwelling scenario)	Revised Dwelling & Population Capacity for Toolern PSP: (scenario 2 - high yield conventional dwelling scenario)	Difference between Scenario 1 & Original Estimates	Difference between Scenario 2 & Original Estimates
Dwelling yield	24,000	23,785	25,030	-215	+1,030
Average overall household size	2.3	2.7	2.7	+0.4	+0.4
Population yield	55,000	64,220	67,581	9,220	12,581

## 7 Existing & Planned Community Infrastructure within Toolern PSP

### 7.1 Overview

This section identifies both the main existing and planned community infrastructure within the Toolern PSP. Figure 6 on the following page shows the location and distribution of community infrastructure items identified by the PSP. Most of the community infrastructure is to be delivered across 7 major community infrastructure hubs, the Cobblebank Metropolitan Activity Centre and one stand-alone active recreation reserve. Combined, these hubs will deliver:

- Within the Cobblebank Metropolitan Activity Centre the Toolern PSP and DCP identifies the following community infrastructure items:
  - Council civic centre / library (4 hectare site);
  - Justice precinct);
  - Health precinct; and
  - Tertiary education precinct.
- 8 local sports reserves (It is noted that additional sports reserves are being provided in the Toolern Park PSP area, and a 5 hectare 'Show Oval' adjacent the indoor sports stadium);
- 6 multipurpose community centres consisting of:
  - 4 x Level 1 Centres; and
  - 2 x Level 2 Centres.
- 2 Neighbourhood Houses (integrated with multipurpose community centres);
- 1 indoor recreation facility identified as an 'aquatic and / or leisure centre'<sup>8</sup> (2.5 hectare site).
- 6 proposed Government primary schools;
- 2 proposed Government secondary schools; and
- 4 non-Government school sites (but recommended by this Review to be reduced to 3).

In addition to these items is the proposed establishment of the 110-hectare Toolern Regional Park to be developed over the coming decade by the Victorian State Government<sup>9</sup>. It is also anticipated that a large number of diverse services including higher order public services such as higher education and health, and services operated by the private and not-for-profit community sector will also be accommodated within the Toolern PSP. For the purposes of this review, the items identified in the PSP are distinct from these other services and facilities in the following manner:

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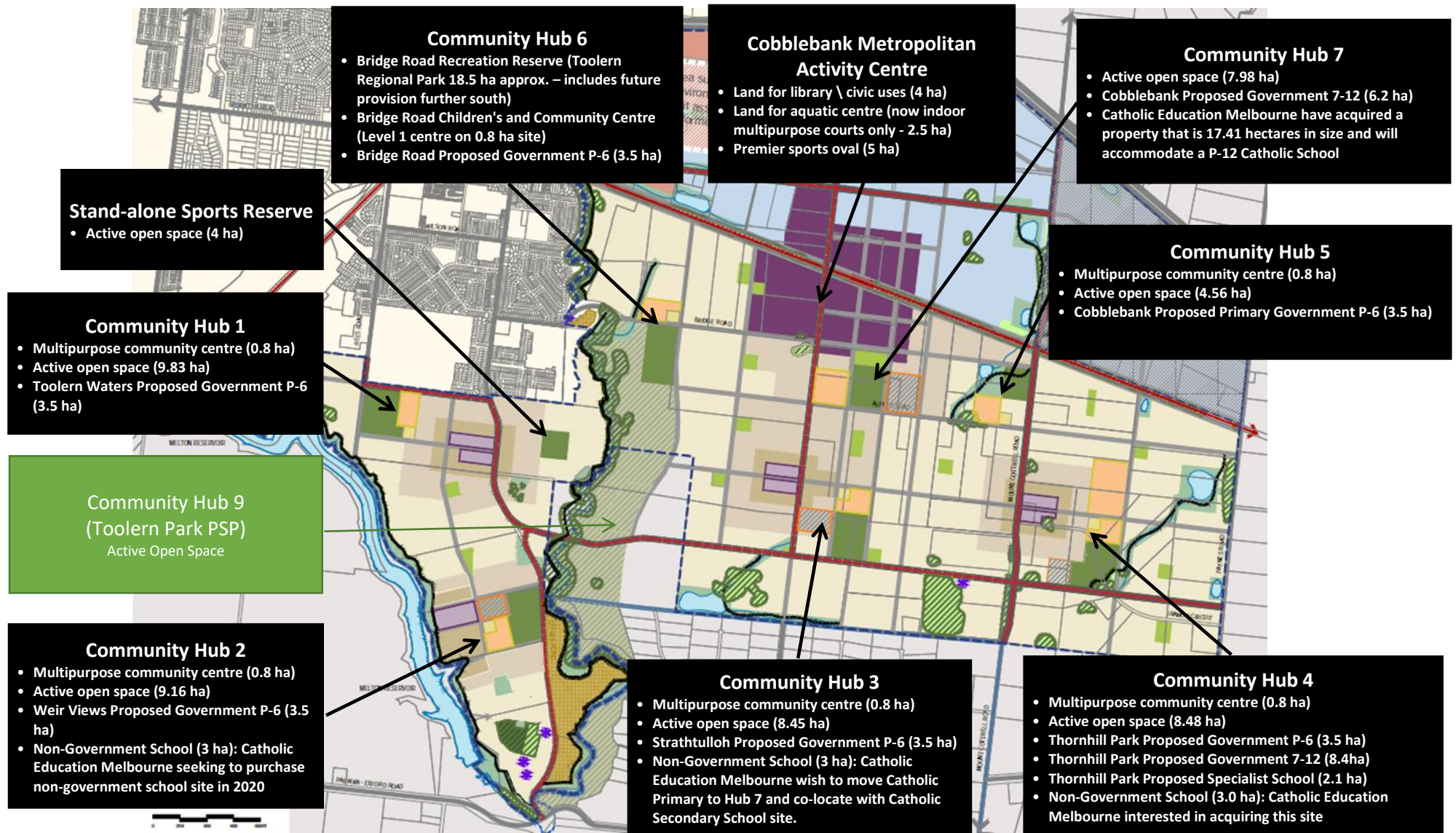
<sup>8</sup> Note: Melton City Council has acquired a 3 hectare parcel of land which it is currently developing as an indoor recreation centre with 6 courts on this site (located south of the Western Business Accelerator and Centre of Excellence – 'Western BACE').

<sup>9</sup> Source: <https://www.environment.vic.gov.au/suburban-parks/creating-new-parkland-across-victoria/large-suburban-parks>. Toolern Regional Park is one 14 large suburban parks and parklands proposed to be developed and upgraded by the Victorian State Government, linking smaller parks in Melbourne's established and growing suburbs.

- They reflect items which are to be either totally or partially funded by the DCP (either land or construction, or both); or
- Are proposed education sites with a specified land allocation and in a specific location that are to be purchased by either the Department of Education and Training (DET) or a non-government education provider such as Catholic Education Melbourne.



Figure 6 – Location of Main Existing and Planned Community Infrastructure Items within the Toolern PSP



## 7.2 Toolern DCP Community Infrastructure Items and Costs

The Toolern DCP specifies the community infrastructure items which are to be funded by development either as land or construction cost, or both. There are two main forms of community infrastructure funded by the Toolern DCP: 1) active recreation items (both for land acquisition and construction), and 2) multipurpose community centres (both for land and construction).

These items are summarised in Table 5 below. While identified in the Toolern PSP, education sites are not subject to DCP funding and therefore not identified in the table below.

Table 5 – Current DCP Community Infrastructure Items & Costs

Hub & DCP No.	Description of Project from the Toolern DCP	Total DCP Cost Estimate (Indexed July 2019 Estimate)	Total Cost Recovered by DCP (Indexed July 2019 Estimate)
<b>Community Hub 1</b>			
CI03	Community Hub 1 - Early Learning Facility – Type 1 Centre to provide for kindergarten and maternal child health components. Construction of building, car parking and landscaping.	\$1,816,290.01	\$1,271,403.01
CI04	Community Hub 1 – Multipurpose Community Centre – purchase of land 0.8 hectares* for the centre, and construction of childcare rooms components of the community centre.	\$4,544,660.71	\$3,181,262.50
CI05	Community Hub 1 – Multipurpose Community Centre – construction of community room components of the community centre.	\$1,829,773.39	\$1,280,841.37
OS01	Hub 1 – Purchase of 9.83 hectares* of land for active open space	\$14,750,000.00	\$10,325,000.00
AR01	Hub 1 – Construction of 2 football / cricket ovals and 4 tennis courts	\$3,617,326.36	\$2,532,128.45
AR02	Hub 1 – Construction of pavilion for playing fields	\$1,522,828.31	\$1,065,979.81
<b>Community Hub 2</b>			
CI06	Community Hub 2 - Early Learning Facility – Type 1 Centre to provide for kindergarten. Construction of building, car parking and landscaping.	\$1,451,445.73	\$1,451,445.73
CI07	Community Hub 2 – Multipurpose Community Centre – purchase of land 0.8 hectares* for the centre, and construction of childcare rooms components of the community centre.	\$4,544,660.71	\$4,544,660.71
CI08	Community Hub 2 – Multipurpose Community Centre – construction of community room components of the community centre.	\$1,829,773.39	\$1,829,773.39
OS03	Hub 2 – Purchase of 9.16 hectares* of land for active open space	\$14,650,000.00	\$14,650,000.00
AR05	Hub 2 – Construction of 2 football / cricket ovals	\$3,083,727.32	\$3,083,727.32

Hub & DCP No.	Description of Project from the Toolern DCP	Total DCP Cost Estimate (Indexed July 2019 Estimate)	Total Cost Recovered by DCP (Indexed July 2019 Estimate)
AR06	Hub 2 – Construction of pavilion for playing fields	\$1,522,828.31	\$1,522,828.31
<b>Community Hub 3</b>			
CI09	Community Hub 3 - Early Learning Facility – Type 1 Centre to provide for kindergarten. Construction of building, car parking and landscaping.	\$1,451,445.73	\$1,451,445.73
CI10	Community Hub 3 – Multipurpose Community Centre – purchase of land 0.8 hectares* for the centre, and construction of childcare rooms components of the community centre.	\$4,544,660.71	\$4,544,660.71
CI11	Community Hub 3 – Multipurpose Community Centre – construction of community room components of the community centre.	\$1,829,773.39	\$1,829,773.39
OS04	Hub 3 – Purchase of 8.45 hectares* of land for active open space	\$13,800,000.00	\$13,800,000.00
AR07	Hub 3 – Construction of 4 soccer pitches	\$5,520,252.61	\$5,520,252.61
AR08	Hub 3 – Construction of pavilion for playing fields	\$2,284,242.46	\$2,284,242.46
<b>Community Hub 4</b>			
CI12	Community Hub 4 - Early Learning Facility – Type 1 Centre to provide for kindergarten and maternal child health components. Construction of building, car parking and landscaping.	\$1,816,290.01	\$1,816,290.01
CI13	Community Hub 4 – Multipurpose Community Centre – purchase of land 0.8 hectares* for the centre, and construction of childcare rooms components of the community centre.	\$4,544,660.71	\$4,544,660.71
CI14	Community Hub 4 – Multipurpose Community Centre – construction of community room components of the community centre.	\$1,829,773.39	\$1,829,773.39
OS05	Hub 4 – Purchase of 8.48 hectares* of land for active open space	\$13,900,000.00	\$13,900,000.00
AR09	Hub 4 – Construction of 2 football / cricket ovals and 4 tennis courts	\$3,617,326.36	\$3,617,326.36
AR10	Hub 4 – Construction of pavilion for playing fields	\$1,522,828.31	\$1,522,828.31
<b>Community Hub 5</b>			
CI15	Community Hub 5 - Early Learning Facility – Type 1 Centre to provide for kindergarten. Construction of building, car parking and landscaping.	\$1,451,445.73	\$1,451,445.73
CI16	Community Hub 5 – Multipurpose Community Centre – purchase of land 0.8 hectares* for the centre, and construction of childcare rooms components of the community centre.	\$4,544,660.71	\$4,544,660.71
CI17	Community Hub 5 – Multipurpose Community Centre – construction of community room components of the community centre.	\$1,829,773.39	\$1,829,773.39
OS06	Hub 5 – Purchase of 4.56 hectares* of land for active open space	\$8,200,000.00	\$8,200,000.00

Hub & DCP No.	Description of Project from the Toolern DCP	Total DCP Cost Estimate (Indexed July 2019 Estimate)	Total Cost Recovered by DCP (Indexed July 2019 Estimate)
AR11	Hub 5 – Construction of 2 soccer pitches	\$3,083,727.32	\$3,083,727.32
AR12	Hub 5 – Construction of pavilion for playing fields	\$1,522,828.31	\$1,522,828.31
<b>Stand-alone Sports Reserve (Area 1)</b>			
OS02	Purchase of 4 hectares* of land for active open space	\$7,200,000.00	\$7,200,000.00
AR03	Construction of 2 soccer pitches	\$3,083,727.32	\$3,083,727.32
AR04	Construction of pavilion for playing fields	\$1,522,828.31	\$1,522,828.31
<b>Community Hub 6</b>			
CI18	Community Hub 6 - This multipurpose / early childhood centre has been constructed	Centre has been constructed	Centre has been constructed
CI19	Community Hub 6 - This multipurpose / early childhood centre has been constructed	Centre has been constructed	Centre has been constructed
CI20	Community Hub 6 - This multipurpose / early childhood centre has been constructed	Centre has been constructed	Centre has been constructed
AR15A	Hub 6 - This reserve has been constructed	This reserve has been constructed	This reserve has been constructed
AR15B	Hub 6 - This reserve has been constructed	This reserve has been constructed	This reserve has been constructed
AR16	Hub 6 - This pavilion has been constructed	This pavilion has been constructed	This pavilion has been constructed
<b>Community Hub7</b>			
OS07	Hub 7 – Purchase of 7.9 hectares of land for active open space (Area 2 contribution - 60%).	\$8,055,000.00	\$8,055,000.00
OS08	Hub 7 – Purchase of 7.9 hectares of land for active open space (Area 3 contribution - 40%).	\$5,370,000.00	\$5,370,000.00
AR13	Hub 7 – Construction of 2 football / cricket ovals	\$3,083,727.32	\$3,083,727.32
AR14	Hub 7 – Construction of pavilion for playing fields	\$1,522,828.31	\$1,522,828.31
<b>Cobblebank Metropolitan Activity Centre</b>			
<b>Outside Scope of this Review</b>			
CI01	Land for a Library – this project is out of scope	\$7,200,000.00	\$6,480,000.00
CI02	Land for a Leisure Centre – this project is out of scope	\$5,000,000.00	\$5,000,000.00

### 7.3 Toolern DCP Funding Mechanisms

The DCP provides for the charging of a ‘development infrastructure levy’ (DIL) pursuant to section 46J(a) of the Act towards works, services or facilities. It also provides for the charging of a ‘community infrastructure levy’ (CIL) pursuant to section 46J(b) of the Act, as some items are classified as community infrastructure under the Act.

Contributions relating to development infrastructure are to be made by developers generally at the time of subdivision or as otherwise specified by the DCP. If subdivision is not applicable payments must be made prior to construction of buildings and works.

For community infrastructure, contributions are to be made by the home-buyer at the time of building approval. Contributions relating to community infrastructure will be paid for at a 'per dwelling'. The Planning and Environment Act 1987 stipulates that the amount that may be contributed under a community infrastructure levy. For all residential development within the Toolern PSP, Melton City Council currently applies a CIL of \$900 per dwelling<sup>10</sup>.

The following infrastructure projects are classified as 'community infrastructure' by the DCP.

Table 6 – Toolern Community Infrastructure Levy (CIL) Items

DCP Project Number	Project Description
CI05	Multipurpose Community Centre (Community Hub 1). Construction of the community room components of the multipurpose community centre.
CI08	Multipurpose Community Centre (Community Hub 2). Construction of the community room components of the multipurpose community centre.
CI11	Multipurpose Community Centre (Community Hub 3). Construction of the community room components of the multipurpose community centre.
CI14	Multipurpose Community Centre (Community Hub 4). Construction of the community room components of the multipurpose community centre.
CI17	Multipurpose Community Centre (Community Hub 5). Construction of the community room components of the multipurpose community centre.
CI20	Multipurpose Community Centre (Community Hub 6). Construction of the community room components of the multipurpose community centre.
AR02	Pavilion 1 (Hub 1). Construction of pavilion to serve Playing Fields 1.
AR04	Pavilion 2. Construction of pavilion to serve Playing Fields 2.
AR06	Pavilion 3 (Hub 2). Construction of pavilion to serve Playing Fields 3.
AR08	Pavilion 4 (Hub 3). Construction of pavilion to serve Playing Fields 4.
AR10	Pavilion 5 (Hub 4). Construction of pavilion to serve Playing Fields 5.
AR12	Pavilion 6 (Hub 5). Construction of pavilion to serve Playing Fields 6.
AR14	Pavilion 7 (Hub 7). Construction of pavilion to serve active playing fields 7.
AR16	Pavilion 8 (Hub 6). Construction of pavilion to serve active playing fields 8.
AR15A	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/ cricket ovals and 4 tennis courts. Area 2 contribution (60%).

Based on the revised Toolern PSP dwelling estimate presented in Section 6.5 of this report, Council is likely to receive a total of \$22,500,000 in CIL, equivalent to \$1,500,000 for each of the community infrastructure projects

<sup>10</sup> The maximum levy amount payable under a DCP was increased from \$900 to \$1,150 for each dwelling by a Governor in Council Order made on 13 October 2016.

identified above. If the maximum levy payable under the DCP were increased from \$900 per dwelling to \$1,150 the total CIL contribution Council would receive significantly more funding for the identified projects (e.g. if applied to the remaining 18,000 dwellings the additional CIL revenue received would increase by a further \$4,500,000). This review recommends Council pursue an increase to the levy as one means to offset the additional demands generated by a higher than originally forecast population for the Toolern PSP.

## 8 Revised Community Infrastructure Demand & Supply Analysis

### 8.1 Overview

This section provides a detailed assessment of the implications of the revised dwelling and population assumptions (presented in Section 6.5) for community infrastructure provision within the Toolern PSP.

### 8.2 Key Community Infrastructure Issues and Trends

Since the preparation of the original community infrastructure assessment in 2009, a key background technical document used to assist with the preparation of the Toolern PSP, there have been a number of significant land use and demographic trends, Government policy changes and initiatives, and community infrastructure planning documents that are likely to be significant considerations for the review process. These include:

- The original cost estimates for community infrastructure in the Toolern PSP pre-date the VPA benchmarking costing study prepared by Cardno. Consequently, cost estimates for future facilities are likely to be significantly higher, along with changes to facility configuration assumptions at each hub location;
- Higher residential densities in PSP areas than originally forecast by urban planners and demographers will be a key consideration;
- The Victorian Government is investing almost \$5 billion over ten years so that children across the state will have access to two years of kindergarten programs. Victoria will be the first state or territory in Australia to introduce funded Three-year-old Kindergarten for all children. Assessing the impact of this proposed change on all proposed community facilities within the Toolern PSP will form a core component of our review. In our opinion, this policy change will be very significant on the proposed community facilities within the Toolern PSP;
- Now that a residential community has begun to emerge within the Toolern PSP, both formal and informal recreation trends are likely to be more observable and may inform how future active open space reserves should be developed and which sports should be allocated to each;
- The impact of other recreation trends such as the growth in female sports participation, the construction of more synthetic playing fields and an increasing need for indoor multi-purpose court stadiums will also be considered;
- Changes to community infrastructure delivery models including an increasing trend toward multi-storey schools and community centres in order to maximise floor area outcomes and to use land more efficiently;

- Whilst being a long talked about aspiration of government agencies, the shared use of community infrastructure (e.g. joint school / community facilities) continues to be gradually implemented across Melbourne and remains a worthwhile planning strategy;
- Changes to the development planning contributions system including funding arrangements and a larger list of allowable community service forms, has potentially significant ramifications for the future planning of community facilities;
- Unlike 10 years ago, many more State agencies have, or are in the process of, developing detailed provision strategies for growth areas. The review process is very timely from this perspective and may lead to a clearer picture of provision strategies for the Toolern PSP;
- Increasing awareness amongst State Government agencies about the availability of GAIC funds which have the potential to be utilised by these agencies to secure future community infrastructure sites and build facilities in Melbourne’s growth areas;
- The progressive roll-out of PSPs adjoining the Toolern PSP and associated community infrastructure has potential implications for the Toolern PSP; and
- The ongoing development and increasing sophistication of local government strategies and facility standards needs to also be considered by the review.

It also be noted that an additional report, *the Toolern Town Centre Urban Design Framework Community Infrastructure Assessment (2011)*, also prepared by ASR Research provided a more detailed analysis of community infrastructure provision for the proposed Toolern Town Centre, now referred to as the future Cobblebank Metropolitan Activity Centre.

### 8.3 Preliminary Community Infrastructure Assessment

Table 7 on the following pages provides a detailed assessment of the implications of the revised dwelling and population assumptions for community infrastructure provision within the Toolern PSP. The detailed calculations, benchmarks and data sources used to inform the assessment are presented in Appendix 2 of this report.



Table 7 - Detailed Toolern PSP Community Infrastructure Assessment

Service / Community infrastructure type	No. Existing and Proposed by Toolern PSP	Revised Estimate of Demand / Supply Requirements by Build Out	Recommended Response Measures
<p><b>Early Years Services</b></p> <p>Long Day Child Care</p>	<p>Currently has one private facility. Not identified by the DCP as a contributions item, but continued private provision assumed.</p>	<p>Equivalent to ten 120-place long day child care centres (1,205 places in total).</p>	<ul style="list-style-type: none"> <li>• Melton City Council has confirmed it will not be a direct provider of additional long day child care centres, but will encourage the establishment of private-for-profit and community based not-for-profit centres.</li> <li>• Continue to encourage / facilitate private long day child care provision in a well distributed manner across the Toolern PSP and adjacent to community infrastructure hubs.</li> </ul>
<p><i>Sessional Kindergarten</i></p>		<p>Council has assumed it can accommodate 75% of three and four year olds in Level 1 and Level 2 Centres. Based on this assumption it is anticipated that a total of 24 kindergarten rooms will be required to cater for the needs of the Toolern PSP (see below for more details regarding 3 and 4 year old Kindergarten demand)</p>	<ul style="list-style-type: none"> <li>• The recent announcements by the State Government that three year olds will start to attend kindergarten will result in Council having to deliver additional kindergarten infrastructure capacity to accommodate increased demand.</li> <li>• Establish all Council owned / operated early years facilities as delivery points for three and four year old sessional programs.</li> <li>• Incorporate four kindergarten rooms in all future Council early years facilities within the Toolern PSP to cater for the needs of 3 and 4 year old sessional Kindergarten.</li> <li>• Council has recently received a State Government Grant to support Council to collaborate with the State Government in the development of a Kindergarten Infrastructure and Services Plan (KISP) to determine how much additional capacity will be needed to deliver places for three-year-olds across the reform.</li> <li>• The KISP will document a shared view on projected demand and supply, and associated new infrastructure capacity for both three and four-year-olds. This will help support Council’s kindergarten infrastructure planning and requests for State funding support.</li> <li>• Through the KISP process, where a need for additional kindergarten capacity has been jointly agreed by Council and the Department of Education and Training (DET), Council should engage with DET to explore options to support this need. Possible options could include:             <ul style="list-style-type: none"> <li>- applying for grants to create additional capacity, or</li> <li>- jointly identifying school sites which may provide an opportunity to deliver this additional capacity.</li> </ul> </li> </ul>

Service / Community infrastructure type	No. Existing and Proposed by Toolern PSP	Revised Estimate of Demand / Supply Requirements by Build Out	Recommended Response Measures
4 year old sessional kindergarten <sup>11</sup>	Currently one DCP funded facility (Bridge Road Children’s & Community Centre – 4 rooms and 132 places). PSP proposes a further 5 multipurpose community centres with capacity to incorporate 4 year old Kindergarten services.	12 Kindergarten rooms to support sessional 4 year old programs. A further 9 rooms are required to meet the long term needs of the Toolern PSP.	Refer above
3 year old sessional kindergarten	Currently one DCP funded facility (Bridge Road Children’s & Community Centre – 4 rooms and 132 places). PSP proposes a further 5 multipurpose community centres with capacity to incorporate 3 year old Kindergarten services.	12 Kindergarten rooms to support sessional 3 year old programs. A further 9 rooms are required to meet the long term needs of the Toolern PSP.	Refer above
Maternal & Child Health	Currently one DCP funded facility (Bridge Road Children’s & Community Centre – 2 rooms). PSP proposes a further 5 multipurpose community centres with capacity to incorporate MCH services.	8 MCH consulting rooms. Equivalent to four early years facilities containing two rooms each.	<ul style="list-style-type: none"> <li>In addition to the Bridge Road Children’s &amp; Community Centre establish a further 3 early years facilities containing two MCH rooms each across the Toolern PSP area in a well distributed manner.</li> </ul>
Playgroups	Currently one DCP funded facility (Bridge Road Children’s & Community Centre). Assumed to be accommodated within each proposed multipurpose community centre, complimented by non-Council venues such as school sites and churches.	Equivalent to 60 playgroup sessions per week.	<ul style="list-style-type: none"> <li>The needs of playgroups will continue to be accommodated within each multipurpose community centre proposed for the Toolern PSP, complimented by non-Council venues such as school sites and churches.</li> </ul>
<b>Community centres</b>	Currently one DCP funded facility (Bridge Road Children’s & Community Centre). A further 6 community centres are proposed for the Toolern PSP consisting of: <ul style="list-style-type: none"> <li>1 Cobblebank MAC civic facility (4 ha)</li> </ul>	Equivalent to 7 local multipurpose community centres consisting of: <ul style="list-style-type: none"> <li>3 x Level 1 Centres (0.8 ha site)</li> <li>3 x Level 2 Centres (1.2 ha site)</li> <li>1 x Level 3 Centre (1.5 ha site)</li> </ul>	<ul style="list-style-type: none"> <li>Given 7 existing and planned community facilities are proposed currently for the Toolern PSP, the number of facilities appears satisfactory. However, the PSP does not sufficiently differentiate between the role, size and configuration for each community centre.</li> <li>Given that 1 community centre has already been constructed, Melton City Council has proposed the following provision strategy for community centres:</li> </ul>

<sup>11</sup> Council has a provision ratio of one licenced children's room for every 66 four year olds. Typically, a facility has 3-4 rooms.

Service / Community infrastructure type	No. Existing and Proposed by Toolern PSP	Revised Estimate of Demand / Supply Requirements by Build Out	Recommended Response Measures
	<ul style="list-style-type: none"> <li>5 local community centres (0.8 ha each)</li> </ul>		<ul style="list-style-type: none"> <li>Establish two Level 2 community centres. One in Community Hub 1 or 2, and the other at Community Hub 5;</li> <li>In order to increase the size of land required to accommodate a Level 2 community centre Council recommends: <ul style="list-style-type: none"> <li>Reducing the size of active open space located in Community Hub 1 or 2 by 0.2 hectares and increasing the land area for the multipurpose centre by 0.2 hectares; and</li> <li>Reducing the size of the proposed government primary school in Community Hub 5 by 0.2 hectares and increasing the land area for the multipurpose centre by 0.2 hectares.</li> </ul> </li> <li>Transferring some of the level two community meeting room space requirement to the Level 3 community centre proposed in the Cobblebank MAC.</li> </ul>
<b>Neighbourhood Houses / Learning Centres</b>	No existing Neighbourhood Houses.	<ul style="list-style-type: none"> <li>Council has a provision ratio of one Neighbourhood House (forming part of a Level 2 community centre) for every 20,000 people.</li> <li>This generates a requirement equivalent to 3.4 Neighbourhood House services.</li> <li>Approximately 2,000 users per week</li> </ul>	<ul style="list-style-type: none"> <li>Melton City Council proposes to include Neighbourhood House services within each Level 2 community centre. On this basis, Council will pursue a Neighbourhood House service at either of Community Hub 1 or Hub 2, and Community Hub 5.</li> <li>A Level 2 community centre should ideally be located on 1.2 hectare site. However, the current community centre sites in the Toolern PSP are only allocated 0.8 hectares.</li> <li>Council proposes to expand two of these sites to 1 hectare. Council's preference is to expand either the Community Hub 1 or Community Hub 2 sites and the Community Hub 5 site.</li> <li>If additional land cannot be acquired Council will consider reconfiguring its standard single storey model to a two storey facility model on 0.8 hectares of land.</li> </ul>
<b>Libraries</b>	No existing libraries. The original Toolern PSP / DCP identifies funding for the purchase of land (but not construction costs) for the establishment of a new Library.	<ul style="list-style-type: none"> <li>Council has a provision ratio of one library (forming part of a Level 3 community centre) for every 60,000 people.</li> <li>This generates a requirement equivalent to 1.1 library facilities.</li> <li>284,300 loans per annum (approx.)</li> <li>270,800 visits per annum (approx.)</li> </ul>	<ul style="list-style-type: none"> <li>As per the <i>Creative Melton 2030 Strategy</i>, Melton City Council is committed to establishing a new Library within the Cobblebank MAC.</li> <li>The future Library will form part of a proposed Level 3 community centre which will also include other services and functions.</li> </ul>
<b>Education Facilities</b>			
Government Schools	Proposed: <ul style="list-style-type: none"> <li>6 Government Primary school sites</li> </ul>	<ul style="list-style-type: none"> <li>8.3 Government Primary Schools (4,225 enrolments)</li> <li>2.5 Government Secondary Schools (2,651 enrolments)</li> </ul>	<ul style="list-style-type: none"> <li>Discussions with the Department of Education (DET) were held as part of the preparation of the Background Report.</li> </ul>

Service / Community infrastructure type	No. Existing and Proposed by Toolern PSP	Revised Estimate of Demand / Supply Requirements by Build Out	Recommended Response Measures
	<ul style="list-style-type: none"> <li>• 2 Government Secondary School sites</li> <li>• 1 special needs Government School site</li> </ul>		<ul style="list-style-type: none"> <li>• DET have indicated that the education needs of the Toolern PSP can be accommodated within the 6 proposed Government Primary Schools, and 2 proposed Government Secondary School sites identified in the Toolern PSP. No additional school sites or land is required to meet the additional enrolments forecast for the Toolern PSP area</li> <li>• Some of the identified schools may use vertical facilities to create additional enrolment capacity.</li> <li>• DET have also indicated that all proposed Government Primary Schools should be 3.5 hectares in size.</li> </ul>
Catholic Schools	<p>Proposed:</p> <ul style="list-style-type: none"> <li>• The Toolern PSP sets aside 4 non-government school sites within, but this review proposes to recommend this be reduced to 3 sites.</li> </ul>	<ul style="list-style-type: none"> <li>• 1,439 Catholic Primary Enrolments</li> <li>• 1,002 Catholic Secondary Enrolments</li> </ul>	<ul style="list-style-type: none"> <li>• Discussions with Catholic Education Melbourne (CEM) were held as part of the preparation of the Background Report.</li> <li>• CEM have indicated that three non-government primary schools are required at three hectares each, and one non-government secondary school at seven hectares (16 hectares in total required) to meet their educational needs.</li> <li>• CEM have indicated that the Non-Government Primary School site currently shown in Hub 3, should be relocated to Hub 7 to sit adjacent the proposed non-government secondary school.</li> <li>• It is recommended that the school sites should be the following sizes: <ul style="list-style-type: none"> <li>- The primary school in Hub 2 should be increased to 3 hectares.</li> <li>- The primary and secondary school sites in Hub 7 should be 10.27 hectares (0.76 hectare on property 36, and 9.51 hectares on properties 35A and 35B).</li> <li>- Council should explore with CEM whether the primary school in Hub 4 should be retained at 2.56 hectares, or be increased to 3 hectares.</li> </ul> </li> </ul>
Other Independent Schools	<p>Proposed:</p> <ul style="list-style-type: none"> <li>• The Toolern PSP sets aside 4 non-government school sites within the PSP, but this review proposes to recommend this be reduced to 3 sites.</li> </ul>	<ul style="list-style-type: none"> <li>• 726 Independent Primary Enrolments</li> <li>• 619 Independent Secondary Enrolments</li> </ul>	<ul style="list-style-type: none"> <li>• In addition to Government and Catholic education provision, the enrolment estimates within the Toolern PSP indicates that further provision by another independent school provider is likely. However, the PSP indicates only four non-Government school sites currently.</li> </ul>
<b>Active Open Space</b>	<p>The DCP identifies 8 local sports reserves (71.45 ha) consisting of:</p> <ul style="list-style-type: none"> <li>• Community Hub 1 (9.83 ha)</li> <li>• Community Hub 2 (9.16 ha)</li> <li>• Community Hub 3 (8.62 ha)</li> </ul>	72.51 hectares (based on 6% of Net Developable Area Residential).	The ability to secure additional active open space land will be limited by the PSP Guidelines which are not population based but area based (i.e. percentage of the Net Developable Area). Despite a projected increase in the population capacity of the Toolern PSP (and therefore more participation in organised sport) the Net

Service / Community infrastructure type	No. Existing and Proposed by Toolern PSP	Revised Estimate of Demand / Supply Requirements by Build Out	Recommended Response Measures
	<ul style="list-style-type: none"> <li>• Community Hub 4 (8.69 ha)</li> <li>• Community Hub 5 (4.56 ha)</li> <li>• Community Hub 6 + Toolern Regional Park (18.5 ha)</li> <li>• Community Hub 7 (7.90 ha)</li> <li>• Stand-alone sports reserve in Area 1 (4 ha)</li> </ul> <p>The Toolern PSP identifies a total of 1,208.5 hectares of Net Developable Area (NDA) for the residential components of the PSP.</p>	<p>Melton City Council has a provision ratio of 1.3 ha per 1,000 people which equates to an 88.4-hectare requirement. On this basis the Toolern SP has a 17-hectare shortfall<sup>12</sup>.</p> <p>Participation estimates for major participation sports are:</p> <ul style="list-style-type: none"> <li>• AFL - 3,157 participants</li> <li>• Tennis – 2,488 participants</li> <li>• Soccer – 2,318</li> <li>• Netball – 1,948</li> <li>• Athletics – 2,020</li> <li>• Cricket – 1,919</li> </ul>	<p>Developable Area will remain unchanged. Emphasis will need to be placed on securing additional DCP construction costs, and additional Council / State / Federal Government funding to undertake the following range of measures:</p> <ul style="list-style-type: none"> <li>• Maximising the carrying capacity of future reserves and utilisation of other infrastructure such as government schools. These measures should include: <ul style="list-style-type: none"> <li>- Synthetic multi-playing field infrastructure;</li> <li>- Lighting;</li> <li>- Indoor recreation centre developments (court-based facilities, gyms and aquatic facilities);</li> <li>- Smaller footprint sports; and</li> <li>- Shared school / community recreation assets.</li> </ul> </li> <li>• Increasing investment in off-road pathways to cater for the high demand for informal recreation activities such as walking, running and cycling; and</li> <li>• Increasing investment in informal recreational infrastructure within both local passive and active open space parks.</li> </ul>
<p><b>Council Indoor Stadiums &amp; Aquatic Leisure Centres</b></p> <p><i>Indoor recreation centre land / stadiums</i></p> <p><i>Aquatic leisure centre</i></p>	<p>No existing facilities. One proposed indoor recreation centre (containing a number of multipurpose courts) located on a 2.5-hectare site (along with aquatic leisure facilities).</p> <p>No existing facilities. One proposed aquatic leisure centre located on a 2.5-hectare site (along with indoor stadium).</p>	<p>Melton City Council has a provision ratio of one indoor court per 10,000 people.</p> <ul style="list-style-type: none"> <li>• Approximately 7 indoor multipurpose courts (based on Melton City Council provision guideline)</li> <li>• 5.6 hectares of indoor recreation centre land (based on PSP provision guideline)</li> <li>• 3,152 basketball participants</li> <li>• 15,934 gym / fitness participants</li> <li>• 1.1 Aquatic Leisure Centres</li> <li>• 8,584 swimming participants</li> </ul>	<ul style="list-style-type: none"> <li>• Council is currently building a six indoor court stadium on a 3-hectare parcel of land in the Cobblebank MAC.</li> <li>• Where an indoor court is proposed at a Government School, Council should explore with the Department of Education and Training the establishment of a joint-use agreement to allow some community use of the facility.</li> <li>• Melton City Council has adopted the Melton Aquatic Plan which concluded that residents of the Toolern PSP will use the existing Melton Waves facility, located approximately 7 kilometres from Cobblebank Station. Therefore, Council will not pursue the construction of an additional aquatic leisure centre within the Toolern PSP.</li> </ul>

<sup>12</sup> Note: 61.2 hectares of passive open space is to be provided as part of the Toolern PSP (40.8 ha of local and 20.4 ha of district). Active open space deficiencies are, to some extent, offset by the extensive area of passive open space to be provided as part of future Toolern Creek Regional Park.

## 9 Preliminary Analysis of DCP Community Infrastructure Cost Items

This section presents a preliminary comparison of the key Toolern DCP community infrastructure cost items with the VPA endorsed benchmark costings for community infrastructure items described in Section 2.4 of this report.

Table 8 on the following page provides a detailed comparison of cost estimates for community centres, the development of sports reserves and sporting pavilions. A number of provision assumptions are also identified for each form of community infrastructure including the number of items and type of facility envisaged.

In order to achieve the facility standards outlined by VPA endorsed benchmark costings the Toolern DCP will need to reflect a significant increase in the total cost of constructing proposed facilities. At this preliminary stage this figure is estimated to be an additional \$57,176,074 in construction costs consisting of:

- \$9,814,912 for multipurpose community centres;
- \$45,901,652 for the development of active open spaces; and
- \$1,459,509 for the construction of sporting pavilions.

Clarification about the extent to which the proposed update of the Toolern DCP can recoup all of these costs will be considered as part of the broader Toolern PSP / DCP review process.

Table 8 – Comparison of Toolern DCP Community Infrastructure Costs and VPA / Cardno Benchmark Costs

Hub & DCP No.	Description of Project from the Toolern DCP	Standard	Cost Application	Toolern PSP DCP Cost Estimate (Indexed July 2019 Estimate)	VPA / Cardno Benchmark Cost Estimate (Indexed July 2019 Estimate)	Difference in Costs (Indexed July 2019 Estimate)	Total Cost Recovered by Toolern DCP (Indexed July 2019 Estimate)
<b>Community Hub 1</b>							
Community Centre 1	Level 2 Community Centre (Projects CI03, CI04 and CI05)	Contemporary standard	Bldg. floor area	\$6,390,724.11	\$8,928,000.00	-\$2,537,275.89	72%
AR01	Construction of 9.83 ha active open space	Contemporary senior and junior sporting competition standard	Per reserve	\$3,617,326.36	\$10,355,000.00	-\$6,737,673.64	35%
AR02	Construction of pavilion for playing fields	Contemporary standard multipurpose facility	Bldg. floor area	\$1,522,828.31	\$1,656,000.00	-\$133,171.69	92%
<b>Community Hub 2</b>							
Community Centre 2	Level 1 Community Centre (Projects CI06, CI07 and CI08)	Contemporary standard	Bldg. floor area	\$6,025,879.83	\$7,606,000.00	-\$1,580,120.17	79%
AR05	Construction of 9.16 ha active open space	Contemporary senior and junior sporting competition standard	Per reserve	\$3,083,727.32	\$10,355,000.00	-\$7,271,272.68	30%
AR06	Construction of pavilion for playing fields	Contemporary standard multipurpose facility	Bldg. floor area	\$1,522,828.31	\$1,656,000.00	-\$133,171.69	92%
<b>Community Hub 3</b>							
Community Centre 3	Level 1 Community Centre (Projects CI09, CI10 and CI11)	Contemporary standard	Bldg. floor area	\$6,025,879.83	\$7,606,000.00	-\$1,580,120.17	79%
AR07	Construction of 8.62 ha active open space	Contemporary senior and junior sporting competition standard	Per reserve	\$5,520,252.61	\$10,355,000.00	-\$4,834,747.39	53%
AR08	Construction of pavilion for playing fields	Contemporary standard multipurpose facility	Bldg. floor area	\$2,284,242.46	\$2,760,000.00	-\$475,757.54	83%
<b>Community Hub 4</b>							
Community Centre 4	Level 1 Community Centre (Projects CI12, CI13 and CI14)	Contemporary standard	Bldg. floor area	\$6,390,724.11	\$8,928,000.00	-\$2,537,275.89	72%
AR09	Construction of 8.69 ha active open space	Contemporary senior and junior sporting competition standard	Per reserve	\$3,617,326.36	\$10,355,000.00	-\$6,737,673.64	35%
AR10	Construction of pavilion for playing fields	Contemporary standard multipurpose facility	Bldg. floor area	\$1,522,828.31	\$1,656,000.00	-\$133,171.69	92%

Hub & DCP No.	Description of Project from the Toolern DCP	Standard	Cost Application	Toolern PSP DCP Cost Estimate	VPA / Cardno Benchmark Cost Estimate	Difference in Costs	Total Cost Recovered by Toolern DCP
				(Indexed July 2019 Estimate)	(Indexed July 2019 Estimate)	(Indexed July 2019 Estimate)	(Indexed July 2019 Estimate)
<b>Community Hub 5</b>							
Community Centre 5	Level 2 Community Centre (Projects CI15, CI16 and CI17)	Contemporary standard	Bldg. floor area	\$6,025,879.83	\$7,606,000.00	-\$1,580,120.17	79%
AR11	Construction of 4.56 ha active open space	Contemporary senior and junior sporting competition standard	Per reserve	\$3,083,727.32	\$6,095,960.00	-\$3,012,232.68	51%
AR12	Construction of playing fields	Contemporary standard multipurpose facility	Bldg. floor area	\$1,522,828.31	\$1,656,000.00	-\$133,171.69	92%
<b>Stand-alone Sports Reserve (Area 1)</b>							
AR03	Construction of 4.0 ha active open space	Contemporary senior and junior sporting competition standard	Per reserve	\$3,083,727.32	\$5,347,333.32	-\$2,263,606.00	58%
AR04	Construction of pavilion for playing fields	Contemporary standard multipurpose facility	Bldg. floor area	\$1,522,828.31	\$1,656,000.00	-\$133,171.69	92%
<b>Community Hub 6</b>							
Community Centre 6	<i>Centre has been constructed</i>						
AR15	Construction of 11 ha active open space	Contemporary senior and junior sporting competition standard	Per reserve	\$3,617,326.36	\$11,390,500.00	-\$7,773,173.64	32%
AR16	Construction of playing fields	Contemporary standard multipurpose facility	Bldg. floor area	\$1,522,828.31	\$1,656,000.00	-\$133,171.69	92%
<b>Community Hub 7</b>							
AR13	Construction of 7.9 ha active open space	Contemporary senior and junior sporting competition standard	Per reserve	\$3,083,727.32	\$10,355,000.00	-\$7,271,272.68	30%
AR14	Construction of pavilion for playing fields	Contemporary standard multipurpose facility	Bldg. floor area	\$1,471,277.85	\$1,656,000.00	-\$184,722.15	89%
<b>Cobblebank MAC</b>							
CI01	<i>Outside Scope of this Review</i>						
CI02	<i>Outside Scope of this Review</i>						
<b>Total</b>				<b>\$72,458,718.85</b>	<b>\$129,634,793.32</b>	<b>-\$57,176,074.47</b>	<b>56%</b>



## 10 Summary of Key Findings

### 10.1 Anticipated Dwelling and Population Outcomes for the Toolern PSP

- The review of development assumptions presented in this report indicates that the Toolern PSP can accommodate 25,030 dwellings, approximately 1,000 more dwellings than that originally forecast.
- More significantly, the revised population capacity of the Toolern PSP more is 12,000 more residents than originally forecast, driven by a combination of factors including higher average household sizes and increased residential dwelling densities (resulting in a higher dwelling capacity).
- The original Toolern PSP forecasts significantly underestimate the overall average household size of the area (2.3 persons per household) which can be inferred by the population estimate (55,000 people) and number of households (24,000).
- The revised overall average household size assumption is estimated to be 2.7 and therefore yields a much higher population.
- In summary, the revised assumptions for the Toolern PSP are:
  - 25,030 dwellings;
  - 2.7 overall average household size; and
  - 67,581 residents.
- A summary of the implications on the revised dwelling and population assumptions on community infrastructure provision are outlined below.

### 10.2 Anticipated Impact on Community Infrastructure Provision

#### 10.2.1 Early Years Services

- **Long Day Child Care.** Melton City Council has confirmed it will not be a direct provider of additional long day child care centres, but will encourage the establishment of private-for-profit and community based not-for-profit centres.
- **Sessional Kindergarten.** The recent announcements by the State Government that three year olds will start to attend kindergarten will result in Council having to deliver additional kindergarten infrastructure capacity to accommodate increased demand. Recommended measures include:
  - Establish all Council owned / operated early years facilities as delivery points for three and four year old sessional programs.
  - Incorporate four kindergarten rooms in all future Council early years facilities within the Toolern PSP to cater for the needs of 3 and 4 year old sessional Kindergarten.

- Council has recently received a State Government Grant to support Council to collaborate with the State Government in the development of a Kindergarten Infrastructure and Services Plan (KISP) to determine how much additional capacity will be needed to deliver places for three-year-olds across the reform.
- The KISP will document a shared view on projected demand and supply, and associated new infrastructure capacity for both three and four-year-olds. This will help support Council's kindergarten infrastructure planning and requests for State funding support.
- Through the KISP process, where a need for additional kindergarten capacity has been jointly agreed by Council and the Department of Education and Training (DET), Council should engage with DET to explore options to support this need. Possible options could include:
  - applying for grants to create additional capacity, or
  - jointly identifying school sites which may provide an opportunity to deliver this additional capacity.
- **Maternal & Child Health.** In addition to the Bridge Road Children's & Community Centre establish a further 3 early years facilities containing two MCH rooms each across the Toolern PSP area in a well distributed manner.
- **Playgroups.** The needs of playgroups will continue to be accommodated within each multipurpose community centre proposed for the Toolern PSP, complimented by non-Council venues such as school sites and churches.

#### 10.2.2 Multipurpose Community Centres

- Given there 7 existing and planned community facilities identified by the Toolern PSP, the number of facilities appears satisfactory. However, the PSP does not sufficiently differentiate between the role, size and configuration for each community centre.
- Given that 1 community centre has already been constructed, Melton City Council has proposed the following provision strategy for community centres:
  - Establish four Level 1 community centres;
  - Establish two Level 2 community centres: one in Community Hub 1 or 2, and the other at Community Hub 5;
  - In order to increase the size of land required to accommodate a Level 2 community centre Council recommends:
    - Reducing the size of active open space located in Community Hub 1 or 2 by 0.2 hectares and increasing the land area for the multipurpose centre by 0.2 hectares; and
    - Reducing the size of the proposed government primary school in Community Hub 5 by 0.2 hectares and increasing the land area for the multipurpose centre by 0.2 hectares.

- Transferring some of the level two community meeting room space requirement to the Level 3 community centre proposed in the Cobblebank MAC.

#### 10.2.3 Neighbourhood Houses

- Melton City Council proposes to include Neighbourhood House services within each Level 2 community centre. On this basis, Council will pursue a Neighbourhood House service at either of Community Hub 1 or Hub 2, and Community Hub 5.
- A Level 2 community centre should ideally be located on 1.2 hectare site. However, the current community centre sites in the Toolern PSP are only allocated 0.8 hectares.
- Council proposes to expand two of these sites to 1 hectare. Council's preference is to expand either the Community Hub 1 or Community Hub 2 sites and the Community Hub 5 site.
- If additional land cannot be acquired Council will consider reconfiguring its standard single storey model to a two-storey facility model on 0.8 hectares of land.

#### 10.2.4 Libraries

- As per the Creative Melton 2030 Strategy, Melton City Council is committed to establishing a new Library within the Cobblebank MAC.
- The future Library will form part of a proposed Level 3 community centre which will also include other services and functions..

#### 10.2.5 Government Education

- A meeting was held with the Department of Education (DET) and the Victorian Planning Authority (VPA) to discuss the additional forecast population for the Toolern PSP and its potential consequences on the educational needs.
- DET have indicated that the education needs of the Toolern PSP can be accommodated within the 6 proposed Government Primary Schools, and 2 Government Secondary School sites identified in the Toolern PSP.
- No additional school sites or land is required to meet the additional enrolments forecast for the Toolern PSP area.
- Some of the identified schools may use vertical facilities to create additional enrolment capacity.
- DET have also indicated that all proposed Government Primary Schools should be 3.5 hectares in size.

#### 10.2.6 Catholic Education

- Discussions with Catholic Education Melbourne (CEM) were held as part of the preparation of the Background Report.
- CEM have indicated that three non-government primary schools are required at three hectares each, and one non-government secondary school at seven hectares (16 hectares in total required) to meet their educational needs.
- CEM have indicated that the Non-Government Primary School site currently shown in Hub 3, should be relocated to Hub 7 to sit adjacent the proposed non-government secondary school.
- It is recommended that the school sites should be the following sizes:
  - The primary school in Hub 2 should be increased to 3 hectares.
  - The primary and secondary school sites in Hub 7 should be 10.27 hectares (0.76 hectare on property 36, and 9.51 hectares on properties 35A and 35B).
  - Council should explore with CEM whether the primary school in Hub 4 should be retained at 2.56 hectares, or be increased to 3 hectares.

#### 10.2.7 Other Independent Education

- The enrolment estimates within the Toolern PSP indicates that further provision by another independent school provider, other than CEM, is likely. However, the PSP indicates only four non-Government school sites currently, all of which CEM has either already purchased, is in the process of purchasing or wishes to acquire at a later stage.
- Given CEM's preliminary position on its provision strategy for the Toolern PSP, an assessment of the need to retain the designated independent school site located within Community Hub 3 will be undertaken in the next stages of the review process.

#### 10.2.8 Active Open Space

- The ability to secure additional active open space land will be limited by the PSP Guidelines which are not population based but area based (i.e. percentage of the Net Developable Area). Despite a projected increase in the population capacity of the Toolern PSP (and therefore more participation in organised sport) the Net Developable Area will remain unchanged. Emphasis will need to be placed on securing additional DCP construction costs, and additional Council / State / Federal Government funding to undertake the following range of measures:
  - Maximising the carrying capacity of future reserves and utilisation of other infrastructure such as government schools. These measures should include:
    - Synthetic multi-playing field infrastructure;

- Lighting;
- Indoor recreation centre developments (court-based facilities, gyms and aquatic facilities);
- Smaller footprint sports; and
- Shared school / community recreation assets.
- Increasing investment in off-road pathways to cater for the high demand for informal recreation activities such as walking, running and cycling; and
- Increasing investment in informal recreational infrastructure within both local passive and active open space parks.

#### 10.2.9 Council Indoor Stadiums & Aquatic Leisure Centres

- Council is currently building a six indoor court stadium on a 3-hectare parcel of land in the Cobblebank MAC. Where an indoor court is proposed at a Government School, Council should explore with the Department of Education and Training the establishment of a joint-use agreement to allow some community use of the facility.
- Melton City Council has adopted the Melton Aquatic Plan which concluded that residents of the Toolern PSP will use the existing Melton Waves facility, located approximately 7 kilometres from Cobblebank Station. Therefore, Council will not pursue the construction of an additional aquatic leisure centre within the Toolern PSP.

#### 10.3 Toolern DCP Community Infrastructure Cost Implications

- In order to achieve the facility standards outlined by VPA endorsed benchmark costings the Toolern DCP will need to reflect a significant increase in the total cost of constructing proposed facilities. At this preliminary stage this figure is estimated to be an additional \$57,176,074 in construction costs consisting of:
  - \$9,814,912 for multipurpose community centres;
  - \$45,901,652 for the development of active open spaces; and
  - \$1,459,509 for the construction of sporting pavilions.
- Clarification about the extent to which the proposed update of the Toolern DCP can recoup all of these costs will be considered as part of the broader Toolern PSP / DCP review process.

## Appendices

## Appendix 1 – Detailed Review of Melton Planning Scheme, Council & Non-Council Strategic Documents

### 1.1 Precinct Structure Planning Guidelines

The Precinct Structure Planning Guidelines (“PSP Guidelines”) provide guidance on the integrated planning of new urban areas in greenfield locations. The guidelines outline a step-by-step approach to preparation of Precinct Structure Plans, and are an important resource for State Government agencies, local councils, consultants, developers and land owners. The PSP Guidelines comprise two parts and include a number of supplementary PSP notes that provide additional guidance on key topics. The guidelines are currently under review, and it is expected they will be expanded to include guidance on preparation of structure plans in urban renewal and regional areas.

The PSP Guidelines currently contain two key elements which are relevant for community infrastructure planning:

- 1) Element Four – Community Facilities; and
- 2) Element Five - Open Space and Natural Systems (Integrated Open Space Network).

Also accompanying the PSP Guidelines are a series of PSP Notes prepared by the Victorian Planning Authority. The PSP Notes are a series of documents providing advice to key stakeholders and organisations responsible for preparing precinct structure plans.

Relevant to this assessment are the following two PSP Notes:

- Non Government Schools; and
- Engaging the Public and Private Sectors.

#### ***Element Four – Community Facilities***

The PSP Guidelines indicate that the Precinct Structure Plan should respond to the following standards for community facilities:

S1 - Community facilities (e.g. schools, community centres, active open space) are generally collocated with each other, and located either close to a town centre or with good visual and physical links to a town centre. Lower

density community uses (e.g. active open space) are generally further from the town centre than higher density community uses (e.g. childcare and community centres). (See figure 8. See Clause 56.03-3 of the PSP Guidelines).

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 town centre.

S6 - Emergency services provided are located with easy access to the arterial road network. Any justice services provided are located with easy access to the Principal Public Transport Network (PPTN) and are provided as part of either the community hub or town centre where appropriate.

It is important to note that the PSP Guidelines do not include quantitative provision measures for the provision of community facilities.

#### ***Element Five - Open Space and Natural Systems (Integrated Open Space Network)***

The PSP Guidelines indicate that the Precinct Structure Plan should respond to the following standards for open space provision:

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 one kilometre of 95% of all dwellings;
- Linear parks and trails, most often along waterways, but also linked to vegetation corridors and road reserves within one 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 collocated and/or share space with schools and integrated community facilities. This should result in an active indoor sports provision of approximately five 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 maximise 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.

### ***PSP Notes: Non Government Schools***

A comprehensive approach to land use planning for education provision is needed in new suburbs. This includes planning for non government schools, which account for around 30 per cent of student enrolments in Victoria.

#### *Showing Non Government Schools In Precinct Structure Plans*

Sites for non government schools are shown in precinct structure plans where a clear case is made for the need for such a school and where there is a demonstrated commitment to establish a non government school on the site. Precinct structure plans show the type of school that has been strategically justified.

As a general approach, non government school sites shown in precinct structure plans should not exceed the size of equivalent government schools (i.e. 3.5 hectares for a primary school and 8.4 hectares for a secondary school).

Where there is no binding land ownership or acquisition agreement for a school site, the VPA needs to be satisfied that the site is strategically justified before showing it as a preferred site for a non government school.

The strategic justification for the provision of a non government school must be to the satisfaction of the VPA. The relevant non government school provider may be required to respond to any challenges to the proposed provision rate and land allocation. This process is open to all non government school providers.

Non government schools are strongly encouraged to locate in the preferred sites shown in precinct structure plans, but this will be dependent on commercial arrangements with landowners. Land shown as a non government school site should not be developed for urban residential purposes unless at the time of subdivision there is no purchaser or provider for the non government school.

#### *Locational criteria for non government schools*

Where ever possible the following criteria should be adopted for the location of schools:

- Schools should be co located with each other and with other community facilities, and located either
- close to a neighbourhood activity centre or with good visual and physical links to a local town centre.
- Preference should be given to non government school sites immediately adjacent to areas of public open space.
- Non government schools should be linked to the cycling and walking network, and the local and regional public transport network.
- Non government primary schools should be located on connector streets carrying a local bus service, with a bus stop at the school boundary.
- Non government secondary schools should be located on connector streets with direct access to the Principal Public Transport Network (PPTN) (rail and/or bus based).
- Three road frontages should be provided for each non government school site.
- The road network should provide adequate road cross-section widths to allow for school access, including parking.
- Non government school sites should be separated from potential hazards such as high voltage transmission lines, quarries, sources of noise or smoke pollution, and high volume traffic routes.
- Non government school sites should be able to accommodate suitable and sufficient buildings for the projected long term enrolment, associated outdoor learning areas, and active and passive recreational areas.

### *Land Acquisition*

Land acquisition remains the responsibility of the school provider. Showing preferred sites for non government schools in precinct structure plans does not change the need for schools to negotiate with landowners to secure sites.

### *Integrating non government schools with other community facilities*

The precinct structure planning process can help identify and facilitate opportunities for co location, sharing and integrated service delivery models between non government schools and other community facilities. The expectation is that the non government school sector will fully engage with the co location principles embedded in the Precinct Structure Planning Guidelines.

Where community facilities are co located with a non government school, the land allocated for each facility should be appropriately located and configured to maximise the functionality and efficiency of each facility and the hub overall.

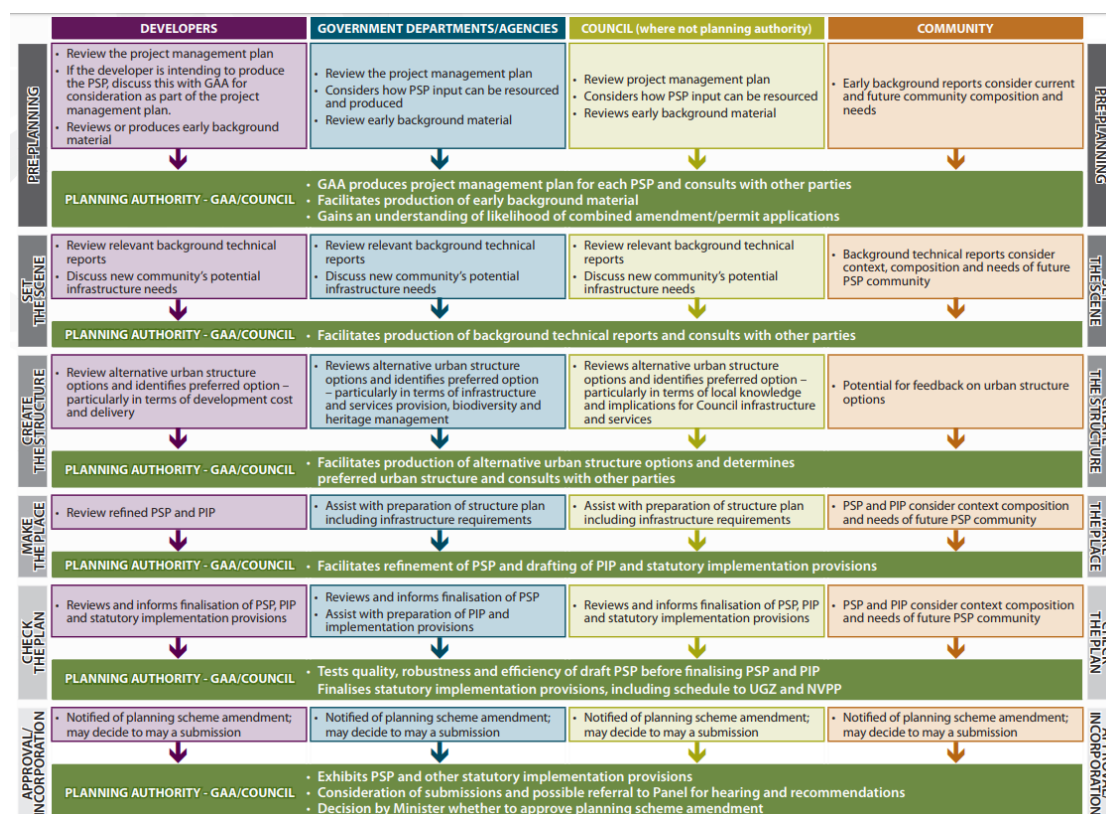
Where shared or joint use facilities are proposed, Memorandums of Understanding or other agreements may need to be developed and agreed between the relevant parties as part of the precinct structure planning process

Showing sites for non government schools in precinct structure plans does not preclude other non government schools from applying for a planning permit to establish elsewhere in the precinct structure plan area.

### ***PSP Notes: Engaging the Public and Private Sectors***

A range of public and private sector organisations, groups and individuals will be involved in precinct structure planning including: councils, government and non-government service providers, developers, land-owners and other community representatives as shown in Figure 7 on the following page.

Figure 7 - Engagement of various parties through the precinct structure planning process



Source: Victorian Planning Authority, PSP Guidelines (2009)

The production of the precinct structure plan should follow these principles for engagement:

- Involvement should be appropriate to the precinct structure planning context.
- People and organisations should be involved from the outset.
- Engagement should occur at the most opportune times in the process. It is not sufficient to invite comment on the plan from key stakeholders after its preparation.
- The consultation and engagement techniques should be appropriate to the communities concerned.
- Sufficient time should be provided to seek and understand the feedback and for resolving issues.

## 1.2 Melton Planning Scheme

The Planning Scheme is a statutory document that guides and shapes development in Melton. It includes State Government provisions as well as local policies specific to Melton and a strategic vision for the municipality. The Melton Planning Scheme contains a number of Clauses of potential relevance to the development of the Toolern PSP. These include:

- Clause 21.01 Introduction;
- Clause 21.02-1 Urban Growth Areas;

- Clause 21.06 Activity Centres & Retail Provision;
- Clause 21.08 Housing;
- Clause 21.11 Infrastructure; and
- Clause 22.12 Housing Diversity Policy.

### 1.3 Plan Melbourne

#### Overview

*Plan Melbourne* is a metropolitan planning strategy that defines the future shape of the city and state over the next 35 years. Integrating long-term land use, infrastructure and transport planning, Plan Melbourne sets out the strategy for supporting jobs and growth, while building on Melbourne's legacy of distinctiveness, liveability and sustainability. The plan includes:

- 9 principles to guide policies and actions
- 7 outcomes to strive for in creating a competitive, liveable and sustainable city
- 32 directions outlining how these outcomes will be achieved
- 90 policies detailing how these directions will be turned into action

In addition, a separate 5-year Implementation Plan with 112 actions has been developed. Of particular relevance to this assessment are the directions and policies outlined in Outcome 2 (housing related directions) and Outcome 5 (social infrastructure related directions). The directions and policies associated with these two outcomes are summarised below.

#### *Outcome 02: Melbourne provides housing choice in locations close to jobs and services*

- Manage the supply of new housing in the right locations to meet population growth and create a sustainable city
- Deliver more housing closer to jobs and public transport
- Increase the supply of social and affordable housing
- Facilitate decision-making processes for housing in the right locations
- Provide greater choice and diversity of housing

#### *Outcome 05: Melbourne is a city of inclusive, vibrant and healthy neighbourhoods*

- Create a city of 20-minute neighbourhoods
- Create neighbourhoods that support safe communities and healthy lifestyles

- Deliver social infrastructure to support strong communities
- Deliver local parks and green neighbourhoods in collaboration with communities

*A more Compact City and the 20-minute Neighbourhood*

*Plan Melbourne* has a strong focus on creating a more compact, sustainable city. Direction 2.1 (page 46) states that some of the benefits of compact, higher-density neighbourhoods are as follows:

- *SOCIAL: It encourages positive social interaction and diversity, improves the viability of (and access to) community services and enables more (and better integrated) housing.*
- *ECONOMIC: It enhances the economic viability of development, improves the economic viability of infrastructure delivery and utilises existing infrastructure.*
- *TRANSPORT: It creates sustainable demand for more transport options—including public transport, walking and cycling—and can reduce overall travel time.*
- *ENVIRONMENTAL: It creates opportunities for efficient use of resources and materials, creates less pollution through the promotion of sustainable transport, preserves and helps fund the maintenance of public open space, creates new public open space, reduces overall demand for development land, and avoids expanding suburbs without supporting services.*

*Plan Melbourne 2017* includes Principle 5 which refers to “Living locally—20-minute neighbourhoods”. This principle is focused on creating accessible, safe and attractive local areas where people can access most of their everyday needs within a 20-minute walk, cycle or local public transport trip (refer to Figure 8 on the following page). The principle aims to make Melbourne healthier and more inclusive. Due to the specialised and diverse nature of work, many people will still need to travel outside of this 20-minute neighbourhood for their jobs. A 20-minute walk equates to approximately 1.5 kilometres.

Figure 8 - The 20-minute neighbourhood



Source: Department of Environment, Land, Water and Planning

*Cited in Plan Melbourne 2017-2050, page 115*

The concept strongly supports the polycentric model for Melbourne. This means that neighbourhood centres as well as major centres and the CBD will grow so people can live close to the local services they need.

Rather than basing this on car based travel times, Plan Melbourne proposes it will be 20 minutes travel by active modes (i.e. by public transport, walking and cycling). For the purposes of this review the 1.5 kilometre radius was chosen as it approximately equates to a 20 minute walk.

### City of Melton Initiatives

Plan Melbourne has identified a new Metropolitan Activity Centre (MAC) will be established in Cobblebank (Toolern). It will be one of the 11 MACs around Metropolitan Melbourne. The aims of a MAC are:

- To provide a diverse range of jobs, activities and housing for regional catchments that are well served by public transport; and
- Play a major service delivery role, including government, health, justice and education services, as well as retail and commercial.

## 1.4 Melton City Council Desired Levels of Community Infrastructure Provision

*Source: City of Melton Community Infrastructure Planning Guidelines (April 2019)*



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## 1.5 Melton Council Strategic Documents

A number of Melton City Council and other non-Council agency strategies, plans and policies were identified and reviewed for potential relevance to the review. Council policies, strategies and plans are reviewed in Appendix

1. The documents reviewed are:

- Melton City Council and Wellbeing Plan 2017-2021;
- Melton: A City for All People 2017–2021;
- City of Melton Community Learning Plan 2015 – 2018;
- City of Melton Open Space Plan 2016-2026;
- Creative Melton 2030 - Libraries and Arts; and
- Melton Retail and Activity Centre Strategy.

Table 9 - Melton City Council Strategic Directions & Actions Potentially Relevant to the Assessment

Strategy Type and Name
Corporate Strategies
<p><b>Melton City Council and Wellbeing Plan 2017-2021</b></p> <p>The Melton City Council and Wellbeing Plan 2017–2021 is the key document that sets out the strategic and planning direction for Council and the community over the next four years.</p> <ul style="list-style-type: none"> <li>• Council has integrated the Municipal Health and Wellbeing Plan into its Council Plan to:</li> <li>• recognise that all areas of Council have an impact on the health and wellbeing of the community</li> <li>• ensure a whole of Council and community approach to promoting and protecting community wellbeing</li> <li>• align strategic planning, objectives and indicators.</li> </ul> <p>The Council and Wellbeing Plan 2017–2021 will be reviewed each year to reflect the evolving needs of our growing community. The progressive achievement of the Plan will be reported to the community in Council’s Annual Report.</p> <p>The five key themes identified in the Plan are as follows:</p> <ul style="list-style-type: none"> <li>• Theme one - A proud, inclusive and safe community</li> <li>• Theme two - A thriving and resilient natural environment</li> <li>• Theme three - A well planned and built City</li> <li>• Theme four - A strong local economy and a lifelong learning City</li> <li>• Theme five - A high performing organisation demonstrating leadership and advocacy</li> </ul> <p>Of particular relevance to this assessment are the following proposed strategies:</p> <p>1.3.1 Advocate and plan for long term health infrastructure                      1.3.2 Deliver localised services and programs that are based on community need                      1.3.3 Support existing and attract new community service organisations to ensure the current and future needs of the community are met                      1.3.4 Plan, advocate and provide services and facilities that respond to the changing needs and life stages of the community                      1.3.5 Provide, promote and support initiatives and services that contribute to improving access, inclusion and equity for all                      1.5.3 Design, build and maintain the public realm to enable the promotion of formal and informal physical activity                      3.1.1 Appropriately plan for future development of greenfield land and ensure linkages to existing communities and assets                      3.1.2 Undertake integrated open space planning to ensure new neighbourhoods have timely access to reserves, parks, gardens, heritage places and natural assets                      3.2.1 Identify and address gaps in community infrastructure and open space                      3.2.2 Ensure facilities are designed and built to accommodate growth, diverse needs and future flexibility                      3.2.3 Ensure facilities are accessible, safe and well maintained                      3.2.4 Ensure existing assets are adequately renewed, maintained, fit for purpose and resilient to changing climate conditions                      3.2.5 Provide spaces and places for the community to meet, reflect and ‘just be’</p>

Strategy Type and Name
<p>3.2.6 Explore opportunities for the flexible delivery of Council services</p> <p>3.2.7 Advocate to resource providers to ensure secure public access to essential services</p> <p>3.3.1 Create diverse and inclusive opportunities for all people to enjoy and share time and spaces</p> <p>3.3.2 Provide existing and new public spaces that are accessible, safe and well maintained</p> <p>3.3.3 Provide appropriate facilities and resources across the public space network</p> <p>3.3.4 Provide and promote public art</p>
Education, Early Years, Youth and Older Persons
<p><b>Melton: A City for All People 2017–2021</b></p> <p>Melton: A City for all People is an integrated plan that combines four individual Council strategies, specifically the Disability Action Plan (recognising disability can be present at any age), the Municipal Early Years Plan (0-12 years), Youth Strategy (12-25 years), and the Ageing Well Strategy (50+ years) into one, all-encompassing document. The strategies identified in the Plan are listed below under each of the 5 major themes identified by the document.</p> <p><b>THEME 1 Being inclusive</b></p> <p>Strategies</p> <p>1.1 Advocate for, attract and support high quality, person centred, coordinated and integrated services that are responsive to all people’s needs, particularly vulnerable people</p> <p>1.2 Ensure spaces are accessible and welcoming, aim to provide universal access and reflect diversity and individual needs</p> <p>1.3 Provide and plan facilities and services according to evidence based needs and future growth</p> <p>1.4 Provide a variety of communication options that connect people to information and services</p> <p>1.5 Provide natural environments that encourage relaxation, interactive play and discovery</p> <p>1.6 Facilitate the provision of a range of partnerships and networking opportunities that support integrated planning and delivery of services</p> <p><b>THEME 2 Being connected</b></p> <p>Strategies</p> <p>2.1 Provide and advocate for the provision of community spaces, infrastructure, transport options and the natural environment that are safe and accessible</p> <p>2.2 Build resilient communities through fostering social connectivity and capacity building</p> <p>2.3 Foster neighbourhood level connections through community led local programming and easy access to localised information</p> <p>2.4 Strengthen intergenerational connections through activities that foster skill and knowledge sharing and transfer</p> <p>2.5 Encourage and support participation in community events and celebrations</p> <p>2.6 Develop and promote digital media communications and platforms</p> <p><b>THEME 3 Being happy and healthy</b></p> <p>Strategies</p> <p>3.1 Develop partnerships and programs that enhance physical, social, mental, and emotional health</p> <p>3.2 Provide opportunities to value the diversity and significance of arts and cultural experiences</p> <p>3.3 Create and promote a sense of safety in all settings including in the home, education settings, workplaces and public spaces</p> <p>3.4 Provide programs that aim to increase the capacity and resilience of community members particularly those who are marginalised or vulnerable</p> <p>3.5 Contribute to and provide leadership in the prevention of violence against women and their children and other forms of family violence</p> <p>3.6 Provide opportunities to participate in prevention and intervention programs that improve health and wellbeing of all people</p> <p>3.7 Provide support to build the capacity of the service sector and community to ensure that children, young people and vulnerable people are protected from harm</p> <p><b>THEME 4 Being all you can be</b></p> <p>Strategies</p> <p>4.1 Foster and support a love of lifelong learning starting from birth</p> <p>4.2 Support key transition stages across the life stages</p> <p>4.3 Provide leadership programs and opportunities that empower people of all ages and abilities to build skills, confidence and capacity</p> <p>4.4 Encourage local and regional employment opportunities that are flexible and support individual needs</p> <p>4.5 Support individuals to maximise their potential through the provision of programs and services that are person centred</p> <p>4.6 Encourage and support engagement in key universal services with a focus on addressing barriers to participation</p>



Strategy Type and Name
<p>THEME 5 Being heard</p> <p>Strategies</p> <p>5.1 Encourage and support people of all ages and abilities in ethical, respectful and transparent deliberative engagement, co-design and consultation processes</p> <p>5.2 Enable all community members, including children, to have a voice through relevant, targeted and meaningful engagement avenues</p> <p>5.3 Ensure relevant data, policy and community information is collected and used to inform decision making as part of the continuous improvement process</p> <p>5.4 Encourage community consultation and engagement when planning for facilities, open spaces and services and programs</p> <p>5.5 Foster community participation, leadership and ownership</p>
<p><b>City of Melton Community Learning Plan 2015 – 2018</b></p> <p>The City of Melton Community Learning Plan (CLP) is developed and implemented by the Council’s Community Learning Board. The Community Learning Board has been established as an advisory committee of Council. The Board consults with the community and provides advice and recommendations to Council on matters relating to lifelong learning and its social and economic benefits.</p> <p>The purpose of the Board is to consult with the City of Melton community about how to enrich social, cultural, economic and personal well-being through lifelong learning. The Board also brings key people and organisations together to facilitate the implementation of the Community Learning Plan (CLP) for the City of Melton.</p> <p>The CLP is designed to support, promote and incubate initiatives that develop our community at the individual level; supporting personal development and the gaining of skills and qualifications, and at the community level; for improved social resilience and economic outcomes.</p> <p>The key priorities and strategies of the CLP are listed below.</p> <p>Priority 1 – Economic Development</p> <ol style="list-style-type: none"> <li>Promote and stimulate training and retraining opportunities that link to current, emerging and future jobs</li> <li>Undertake a Supply Chain Skills Gap Analysis</li> <li>Develop an employability and future skills strategy</li> <li>Scope training and research needs that support business incubation</li> </ol> <p>Priority 2 – Social Inclusion</p> <ol style="list-style-type: none"> <li>Implement the Community Learning Board’s action plan to increase employment opportunities for people with disabilities</li> <li>Commission an audit and gap analysis across the City of Melton to identify existing and emerging learning and life skill needs, including, social, leisure, health, digital, civic, financial and employment capabilities</li> <li>Develop an action plan to re-engage early school leavers into learning</li> <li>Develop an action plan to incubate or support learning and career planning initiatives with the City of Melton’s Indigenous and the Torres Strait Islander communities</li> <li>Develop an action plan to incubate or support learning and career planning initiatives with the City of Melton’s Culturally and Linguistically Diverse (CaLD) communities</li> </ol> <p>Priority 3 - Children</p> <ol style="list-style-type: none"> <li>Support and implement initiatives that assist our families to provide a supportive and rich learning and developmental environment for their children; and</li> <li>Evaluate Government initiatives designed to improve access to kindergarten for children of our more vulnerable families and develop a response.</li> </ol> <p>Priority 4 - Youth</p> <ol style="list-style-type: none"> <li>Research barriers to youth employment and engagement in schooling in the City of Melton</li> <li>Continue to promote matching training to employability and future work skills to the needs of local and new and emerging job opportunities</li> <li>Support and advocate for education settings and support structures for young people disengaged from mainstream schooling</li> <li>Design a Melton approach that will actively engage families in their children’s career planning</li> </ol> <p>Priority 5 - Adults</p> <ol style="list-style-type: none"> <li>Strengthen opportunities and pathways from informal and semi formal to formal learning</li> <li>Scope a learning, re-skilling, employability and future skills strategy</li> <li>Promote learning for self development, leisure and social activity through U3A, neighbourhood houses, Library and Learning Hubs, Men’s Sheds and RTOs</li> </ol>

Strategy Type and Name
<p>Priority 6 - Advocacy</p> <p>Advocate to Government and relevant organisations to fund, support or partner in programs and initiatives that:</p> <ol style="list-style-type: none"> <li>1. Provide new and upgraded schools, kindergartens and community infrastructure in a timely manner</li> <li>2. Build new and upgraded environmentally sustainable community infrastructure that incorporates learning, play and meeting spaces within new developments and older suburbs</li> <li>3. Provide facilities to deliver higher education, training, employment skills and business development within the City of Melton</li> <li>4. Redress any disadvantage where there is diminished access to learning and its benefits</li> <li>5. Increase family capacity to provide a rich learning and developmental environment for their children</li> <li>6. Increase young people’s opportunity to plan and pursue career pathways from school to vocational education, training, higher education and employment.</li> <li>7. Ensure all adults can actively access learning for self development, employment, leisure and social activity</li> </ol>
Open Space & Recreation
<p><b>City of Melton Open Space Plan 2016-2026</b></p> <p>The vision provides the end goal for open space provision. It reflects the community’s aspirations and Council’s corporate vision. The vision for the open space network for the City of Melton is to ensure that: “Our open space network will include attractive and desirable places to visit and use. It will be a well-connected network, offering a diverse range of vibrant and engaging opportunities for health and wellbeing and settings that reflect the demands of our local communities.”</p> <p>The guiding principles of the Open Space Plan are listed below.</p> <p><b>Desirable</b></p> <ul style="list-style-type: none"> <li>• Open spaces are attractive and desirable places for residents and visitors</li> <li>• Open spaces are fun, stimulating, challenging and safe</li> <li>• The open space network is adaptable to future recreation needs</li> <li>• The community is proud of the quality of the open spaces and the benefits the network provides</li> </ul> <p><b>Accessible</b></p> <ul style="list-style-type: none"> <li>• Open space is accessible by all. It is available to and encourages people of all ages, abilities, gender and cultural backgrounds to recreate</li> <li>• Open space is developed as a linked network with appropriate pedestrian and cycling connections</li> <li>• The provision of open space is equitable across and within planning areas</li> <li>• The open space network expands commensurate with growth in the community</li> </ul> <p><b>Diverse</b></p> <ul style="list-style-type: none"> <li>• All members of the community have ready access to a comprehensive range of open space and recreation opportunities and settings that reflect the diversity and interests of the community</li> <li>• Open space is co-located with other community facilities where possible</li> <li>• The open space network considers the history and character of places and spaces and incorporates these themes into design</li> <li>• A wide range of health and wellbeing pursuits are available in the open space network</li> </ul> <p><b>Sustainable</b></p> <ul style="list-style-type: none"> <li>• Citywide and regional requirements are considered when undertaking a proactive open space planning approach</li> <li>• Financial viability and cost effectiveness are incorporated in all aspects of the planning, development and management of open space</li> <li>• Multiple use of open space is encouraged to provide cost effective options for Council while still providing community health and well-being benefits</li> <li>• Open space design considers environmentally sustainable design principles and practices</li> <li>• Open space protects, enhances and manages indigenous vegetation and waterways to provide habitat and movement corridors for native fauna</li> <li>• Council works closely with key funding bodies to lobby and to advance its established open space priorities</li> </ul> <p>The key actions identified by the Open Space Plan are as follows:</p> <p>Open spaces will be DESIRABLE places for residents and visitors</p> <ul style="list-style-type: none"> <li>• Ensure a consistent approach to community consultation processes relating to planning and provision of future open space</li> <li>• Work in partnership with state government authorities to provide regional- level open space</li> <li>• Encourage and facilitate sustained physical activity through implementation of healthy by design principles</li> <li>• Undertake parks usage and participation surveys on a biennial basis Survey/monitor the standard of open space on a biennial basis Complete bicycle participation counts annually, completing the Super Tuesday bike count one year and the Super Saturday bike count the alternate year</li> <li>• Develop policies that guide Council on the provision of open space (i.e. facility naming, playspace audit and lifecycle matrix, water play in district- level passive open spaces, shade sail provision, public conveniences, public lighting)</li> <li>• Develop a suite of preferred furniture and signage standards for open space</li> </ul>

Strategy Type and Name
<p>Open spaces will be ACCESSIBLE by all</p> <ul style="list-style-type: none"> <li>• Collaborate with the Metropolitan Planning Authority to ensure suitable open space to meet the demands outlined in the planning area-based assessments</li> <li>• Continue advocating to MPA to ensure collocation of open space and community infrastructure where possible</li> <li>• Create a connected and active community through the design and delivery of walking and cycling networks</li> <li>• Advocate to the MPA to change from a net developable area model to a demand-based model when planning for open space provision</li> <li>• Undertake parking analysis to determine parking requirements for open space.</li> </ul> <p>A DIVERSE range of open spaces will be provided</p> <ul style="list-style-type: none"> <li>• Investigate opportunities to ensure the inclusion of district passive open space in future PSPs</li> <li>• Identify areas in open space with the highest environmental values to protect and enhance them while maintaining suitable public access</li> <li>• Develop a position paper on the planning and provision of ornamental lakes in new developments</li> </ul> <p>Open space planning and design will ensure a SUSTAINABLE network</p> <ul style="list-style-type: none"> <li>• Develop policies to provide Council with clear direction for the management of open space. Proposed policies could include: Fees and Charges, Ground Allocations, Self-Managed Capital Works, Sporting Infrastructure.</li> </ul> <p>Importantly this document sets out Council’s preferred open space provision ratios:</p> <ul style="list-style-type: none"> <li>• 1.3 hectares of Active Open Space per 1,000 people; and</li> <li>• 0.9 hectares of Passive Open Space per 1,000 people (0.6 Ha of Local and 0.3 ha of District).</li> </ul>
Arts & Culture
<p><b>Creative Melton 2030 – a Vision for Libraries &amp; Arts (2019)</b></p> <p>The vision for Creative Melton 2030 is for a vibrant city that values libraries, culture and creativity as essential for community wellbeing.</p> <p>The aspirations for Creative Melton 2030 are:</p> <ul style="list-style-type: none"> <li>• Equitable and local access to cultural experiences and activities;</li> <li>• A community connected with and through libraries and creativity;</li> <li>• Library and Arts services and programs that reflect community needs and aspirations; and</li> <li>• A rich cultural fabric that evolves as Melton develops.</li> </ul> <p>To realise this vision the following four theme-based goals are identified: 1) Access; 2) Connect; 3) Engage and 4) Grow.</p> <p>The Strategy includes a section focused on new growth areas. Options for (re)imagining the local library include:</p> <ul style="list-style-type: none"> <li>• Moving away from 'flagship' libraries toward embracing the neighbourhood branch library;</li> <li>• Diversified service delivery, including branch specialisation and differentiation of services - rather than each library offering the same service/collections/programs;</li> <li>• Colocation with other community and cultural services to deliver library services in multi -purpose hubs; and</li> <li>• Converging library services and arts/museum/ gallery programming into a single cultural space.</li> </ul> <p>Outreach services, including Home Lending Services and pop-up libraries provide opportunities to deliver services 'beyond the library walls', connecting Council with community and vice versa.</p> <p>In 2018, Melton City Libraries, in partnership with Lendlease, broadened Council service delivery to the new community of Strathtulloh and Cobblebank by establishing the Atherstone Library Access Point in a community centre. This consists of an information kiosk and Remote Locker System, enabling library members to pick up reserved items, and return borrowed items.</p> <p>Library Access Points use the latest technologies to provide secure, safe, easy access to our library collections, and will be considered to improve access in suburbs located further from Town Centres, such as Diggers Rest and Eynesbury.</p> <p>The Strategy acknowledges that the Cobblebank MAC sets aside land for a performance arts centre and library facility.</p>
Retail and Activity Centre Strategy
<p><b>Melton Retail and Activity Centre Strategy (2014)</b></p> <p>The Melton Strategy follows the 2014 version of the Metropolitan Strategy (Plan Melbourne) in identifying three levels in the activity centre hierarchy – Neighbourhood Centres (Local Town Centres) serving neighbourhoods; Activity Centres (sub-regional or Major Town Centre) serving districts or collections of neighbourhoods; and Metropolitan Activity Centres, serving regional needs. In addition, local centres were envisaged in areas where larger centres could not viably serve the population and which were beyond walking distance of existing or planned centres. A stand-alone bulky goods precinct was identified at the eastern edge of the Melton township.</p>

**Strategy Type and Name**

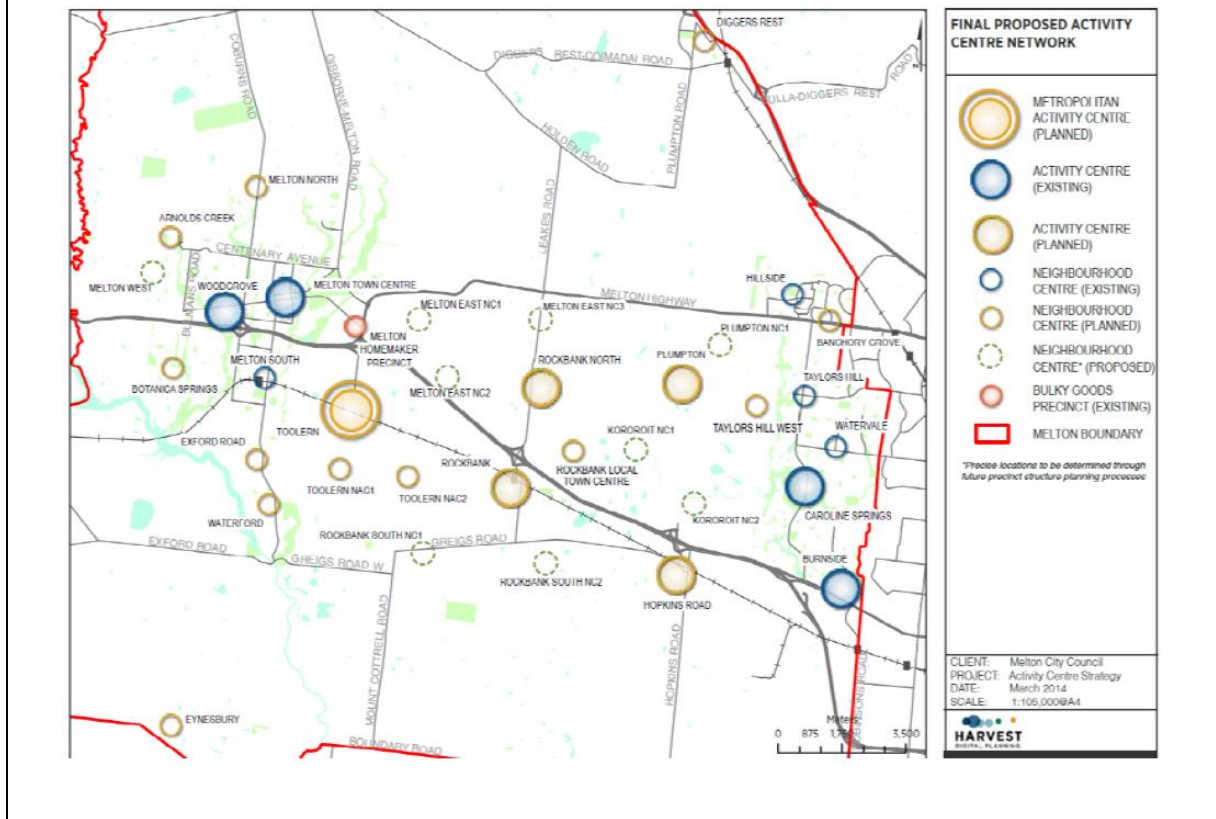
The activity centre hierarchy is shown below.

Table 10 - Activity Centre Hierarchy

Centre type	Typical catchment size	Retail floorspace	Other floorspace	Key elements
Neighbourhood Centre	10,000 people	7,000 sqm per 10,000 people	30% of total space	Supermarket, local services
Activity Centre	50,000 people	55,000 sqm per 50,000 people including 35,000 sqm ordinary retailing and 20,000 sqm bulky goods space	40% of total space	Discount department store(s), supermarkets, sub-regional services
Metropolitan Activity Centre	150,000 people	No limit	No limit	Major regional institutions, corporate offices, department stores, DDS etc

The proposed activity centre network for the City of Melton is shown below. It indicates that the Toolern PSP will contain a Metropolitan Activity Centre (Cobblebank) and four Neighbourhood Activity Centres (Exford Road, Waterford, Toolern NAC1 and Toolern NAC2)

Figure 9 – Proposed City of Melton Activity Centre Network



## 1.6 Non-Council Strategic Documents

The following important non-Council social infrastructure strategies are summarised in this section:

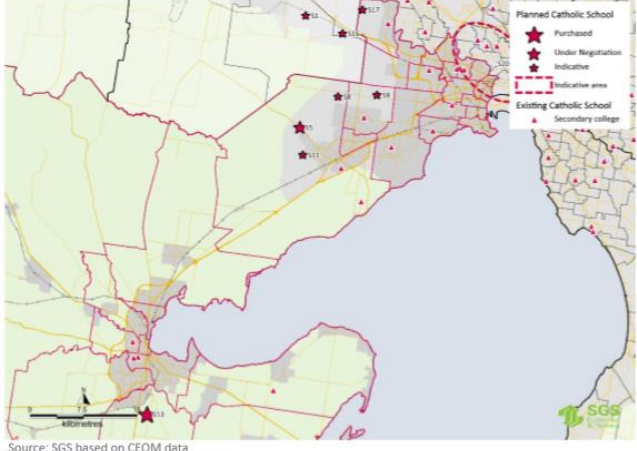
- Victoria University (VU) Strategic Plan 2016–2020;
- Melbourne Archdiocese Strategic Provision Plan 2014: Western Region Archdiocese of Melbourne Catholic Education Office Melbourne (September 2014);
- Health 2040: Advancing health, access and care;
- Statewide Design, Service and Infrastructure Plan for Victoria’s Health System: 2017–2037;
- Western Health Strategic Plan: 2015-2020;
- Strategic Direction Djerriwarrh Health Services 2017 -2019;
- Court Services Victoria Strategic Asset Plan:2016-2031;
- Victoria Police Blue Paper: A Vision for Victoria Police In 2025;
- Country Fire Authority (CFA) Strategy 2013-2018;
- Ambulance Victoria Strategic Plan 2017-2022; and
- VICSES Corporate Plan 2015-2018.

Table 11 - Non-Council Strategies and Plans

Document Name
<p><b>Victoria University (VU) Strategic Plan 2016–2020</b></p> <p>Victoria University is particularly significant in the preparation of the Melton South Structure Plan as it retains ownership of its former Melton South campus site (located within the Structure Plan boundary) despite ceasing to operate courses from there in 2015.</p> <p>After undertaking a public expression of interest process to attract suitable tenants and consulting extensively with the Department of Education about potential uses for the site, the Al Iman Islamic School was chosen as the next major tenant of the Melton campus and which commenced operating in 2016. It involves a five-year contract for the school to use the site, with an option for a further five years to provide both primary and secondary education.</p> <p>A number of existing tenants at the campus including the community radio station, the University of the Third Age, and the CALM group will continue to operate from the site.</p> <p>VU is committed to working closely with Melton City Council to foster tertiary education pathways with the local community, perhaps by commencing a Learning Link facility in Melton.</p> <p>VU operates from eleven campuses across Melbourne’s central and western suburbs and the Sydney CBD, with purpose-built learning environments and state-of-the-art laboratories. Of these eleven campuses, there are four main campuses, each of which are described below:</p> <ul style="list-style-type: none"> <li>• <b>City Flinders Campus</b> – this campus is a modern building in the centre of Melbourne’s busy central business district (CBD). It also includes a convention centre. It offers business and multimedia courses at this campus, which is located amongst hundreds of city businesses.</li> <li>• <b>Footscray Park Campus</b> - this is the oldest and largest of VU’s campuses and is a short walk from Footscray station. This campus offers a vast number of courses to choose from, including business, engineering and education. It is home to our aquatic and fitness centre and housing services.</li> <li>• <b>St Albans Campus</b> – St Albans is a large campus which specialises in arts and science programs, and is a centre for health and nutrition research. The campus has a modern community feel and is set in gardens of native grasses and gum trees. It also includes a Children’s Centre, a gym, and award-winning architecture.</li> <li>• <b>Werribee Campus</b> - This campus has a strong science focus offering specialised facilities for teaching and research including major research centres for water treatment, food science, biomedical science and fire safety.</li> </ul> <p>The other campus locations are:</p>

Document Name
<ul style="list-style-type: none"> <li>• <b>City Flinders Lane campus</b> – offers the main base for VU’s International office, osteopathy clinic and nutrition programs.</li> <li>• <b>The City King campus</b> - is close to Southern Cross Station (external link) - Melbourne's major railway station and transport hub. This campus offers courses in: hairdressing; health and beauty; massage and training and assessment.</li> <li>• <b>The City Queen campus</b> - is made up of two main heritage buildings in the heart of Melbourne's legal precinct, and two smaller buildings.</li> <li>• <b>Footscray Nicholson campus</b> - is a few minutes walk from the Footscray train station and is a relaxed and friendly campus with an emphasis on TAFE courses.</li> <li>• <b>Sunshine campus</b> - hosts building and construction trade courses, a range of engineering courses and our Adult Migrant English Program (AMEP). A world-class trade training centre called Construction Futures opened here in 2012. This \$44 million state-of-the-art industry training facility is home to Victoria Polytechnic's construction program. The building is flexible and adaptable, and can be modified to suit industry demand and emerging technologies. The Sunshine Convention Centre is also located here and is the premier conference centre of Melbourne's western suburbs.</li> <li>• <b>VU at MetroWest campus</b> - is a new Victoria University facility in the heart of Footscray - part of VU's commitment to Footscray as a University Town.</li> <li>• <b>Sydney Campus</b> - is located on Kent Street, in the heart of Sydney's central business district. The campus features a range of on-site facilities and is easily accessible from all parts of Sydney.</li> </ul> <p>Victoria Polytechnic operates from 6 of the 11 campus locations identified above: 1) Footscray Park; 2) Footscray Nicholson; 3) Sunshine; 4) St Albans; 5) Werribee, and 5) City King campus.</p> <p>In his introduction to the Strategic Plan, the Vice-Chancellor of VU, Professor Peter Dawkins, describes the focus and aspirations underpinning the Universities priorities over the next four years. He states:</p> <p><i>“Now, more than ever, Victoria University needs to focus on a transformational agenda to position ourselves as both an outstanding and an open university providing high quality tertiary education to any student from any background who seeks a tertiary education in order to succeed in achieving their career and life goals. This strategic vision also needs to be one that accounts for the rapidly changing world within which we operate and to be flexible enough for us to recalibrate and refresh as conditions around us change. We need to secure our long term sustainability in an increasingly competitive tertiary education market”.</i></p> <p>In order to achieve this ‘transformational agenda’ the Strategic Plan identifies seven “design aspirations”. These are stated as:</p> <ol style="list-style-type: none"> <li>1. Dedicated to student opportunity and success, employment and entrepreneurship.</li> <li>2. Offering quality, contemporary learning experiences with a unique VU blend.</li> <li>3. Connecting deeply with industry.</li> <li>4. Research with impact and renowned for excellence in flagship areas.</li> <li>5. Championing our heartland and uplifting communities in the West of Melbourne and beyond.</li> <li>6. Engaged internationally, especially in Asia.</li> <li>7. Future focused workforce in a dynamic and sustainable organisation.</li> </ol> <p>The specific strategies of the Plan are categorised into three elements: 1) position ourselves as an open and excellent university; 2) pursue a transformational agenda, and 3) ensure financial sustainability.</p> <p>The key strategies are summarised below under each element.</p> <p><b>Element 1 - Position ourselves as an open and excellent university.</b></p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> <li>• tertiary education at all levels from pre-vocational certificates to PhDs with flexible entry and exit points and seamless pathways;</li> <li>• a standards-based approach with personalised support for students at all levels;</li> <li>• a contemporary vocational education offer, focused on developing the skills and competencies required in a rapidly transitioning economy;</li> <li>• clear transition and pathway opportunities for students not yet prepared for the academic requirements of undergraduate study;</li> <li>• creation of a VU Academy for high achieving students; and</li> <li>• research with impact, delivering productive outcomes to industry and community and enhancing teaching and learning especially in flagship areas.</li> </ul> <p><b>Element 2 - Pursue a transformational agenda.</b></p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> <li>• enhancing the quality and outcomes of the student experience to support their successful careers as employees and entrepreneurs, through contemporary career-based vocational and higher education at all levels;</li> <li>• student attraction strategies that target different student segments and deliver growth opportunities;</li> <li>• applied and translational research and industry and community engagement that has measureable impact, especially in Sport, Health and Active Living, Education, Lifelong Learning and Workforce Development and Sustainable Industries and Liveable Cities; and</li> <li>• building the underpinning capabilities: leadership, human resources and hard infrastructure required to deliver a flexible, personalised, value adding experience to students, industry and community.</li> </ul>

Document Name
<p><b>Element 3 - Ensure financial sustainability.</b></p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> <li>• increasing productivity by efficient use of resources underpinned and enabled by systems and processes that support this;</li> <li>• delivering revenue growth by raising tertiary education participation in the West of Melbourne, exploring new markets and models beyond our traditional region, including internationally and strengthening our capacity to attract research funding in areas of strength;</li> <li>• decreasing costs through workload improvements, better understanding of course and unit delivery costs and a reshaped campus footprint; and</li> <li>• an ongoing commitment across the organisation to ensure strong financial management.</li> </ul>
<p><b>Melbourne Archdiocese Strategic Provision Plan 2014: Western Region Archdiocese of Melbourne Catholic Education Office Melbourne (September 2014)</b></p> <p>The Catholic Education Office – Archdiocese of Melbourne (CEOM, now called Catholic Education Melbourne or CEM) seek to fulfil a mission to ensure that every Catholic child, whose parents so choose, has access to Catholic education and to provide Catholic families and communities with a quality education options that promotes the Church’s teachings.</p> <p>This is the Report for the Western sub-region which includes 31 Parishes which largely border the western coast of Port Phillip Bay and Corio Bay, and the western suburbs of Melbourne, including Altona, Footscray and Yarraville, the growth areas, including Caroline Springs and Werribee, as well Geelong and the wider Geelong area.</p> <p>The report concluded that a number of additional Catholic schools will be required to meet the demand of the growth areas of Western Melbourne and Geelong. While there are no recommendations to build new schools in Melton South (which only contains 1 Catholic Primary School and no Catholic Secondary Schools), a number of new schools are planned for the adjoining Toolern Precinct Structure Plan Area including two primary schools and one secondary college.</p> <p>It should be noted that Catholic Education Melbourne (CEM) intends to review the Plan regularly (e.g. approximately every 5 years).</p> <div style="text-align: center;"> <p>FIGURE 52 PROPOSED NEW PRIMARY SCHOOL LOCATIONS, MELBOURNE</p> </div>

Document Name
<p>FIGURE 55 PROPOSED NEW SECONDARY COLLEGES LOCATIONS</p>  <p>Source: SGS based on CEOM data</p>
<p><b>Health 2040: Advancing health, access and care</b></p> <p>The organisation’s vision is for all Victorians to have:</p> <ul style="list-style-type: none"> <li>• better health – skills and support to be healthy and well</li> <li>• better access – fair, timely and easier access to care</li> <li>• better care – world-class healthcare every time.</li> </ul> <p>Better health</p> <ul style="list-style-type: none"> <li>• A system geared to prevention as much as treatment</li> <li>• Everyone understands their own health and risks</li> <li>• Illness is detected and managed early</li> <li>• Healthy neighbourhoods and communities encourage healthy lifestyles</li> </ul> <p>Better access</p> <ul style="list-style-type: none"> <li>• Care is always there when people need it</li> <li>• More access to care in the home and community</li> <li>• People are connected to the full range of care and support they need</li> <li>• There is fair access to care</li> </ul> <p>Better care</p> <ul style="list-style-type: none"> <li>• Target zero avoidable harm</li> <li>• Healthcare that focuses on outcomes</li> <li>• People are active partners in care</li> <li>• Care fits together around people’s needs</li> </ul>
<p><b>Statewide Design, Service and Infrastructure Plan for Victoria’s Health System: 2017–2037</b></p> <p>This Plan focuses on five priority areas over the coming 20 years:</p> <ol style="list-style-type: none"> <li>1. building a proactive system that promotes health and anticipates demand</li> <li>2. creating a safety and quality-led system</li> <li>3. integrating care across the health and social service system</li> <li>4. strengthening regional and rural health services</li> <li>5. investing in the future—the next generation of healthcare</li> </ol> <p>In relation to Western Melbourne, including the City of Melton, the Plan states that the area “requires significant hospital infrastructure investment to keep existing facilities operating, to reconfigure and expand their capacity and to provide new capacity to meet the demands of rapid growth”.</p> <p>Infrastructure priorities identified in planning for the western growth corridor include:</p>



Document Name
<ul style="list-style-type: none"> <li>• new health and wellbeing hubs (including the new Melton hub currently under construction) to provide local access to healthcare services in locations with very high expected population growth</li> <li>• redevelopment and expansion of existing hospital services in the inner west</li> <li>• further planning for additional hospital capacity on the peri-urban fringe of this growth corridor to promote local access over the longer term</li> </ul> <p>The Victorian Government has begun to address this need through major infrastructure investments in the western growth corridor:</p> <ul style="list-style-type: none"> <li>• \$200 million to build the new Joan Kirner Women’s and Children’s Hospital that will provide an additional 237 beds, 39 special care nursery cots, four theatres and ambulatory services</li> <li>• \$85 million for the redevelopment and expansion of Werribee Mercy Hospital, delivering six extra operating theatres and 64 new inpatient beds including eight critical care beds.</li> <li>• \$61.3 million for urgent infrastructure works at Western Health (Footscray and Sunshine Hospitals)</li> <li>• \$21 million for the new Melton health and wellbeing hub, which will bring together community health, mental health and family services under the one roof.</li> </ul> <p>In addition, the 2017-18 State Budget includes a commitment to building a new Footscray Hospital, with provision of \$50 million to develop a business case and commence design work for the construction.</p>
<p><b>Western Health Strategic Plan: 2015-2020</b></p> <p>Western Health provides comprehensive health services to those living in western Melbourne including the City of Melton (refer to catchment map below). Covering a population of more than 800,000 our services are a combination of hospital and community-based services to newborn babies, children, adults and the elderly.</p> <p>It is responsible for managing three acute public hospitals - Footscray, Sunshine and Williamstown, a day hospital at Sunbury, a transition care facility at Williamstown and a drug health service in Footscray. Western Health does not have a service site within the City of Melton.</p> <div style="text-align: center;"> <p><b>OUR CATCHMENT PROFILE</b></p> <ul style="list-style-type: none"> <li>1 Moorabool (S) - Bacchus Marsh</li> <li>2 Wyndham (C) - West</li> <li>3 Wyndham (C) - South</li> <li>4 Wyndham (C) - North</li> <li>5 Melton (S) - Bal</li> <li>6 Hume (C) - Sunbury</li> <li>7 Melton (S) - East</li> <li>8 Brimbank (C) - Keilor</li> <li>9 Brimbank (C) - Sunshine</li> <li>10 Moonee Valley (C) - West</li> <li>11 Moonee Valley (C) - Essendon</li> <li>12 Maribyrnong (C)</li> <li>13 Hobsons Bay (C) - Williamstown</li> <li>14 Hobsons Bay (C) - Altona</li> <li>15 Sunbury Hospital</li> <li>16 Sunshine Hospital</li> <li>17 Footscray Hospital</li> <li>18 Williamstown Hospital</li> </ul> </div>
<p>The Strategic Plan outlines the following 5 strategic aims:</p> <ul style="list-style-type: none"> <li>• Strategic Aim 1: Growing &amp; Improving the Delivery of Safe, High Quality Care;</li> <li>• Strategic Aim 2: Connecting the Care Provided to Our Community;</li> <li>• Strategic Aim 3: Communicating with Our Patients, Our Partners &amp; Each Other With Transparency &amp; Purpose;</li> <li>• Strategic Aim 4: Being Socially Responsible &amp; Using Resources Sustainably; and</li> <li>• Strategic Aim 5: Valuing &amp; Empowering Our People.</li> </ul> <p>Key relevant actions include the following:</p> <ul style="list-style-type: none"> <li>• Review our existing service profile and focus on areas for growth, consolidation and / or alternative service delivery;</li> <li>• Identify key gaps and pursue new service delivery opportunities;</li> </ul>

Document Name
<ul style="list-style-type: none"> <li>• Develop a regional service plan outlining key health service profiles and their associated needs in the catchment under the Strengthening Hospitals in Melbourne’s West initiative;</li> <li>• Support growth across the provider network to better meet the needs of the catchment;</li> <li>• In partnership with other agencies strengthen how we address core social determinants of community health and wellbeing, such as Better Health Plan for the West Initiative and key relationships with organisations like the regional Primary Care Network; and</li> <li>• Foster academic partnerships with educational institutions, including the development of the Sunshine Health, Wellbeing and Education Precinct.</li> </ul>
<p><b>Strategic Direction Djerriwarrh Health Services 2017 -2019</b></p> <p>Djerriwarrh Health Services provide an integrated range of primary, ambulatory, aged and acute health care services from its hospital, community health centres, super clinic, and residential aged care facilities servicing the communities of City of Melton and the Shire of Moorabool. Many of its services are also provided in the patient’s/client’s home and within the community as part of its district nursing, hospital in the home, home and community care, and community health programs. Djerriwarrh Health Services healthcare delivery sites include:</p> <ul style="list-style-type: none"> <li>• Caroline Springs Community Health Centre;</li> <li>• Melton Community Health Centre;</li> <li>• Melton Health;</li> <li>• Bacchus Marsh &amp; Melton Regional Hospital;</li> <li>• Bacchus Marsh Community Health Centre; and</li> <li>• Grant Lodge Residential Aged Care.</li> </ul> <p>Djerriwarrh Health Services’ strategic directions are arranged around the following objective headings: 1) quality and safety; 2) staff; 3) consumer partnership; 4) relationships &amp; partnerships; 5) governance &amp; leadership; 6) financial sustainability, and 7) infrastructure.</p> <p>In relation to infrastructure the Service intends to:</p> <ul style="list-style-type: none"> <li>• Seek to provide infrastructure that meets contemporary health care needs and expectations and advocate for the necessary funding to do so</li> <li>• Provide welcoming facilities that are culturally sensitive and positively engage our community</li> <li>• Develop and monitor our environmental sustainability plan</li> <li>• Develop asset strategies to ensure facilities are equipped to meet future demands including clinical and technical innovations</li> <li>• Prioritise the capital infrastructure requirements for the health service</li> <li>• Consult effectively with the Department of Health and Human Services regarding current and future infrastructure development</li> </ul>
<p><b>Victoria Police Blue Paper: A Vision for Victoria Police In 2025</b></p> <p>Based on an understanding of the role of Victoria Police, the principles of policing, and the external and internal challenges facing Victoria Police, A Vision for Victoria Police in 2025 lays out three proposed strategic directions to enhance public safety, and increase value for money for the Victorian community through its investment in Victoria Police:</p> <p><b>1. Better matching of resources to demand by rethinking the traditional operating model</b></p> <p>The Paper makes the following observations on this direction:</p> <p><i>The traditional police service delivery model needs to shift from one based on an historical geographic footprint, to one that is mobile, technologically-advanced, and more responsive to changing demand. The type and location of police operations should be determined by what is required to provide the best possible service to the community. For example, larger, consolidated ‘supersites’ should replace many of the smaller and less operationally-effective traditional police stations. The supersite – or sites - in each Division should be the central ‘hub’ that supports a variety of other Victoria Police service points for local communities, such as ‘shopfronts’, mobile police stations, and self-service kiosks for non-urgent issues. In rural Victoria, multiple hubs might be required. Supersites should be multi-disciplinary centres where Victoria Police is co-located with other public services”</i>.</p> <p><b>2. Improving capability through workforce reform and technology</b></p> <p>The Paper makes the following observations on this direction:</p> <p><i>“Victoria Police officers need to be far better supported by modern technology. They need to have the information and systems to do their work in a more ‘virtual’ environment, and to be freed from time-consuming paperwork. Technology should also support a strong culture of information security.</i></p> <p><i>Frontline officers should not need to return to their supersite during their shift: the proportion of an officer’s time spent in the community (not in a police complex) should increase from 54 per cent to around 80 per cent. Each supersite should be designed to accommodate an IT system which allocates tasks and coordinates police operations. The system would integrate audio and video feeds from mobile and fixed</i></p>

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<p><i>sensor platforms, advanced analytics, and advice from partner agencies. It would also have capacity for a custody suite, operated by a private provider.</i></p> <p><i>Victorians should be able to report crime and suspicious activity through online self-service portals, and provide pictures and video to assist in offender identification. There should also be a dedicated non-emergency telephone line, where the public can talk directly to a staff member who can take their report and provide access to crime prevention information. Individuals should be able to track the progress of their reports via a secure online system. The system would, via social media, provide the community with real time alerts and requests for assistance to solve a crime or problem.”</i></p> <p><b>3. Collaborating more closely through partnerships</b></p> <p>The Paper makes the following observations on this direction:</p> <p><i>“Different types of partnerships with the community are necessary:</i></p> <ul style="list-style-type: none"> <li>• <i>An effective model of local policing in collaboration with residents and business owners will remain of vital importance, for maintaining and building community trust and confidence in Victoria Police.</i></li> <li>• <i>Local policing partnerships should use practical and wide-reaching methods for public participation to shape local priorities (such as community forums and social media platforms). A more personal approach, through greater face-to-face interaction with identified individual police officers – recognisable ‘faces’ – is vital.</i></li> <li>• <i>Victoria Police must increase the trust that communities of identity (relating to gender, ethnicity, religion, sexuality, age, capacity or otherwise) have in its ability to serve them as well and treat them as fairly as anybody else.</i></li> <li>• <i>Victoria Police needs to engage with businesses in a different way for mutual benefit, based on enduring structures and processes.</i></li> <li>• <i>Police and private security firms need to work together to deter crime and maintain public order most effectively, but police should retain an involvement in the regulation of the industry and could become involved in the training of its members”.</i></li> </ul>
<p><b>Country Fire Authority (CFA) Strategy 2013-2018</b></p> <p>The Strategy identifies six priorities to direct the CFA’s activities, resources and investments:</p> <ol style="list-style-type: none"> <li>1. Responding to Community Need</li> <li>2. Supporting our People</li> <li>3. Promoting Health, Safety and Wellbeing</li> <li>4. Building Sector Partnerships &amp; Collaboration</li> <li>5. Strengthening our Operational Capability</li> <li>6. Leading Transformational Change</li> </ol> <p>The Strategic Plan includes an overview of its asset plan for 2017-2018, but no specific initiatives for existing or planned fire facilities within the City of Melton are identified.</p>
<p><b>VICSES Corporate Plan 2015-2018</b></p> <p>The mission outlined in this Strategy is for VICSES to partner with communities, government, other agencies and business to provide timely and effective emergency management services, building community preparedness, disaster resilience and contributing to risk prevention.</p> <p>The strategic themes and associated actions outlined by the Plan are:</p> <ol style="list-style-type: none"> <li>1. People and Culture <ul style="list-style-type: none"> <li>• Implement the VICSES Our People strategy 2014-2018</li> <li>• Develop a VICSES volunteer strategy</li> </ul> </li> <li>2. Community and Industry Partnerships <ul style="list-style-type: none"> <li>• Develop and deliver a community connection program that meets the diverse needs of the communities in which VICSES operates</li> <li>• Foster wide support from industry, business and/or employers for the VICSES, and its volunteer members, to deliver services to the community</li> </ul> </li> <li>3. Government Support <ul style="list-style-type: none"> <li>• Develop and deliver a Government and Local Government engagement and advocacy strategy</li> <li>• Develop appropriate business cases for investment in VICSES capability and establish appropriate advocacy programs</li> <li>• Contribute to the delivery of the Emergency Management Victoria Strategic Action Plan</li> </ul> </li> <li>4. Service Delivery</li> </ol>

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<ul style="list-style-type: none"> <li>• Implement the Planning the Future Together strategy recommendations</li> <li>• Implement the information communication technology strategy 2014-2018</li> <li>• Develop a Memorandum of Understanding between emergency services to better deliver support for diverse communities</li> </ul> <p>5. Community Awareness</p> <ul style="list-style-type: none"> <li>• Develop and implement a strategic communication strategy and corporate communications plan</li> <li>• Develop a community resilience strategy</li> </ul>
<p><b>Ambulance Victoria Strategic Plan 2017-2022</b></p> <p>This Strategic Plan outlines how Ambulance Victoria will continue its recent operational reforms, to provide Victorians with a world-class emergency ambulance service over the next five years.</p> <p>The Plan focuses on achieving four key outcomes and associated priorities:</p> <p><b>Outcome1 - An exceptional patient experience</b></p> <ul style="list-style-type: none"> <li>• Providing safe, high quality, timely and expert patient care every time</li> <li>• Helping people to make informed decisions about their emergency health care</li> <li>• Connecting people with the care they need</li> <li>• Using research and evidence to continuously learn and improve our services</li> </ul> <p><b>Outcome 2 - Partnerships that make a difference</b></p> <ul style="list-style-type: none"> <li>• Working with communities to deliver local emergency health care solutions</li> <li>• Collaborating with our partners to improve health outcomes</li> <li>• Planning for and responding to major events and emergencies</li> <li>• Sharing knowledge, experience and data</li> </ul> <p><b>Outcome 3 - A great place to work and volunteer</b></p> <ul style="list-style-type: none"> <li>• Keeping our people safe, and physically and psychologically well</li> <li>• Providing an inclusive and flexible workplace</li> <li>• Developing a culture of continual learning and development</li> <li>• Embedding an ethical, just and respectful culture</li> </ul> <p><b>Outcome 4 - A high performing organisation</b></p> <ul style="list-style-type: none"> <li>• Embracing innovative ideas, systems and technology</li> <li>• Being accountable for our actions and outcomes</li> <li>• Improving our integrated service model</li> <li>• Operating in a financially and environmentally sustainable way</li> </ul>
<p><b>Court Services Victoria Strategic Asset Plan:2016-2031</b></p> <p>The purpose of this Plan is to deliver safe, secure and sustainable court and tribunal assets via excellent and expert asset management.</p> <p>Court Services Victoria (CSV) aims to enable provision of accessible justice for all Victorians through a portfolio of buildings that are safe, secure and sustainable to meet the service needs of the jurisdictions, court and tribunal users and community, now and into the future.</p> <p>The key priority focus areas are:</p> <ul style="list-style-type: none"> <li>• Enabling specialist court infrastructure including family violence response</li> <li>• Ensuring safe, flexible, future proofed and fit-for-purpose environments</li> <li>• Delivering Melbourne CBD Legal Precinct (the Precinct) development requirements</li> <li>• Delivering Melbourne growth corridor development priorities</li> <li>• Implementing the Court Services Delineation Model across metropolitan and regional Victoria</li> <li>• Identifying a set of principles that will determine proper priorities and allocation of resources for new capital works and maintenance of the existing asset base both within and between the CBD, metropolitan Melbourne, and regional Victoria.</li> </ul> <p>The strategy responds to the defined service needs of all jurisdictions, incorporating the following components over a 15 year period:</p> <ul style="list-style-type: none"> <li>• Investment in ten new court and tribunal facilities</li> <li>• Expansion of five existing court and tribunal facilities</li> <li>• Upgrade and lifecycle management across the court portfolio</li> </ul>

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<ul style="list-style-type: none"><li>- Accommodating the new Court Services Delineation Model</li><li>- Replacing/upgrading critical infrastructure</li><li>- Increase in recurrent maintenance funding</li><li>• Divestment of up to thirteen properties</li><li>• Release of up to ten leased properties.</li></ul>
<p><b>Other State Government Initiatives</b></p> <p>It is important to note two business cases that are currently being prepared by the State Government:</p> <ul style="list-style-type: none"><li>• <b>Melton Hospital Business Case.</b> This will prepare a master plan and feasibility study options to be investigated include the following, but are not limited to:<ul style="list-style-type: none"><li>- construction of new, purpose-built, facilities</li><li>- exploration of urban integration with town centre</li><li>- investigation of commercial opportunities in the hospital precinct.</li></ul>The options must consider the entirety of the Western Growth Corridor, within which the hospital provides services, and will need to identify potential opportunities for co-development and / or co-location of compatible facilities.</li><li>• <b>Western Rail Plan.</b> Sets out the future investment Victoria needs for a fast, high-speed rail network electrified metro lines to Melton.</li></ul>

Appendix 2 – Revised Toolern PSP Community Infrastructure Demand & Supply Estimates

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Total Toolern PSP
<b>Public Open Space</b>				
<b>PSP Open Space Guidelines</b>	10.0%	Percentage of net developable area to be provided as unencumbered public open space	Victorian Planning Authority, Precinct Planning Guidelines (2009)	121
Local passive open space	4.0%	Percentage of net developable area to be provided as unencumbered public open space	Victorian Planning Authority, Precinct Planning Guidelines (2009)	48.3
Local active open space	6.0%	Percentage of net developable area to be provided as unencumbered public open space	Victorian Planning Authority, Precinct Planning Guidelines (2009)	72.5
<b>Melton Open Space Guidelines</b>	2.2	Hectares per 1,000 people	City of Melton Open Space Plan 2016-2026	148.9
Active open space	1.3	Hectares per 1,000 people	City of Melton Open Space Plan 2016-2026	88.0
Passive open space	0.9	Hectares per 1,000 people	City of Melton Open Space Plan 2016-2026	60.9
<b>Organised Sport Facility &amp; Participation Estimates</b>				
<b>Indoor and outdoor recreation facilities</b>				
Indoor recreation centres / courts	10,000	Total population per court	Melton City Council	6.8
Indoor recreation centres / land	12,000	Total population per one hectare of indoor recreation land	Victorian Planning Authority, Precinct Planning Guidelines (2009)	5.6
Council aquatic / leisure centre memberships	3.4%	% of Population who are members of a Council aquatic / leisure centre	Based on 2010 CERM PI® Operational Management Benchmarks for Australian Public Sports & Aquatic Centres	2302
Council aquatic / leisure centres	10,000	Approximate total population per facility	ASR Research	6.8
<b>Organised Sport Participation</b>				
<b>Participation in organisation/venue based activity: Adults (people aged 15 and over)</b>				
Fitness/Gym	30.2%	% of people aged 15 years and over participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2018 to December 2018 Victoria Data (Table 11)	15,934
Swimming	9.1%	As above	As above	4,801
Golf	4.1%	As above	As above	2,163

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Total Toolern PSP
Pilates	4.0%	As above	As above	2,097
Basketball	3.9%	As above	As above	2,058
Tennis	3.4%	As above	As above	1,787
Football/soccer	2.5%	As above	As above	1,319
Yoga	4.1%	As above	As above	2,163
Netball	2.4%	As above	As above	1,266
Australian football	3.6%	As above	As above	1,899
Athletics, track and field (includes jogging and running)	3.1%	As above	As above	1,636
Cricket	2.6%	As above	As above	1,372
<b>Organised participation by activity - top 10 activities (children aged 0 to 14)</b>				
Swimming	39.4%	% of children aged 0-14 participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2018 to December 2018 Victoria Data (Table 10)	3,783
Australian football	13.1%	As above	As above	1,258
Basketball	11.4%	As above	As above	1,094
Cricket	5.7%	As above	As above	547
Dancing (recreational)	10.6%	As above	As above	1,018
Netball	7.1%	As above	As above	682
Football/soccer	10.4%	As above	As above	998
Tennis	7.3%	As above	As above	701
Gymnastics	11.0%	As above	As above	1,056
Athletics, track and field (includes jogging and running)	4.0%	As above	As above	384
<b>Early Years Services</b>				
<b>Kindergartens</b>				
% of 4 year olds participating in 4 year old Kindergarten	100.0%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	Assumes 100% participation rate	1,109
Total number of enrolments in 4 year old sessional Kindergarten	74%	% of participating children (see above) enrolled at a Sessional Kindergarten service	Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training	821

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Total Toolern PSP
Number of Kindergarten rooms required to satisfy 4 year old Kindergarten demand	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	Based on indicator 31.4 Number of four year old kindergarten enrolments in a long day care or integrated children's services setting for Melton: 26% (2015 data). ASR Research constructed measure assuming one kindergarten room is licensed for 33 places	12
Total number of enrolments in 3 year old sessional Kindergarten	75%	% of children participating in 3 Year old Kindergarten	ASR assumption based on proposed introduction of subsidised 3 year old Kindergarten program	809
Number of Kindergarten rooms required to satisfy 3 year old demand when proposed policy changes are implemented	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	ASR Research constructed measure assuming one kindergarten room is licensed for 33 places	12.4
<b>Maternal &amp; Child Health</b>				
Number of MCH Full-Time Nurses	130	1 FT nurse per 130 children 0 years	ASR Research estimate	8.0
Number of MCH consulting units	1	Number of MCH consulting units required per FT nurse	Based on above	8.0
<b>Playgroup</b>				
Number of 2 hr playgroup sessions per week	70	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	ASR Research constructed measure using Playgroup Victoria website derived data	60
<b>Occasional Child Care</b>				
Number of occasional child care places	20	Total number of licensed places per 1,000 children aged 0 to 4 years	Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision (MMCIA). A provision rate for occasional child care places equal to that documented by the MMCIA report (2015) for the City of Melton.	107
Number of occasional child care centres	30	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical sized occasional child care facility.	3.6
<b>Long Day Child Care Centres</b>				
Number of Long Day Child Care places	226	Total number of licensed places per 1,000 children aged 0 to 4 years	Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision (MMCIA). A provision rate of long day child care places equal to that documented by the MMCIA report (2015) for the City of Melton.	1205



Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Total Toolern PSP
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 measure based on a typical large sized long day child care facility.	10.0
<b>Community Centres, Meeting spaces, Neighbourhood Houses &amp; Libraries</b>				
All council community centres	10,000	Number of dwellings per local facility	City of Melton Community Infrastructure Planning Guidelines (April 2019)	7
Level 1 community centre	20000	Population per Level 1 facility for a catchment of 60,000 people	City of Melton Community Infrastructure Planning Guidelines (April 2019)	3
Level 2 community centre	20000	Population per Level 2 facility for a catchment of 60,000 people	City of Melton Community Infrastructure Planning Guidelines (April 2019)	3
Level 3 community centre	60000	Population per Level 3 facility for a catchment of 60,000 people	City of Melton Community Infrastructure Planning Guidelines (April 2019)	1
<b>Neighbourhood Houses</b>				
Number of Neighbourhood House users per week	3%	Percentage of population using a Neighbourhood House in a given week	Neighbourhood Houses Victoria, Neighbourhood Houses Survey 2017	2,031
Number of Neighbourhood Houses	20,000	Approximate total population per facility in Metropolitan Melbourne (2016)	ASR calculation of the number of Neighbourhood Houses identified by Neighbourhood Houses Victoria operating in the Melbourne metropolitan area.	3.4
<b>Libraries</b>				
Number of library loans annum	4.2	Total loans per person	Public Libraries Victoria Network, 2016-17 PLVN Annual Statistical Survey (2017), Melton Libraries	284,323
Number of library visits per annum	4	Total visits per person	Public Libraries Victoria Network, 2016-17 PLVN Annual Statistical Survey (2016), Melton Libraries	270,784
Number of library facilities	60,000.0	Population per library facilities	Typical growth area provision ratio	1.1
<b>Education Enrolment &amp; Facility Estimates</b>				
<b>Primary Schools</b>				
Govt Primary Enrolment	60%	% of 5-11 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Melton LGA	4,225
Catholic Primary Enrolment	20%	% of 5-11 year old population	As above	1,439
Non Govt Primary Enrolment	10%	% of 5-11 year old population	As above	726

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Total Toolern PSP
Total Primary Enrolment	90%	% of 5-11 year old population	As above	6,389
Govt Primary School	3,000	Total number of dwellings per facility	Department of Education & Training	8.3
<b>Secondary Schools</b>				
Govt Secondary Enrolment	54%	% of 12-17 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Melton LGA	2,651
Catholic Secondary Enrolment	20%	% of 12-17 year old population	As above	1,002
Non Gov Secondary Enrolment	13%	% of 12-17 year old population	As above	619
Total Secondary Enrolment	87%	% of 12-17 year old population	As above	4,270
Govt Secondary School	10,000	Total number of dwellings per facility	Department of Education & Training	2.5
<b>TAFE</b>				
TAFE Full-Time Enrolment (15 to 24)	2.8%	% of 15-24 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Melton LGA	266
TAFE Full-Time Enrolment (25+)	0.5%	% 25 + year old population	As above	195
TAFE Part-Time Enrolment (15 to 24)	2.8%	% of 15-24 year old population	As above	268
TAFE Part-Time Enrolment (25+)	0.8%	% 25 + year old population	As above	356
Total TAFE Enrolments				1,085
<b>Universities</b>				
University Full-Time Enrolment (15 to 24)	15.4%	% of 15-24 year old population	As above	1,460
University Full-Time Enrolment (25+)	0.9%	% 25 + year old population	As above	388
University Part-Time Enrolment (25 to 24)	2.2%	% of 15-24 year old population	As above	205
University Part-Time Enrolment (25+)	1.1%	% 25 + year old population	As above	479
Total University Enrolments				2,531
<b>Primary &amp; Acute Health Services</b>				
Number of public and private hospital beds	3.55	Number of public and private beds per 1,000 people	Australian Institute of Health & Welfare, Hospital resources 2017–18: Australian hospital statistics	240
Number of public hospital beds	2.34	Number of public beds per 1,000 people	Australian Institute of Health & Welfare, Hospital resources 2017–18: Australian hospital statistics	158

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Total Toolern PSP
Community health clients	3%	Proportion of population that is a registered community health client	Victorian Auditor-General’s report, Community Health Program (June 2018)	138
Allied health service sites	0.2	Number of allied health service sites per 1,000 people (Melton LGA)	Department of Health and Human Services, Melton LGA Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	14
General practices	0.10	Number of general practice clinics per 1,000 people (Melton LGA)	Department of Health and Human Services, Melton LGA Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	7
Dental services	0.10	Number of dental service sites per 1,000 people (Melton LGA)	Department of Health and Human Services, Melton LGA Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	7
Pharmacies	0.10	Number of pharmacies per 1,000 people (Melton LGA)	Department of Health and Human Services, Melton LGA Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	7
Projected hospital admissions	389.5	Hospital inpatient separations per 1,000 people (Melton LGA). Note: projected to increase by 5.5% per annum until 2026/27.	Department of Health and Human Services, Melton LGA Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	26,368
Emergency presentations	242.5	Emergency department presentations per 1,000 people (Melton LGA). Note: projected to increase by 4.9% per annum until 2026/27	Department of Health and Human Services, Melton LGA Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	16,416
Drug & alcohol clients	4.7	Number of registered Alcohol & Drug Treatment clients per 1,000 people (Melton LGA)	Department of Health and Human Services, Melton LGA Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	318

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Total Toolern PSP
Mental health clients	11	Number of registered mental health clients per 1,000 people (Melton LGA)	Department of Health and Human Services, Melton LGA Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	745
<b>Aged Care &amp; HACC</b>				
<b>Aged Care</b>				
Number of residential aged care beds	78	Number of beds per 1000 people aged 70 years +	Proposed Australian Government Planning Ratio by 2021 (2012)	268
Number of Community Aged Care Packages	45	Number of Community Aged Care Packages per 1000 people aged 70 years +	Proposed Australian Government Planning Ratio by 2021 (2012)	155
Number of Community Aged Care Packages	2	Number of STRC places per 1000 people aged 70 years +	Proposed Australian Government Planning Ratio by 2021 (2012)	7

## Appendix 3 – Community Infrastructure Specifications

This Appendix shows indicative community infrastructure specifications for the main DCP items typically identified in a PSP. These specifications include active open space reserves, sporting pavilions and community centres.

Table 12 - Typical PSP Active Open Space Specifications by Size<sup>13</sup>

Component	Unit	5 to 6 Hectares	8 to 10 Hectares
Combination of two ovals & three soccer fields	No	1 Ovals 1 soccer	2 Ovals
Car park	Spaces	120	175
Netball / basketball court	No	2	2
Tennis Courts	No	2	
Cricket pitch and practice nets	No	1 / 1	2 / 1
Goals	No	2 sets	4 sets
Internal access road	m <sup>2</sup>	1350	1980
Landscaping	m <sup>2</sup>	30430	55435
Lighting – training & site	No	6	14
Signage	No	15	24
Site boundary fencing	m	1000	1300
Driveway crossing access from street	No	1	1
Utility service connections	Item	1	1
Interchange shelters	No	5	8
Turf surface and irrigation system	m <sup>2</sup>	21340	55440
Score Board	No	2	2

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)

<sup>13</sup> Melton City Council's preference is for the development of three rectangular fields on 6-hectare sites which can accommodate sports such as soccer.

Table 13 - Typical PSP Sport Pavilion Specifications by Number of Playing Fields

Description / Facility	Unit	Two playing areas	Three playing areas
Four changes rooms with toilets and showers	m2	120	
Six change rooms with toilets and showers	m2		240
Two umpire change rooms with toilets	m2	40	
Three umpire change rooms with toilets	m2		60
Storage	m2	80	120
Office / first aid room	m2	20	30
Canteen and kitchen	m2	20	40
Public Toilets	m2	40	60
Multipurpose community room / social room (A small (50-80m2) community meeting space, entry foyer and circulation space)	m2	100	
Multipurpose community room / social room (A small (100-125m2) community meeting space, entry foyer and circulation space)	m2		150
<b>Total Building floor space</b>	<b>m2</b>	<b>420</b>	<b>700</b>
Covered spectator area	m2	80	120

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)

Table 14 – Typical PSP Community Centre Configurations x Hierarchy Type

Description / Facility	Unit	Level 1	Level 2	Level 3
Kindergarten Facility Two kindergarten rooms to accommodate 99 licensed places, including children's toilets and amenities, storage space, office, staff room and staff toilets and amenities display and circulation space	m2	750	750	
Extra 33-place kindergarten room / multipurpose meeting space	m2	150	150	
Maternal and child health consulting facility (two consulting rooms plus waiting space / program room)	m2	100	100	
Multipurpose community spaces (A combination of small (50-80m2) and medium (100-125m2) community meeting spaces, plus public toilets and amenities, office, staff room and staff toilets and amenities, reception and circulation space)	m2	200	500	
Multipurpose and specialist community spaces (A combination of small (50-80m2), medium (100-125m2) and large (180m2+) community meeting spaces and classrooms plus public toilets and amenities, reception and circulation space)	m2			450
Library	m2			1500
Specialist community space (adult reception / neighbourhood house, arts and cultural facility, youth facility, planned activity group space etc)	m2			250
<b>Total building floor space</b>	<b>m2</b>	<b>1200</b>	<b>1500</b>	<b>2500</b>
Small commercial kitchen	No	1		
Medium commercial kitchen	No		1	
Large commercial kitchen	No			1
Kindergarten outdoor play spaces	m2	700	700	
Car parking spaces	Spaces	60	75	125
Playground	m2	800	800	800
Landscaping	m2	500	500	500

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)