

# Sunbury South Precinct Structure Plan Area



## Community Infrastructure, Social Services and Open Space Needs Assessment

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## List of Abbreviations

ABS	Australian Bureau of Statistics
AEDI	Australian Early Development Index
ASR	Australian Social and Recreation Research
CFA	Country Fire Authority
DPCD	Department of Planning and Community Development
HCC	Hume City Council
HIGAP	Hume Integrated Growth Area Plan
HILATS	Hume Integrated Land-Use and Transport Strategy
LAC	Local Activity Centre
LR1	Lancefield Road Community Hub 1
LR2	Lancefield Road Community Hub 2
LR3	Lancefield Road Community Hub 3
MAC	Major Activity Centre
MCH	Maternal and Child Health
MPA	Metropolitan Planning Authority
MUGA	Multi Use Games Arena
NAC	Neighbourhood Activity Centre
PSP	Precinct Structure Plan
SEIFA	Socio-Economic Index for Areas
SES	State Emergency Services
SS1	Sunbury South Community Hub 1
SS2	Sunbury South Community Hub 2
SS3	Sunbury South Community Hub 3
SS4	Sunbury South Community Hub 4

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## Report Production

Action	Date	Project Team Member
Inception meeting	February 2014	Metropolitan Planning Authority (MPA); K2 Planning and Rappel Design Studio
Site visit to meeting with Hume City Council	February 2014	Andrew Johnson and Sarah Kernohan Hume City Council; Dr Kate Kerkin K2 Planning; Rhys Rappel Rappel Design Studio
Needs Analysis	February 2014	Judy Casey and Dr Kate Kerkin K2 Planning
Understanding Capacity	March 2014	K2 Planning and Rappel Design Studio See Attachments for List of Interviewees
Design and Delivery Models	March 2014	K2 Planning and Rappel Design Studio
Draft Consultation Report	March 2014	K2 Planning and Rappel Design Studio
Stakeholder Workshop	April 2014	MPA, K2 Planning and Rappel Design Studio see Attachments for List of Attendees
Draft Report	April 2014	K2 Planning and Rappel Design Studio
Report Update in response to MPA review	May 2014	K2 Planning and Rappel Design Studio
MPA Consultations with Hume City Council and Landowners	May – November 2014	MPA and Co-Make
Report Update in response to Hume City Council feedback	July 2014	K2 Planning and Rappel Design Studio
Final report in response to MPA feedback and Co-Make design work	November 2014	K2 Planning and Rappel Design Studio
Final edits in response to MPA and Hume City Council (HCC) required space requirement changes	April 2015	K2 Planning and Rappel Design Studio

NB: The final space requirements for community infrastructure included in this report reflect the edits required by MPA and HCC April 2015.

## 1. Key Findings

### Purpose of the Sunbury South PSP area Community Infrastructure Assessment

This report forms part of the assessment of the future need for community infrastructure, social services and active open space ('community infrastructure') in the Lancefield Road and Sunbury South Precinct Structure Plan (PSP) areas (see Figure 1, p.11). The specific focus of this report is on the future demand for community infrastructure in the Sunbury South PSP area. The report should be read in conjunction with the following reports:

1. K2 Planning 2014 *Lancefield Road Precinct Community Infrastructure, Social Services and Open Space Needs Assessment* Metropolitan Planning Authority
2. K2 Planning 2014 *Sunbury South and Lancefield Road Community Infrastructure, Social Services and Open Space Needs Assessment Higher Order Community Infrastructure Assessment* Metropolitan Planning Authority

### Population trends

At full development it is anticipated that the Sunbury South PSP area will comprise approximately 28,694 people. It is anticipated that additional demand for community infrastructure located in Sunbury South will also come from residents of adjacent areas particularly Diggers Rest residents using potential new sporting and education facilities in the area. It is also anticipated that residents of other growth areas in Sunbury may also contribute to the demand for community infrastructure including new residents of Sunbury West (refer to Figure 2, p. 15).

At the 2011 census the Sunbury population reflected the following demographic characteristics:

- fewer people born overseas compared to other areas of Hume
- higher proportion of individuals earning a high income than in Hume overall
- a relatively high rate of high school attainment (year 11 and 12 completion rate); vocational training; and bachelor or higher degrees compared to Hume overall.

It is anticipated that development of the Sunbury South PSP area will attract new residents to Sunbury from elsewhere in Hume or in the western areas of metropolitan Melbourne. New demographic characteristics associated with these new residents that may impact on demand for community infrastructure include:

- higher numbers of people born overseas potentially bringing new patterns of sports participation and increased need for social and community connections
- significant numbers of young family households with higher needs for early years programs and activities for young people
- people on lower incomes accessing affordable housing who may bring increased needs for flexible and affordable local community services, health and community support programs.

## Current supply of community infrastructure

Recent research (KPMG 2012) indicates that Sunbury appears to receive a higher level of community service provision, relative to its population, compared to other areas of Hume, including:

- the number of child care centre places in Sunbury is significantly higher than in other areas of Hume
- there are only five children on the waiting list for Sunningdale child care centre in Sunbury, which is the smallest waiting list at a council-owned child care centre in Hume
- there is at least one available place in each of the council-provided preschools in Sunbury
- the level of youth services provided in Sunbury is high relative to other areas of Hume.

Stakeholder interviews indicate that although there appears to be a high level of provision of community infrastructure in Sunbury at the moment, many of the current facilities are old, not purpose built and do not respond to current regulatory requirements. This may lead to an increased demand for community infrastructure in the Sunbury South PSP area as existing Sunbury residents choose to access new, purpose built, facilities.

## Future demand for community infrastructure

An analysis of population forecasts for the Sunbury South PSP area and industry provision standards for community infrastructure shows a need for the following community infrastructure, social services and active open space:

**Table 1: Anticipated future demand for community infrastructure in Sunbury South PSP area**

Level	Community Infrastructure	Anticipated Need
<b>Early Years</b>		
1	Four Year Old Kindergarten Facilities	2.1
1	Three Year Old Supervised Activity Groups	4.1
2	Maternal & Child Health Services	1.3
1	Playgroups	4.1
2	Occasional Child Care Centres	2.1
1	Long Day Child Care Centres	2.6
1	Outside School Hours Care Centres	2.1
2	Toy Libraries	0.9
<b>Libraries, Arts &amp; Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces &amp; Youth Facilities</b>		
2	Neighbourhood House Spaces	1.0
1	Community Meeting spaces - Small	5.1
2	Community Meeting spaces - Small to Medium	2.6
1	Youth Space/Facilities	2.6
2	Small Multi-purpose Community Centres	2.6
1	Community Arts Space (Small Community Arts and Cultural Facility)	2.6
2	Community Arts Facility (Medium Community Arts and Cultural Facility)	0.7
<b>Aged and Disability</b>		
2	Seniors' groups (senior citizens' clubs, special interest groups, groups involved in active ageing programs)	2.6
2	Residential Aged Care/Retirement Village/Aged Housing (Low and High Care)	0.7



Level	Community Infrastructure	Anticipated Need
<b>Indoor Recreation</b>		
1	Lower Order Indoor Recreation Centre (Small Indoor recreation centre/stadium)	1.0
<b>Active Outdoor Sport and Recreation and Passive Open Space</b>		
1	District Sporting Reserve and Pavilions	6.8
1	Local Parks	16.7
2	Lower Order Tennis Courts	0.8
1	Small Outdoor Netball Courts	1.3
<b>Education and Training</b>		
1	Government Primary Schools	2.6
2	Government Secondary Schools	0.8
2	Catholic Primary School	1.1
<b>Law and Emergency Services</b>		
2	Country Fire Authority Station	1.4
<b>Health and Community Services</b>		
2	Small Community Health Spaces	2.1

Source: K2 Planning 2014

### Potential location of community infrastructure in the Sunbury South PSP area

A range of factors influence the decision about the best locations for community infrastructure in the Sunbury South PSP area including:

*Encourage co-location opportunities* - Best practice approaches to community infrastructure promote the co-location of community infrastructure with other public uses such as public transport, commercial and retail opportunities. This means that access to community infrastructure is increased when that infrastructure is located adjacent to designated Activity Centres

*Adjacent to Activity Centres* - Hume City Council has identified preferred locations for Activity Centres in the Sunbury South PSP area, these Activity Centres provide important location options for community infrastructure (refer to Figure 3, p. 11 below)

*Responsive to existing community infrastructure* - Community infrastructure should respond to a range of social needs including the availability of existing services and facilities. In the Sunbury South PSP area this means that consideration should be given to the availability of current community infrastructure in the existing Sunbury town centre and should encourage the ongoing use of existing infrastructure

*Promoting health and wellbeing* - Community infrastructure should also promote health and wellbeing through encouraging people to walk to services and facilities. This means that the location of community infrastructure should reflect a walkable catchment (400 metre radius) and reinforce connections with open space networks for cycling, walking and other activities

*Responding to existing topography* - While the existing topography of the Sunbury area is a key feature of the local amenity, the topography also provides significant challenges in terms of the location of community



infrastructure. Jackson Creek bisects the PSP areas, creating barriers to pedestrian and vehicle access to facilities, and impact the catchments for facilities. The topographical challenges of Sunbury South PSP area also include: the significant areas of land covered by Jackson Creek; there is a need to protect significant hill tops such as Redstone Hill; there is also a need for designated space for infrastructure such as the gas pipeline requirements (180 metre buffer) in the East Vineyard Road area.

*Supporting the role of the Sunbury town centre* - Sunbury is a unique growth corridor in the Melbourne context in a number of ways: the growth is all around an existing and separate township with a strong identity and existing sense of community; the existing township has a unique character as a result of its physical separateness, rural outlook, and focus on a historical town centre; the existing services are used by population in the regional areas of Macedon Ranges; the Sunbury community have until recently benefited from access to hospital and university and there is a strong desire to see growth help increase self-containment for such services again (*Source: MPA Project Brief 2014*). Planning for community infrastructure in the Sunbury South PSP area needs to recognise the importance of the Sunbury town centre and provide community infrastructure that supports the ongoing use of existing community infrastructure in the town centre including libraries, arts and culture facilities and aquatic and sports infrastructure.

### **Capacity of Sunbury town centre to accommodate increased demand for community infrastructure**

The report entitled *Sunbury South and Lancefield Road Community Infrastructure, Social Services and Open Space Needs Assessment Higher Order Community Infrastructure Assessment* (K2 Planning 2014, Metropolitan Planning Authority) assesses the potential of existing community infrastructure in the Sunbury town centre to accommodate higher order community infrastructure associated with the development of the Lancefield Road and Sunbury South PSP areas.

The above report finds that the following existing community facilities in Sunbury have capacity to accommodate some of the higher order community infrastructure requirements associated with the development of Lancefield Road and Sunbury South PSP areas: Sunbury Community Health Centre; Sunbury Day Hospital Western Health; Sunbury Aquatic and Leisure Facility; Boardman Reserve. The capacity of the Future Sunbury Global Learning Centre is unclear at this stage.

The above report finds that existing community infrastructure in the Sunbury town centre does *not* have capacity to accommodate the following higher order community infrastructure requirements associated with the development of the Sunbury South and Lancefield Road PSP areas: Community Services (Specialist Early Childhood Services; Planned Activity Groups (Seniors); Delivered Meals Facility; Special Education Needs School; Library); Sport and Recreation (Higher Order Indoor Recreation Centre/Pavilion with the capacity to provide gymnastics, dance classes, aerobics, large meeting space (400 people); Higher Order Sports Reserve including: Tennis, Bowls, Netball, Athletics Track, Synthetic hockey field.

## Proposed model of community infrastructure provision for the Sunbury South PSP area

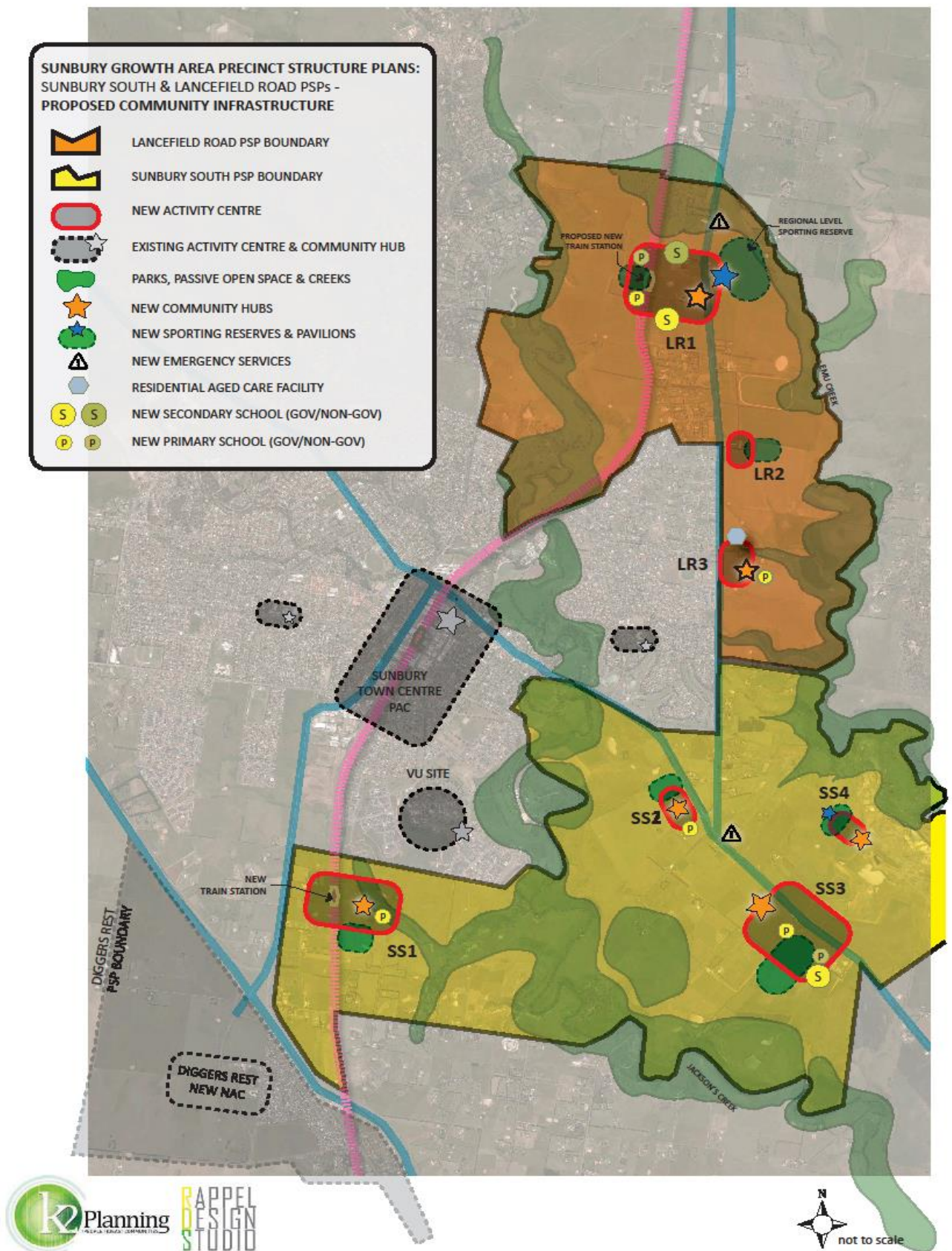
The proposed model of community infrastructure provision for the Sunbury South PSP area responds to the location of future Activity Centres in the precinct and to the higher order community infrastructure needs that are not able to be accommodated in the Sunbury town centre. Table 2 provides a summary of the proposed model of community infrastructure in the Sunbury South PSP area.

Figure 1 shows the location of this proposed community infrastructure within the Sunbury South PSP area as well as the proposed community infrastructure for the Lancefield Road PSP area.

**Table 2: Sunbury South PSP area – Community Infrastructure Model**

Location	Integrated Hub	Service Cluster	Higher Order Community Infrastructure	Adjacent Facilities
<b>Sunbury South Community Hub 1 (SS1)</b>	Multi-purpose community centre	Community zone	Training Spaces Arts and Culture Spaces	Government Primary School Long Day Child Care Open Space
		Early years zone		
	Sporting Reserve	Sports Cluster		
<b>Sunbury South Community Hub 2 (SS2)</b>	Multi-purpose community centre	Community Cluster	Training Spaces Arts and Culture Spaces	Country Fire Authority Station Government Primary School Long Day Child Care Open Space
		Early years zone		
	Sporting Reserve	Sports and recreation		
<b>Sunbury South Community Hub 3 (SS3)</b>	Multi-purpose community centre	Community zone	Community service organisations including community health Arts and Culture Space Training Spaces Delivered Meals Facility Library Services	Special Education Needs School Government and Catholic Primary School Government Secondary School Residential Aged Care Long Day Child Care Open Space Delivered meals facility
		Early years zone		
	Sporting reserve	Sports and recreation	Indoor Recreation Centre (4 Court Stadium)	
<b>Sunbury South Community Hub 4 (SS4)</b>	Sporting Reserve	Sports and recreation		

Figure 1: Proposed Community Infrastructure – Lancefield Road and Sunbury South PSP Areas



## 2. Recommendations

The following recommendations are proposed to ensure the timely provision of community infrastructure in the Sunbury South Precinct Structure Plan (PSP) area:

The Metropolitan Planning Authority and Hume City Council continue to:

1. negotiate with developers about the provision of community infrastructure as set out in this report
2. prioritise planning for community infrastructure in the Redstone Hill area
3. conduct further investigation into the need for a Regional Health Hub and Tertiary Learning Facility in Sunbury
4. continue to work with the Department of Education and Early Childhood Development to monitor, and plan for, the need for secondary schools in the Sunbury South area
5. coordinate with current service providers in the Sunbury town centre about information and outreach services for new residents in the Sunbury South area
6. develop feasibility studies for each of the proposed community hubs in the Sunbury South PSP area

### 3. Introduction

The Sunbury South Precinct Structure Plan (PSP) area is located in the Sunbury-Diggers Rest Growth Corridor situated on the north western edge of metropolitan Melbourne. This PSP area is one of several large-scale development areas in the Sunbury-Diggers Rest Growth Corridor and will contribute to a projected ultimate population of up to 100,000 residents within the Greater Sunbury Township.

The Sunbury South PSP area is located within the City of Hume and comprises approximately 1,822 hectares of land identified for future urban development. At full development this PSP area will accommodate approximately 28,694 people based upon an average household size of 2.8 people and an average dwelling density of 15 lots per hectare.

The purpose of this report is to identify the need for community infrastructure, social services and active open space ('community infrastructure') in the Sunbury South PSP area. This report should be read in conjunction with the following reports which identify the need for community infrastructure in the Sunbury Town Centre and the Lancefield Road PSP area:

1. K2 Planning 2014 *Lancefield Road Precinct Community Infrastructure, Social Services and Open Space Needs Assessment* Metropolitan Planning Authority
2. K2 Planning 2014 *Sunbury South and Lancefield Road Community Infrastructure, Social Services and Open Space Needs Assessment* Higher Order Community Infrastructure Assessment Metropolitan Planning Authority

The specific objectives of this report, as set out in the project brief, include:

- consider the specific needs for community infrastructure in the Sunbury South PSP area
- respond to the current provision of community infrastructure in Sunbury including the existing provision of hospital and training services
- develop innovative and effective design and delivery models for PSP area level infrastructure
- consider opportunities for early delivery of local services
- provide cost estimates for the preferred community infrastructure
- reflect the key commitments of existing Metropolitan Planning Authority (MPA) and Hume City Council Policies and Strategies.

Levels of community infrastructure, social services and open space ('community infrastructure') considered in this report includes the following:

- Level 1 Community Infrastructure: government primary schools; community centres; local active open space; local passive open space; long day child care centres
- Level 2 Community Infrastructure: government secondary schools; catholic primary schools; indoor recreation centres; community centres; early years facilities; neighbourhood houses; lower order tennis facilities; lower order youth facilities; maternal and child health; occasional child care; residential aged care.

(Please refer to Table 30 in Attachments for full details of community infrastructure levels)



## 4. Project Context

### 4.1 Precinct Structure Plan Areas

The Sunbury South and Lancefield Road Precinct Structure Plan (PSP) areas are located in the City of Hume, and will ultimately form part of a significant expansion of the Sunbury Township. These PSP areas are two of five PSP areas included within the Sunbury Growth Area as part of the 2010 Urban Growth Boundary expansion. They will contribute to a projected ultimate population of up to 100,000 residents within the Greater Sunbury Township as set out in the Sunbury-Diggers Rest Growth Corridor Plan 2011.

Figure 2 sets out the land area boundaries, and hectare size, of each PSP area. Based on the population assumptions of a 2.8 person household size, and 15 dwellings per hectare, it is anticipated that the PSP areas will include:

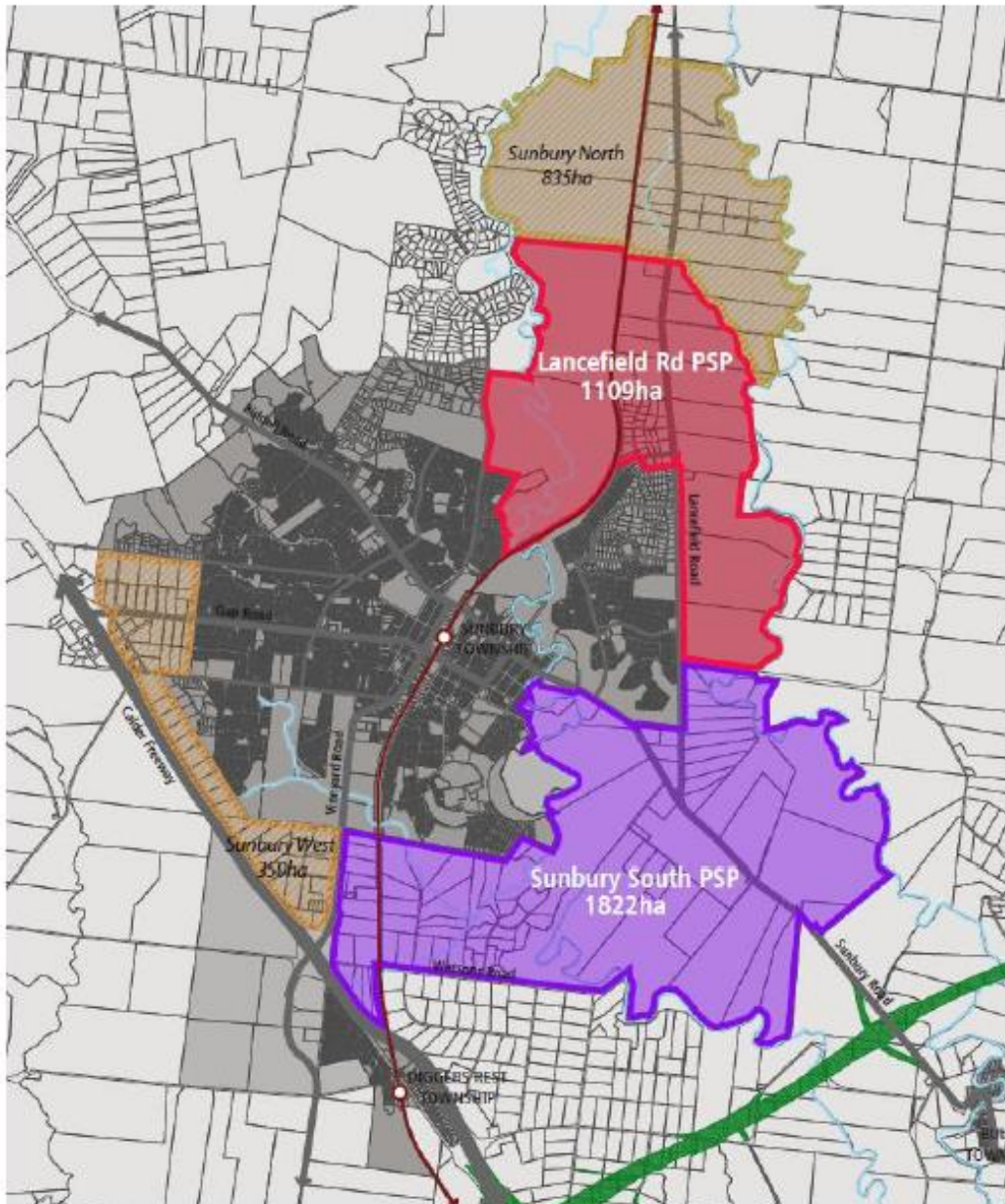
- Sunbury South 1,822 ha approximately 28,694 people at full development
- Lancefield Road 1,109 ha approximately 20,580 people at full development

Figure 2 also shows the location of other development areas around Sunbury including Sunbury West (350 ha) and Sunbury North (835 ha).

Important features in each PSP area include:

- the Jacksons Creek and Emu Creek corridors (both PSP areas) and their tributaries, notably Harpers Creek
- Redstone Hill (Sunbury South) and other areas with steep slopes
- major roads (Vineyard Road, Sunbury Road and Lancefield Road), as well as future road creek crossings in each PSP area
- two potential future railway stations (north and south of the existing Sunbury Rail Station respectively)
- a future Major Town Centre (Sunbury South) and new neighbourhood centres of varying sizes
- a mixed business/residential precinct, and industrial precinct (Sunbury South).
- an existing extractive industry in Sunbury South
- the Sunbury Sewerage Treatment Plant is located immediately outside Sunbury South PSP area, but will likely have an impact on development within that PSP area
- both PSP areas are predominantly rural in nature, but also include uses such as extractive industries and rural residential uses.

(Source: MPA Project Brief 2014)



**Figure 2: Precinct Structure Plan Area Boundaries**  
Source: Metropolitan Planning Authority 2014

## 4.2 Sunbury Town Centre and Township Identity

Sunbury is a unique growth corridor in the Melbourne context in a number of ways:

- the growth is all around an existing and separate township with a strong identity and existing sense of community
- the existing township has a unique character as a result of its physical separateness, rural outlook, and focus on a historical town centre
- the existing services are used by population in the regional areas of Macedon Ranges – this is likely to increase.
- the Sunbury community have until recently benefited from access to hospital and university and there is a strong desire to see growth help increase self-containment for such services again.

(Source: MPA Project Brief 2014)



The Hume City Council (Council) *Hume Integrated Growth Area Plan for Sunbury* (HIGAP) sets out Council's long term, high level vision for the future development of Sunbury township. It also includes a Delivery and Infrastructure Strategy that outlines what infrastructure it considers is needed, and when, to meet the future growth of Sunbury. The HIGAP includes the following Community Vision for Sunbury:

In 2040 Sunbury is a unique township with a sense of community and familiarity which is physically separate but well connected to Melbourne by good transport links. Its rural setting, parks and accessible countryside are renowned and highly valued by the community. The vibrant town centre and new neighbourhood centres are hubs of activity throughout the day and evening. These centres and adjoining residential and employment areas are connected by public transport, walking and cycling routes. Large and local scale health, education and leisure facilities as well as diverse housing and employment opportunities enable people to live and work in Sunbury throughout their lives.

(Source: Hume City Council 2011 *Sunbury HIGAP Detailed Options Paper* p. 4)

### 4.3 Sunbury Out of Hume

A 'Sunbury out of Hume Local Government Panel' has been established to investigate new municipal boundaries and transition arrangements including the distribution of assets, delivery of municipal services while having regard to the economic sustainability of the two restructured councils. The panel will work closely with the recently established Sunbury Community Consultative Committee to ensure widespread community input into forming a new Sunbury shire. The panel's report and recommendations are expected to be submitted to the Minister by 30 June 2014.

### 4.4 Prior work conducted by Hume City Council<sup>1</sup>

The Sunbury HIGAP Delivery and Infrastructure Strategy (Hume City Council 2012) outlines a range of infrastructure needed to meet the future growth of Sunbury overall including transport infrastructure, health education and leisure facilities, and open space infrastructure. Specific recommendations from the HIGAP work are set out below and will inform the current assessment of community infrastructure needs for the Sunbury South and Lancefield Road PSP areas. Key community infrastructure needs identified in the HIGAP work include the following:

#### **Transport Infrastructure**

Significant recommendations are made in the HIGAP work about improvements and additions to existing road and rail transport networks. These recommendations will support the access of new residents to existing and future employment opportunities and community infrastructure and include:

- the Bulla Bypass
- upgrades to Sunbury Bulla Road and Lancefield Road
- provision of High Frequency Bus Services along Sunbury Bulla Road
- the Outer Metropolitan Ring (OMR)
- Jacksons Hill Train Station
- electrification of train line to northern stations

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<sup>1</sup> Material in this section is taken from Hume City Council 2012 *Sunbury HIGAP Delivery and Infrastructure Strategy* July.

- future train stations to the North east of Sunbury
- duplication of Plumpton Road
- the Southern Link providing an orbital road and public transport connection in Sunbury
- orbital route walking and cycling trail to Melbourne Airport and Melbourne CBD.

Source: Adapted from Hume City Council 2012 *Sunbury HIGAP Delivery and Infrastructure Strategy* July, pp. 7 -11.

### Health, Education and Leisure Facilities

The HIGAP work identifies a range of higher order community infrastructure needs associated with the overall development of Sunbury. Key recommendations are summarised below and include expanded provision of current higher order facilities including the Sunbury Community Health Centre, and the Sunbury Leisure and Aquatic Centre. There is also a recognised need for expanded TAFE services, health services, and regional level sports facilities.

- *University/TAFE* - Hume City Council is working with State Government to develop an educational blueprint for Sunbury. The HIGAP identifies the following potential locations for the provision of a University or TAFE: the former Victoria University site at Jacksons Hill; the Sunbury Town Centre; land adjoining the Northern Station.
- *Hospital or Equivalent* - The HIGAP notes that the current and projected Sunbury population is unlikely to trigger the need for a tertiary hospital but Sunbury is well suited to service a larger regional population and needs the provision of both emergency and after hours services. The Spatial Strategy identifies the town centre as the preferred location for a future hospital (or equivalent) if one is required with land adjoining one of the Northern Stations as an alternative location.
- *Extension to Community Health Centre* - The HIGAP notes that the existing Community Health Centre in Sunbury will also require upgrading and expanding to support future demand arising from the population growth. The Spatial Strategy identifies the potential to expand the current Sunbury Community Health Centre facility. Alternatively, the Spatial Strategy notes that a range of visiting health services and programs could be delivered from new community hub facilities located in new activity centres in the PSP areas.
- *Library and Learning Centre* - Hume City Council is currently conducting a feasibility study into the development of a Global Learning Centre at Sunbury. Global Learning Centres currently operate at Broadmeadows and Craigieburn as highly successful and popular facilities that provide a range of learning and educational services for the community.
- *Upgrade to Sunbury Aquatic Centre* - The existing Sunbury Aquatic and Leisure Centre provide adequate provision for the current population. The HIGAP notes that the existing facilities are ageing and will need major redevelopment including expansion to respond to population growth and provide for changing leisure and wellbeing participation needs.
- *AFL* - Following the release of guidelines subsequent to HIGAP (AFL Preferred Facility Guidelines 2012) Clarke Oval is not considered a regional scale facility. A regional scale facility is likely to be required in the Sunbury area. Further planning to understand need would be in conjunction with AFL Victoria and the local leagues (Ballarat Football League, Riddell District Football League, Essendon District Football League). Consideration should be given to one of the future recreational reserves being developed to a standard that could meet regional status for AFL.

- *Soccer* – Both HIGAP and the Hume Leisure Strategy recommend the investigation of a regional soccer facility at Langama Reserve. Such a facility would require development of Football Federation Victoria Class B facilities and a synthetic surface to accommodate a higher standard of play/more intense usage by a greater range of users whilst still providing for tenant club. The development of the venue would require rugby union to be relocated.
- *Additional Regional Sports Facility* - The HIGAP notes that as the population of Sunbury grows it will generate sufficient demand to justify the provision of a dedicated regional space for other sports including athletics and hockey. The preferred location for a dedicated facility to support these sports is in the vicinity of one of the northern train stations and in good proximity to the proposed Large Town Centre.
- *Sunbury Performing Arts Centre* - The HIGAP notes that a Performing Arts Centre in Sunbury is desirable over the coming 30 years to meet demand for performance space in the township. Further work is required to determine the community needs and to advance the future planning and development of such a facility and its potential to meet the needs of a large meeting space.

(Source: Hume City Council 2012 *Sunbury HIGAP Delivery and Infrastructure Strategy* July, pp. 11 – 13).

### Open Space Infrastructure

The HIGAP work stresses the significance of the natural environment in the Sunbury area and promotes regional park networks and open space planning that supports current initiatives such as the Jacksons Creek Regional Park and hill top amenities in the area:

- *Jacksons Creek Regional Park* - The HIGAP notes that Jackson's Creek is the most visible and accessible of the landscape features in Sunbury. It is also noted that there is significant potential for more land to be acquired and for a Regional Park to be established with walking and cycling trails along both the creek and its escarpment. Council is investigating future development and expansion of the regionally significant Jackson Creek corridor. Council has commissioned a Master Plan for the Jacksons Creek Regional Park. The Master Plan will build on the landscape, visual, cultural and environmental uniqueness of the Jacksons Creek corridor, and establish clear directions for the future use, development, management, governance and functionality of the site. The proposed vision for the parklands is: 'Jackson Creek Parklands will protect and enhance existing historic, environmental and scenic values as well as providing a network of trails and facilities to support a healthy, active community.'
- *Emu Creek Regional Park* - The HIGAP notes that Emu Creek is of equal value to Jacksons Creek but less accessible. There is therefore significant potential for a similar Regional Park to be established along the creek and escarpment with walking and cycling trails.
- *Mount Holden Hilltop Park* - The HIGAP notes that Mount Holden is the largest and most impressive and plans have been approved to develop a hilltop park.
- *Redstone Hill Hilltop Park* - The HIGAP notes that Redstone Hill is another hilltop that has the potential to become a hilltop park.

(Source: Hume City Council 2012 *Sunbury HIGAP Delivery and Infrastructure Strategy* July, pp. 13 – 14).

The *Hume City Council Leisure Strategy* (2013, p. 55) has also identified a number of recreational facilities that will be required by in Sunbury by 2018 including:

- soccer pitches (4.21)
- indoor sports court (1.53)
- lawn bowls green (1.10)
- outdoor netball courts (9.72).

The Leisure Strategy proposes a number of options that address the need for further recreational infrastructure in Sunbury including:

- planning for new tennis, Australian football and cricket facilities in Sunbury South and South East
- reviewing the demand for active recreation facilities south of Sunbury township and east of the railway line
- developing an additional Australian football / cricket ground in Goonawarra
- review requirements for a dedicated baseball facility and netball courts (indoor and outdoor)
- consider options to relocate rugby from Langama Reserve and develop for regional soccer
- redevelop Sunbury Aquatic Leisure Centre
- whilst beyond the life of the Leisure Strategy, consultations with Council indicated that medium-longer term facility provision will need to give consideration to a synthetic athletics track and a hockey venue.

### **Location of Potential Activity Centres**

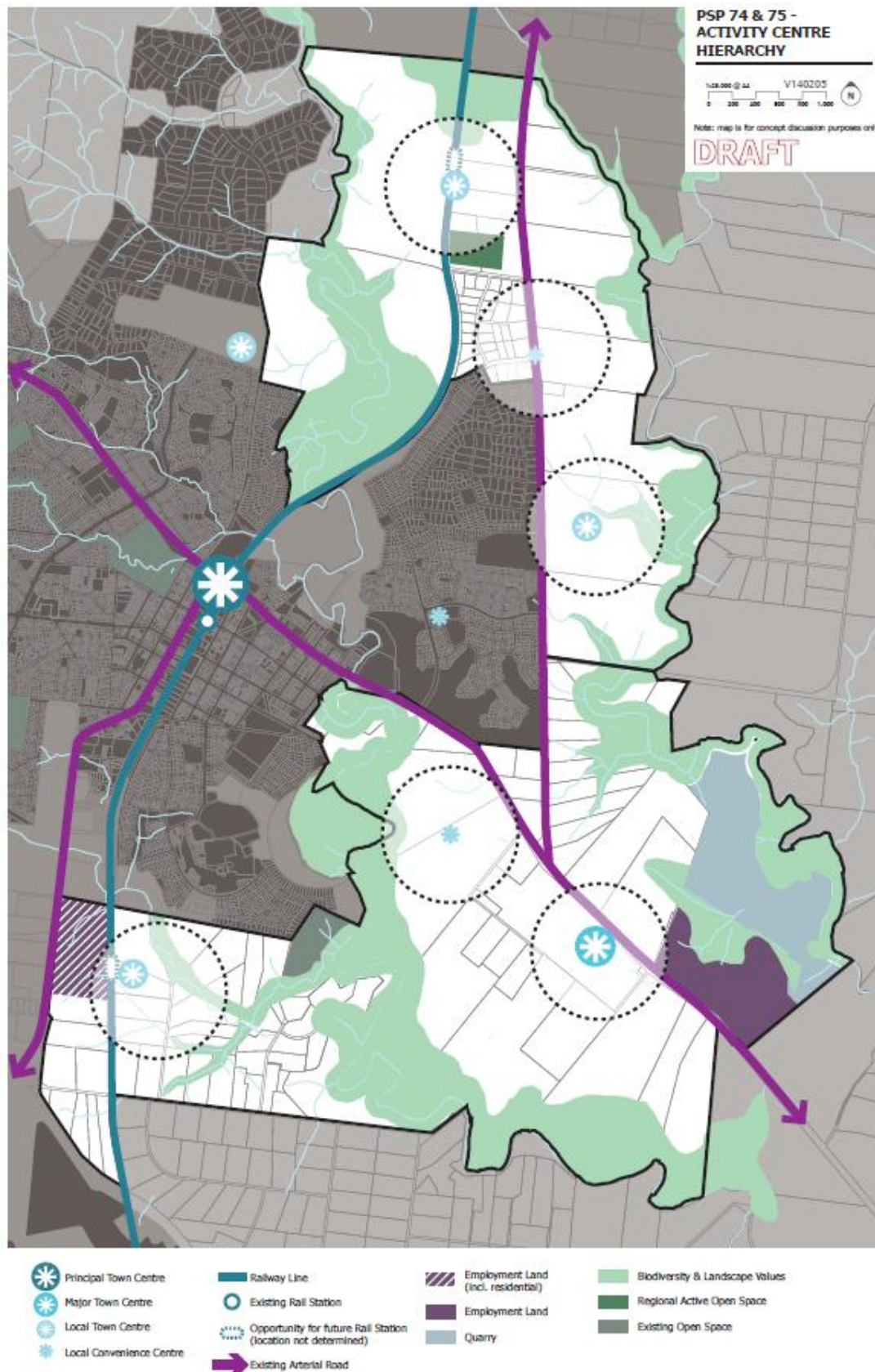
The HIGAP work also sets out a range of activity centres in Sunbury that will respond to the future need for commercial and employment activities in the area. Key features of the activity centre hierarchy proposed in the HIGAP work include:

- the Sunbury Town Centre is classified as a Principal Activity Centre with the aim of ensuring that that town centre remains the primary activity centre and preventing other activity centres adversely impacting upon its vitality and viability
- a new Major Activity Centre is designated on Sunbury Road
- a series of new Neighbourhood and Local Activity Centres are recommended in the new PSP areas
- a new bulky goods centre is designated for Vineyard Road
- there is a concern to safeguard land in the Sunbury town centre and at the large Neighbourhood Activity Centre off Lancefield Road for a hospital (or equivalent) and a university/TAFE facility (or equivalent) until they are developed or it is determined that they are not required.

(Source: Hume City Council 2012a *Sunbury HIGAP Spatial Strategy* July pp. 17 – 18).

Figure 3 below sets out the potential location of activity centres in the Lancefield Road and Sunbury South PSP areas.





**Figure 3: Potential location of Activity Centres in PSP areas**

Source: Metropolitan Planning Authority March 2014

## 4.5 Policy Context for Kindergarten Infrastructure

A review of relevant Federal and State policies has been carried out to establish priorities for kindergarten infrastructure at the Sunbury South PSP. Table 3 lists the Federal and State Government policies and other relevant documents considered in the Project. This section provides a brief overview of the key issues emerging from the relevant policy context in regard to planning kindergarten infrastructure.

**Table 3: Policies reviewed for Project**

<b>FEDERAL GOVERNMENT</b>
Education and Care Services National Regulations, Australian Children's Education and Quality Care Authority, 2011 - <a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/subordleg+653+2011+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/subordleg+653+2011+cd+0+N</a>
National Quality Framework for Early Childhood Education and Care 2009
National Partnership Agreement on Early Childhood Education 2008
Investing in the Early Years – A National Early Childhood Development Strategy. An Initiative of the Council of Australia Governments 2009
My Time, Our Place - Framework for School Age Care in Australia
National Framework for Protecting Australia's Children 2009–2020
United Nations Declaration of the Rights of the Child
The Australian Public Service Social Inclusion policy design and delivery toolkit Department of Prime Minister & Cabinet, 2009
<b>STATE GOVERNMENT</b>
Child Care Services in Australia 2013, IBIS World
Children's Facilities Capital Program 2012 - 2013 - <a href="http://www.education.vic.gov.au/childhood/providers/funding/pages/12-13capitalgrantsprogram.aspx">http://www.education.vic.gov.au/childhood/providers/funding/pages/12-13capitalgrantsprogram.aspx</a>
Children, Youth and Families Act 2005
Children's Services Act 1996
Child Wellbeing and Safety Act 2005
Victorian Early Years Learning and Development Framework 2009
State Planning Policy Framework
Blueprint for Early Childhood Development and School Reform DEECD 2008
Early Years Learning and Development Framework 2011
Maternal Child & Health – Key ages and stages framework
Victorian Local Government Support for Children, Young People and their Families, 2011
Schools as Community Facilities Guidelines 2005
A Sustainable Model for Early Childhood Infrastructure in Victoria 2009
Getting it Together: An inquiry into the Sharing of Government and Community Facilities - Final Report September 2009 (also response by government – March 2010)
A Guide to Delivering Community Infrastructure, DPCD & Growth Areas Authority, 2010
Indicators of Community Strength in Victoria: Framework and Evidence, DPCD - 2011
Victorian Local Government Act (1989)
<b>OTHER RELEVANT DOCUMENTS</b>
Belonging, Being and Becoming: The Early Years Learning Framework for Australia ('Early Years Learning Framework')
Vic Health and University of Melbourne (2009) Vertical Living Kids
Department of Planning and Community Development Satisfaction Survey 2012 Summary
Early Childhood Development Workforce, 2011
Evaluation of Victorian Children's Centres: Literature Review, 2008

## Federal Government

Over recent years the Council of Australia Government (COAG) has been pursuing a national reform agenda including major policy reform in early childhood education. The early years sector is governed by Commonwealth, State, Local Governments, the not for profit sector and private providers. Recent national reforms in early childhood education have been based on recognition of the importance of early childhood development in providing the foundations for a person's social, educational, economic and personal wellbeing across the life span.

*'Giving children the best start in life is important for individuals, but also delivers substantial benefits to our society and our economy. Without the right health, development and learning foundations early in life, people find it much harder to be active, engaged members of society and to have fulfilling and productive working lives'.<sup>2</sup>*

The Commonwealth Government's agenda for early childhood education and child care focuses on providing families with high-quality, accessible and affordable integrated early childhood education and care. This vision and responsibility for implementation of a raft of new policy and program initiatives for Australia's children is shared by all jurisdictions, and focuses on the evolution of Australia's early childhood development system to better meet the needs of children and families. It specifies seven key outcomes for children and families:

- children are born and remain healthy
- children's environments are nurturing, culturally appropriate and safe
- children have the knowledge and skills for life and learning children benefit from better social inclusion and reduced disadvantage, especially Indigenous children
- children are engaged in and benefiting from educational opportunities
- families are confident and have the capabilities to support their children's development
- quality early childhood development services that support the workforce participation choices of families.

## New regulatory and quality requirements

As of 1 January 2012, the National Quality Framework for early childhood education and care commenced. The new regulations include specific obligations for services to meet the physical environment requirements detailed in Quality Area 3 - Physical Environment of the National Quality Standard (NQS), (Schedule 1 of the National Regulations, and related standards in Part 4.3 of the National Regulations).

These changes have also been reflected in amendments to the Building Code of Australia (BCA) contained within Volume One for construction of Class 9b early childhood centres.

New and existing services and facilities will be assessed against the new standards and expected to meet compliance requirements.

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<sup>2</sup> Victorian Government 2007, COAG National Reform Agenda – Victoria's plan to improve outcomes in early childhood, page 1



Key issues emerging from the Federal policy context related to kindergarten infrastructure include:

1. plan for physical and community infrastructure that enables it to be provided in a way that is efficient, equitable, accessible and timely
2. design and develop services for children and families to accord with the needs of each local community and be accessible and responsive to the particular cultures, languages and circumstances of the community
3. plan for a more equitable distribution of social infrastructure initiatives
4. the highest priority should be given to making appropriate and sufficient levels of assistance available to children and families that are known to have the greatest need (vulnerable children)
5. service planning and delivery should support partnerships between tiers of government and the community
6. service planning should reflect an emphasis on preventative health promotion
7. ensure every child is able to enrol in an early learning and care program at an early childhood education and care centre – ie improving access to quality early childhood education and care through providing universal access to 15 hours of four year old funded pre-school in the year before school by 2013
8. the National Quality Framework includes changes in the provision of early years services such as the ratio changes for children in the 0-24 months age range. From 1 January 2012 services will be required to have one educator for every four children in this age group. Other key staffing arrangements including ratios for other age groups and qualification requirements will be phased in between 2014 and 2020.
9. from 1 January 2012, most long day care, family day care, preschool (or kindergarten) and outside schools hours care services will be operating under the National Quality Framework.

**Table 4: Proposed changes to staff/child ratios**

Source	Age groups	Current ratio	New ratio	Status
Victorian Children's Service Regulations	0 – 3 years	1 staff member: 5 children Qualified staff member: 15 children	1 staff member: 4 children Qualified staff member: 11 children	Legislated to come into force in 2012, currently under review.
COAG National Early Childhood Reform Agenda	Over 3 years	1 staff member: 15 children Qualified staff member: 30 children	1 staff member: 10, 11 or 12 children Qualified staff member: 20, 22 or 24 children	1 staff member: 11 is the favoured position. Out for public comment but expected to be introduced sometime between 2013 – 15.

## State Government

Key issues emerging from the State Government policy context related to community infrastructure include:

1. Local Government Act 1989, Section 3E; 1 The functions of a Council include:
  - (b) planning for and providing services and facilities for the local community
  - (c) providing and maintaining community infrastructure in the municipal district
2. development of a high quality, coordinated service system for children aged 0-8 years of age

3. the Victorian Government proposes to recognise in law the principle that four-year old children should have access to a funded pre-school in the year before school program. To achieve this objective, the next phase of reform will focus on three areas:
  - partnerships with parents and communities
  - system reform and development including integrated play-based learning into childcare services; improved support for children and families experiencing disadvantage, particularly Koorie families
  - workforce reform including improve the percentage of qualified staff working
  - implementation of the Children's Capital Program funding to address the infrastructure requirements related to potential implications for 15 hours of four year old funded pre-school in the year before school
4. planning should: promote compact centres with accessible community infrastructure; create liveable communities; promote a sense of place and cultural identity; ensure accessible and equitable social infrastructure that responds to community needs
5. co-location of facilities and integrated services, community hubs and encouraging shared use of facilities such as schools
6. improve health and wellbeing
7. address disadvantage and inequity amongst Victorians
8. partnerships between Government and the community, especially parents and families
9. partnerships for shared facilities and community hubs must include local councils, community organisations, schools, sport and recreation facilities, education and training providers and not-for-profit organisations
10. possible funding sources include Public Private Partnerships and developer infrastructure contributions.

### Other relevant documents

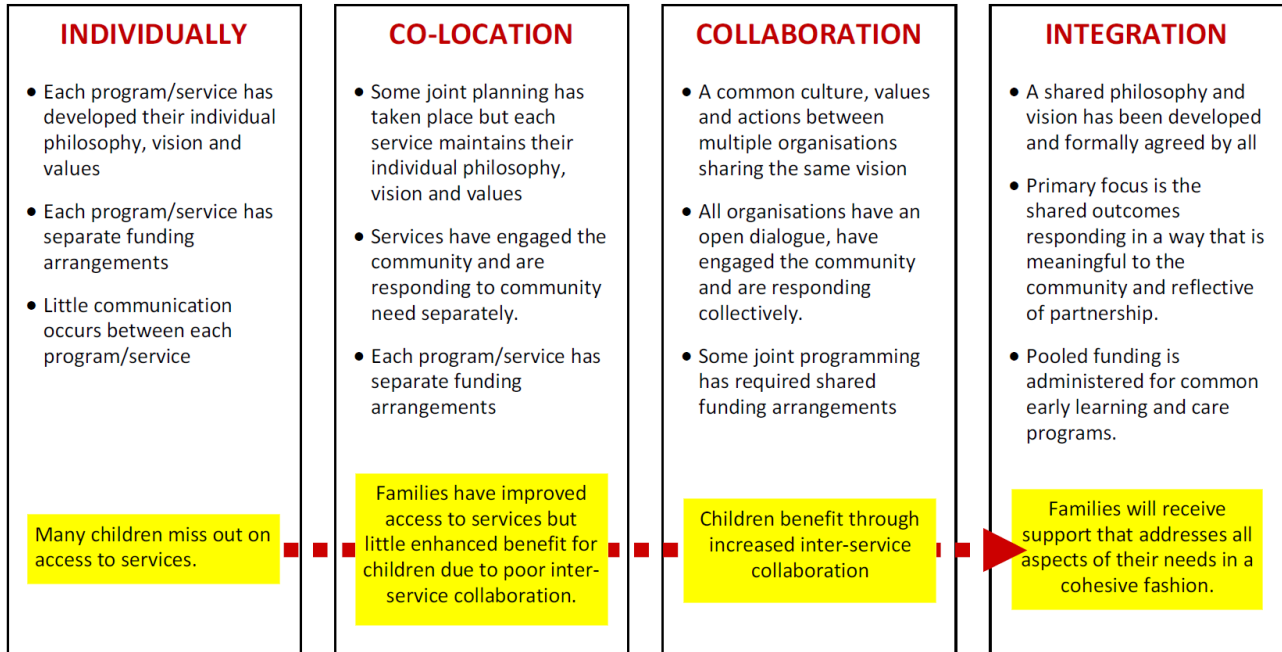
The Centre for Community Child Health Victoria 2010 *Moving Forward Together – a guide to support the integration of service delivery for children and families* sets out the following key issues for integrated early years services:

1. the term 'Integrated Service Delivery' refers to the process of building connections between services in order to work together as one to deliver services that are more comprehensive and cohesive, as well as services being more accessible and more responsive to the needs of families and their children
2. families in many communities in Australia still only have access to early childhood and family support services that were designed to cater for family structures that were more common in past generations. Given that many services may still function in isolation from one another, there is an ever increasing number of families that miss out, or don't fit into these traditional service structures. Now, more than ever before, more flexible and inclusive service options are required for Australian families
3. for the benefit of our children, it is undeniable that the most helpful change would be reflected by services working in far more connected ways. If what we want is a truly integrated local service

model, then both behaviour and processes at all levels need to reflect the values, beliefs and culture required to create partnerships with communities

4. the following diagram illustrates the journey towards early childhood service integration with the key ingredients of partnership underpinning the process to ensure genuine integration.

**Table 5: Key ingredients of integrated early childhood service delivery**



Source: Centre for Community and Child Health Victoria 2010 p. 9.

The Centre for Community Child Health 2014 *Response to the Productivity Commission's Childcare and Early Childhood Learning Issues Paper* identifies the following key points that should inform kindergarten planning in the Sunbury South PSP:

1. continued government investment in high quality early childhood education and care is a means of ensuring Australia's long-term productivity, addressing social inequities, and fulfilling Australia's obligations under the UN Convention on the Rights of the Child
2. an integrated early childhood service system is a desirable outcome for all services that work with young children and their families. Such systems should be place-based, should use whole-of-community or 'collective impact' approaches and should involve co-design and co-production approaches
3. disadvantaged families are more likely to face barriers accessing and remaining engaged with early childhood education and care services
4. Australian data shows that attendance at preschool is associated with better outcomes across all five of the AEDI domains at school entry, whereas other forms of child care (attendance at day care centres that did not include a preschool program, informal non-parental care, or receiving parental care only) are all associated with equal or poorer outcomes across the five domains. These effects appeared to be worse for children living in socioeconomically disadvantaged communities.

This section has summarised recent policy, legislation and research that guides the planning of kindergarten infrastructure. It has highlighted key issues that will inform the development of a strategic plan for kindergarten infrastructure at the Sunbury South PSP area.

#### 4.6 MCH Review 2014<sup>3</sup>

The Department of Education and Early Childhood Development (DEECD) and the Municipal Association of Victoria (MAV) have worked in partnership to undertake a review of the Victorian MCH Service. A consultation paper was released in April. It outlined the objectives of the review and proposed future directions. Conclusions from the review and consultations are yet to be released. The objective of the review is to examine the various components that make up the MCH service, and to identify options to modernise and enhance, to ensure that it continues to respond effectively. Proposed future directions for the MCH service include:

- modernising and enhancing the quality of service delivery to make it easier for families to get the support they need
- intervening early and preventing problems from escalating
- building the capacity and confidence of the MCH workforce
- making the best use of resources.

Future directions for MCH services will be guided by the following principles:

- better support for all children and families: MCH Service delivery model needs to continue to evolve and adapt so that it continues to meet the needs of all Victorian families
- a more flexible and tailored service response: Practice should be child and family centred, strengths-based and culturally competent. The MCH Service should also have the capacity to be responsive to local circumstances and allow for service innovation
- integrated approach to service delivery: Services with this common purpose should be brought closer together in partnership to deliver timely, coordinated services. It is desirable that integrated/multi-agency team approaches provide seamless, safe and early support to families, offering a range of services to reflect the differing needs and risk profiles of clients
- a stronger focus on outcomes: A focus on outcomes must be supported by a clear program logic that is mapped to the key policy domains and to the type of information required when measuring outcomes.

#### Summary

This chapter has summarised a range of issues that will impact on future planning for community infrastructure in the Sunbury South PSP area including the important role of the Sunbury town centre. This contextual information will be used to inform the assessment of the demand for higher order community infrastructure associated with the development of the Lancefield Road and Sunbury South PSP areas.

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<sup>3</sup> State Government Victoria Department of Education and Early Childhood Development, 2014, *Victoria's Maternal and Child Health Service, Strengthening the foundation for Victoria's Children, proposed future direction consultation paper*, The Department of Education and Early Childhood Development, Melbourne, Victoria, accessed July 2007.

## 5. Project Approach

The following tasks were undertaken to develop the *Sunbury South Precinct Structure Plan Community Infrastructure Needs Assessment*:

**Inception meeting** – clarifying project timelines, Precinct Structure Plan (PSP) area boundaries, population forecasts, approach to project consultations.

**Site Visit and meeting with Hume City Council** – site visit to Sunbury Town Centre and Sunbury South and Lancefield Road PSP areas with representatives of Hume City Council; clarification of prior work conducted by Hume City Council.

**Needs Assessment** – analysis of the anticipated demand for community infrastructure, social services and open space based on population forecasts and industry benchmarks. The Needs Assessment for the Sunbury South PSP area focused on level 1 and level 2 community infrastructure (Please refer to Table 30 and Table 31 in the Attachments for: community infrastructure hierarchy; community infrastructure provision standards respectively).

**Understanding Capacity** – interviews with relevant service providers to understand the current provision of community infrastructure, social services and open space in Sunbury and the capacity of existing services and infrastructure to accommodate increased demand. (Refer to Table 28 in Attachments for the list of stakeholders engaged through interviews).

**Design and Delivery Models** – development of potential models of community infrastructure for the PSP areas including: multi-purpose community centres and sporting reserves. Refinement of appropriate design and delivery models including: Community Zones and Early Learning Zones.

**Draft Consultation Report** – development of reports for use during project consultations and including:

- current provision of community infrastructure
- anticipated demand for community infrastructure
- capacity of existing services and facilities to accommodate anticipated demand
- community infrastructure design and delivery model.

**Stakeholder workshop** focusing on:

- identified need for community infrastructure at a regional and neighbourhood level
- capacity of existing services to respond to identified need
- opportunities for early delivery of services and facilities
- design and delivery models for neighbourhood level community infrastructure
- potential lead agency, timing and funding for community infrastructure development and delivery.

**Draft Sunbury South PSP area Structure Plan Community Infrastructure Needs Assessment** – development of draft report based on all priority Project tasks; meeting with MPA to discuss draft report.

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**Development of Provisional Design Concepts for community Infrastructure** - MPA and Co-Make consultations with Hume City Council to develop provisional design concepts for Lancefield Road PSP community infrastructure hubs

**Final Sunbury South Precinct Structure Plan Community Infrastructure Needs Assessment** - responding to issues raised by Metropolitan Planning Authority and Hume City Council and incorporating provisional design concepts developed by Co-Make.

## 6. Understanding the Need for Community Infrastructure

A range of factors impact on the future demand for community infrastructure in the Sunbury South Precinct Structure Plan (PSP) area. This section assesses the following key factors:

- population forecasts
- relevant social trends
- current supply of community infrastructure.

### 6.1 Population Trends

Population forecasts for Sunbury overall show an anticipated increases in the number of babies and pre-schoolers (114%), primary schoolers (118%), young workforce (119%), parents and homebuilders (119%), empty nesters and retirees (111%) in the between 2011 and 2036 time period. The age group anticipated to experience the largest increase in Sunbury 2011 – 2036 is those aged 70 – 84 years (174%).

**Table 6: Population projections for Service Age Groups - Sunbury**

Service Age Group	2011	2024	2036	% Change between 2011 and 2036
Babies and pre-schoolers (0 to 4)	2,389	3,186	5,120	114%
Primary schoolers (5 to 11)	3,313	4,595	7,216	118%
Secondary schoolers (12 to 17)	3,116	4,113	6,113	96%
Tertiary education and independence (18 to 24)	3,701	4,389	6,435	74%
Young workforce (25 to 34)	4,566	6,416	10,012	119%
Parents and homebuilders (35 to 49)	7,843	10,668	17,209	119%
Older workers and pre-retirees (50 to 59)	4,632	5,753	8,571	85%
Empty nesters and retirees (60 to 69)	2,970	4,549	6,253	111%
Seniors (70 to 84)	2,100	3,791	5,760	174%
Elderly aged (85 and over)	388	472	772	99%
<b>Total persons</b>	<b>35,017</b>	<b>47,931</b>	<b>73,462</b>	<b>110%</b>

Forecast.id (2014)

Table 7 shows population forecasts for the age cohorts that are specifically used when planning community infrastructure. Like the forecasts presented in Table 6 above, significant increases are expected in the early years aged groups (0 – 9 years) and older years age groups (65+ years).



**Table 7: Population projections for Five Year Age Groups - Sunbury**

Sunbury 5 year age group	2011	2024	2036	% Change between 2011 and 2036
0 to 4	2,389	3,186	5,120	114%
5 to 9	2,383	3,249	5,146	116%
10 to 14	2,487	3,412	5,185	108%
15 to 19	2,639	3,363	4,920	86%
20 to 24	2,620	3,073	4,514	72%
25 to 29	2,322	3,033	4,617	99%
30 to 34	2,244	3,382	5,396	140%
35 to 39	2,489	3,705	5,979	140%
40 to 44	2,673	3,670	5,928	122%
45 to 49	2,681	3,293	5,302	98%
50 to 54	2,504	3,064	4,611	84%
55 to 59	2,128	2,690	3,960	86%
60 to 64	1,792	2,457	3,360	88%
65 to 69	1,178	2,092	2,894	146%
70 to 74	889	1,762	2,484	179%
75 to 79	692	1,303	1,968	184%
80 to 84	518	726	1,308	153%
85 and over	388	472	772	99%
<b>Total persons</b>	<b>35,017</b>	<b>47,931</b>	<b>73,462</b>	<b>110%</b>

Forecast.id (2014)

These population forecasts raise a number of significant issues for the planning of community infrastructure including:

1. anticipated increase in demand for early years services such as long day care and kindergarten, particularly related to new families moving into the area and to families with two parents working
2. anticipated demand for programs and activities for older years residents, particularly health and wellbeing programs that offer social connection opportunities
3. future demand for services and programs for young people that support physical activity and encourage social connection and participation in local events
4. potential demand for places and spaces that support home based employment and volunteering opportunities, particularly as the population ages.

It is also anticipated that additional demand for community infrastructure in the Sunbury South PSP area may come from the following sources:

1. current Sunbury residents potentially using new facilities in the areas as they travel to work, or as new fit for purpose facilities are developed in the area
2. residents of adjacent areas including Romsey residents and other residents from Macedon Ranges Shire potentially using new community facilities in the Sunbury South area.

## 6.2 Socio Economic Trends

As well as population forecasts a range of social trends provide an indication of future demand for community infrastructure in the Sunbury South PSP area.

### Australian Early Development Index (AEDI)

The Australian Early Development Index (AEDI) is a population measure of young children's development constructed by the Department of Education, Employment and Workplace Relations, The Royal Children's Hospital Centre for Community Child Health, the Murdoch Children's Research Institute, and the Telethon Institute for Child Health Research. AEDI involves the collection of information to create a snapshot of children's development in communities across Australia. Teachers complete a checklist for children in their first year of full-time school which measures five key domains of early childhood development that are closely linked to the predictors of good adult health, education and social outcomes:

- physical health and wellbeing
- social competence
- emotional maturity
- language and cognitive skills
- communication skills and general knowledge.

Responses from the AEDI questions are added together to determine an AEDI domain score. Up to five AEDI domain scores are calculated for each individual child. To determine whether an individual domain score is on track, at risk or vulnerable, national AEDI cut-offs were established. To create the national AEDI cut-offs all the children's AEDI domain scores were ranked from the lowest to highest score. Scores ranked in the lowest 10 per cent were classified as developmentally vulnerable. A higher percentage of children vulnerable on any particular domain imply an additional number of vulnerable children. Table 8 below presents a summary of 2012 AEDI results for the City of Hume community on the five key domains of early childhood development as compared to the State and National median.

**Table 8: Percentage of children considered developmentally vulnerable AEDI 2012**

Domain	City of Hume	State (Vic)	National
Physical health and wellbeing	11.40%	7.80%	9.30%
Social competence	11.30%	8.10%	9.30%
Emotional maturity	8.50%	7.20%	7.60%
Language and cognitive skills (school-based)	10.40%	6.10%	6.30%
Communication skills and general knowledge	13.30%	8.00%	9.00%

AEDI (2014)

Table 8 indicates that on average, more children in the City of Hume are considered developmentally vulnerable on all five key AEDI domains of early childhood development as compared to the State and National median. Table 9 below displays the percentage of children in Sunbury that are considered developmentally vulnerable on one more and two or more domains as compared to the State and National average.

**Table 9: Percentage of children considered developmentally vulnerable in 2012 - Sunbury**

Measure	Sunbury	Vic	National
% of children considered developmentally vulnerable on one or more AEDI domains	19.1	19.5	22.0
% of children considered developmentally vulnerable on two or more AEDI domains	9.6	9.5	10.8

The percentage of children in Sunbury that are considered developmentally vulnerable on one or more AEDI domains is similar to the State average and lower than the National average. The percentage of children in Sunbury that are considered developmentally vulnerable on two or more AEDI domains is similar to the State and National average.

### **Socio-Economic Index for Areas (SEIFA)**

The Socio-Economic Index for Areas (SEIFA) is constructed by the ABS from the 2011 Census of Population and Housing data. These indices allow comparison of the social and economic conditions across Australia. SEIFA index values are derived from multiple-weighted variables, with the reference value for the whole of Australia set to 1,000. Lower values indicate lower socio-economic status.

One index for SEIFA is the Index of Relative Socioeconomic Disadvantage (IRSD), which contains indicators of disadvantage such as low income, high unemployment and low levels of education. As the IRSD reflects lack of disadvantage rather than advantage, a high score (above 1000) implies that an area has few families with low income, few people with little or no training and few people working in unskilled occupations. Conversely, a low score (below 1000) implies that an area has a higher proportion of families with low income, a higher proportion of people with little or no training and a higher proportion of people working in unskilled occupations. Areas are also ranked by decile. All areas are ordered from lowest to highest decile score, then the lowest 10% of areas are given a decile number of 1, the next lowest 10% of areas are given a decile number 2 and so on, up to the highest 10% of areas which are given a decile number of 10. This means that areas are divided up into ten equal sized groups, depending on their score<sup>4</sup>. Table 10 shows the score/index and decile number for Sunbury as compared to the City of Hume.

**Table 10: SEIFA Score of Relative Social-Economic Disadvantage for Sunbury**

Suburb	Score/index	Decile
Sunbury	1039	7
Hume	952	4

The SEIFA data shows that overall, Hume is considered to be in the lower 40% of areas which are given a decile number of 4. This indicates that on average, the Hume area has a higher proportion of families with low income, a higher proportion of people with little or no training and a higher proportion of people working in unskilled occupations than the National average. Conversely, the SEIFA data shows that Sunbury is

<sup>4</sup> ABS SEIFA 2011, 'SEIFA Measures', Commonwealth of Australia, accessed 14<sup>th</sup> August 2013, <<http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/2033.0.55.001main+features100162011>>.

considered to have fewer families with low income, fewer people with little or no training and fewer people working in unskilled occupations.

### **Australian Bureau of Statistics (ABS) Data**

Other social trends that may impact on future demand for community infrastructure can be found in the Australian Bureau of Statistics (ABS) Census of Population and Housing According. The ABS Census data shows that in 2011:

- most Sunbury residents (80.2%) were born in Australia however only 29.7% identified their ancestry as Australian. 27.5% identified their ancestry as English. This was followed by 9.2% Irish, 7.0% Scottish and 4.4% Italian
- on average, there were 2.8 people per household
- the median weekly household income was \$1,436
- most residents live in a separate house (90.9%) with three bedrooms (50.3%) or four bedrooms (38.9%)
- 60.8% of people in Sunbury reported working full-time (in line with Victorian and Australian averages of 59.2% and 59.7% respectively)
- most residents of Sunbury (18.5%) worked as Clerical and Administrative workers. This is somewhat higher than the comparable State and National average of 14.4% and 14.7% respectively. This was closely followed by Technician and Trades workers (17.2%) which was also higher than the comparable State and National average (13.9% and 14.2% respectively)
- on average, 67.7% of people who live in Sunbury drive to work. This is again higher than the State and National average of 61.4% and 60.2% respectively
- most people own two motor vehicles which is higher than the State (37.0%) and National (36.1%) average
- fewer people are born overseas compared to other areas of Hume
- Sunbury has higher proportion of individuals earning a high income than in Hume overall
- Sunbury has a relatively high rate of high school attainment (year 11 and 12 completion rate); vocational training; and bachelor or higher degrees compared to Hume overall.

It is anticipated that development of the Sunbury South and Lancefield Road PSP areas will attract new residents to the Sunbury from elsewhere in Hume or in the north western areas of metropolitan Melbourne. New demographic characteristics associated with these new residents that may impact on demand for community infrastructure may include:

- higher numbers of people born overseas potentially bringing new patterns of sports participation and increased need for social and community connections
- significant numbers of young family households with higher needs for early years programs and activities for young people
- people on lower incomes accessing affordable housing who may bring increased needs for flexible and affordable local community services, health and community support programs
- new residents of Sunbury have traditionally migrated from the northwest areas of metropolitan Melbourne.

### 6.3 Current provision of community infrastructure in Sunbury

Sunbury currently has a range of community infrastructure including early years services, general community services, health and education services, sport and recreation facilities. A list of these services and facilities is provided in Table 11.

Recent research (KPMG 2012) indicates that Sunbury appears to receive a higher level of service provision, relative to its population, than other areas of Hume, including:

- the number of child care centre places in Sunbury is significantly higher than in other areas of Hume
- there are only five children on the waiting list for Sunningdale child care centre in Sunbury, which is the smallest waiting list at a council-owned child care centre in Hume
- there is at least one available place in each of the council-provided preschools in Sunbury
- the level of youth services provided in Sunbury is relatively high compared to other areas of Hume.

Stakeholder interviews conducted for the current project indicate that although there appears to be a high level of provision of community infrastructure in Sunbury many of the current facilities are old and do not respond to current regulatory requirements. In particular, most of the kindergartens currently operating in Sunbury are not located in purpose built, or fit-for-purpose, facilities. The physical building condition of existing community infrastructure may increase the demand for new community infrastructure in the PSP areas as existing residents of Sunbury may choose to access new, fit-for-purpose facilities in the areas.

**Table 11: Current Community Facilities - Sunbury**

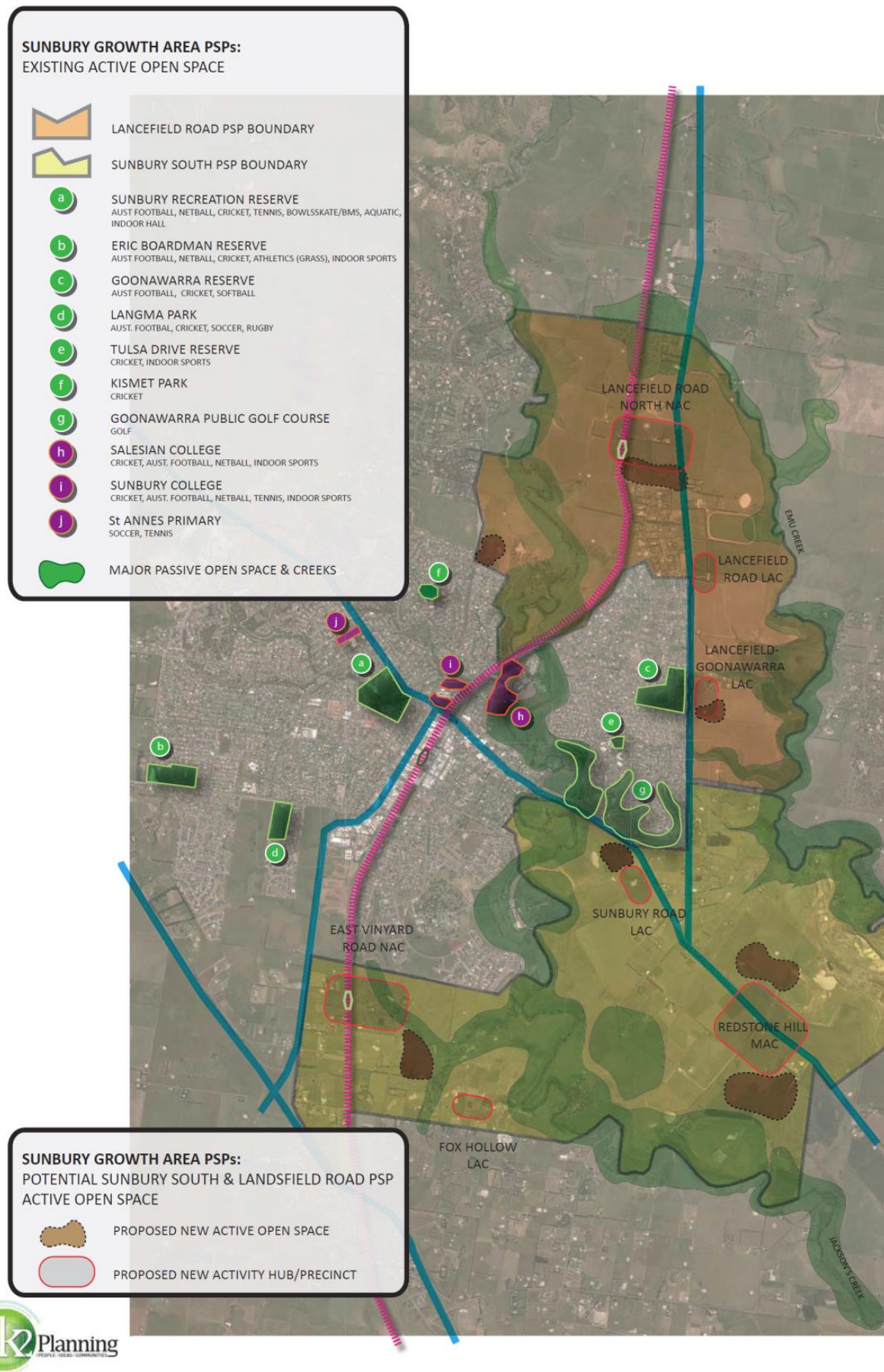
Facility	Address	Suburb
<b>Early Childhood</b>		
Elizabeth Drive Child and Family Centre	511 Elizabeth Drive	Sunbury
Learmonth Street Preschool	49 Learmonth Street	Sunbury
McEwen Drive Preschool	9 McEwen Drive	Sunbury
Stewarts Lane Preschool	9 Stewarts Lane	Sunbury
Sunningdale Avenue Children's Centre	30 Sunningdale Avenue	Sunbury
Dobell Avenue Preschool	35 Dobell Avenue	Sunbury
Goodstart Early Learning	24-28 Bennett Court	Sunbury
St Andrews Sunbury Kindergarten	2 Barkly Street	Sunbury
<b>Community Facilities</b>		
Sunbury Library	44 Macedon Street	Sunbury
George Evans Museum	44 Macedon Street	Sunbury
Goonawarra Community Centre	20 Dornoch Drive	Sunbury
Goonawarra Neighbourhood House	8 Gullane Drive	Sunbury
Memorial Hall	6 Stawell Street	Sunbury
Sunbury Neighbourhood House and Community Centre	531 Elizabeth Drive	Sunbury
Sunbury Youth Centre	51-53 Evans Street	Sunbury
<b>Aged and Disability</b>		
Goonawarra	19 - 25 Anderson Road	Sunbury
Reddell Gardens Aged Care	Cnr Riddell Road and Spavin Drive	Sunbury
Sunbury Lions Community Aged Care	29 Timins Street	Sunbury
Sunbury Senior Citizens Centre	8 O'Shanassy Street	Sunbury

Facility	Address	Suburb
<b>Indoor Recreation</b>		
Boardman Sports Stadium	258 Mitchells Lane	Sunbury
Sunbury Aquatic and Leisure Centre	20 Ligar Street	Sunbury
Sunbury Recreation Stadium	47 Riddell Road	Sunbury
<b>Education and Training</b>		
Sunbury Primary School	The Heights	Sunbury
St Anne's Catholic Primary School	16 Stewarts Lane	Sunbury
Our Lady of Mt Carmel Parish Primary School	53 Macedon Street	Sunbury
Sunbury West Primary School	Elizabeth Drive	Sunbury
Killara Primary School	61 Phillip Drive	Sunbury
Kismet Primary School	McEwen Drive	Sunbury
Goonawarra Primary School	Gullane Drive	Sunbury
Sunbury College	30 Racecourse Road	Sunbury
Sunbury Downs College	Mitchells Lane	Sunbury
Sunbury Heights Primary School	Charter Road East	Sunbury
Red Rock Christian College	340 Settlement Road	Sunbury
Sunbury and Macedon Ranges Special School		Sunbury
Silesian College, Rupertswood	1 Macedon Street	Sunbury
<b>Law and Emergency Services</b>		
Victoria Police	39 Macedon Street	Sunbury
SES	21 McDougal Road	Sunbury
<b>Other</b>		
Sunbury Customer Service Centre	40 Macedon Street	Sunbury

Source: K2 Planning 2014

A range of active open spaces also exist in the current Sunbury area (see Figure 4). Planning for future open space and sports reserves in the Sunbury South PSP area will need to consider the location and capacity of existing open space in the Sunbury town centre. Open space planning should also respond to the need for additional sport and recreation infrastructure identified in the *Hume City Council Leisure Strategy* (2013) and other prior work conducted by Hume City Council and summarised in Section 4.4 above.





**Figure 4: Existing Active Open Space in Sunbury**



## 6.4 Community infrastructure available in adjacent areas

Consultations with adjacent local government areas indicate that additional demand for community infrastructure in the Sunbury South PSP area may also come for the following sources:

- Diggers Rest population – particularly use of active open space, indoor recreation, education and training facilities
- Macedon Ranges population (Lancefield) – particularly use of active open space, indoor recreation, education and training, health and community services and facilities.

The Diggers Rest Precinct Structure Plan includes the provision for a range of community infrastructure as set out in Table 12. While it is possible that future residents of Sunbury South PSP may use these new community facilities in Diggers Rest project consultations indicate that residents of Diggers Rest currently use a range of facilities in Sunbury, particularly schools and sport and recreation facilities. It is therefore anticipated that additional demand for community infrastructure in the PSP areas will continue to come from residents of Diggers Rest.

**Table 12: Provision for additional community infrastructure – Diggers Rest Precinct Structure Plan 2012**

Community Infrastructure Type	Diggers Rest PSP Land Requirements
Community Facilities	1.20 ha
Indoor Recreation Centre	1.00 ha
Government Schools	3.50 ha
Active Open Space	16.64 ha
Passive Open Space	9.56 ha

Details about this planned community infrastructure in Diggers Rest include:

- **new Multi-purpose community centre** adjacent to local town centre will include maternal and child health services and meeting rooms
- **additional sports ground** at the northern end of linear waterway
- **pavilion up-grade** to existing recreation reserve (home of local football, cricket and tennis clubs).

## 6.5 Catholic Education

The Catholic Education Office, Melbourne, has conducted separate planning for catholic schools in the Sunbury area. The Catholic Education 'Future Schools Map for Sunbury' identifies the need for the following catholic school sites:

- Catholic Primary Schools – Sunbury South and Sunbury North
- Catholic Secondary Schools – Sunbury North.

Catholic education has also purchased land for a new catholic education facility in the existing Sunbury area. Please refer to Figure 8 in Attachments for Catholic Education 'Future Schools Map for Sunbury'.

## 6.6 Sports Participation Trends<sup>5</sup>

Sport and sport participation is a fundamental aspect of Australia's society, culture and economy. Australians, however, are becoming increasingly time-poor and changing lifestyles and competing forms of entertainment are notably influencing Australian's attitudes and behaviours in relation to sport. Recent research is challenging the sports and recreation industry to think differently about how they deliver products and respond to changing trends in sports participation. The changes in sports participation have implications for how we deliver facilities in the future. By understanding possible future directions for Australian sport, government, industry and the community will be better placed to make strategic decisions. This section outlines some of the key changes in sport participation trends and the implications of these changes for sporting infrastructure.

Although the total participation rate for sport and physical recreation has remained similar over time, there has been a decrease in organised participation from 28% in 2005-06 to 26% in 2009-10.<sup>6</sup> This shift away from organised sport and physical recreation has been identified as one of the trends likely to shape the Australian sports sector over the next 30 years. Lifestyle changes mean Australians are more likely to consider unstructured physical activities which provide more flexible options for participation, as opposed to participation in formal sporting groups and programs. Non-organised sports and recreation include activities such as walking and jogging. Organised activities include team sports and going to the gym.

Organised and non-organised sport and recreation activities are not mutually exclusive. The Australian Government Australian Sports Commission (2013) has helped develop an understanding of these emerging participation trends by identifying a significant number of Australians who view and engage with sport quite differently, particularly in terms of how they want to play sport. The Commission has subsequently divided the market into groups of people with similar needs, attitudes and behaviours. These needs are based around two categories: club members and non-club members. This also applies to children aged five to 13 years, however for this age group the underlying motivation for participating in sport is to have fun and socialise.

Recent data provides an insight into which non-organised sporting activities are increasing in popularity. The most popular non-organised/non-club member activity in 2014 was walking for exercise, with almost one quarter (23%) of adults aged 15 years and over participating in this activity. Fitness/Gym was the most popular organised/club activity with 6% of adults aged 15 years and over participating. Golf was another activity which appeared on the top ten list for both organised and non-organised activities with a similar participation rate (organised 2% and non-organised 3%).<sup>7</sup> Table 13 summarises the top ten organised and non-organised activities for sporting and recreation in Australia 2014.

<sup>5</sup> Please refer to 'References' for relevant reports used in this section.

<sup>6</sup> ABS, 4156.0.55.001 - Perspectives on Sport, Nov 2013, STATS & FACTS: SPORT AND PHYSICAL RECREATION - DIFFERENTIALS IN PARTICIPATION, accessed July 2014:

<http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/4156.0.55.001Main+Features5Nov%202013#ENDNOTES>

<sup>7</sup> ABS, 4156.0.55.001 - Perspectives on Sport, Nov 2013, STATS & FACTS: SPORT AND PHYSICAL RECREATION - DIFFERENTIALS IN PARTICIPATION, accessed July 2014:

<http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/4156.0.55.001Main+Features5Nov%202013#ENDNOTES>

**Table 13: Top ten organised and non-organised activities**

Participation Rank	Organised Activity	Non-organised Activity
1	Fitness/Gym	Walking for exercise
2	Golf	Fitness/Gym
3	Outdoor soccer	Cycling/BMXing
4	Netball (indoor and outdoor)	Jogging/Running
5	Tennis (indoor and outdoor)	Swimming/Diving
6	Football sports	Golf
7	Basketball (indoor and outdoor)	Tennis (indoor and outdoor)
8	Lawn bowls	Bush walking
9	Martial arts	Fishing
10	Outdoor cricket	Surf sports

Source: ABS, 4156.0.55.001 - Perspectives on Sport, Nov 2013, STATS & FACTS: SPORT AND PHYSICAL RECREATION - DIFFERENTIALS IN PARTICIPATION, accessed July 2014:

<http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/4156.0.55.001Main+Features5Nov%202013#ENDNOTES>

There is a wide range of facilities available to people who participate in sport and physical recreation cross Australia. Not all are purpose built such as ovals, tennis courts and gymnasiums with parks, beaches and walking trails also often used for exercise and physical activity. Parks and reserves were used by the most people (40%), followed by indoor sports and fitness centres (37%).<sup>8</sup>

## Summary

This section has summarised a range of socio-economic trends that may impact on the future demand for community infrastructure in the Sunbury South PSP area including:

- higher numbers of people born overseas potentially bringing new patterns of sports participation and increased need for social and community connections
- significant numbers of young family households with higher needs for early years programs and activities for young people
- people on lower incomes accessing affordable housing who may bring increased needs for flexible and affordable local community services, health and community support programs
- current Sunbury residents potentially using new facilities in the PSP area as they travel to work, or as new fit for purpose facilities are developed in these areas
- residents of adjacent areas including Diggers Rest using community facilities in the Sunbury South area
- Catholic Education office planning for a catholic primary school and catholic high school in the Sunbury South area

<sup>8</sup> Australian Bureau of Statistics, *Participation in Sport and Physical recreation, Australia, 2011-12, 2012*, accessed July 2014: <http://www.abs.gov.au/ausstats/abs@.nsf/Products/4177.0~2011-12~Main+Features~Characteristics+of+participation?OpenDocument>

- Changes in sports participation trends that will see more people participating in non-organised sporting and recreation activities

This section has also shown that a range of community infrastructure currently existing in Sunbury however much of this infrastructure is aging and not fit-for-purpose. The condition of existing Sunbury community infrastructure may increase the demand for new community infrastructure in the PSP areas as existing residents of Sunbury may choose to access new, fit-for-purpose, facilities in the Sunbury South PSP area.

## 7. Best Practice Approaches to Planning Community Infrastructure

This section briefly summarises the key elements of contemporary best practice approaches to planning community infrastructure to inform future planning for community infrastructure in the Sunbury South Precinct Structure Plan (PSP) area.

### 7.1 Principles

Best practice approaches to planning community infrastructure across Australia focus on the provision of flexible and adaptable facilities that allow community services and activities to co-locate and/or work together to provide integrated services. Best practice planning aims to ensure that community infrastructure:

- is suitably and strategically located
- meets existing and future community needs (including design, site placement, function, access points, sustainability, adaptability, public transport, car parking, future proofing and relationship to nearby facilities)
- is delivered in a timely, well-coordinated and sequenced manner
- provides the best value for money and community outcomes for funding partners (including maximising shared use, capitalising on land ownership opportunities and enduring community support)
- addresses the interface and connection between land uses (including design elements such as the image and character of community facilities and their surrounds)
- leverages required funding from appropriate public and private sources.

(Source: DPCD and MPA 2010 A Guide to Delivering Community Precincts)

### 7.2 Planning Stages

Federal, State and Local government policy contexts promote the planning of integrated community infrastructure that is flexible and adaptable over time. Table 14 sets out the key stages involved in planning integrated community facilities.

**Table 14: Integrated Community Infrastructure Planning Stages**

<b>Stage 1:</b> <b>Land and Precinct Planning</b>	Undertake precinct structure planning or master planning to establish overall parameters for the community precinct or site
<b>Stage 2:</b> <b>Vision and Concept</b>	Identify key stakeholders and develop a shared vision and concept to lay the foundations for the project and articulate a vision for the community
<b>Stage 3:</b> <b>Project and Partnership Establishment</b>	Work together to establish a sustainable project partnership to plan for a specific community precinct or piece of community infrastructure
<b>Stage 4:</b> <b>Detailed Scoping and Options</b>	Develop a range of options for the design and delivery of community infrastructure to determine its operational scope and support the project vision
<b>Stage 5:</b> <b>Business Case</b>	Develop documentation that demonstrates a clear project need and an investment rationale to help the project achieve funding and support

<b>Stage 6:</b>	Establish and follow sound project management processes to ensure the community infrastructure is fit for purpose and delivered on time, within scope and budget
<b>Project Management</b>	
<b>Stage 7:</b>	Establish clear operational requirements and governance structures to ensure the long-term viability of community infrastructure
<b>Preparing for Operations</b>	

Source: DPCD 2010 A Guide to Governing Shared Community Facilities

Table 15 provides examples of integrated community facilities operating in Victoria including the facility name, number of levels, or height, and mix of services.

**Table 15: Existing Multi-purpose Community Hubs**

Title	Built form /Levels	Services	Service Placement
Clayton Community Hub - Cooke Street, Clayton	2	Clayton Public Library Clayton Aquatics & Health Club 132 Seat Theatre Pre-school, Occasional Care & MCH Youth & Family Services MonashLink Community Health Service Cafe Meeting Rooms Clayton Clarinda Arts	Upper floor: health services, meeting rooms, gym. Ground floor: library, performing arts, aquatic facility, meeting rooms, early years co-located services.
Vinegar Hill Memorial Library and Community Centre - 72 Civic Way, Rouse Hill, Sydney	3	Library Hills Shire Council Services Meeting Rooms - community use Theatre Style Rooms - with kitchen facilities, community use	Library on ground floor, meeting and theatre rooms above
Batesford Reserve Youth and Community Hub - Batesford Rd, Chadstone VIC	2	Youth Counselling and Support Community Health and Allied Services Neighbourhood House Programs Education and Training Programs Community Hall Basketball Stadium Recreation Reserve	
Glenmore Park Child and Family Precinct - The Parkway & Blue Hills Drive, Glenmore Park, Sydney	1	Child and Family Centre Adventure Play Area Outdoor Meeting Area Coffee Shop/Store Open Space Car Parking	Child and Family Centre Adventure Play Area Outdoor Meeting Area Coffee Shop/Store Open Space Car Parking Adult Education Meeting and Function Rooms
Cairnlea Community Hub - Carmody Drive, Cairnlea	2	Occasional Care Outside School Hours Care Community Hall Meeting Rooms Neighbourhood House Programs Maternal and Child Health Programs Kindergarten	
Sydenham Community Centre - Sydenham	1	Neighbourhood House Programs Long Day Care Early Learning Program Occasional Care Kindergarten Outside School Hours Care Maternal and Child Health	



Title	Built form /Levels	Services	Service Placement
Hume Global Learning Centre - 1093 Pascoe Vale Road, Broadmeadows	4	Meeting / training rooms interview rooms seminar and conference facilities community art exhibition space The Age Library free wireless and internet access ePlay internet café Distinctively Delicious Village Café	

Source: K2 Planning 2013

The key to successfully managing and coordinating these potentially complex arrangements associated with the development and operation of a community hub is *good governance*, supported by clearly defined documentation.

Table 16 below sets out the governance stages related to a shared community hub including: planning; development; operation/management. The table shows the possible approaches to governance at each stage and the expected output of the governance arrangement at each stage of the hub development.

**Table 16: Community Hub Governance Stages**

Hub Development Stages			
	Planning	Development	Operation/Management
<b>Possible Governance Structures</b>	<ul style="list-style-type: none"> <li>Sole Agency – resources and capabilities to conduct planning</li> <li>Project Manager</li> <li>Steering Committee</li> <li>Advisory Groups: Stakeholder Organisations; Community/User Groups</li> </ul>	<ul style="list-style-type: none"> <li>Sole Agency – resources and capabilities to conduct development</li> <li>Project Manager</li> <li>Working Group</li> </ul>	<ul style="list-style-type: none"> <li>Responsible Partner OR</li> <li>Committee of Management</li> <li>either complemented by user group and/or other partner input</li> </ul>
<b>Role of Governance</b>	<ul style="list-style-type: none"> <li>Identify agreed facility Vision</li> <li>Conduct consultations</li> <li>Assess Need</li> <li>Develop Concept Design</li> </ul>	<ul style="list-style-type: none"> <li>Engage contractors</li> <li>Manage budget</li> <li>Prepare facility for use: <ul style="list-style-type: none"> <li>Staffing arrangements</li> <li>Promotion strategies</li> <li>Transition arrangements for organisations moving from exiting premises to new facility</li> <li>Facility security arrangements</li> <li>Facility terms of reference</li> <li>Operating protocols</li> <li>Communications protocols</li> <li>Governance Structure for Management Phase</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Staffing employment and management</li> <li>Final Operational Plan <ul style="list-style-type: none"> <li>facility hire process and fees</li> <li>access and security arrangements</li> <li>agreed allocation of income generated by facility</li> </ul> </li> <li>Insurance</li> <li>User group forums: AGM, surveys</li> </ul>
<b>Governance Outputs</b>	<ul style="list-style-type: none"> <li>Hub Business Case</li> </ul>	<ul style="list-style-type: none"> <li>Detailed hub design</li> <li>Terms of Reference</li> <li>Operating Plan and related procedures</li> <li>Legal agreement: maintenance costs; tenancy agreements; risk management</li> </ul>	<ul style="list-style-type: none"> <li>Sustainable Maintenance Plan</li> <li>Revised Operational Plan</li> <li>Reviewed Legal Agreement</li> </ul>

Adapted from: 'A Guide to Governing Shared Community Facilities' Department of Planning and Community Development

The governing agency for the development and operation/management of a hub is responsible for completing the following key governance arrangements:

1. Terms of Reference for governing body
2. Facility Operational Plan– purpose, responsibilities etc.
3. Memorandum of Understanding for all facility users/operators – agreed rights and responsibilities
4. maintenance agreements.

### 7.3 Relevant Legislative and Service Planning Changes

A range of recent changes in government legislation and the service planning models of key organisations impact on the planning of integrated community hubs including:

**Education** – the preferred development model for schools in Victoria is to provide Secondary and Primary Schools on separate sites with Kindergartens preferably in proximity to Primary Schools. Both have significant land requirements which are not available within the existing Sunbury town centre.

**Early Year Services** – the National Quality Framework for early childhood education introduced by the Federal Government in January 2012 brings new regulations about staff/child ratio's and staff qualifications that translate into the need for expanded kindergarten facilities. A key implication of the new regulations is that current planning for early years services promotes co-located or integrated early years services including double room kindergartens, play groups, maternal and child health services, and spaces for health promotion.

**Emergency Services** – consultations with emergency service providers indicate that the current service planning model relies on an understanding of road networks and potential emergency response times. Both Ambulance Victoria and Victoria Police indicate that future planning will focus on police/ambulance ability to respond to emergencies through traffic based teams, rather than through facilities located in growth areas. Country Fire Authority representatives have indicated that where facilities are developed co-location of services/facilities most commonly occurs with Country Fire Authority (CFA), State Emergency Services (SES) and ambulance. These service planning models will have implications for both the appropriate location, and potential model, of community infrastructure in the PSP areas.

**Law Services** – Victoria Police have supported the model of 'Neighbourhood Justice Centres' as a suitable model for developing legal infrastructure in growth areas. The Collingwood Neighbourhood Justice Centre for example is cited as a good example of a community based justice facility which provides legal resources while also contributing to community building and reduced neighbourhood crime. Planning for community infrastructure in the PSP areas should consider providing appropriate and flexible space that can be used for community justice activities.

**Health Services** – recent trends in health services delivery include the development of general practitioner (GP) super clinics, day surgeries, and medial precincts and online e-health networks. These trends indicate that the future model of health service delivery may be significantly different to current models. Project consultations also show that there is an ongoing need to develop models of delivery for health services in a growing Sunbury. In particular, there is a need to investigate potential health service models that may

provide a range of hospital and allied health services in non-hospital settings. Planning for community infrastructure in the PSP areas should consider the need for spaces that promote both community health and private provision of allied health services, as well as spaces that support health promotion and community building activities.

## 7.4 Integrated Community Hub Models

As shown above many examples of integrated community hubs currently operate across Victoria. These hubs reflect a range of different service models. The following tables set out three potential models of community hubs may inform planning for community infrastructure in the Sunbury Road PSP area.

### 1. Health and Wellbeing Hub

Service Type	Floor Space Requirements (m2)
Neighbourhood House Spaces	200
Community Meeting spaces - Small	50
Community Meeting spaces - Small to Medium	125
Youth Space/Facilities	125
Small Multi-purpose Community Centres	420
Small Low order passive open space	space dependent on population density
Small Community Service Organisations (Small Community Based Health Care)	200
Small Council Indoor Sports/Aquatic Centre	space dependent on population density
Lower Order Indoor Recreation Centre (Small Indoor recreation centre/stadium)	space dependent on population density

Source: K2 Planning 2014

### 2. Integrated Early Years Hub

Service Type	Floor Space Requirements (m2)
Four Year Old Kindergarten Facilities	400
Three Year Old Supervised Activity Groups	100
Maternal & Child Health Services	90
Playgroups	100
Occasional Child Care Centres	100
Long Day Child Care Centres	100
Outside School Hours Care Centres (Places)	100
Community Meeting spaces - Small	50
Community Meeting spaces - Small to Medium	125
Small Low order passive open space	space dependent on population density

Source: K2 Planning 2014

### 3. Lifelong Learning Hub

Service Type	Floor Space Requirements (m2)
Youth Space/Facilities	200
Seniors' groups (senior citizens' clubs, special interest groups, active ageing programs)	50 (per group space)
Community Meeting spaces - Small	50
Community Meeting spaces - Small to Medium	125
Library	1000
University of the Third Age	50 (per group space)
Consulting Spaces for Visiting Organisations	50 (per group space)
Access to Computer Labs for learning and communication	50 (per group space)
Community Arts Space (Small Community Art Space - Flexible, Multipurpose, Shared Use)	150

Source: K2 Planning 2014

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## Summary

This section has briefly summarised some of the key issues that guide best practice approaches to planning community infrastructure. It has shown that best practice community infrastructure includes the development of Integrated Community Hubs that provide a mix of services and spaces that are responsive to local needs. The key issues raised in this section will be used to inform the development of models of community infrastructure in the Sunbury South PSP area.

## 8. Future Demand for Community Infrastructure in the Sunbury South PSP area

This section summarises the key indicators of demand for community services in the Sunbury South Precinct Structure Plan (PSP) area including:

- demand assessment using industry provision standards
- additional demand related to higher order community infrastructure
- relevant trends in recent legislation and service planning models.

### 8.1 Anticipated Demand for Community Infrastructure - Industry Provision Assessment

The assessment of future demand for community infrastructure applied to this project uses industry standards set out in the Attachments (see Table 31, p. 65). The provision standards applied to the project reflect the following assumptions:

- future resident age profiles will reflect the growth area age forecasts
- additional demand for services and facilities will result from current Sunbury residents potentially using new facilities in the Sunbury South PSP area as they travel to work, or as they provide fit for purpose facilities
- additional demand for services and facilities will also come from residents of adjacent areas including Diggers Rest residents.

Table 17 sets out the anticipated demand for community infrastructure associated with the Sunbury South PSP area.

**Table 17: Anticipated future demand for community infrastructure in Sunbury South PSP area**

Level	Community Infrastructure	Anticipated Need
<b>Early Years</b>		
1	Four Year Old Kindergarten Facilities	2.1
1	Three Year Old Supervised Activity Groups	4.1
2	Maternal & Child Health Services	1.3
1	Playgroups	4.1
2	Occasional Child Care Centres	2.1
1	Long Day Child Care Centres	2.6
1	Outside School Hours Care Centres	2.1
2	Toy Libraries	0.9
<b>Libraries, Arts &amp; Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces &amp; Youth Facilities</b>		
2	Neighbourhood House Spaces	1.0
1	Community Meeting spaces - Small	5.1
2	Community Meeting spaces - Small to Medium	2.6
1	Youth Space/Facilities	2.6
2	Small Multi-purpose Community Centres	2.6
1	Community Arts Space (Small Community Arts and Cultural Facility)	2.6

Level	Community Infrastructure	Anticipated Need
2	Community Arts Facility (Medium Community Arts and Cultural Facility)	0.7
<b>Aged and Disability</b>		
2	Seniors' groups (senior citizens' clubs, special interest groups, groups involved in active ageing programs)	2.6
2	Residential Aged Care/Retirement Village/Aged Housing (Low and High Care)	0.7
<b>Indoor Recreation</b>		
1	Lower Order Indoor Recreation Centre (Small Indoor recreation centre/stadium)	1.0
<b>Active Outdoor Sport and Recreation and Passive Open Space</b>		
1	Local Park (Active Open Space Reserves - Small)	3.4
1	Neighbourhood pavilions	3.4
1	Small Low order passive open space	14.4
2	Medium Low order passive open space	2.3
2	Lower Order Tennis Courts	0.8
1	Small Outdoor Netball Courts	1.3
<b>Education and Training</b>		
1	Government Primary Schools	2.6
2	Government Secondary Schools	0.8
2	Catholic Primary School	1.1
<b>Law and Emergency Services</b>		
2	Country Fire Authority Station	1.4
<b>Health and Community Services</b>		
2	Small Community Health Spaces	2.1

## 8.2 Additional demand related to higher order community infrastructure

An assessment of the demand for 'higher order' community infrastructure associated with the development of the Sunbury South and Lancefield Road PSP areas can be found in:

K2 Planning 2014 *Sunbury South and Lancefield Road Community Infrastructure, Social Services and Open Space Needs Assessment Higher Order Community Infrastructure Assessment* Metropolitan Planning Authority

This higher order report found that existing community infrastructure in the Sunbury town centre does not have capacity to accommodate the following higher order community infrastructure requirements:

- *Community Services:* Specialist Early Childhood Services; Planned Activity Groups (Seniors); Delivered Meals Facility; Special Education Needs School; Library
- *Sport and Recreation:* Higher Order Indoor Recreation Centre/Pavilion with the capacity to provide gymnastics, dance classes, aerobics, large meeting space (400 people); Higher Order Sports Reserve including: Tennis, Bowls, Netball, Athletics Track, Synthetic hockey field

The following section shows where it is recommended that elements of this higher order community infrastructure can be provided within the Sunbury South community infrastructure (see Table 18, p. 52 below).



### 8.3 Facilities that may have marginal demand

A range of development scenarios have been proposed for the Sunbury South PSP area including lot yields of either 15 or 18 dwellings per hectare. Demand for some community infrastructure may become marginal if the lower development yields occur, particularly demand for toy libraries, community arts spaces, and residential aged care facilities. Lower development numbers may also require reconsideration of the proposed services to operate at integrated community hubs across the PSP area.

### 8.4 Relevant trends in recent legislation and service planning models

Project consultations have found that a range of issues impact on the level of demand for future community infrastructure in Sunbury South PSP area including:

- current planning promotes the development of integrated early years facilities which include double room kindergartens and other co-located or integrated early years services
- education policy promotes the location of early years services adjacent to primary schools
- education policy promotes the location of active open space adjacent to secondary schools
- Hume City Council Master Planning promotes connections within and between the PSP areas particularly connections to key trails and nodes, and passive open space networks
- the need to develop a model of delivery for health services in Sunbury means that flexible and adaptable spaces should be provided for community and private health service provision
- emerging models of emergency service provision would benefit from flexible meeting spaces within integrated community hubs (e.g. Neighbourhood Justice Centres, outreach spaces for other emergency service presence)
- the topography of the PSP areas can limit the number and location of schools, e.g. high voltage transmission lines/gas lines.

#### Summary

This section documents the level of demand for community infrastructure in the Sunbury South PSP area including higher level community infrastructure that may be accommodated in the PSP area. The next Section sets out the recommended models of community infrastructure in the Sunbury South PSP area that respond to the issues summarised above.

## 9. Planning for Community Infrastructure in the Sunbury South PSP area

This section presents the community infrastructure and space requirements proposed for the Sunbury South Precinct Structure Plan (PSP) area.

Figure 5 shows the location of the Sunbury South PSP area in relation to the Lancefield Road PSP area and Sunbury town centre. It also shows the location of potential activity centres as identified by Hume City Council and the MPA and the proposed location of community infrastructure hubs including:

- Lancefield Road North Community Hub 1 (LR1)
- Lancefield Road Community Hub 2 (LR2)
- Lancefield/Goonawarra Road Community Hub 3 (LR3)
- Sunbury South Community Hub 1 (SS1)
- Sunbury South Community Hub 2 (SS2)
- Sunbury South Community Hub 3 (SS3)
- Sunbury South Community Hub 4 (SS4)

Figure 5 presents the location of proposed integrated community hubs in the Sunbury South PSP area. As a reflection of best practice approaches to planning community infrastructure these hubs are located in and around the proposed activity centres in the Sunbury South PSP area.

Two types of integrated community hubs have been proposed for the Sunbury South PSP area including:

- multi-purpose community centres: including facilities for clusters of community and early years services such as multi-purpose community meeting spaces, health, arts and training spaces as well as spaces for kindergartens, Maternal and Child Health services, playgroups, etc
- sporting reserves: including facilities for clusters of sports and recreational services such as ovals and pavilions.

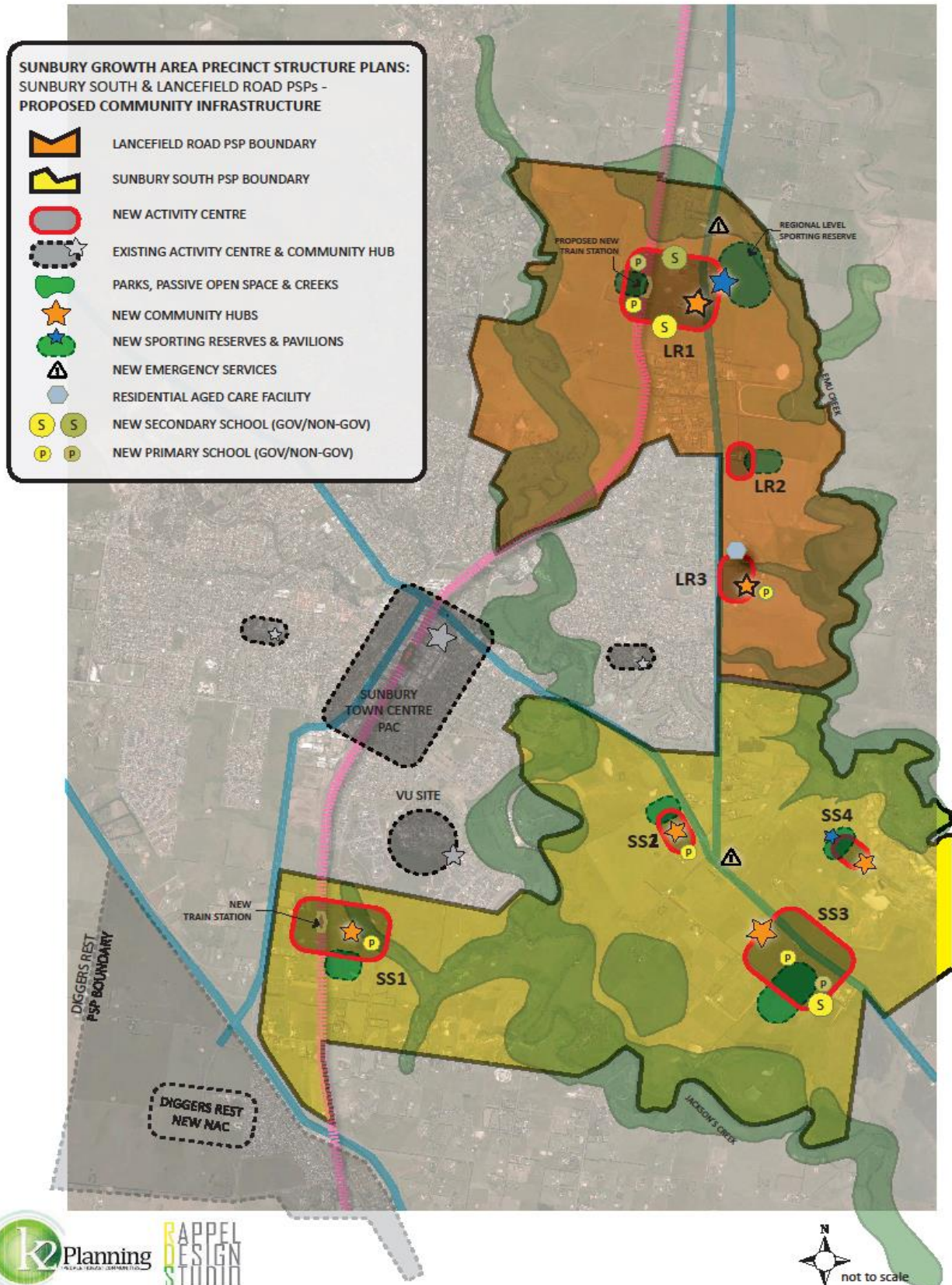
Proposed models of community infrastructure in the Sunbury South and PSP area also include recommendations for community infrastructure that would be outside, but adjacent to, the integrated community hubs listed above. Recommendations for adjacent community infrastructure are provided for each of the Sunbury South integrated community hubs and include consideration of the following adjacent facilities:

- Country Fire Authority (CFA) Stations
- Government and Catholic Primary and Secondary Schools
- Special Educational Needs Schools
- Long Day Child Care
- Open Space

Recommendations for community infrastructure in the Sunbury South PSP area also respond to the needs for higher order community infrastructure that are not able to be accommodated within the existing Sunbury town centre.

Table 18 provides a summary of the proposed community infrastructure models for Sunbury South PSP area.

Figure 5: Proposed Community Infrastructure - Lancefield Road and Sunbury South PSP areas



**Table 18: Sunbury South PSP Area – Community Infrastructure Model**

Location	Integrated Hub	Service Cluster	Higher Order Community Infrastructure	Adjacent Facilities
<b>Sunbury South Community Hub 1 (SS1)</b>	Multi-purpose community centre	Community zone	Training Spaces	Government Primary School Long Day Child Care Open Space
		Early years zone	Arts and Culture Spaces	
	Sporting Reserve	Sports Cluster		
<b>Sunbury South Community Hub 2 (SS2)</b>	Multi-purpose community centre	Community Cluster	Training Spaces	Country Fire Authority Station Government Primary School Long Day Child Care Open Space
		Early years zone	Arts and Culture Spaces	
	Sporting Reserve	Sports and recreation		
<b>Sunbury South Community Hub 3 (SS3)</b>	Multi-purpose community centre	Community zone	Community service organisations including community health	Special Education Needs School Government and Catholic Primary School Government Secondary School Residential Aged Care Long Day Child Care Open Space Delivered meals facility
			Arts and Culture Space	
			Training Spaces	
			Delivered Meals Facility	
		Early years zone	Library Services	
	Sporting reserve	Sports and recreation	Indoor Recreation Centre (4 Court Stadium)	
<b>Sunbury South Community Hub 4 (SS4)</b>	Sporting Reserve	Sports and recreation		

Indicative floor and land space requirements for proposed integrated hubs throughout the Sunbury South PSP area are summarised in Table 19 below. Space requirements for ancillary community infrastructure such as CFA stations and schools, which do not technically sit within the proposed integrated community hubs, are summarised as 'adjacent facilities'. The space requirements are based on ASR 2008 space recommendations related to the anticipated demand for community facilities and services. The final indicative requirements reflect the edits required by Hume City Council and MPA April 2015.

**Table 19: Sunbury Road PSP Area - Community Infrastructure Indicative Space Requirements**

Location	Community Infrastructure	Floor Space Requirements (sq m)	Land space requirements (ha)
<b>Sunbury South Community Hub 1 (SS1)</b>	Level 2 Multi-purpose community centre	1,800	0.80
	Sporting reserve	550	10.25
<b>Total</b>			<b>11.05</b>
<b>Sunbury South Community Hub 2 (SS2)</b>	Level 2 Multi-purpose community centre	1,100	0.80
	Sporting reserve	550	10.25
<b>Total</b>			<b>11.05</b>
<b>Sunbury South Community Hub 3 (SS3)</b>	Level 2 Multi-purpose community centre	1,600	0.80
	Sporting Reserves	4,550	11.45
<b>Total</b>			<b>12.25</b>
<b>Sunbury South Community Hub 4 (SS4)</b>	Sporting Reserve	<b>420</b>	<b>5.0</b>
<b>Grand Total</b>			<b>39.35</b>



Proposals for the mix of community services and infrastructure, land space requirements, and locational diagrams are provided below for each proposed community infrastructure hub in the Sunbury South PSP area.

### 9.1 Sunbury South Community Hub 1 (SS1)

**Scale:** Community infrastructure located at SS1 will provide for services and facilities that meet the needs of the local population.

**Rationale:** The SS1 area is considered a suitable location for local community infrastructure given its: proximity along a main thoroughfare for traffic entering and leaving Sunbury; proximity to a significant commercial area anticipated for the future; and proximity to a potential future train station. It is anticipated that demand for community infrastructure in this location may also come from residents of Diggers Rest and new residents of Sunbury West. The area may represent a strategic option to service Diggers Rest and Sunbury West, particularly in terms of the provision of a secondary school. A 180 metre pipeline easement proposed along the rail corridor will limit the scale of community infrastructure in this location.

**Recommended Community Infrastructure:** One integrated community hub and ancillary adjacent facilities are proposed for the SS1 area:

- multi-purpose community centre: including community and early years services such as a multi-purpose community meeting spaces, health, youth, arts and training spaces etc
- active open space: including facilities for sports and recreational services such as ovals, pavilions, and netball courts
- adjacent facilities – including a government primary school offering outside school hours care.

The Community Hub in the SS1 area will consist of facilities that have the capacity to accommodate two clusters of services: multi-purpose community centre and a sporting reserve. The proposed service mix and space requirements for the Community Hub in the SS1 area are presented below in Table 20.

**Table 20: Sunbury South Community Hub 1 SS1 - Community Infrastructure Indicative Space Requirements**

Sunbury South Community Hub 1		Floor Space (sq m)	Land space (ha)
<b>Level 2 Multi-purpose community centre</b>		1,800.00	0.80
<b>Community Zone</b>	1 Community Meeting spaces - Small to Medium		
Including spaces for:	2 Community Meeting spaces - Small		
	1 Youth activities space		
	1 Small Community Health Space		
	1 Training (e.g. U3A)		
	1 Community Arts Space and Culture		
<b>Early Years Zone</b>	1 Double kindergarten with three year old supervised activity groups		
Including spaces for:	1 Maternal & Child Health Services		
	2 Playgroups		
	1 Occasional Child Care Services		
<b>Active Open Space</b>		550.00	10.25
Including spaces for at least:	1 Space for 2 ovals/3 soccer fields or equivalent		
	1 Neighbourhood pavilion		
	1 Lawn bowls/Bocce Facility		
<b>Total</b>		<b>2,350.00</b>	<b>11.05</b>

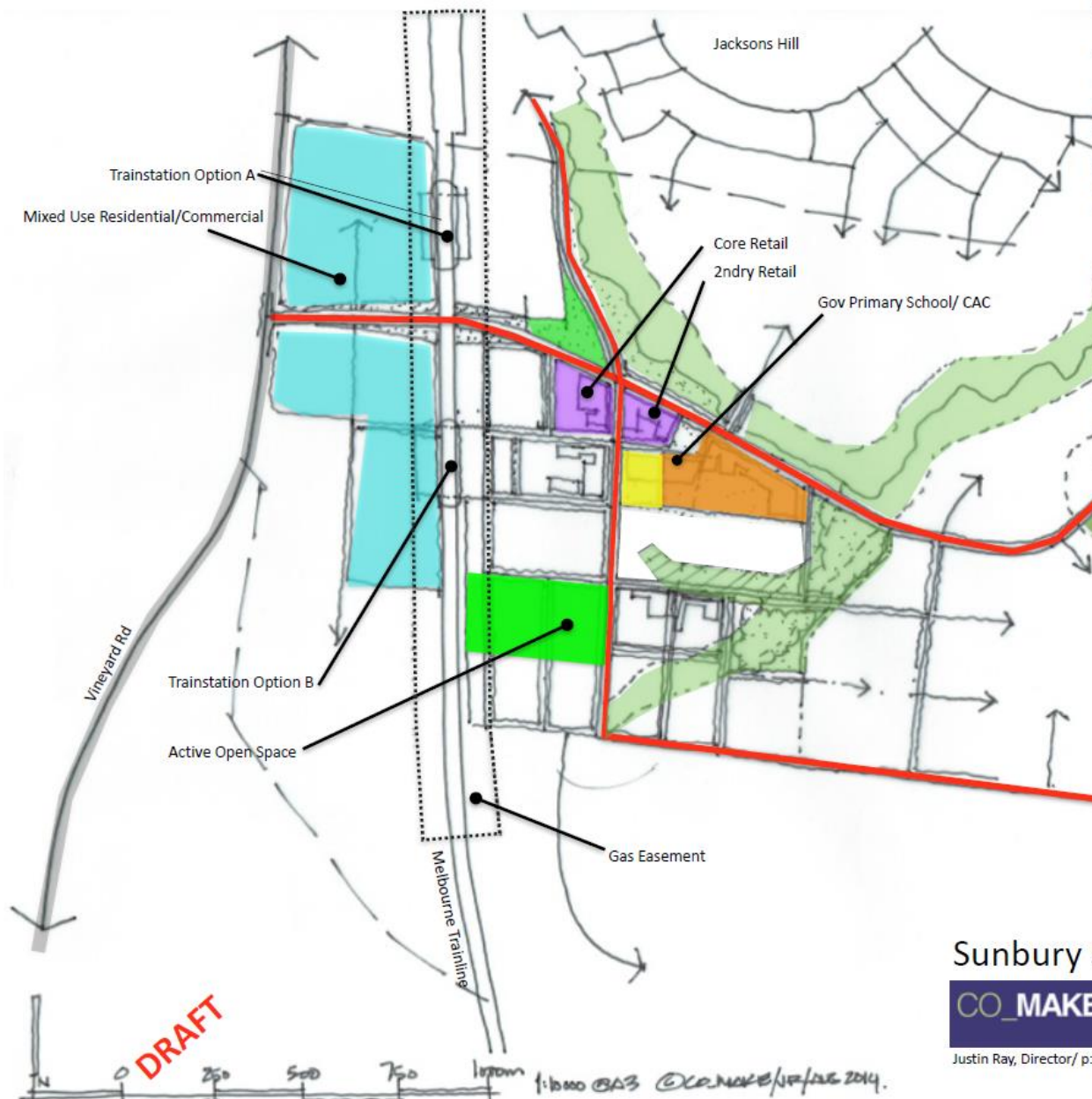
The proposed service mix and space requirements for the adjacent facilities in the SS1 area are presented below in Table 21.

**Table 21: SS1 Area - Adjacent Facilities**

Adjacent Facilities	Land space (ha)
1 Government Primary Schools including Outside School Hours Care	3.50
0.87 Medium Low order passive open space	0.35
6.7 Small Low order passive open space (Local Park) (.7ha)	4.69
1 Long Day Child Care Centre	0.25
<b>Total</b>	<b>8.79</b>

Figure 6 below presents a locational diagram for the SS1 hub and conveys the potential spatial relationship between this hub, the proposed activity centre and proposed adjacent facilities. It should be noted that the provisional design concept responds to changing trends in sports participation, with open space available for a range of uses, and flexible models of community hubs that can change uses over time.





#### Specific Design Parameters:

- 5,000-8,000 sqm Retail Floorspace
- 10.25ha Active Open Space
- 3.5ha Government Primary School
- 1ha Multi Purpose CAC

#### Other Considerations:

- Potential rail station
- Grade Separated Road Underpass/ Overpass
- Relate to Mixed Use Residential/ Commercial - west side of rail
- 160m (80m either side of rail) Gas Easement
- Challenging topography
- Local access to the north - Jacksons Hill
- Government Secondary College - for Diggers Rest catchment

#### Sunbury South Hub 1 (SS1)



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Figure 6: SS1 - Community Hub Provisional Design Concept

## 9.2 Sunbury South Community Hub 2 (SS2)

**Scale:** Community infrastructure located at SS2 will provide local services and facilities that meet the needs of the local population and promote walkability.

**Rationale:** The Sunbury Road area is considered a suitable location for local level community infrastructure given its proximity along a main thoroughfare for traffic entering and leaving the PSP area and ability to provide services and facilities within a walkable catchment for the local population. The topography limits walkability to Sunbury town centre. The scale of community infrastructure should respond to a 400 metre walkable catchment.

**Recommended Community Infrastructure:** One community hub, incorporating facilities for a multi-purpose community centre and a sporting reserve as well as adjacent facilities have been proposed for the Sunbury Road Area:

- multi-purpose community centres: including community services such as early years services, multi-purpose community meeting spaces, health, youth, arts and training spaces etc
- sporting reserve: including sports and recreational services such an oval and pavilion
- adjacent facilities – Country Fire Authority station; government primary school offering outside school hours care, etc.

The proposed service mix and space requirements for the local community hub in the Sunbury Road area are presented below in Table 22.

**Table 22: Sunbury South Community Hub 2 – Community Infrastructure Indicative Space Requirements**

Sunbury South Community Hub 2		Floor Space (sq m)	Land space (ha)
<b>Level 2 Multi-purpose community centre</b>		1,100.00	0.80
<b>Community Zone</b> Including spaces for:	1 Community Meeting spaces - Small to Medium		
	2 Community Meeting spaces - Small		
	1 Youth activities space		
	1 Small Community Health Space		
	1 Training (e.g. U3A)		
	1 Community Arts Space and Culture		
<b>Early Years Zone</b> Including spaces for:	1 Double kindergarten with three year old supervised activity groups		
	2 Playgroups		
	1 Occasional Child Care Services		
<b>Active Open Space</b>		550.00	10.25
Including spaces for at least:	1 Space for 2 ovals/3 soccer fields or equivalent / 6-8 tennis courts		
	1 Neighbourhood pavilion		
<b>Total</b>		<b>1,650.00</b>	<b>11.05</b>

**Table 23: SS2 Area - Adjacent Facilities**

Adjacent Facilities	Land space (ha)
1 Country Fire Authority Station	0.40
1 Government Primary School including Outside School Hours Care	3.50
1 Long Day Child Care Centres	0.25
<b>Total</b>	<b>4.15</b>

Figure 7 below presents a locational diagram for the SS2 community hub and conveys the potential spatial relationship between this hub, the proposed activity centre and adjacent facilities. It should be noted that the provisional design concept responds to changing trends in sports participation, with open space available for a range of uses, and flexible models of community hubs that can change uses over time.

### 9.3 Sunbury South Community Hub 3 (SS3)

**Scale:** Community infrastructure located at SS3 will provide services and facilities that respond to the needs of residence from both the Sunbury South and Lancefield Road PSP areas as well as existing residence of Sunbury.

**Rationale:** The SS3 area was considered a suitable location for local and some regional level community infrastructure given that: the area is located along a major thoroughfare that will provide opportunities for residents to use community infrastructure as they enter and exit Sunbury; Hume City Council and MPA have identified the area as a potential location for a Major, or Neighbourhood, Activity Centre; Catholic Education has identified the need for a Catholic Primary School in the area; the proximity to the town centre allows for the provision of higher order community infrastructure not able to be accommodated in the town centre.

**Recommended Community Infrastructure:** One - Two integrated community hubs and ancillary adjacent facilities are proposed for the SS3 area:

- multi-purpose community centres: including community and early years services such as a neighbourhood house, multi-purpose community meeting spaces, health, youth, arts and training spaces as well as spaces for kindergartens, Maternal and Child Health services, playgroups, etc
- sporting Reserves: including sports and recreational services such as ovals, pavilions, and tennis and netball courts
- adjacent facilities – including special education needs school, residential aged care facility, Government and Catholic primary schools, government secondary school, delivered meals facility etc.

The proposed service mix and space requirements for the SS3 Hub are presented below in Table 24.

**Table 24: Sunbury South Community Hub 3 – Community Infrastructure Indicative Space Requirements**

Sunbury South Community Hub 3		Floor Space (sq m)	Land space (ha)
<b>Level 2 Multi-purpose community centre</b>		1,600	0.80
<b>Community Zone</b>	Young people services		
Including spaces for:	Supported services for older adults - Planned Activity Groups		
	Neighbourhood house activities: learning/training; social; community and program space		
<b>Early Years Zone</b>	1 Double kindergarten with three year old supervised activity groups		
	1 Children's activity space - playgroups		
	2 Maternal & Child Health consulting rooms		
Including spaces for:	1 General consulting room – community service organisations		
	1 Learning/training space (20 seat capacity)		
	1 Toy Library		
	1 Occasional child care		
	1 x 200 seat meeting room		
	Administration and office space		
<b>Active Open Space</b>		4,550	11.45
Including spaces for at least:	1.5 Spaces for 2 ovals/3 soccer fields or equivalent		
	1.5 Neighbourhood pavilion		
		550	10.25
	1 Higher Order Indoor Recreation Centre (4 Court Stadium)	4,000	1.2
<b>Total</b>		<b>6,150</b>	<b>12.25</b>

The Community Hub/s in the SS3 area will consist of facilities that have the capacity to accommodate two clusters of services: a multi-purpose community centre and a sporting reserve. The proposed service mix and space requirements for the adjacent facilities in the SS3 area are presented below in Table 25.

**Table 25: SS3 Area - Adjacent Facilities**

Adjacent Facilities	Land space (ha)
1 Higher order special needs school	2.40
1.5 Government Primary Schools including Outside School Hours Care	5.25
1 Government Secondary Schools	8.40
1.5 Catholic Primary School	3.90
0.87 Medium Low order passive open space	0.35
6.7 Small Low order passive open space (Local Park) (.7ha)	4.69
2 Long Day Child Care Centres	0.50
1 Delivered meals facility	tba
<b>Total</b>	<b>25.49</b>

Figure 7 below presents a provisional design concept for the SS3 Hub and conveys the potential spatial relationship between this hub, the proposed activity centre and adjacent facilities. It should be noted that

the provisional design concept responds to changing trends in sports participation, with open space available for a range of uses, and flexible models of community hubs that can change uses over time.

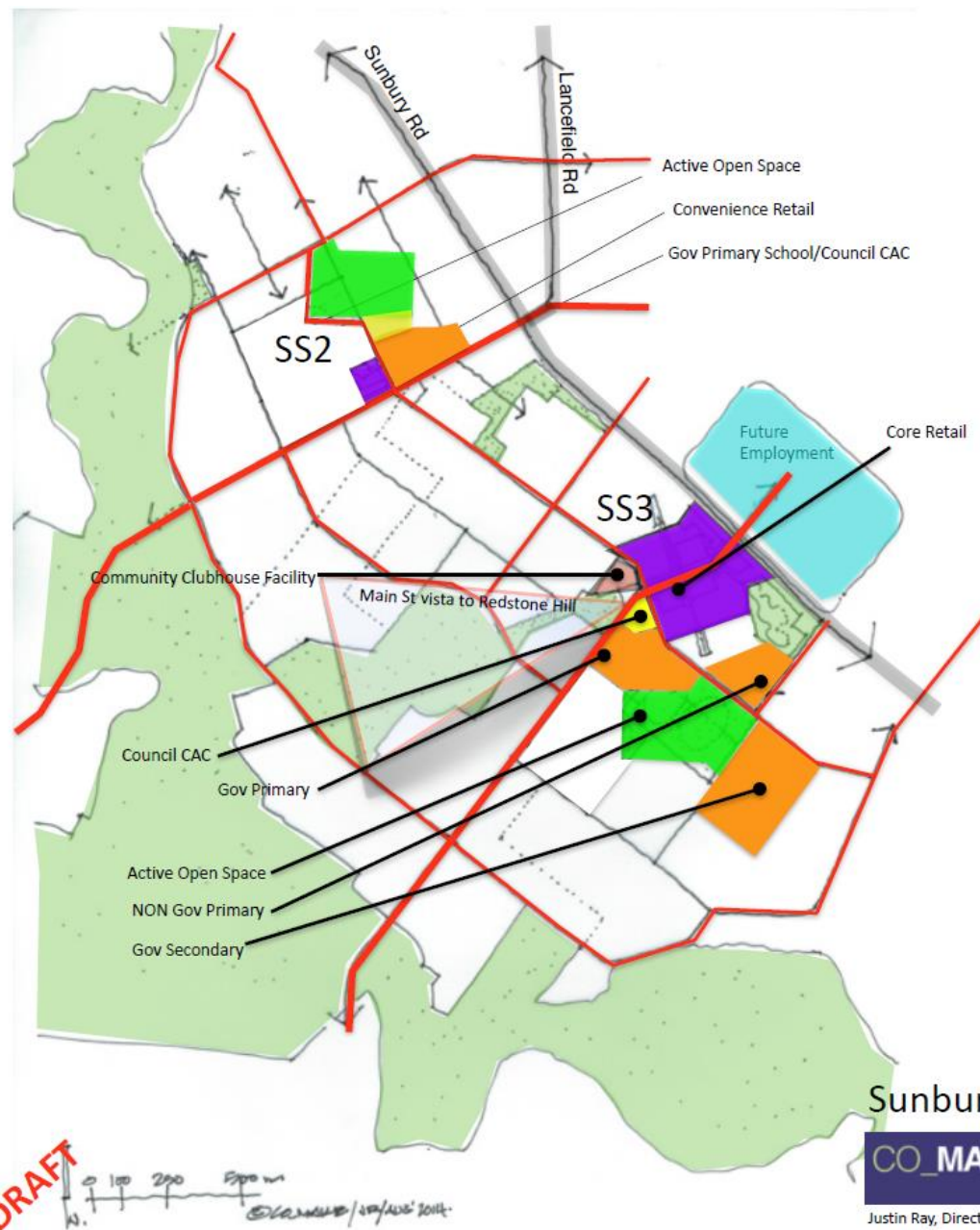
## 9.4 Sunbury South Community Hub 4 (SS4)

The proposed service mix and space requirements for the SS4 Hub are presented below in Table 26.

**Table 26: Sunbury South Community Hub 4 – Community Infrastructure Indicative Space Requirements**

Sunbury South Community Hub 4		Floor Space (sq m)	Land space (ha)
<b>Active Open Space</b>		420	5.00
<b>Sporting Cluster</b>	Soccer		
Including spaces for:	Lower order pavilion		
<b>Total</b>		<b>420</b>	<b>5.00</b>





### SS2 Specific Design Parameters:

- 500-2000 sqm retail floorspace
- 10.25ha Active Recreation
- 3.5ha Government Primary School
- 1ha Multi-purpose CAC
- Other Considerations**
  - Relate to Jacksons Creek
  - Sewer treatment plant buffer
  - Relate to Southern Link Rd

### SS3 Specific Design Parameters:

- 25000-30000 sqm retail floorspace
- 10.25ha Active Recreation
- 9ha Government Secondary College
- 3.5ha Government Primary School
- 1-2ha Higher order Multi-purpose CAC
- Other Considerations**
  - Relate to Industrial- Sunbury Rd North - Bulky Goods
  - Single hub or 2 separate hubs
  - Non-Retail commercial floor space
  - Location along Sunbury Rd
  - Relate to Southern Link Rd

### Sunbury South Hub 2 & 3 (SS2/SS3)

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Figure 7: SS2 and SS3 – Community Hub Provisional Design Concept



## 10. Staging of Community Infrastructure

Table 27 sets out recommended staging for the development of community infrastructure in the Sunbury South PSP area based on the following:

Short Term = High priority

Medium Term = Medium priority

Long Term = Low priority

**Table 27: Sunbury South PSP area Community Infrastructure - Staging**

Proposed Sunbury South Community Infrastructure Hub	Staging	Rationale
<b>SS1</b>		
Level 2 Multi-purpose community centre	Medium priority	Development of a new train station in this location should trigger the concurrent development of adjacent community infrastructure
Active Open Space	Medium priority	Community infrastructure should be developed to support the needs of new residents as they move into the area and when the capacity of existing community infrastructure in the Sunbury town centre is no longer able to accommodate the needs of new residents  Consideration should be given to the potential additional use of community infrastructure, particularly sporting and education facilities, in this area by residents of Diggers Rest and new residents of Sunbury West
<b>SS2</b>		
Level 2 Multi-purpose community centre	Medium priority	Development of community infrastructure in this location should occur when the Sunbury South PSP area is approaching full development
Active Open Space	Medium priority	Community Infrastructure in this location will promote walkability and local social connections as well as complement larger scale community infrastructure provided at the above Sunbury South locations
<b>SS3</b>		
Active Open Space	High priority	Demand for use of these facilities will come from new residents, as well as existing residents of Sunbury and adjacent areas including Lancefield residents
Level 3 Multi-purpose community centre	High priority	Early development of community infrastructure in this location will support the needs of new residents as well as support existing residents with improved access to services as they enter and leave the Sunbury area
<b>SS4</b>		
Active Open Space	High priority	Demand for use of these facilities will come from new residents, as well as existing residents of Sunbury and adjacent areas including Lancefield residents

## 11. Conclusion

This report provides an assessment of the future demand for community infrastructure in the Sunbury South Precinct Structure Plan area. It includes indicative spatial requirements, service types and design concepts for the following community infrastructure:

- Sunbury South Community Hub 1 (SS1)
- Sunbury South Community Hub 2 (SS2)
- Sunbury South Community Hub 3 (SS3)
- Sunbury South Community Hub 3 (SS4)

The proposed models of community infrastructure aim to respond to changing trends in sports participation, with open space available for a range of uses, and to provide flexible models of community hubs that can change uses over time as the needs and interests of local communities change.

The report will be used to inform ongoing negotiations between the Metropolitan Planning Authority, Hume City Council, land owners and local communities and community service organisations to ensure the timely and effective provision of community infrastructure in the Sunbury South PSP area.

## 12. Attachments

### Project Consultations

Table 28 sets out the stakeholders who have been engaged in the project through interviews.

**Table 28: Stakeholder interviews**

Name	Title	Organisation
Cathy Marshall	Coordinator Social Planning	Hume City Council
Dana Burnett	Coordinator Learning Communities	Hume City Council
Naomi Paton	Leisure and Youth Services Department	Hume City Council
Chris Lewis	Open Space/Leisure	Hume City Council
Andrew Johnson	Coordinator Integrated Planning	Hume City Council
Matthew Lundgren	Director Universal Access and Early Learning	Department of Education and Early Childhood Development
Sue Brennan	Manager, Strategic Asset Management	Department of Health
Philip Ripper	Chief Executive Officer	Sunbury Community Health Centre
Carmel Arthur	Manager Planning and Special Projects	Victoria Police
Kate McDermott/Angela Leventis	Property Branch	Ambulance Victoria
Philip Saikaly	Group Manager Community Facilities	Sport and Recreation Victoria
Sofi De Lesantis	Manager Metropolitan Community Facilities	Sport and Recreation Victoria
Mathew Milbourne	Senior Strategic Planner	Melton Council
David Tilson and David Allen	Services Delivery Planning Team Leader. Manager Community Safety Northern and Western Metro Region	Country Fire Authority
Alexandra Scheikowski	Provision Planning Officer	Department of Education and Early Childhood Development
Carol Pilatti	Senior Planning Officer	Catholic Education

Table 29 sets out the participants of the project workshop.

**Table 29: Project Workshop Attendees**

Name	Organisation
Mat Garner	Metropolitan Planning Authority
John Petrakos	Metropolitan Planning Authority
Kate Kerkin	K2 Planning
Judy Casey	K2 Planning
Rhys Rappel	Rappel Design Studio
Carmel Arthur	Victoria Police
David Tilson	Country Fire Authority (CFA)
Bernadette Hetherington	Sunbury Community Health
Lynne Wannan	Department of Human Services
Andrew Clough	Ambulance Victoria
Rosie Pizzi	Department of Education and Early Childhood Development
Andrew Johnson	Hume City Council
Gerard Feain	Hume City Council

## Community Infrastructure Hierarchy

Community infrastructure can be classified according to the number of people it services. Table 30 sets out the hierarchy of community infrastructure applied to this project.

**Table 30 Community Infrastructure Hierarchy**

Hierarchy Level	Wyndham Specific Hierarchy Term	Items
Level 1 Up to 10,000 people	• Local	<ul style="list-style-type: none"> <li>• Government Primary Schools (including out of schools hours care)/Early Years Facility</li> <li>• Level 1 Council Community Centres/ Early Years Facility</li> <li>• Level 1 Active Open Space (defined as “Local Active Open Space” by the Growth Areas Authority)</li> <li>• Level 1 Passive Open Space (defined as “Local Passive Open Space” by the Growth Areas Authority)</li> <li>• Long Day Child Care Centres</li> <li>• Social housing</li> </ul>
Level 2 Between 10 and 30,000 people	• District	<ul style="list-style-type: none"> <li>• Government Secondary Colleges</li> <li>• Catholic Primary Schools</li> <li>• Level 2 indoor recreation centres</li> <li>• Level 2 Council Community Centres/Early Years Facility / Neighbourhood Houses</li> <li>• Low Order Tennis Facilities</li> <li>• Low Order Youth Facilities</li> <li>• Maternal &amp; Child Health (within every second level 1 early years facility)</li> <li>• Occasional Child Care (as part of every neighbourhood house and leisure centre)</li> <li>• Residential Aged Care</li> </ul>
Level 3 Between 30 and 60,000 people	• Low sub-Municipal	<ul style="list-style-type: none"> <li>• Libraries</li> <li>• Community Arts Centres</li> <li>• Catholic Secondary Colleges</li> <li>• Higher Order Active Open Space Reserves (defined as “District Active Open Space” by the Growth Areas Authority)</li> <li>• Indoor recreation centres</li> <li>• High Order Tennis Facilities</li> <li>• High Order Dedicated Youth Facilities</li> <li>• Level 3 Council Community Centres</li> <li>• Early Childhood Intervention Service</li> <li>• Planned Activity Group facility</li> <li>• Delivered meals facility</li> <li>• Adventure playgrounds</li> <li>• Other independent schools</li> </ul>
Level 4 Between 60,000 and 200,000 people	• High sub-municipal	<ul style="list-style-type: none"> <li>• Aquatic Leisure Centres</li> <li>• Community-based health precincts (dedicated outreach health precinct sites)</li> <li>• Lawn bowls facility</li> <li>• Regional Parks (Parks Victoria)</li> </ul>
Level 5 Municipal + (i.e. one or more municipalities) Between 200,000 and 500,000 people	• Municipal / Regional	<ul style="list-style-type: none"> <li>• Highest Order Performing Arts Facility</li> <li>• Main Council Civic Centre</li> <li>• Universities / TAFEs</li> <li>• Acute public and private hospitals, day procedure facilities</li> </ul>

Source: Wyndham City Council 2012 *Wyndham Social Infrastructure Planning Framework 2040* p. 17

## Community Infrastructure Provision Standards

Table 31 lists the community infrastructure provision standards that were considered in this project. K2 Provision standards have been applied to the assessment of future demand for higher order community infrastructure associated with the development of the Sunbury South and Lancefield Road PSP areas. K2 provision standards are adopted for the following reasons:

1. provision standards based on specific age groups are useful when planning early years services and facilities and provide an accurate representation of the number of people utilising community infrastructure
2. when the criterion for a provision standard includes a population range, the provision requirements for the smallest population figure is applied. This means that a higher level of provision is applied. The rationale for this approach includes a recognition that additional demand for higher order services will come from existing residents of Sunbury and residents of adjacent local government areas including Diggers Reservoir (Melton Shire) and Lancefield (Macedon Ranges Shire)

**Table 31: Community Infrastructure Provision Standards**

Service/Facility Type	MPA Provision Standard	K2 Provision Standard
<b>Early Childhood</b>		
MPA: Pre-school / 3 Year Old Activity Group (K2: four year old kindergarten facilities)	1 kindergarten room per 4,500 people (under review).	1.0 double kindergarten facility (2 rooms) per 150 four year olds. 1 kindergarten place for every 4 year old. Additionally, 3.25 sqm per child of indoor space and 7 sqm of outdoor space (total of 10.25 sqm per child).
K2: Three Year Old Supervised Activity Groups		In addition to the two rooms proposed to meet the needs of 4 year old kindergarten, a third room offering places for 30% of all 3 year olds.
Maternal & Child Health Centre	1 dual facility (with 2 nurses) per 16,000 people co-located with other early childhood services	1.0 dual centre per every 280 zero year olds.
Playgroups	1 playgroup for every 5,000 people Incorporated in multi-purpose community centre or other facility	2.1 playgroups per 1,000 zero to five year olds
Occasional Childcare Centre		3 places per 1,000 zero to five year olds
MPA: Childcare Centre	1 Council or private childcare centre per 9,000 people	
Long day care		1 long day child care centres (licenced for 120 places) per 8,000 people.
Outside school hours care	Incorporated in primary school provision	150 Outside School Hours Care Centre places per 1,000 zero to five year olds.
Specialist Early Childhood Services	1 Specialist Early Childhood service for every 60,000 people.	1.6 centres per 10,000 children aged zero to six years.
Toy Library		4.6 facilities for every 100,000 people
<b>Community Facilities</b>		
Municipal Library	One municipal library per 150,000 people	1 Centre Based Library per 30,000 people
Neighbourhood House	One neighbourhood house per 20,000 people	1 Neighbourhood House per 20,000 people
Small Community Meeting spaces		1 1-20 people venue per 4,000 people
Small to Medium Community Meeting		1 21-50 people venue per 8,000 people

Service/Facility Type	MPA Provision Standard	K2 Provision Standard
spaces		
Medium Community Meeting spaces		1 51-100 people venue per 8,000 people
Medium to Large Community Meeting spaces		1 101-200 people venue per 8,000 people
Large Community Meeting spaces		1 200+ people venue per 20,000 people
Youth Space / Facility	1 Youth space (incorporated in specialist community centre or school) per 8,000 people	Youth friendly spaces designed as part of Level 1 multi-purpose council community centres (1 Centre per 8,000 people)
Youth Centre	One Youth Centre (incorporated in multi-purpose community centre) per 40,000 people	1 Youth resource Centre per 30,000 people
Small Multi-purpose Community Centre	1 Small multi-purpose community centre per 8,000 people	1 multipurpose community centre per 8,000 people
Community Learning Centre (Medium Multi-purpose community centre)	1 Branch library (located adjacent to community centre) per 21,000 dwellings.	1 Medium multi-purpose community centre per 40,000 people
Specialist Community Centre	One Specialist Community Centre replaces a lower order community centre per 40,000 people	
Civic Centre	One Civic Centre per 150,000 people	
Community Arts Space	One Community Arts Space (incorporated in multi-purpose community centre or primary school) per 8,000 people.	1 Flexible, multipurpose, shared use community art space per 8,000 people.
Community Arts Facility	One Community Arts Facility (co-located with secondary school with capacity for wider community utilisation) per 30,000 people	1 co-located, dedicated performing art and/or exhibition facility per 40,000 people.
Community Arts / Cultural Centre	1 Dedicated specialist facility per 60,000 people	1 community arts centre per 40,000 people.
Regional Arts Centre	1 self-contained facility meeting professional and community performing and visual arts needs per 150,000 people	1 Regional Arts Centre per municipality
Public Art	One Public Art Facility per 60,000 people	1 Public Art project per 40,000.
Regional Performing Arts / Exhibition / Convention Centre	One Regional Performing Arts facility per 400,000 people	
<b>Aged and Disability</b>		
Small Senior's groups		Access to 1 large multi-purpose meeting space per 10,000 people
Adult Day Care Facility / Planned Activity Group (Large Seniors' groups)	1 Adult Day care Facility (incorporated in multi-purpose community centre) per 50,000 people	Access to 1 multi-purpose meeting space per 40,000 people.
Delivered Meals Facility	1 Meals Facility (incorporated in multi-purpose community centre) per 50,000	1 dispatch facility per 40,000 people
Residential Aged Care / Retirement Village /Aged Housing (Low and high care)	1 Residential Aged care Facility per 30,000 people (no. of low care and high care beds to be specified)	44 low level beds per 1,000 people aged 70 years and over and in addition to this 44 high level beds per 1,000 people ages 70 years and over.
<b>Indoor Recreation</b>		
Indoor Sports / Aquatic Centre	1 25 metre pool per 40,000 people	1 council aquatic leisure centre per 40,000 people some elements of the centre may have a level 4 municipal catchment
Indoor Sports / Aquatic Centre	1 50 metre pool – (replaces a lower order indoor sports / aquatic centre) per 150,000	
Lower Order Indoor Recreation Centre (Small Indoor recreation centre/stadium)	1 (2 courts), small gym and amenities per 20,000 people	1 (2 court) facility per 20,000 people



Service/Facility Type	MPA Provision Standard	K2 Provision Standard
Higher Order Indoor Recreation Centre (Medium Indoor recreation centre/stadium)	1 (6-10 courts) centre with pavilion and amenities per 50,000 people	1 (4-6) court facility per 40,000 people.
<b>Active Outdoor Sport and Recreation and Passive Open Space</b>		
Local Park (Active open space reserve)	1 Children's playground with BBQ and landscaping per 1,000 people	1 active open space reserve (8 ha) per 6,000 people
District Park (Higher Order Active Open Space Reserve)	1 Children's playground with BBQ, landscaping and walking trails per 30,000 people	1 higher order active open space reserve (30 ha) per 50,000 people
Neighbourhood and Higher Order level pavilions		1 pavilion per 6,000 people
Neighbourhood and Higher Order level pavilions		1 pavilion per 50,000 people
Small Low order passive open space		0.7 - 1 ha of passive open space per 1,000 people
Medium Low order passive open space		2.5 to 4 ha of passive open space per 2 kilometre radius
Small higher order passive open space reserve		
Large higher order passive open space reserve		
Regional Park (Higher order passive open space reserve)	1 Children's playground with BBQ, landscaping, walking trails and visitor facility per 250,000 people	
Lower Order Tennis Courts	1 (2 courts) no pavilion (free-to-public facility) per 25,000 people	1 (2 court) free to the public facility (no pavilion) per 25,000 people
Higher Order Tennis Courts	1 (6-10 courts) facility and pavilion (club-based facility) per 35,000 people	1 (6-10 court) facility with pavilion per 25,000 people
Municipal Tennis Courts	1 (20 + courts) facility and pavilion (incorporated in regional sports facility) per 150,000 people	1 (24 court) facility with a pavilion per municipality/region per municipality
Lawn Bowls / Bocce Facility	4 greens with clubhouse, car parking and lighting per 40,000	1 lawn bowls facility (4 greens) per 40,000 people
Small netball court facility		1 (2 court) outdoor netball facility per 16,000 people
Larger netball court facility		1 (8 court) outdoor netball facility per 50,000 people
District Sports Facility	1 local facility (with 2 ovals or 3 soccer pitches and a pavilion) per 9,000 people	
Regional Sports Facility	1 district sports facility (with 3 ovals and 3 soccer pitches and a pavilion) per 50,000 people	
Athletics Track	1 Synthetic track (incorporated in regional sports facility) per 150,000 people	
<b>Education and Training</b>		
Government Primary School	1 Junior oval with indoor sports facility and Out of School Hours Care per 3,000 dwellings	1 government primary school per 8,000 people
Government Secondary School	1 government secondary school (including senior oval, indoor sports facility and performing arts facility) per 9,000 dwellings	1 government secondary school per 25,000 people
Special Needs Education School	1 School per 60,000 people	assess the need for 1 specialist needs school when population is likely to exceed 50,000 people
Catholic Primary School	1 per 9,100 dwellings	A catholic school should be warranted for each 5,000 households (assuming an average of 2.8 people per household)
Catholic Secondary School	1 per 32,400 dwellings	In general, a catholic secondary school should be warranted for each 16,000 households
Other Non-Government Schools	1 per 40,000 people	

Service/Facility Type	MPA Provision Standard	K2 Provision Standard
TAFE	1 per 150,000 people	
University	1 per 400,000 people	
<b>Law and Emergency Services*</b>		
Police Station	1 per 100,000 people	1 police station per 37,037 people.
Country Fire Authority CFA Station	1 per 60,000 people	1 CFA station per 14,739 people
State Emergency Services SES Facility	1 per 120,000 people (usually co-located with council or CFA facilities)	1 VICSES unit per 108,866 people.
Ambulance Service Station	1 per 60,000 people	1 ambulance station per 56,583 people.
Law Courts	1 per 400,000 people	
<b>Health, Community Services and Social Housing</b>		
Small Community Health Centre	1 per 30,000 people	1 per 10,000 people
Medium Community Health Centre		1 per 50,000 people
Community Health / Integrated Primary Care Centre	1 per 150,000 people	1 per 100,000 people
Hospital	1 per 500,000 people (community-based health services)	1 per 200,000 people
Small Community Service Organisations	1 per 30,000 people	1 small health service per 10,000 people
Small to Medium Community Service Organisations		1 small to medium community service organisation per 50,000 people
Medium Community Service Organisations	1 per 150,000 people	1 medium health service per 100,000 people
Community Service Organisation (Large Community Based Health Care)	1 per 500,000 people	1 large health service per 200,000 people

\* Project consultations have found that planning for emergency services tends to rely on an assessment of road networks and vehicle response times, rather than these provision ratios. This has informed the recommendations of the current project.



## 13. References

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