



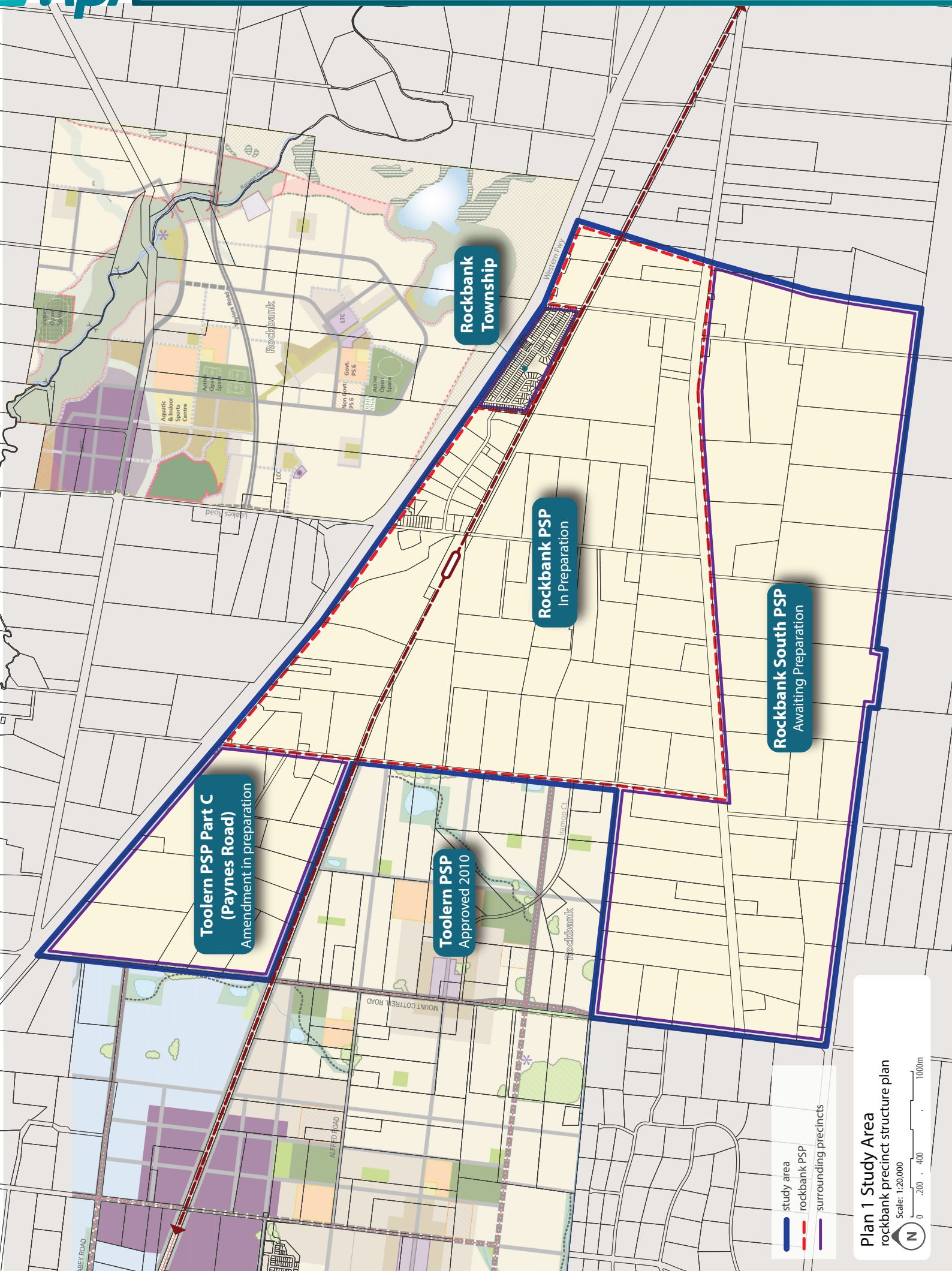
ROCKBANK

PRECINCT STRUCTURE PLAN
SOCIAL INFRASTRUCTURE NEEDS ASSESSMENT
JULY 2014

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CONTENTS

1.0	INTRODUCTION	3
1.1	Purpose	3
1.2	Context	3
1.3	Report Structure	4
1.4	Study area	4
1.5	Methodology	5
1.5.1	Desktop assessment	5
1.5.2	Demographic review	5
1.5.3	Context analysis	6
1.5.4	Stakeholder consultation	6
1.5.5	Infrastructure identification	6
2.0	KEY ISSUES AND OPPORTUNITIES	7
2.1	Transition of land use	7
3.0	DEMOGRAPHIC PROFILE	9
3.1	Existing Population	9
3.2	Population Projections	9
3.3	Population Assumptions	11
3.4	Case Study: Caroline Springs	12
4.0	NEEDS ANALYSIS	14
4.1	Items not suitable for delivery in the DCP	14
4.2	Items suitable for delivery in the DCP	14
4.3	Items affecting precinct net developable area	15
4.4	Provision ratios for DCP items and items affecting precinct land take	15
4.4.1	Community Centres	15
4.4.2	Schools	16
4.4.3	Open Space	16
4.5	Existing social infrastructure facility audit	18
4.6	MPA / Council needs analysis comparison: Rockbank Precinct Structure Plan	18
5.0	SPATIAL CONSIDERATIONS	20
5.1	Rockbank PSP Community Hubs	20
5.2	Rockbank South PSP Community Hubs	21
5.3	Paynes Road PSP Community Hubs	22
6.0	TIMING AND DELIVERY OF SOCIAL INFRASTRUCTURE	24
7.0	CONCLUSIONS AND RECOMMENDATIONS	25



Plan 1 Study Area
rockbank precinct structure plan
Scale: 1:20,000
0 200 400 1000m

1.0 INTRODUCTION

1.1 Purpose

The Metropolitan Planning Authority has prepared the *Rockbank Precinct Structure Plan Community Infrastructure Assessment* in conjunction with Melton City Council to establish the community infrastructure, social services and open space requirements for the preparation of the Rockbank Precinct Structure Plan (PSP).

The report provides guidance on the provision of social infrastructure in Rockbank PSP and the neighbouring precinct structure plans of Rockbank South PSP and Toolern PSP Part C (Paynes Road PSP), and is informed by approved precinct structure plans in Toolern PSP and Rockbank North PSP.

Development of the precinct must establish early years' services, aged and disability services, emergency services, and health and wellbeing services, and must facilitate education, community and cultural activities, and opportunities for formal and informal recreation for the future community.

Infrastructure required to meet the educational, cultural and health needs of the future community will be established as a range of State Government, Council and private facilities, including:

- Schools
- Libraries and informal learning spaces
- Health care
- Maternal and child health centres, childcare centres and kindergartens
- Recreation reserves, indoor stadiums and sporting pavilions
- Youth-oriented spaces
- Community rooms and spaces
- Consulting rooms
- Arts and culture
- Justice and safety.

The report will advise the number of these facilities, their order and spatial location within the precinct, and define roles and responsibilities for their funding and delivery.

1.2 Context

The primary purpose of the report is to inform the future urban structure of the ***Rockbank Precinct Structure Plan*** and associated documentation, including the ***Rockbank Development Contributions Plan***. As such, the report will primarily establish the precinct's requirements for primary and secondary schools, multi-purpose community centres and kindergartens, sportsgrounds and associated pavilions, and the establishment of recreation reserves and sportsgrounds.

The report is informed by the following policies, guidelines and documents:

- State Planning Policy Framework of the Melton City Council
- Local Planning Policy Framework of the Hume City Council
- *Precinct Structure Plan Guidelines* (PSP Guidelines)
- *Growth Corridor Plans: Managing Melbourne's Growth*
- *Growth Areas Social Planning Tool: Community Building in Growth Areas*
- *City of Melton Municipal Public Health and Wellbeing Plan*

The report does not provide cost estimates for the required social infrastructure but will establish provision ratios that create the nexus between each infrastructure item and the apportionment of its total cost to development and whether funding will be required from external sources.

1.3 Report Structure

Part Two of the report establishes the key issues and opportunities for the delivery of social infrastructure in the growth areas and within the Melton growth corridor.

Part Three establishes the demographic profile of the study area at Rockbank.

Part Four undertakes a social infrastructure needs analysis for the precinct.

Part Five spatially locates the required infrastructure across the network.

Part Six nominates indicative timeframes, roles and responsibilities for delivery of social infrastructure projects.

1.4 Study area

All precincts, development areas and land use are within the City of Melton as part of the West Growth Corridor.

The study area is illustrated on Plan 1.

Rockbank Precinct Structure Plan

Projected population yield: 23,562 persons; project dwelling yield: 8,415 dwellings.

Rockbank Precinct Structure Plan is located within the Melton growth corridor in the City of Melton, directly south of the Western Freeway and adjoining the existing Rockbank Township.

The precinct is otherwise bound by Paynes Road to the west, Greigs Road to the south, and the future Outer Metropolitan Ring Road (OMR) to the east.

The precinct includes a total area of 750 hectares and its future land use that will be predominantly residential in nature. The estimated net development of Rockbank Precinct Structure Plan is 510 hectares.

The Ballarat Rail Line traverses the precinct in an east-west, creating isolation between the north and south land areas; however, the existing Rockbank Station will be upgraded to join the metropolitan rail network and provide the anchor for a Major Town Centre to be established within the precinct.

Rockbank South Precinct Structure Plan

Projected population yield: 19,404 persons; project dwelling yield: 6,930 dwellings.

Rockbank South Precinct Structure Plan is located south of Rockbank PSP. The precinct is not part of the MPA's current preparation program (2014), but must be considered as part of the social infrastructure strategy for Rockbank PSP to ensure regional-scale facilities are appropriately planned for between the precincts.

The precinct is bound by Greigs Road to the north, Mt Cotterill Road to the west, the future OMR to the east and the Urban Growth Boundary (UGB) to the south.

The precinct includes a total area of 650 hectares and its future land use will be predominately residential in nature.

Toolern Precinct Structure Plan (Part C) aka 'Paynes Road'

Projected population yield: 6,468 persons; project dwelling yield: 2,310 dwellings.

Toolern Precinct Structure Plan (Part C), otherwise known as Paynes Road Precinct Structure Plan, is an amendment to the approved Toolern Precinct Structure Plan.

The subject land is bound by the Western Freeway to the north, Payne Road to the east, Mt Cotterill Road to the west, and the Ballarat Rail Line to the south.

The amendment seeks to rezone the land from an employment land use to a residential land use and is a part of the MPA's current preparation program (2014); it is important to consider Paynes Road PSP in planning social infrastructure for the land within Rockbank PSP that is north of the rail line.

The precinct includes a total area of 200 hectares and its change in land use to predominately residential will require the additional provision of social infrastructure.

Surrounding area

Surrounding land uses and developments relevant to the precinct include:

Rockbank Township: Rockbank Township is enveloped by the Rockbank PSP and adjoining the Western Freeway, the existing township will form the initial basis of an expanded Rockbank community. Existing social infrastructure in the township may be expanded or improved, and will be considered when determining new social infrastructure requirements for the wider precinct.

Rockbank North Precinct Structure Plan: Rockbank North is located north of the precinct, across the Western Freeway. Rockbank North PSP was approved in June 2012 and will include a Major Town Centre and a range of social infrastructure facilities accessible from the Rockbank precinct via the Leakes Road freeway interchange.

Toolern Precinct Structure Plan: Toolern is a large precinct located west of Rockbank which covers 2,300 hectares and adjoins the existing Melton Township. Toolern PSP was approved in October 2010 and will include a Principal Town Centre and range of social infrastructure facilities readily accessible from the Rockbank precinct via the arterial and connector road network.

The precinct anticipates a future population of approximately 55,000 residents that will have provided for them six government primary schools, two government secondary schools, eight community centres and nine sporting reserves.

Mt Atkinson Precinct Structure Plan: Mt Atkinson PSP (currently in preparation) is located directly east of the Rockbank area but separated and isolated by the OMR corridor. The precinct will be comprised of mixed use (business and residential) and employment land with a potential population of 15,000 residents.

Western Freeway: The Western Freeway is a major freeway linking Melbourne and Ballarat via Melton. The east-west freeway connects to Melbourne's freeway network via the Western Ring Road and splits the Melton growth corridor. Direct access to the Western Freeway will provide the primary vehicular access point to the precinct via Leakes Road.

Ballarat Line: The Ballarat Line is mostly single-track regional passenger rail service between Melbourne and Ballarat that serves the existing Rockbank Station intermittently. A short crossing loop expands the rail line to two tracks for the length of the Rockbank precinct. Future rail network upgrades will add a new-constructed Rockbank Station to the electrified metropolitan network using an expanded four-track line to Melton Station.

Outer Metropolitan Ring Road (OMR): The OMR will be a large proposed freeway incorporating four rail tracks within its median, connecting the Hume Freeway at Kalkallo with the Princes Freeway near Werribee. The freeway will be grade separated to span above the Western Freeway, the rail corridor and potentially Greigs Road. Nonetheless, the OMR will create a significant visual and perceived boundary to the east of the precinct. Construction will be long-term in nature and not commence before 2020.

Western Grasslands Reserve: The Western Grasslands Reserve will form a new 15,000 hectare grassland conservation park, situated directly south of Rockbank South PSP (outside the UGB). As a consequence, no urban development directly south of Rockbank South will ever occur, providing a considerable catchment boundary for social infrastructure within the precinct.

1.5 Methodology

1.5.1 Desktop assessment

Review of State and local government policies, guidelines and strategic documentation was undertaken to establish a contextual framework for the identification of social infrastructure required as part of growth area development at Rockbank.

1.5.2 Demographic review

Demographic review and forecasting established the existing and future population likely to live and work in Rockbank.

1.5.3 Context analysis

An analysis of existing and planned social infrastructure in the surrounding corridor was undertaken to establish a hierarchy of facilities and services and their respective catchments to identify opportunities for the integration, co-location, and differentiation of services in the area.

1.5.4 Stakeholder consultation

Preliminary stakeholder consultation was conducted with council officers from Melton City Council, and the Department of Education and Early Childhood Development (DEECD) and Catholic Education Office Melbourne (CEOM).

1.5.5 Infrastructure identification

Social infrastructure was identified for delivery within the Rockbank PSP, including sharing/co-location of facilities and the improvement to existing facilities within Rockbank Township.

2.0 KEY ISSUES AND OPPORTUNITIES

Transition of land use

Rockbank is a rural area that will experience a total transition of land use as part of large scale residential development, with substantial population increase and demographic change the major consequence.

Although development of the precinct will take place over thirty years (up to 2046), the population growth rate in the area over that period – 23,500 new residents in Rockbank as part of a 240,000 population increase with the City of Melton – is rapid in the Melbourne context and requires an equally comprehensive delivery of social infrastructure to support it. The infrastructure must enable, stimulate and foster activities that will build a strong sense of community, like that available in established suburbs where its cultivation has taken place over much longer periods of urban development.

Planning for social infrastructure in greenfield precincts is challenging in development scenarios that are decades-long and where the subject site lacks a demonstrative existing population.

The response must be one that determines infrastructure needs by analysing established greenfield communities whilst resisting overly prescriptive outcomes for neighbourhoods whose needs will evolve over the life of the precinct's development.

Integration of existing and new communities

The existing Rockbank Township benefits from existing social infrastructure that includes a government primary school, pre-school, single-oval recreation reserve and pavilion, and a small local town hall. Whilst these facilities satisfy some of the needs of the community, others such as secondary schools, maternal and child health facilities, medical services, larger community spaces and youth spaces are lacking.

Rockbank Township is a small and geographically-isolated community, and essential services unavailable within the township must be found either in Melton, ten kilometres to the west, or Caroline Springs, eight kilometres to the east.

The township will only constitute roughly five-percent of the future population of the new precinct that encompasses it. New social infrastructure, including development of the Major Town Centre and rail upgrades, must be provided to match such large scale expansion and will be as critical in the lives of the existing, long-term Rockbank residents as it is the new residents.

Where appropriate, development of the precinct must cater for improvements to existing social infrastructure within the township it surrounds and hinges from. It is equally important to ensure that access to new infrastructure, particularly where provided south of the rail corridor, is provided to existing residents in a manner which is safe, convenient and timely.

Co-location of social infrastructures

Opportunities to co-locate social infrastructure within the precinct will be exploited. Co-location of facilities into community hubs provides myriad benefits, including greater efficiency of cost and land use, multiple uses attracting multi-purpose trips across the day, community integration, passive surveillance and provide a focal point within the neighbourhood.

Concentrating the provision of local parks with built-form social infrastructure may further encourage the community to use and embrace these assets at the neighbourhood-level, and will diminish the provision of arbitrary pocket parks with few attractors and minimal use.

Activation of social infrastructure

Community hubs must be designed to maximise interest and use at various time across the day. To achieve this, social infrastructure within the community hub must generate appeal to many different users, regardless of gender or age, across the entire day.

A potent mixture of co-located uses should encourage activation of the hub in the morning and the evening for residents leaving the precinct to work each day, whilst equally catering to the needs of residents, visitors and workers present in the community during the day.

Most importantly, the community must be encouraged to take ownership of the hub and be able to "put their stamp" on the area. To achieve this, the community hub should be designed in a visually and functionally interesting manner, provide attractors that can be adapted by users in the neighbourhood for their individual means, and be areas that discourage anti-social behaviours at all times during the day.

Connectivity of social infrastructure

Ideally, community hubs should connect to each other across the wider precinct, and then to other areas of activity in neighbouring development areas in Toolern and Rockbank South.

Connections between community hubs can be designed and facilitated through the open space network. Drainage basins, wetlands and overland flow paths form the basis for creating a shared trail network, allowing pedestrians and cyclists to travel between hubs, and more generally across the network.

Given the difficulty in moving north-south across the rail corridor, east-west connectivity between hubs will be a focus point in the strategic planning of the precinct.

Designing strong connections between community hubs that will each provide unique opportunities and services is important in attracting potential users from across the wider network, with many make non-vehicular trips to gain access.

Shared paths and drainage lines within the sixty-metre Greigs Road reserve will create the opportunity for east-west connections in the southern portion of the precinct; similar opportunities will need to be planned for the northern and central neighbourhoods.

Flexibility of social infrastructure

Flexibility in the delivery and use of social infrastructure will be key components of its success and ongoing value to the surrounding neighbourhood catchment.

Community facilities and hubs must cater to broad mixture of users of various ages (children, young people, adults, and the elderly), cultural backgrounds, abilities (catering for issues of disability and mobility) and living arrangements (families, couples, sole occupants). Differentiation and specialisation of some facilities and hubs should be encouraged.

Social infrastructure within the precinct needs cater to all users, and should include indoor and outdoor spaces accordingly. Fundamentally, the infrastructure provided must adapt and cater to the changing needs and aspirations of its users both as they grow older, and more generally, as part of social advances over time.

A variety of funding mechanisms and delivery models can be considered to provide facilities to the community, with contributions potentially sourced from a sole or combination of stakeholders including Council, land developers, state and federal grants or alternative bodies.

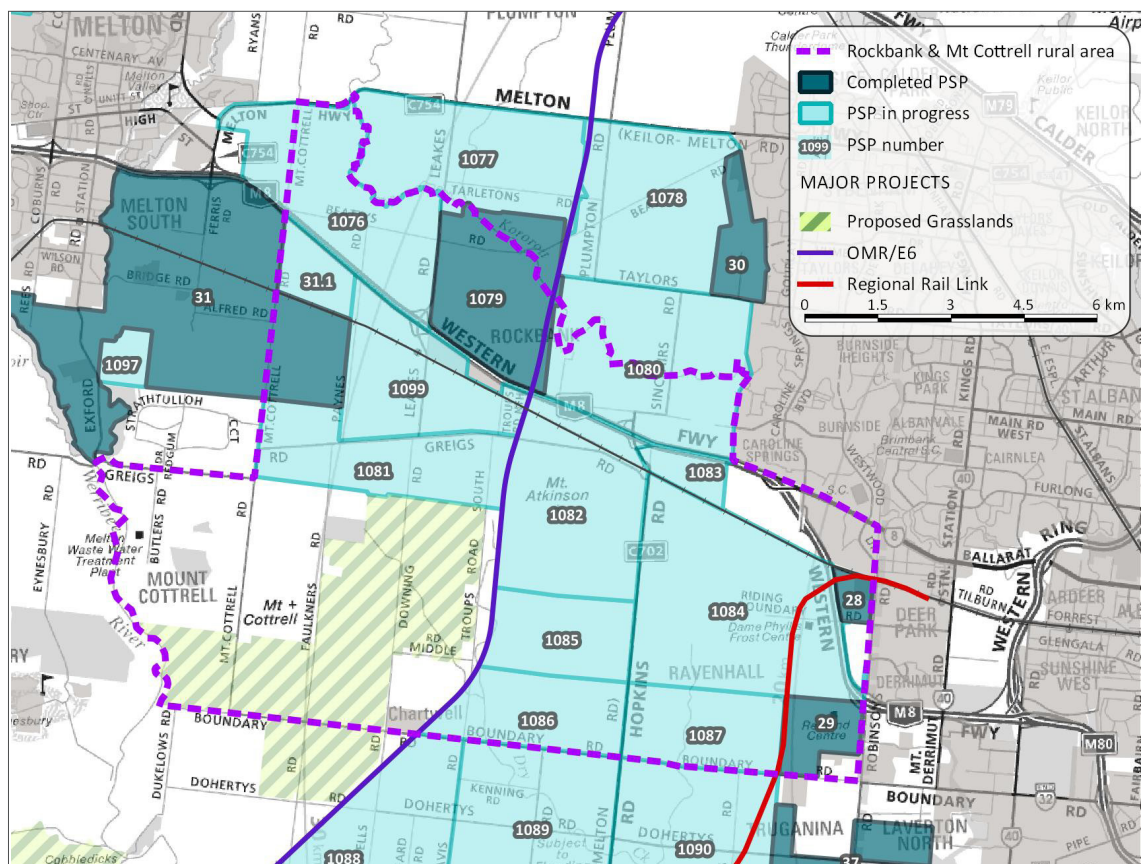
3.0 DEMOGRAPHIC PROFILE

3.1 Existing Population

The rural area of the Melton corridor in proximity to the precinct, including the Rockbank and Mount Cottrell, currently has an existing population of approximately 2,800 of which 1,350 reside in Rockbank Township. Residents in Rockbank PSP outside the township account for a small percentage of the population balance.

The existing population, including Rockbank Township, is small and unlikely representative of the future population anticipated as part of new development. As such, an alternative existing community will provide a comparison and benchmark for social infrastructure delivery at Rockbank. Caroline Springs – an established suburb featuring a town centre and good social infrastructure – will assist in determining the likely future population of the Rockbank precinct.

Figure 1 Rockbank and Mount Cottrell rural areas, City of Melton



3.2 Population Projections

MPA has developed population projections for the West Growth Corridor up to 2046 to support the precinct structure planning process. In addition, broad assumptions are made to estimate developable land (Net Developable Area – NDA) and dwelling yield (per net developable hectare) in an effort to predict the ultimate population in the precinct.

It is anticipated that a net developable area of 510 hectares from a gross land area of approximately 750 hectares will be available in Rockbank PSP, a percentage of 68%.

The PSP Guidelines mandate that an average net density of 15 dwellings per developable hectare or more are achieved across all precincts as part of the effort to create housing choice, density and affordable places to live. Whilst assuming 15 dwellings per hectare is the minimum dwelling density required, recent developments within Melton have achieved higher ‘per hectare’ densities that approach 17 dwellings per hectare.

Rockbank Precinct Structure Plan will require that a minimum average of 16.5 dwellings per hectare be delivered across the precinct; Rockbank South PSP and Paynes Road PSP will be required to meet the same minimum average dwelling density target of 16.5 dwellings per hectare.

This assessment calculates provision of social infrastructure using assumptions of 16.5 dwellings per hectare. Using the increased yield as the benchmark for calculating social infrastructure provision will more accurately reflect future development outcomes in the Melton corridor.

Table 1 indicates that the minimum dwelling yield anticipated for Rockbank PSP is 8,415 houses for a residential population of 23,562.

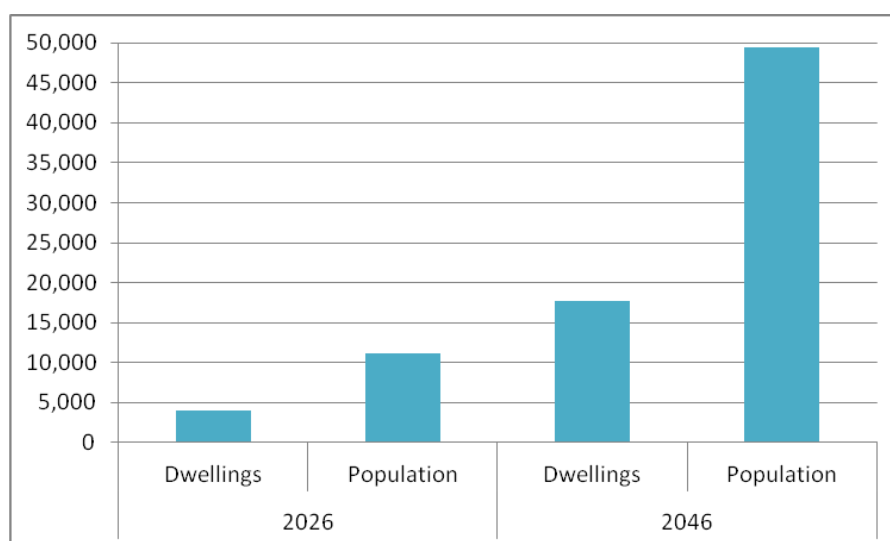
Table 1 compares the Rockbank PSP dwelling and population yields against the minimum benchmark required by the PSP Guidelines and indicates that an additional 2,000 residents should be provisioned for at the increased dwelling density.

Table 1 Development scenarios for Rockbank PSP based on anticipated dwelling yield

Residential development scenario	Required minimum average dwelling density for Rockbank PSP	PSP Guidelines minimum average dwelling density
Yield assumption	16.5 dwellings/hectare	15 dwellings/hectare
Persons per household	2.8 persons	2.8 persons
Dwellings assumption (total)	8,415 dwellings	7,650 dwellings
Population assumption (total)	23,562 residents	21,420 residents

Analysing the wider catchment by including Rockbank South PSP and Paynes Road PSP under a similar development scenario, the three precincts will contribute a total population in the vicinity of 50,000 at full development.

Figure 2 Anticipated dwelling and population yield at 2026 and 2046 for Rockbank PSP, Rockbank South PSP and Paynes Road PSP at a residential density of 16.5 dwellings per hectare



The population projections indicate Rockbank PSP will experience the majority of its development (approximately 60% completed) by the time that Rockbank South PSP commences after 2026; the bulk of Rockbank PSP situated east of Leakes Road will be completed by this time. Significant development will occur in Rockbank South PSP from 2032 until 2046. Paynes Road PSP will develop rapidly from 2022 to full development by 2036.

Figure 3 Anticipated population in Rockbank PSP, Rockbank South PSP and Paynes Road PSP at an average 16.5 dwellings per hectare (five-year intervals between 2016 and 2046)

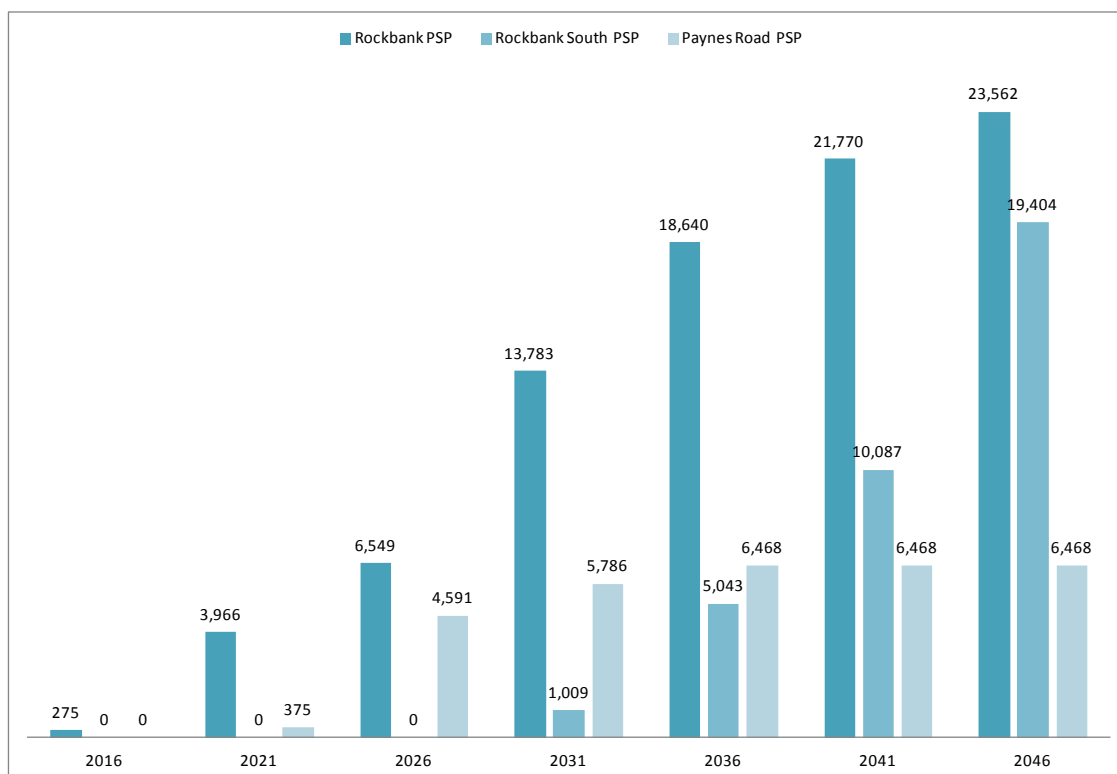


Figure 3 indicates that more than half of the anticipated development in Rockbank PSP will have occurred by 2031. Despite this, Figure 2 indicates that the broader catchment of Rockbank/Rockbank South/Paynes Road will be less than 25% delivered by 2026, and that the major growth period for Rockbank area will occur between 2026 and 2046.

Projected sequencing anticipates that the initial growth in the area will initially occur in two development zones up to 2026: east of Leakes Road in Rockbank PSP to Troups Road North, and generally within Paynes Road PSP.

The projected growth rates and population distribution of the three precincts are based on data compiled from the Victorian Government's Victoria in Future projections, MPA datasets, Melton City Council's population forecasting dataset, forecast.id.

3.3 Population Assumptions

Rockbank, east of Leakes Road, will be an establishing neighbourhood up to 2026

Rockbank PSP may have a population of approximately 6,500 by 2026, constituting a critical mass to support several social infrastructure projects, including a primary school. The neighbourhood will at a point where initial community facilities and services, including a community centre and kindergarten, will be required to support the local population.

Rockbank will be an established community by 2031, growth east to west.

Within a further five years beyond 2026, rapid population growth will have commenced in the precinct, with a Major Town Centre developing in stages and higher order social infrastructure such as sporting grounds and pavilions must be delivered to support the community. Development in the area will leverage of the Leakes Road interchange and move west after initial development occurs in the east of the precinct.

Paynes Road will establish a small neighbourhood much prior to 2046

The Paynes Road neighbourhood, a small community, will develop largely in a ten-year period up to 2031. The neighbourhood will need to attract residents from east of Paynes Road (in the Rockbank precinct) to establish a critical mass for social infrastructure. Provision of community facilities should consider the two areas as a joint-neighbourhood to reflect their relative geographic isolation caused by the rail corridor and Western Freeway.

Rockbank South will not develop until Rockbank is established, then develop rapidly.

Rockbank South will require infrastructure services (water, drainage, electricity, gas) that will be extended throughout the Rockbank precinct as part of development. As Rockbank PSP nears full development, Rockbank South will open up and develop slowly between 2026 and 2036 before rapidly expanding in the following ten years. Social infrastructure provision will need to strategically plan for high-speed development during this time.

3.4 Case Study: Caroline Springs

Caroline Springs is an established nearly suburb, eight kilometres east of the Rockbank precinct and on the existing metropolitan fringe. The suburb has been developed on greenfield land since commencing in 1999. In the ensuing 15-year timeframe, the population is forecast to be 23,407 in 2014, a similar population to Rockbank PSP at full development.

Given the similarities in dwelling yield, and noting that Rockbank's anticipated growth rate will see it reach a 20,000+ population 5-10 years later than what has been experienced in Caroline Springs, the suburb provides an adequate approximation of the likely future demographic profile of the Rockbank precinct.

Table 2 Potential age profile of Rockbank PSP, Rockbank South PSP and Paynes Road PSP at full development (2046) based on existing Caroline Springs

	2011		2046 (16.5/HA)			
	Greater Melbourne	Caroline Springs	Rockbank	Rockbank South	Paynes Road	
Age	Population (%)		Population (Total)			
0 to 4	6.6%	11.1%	2,254	2,615	2,154	718
5 to 9	6.1%	9.5%	1,937	2,238	1,843	614
10 to 14	5.9%	7.8%	1,594	1,838	1,514	505
15 to 19	6.3%	5.8%	1,180	1,367	1,125	375
20 to 24	7.5%	5.5%	1,117	1,296	1,067	356
25 to 34	15.5%	19.3%	3,941	4,547	3,745	1,248
35 to 49	21.9%	26.7%	5,451	6,291	5,181	1,727
50 to 59	12.0%	8.3%	1,691	1,956	1,611	537
60 to 69	9.0%	4.0%	822	942	776	259
70 to 84	7.4%	1.9%	384	448	369	123
85 and over	1.8%	0.1%	18	24	19	6
TOTAL	100%	100%	20,389	23,562	19,404	6,468

Table 2 assesses the age profile of Caroline Springs at its population of 20,389 as reported in the 2011 Australian Bureau of Statistics (ABS) *Census of Population and Housing*.

The information allows for both an analysis of demographic profile differentiation between a new, established greenfield suburb (Caroline Springs) and the established metropolitan area (Greater Melbourne) in addition to a predictive snapshot of the age demographics to be anticipated in Rockbank at full development.

There are two major differences in age structures between the new greenfield suburb and the metropolitan area. Firstly, significantly larger percentages of babies and pre-schoolers (aged 0-4) and parents and homebuilders (aged 35-49) are present in the greenfield suburb; it can be concluded that young families are the dominant household type. Secondly, only 14% of the greenfield suburb's population is aged '50 and over' when the proportion exceeds 30% in the rest of the city.

With first homebuyers and young families well-represented in the greenfield suburb, the most obviously conclusion relating to social infrastructure is the need for facilities and services that support this key demographic: maternal and child health care, kindergartens and primary schools and parks.

Adults aged 25-49 will make up 50% of the population, so opportunities for active and passive recreation, entertainment and community services that cater to this demographic should be provided at a level that reflects their prevalence within the community.

Despite fewer residents aged 50 and over, the comparison does not indicate that greenfield suburbs need not plan for older members of the community: a combined population of approximately 7,000 will reside in Rockbank, Rockbank South and Paynes Road at full development. The precincts will gradually require increased aged services and facilities over time as adult residents choose to remain within the community. Strong communities will take form around long-term residents and a range of age-classes, so the opportunity to 'age in place' and remain near family and friends in the neighbourhood must be adequately supported by social infrastructure.

In the meantime, these young adults and adults (aged 25-49) will initially make up 50% of the population at full development and so immediately require active and passive recreation, entertainment and retail opportunities.

4.0 NEEDS ANALYSIS

Greenfield development areas must cater for a full range of facilities and services that provide opportunities for education (primary, secondary, tertiary, vocational and adult learning), health and well-being (health and support services, emergency services, age-specific services), recreation and leisure (organised and informal sport and recreation, cycling and pedestrianism, leisure) and social and cultural interactions.

Acknowledging the many facilities and services required by the growing community, the report emphasises a need to determine social infrastructure facilities suitable for delivery using development contributions, as well as land uses that have a spatial impact (land take) associated with their provision.

The needs assessment determines:

- Items not suitable for delivery in the development contribution plan
- Items suitable for delivery in the development contributions plan
- Items that affect land take
- Provision ratios and order of each infrastructure item affecting net developable area in the precinct.

4.1 Items not suitable for delivery in the DCP

The following facilities, whilst essential to the ongoing development of the precincts and the well-being of the future community and neighbourhoods, will not be included in a development contribution plan:

- ✗ Town centres and civic spaces
- ✗ Hospitals
- ✗ Medical centres
- ✗ Places of worship
- ✗ Civic facilities (ambulance, fire, police, judicial, state emergency)
- ✗ Residential aged care centres
- ✗ Local parks
- ✗ Community/public art

4.2 Items suitable for delivery in the DCP

The following facilities are eligible to be funded in whole or part by a development contributions plan:

- ✓ Multi-purpose community centre
- ✓ Kindergartens
- ✓ Neighbourhood houses
- ✓ Maternal and child health centre
- ✓ Child care centres
- ✓ Local sports reserves (AFL/cricket ovals, soccer and rugby pitches)
- ✓ Tennis courts
- ✓ Indoor recreation centres
- ✓ Libraries
- ✓ Shared paths and trails

4.3 Items affecting precinct net developable area

The following facilities are not eligible for funding through development contributions but will be identified in the report for delivery as part of a precinct structure plan:

- Government primary schools
- Government secondary schools
- Non-government primary schools
- Non-government secondary schools
- Tertiary education facilities
- Emergency services facilities

4.4 Provision ratios for DCP items and items affecting precinct land take

The needs analysis for facilities to be delivered across the precincts is undertaken by predicting the future population and applying an indicative provision rate for each type of infrastructure.

4.4.1 Community Centres

Table 3 provides a summary of the community centres to be delivered in each precinct based on provision ratios.

Table 3 Needs analysis of community infrastructure based on population projections for Rockbank PSP, Rockbank South PSP and Paynes Road PSP

		Level 1	Level 2	Level 3			
		Multipurpose community centre	N'hood house	Specialist community centre	Branch library	K'garten rooms	MCH facility
		1 per 8,000 population	1 per 20,000 population	1 per 40,000 population	1 per 21,000 dwellings	1 per 4,500 population	1 per 16,000 population
Rockbank	16.5	2.9	1.2	0.6	0.4	5.2	1.5
Rockbank South	16.5	2.4	1.0	0.5	0.3	4.3	1.2
Paynes Road	16.5	0.8	0.3	0.2	0.1	1.4	0.4
Total		6.2	2.5	1.2	0.8	11.0	3.1
Proposed		4	1	1	0		

Provision of community centre infrastructure is hierarchical such that Level 1-type facilities are provided as part of the higher-order Level 2-type facilities, all of which are then provided as part of the highest order Level 3-type facilities. Because of this, where larger population catchments justify provision of Level 2- and 3-type facilities (as in the broader Rockbank area) a "discount" of provision of lower-order facilities can be applied.

If provision ratios are calculated discretely, the three PSPs combined would provide the following facilities: six 'Level 1' multi-purpose community centres; two 'Level 2' neighbourhood houses; one 'Level 3' specialist community centre / branch library, and one 'Level 3' specialist community centre. The above facilities would amount to an overprovision of social infrastructure in the Rockbank area.

Calculated as a hierarchical combination of facilities working as a network, it is proposed that the following community infrastructure be provided across the three precincts: four 'Level 1' multi-purpose community centres; one 'Level 2' neighbourhood house, and one 'Level 3' specialist community centre / branch library.

Table 3 indicates up to 11 kindergarten rooms should be delivered at a ratio of 1 room per 4,500 population. Kindergarten rooms will typically be delivered as part of the community centres, with 2-4 rooms included per facility.

Community centres should typically be co-located with primary schools as part of a community hub. Six community centres and six Government primary schools will be provided across the three precincts, with opportunities to co-locate these facilities in all locations but the major town centre, where strong pedestrian connections will link the Level 3 community centre to the primary school in Rockbank West Community Hub.

Community centres will be located in highly visible locations on the connector road network.

4.4.2 Schools

Table 4 provides a summary of the schools to be delivered in each precinct.

Table 4 Needs analysis of schools based on population projections for Rockbank PSP, Rockbank South PSP and Paynes Road PSP

		Government school			Non-Government school		
		Primary	Secondary	Special needs	Catholic Primary	Catholic Secondary	Other
		1 per 3,000 dwellings	1 per 9,000 dwellings	1 per 60,000 dwellings	1 per 8,000 dwellings	1 per 32,000 dwellings	1 per 40,000 population
Rockbank	16.5	2.8	0.9	0.1	1.1	0.3	0.6
Rockbank South	16.5	2.3	0.8	0.1	0.9	0.2	0.5
Paynes Road	16.5	0.8	0.3	0.0	0.3	0.1	0.2
Total		5.9	2.0	0.3	2.2	0.6	1.2
Proposed		6	2	0	2	1	1

School provision does not take into account the existing Rockbank Primary School. The existing school, at 1.4 hectares in size, is small in comparison to a standard 3.5 hectare Government school. A special needs school - at a provision ratio of 1 per 60,000 dwellings - has not been identified in the precinct; however, at its size, the existing Rockbank Primary school site may provide a suitable future location for facility special needs school at full development of the precincts.

Catholic primary and secondary schools are specifically provisioned for in the PSPs as part of the strategic planning and consultation undertaken by the Catholic Education Office Melbourne (CEOM). One Catholic secondary school and two Catholic primary schools are required across the precincts.

4.4.3 Open Space

Open space in greenfield development precincts should be classified as either 'local' or 'regional' in scale.

Generally, open space should be equitably distributed across the precinct, maximising access by the local community and generating high amenity.

Local open space

The Precinct Structure Plan and Development Contributions Plan deliver, as a development obligation, local open space of up to 10% of net developable area; generally this is divided as 6% of NDA for local sports reserves and 4% of NDA for local parks.

Local sports reserves included in the Development Contributions Plan should cater for the five most popular sports (Australian football, cricket, soccer, netball and tennis), and should be located within one kilometre of at least 95% of all dwellings.

Generally, sports reserves should be large enough to accommodate two football/cricket ovals, and where practicable, have a variety of shapes and configurations.

In addition, residential precincts should provide land (or cash in lieu equivalent) for indoor sports and recreation facilities of up to five hectares per 60,000 residents.

Local parks should be delivered in sizes ranging from 0.1 hectares to three hectares, cater for a diverse range of functions (i.e. gathering spaces, walking pets, linear connections, community focal points), and be located within 400 metres convenient walking distance of 95% of all dwellings.

Regional open space

Regional open space, sometimes referred to as 'higher order' or 'district' open space, should be included in a precinct structure plan if the relevant Council (in this case, Melton City Council) commit to delivering the facility using its own resources for both land purchase and infrastructure construction. The West Growth Corridor Plan outlines that the regional sports reserves should be delivered at a ratio of 0.5 hectares per 1,000 population.

Provision of open space

Table 5 provides a summary of sports reserves and local park requirements in each precinct and the total land take for open space required.

Table 5 Needs analysis of open space based on population projections for Rockbank PSP, Rockbank South PSP and Paynes Road PSP

		Local		Regional				
		Parks	Sports reserves	Parks		Sports reserves		
		Local	Sports reserves	District	Regional	Sports reserves	Tennis centre (higher order)	Athletics track
		4% of NDA	6% of NDA	1 per 30,000 population	1 per 250,000 population	0.5 hectares / 1,000 population	1 per 35,000 population	1 per 150,000 population
Rockbank	16.5	20.4	30.6	0.8	0.1	11.8	0.7	0.2
Rockbank South	16.5	16.8	25.2	0.6	0.1	9.7	0.6	0.1
Paynes Road	16.5	5.6	8.4	0.2	0.0	3.2	0.2	0.0
Total		42.8	64.2	1.6	0.2	24.7	1.4	0.3
Proposed		42	62	2	0	24	1	0

With a 6%/4% split in local open space, Rockbank PSP should provide approximately 20 hectares of local parks and 30 hectares of sports reserves.

Melton City Council supports a sports field provision model that delivers infrastructure using a 6-hectare or 10-hectare land take.

The constrained nature of land north of the rail corridor will support slightly smaller sports field, with a 6-hectare land take. The existing Ian Cowie Recreation Reserve at Rockbank Township is a 4-hectare sports reserve, and is included in the Rockbank PSP provision calculation.

A detailed account of the land take for all social infrastructure items in each precinct is detailed in Part 5 of this report.

Flexible provision ratios

In residential areas where 10% of the net developable area will be credited public open space, the relative totals of sports reserves and local parks may shift from the 6%/4% split. As a guide, 5% to 7% of NDA should be set aside for sports fields and 3% to 5% should be set aside for local parks.

For Rockbank PSP (at 510 hectares of net developable area), the acceptable range for provision of sports reserves is 25 to 35 hectares, and 15 to 25 hectares of local parks.

4.5 Existing social infrastructure facility audit

Rockbank Township hosts existing assets that must be taken into consideration when establishing social infrastructure needs for the wider precinct, namely:

- **Rockbank Primary School**, a small rural government school with an enrolment of approximately 70 students. The school directly adjoins the western edge of the most built-up area of the township on Westcott Parade on a site approximately 1.4 hectares in size. The school is sited on an area approximately one-third the size of standard government primary school and constitutes approximately 30% of one neighbourhood catchment; the site is constrained with further expansion unlikely. In future, the site may continue to cater for the existing township with additional catchment from a consolidated population north of the rail corridor along Westcott Parade and west of Leakes Road. Alternatively, the site may be a suitable location for a specialised school facility. In either scenario, it is considered that three additional government primary schools will still be required in the precinct.
- **Ian Cowie Recreation Reserve** is the sports and recreation reserve for Rockbank Township, situated directly next to Rockbank Primary School on Westcott Parade. The site includes one full-size AFL/cricket oval and associated pavilion, full-size netball and basketball courts, cricket nets, a playground and barbecue facilities. It is home to the Rockbank Football Sporting Club and its football, cricket and netball teams. The reserve site covers 3.7 hectares and is too small to provide a second oval or soccer pitch. Generally, the single oval and pavilion model comfortably caters for the existing population and would provide a suitable lower-order sports field for township and bolstered population around Westcott Parade. Constrained on all side from further expansion, the recreation reserve will provide four of the total provision of approximately 30 hectares for the Rockbank precinct.
- **Rockbank Hall** is a small town hall located on Old Leakes Road, at the western extent of the existing township. It is at capacity and may require improvement or expansion as part of development on Westcott Parade. **Rockbank Kindergarten** is located next door.

4.6 MPA / Council needs analysis comparison: Rockbank Precinct Structure Plan

MPA and Melton City Council calculate social infrastructure using different provision ratios. MPA calculates provision of sports fields and local parks as a percentage of net developable area, where Council calculates provision based on estimates of future population.

Table 6 provides a comparison between the MPA and Council social infrastructure provision ratios, and highlights disparities between land take requirements for facilities within Rockbank PSP. The table also provides initial Council advice on provision of community centres in the precinct.

Table 6 Comparison of social infrastructure based on MPA and Council provision ratios

			MPA				Council			
			Provision Ratio	Provision	Proposed Facilities	Proposed Land take (Ha)	Proposed Land take (Ha)	Provision	Proposed Facilities	Provision Ratio
Local	Open space	Sports reserves	6% of NDA (Ha)	30.6	4	30	28	5	31.3	1.33 hectares per 1,000 population
		Local parks	4% of NDA (Ha)	20.4	20	20	23.6	23.6	23.6	1.00 hectares per 1,000 population
	Community centres	Multipurpose community centre	1 per 8,000 population	2.9	1	0.8	0.8	1	2.6	1 per 9,000 population
		N'hood house	1 per 20,000 population	1.2	1	1.2	1.2	1	1.2	1 per 20,000 population
		Specialised community centre/ Branch library	1 per 40,000 population	0.6	1	1.5	1.5	1	0.5	1 per 45,000 population
	Open space	Sports reserves	0.5 hectares per 1,000 population	24.7	1	24.0	33.1	1	33.1	0.67 hectares per 1,000
Regional (combined precincts)										

Provision of infrastructure in Table 6 has been calculated using the following assumptions:

- A net developable area of 510 hectares in Rockbank PSP, part of the 1,070 net developable hectares across all three PSPs
- A minimum average density of 16.5 dwellings per net developable hectare

- Regional sports reserves provision is based on the total combined population of Rockbank PSP, Rockbank South PSP and Paynes Road PSP, with the land and construction cost to be apportioned relatively across all three precincts
- The 'Level 3' community facility (specialist community centre / branch library) will be delivered within Rockbank PSP as part of the major town centre, and apportioned relatively between Rockbank PSP and Rockbank South PSP given the precincts combined population of 40,000 residents.

Table 6 highlights the key land take differences in social infrastructure provision as calculated by MPA and Council:

- MPA's 30 hectares of district sports reserves to Council's 28 hectares
- MPA's 24 hectares of regional sports reserves to Council's 31 hectares
- MPA's 20 hectares of local parks to Council's 23.6 hectares.

A total inventory of social infrastructure to be provided in Rockbank PSP, as calculated by MPA and Council, is outlined in Table 7. The land take is a representation of calculated provision ratios at 16.5 dwellings per hectare and/or the outcomes of Council workshops to determine social infrastructure needs within the precinct.

Table 7 Comparative analysis and total land take of MPA and Council's inventory for social infrastructure in Rockbank Precinct Structure Plan

	MPA		Council	
	Facility	Land take	Facility	Land take
Community centres	Branch library / specialist community centre (Level 3)	1.5	Branch library / specialist community centre (Level 3)	1.5
	Neighbourhood house (Level 2)	1.2	Neighbourhood house (Level 2)	1.2
	Multipurpose community centre (Level 1)	0.8	Multipurpose community centre (Level 1)	0.8
		3.5		3.5
Open space (local)	Sports reserves	10.0	Sports reserves	10.0
	Sports reserves	10.0	Sports reserves	6.0
	Sports reserves	4.0	Sports reserves	6.0
	Sports reserves (Ian Cowie Recreation Reserve)	3.7	Sports reserves (Ian Cowie Recreation Reserve)	3.7
	Indoor recreation centre	2.0	Indoor recreation centre	2.0
		29.7		27.7
Open space (regionl)	Sports reserves (including aquatic centre)	24.0	Sports reserves (including aquatic centre)	33.1
		24.0		33.1
Government schools	Primary school	3.5	Primary school	3.5
	Primary school	3.5	Primary school	3.5
	Primary school	3.5	Primary school	3.5
	Secondary school	8.4	Primary school	3.5
			Secondary school	8.4
		18.9		22.4
Parks	Local	20.0	Local	23.6
	District	4.0	District	4.0
		24.0		27.6
Total		100.1		114.3

MPA requires 100.1 hectares for social infrastructure in Rockbank PSP compared to Council's 114.3 hectares: a difference of 14.2 hectares.

Using the MPA inventory of social infrastructure identified in the needs analysis, required facilities have been split into a number of community hubs that will serve local neighbourhood catchments and connect to each other via an open space network. The community hubs are depicted on Plan 2 and outlined in Part Five of the report.

5.0 SPATIAL CONSIDERATIONS

Based on the social infrastructure identified in the needs analysis, required facilities have been split into a number of community hubs that will serve local neighbourhood catchments and connect to each other via an open space network. The community hubs are depicted in Figure 5.

5.1 Rockbank PSP Community Hubs

Rockbank PSP will have six hubs as outlined in Table 8.

Table 8 Community hubs located with Rockbank Precinct Structure Plan

		Social Infrastructure	
Community Hub	Location	Facility	Land take (Ha)
Rockbank Central	Major Town Centre, centred on Leakes Road in the direct vicinity of Rockbank Station	Branch library (Level 3)	1.5
		District park	4.0
		5.5	
Rockbank East	Centrally located between Leakes Road and Troups Road North, with a direct relationship to the linear drainage corridor to its north	Primary school (Government)	3.5
		Primary school (Catholic)*	2.6
		Multipurpose community centre (Level 1)	0.8
		Sports reserves (local)	10.0
		16.9	
Rockbank South	North-west of the intersection of Paynes Road and Greigs Road	Primary school (Government)	3.5
		Secondary school (Government)	8.4
		Neighbourhood house	1.2
		Indoor stadium	2.0
		Regional sports reserves including aquatic centre	24.0
		39.1	
Rockbank West	West of Paynes Road and south of the rail corridor	Primary school (Government)	3.5
		Secondary school (Catholic)*	7.0
		Sports reserves (local)	10.0
		20.5	
Rockbank North	Northwest of the intersection of Paynes Road and Greigs Road	Sports reserves (local)	4.0
		4.0	
Rockbank Township	Existing site comprised of Ian Cowie Recreation Reserve and Rockbank Primary School	Primary school (existing)*	1.4
		Sports reserves (Ian Cowie Recreation Reserve)	3.7
		5.1	
Sub-total			91.1
Across precinct		Local Parks	20.0
Total			111.1

Items denoted with an asterisk (*) are provided in addition to the assessments in Table 3-7.

Fifty-five per cent (55%) of the land purchase and construction cost required to deliver the specialist community centre / branch library (Level 3 community centre) located in the 'Rockbank Central' community hub will be attributed to the precinct as part of the Rockbank Development Contributions Plan.

'Rockbank North' community hub may increase the size of its sports reserves to a 6-hectare facility, but only four hectares should be attributed to Rockbank DCP. 'Paynes Road' community hub will provide a 6-hectare sports reserve, an under-provision of two hectares based on the analysis in Table 5. As such, an additional two hectares may be added to 'Rockbank North' community hub and attributed to Paynes Road Development Contributions Plan.

All other items outlined in Table 8 that are eligible for inclusion in the Rockbank Development Contributions Plan will be fully apportioned to the precinct.

5.2 Rockbank South PSP Community Hubs

Rockbank South PSP will include two hubs that incorporate, as outlined in Part Four of this assessment, two multipurpose community centres, two government primary schools, one government secondary school, higher order tennis facilities and a total of 26 hectares of sports reserves. The composition of each community hub is outlined in Table 9.

Table 9 Community hubs located with Rockbank South Precinct Structure Plan

		Social Infrastructure	
Community Hub	Location	Facility	Land take (Ha)
Rockbank South East	Centralised between Downing Street and Troups Road South, and Greigs Road and the Urban Growth Boundary	Primary school (Government)	3.5
		Primary school (Catholic)*	2.6
		Secondary school (Government)	8.4
		Multipurpose community centre (Level 1)	0.8
		Sports reserves (local)	10.0
		Sports reserves (local)	6.0
		Higher order tennis	2.0
		33.3	
Rockbank South West	Centralised on Greigs Road, midway between Paynes Road and Mt Cottrell Road	Primary school (Government)	3.5
		Multipurpose community centre (Level 1)	0.8
		Sports reserves (local)	10.0
		District park (Rockbank South community hub)	3.0
		17.3	
Sub-total			50.6
Across precinct		Local Parks	16.8
Total			67.4

Items denoted with an asterisk (*) are provided in addition to the assessments in Table 3-7.

Forty-five per cent (45%) of the land purchase and construction cost required to deliver the specialist community centre / branch library (Level 3 community centre) located in the 'Rockbank Central' community hub will be attributed to the precinct as part of the Rockbank South Development Contributions Plan.

All other items outlined in Table 9 that are eligible for inclusion in the Rockbank South Development Contributions Plan will be fully apportioned to the precinct.

'Rockbank South East' community hub may split into two distinct hubs, with the smaller sports reserves and higher order tennis facility co-locating in general proximity to the remainder of the hub.

5.3 Paynes Road PSP Community Hubs

Paynes Road PSP will include one hub that incorporates, as outlined in Part Four of this assessment, one multipurpose community centre, one government primary school, one Catholic primary school, and a six-hectare sporting field (Table 10).

Table 10 Community hubs located with Paynes Road Precinct Structure Plan

		Social Infrastructure	
Community Hub	Location	Facility	Land take (Ha)
Paynes Road	North of the rail corridor midway between Paynes Road and Mt Cottrell Road	Primary school (Government)	3.5
		Primary school (Catholic)*	2.6
		Multipurpose community centre (Level 1)	0.8
		Sports reserves (local)	6.0
		12.9	
Sub-total			12.9
Across precinct		Local Parks	5.6
Total			18.5

Items denoted with an asterisk (*) are provided in addition to the assessments in Table 3-7.

All other items outlined in Table 9 that are eligible for inclusion in the Paynes Road Development Contributions Plan will be fully apportioned to the precinct.

Plan 2 illustrates the potential spatial configurations of social infrastructure in Rockbank PSP, Rockbank South PSP and Paynes Road as a series of community hubs that link via the open space and transport networks.



Plan 2 Community Hubs
rockbank precinct structure plan

Scale: 1:20,000
0 200 400 1000m



6.0 TIMING AND DELIVERY OF SOCIAL INFRASTRUCTURE

Timing and delivery of social infrastructure will be directly linked to the staging of residential and commercial development within the three precincts.

Section 3.3 outlines potential short-term development fronts, namely the eastern side of Rockbank PSP, and Paynes Road PSP. Discussion in Section 3.3 also highlights the likelihood that much of Rockbank PSP will develop prior to significant development outcomes occurring in Rockbank South PSP.

Assuming the timing and delivery of social infrastructure shares a direct relationship with the staging of residential development in the three precincts, the community hubs may develop in the order outlined in Table 11.

Due to their lesser population-driven provisioning demands, Government schools may be constructed in the precincts prior to non-Government schools, irrespective of which community hubs they are attributed to.

Table 11 Approximate timing of delivery of social infrastructure within Rockbank PSP, Rockbank South PSP and Paynes Road PSP

Timing	Delivery	Community Hub
Short term	2016-2026	Rockbank East
		Paynes Road
Medium term	2026-2036	Rockbank Township
		Rockbank Major Town Centre
		Rockbank North
		Rockbank West
Long term	2036-2046	Rockbank South
		Rockbank South East
		Rockbank South West

Generally, provision of social infrastructure may occur in the following manner within each community hub, subject to the requirements of the future community:

- District-level social infrastructure will be delivered before regional-level infrastructure
- Primary schools will be delivered before secondary schools
- Level 2 and Level 3 community facilities may be delivered in stages whereby their initial development provides Level 1 and/or Level 2-type facilities to be augmented in stages.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Rockbank PSP, Rockbank South PSP and Paynes Road PSP combine to provide in excess of one-thousand hectares of land for residential and commercial development.

The anticipated dwelling and population yield in each individual precinct triggers the need for district-level social infrastructure, including primary school, multipurpose community centres, sports reserves and local parks.

In combination, the anticipated dwelling and population yield of the precincts triggers the need for regional-level social infrastructure, including secondary schools, non-government schools, higher-order community centres, district parks and regional sports reserves.

To deliver the necessary social infrastructure in a manner that simultaneously satisfies the needs of local community catchments and attempts to provide connections between them, a 'community hub' model of delivery that links to the open space network will be utilised in Rockbank PSP.

The inventory of social infrastructure outlined for each precinct will directly inform development contributions required as part of its development, including external apportionments between precincts, as described in Part Five of this report.

The report most specifically focuses on Rockbank Precinct Structure Plan, and it is intended that the social infrastructure outlined in Table 8 be delivered by the Rockbank Development Contributions Plan, where applicable, wholly or in part.

