

Sunbury South Precinct and Lancefield Road Precinct Community Infrastructure, Social Services and Open Space Needs Assessment



Higher Order Community Infrastructure Needs Assessment

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List of Abbreviations

ABS	Australian Bureau of Statistics
AEDI	Australian Early Development Index
CFA	Country Fire Authority
HIGAP	Hume Integrated Growth Area Plan
HILATS	Hume Integrated Land-Use and Transport Strategy
LR1	Lancefield Road Hub 1
LR2	Lancefield Road Hub 2
LR3	Lancefield Road Hub 3
MCH	Maternal and Child Health
MPA	Metropolitan Planning Authority
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
TAFE	Tertiary and Further Education

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1. Key Findings

Purpose of the Higher Order 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 Sunbury South and Lancefield Road Precinct Structure Plan (PSP) areas. The specific focus of this report is on the future demand for 'higher order' community infrastructure, and the capacity of existing facilities in the Sunbury town centre to accommodate this higher order community infrastructure including:

- Level 3 Low Sub Municipal facilities: libraries; community arts centres; higher order sports reserves; indoor recreation centres; higher order tennis facilities; higher order youth facilities
- Level 4 High Sub Municipal facilities: aquatic leisure centres; community based health precincts; lawn bowls facilities; regional parks
- Level 5 Municipal/Regional facilities: performing arts; civic centre; universities/TAFE's, acute public and private hospitals, day surgeries

(Refer to Attachments for a full hierarchy of community infrastructure)

Population trends

At full development it is anticipated that the Sunbury South and Lancefield Road PSP areas will comprise the following population numbers:

- Sunbury South approximately 28,694 people
- Lancefield Road approximately 20,580 people

It is anticipated that additional demand for community infrastructure will also come from residents of adjacent municipalities including Diggers Rest (Melton Shire) in the south and Lancefield (Macedon Ranges Shire) in the north. Residents of other growth areas in Sunbury may also contribute to the demand for community infrastructure including new residents of Sunbury West and Sunbury North (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 and Lancefield Road Precinct Structure Plan areas will attract new residents to the 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 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

Current supply of community infrastructure

Recent research (KPMG 2012) indicates that Sunbury appears to receive a higher level of community service provision, compared 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 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 Lancefield Road and Sunbury South PSP areas as existing Sunbury residents choose to access new, purpose built, facilities.

Future demand for community infrastructure

An analysis of population forecasts and industry provision standards for community infrastructure shows the following anticipated demand for higher order community infrastructure associated with the development of the Sunbury South and Lancefield Road Precinct Structure Plan areas:

Table 1: Anticipated demand for higher order community infrastructure

Level	Higher Order Community Infrastructure	Anticipated Need
Early Years		
3	Specialist Early Childhood Services/Early Childhood Intervention Services	0.9
Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities		
3	Centre Based Libraries	1.6
3	Community Meeting spaces - Medium	6.2
4	Community Meeting spaces - Medium to Large	6.2
5	Community Meeting spaces - Large	2.5
4	Youth Resource Centres	1.6
3	Community Learning Centre (Medium Multi-purpose community centre)	1.2
3	Specialist Community Centre	1.2
4	Civic Centre	0.3
3	Community Arts / Cultural Centre (Large Community Arts and Cultural Facility)	1.2
4	Regional Arts Centre (Regional Arts and Cultural Facilities)	0.3

Level	Higher Order Community Infrastructure	Anticipated Need
3	Public Art	1.2
5	Regional Performing Arts/Exhibition/Convention Centre	0.2
Aged and Disability		
3	Adult Day Care Facility (Planned Activity Group - Seniors, Home and Community Care - Large Seniors Groups)	1.2
3	Delivered Meals Dispatch Facility	1.2
Indoor Recreation		
3	Council Indoor Sports/Aquatic Centre	1.2
3	Higher Order Indoor Recreation Centre (Medium Indoor recreation centre/stadium)	1.2
Active Outdoor Sport and Recreation and Passive Open Space		
4	District Park (Higher order active open space reserve)	1
3	Higher Order pavilions	1
3	Regional Park (Higher order passive open space reserve)	0
3	Higher Order Tennis Courts	1.4
4	Municipal Tennis Courts	0.3
3	Lawn Bowls/Bocce Facility	1.2
3	Large Netball Court Facility	1
3	Athletics Track	0.3
Education and Training		
4	Special Needs School	1
3	Catholic Secondary School	0.8
3	Other Non-Government Schools	1.2
4	TAFE	0.3
5	University	0.2
Law and Emergency Services		
3	Police Station	1.3
4	State Emergency Services Facility	0.5
3	Ambulance Services Station	0.8
5	Law Courts	0.2
Health, Community Services and Social Housing		
3	Medium Community Health Centre	1
4	Community Based Health Care / Integrated Primary Care Centre	0.5
5	Hospital	0.2

Source: K2 Planning 2014. Please refer to Attachments for details of industry provision standards applied to this assessment.

Community infrastructure that may experience marginal demand

A range of development scenarios have been proposed for the Sunbury South and Lancefield Road PSP areas including lot yields of either 15 or 18 dwellings per hectare. Table 1 shows that demand for some higher order community infrastructure may become marginal if the lower development yields occur, particularly demand for: a hospital; law courts; TAFE/University; athletics track; regional performing arts centre; and civic centre.

Capacity to accommodate higher order community infrastructure in the Sunbury Town Centre

Consultations with service providers currently operating in the Sunbury area indicate that a range of the higher order community infrastructure needs associated with the development of the Sunbury South and Lancefield Road PSP areas could be accommodated within existing facilities in the existing Sunbury town centre. Locating additional community infrastructure within the existing town centre would both support existing Sunbury community services and continue to foster a strong sense of identity within the township. Table 4 lists the additional higher order community infrastructure that could be accommodated within existing community infrastructure in the existing Sunbury town centre.

Table 2: Existing or potential facilities in established Sunbury area that could accommodate higher order community infrastructure

Existing Sunbury Town Centre Facility	Facility Capacity	Potential additional service types
Sunbury Community Health Centre	Large site with some capacity to develop a second level	Hospital in the home; Community Health Services; Adult Day Care
Sunbury Day Hospital Western Health	Public hospital currently operating in Sunbury	Day Surgery
Future Sunbury Global Learning Centre	Current feasibility study being conducted by Hume City Council	Library; Youth Spaces; Community Centre
Sunbury Aquatic and Leisure Centre	Current facility is ageing and in need of significant redevelopment	Upgrading 50m outdoor pool to provide year-round access; expanded group fitness rooms; expanded gym.
	Site is well located and has potential to expand	Expanded Indoor Sports / Aquatic Centre
		Great opportunity for multipurpose facility with gym, other adjacent uses
Existing town centre facilities with limited capacity to accommodate expanded services		
Schools	Currently most primary schools are almost at capacity apart from Sunbury Downs College (near Sunbury West area)	Most Sunbury schools have limited capacity to accommodate expected population growth in PSP areas
Emergency Services	There is currently an integrated fire station on the corner of Gap Rd and Elizabeth Drive Sunbury (both career and volunteer). Another small volunteer garage on Jackson Street (CFA satellite station) – with fire tanker(s)	Critical to have a station on both sides of Sunbury but the one on the east is vital (must stay)
Facilities under consideration at the time this report was produced		
Victoria University Sunbury Campus	Victoria University site currently provides community arts spaces including Boilerhouse Art Gallery, Sunbury Art Society Inc.	Expanded Arts and Culture Precinct including: Regional Arts Centre Art Studio training spaces
	Council has engaged in discussion with Victoria University and signed an MoU with the University to guide the development and future use of the Jacksons Hill site.	Expanded community use of meeting rooms Neighbourhood House Activities New resident 'meet and greet' programs
	Current State Government funding for a feasibility study regarding the former VU site and Global Learning Centre	Capacity to conduct early years services such as preschool

Existing Sunbury Town Centre Facility	Facility Capacity	Potential additional service types
Boardman Reserve/Langama Park	<p>Regional Soccer facility (opposite Boardman Reserve) recently developed with capacity to provide main indoor stadium for Sunbury</p> <p>Three soccer pitches (including fenced site), one rugby oval, one shared rugby/soccer venue</p> <p>Only Soccer venue in Sunbury (and in the south) now</p> <p>Includes grass athletics track</p>	<p>To become a Regional Soccer Venue consisting of five soccer pitches, one of which has a synthetic surface; establish management model that supports regional use; relocate rugby union elsewhere (green field)</p> <p>Active Outdoor Sport and Recreation</p> <p>Athletics Track</p> <p>No further capacity to extend indoor stadium extension following recent addition of two courts (now a five court facility); retain current status as district level active recreation reserve; no additional space around athletics track to upgrade to synthetic surface; an additional outdoor netball court could be constructed; upgrade sportsground to increase carrying capacity.</p>

Planning for community infrastructure in the Sunbury South and Lancefield Road Precinct Structure Plan areas

This report has found that the existing community infrastructure in the existing 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 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

A good model of community service provision would include provide some higher order community infrastructure within the Lancefield Road and Sunbury South PSP areas. This model would promote

walkability and support the sustainability of new residential areas. Specific recommendations about the future provision of this higher order community infrastructure in the Sunbury South and Lancefield Road PSP areas can be found in the following reports:

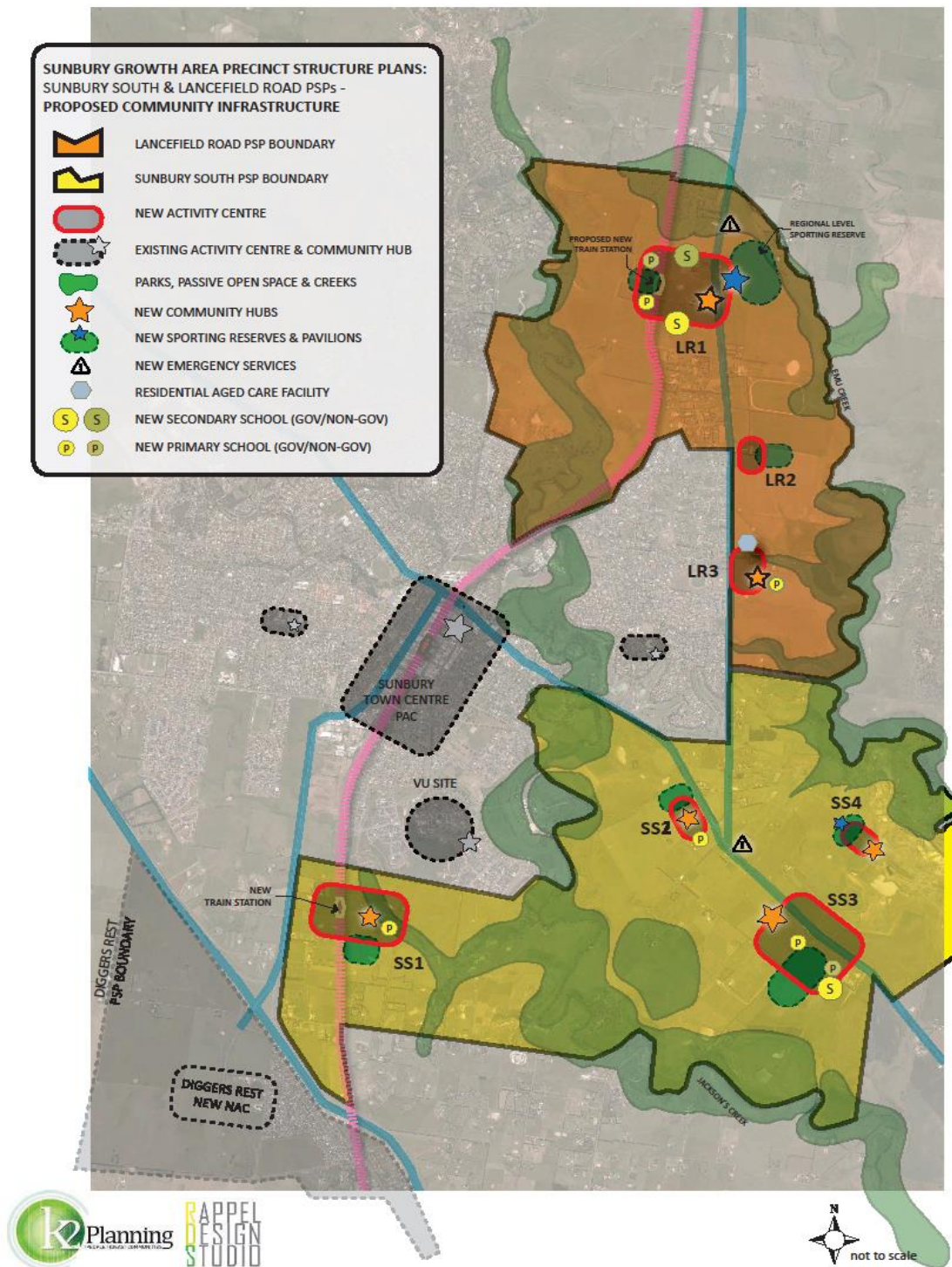
1. K2 Planning 2014 *Sunbury South Precinct Community Infrastructure, Social Services and Open Space Needs Assessment* Metropolitan Planning Authority
2. K2 Planning 2014 *Lancefield Road Precinct Community Infrastructure, Social Services and Open Space Needs Assessment* Report Metropolitan Planning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

Table 3 list the higher order community infrastructure that the above reports propose be located in the Lancefield Road and Sunbury South PSP areas. Figure 1 shows the location of that proposed community infrastructure.

Table 3: Higher order community infrastructure to be located in Lancefield Road and Sunbury South PSP areas

PSP Area Location	Type of Higher Order Community Infrastructure
Lancefield Road North (LR1)	Regional Sporting Facilities: higher order/municipal tennis; 25 mtr pool, athletics, hockey, higher order indoor sports, 6-8 netball facility Spaces for community service organisations including community health, civic presence, library services
Goonawarra/ Lancefield Road (LR3)	None
Sunbury South Community Hub 1 (SS1)	None
Sunbury South Community Hub 2 (SS2)	None
Sunbury South Community Hub 3 (SS3)	Community service organisations including community health Delivered Meals Facility Indoor Recreation Centre (4 Court Stadium)
Sunbury South Community Hub 4 (SS4)	None

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 higher order community infrastructure associated with the development of the Lancefield Road and Sunbury South PSP areas:

1. The Metropolitan Planning Authority and Hume City Council continue to negotiate with relevant service providers about the expanded provision of higher order community infrastructure at existing facilities in the Sunbury town centre, as set out in Table 2 above.
2. The Metropolitan Planning Authority and Hume City Council continue to negotiate with developers about the provision of higher order community infrastructure in the Lancefield Road and Sunbury South PSP areas as set out in Table 3, above.
3. Priority should be given to the planning of a higher order sporting reserve at Lancefield Road North (LR1)
4. Further investigation is required into:
 - a. the capacity of existing Sunbury facilities to accommodate future demand based on population forecasts for the whole of Sunbury
 - b. the anticipated demand for a hospital, or health hub in the Sunbury area
 - c. the anticipated demand for a tertiary learning facility in the Sunbury area
 - d. suitable models for the provision of higher order community infrastructure in Sunbury taking into consideration changing models of service provision, population forecasts for Sunbury overall, and the distinct characteristics of Sunbury including its separation from metropolitan Melbourne

3. Introduction

The Sunbury South Precinct Structure Plan area (PSP) and Lancefield Road Precinct Structure Plan area are located in the Sunbury-Diggers Rest Growth Corridor situated on the north western edge of metropolitan Melbourne. These precincts are two 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 and Lancefield Road PSPs are located within the City of Hume. The areas comprise approximately 1,822 hectares (Sunbury South) and 1,109 hectares (Lancefield Road) of land identified for future urban development respectively. At full development these PSP areas will accommodate approximately 28,694 people (Sunbury South) and 20,580 people (Lancefield Road) based upon 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 and Lancefield Road Precinct Structure Plan areas. The particular focus of this report is on the need for higher order, regional level, infrastructure associated with the development of these two precincts. Table 17 in the Attachments sets out the relevant levels of community infrastructure considered in this report including:

- Level 3 Low Sub Municipal facilities: libraries; community arts centres; higher order sports reserves; indoor recreation centres; higher order tennis facilities; higher order youth facilities
 - Level 4 High Sub Municipal facilities: aquatic leisure centres; community based health precincts; lawn bowls facilities; regional parks
 - Level 5 Municipal/Regional facilities: performing arts; civic centre; universities/TAFE's, acute public and private hospitals, day surgeries
- (Refer to Attachments for a full hierarchy of community infrastructure)

This report specifically aims to support the current role and character of the Sunbury town centre by identifying opportunities to accommodate future demand for this higher order, regional level infrastructure within the existing Sunbury town centre.

This report should be read in conjunction with the following reports which identify the need for community infrastructure in the Sunbury South and Lancefield Road PSP areas:

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

4. Project Context

4.1 Precinct Structure Plan Areas

The Sunbury South Precinct Structure Plan (PSP) and Lancefield Road Precinct Structure Plan areas are located in the City of Hume, and will ultimately form part of a significant expansion of the Sunbury Township. These precincts are two of five Precinct Structure Plans 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. Based on the population assumptions of a 2.8 person household size, and 15 dwellings per hectare, it is anticipated that the PSPS 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). At full development it is anticipated that these areas will contribute to a total Sunbury population of 100,000+ people.

Important features in the Sunbury South and Lancefield Road PSP areas that need to be considered when planning community infrastructure include:

- the Jacksons Creek and Emu Creek corridors (both PSPs) 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 precinct
 - 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 precinct, but will likely have an impact on development within that precinct
 - both precincts are predominantly rural in nature, but also include uses such as extractive industries and rural residential uses
- (Source: MPA Project Brief 2014)

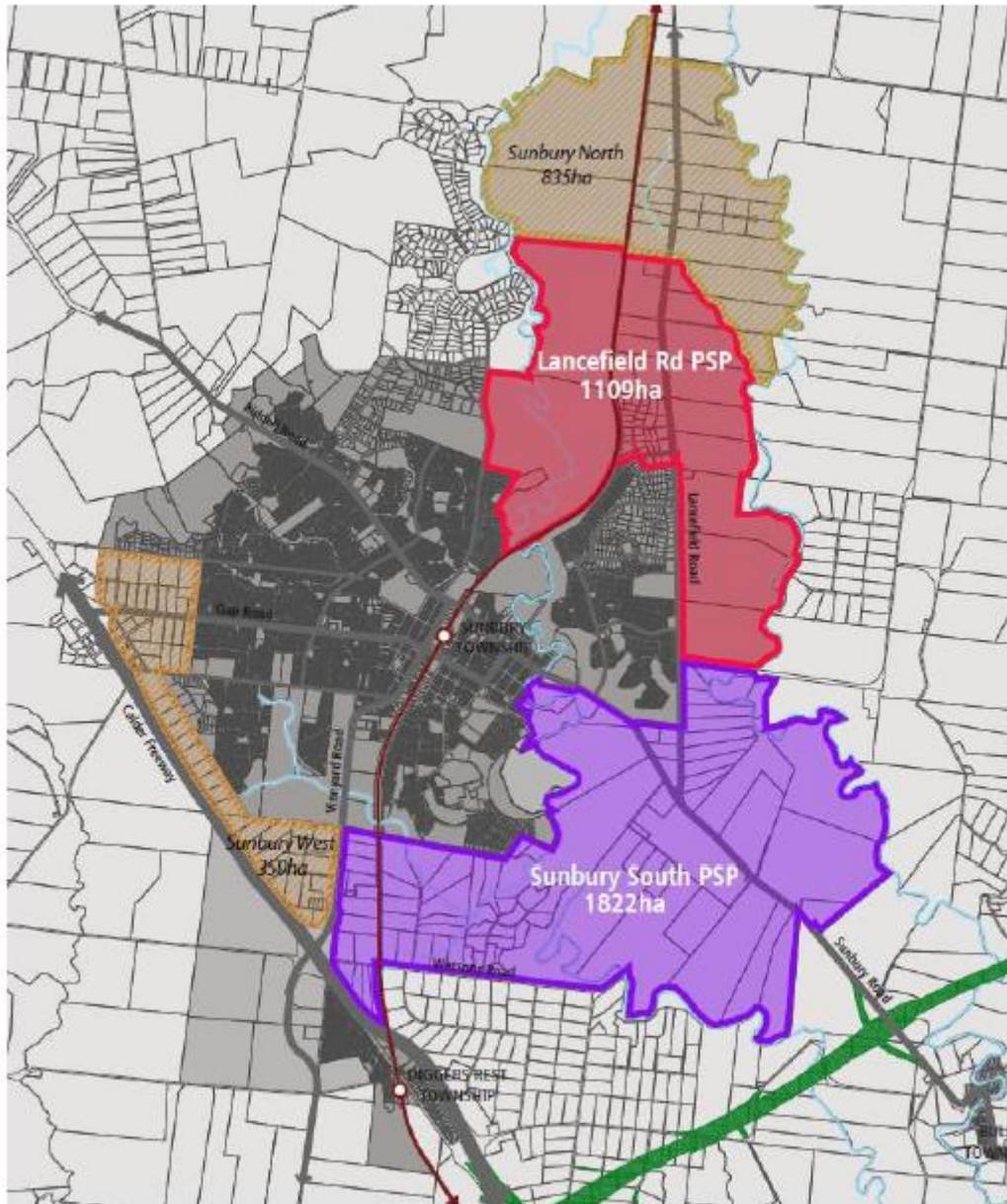


Figure 2: Precinct Structure Plan Area Boundaries
Source: Metropolitan Planning Authority 2014

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. 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)

The urban structure of Sunbury also presents a range of distinct geographical features including the Jacksons Creek parkland area. While these features contribute to the amenity of Sunbury they also act as barriers to movement between various parts of Sunbury. These barriers contribute to a distinct sense of community in different parts of Sunbury. The community infrastructure reports for the Sunbury South and Lancefield Road PSP areas give consideration to these geographical features when developing recommendations about the location of community infrastructure in the PSP areas.

These specific characteristics of Sunbury may mean that particular models of community infrastructure provision should be developed for the area which recognise both population numbers and also give consideration to the factors that limit access to other areas and facilities. In particular, planning for higher order facilities such as a hospital, or health hub, and tertiary level training facility, should consider these specific issues.

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 Council¹

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

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

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
- Upgrade to Sunbury Bulla 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
- future train stations to the North east of Sunbury
- Duplication of Plumpton Road & Provision of High Frequency Bus Services
- The Southern Link providing an orbital road and public transport connection in Sunbury
- Upgrade to Lancefield Road
- Provision of High Frequency Bus Services along the Sunbury
- Orbital Route Walking & 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 of 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 Precinct Structure Plan 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. Hume City Council is committed to providing a similar facility in Sunbury.
- *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 Major Activity 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 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 Masterplan 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.

Summary

This chapter has summarised a range of issues that will impact on future planning for community infrastructure in the Sunbury South and Lancefield Road PSP areas including the important role of the existing 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.

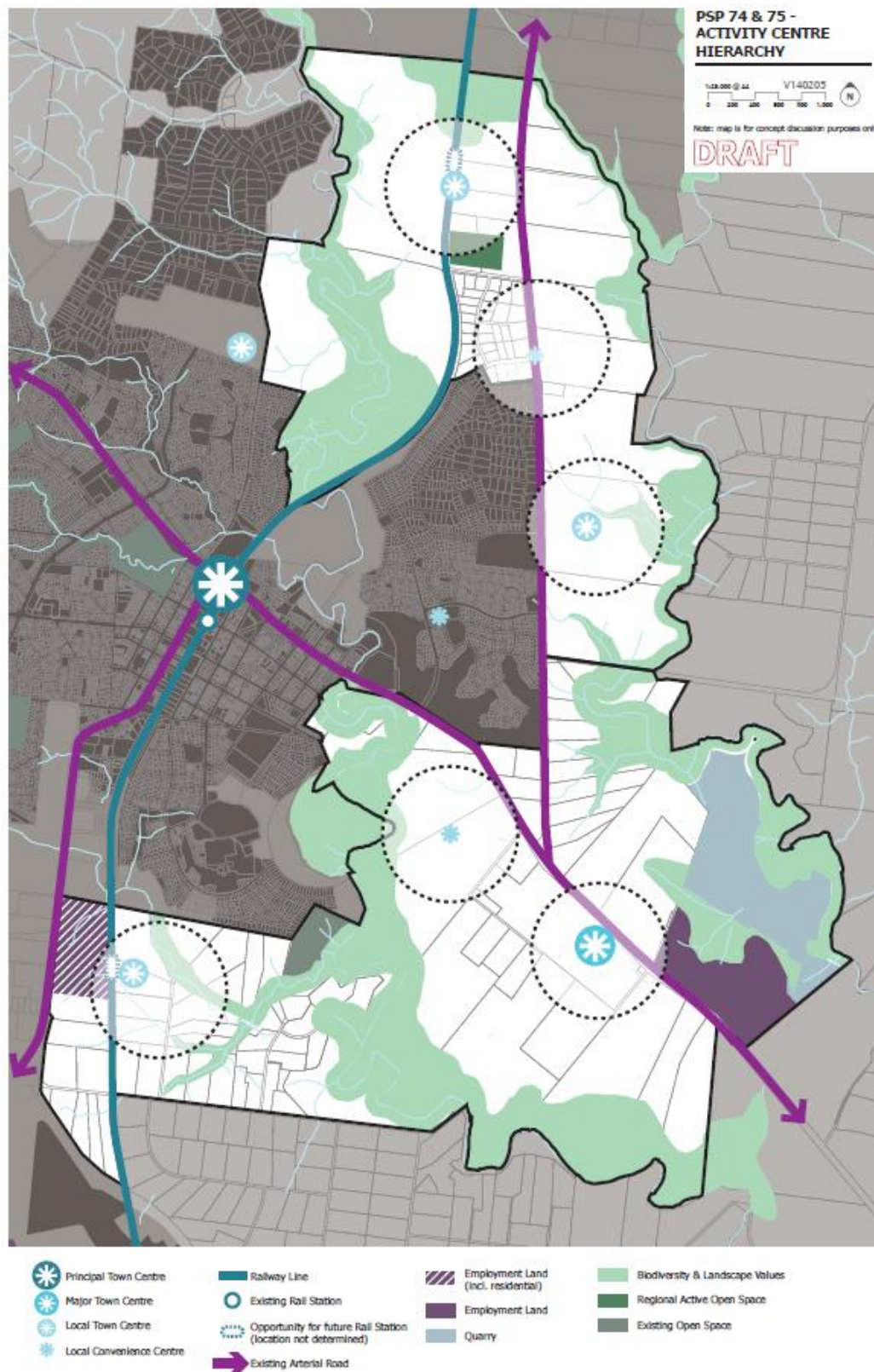


Figure 3: Potential location of Activity Centres in PSP Areas

Source: Metropolitan Planning Authority March 2014

5. Project Approach

The following tasks were undertaken to develop the *Sunbury PSP Areas – Higher Order Community Infrastructure Needs Assessment*:

Inception meeting – clarifying project timelines, 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. (Refer to Attachments for industry benchmarks applied to the assessment).

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 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: health and wellbeing hub; lifelong learning hub; integrated early years hub. Refinement of appropriate design and delivery models including: Active Communities Hubs; Life Long Learning Hubs (Refer to Sunbury South and Lancefield Road PSP Areas - Community Infrastructure Assessment Reports for details).

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 Higher Order Community Infrastructure Needs Assessment – development of draft report based on all priori Project tasks; meeting with Metropolitan Planning Authority to discuss draft report.

Final Higher Order Community Infrastructure Needs Assessment report responding to issues raised by Metropolitan Planning Authority and Hume City Council.

6. Understanding the future need for higher order community infrastructure

A range of factors impact on the future demand for community infrastructure in the Sunbury South and Lancefield Road PSP areas. This section assesses the following key factors:

- Population forecasts
- Relevant social trends
- Current supply of community infrastructure

6.1 Population Forecasts

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 4: 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%
Total persons	35,017	47,931	73,462	110%

Forecast.id (2014)

Table 5 shows population forecasts for the age cohorts that are specifically used when planning community infrastructure. Like the forecasts presented in Table 4 above, significant increases are expected in the early years aged groups (0 – 9 years) and older years age groups (65+ years).

Table 5: 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%

Sunbury 5 year age group	2011	2024	2036	% Change between 2011 and 2036
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%
Total persons	35,017	47,931	73,462	110%

Forecast.id (2014)

While the forecast age profile of Sunbury might be reflected in the characteristics of people moving into the new PSP areas it is anticipated that residents of these areas are more likely to reflect an age profile similar to other growth areas in Victoria. Table 6 provides the age profile of the projected Sunbury population (2036) as well as the age profile of a recent growth area. Given that the PSP areas are likely to attract new resident to Sunbury this report assumes that the future population profile of the Sunbury South and Lancefield Road PSP areas will reflect the age profile of other relevant growth areas more than the anticipated age profile of the current Sunbury population.

Table 6: Anticipated age profile of Sunbury and other growth area

Age cohort	Comparable Growth Area (2030)	#	Sunbury % of total pop (2036)	#
0	1.7%	436.58	1.4%	1027
3	1.6%	410.90	1.4%	1021
4	1.7%	436.58	1.4%	1022
0 to 5	10.0%	2568.10	8.4%	6146
70 +	6.0%	1540.86	8.9%	6532
Projected total persons		25,681		73,462

Source: K2 Planning 2014

Comparable Growth Area data is from the Armstrong Creek Growth Area in the City of Greater Geelong.

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

- 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
- anticipated demand for programs and activities for older years residents, particularly health and wellbeing programs that offer social connection opportunities

- future demand for services and programs for young people that support physical activity and encourage social connection and participation in local events
- 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 PSP areas may come from the following sources:

- current Sunbury residents potentially using new facilities in the PSP areas as they travel to work, or as new fit for purpose facilities are developed in these areas
- residents of adjacent areas including Romsey residents (Macedon Ranges Shire) particularly using community facilities in the Lancefield Road area and Diggers Rest residents (Melton Shire) particularly using 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 Lancefield Road and Sunbury South PSP areas.

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 7 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 7: Percentage of children considered developmentally vulnerable AEDI 2012

Domain	City of Hume	State (Vic)	National
Physical health and wellbeing	11.4%	7.8%	9.3%
Social competence	11.3%	8.1%	9.3%
Emotional maturity	8.5%	7.2%	7.6%
Language and cognitive skills (school-based)	10.4%	6.1%	6.3%
Communication skills and general knowledge	13.3%	8.0%	9.0%

Source: AEDI (2014)

Table 7 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 8 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 8: 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 score². Table 9 shows the score/index and decile number for Sunbury as compared to the City of Hume.

Table 9: 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 considered to have few families with low income, few people with little or no training and few 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 \$1,436:00
- 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

² ABS SEIFA 2011, 'SEIFA Measures', Commonwealth of Australia, accessed 14th August 2013, <<http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/2033.0.55.001main+features100162011>>.

- 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 Precinct Structure Plan areas will attract new residents to the 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 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 availability of higher order community infrastructure

Sunbury currently has a range of higher order community infrastructure including general community services, health and education services, sport and recreation facilities. A list of these services and facilities is provided in Table 10.

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. 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 PSP areas.

Table 10: Current Community Facilities - Sunbury

Facility	Address	Suburb
Community Facilities		
Sunbury Library	44 Macedon Street	Sunbury
George Evans Museum	44 Macedon Street	Sunbury
Goonawarra Community Centre	20 Dornoch Drive	Sunbury
Memorial Hall	6 Stawell Street	Sunbury
Sunbury Youth Centre	51-53 Evans Street	Sunbury
Aged and Disability		
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
Indoor Recreation		
Boardman Sports Stadium	258 Mitchells Lane	Sunbury
Sunbury Aquatic and Leisure Centre	20 Ligar Street	Sunbury
Sunbury Recreation Stadium	47 Riddell Road	Sunbury
Education and Training		
Sunbury College	30 Racecourse Road	Sunbury
Sunbury Downs College	Mitchells Lane	Sunbury
Red Rock Christian College	340 Settlement Road	Sunbury
Sunbury and Macedon Ranges Special School		Sunbury
Silesian College, Rupertswood	1 Macedon Street	Sunbury
Law and Emergency Services		
Victoria Police	39 Macedon Street	Sunbury
SES	21 McDougal Road	Sunbury
Other		
Sunbury Customer Service Centre	40 Macedon Street	Sunbury

Source: K2 Planning 2014

6.4 Community infrastructure available in adjacent areas

Consultations with adjacent local government areas indicate that additional demand for higher order community infrastructure at Sunbury 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 11. While it is possible that future residents of Sunbury South 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 11 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)

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 and Lancefield Road PSP areas 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 areas as they travel to work, or as new fit for purpose facilities are developed in these areas
- residents of adjacent areas including Lancefield (Macedon Ranges Shire) particularly using community facilities in the Lancefield Road area and Diggers Rest (Melton Shire) particularly using community facilities in the Sunbury South area

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 either the Lancefield Road or Sunbury South PSP areas.

7. Planning for the higher order community infrastructure in the Sunbury town centre

The specific focus of this report is on the future demand for 'higher order' community infrastructure, and the capacity of existing facilities in the Sunbury town centre to accommodate this community infrastructure including:

- Level 3 Low Sub Municipal facilities: libraries; community arts centres; higher order sports reserves; indoor recreation centres; higher order tennis facilities; higher order youth facilities
- Level 4 High Sub Municipal facilities: aquatic leisure centres; community based health precincts; lawn bowls facilities; regional parks
- Level 5 Municipal/Regional facilities: performing arts; civic centre; universities/TAFE's, acute public and private hospitals, day surgeries
(Refer to Attachments for a full hierarchy of community infrastructure)

7.1 Future demand for community infrastructure - industry provision assessment

The assessment of future demand for higher order community infrastructure conducted in this project is based on the following assumptions:

- MPA population projections based on 15 dwellings per hectare and an average of 2.8 people per dwelling
- PSP area age profiles will reflect the growth area age forecasts provided in Chapter 6, above
- Additional demand for community infrastructure will result from current Sunbury residents potentially using new facilities in the PSP area as they travel to work, or as they provide fit for purpose facilities
- additional demand will also come from residents of adjacent areas including Macedon Ranges residents and residents of Diggers rest in Melton

Table 12 sets out the anticipated demand for higher order community infrastructure associated with the development of the Sunbury South and Lancefield Road PSP areas. Most of these items are to be provided outside of the two PSP areas.

Table 12: Anticipated Demand for Higher Order Community Infrastructure

Level	Higher Order Community Infrastructure	Anticipated Need
Early Years		
3	Specialist Early Childhood Services/Early Childhood Intervention Services	0.9
Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities		
3	Centre Based Libraries	1.6
3	Community Meeting spaces - Medium	6.2
4	Community Meeting spaces - Medium to Large	6.2
5	Community Meeting spaces - Large	2.5
4	Youth Resource Centres	1.6
3	Community Learning Centre (Medium Multi-purpose community centre)	1.2

Level	Higher Order Community Infrastructure	Anticipated Need
3	Specialist Community Centre	1.2
4	Civic Centre	0.3
3	Community Arts / Cultural Centre (Large Community Arts and Cultural Facility)	1.2
4	Regional Arts Centre (Regional Arts and Cultural Facilities)	0.3
3	Public Art	1.2
5	Regional Performing Arts/Exhibition/Convention Centre	0.2
Aged and Disability		
3	Adult Day Care Facility (Planned Activity Group - Seniors, Home and Community Care - Large Seniors Groups)	1.2
3	Delivered Meals Dispatch Facility	1.2
Indoor Recreation		
3	Council Indoor Sports/Aquatic Centre	1.2
3	Higher Order Indoor Recreation Centre (4 Court Stadium)	1.2
Active Outdoor Sport and Recreation and Passive Open Space		
4	District Park (Higher order active open space reserve)	1
3	Higher Order pavilions	1
3	Regional Park (Higher order passive open space reserve)	0
3	Higher Order Tennis Courts	1.4
4	Municipal Tennis Courts	0.3
3	Lawn Bowls/Bocce Facility	1.2
3	Large Netball Court Facility	1
3	Athletics Track	0.3
Education and Training		
4	Special Needs School	1
3	Catholic Secondary School	0.8
3	Other Non-Government Schools	1.2
4	TAFE	0.3
5	University	0.2
Law and Emergency Services		
3	Police Station	1.3
4	State Emergency Services Facility	0.5
3	Ambulance Services Station	0.8
5	Law Courts	0.2
Health, Community Services and Social Housing		
3	Medium Community Health Centre	1
4	Community Based Health Care / Integrated Primary Care Centre	0.5
5	Hospital	0.2

Based upon population projections and established benchmarks alone, the future population of the Greater Sunbury Township is unlikely to trigger a requirement for a range of higher order facilities (including a hospital and/or larger tertiary education campus). Given the unique characteristics of Sunbury as a metropolitan growth area (i.e. a separate township, partially servicing a catchment that extends into the

peri-urban areas beyond metropolitan Melbourne), there may however ultimately be a demand for some model of provision of this form of regional infrastructure.

The optimum site for such potential facilities would be within or adjacent to the existing Sunbury town centre. This location would be generally central to the expanded Sunbury Township, and represents the most accessible location for the broader peri-urban region (given existing road and rail links). The centre will also have the broadest mix of community and commercial uses of any centre in the Sunbury Growth Area, and therefore represents the greatest opportunity for uses which are like to have a strong inter-dependency with such uses. In the event that there proves to be a demand for such infrastructure, it is strongly encouraged to be located in the existing Sunbury town centre in the first instance.

In the event that appropriate sites are unavailable, consideration should be given to nominating suitable alternative locations in the Sunbury South and Lancefield Road precincts. These should be in relatively accessible locations, supported by the road and town centre network as planned in those precincts. Two potential locations include the Sunbury South Major Town Centre (Redstone Hill), and any larger neighbourhood centre that may be planned adjacent to the potential rail station identified in the Lancefield Road PSP (Lancefield Road North Major Activity Centre).

The next section considers higher order community infrastructure requirements that might be accommodated within existing facilities in the existing Sunbury town centre.

7.2 Potential location of higher order community infrastructure in the existing Sunbury town centre

Project consultations indicate that some of the demand for higher order community infrastructure associated with the development of the Sunbury South and Lancefield Road PSP areas could be accommodated in the existing Sunbury town centre. Locating expanded community services and infrastructure in the town centre would reinforce the role and identity of the town centre within Sunbury. Table 13 draws on the key findings from project consultations to list the existing community facilities in the Sunbury town centre that have the capacity to accommodate additional community services in response to the anticipated increase in demand associated with the development of the Sunbury South and Lancefield Road PSP areas.

Table 13: Existing or Potential facilities in established Sunbury area that could accommodate higher order community infrastructure

Existing Sunbury Town Centre Facility	Facility Capacity	Potential additional service types
Sunbury Community Health Centre	Large site with some capacity to develop a second level	Hospital in the home; Community Health Services; Adult Day Care
Sunbury Day Hospital Western Health	Public hospital currently operating in Sunbury	Day Surgery
Future Sunbury Global Learning Centre	Current feasibility study being conducted by Hume City Council	Library; Youth Spaces; Community Centre
Sunbury Aquatic and Leisure Centre	Current facility is ageing and in need of significant redevelopment	Upgrading 50m outdoor pool to provide year-round access; expanded group fitness rooms; expanded gym.

Existing Sunbury Town Centre Facility	Facility Capacity	Potential additional service types
	Site is well located and has potential to expand	Expanded Indoor Sports / Aquatic Centre Great opportunity for multipurpose facility with gym, other adjacent uses
Boardman Reserve/ Langama Park	Regional Soccer facility (opposite Boardman Reserve) recently developed with capacity to provide main indoor stadium for Sunbury Three soccer pitches (including fenced site), one rugby oval, one shared rugby/soccer venue Only Soccer venue in Sunbury (and in the south) now Includes grass athletics track	To become a Regional Soccer Venue consisting of five soccer pitches, one of which has a synthetic surface; establish management model that supports regional use; relocate rugby union elsewhere (green field) Active Outdoor Sport and Recreation Athletics Track No further capacity to extend indoor stadium extension following recent addition of two courts (now a five court facility); retain current status as district level active recreation reserve; no additional space around athletics track to upgrade to synthetic surface; an additional outdoor netball court could be constructed; upgrade sportsground to increase carrying capacity
Existing town centre facilities with limited capacity to accommodate expanded services		
Schools	Currently most primary schools are almost at capacity apart from Sunbury Downs College (near Sunbury West area)	Most Sunbury schools have limited capacity to accommodate expected population growth in PSP areas
Emergency Services	There is currently an integrated fire station on the corner of Gap Rd and Elizabeth Drive Sunbury (both career and volunteer). Another small volunteer garage on Jackson Street (CFA satellite station) – with fire tanker(s)	Critical to have a station on both sides of Sunbury but the one on the east is vital (must stay)
Facilities under consideration at the time this report was produced		
Victoria University (VU) Sunbury Campus	Victoria University site currently provides community arts spaces including Boilerhouse Art Gallery, Sunbury Art Society Inc. Council has engaged in discussion with Victoria University and signed an MoU with the University to guide the development and future use of the Jacksons Hill site. Current State Government funding for a feasibility study regarding the former VU site and Global Learning Centre	Expanded Arts and Culture Precinct including: Regional Arts Centre Art Studio training spaces Expanded community use of meeting rooms Neighbourhood House Activities New resident 'meet and greet' programs Capacity to conduct early years services such as preschool

7.3 Key issues limiting the provision of higher order community infrastructure in the Sunbury town centre

In order to support the role and identity of the existing Sunbury town centre this report aims to identify which higher order community infrastructure identified in Table 12, above, can be accommodated within the Sunbury town centre. Project consultations have found that a range of issues limit the ability, or desirability, of certain types of higher order community infrastructure to locate in the existing town centre. These issues are summarised here and will be considered when planning for community infrastructure in the Lancefield road and Sunbury South PSP areas.

Education – the current preferred development model for schools in Victoria is to build public school facilities that accommodate kindergarten to year twelve students. These facilities are ideally co-located with other early years' service. Currently there also is a shift towards integrating special need schools to be co-located with P – 12/9 schools. This model has significant land requirements which are not available within the existing Sunbury town centre. The topography of the existing land in the PSP areas will also be a driving factor in determining appropriate locations for school facilities in the PSP areas.

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 Higher order community Infrastructure that cannot be accommodated within the existing Sunbury town centre

This report has found that the 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 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)
- Space for rugby union, when it is relocated from Langama Reserve to make way for a regional soccer facility
- Higher Order Sports Reserve including:
 - Tennis
 - Bowls
 - Netball
 - Athletics Track
 - Synthetic hockey field

Specific recommendations about the future provision of this higher order community infrastructure in the Sunbury South and Lancefield Road PSP areas can be found in the following reports:

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

Table 14 list the higher order community infrastructure that the above reports propose be located in the Lancefield Road and Sunbury South PSP areas. Figure 1, p. 11 shows the location of that proposed community infrastructure.

Table 14: Higher order community infrastructure to be located in Lancefield Road and Sunbury South PSP areas

PSP Area Location	Type of Higher Order Community Infrastructure
Lancefield Road North (LR1)	Regional Sporting Facilities: higher order/municipal tennis; 25 mtr pool, athletics, hockey, higher order indoor sports, 6-8 netball facility Spaces for community service organisations including community health, civic presence, library services
Goonawarra/ Lancefield Road (LR3)	Community meeting spaces
Sunbury South Community Hub 1 (SS1)	None
Sunbury South Community Hub 2 (SS2)	None
Sunbury South Community Hub 3 (SS3)	Community service organisations including community health Delivered Meals Facility Indoor Recreation Centre (4 Court Stadium)
Sunbury South Community Hub 4 (SS4)	None

8. Conclusions

This report has identified the demand for 'higher order' community infrastructure associated with the development of the Sunbury South and Lancefield Road PSP areas including the following infrastructure types:

- Level 3 Low Sub Municipal facilities: libraries; community arts centres; higher order sports reserves; indoor recreation centres; higher order tennis facilities; higher order youth facilities
 - Level 4 High Sub Municipal facilities: aquatic leisure centres; community based health precincts; lawn bowls facilities; regional parks
 - Level 5 Municipal/Regional facilities: performing arts; civic centre; universities/TAFE's, acute public and private hospitals, day surgeries
- (Refer to Attachments for a full hierarchy of community infrastructure)

Table 13 identifies the existing community facilities in the Sunbury town centre that have the capacity to accommodate increased community services in response to the increased demand associated with the development of the PSP areas. This existing community infrastructure that has capacity to provide expanded services includes:

- Sunbury Community Health Centre
- Sunbury Day Hospital Western Health
- Victoria University Sunbury Campus
- Future Sunbury Global Learning Centre
- Sunbury Aquatic and Leisure Centre
- Boardman Reserve/Langama Park

The report has found that a range of community services and sport and recreation requirements associated with the development of Lancefield Road and Sunbury South PSP areas cannot be accommodated within the existing town centre (see 7.4 above). Planning for this higher order community infrastructure is considered within the following reports and set out in Table 14 above:

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

9. Attachments

9.1 Project Consultations

Table 15 sets out the stakeholders who have been engaged in the project through interviews.

Table 15: 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 16 sets out the participants of the project workshop.

Table 16: 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

9.2 Community Infrastructure Hierarchy

Community infrastructure can be classified according to the number of people it services. Table 17 sets out the hierarchy of community infrastructure applied to this project.

Table 17: Community Infrastructure Hierarchy

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

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

9.3 Community Infrastructure Provision Standards

Table 18 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 Rest (Melton Shire) and Lancefield (Macedon Ranges Shire)

Table 18: Community Infrastructure Provision Standards

Service/Facility Type	MPA Provision Standard	K2 Provision Standard
Early Childhood		
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. 1 Outside School Hours Centre per 120 places required.
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
Community Facilities		
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

Service/Facility Type	MPA Provision Standard	K2 Provision Standard
Small to Medium Community Meeting spaces		1 21-50 people venue per 8,000 people
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	
Aged and Disability		
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 Dispatch Facility	1 Meals Facility (incorporated in multi-purpose community centre) per 50,000	1 dispatch facility per 40,000 people
Residential Aged Care (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.
Indoor Recreation		
Council 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
Council 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)	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
centre/stadium)		
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.
Active Outdoor Sport and Recreation and Passive Open Space		
Local Park	1 Children's playground with BBQ and landscaping per 1,000 people	1 local park (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 pavilions		1 pavilion per 6,000 people
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
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	
Education and Training		
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 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	
TAFE	1 per 150,000 people	
University	1 per 400,000 people	
Law and Emergency Services*		

Service/Facility Type	MPA Provision Standard	K2 Provision Standard
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	
Health, Community Services and Social Housing		
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.

10. References

1. Department of Planning and Community Development *A Guide to Delivering Community Precincts*
2. Hume City Council 2013 *Leisure Strategy 2013 – 2018 - Physically active, healthy, connected and happy*
3. Hume City Council 2011 *Hume Integrated Land-Use and Transport Strategy (HILATS) Action Plan 2011 – 2014*
4. Hume City Council 2011 *Sunbury Hume Integrated Growth Area Plan (HIGAP) Detailed Options Paper August*
5. Hume City Council 2012 *Sunbury HIGAP Delivery and Infrastructure Strategy July*
6. Hume City Council 2012a *Sunbury HIGAP Spatial Strategy July*
7. Metropolitan Planning Authority 2011 *Sunbury-Diggers Rest Growth Corridor Plan*
8. KPMG 2012 *Hume City Council's Service Provision in Sunbury*
9. Wyndham City Council 2012 *Wyndham Social Infrastructure Planning Framework 2040*



K2 Planning
P.O. Box 6282 Highton Victoria 3216
info@k2planning.com.au
T 0438 233 323