



Toolern Precinct Structure Plan Review –  
Community Infrastructure  
Recommendations Report

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Version 2

Prepared for Melton City Council  
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## 1 Introduction

The following report provides a summary of the key findings and recommendations arising from the preparation of the Toolern Precinct Structure Plan Review – Community Infrastructure report prepared in July 2020 (also referred to as the ‘Background Report’).

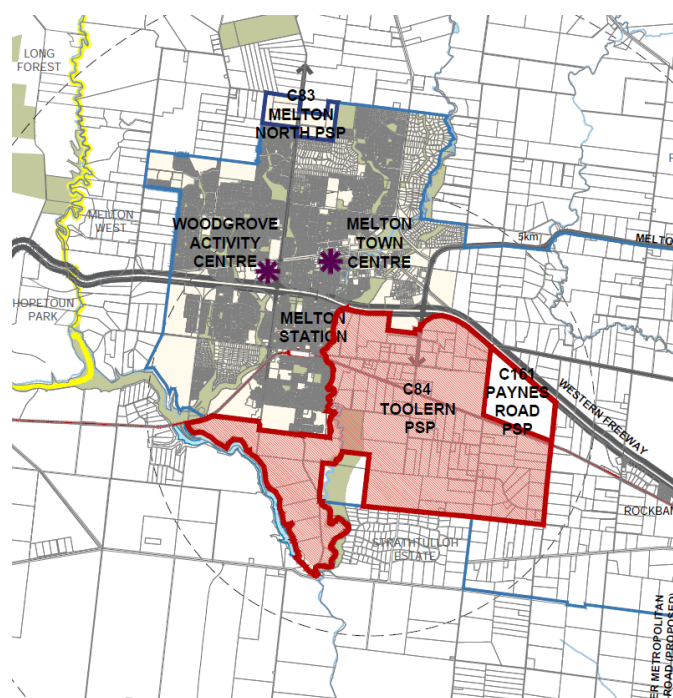
### 1.1 Background

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.

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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.

4. Prepare cost estimates based on the designs prepared in order to inform the review of 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 the Background Report 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 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 are presented in the background Report for contextual purposes.

### 1.4 Current Development Status

The current development status of the Toolern PSP is summarised as follows:

- Approximately 65% of the Toolern PSP area is covered by active planning permits;
- There are in excess of 60 current planning permits associated with residential estates;
- A further 27 residential estates have been identified to date with more to come; and
- Two employment area subdivisions under consideration.

## 2 Existing & Planned Community Infrastructure within the Toolern PSP

### 2.1 Overview

This section identifies both the main existing and planned community infrastructure within the Toolern PSP. Figure 2 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;
  - 1 indoor recreation facility identified as an 'aquatic and / or leisure centre'<sup>2</sup> (2.5 hectare site);
  - 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);
- 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>3</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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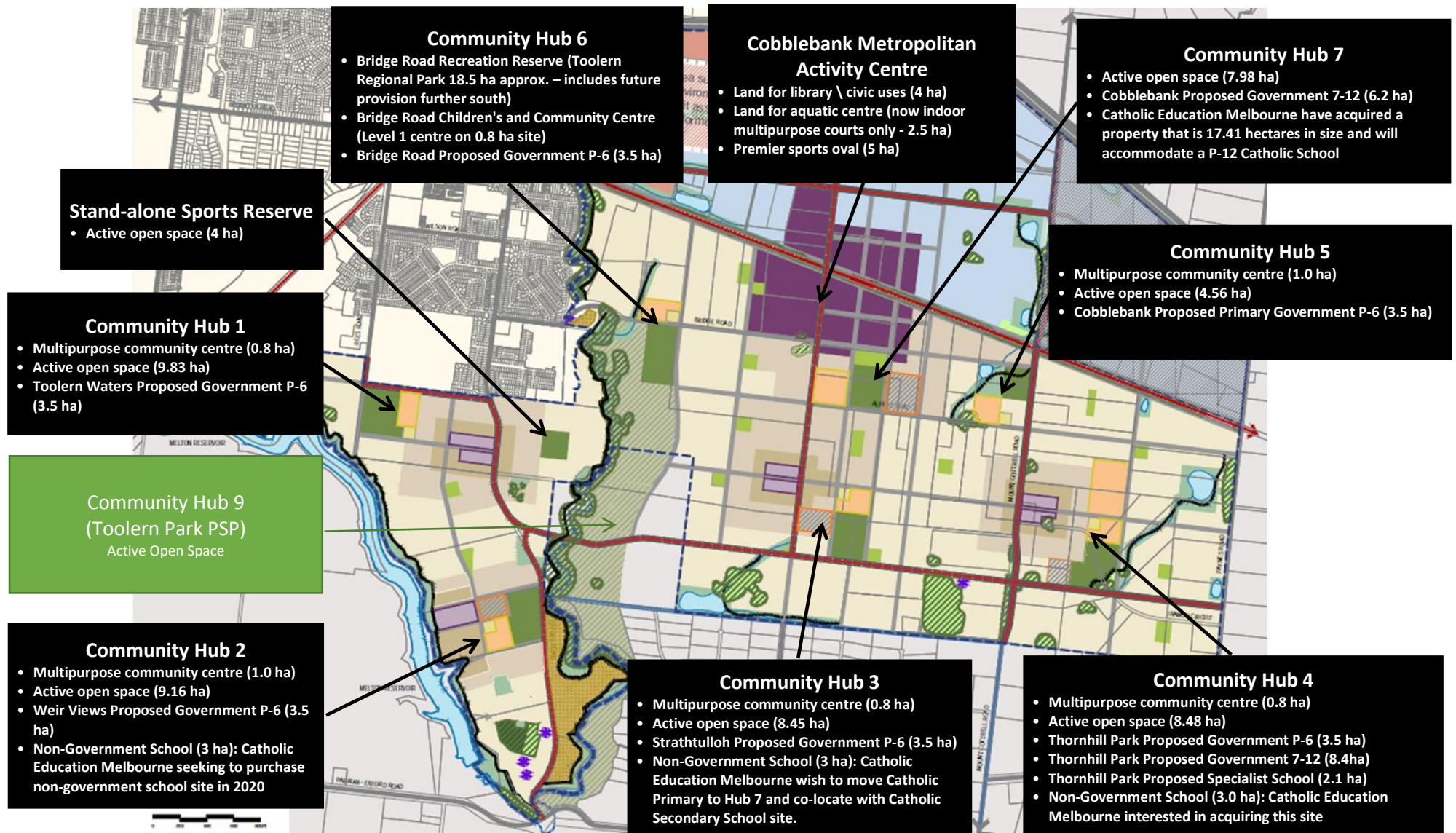
<sup>2</sup> Note: Melton City Council has acquired a 3 hectare parcel of land which it is currently developing as an indoor recreation centre with 6 courts on this site (located south of the Western Business Accelerator and Centre of Excellence – 'Western BACE').

<sup>3</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 (CEM).



Figure 2 – Location of Main Existing and Planned Community Infrastructure Items within the Toolern PSP



## 3 Summary of Key Findings

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

- The review of development assumptions presented in the Background 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 estimates 13,000 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.

### 3.2 Anticipated Impact on Community Infrastructure Provision

#### 3.2.1 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.

### 3.2.2 Multipurpose Community Centres

- Given there are 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 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 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.

### 3.2.3 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 Community 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 the Community Hub 2 and Community Hub 5 sites.
- 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.

### 3.2.4 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.

### 3.2.5 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.
- DET have also indicated that all proposed Government Primary Schools should be 3.5 hectares in size.

### 3.2.6 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 to 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.

### 3.2.7 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.

### 3.2.8 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.

### 3.2.9 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.

### 3.3 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 \$56,843,092 (2020 figure) in construction costs consisting of:
  - \$11,971,541 for multipurpose community centres (2020 figure);
  - \$42,989,611 for the development of active open spaces (2020 figure); and
  - \$1,881,890 for the construction of sporting pavilions (2020 figure).
- 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.

### 3 Review of Community Centre Models

One of the key findings contained within the Background Report was the need to review future multipurpose community centre provision within the Toolern PSP given the higher population capacity of the area and a need to accommodate more Kindergarten capacity due to the Victorian State Government's proposed introduction of 15 hours per week of funded 3 year old Kindergarten over the coming decade.

In summary, the Background Report estimates that the Toolern PSP will require an additional 5 Kindergarten rooms to meet future demand.

#### 3.1 Current Community Centre Configuration Models

Current community centre configuration models in PSP areas are guided by the VPA's *Benchmark Infrastructure and Costs Guide* (prepared by Cardno). Appendix 1 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. 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 as a Library and specialised community space for other service forms and population target groups.

#### 3.2 Review of Community Centre Configuration Models

In response to the analysis and findings of the Background Report, Hede Architects and Cost Control (Victoria) were engaged to review the VPA community centre models to determine the following:

- Whether the current proposed land area sizes for both Level 1 and Level 2 Community Centres were sufficient to accommodate future facility needs within the Toolern PSP;
- To what extent both Level 1 and Level 2 Community Centre models need to be amended to meet future needs within the Toolern PSP; and
- The land and construction cost implications associated with any proposed changes to the Level 1 and Level 2 Community Centre models for the Toolern PSP.

Appendix 2 shows two revised community centre models prepared by Hede Architects: 1) a revised Level 1 Community Centre model located on 0.8 hectares of land, and 2) a Level 2 Community Centre also located on 0.8 hectares of land.

### 3.3 Key Findings of the Review of Community Centre Models

#### Level 1 Community Centre Concept Design

- The VPA Benchmark Design provides for 1,215 square metre building;
- The HEDE Concept Design is 1,480 sqm (265 square metre larger than the VPA model);
- The additional size is largely attributable to the requirement for a fourth kindergarten rooms, and the flow on impacts which include the need for larger storage and internal staff areas;
- Cost savings can be achieved by deleting the community accessible playground from the VPA benchmark costs (saving of \$1 million per centre) – playground provided in adjacent recreation reserve;
- The VPA Benchmark Design Cost (indexed to July 2020) is \$7,994,351;
- The HEDE Concept Design Cost without the playground is \$8,241,650 (\$247,299 more than VPA model); and
- The HEDE Concept Design can comfortably fit on a 0.8 hectare site and provides sufficient room for expansion to a Level 2 Community Centre Concept Design if required.

#### Level 2 Community Centre Concept Design

- The VPA Benchmark Design provides for 1,530 square metre building;
- The HEDE Concept Design is 1,791 sqm (261 square metre larger than the VPA model);
- The additional size is largely attributable to the requirement for a fourth kindergarten room, and the flow on impacts which include the need for larger storage and internal staff areas;
- Cost saving can be achieved by deleting the community accessible playground from the VPA benchmark costs (saving of \$1 million per centre) – playground provided in adjacent recreation reserve;
- The VPA Benchmark Design Cost (indexed to July 2020) is \$9,383,850;
- The HEDE Concept Design Cost without the playground is \$9,795,520 (\$411,670 more than the VPA model);
- The HEDE Concept Design does fit on a 0.8 hectare site, however it fills the site and provides no room for future expansion as a single storey facility; and
- It is therefore recommended that Level 2 centres be located on a one hectare site.



## 4 Options Considered for Additional Kindergarten Capacity

In order to address the need for more Kindergarten capacity (24 rooms) to be incorporated within future multipurpose community centres proposed for the Toolern PSP, the following three options were assessed.

1. Build an additional Level 1 Community Centre to meet the needs of the extra 13,000 people identified for the Toolern PSP area;
2. Upgrade the five remaining community centres to be four kindergarten rooms apiece using the HEDE designs; and
3. Use the VPA's benchmark designs and costs, resulting in a shortage of five kindergarten rooms.

The details of each of these three options are outlined below.

### 4.1 Option 1 - Build an Additional Centre

- Bridge Road Community Centre has been constructed with four kindergarten rooms.
- Use the VPA's Benchmark Designs and Costs for all Level 1 Community Centres – three kindergarten rooms each (3 centres + 1 new centre).
- Use HEDE's modified design and cost for Level 2 Community Centres – four kindergarten rooms each (2 centres).
- 24 kindergarten rooms provided.
- \$1.8 million to buy land for the new centre.
- \$8 million for the construction of the new centre.
- \$0.8 million extra to upgrade the two Level 2 Community Centres.
- \$0.9 million extra to purchase additional land for Level 2 Community Centres.
- \$18.9 million extra from current DCP required.

### 4.2 Option 2 - Use HEDE Designs for Future Centres

- Bridge Road Community Centre has been constructed with four kindergarten rooms.
- Use HEDE's modified design and costs for the five remaining community centres to be constructed – four kindergarten rooms each.
- 24 kindergarten rooms provided.
- \$0.7 million extra to upgrade the three Level 1 Community Centres.
- \$0.8 million extra to upgrade the two Level 2 Community Centres.
- \$0.9 million extra to purchase additional land for Level 2 Community Centres.

- \$2.4 million additional costs from VPA Benchmark Designs.
- \$12 million extra from current DCP required.

#### 4.3 Option 3 - Use the VPA's Benchmark Designs and Costs

- Bridge Road Community Centre has been constructed with four kindergarten rooms.
- Use the VPA's Benchmark Designs and Costs for remaining community centres (three kindergarten rooms each).
- 19 kindergarten rooms provided in total, resulting in a shortage of five kindergarten rooms.
- Possible solutions to address the shortfall include:
  - Request the State Government build the five kindergarten rooms on school sites.
  - Request grants from State Government to build the fourth room in each centre.
  - Modify Council's provision ratio for kindergarten places in the Toolern PSP area.
  - Use rooms more intensively which increases the number of children each room can accommodate.
  - Fund the construction of the additional five rooms from consolidated revenue.
- \$10.2 million extra from current DCP required.

#### 4.4 Preferred Option

Council's preferred option is Option 2 (using the HEDE Designs for Future Centres) which it considers the best means for securing additional Kindergarten capacity.

## 5 Active Open Space and Sporting Pavilions

When fully developed, the Toolern PSP will contain 8 active open space reserves, each containing a sporting pavilion. Only one of these 8 reserves (Hub 7) has been constructed.

Although it has identified a shortfall in active open space land (as measured by its own benchmark provision standards), Council will not seek additional active open space within the Toolern PSP. Instead, Council will prioritise securing additional funding from the revised Toolern DCP for the construction of future active open space reserves and sporting pavilions.

In order to achieve the facility standards outlined by VPA endorsed benchmark costings for the construction of active open space reserves and sporting pavilions, the revised Toolern DCP for these projects will need to be increased.

The Background Report identified the following shortfall funding estimates:

- \$42,989,661 for the development of active open spaces (2020 figure); and
- \$1,881,890 for the construction of sporting pavilions (2020 figure).

## 6 Recommendations

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

- It is recommended that the following revised development assumptions be adopted for the Toolern PSP:
  - 25,030 dwellings;
  - 2.7 overall average household size; and
  - 67,581 residents.

### 6.2 Recommended Changes to Community Infrastructure Hubs

#### 6.2.1 Recommendations for Hubs 1, 2, & 6

##### Hub 1

- No change recommended.

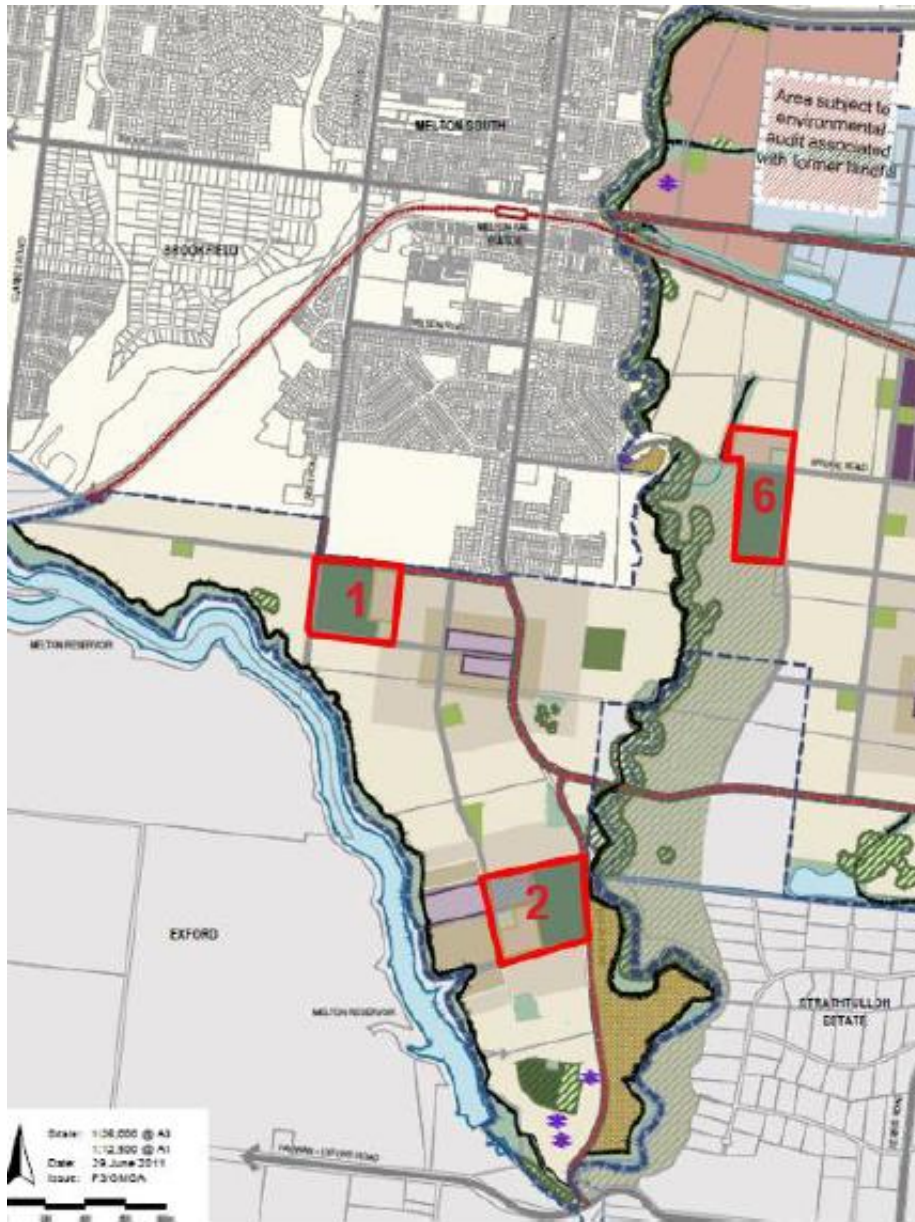
##### Hub 2

- Upgrade the multi-purpose community centre to a Level 2 Community Centre and increase the size of land from 0.8 to 1.0 hectare.
- Increase the size of the non-government primary school in Hub 2 from 2.55 Ha to 3.00 hectare – requested by Catholic Education Melbourne (CEM).

##### Hub 6

- No change - Bridge Road Community Centre has been constructed.

Figure 3 – Location of Hubs 1, 2 & 6



## 6.2.2 Recommendations for Hubs 3, 4, 5 & 7

### Hub 3

- Relocate the non-government primary school to Hub 7.

### Hub 4

- The secondary school and specialist school, which is identified on a site 10.5 hectares in size, should be separated into two abutting school sites – requested by VSBA.

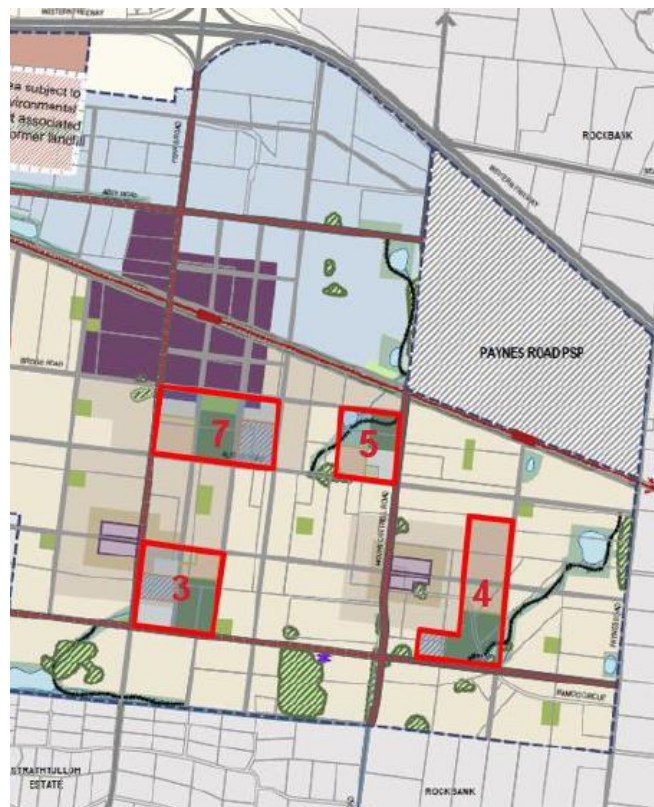
### Hub 5

- Decrease government primary school from 3.7 hectares to 3.5 hectares – requested by VSBA.
- Upgrade multi-purpose community centre to a Level 2 Community Centre and increase the size of the land from 0.8 to 1.0 hectares (note: site subject to a current planning permit PA2020/7140).

### Hub 7

- Increase the size of the non-government school site to 10.27 ha (land identified for a school on Properties 33 and 34 should be deleted) – requested by CEM.

Figure 4 – Location of Hubs 3, 4, 5 & 7



### 6.2.3 Recommendations for the Cobblebank (Toolern) Metropolitan Activity Centre

- Delete the following land purchase projects as they are located on land that Council does not need to acquire:
  - CI01 – Library (4 hectares) - \$6.5million; and
  - CI02 – Leisure Centre (2.5 hectares) - \$5 million.
- This will result in a saving of \$11.5 million from the DIL (\$9,500 per hectare).

Figure 5 – Location of Metropolitan Activity Centre Hub



### 6.3 Recommended Changes to DCP Funding for Active Open Space and Sporting Pavilions

- It is recommended that the Toolern DCP be amended in accordance with facility standards and costs outlined by the VPA endorsed benchmark costings for active open space reserves and sporting pavilions.
- Use the VPA's benchmark cost for a 5-6 hectare active open space reserve for the standalone sports ground near Hub1, and the sports ground in Hub 5.
- Use the VPA's benchmark costs for a 8-10 hectare active open space reserve for the sports grounds in Hubs 1, 2, 3, 4 and 6.
- Use the VPA's benchmark cost for a pavilion servicing a two playing field sports ground for the pavilions in Community Hubs 1, 2, 4, 5, 7, and the pavilion at the stand alone sports ground near Community Hub 1.
- For Community Hub 3 use two x pavilions servicing a two playing field sports ground (4 x playing fields proposed).

### 6.4 Recommended Changes to DCP Funding for Level 1 and Level 2 Community Centres

- It is recommended that the Toolern DCP be amended to adopt the HEDE Architect designs and costs.

## Appendices



## Appendix 1 – VPA Community Infrastructure Specifications

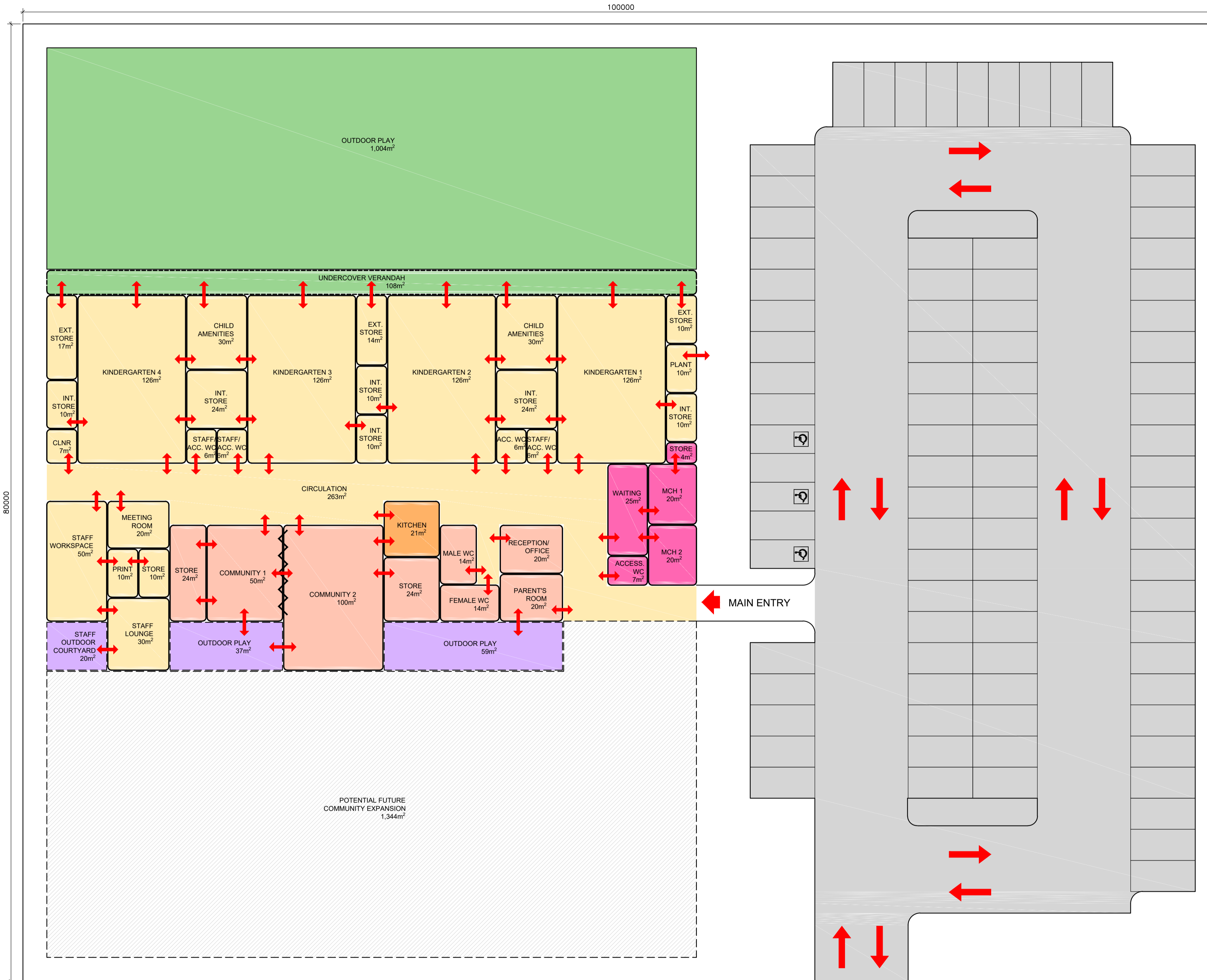
This Appendix shows the main indicative community centre specifications endorsed by the Victorian Planning Authority.

Table 1 – Typical PSP Community Centre Configurations x Hierarchy Type

Description / Facility	Unit	Level 1	Level 2	Level 3
<b>Kindergarten Facility</b> 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>	m2	<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)

Appendix 2 – Level 1 & Level 2 Community Centre Models: Hede Architects

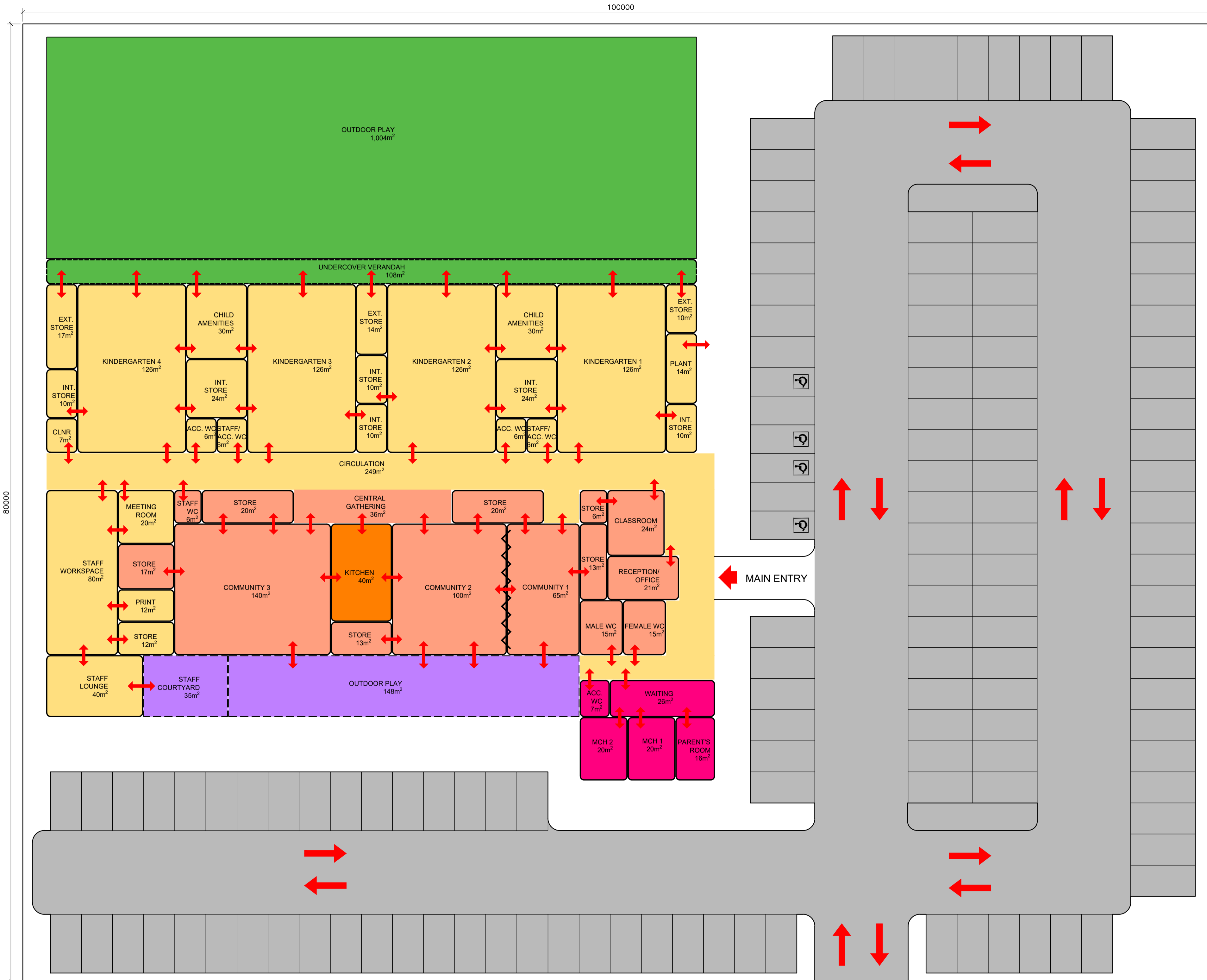


AREA SCHEDULE	
KINDERGARTEN	1,117m <sup>2</sup>
MCH	76m <sup>2</sup>
COMMUNITY	266m <sup>2</sup>
COMMERCIAL KITCHEN	21m <sup>2</sup>
TOTAL FLOOR AREA	1,480m <sup>2</sup>
OUTDOOR PLAY	1,112m <sup>2</sup>
COMMUNITY OUTDOOR AREAS	116m <sup>2</sup>
CARPARKING (No.)	86 (incl. 3 ACC.)
CARPARKING (AREA)	2,503m <sup>2</sup>
FUTURE EXPANSION	1,344m <sup>2</sup>

**OPTION 1**  
**LEVEL 1 COMMUNITY CENTRE**  
 1:200 @A1

**Level 1 Community Centre – HEDE Design – 4 Kindergarten Rooms - 2020/2021 Rate**

		Quantity	Unit	Rate (P90)	Amount (P90)
<b>Building</b>	Kindergarten Room	1117	m2	\$ 2,758.00	\$ 3,080,688.50
	Small Commercial Kitchen	21	m2	\$ 3,268.05	\$ 68,629.00
	Maternal and Child Health	76	m2	\$ 2,698.90	\$ 205,116.23
	Multipurpose Community Spaces	266	m2	\$ 2,565.68	\$ 682,470.56
<b>Car Park</b>	Pavement	2503	m2	\$ 111.31	\$ 278,617.96
	Kerb and Channel	370	m	\$ 65.22	\$ 24,132.14
	Drainage Pipes	159	m	\$ 211.66	\$ 33,654.58
	Drainage Pits	7	item	\$ 2,997.23	\$ 20,980.59
	Linemarking / Signage	2503	item	\$ 4.49	\$ 11,234.17
	Car Park Lighting	2503	m2 of carpark	\$ 19.29	\$ 48,277.99
<b>Outdoor Play</b>	Kindergarten Outdoor Playspaces	1112	m2	\$ 640.66	\$ 712,411.30
<b>Site Works</b>	Site Preparation	8000	m2	\$ 5.47	\$ 43,726.59
	Paths	210	m2	\$ 85.40	\$ 17,934.74
	Landscaping	500	m2	\$ 31.33	\$ 15,666.94
	Boundary Fencing	125	m	\$ 121.44	\$ 15,179.49
	Gates	1	item	\$ 743.23	\$ 743.23
<b>Building Subtotal</b>					<b>\$ 5,259,464.00</b>
<b>Services</b>	Stormwater	1	%	3.30	\$ 173,562.31
	Sewer	1	%	2.03	\$ 106,767.12
	Water	1	%	1.98	\$ 104,137.39
	Gas	1	%	0.88	\$ 46,283.28
	Fire and Protection	1	%	0.66	\$ 34,712.46
	Light and Power	1	%	2.38	\$ 125,175.24
	Communication	1	%	0.50	\$ 26,297.32
<b>Delivery</b>	Council Fees	1	%	3.25	\$ 190,982.97
	Authority Fees	1	%	1.00	\$ 58,763.99
	Traffic Management	1	%	2.00	\$ 117,527.98
	Environmental Management	1	%	0.50	\$ 29,382.00
	Survey / Design Feed	1	%	5.00	\$ 293,819.96
	Supervision and Project Management	1	%	9.00	\$ 528,875.92
	Site Establishment	1	%	2.50	\$ 146,909.98
	Environmentally Sustainable Design	1	%	2.00	\$ 117,527.98
	Contingency	1	%	15.00	\$ 881,459.87
<b>Total</b>	<b>Including Delivery</b>				<b>\$ 8,241,650</b>



AREA SCHEDULE	
KINDERGARTEN	1,151m <sup>2</sup>
MCH	89m <sup>2</sup>
COMMUNITY	511m <sup>2</sup>
COMMERCIAL KITCHEN	40m <sup>2</sup>
TOTAL FLOOR AREA	1,791m <sup>2</sup>
OUTDOOR PLAY	1,112m <sup>2</sup>
COMMUNITY OUTDOOR AREAS	183m <sup>2</sup>
CARPARKING (No.)	137 (incl. 4 ACC.)
CARPARKING (AREA)	3,634m <sup>2</sup>

**OPTION 2**  
**LEVEL 2 COMMUNITY CENTRE**  
 1:200 @A1

## Level 2 Community Centre – HEDE Design – 4 Kindergarten Rooms - 2020/2021 Rate

		Quantity	Unit	Rate (P90)	Amount (P90)
<b>Building</b>	Kindergarten Room	1151	m2	\$ 2,758.00	\$ 3,174,460.57
	Small Commercial Kitchen	40	m2	\$ 3,268.05	\$ 130,721.91
	Maternal and Child Health	89	m2	\$ 2,698.90	\$ 240,201.90
	Multipurpose Community Spaces	511	m2	\$ 2,565.68	\$ 1,311,061.87
<b>Car Park</b>	Pavement	3634	m2	\$ 111.31	\$ 404,513.65
	Kerb and Channel	550	m	\$ 65.22	\$ 35,872.10
	Drainage Pipes	195	m	\$ 211.66	\$ 41,274.49
	Drainage Pits	7	item	\$ 2,997.23	\$ 20,980.59
	Linemarking / Signage	3634	item	\$ 4.49	\$ 16,310.42
	Car Park Lighting	3634	m2 of carpark	\$ 19.29	\$ 70,092.78
<b>Outdoor Play</b>	Kindergarten Outdoor Playspaces	1112	m2	\$ 640.66	\$ 712,411.30
<b>Site Works</b>	Site Preparation	8000	m2	\$ 5.47	\$ 43,726.59
	Paths	202	m2	\$ 85.40	\$ 17,251.51
	Landscaping	500	m2	\$ 31.33	\$ 15,666.94
	Boundary Fencing	130	m	\$ 121.44	\$ 15,786.67
	Gates	1	item	\$ 743.23	\$ 743.23
<b>Building Subtotal</b>	<b>Excluding Delivery</b>				<b>\$ 6,251,076.50</b>
<b>Services</b>	Stormwater	1	%	3.30	\$ 206,285.52
	Sewer	1	%	2.03	\$ 126,896.85
	Water	1	%	1.98	\$ 123,771.31
	Gas	1	%	0.88	\$ 55,009.47
	Fire and Protection	1	%	0.66	\$ 41,257.10
	Light and Power	1	%	2.38	\$ 148,775.62
	Communication	1	%	0.50	\$ 31,255.38
<b>Delivery</b>	Council Fees	1	%	3.25	\$ 226,990.65
	Authority Fees	1	%	1.00	\$ 69,843.28
	Traffic Management	1	%	2.00	\$ 139,686.56
	Environmental Management	1	%	0.50	\$ 34,921.64
	Survey / Design Feed	1	%	5.00	\$ 349,216.39
	Supervision and Project Management	1	%	9.00	\$ 628,589.50
	Site Establishment	1	%	2.50	\$ 174,608.19
	Environmentally Sustainable Design	1	%	2.00	\$ 139,686.56
	Contingency	1	%	15.00	\$ 1,047,649.17
<b>Total</b>	<b>Including Delivery</b>				<b>\$ 9,795,520</b>