



Community infrastructure, social services and open space needs assessment

Donnybrook and Woodstock and English Street Precinct Structure Plans

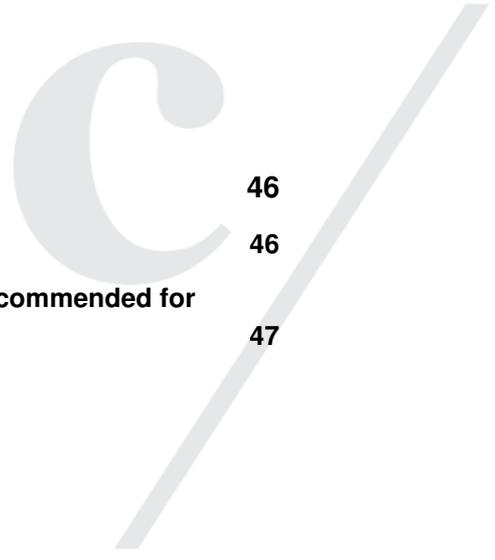
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Executive summary

The Metropolitan Planning Authority (MPA) engaged Capire Consulting Group (Capire) to undertake a community infrastructure, social services and open space needs assessment to inform the preparation of the Donnybrook, Woodstock and English Street precinct structure plans.

The three PSP areas are located within the Hume growth corridor adjacent to the Hume Freeway. Together they are projected to house between 40,000 and 48,500 residents by 2046. Woodstock and English Street are located within the City of Whittlesea. Donnybrook is predominantly located in the City of Whittlesea, apart from a northern section located within the Shire of Mitchell.

1 Introduction

1.1 Study purpose

The Metropolitan Planning Authority (MPA) engaged Capire Consulting Group (Capire) to undertake a community infrastructure, social services and open space needs assessment to inform the preparation of the Donnybrook, Woodstock and English Street precinct structure plans (PSP).

The project brief defined the scope of community support services, programs and activities to include:

- early years' services
- formal and informal recreation
- health services and health and wellbeing programs
- cultural activities
- community development activities
- self-directed community activities and programs
- emergency services
- formal education and lifelong learning
- aged and disability services.

The project brief also outlined the scope of state, council, non-council and private facilities required to support these services and activities to include:

- maternal and child health centres
- kindergartens
- childcare centres
- spaces for programmed activities and ad-hoc community hire
- libraries
- youth spaces
- informal learning spaces
- schools
- recreation reserves and associated sporting pavilions
- offices and consulting rooms for service providers
- sporting courts.

1.2 Purpose of this report

This report details the community infrastructure, social services and open space needs for Donnybrook, Woodstock and English Street.

Sections 1 to 4 of this report set the context for the study.

Section 6 comprises a needs analysis according to identified social infrastructure functions.

Section 7 is a preliminary spatial analysis based on a hierarchy of activity (or function) clusters. This will also be refined further as the physical layout of the PSP areas is established.

1.3 Study context

While this study considers all aspects of community building needs (such as services) for the Donnybrook, Woodstock and English Street communities, it should be noted that its primary purpose is to inform the precinct structure plans and associated development contributions plans.

There have been needs identified in this study that are considered to be essential in the development and functioning of communities, but which lie outside of the categories that can be funded through development contributions. It is envisaged that these needs will be met by a range of stakeholders external to the development contributions system including state and local government, non-government organisations, developers and the private sector. This study will provide stakeholders with an evidence base from which to plan for community services, programs and infrastructure.

The state government is currently undertaking a review of the Victorian development contributions system. A preferred framework has been identified which provides a set of standard contribution levies for different development settings based around five infrastructure categories, one of which is community infrastructure. The list of basic and essential community infrastructure items recommended to be funded through the new development contribution system includes:

- multi-purpose community centres
- district sports facility
- district sports pavilion
- district park improvements
- outdoor hard surface courts.

The items that can be included under each of these categories are provided in Appendix 1. However, it is important to note that development contributions will not necessarily fully fund each of these items.

1.4 Study area

The Donnybrook, Woodstock and English Street PSP areas are located within the Hume growth corridor adjacent to the Hume Freeway. Together they are projected to house between 40,000 and 48,500 residents by 2046.

A contextual summary of the three precincts is provided below and Figure 1 shows their location in relation to the growth corridor.

Precinct 1: English Street (City of Whittlesea)

Projected population: Between 2,970 and 3,560

The English Street PSP is located south of Donnybrook Road and is physically isolated by Merri Creek and the Melbourne–Sydney railway line. This precinct is proposed to comprise a mix of both residential and employment land uses. The PSP is expected to accommodate more than 1,000 residential lots, with employment land uses abutting Donnybrook Road. There are sections of land along Merri Creek that have biodiversity values.

Precinct 2: Donnybrook (City of Whittlesea and Shire of Mitchell)

Projected population: Between 21,170 and 25,430

The Donnybrook PSP is located in Donnybrook to the east of the recently approved Lockerbie PSP and falls within both the City of Whittlesea and Mitchell Shire Council municipalities. The precinct is bounded by the OMR/E6 reservation to the north, the Sydney–Melbourne train line to the west, Donnybrook Road to the south and the Woodstock PSP to the east. It is the largest of the three PSPs with a total area of 1,067 hectares. The proposed primary land use of the PSP will be residential and is expected to accommodate more than 7,500 residential lots.

Precinct 3: Woodstock (City of Whittlesea)

Projected population: Between 16,070 and 19,270

The Woodstock PSP is bounded by the Merri Creek reservation to the north-east, Merriang Road in the east, Donnybrook Road to the south and its western boundary adjoins the Donnybrook PSP. With a total area of 759 hectares, the majority of the precinct, like the Donnybrook PSP, will be residential with 5,500 residential lots expected to be accommodated within the area. There is a large woodland area in the Woodstock PSP to the east of Merri Creek which has been zoned as Rural Conservation Zone (RCZ).

The closest established residential settlement is Craigieburn which is located south of Donnybrook and on the western side of the Hume Freeway. Craigieburn is the major service and retail hub for the area as well as providing a connection to the metropolitan rail network.

Relevant surrounding developments and land uses include:

- **Kalkallo:** located south west of the subject PSPs is a small township servicing highway trade and the surrounding agricultural district.

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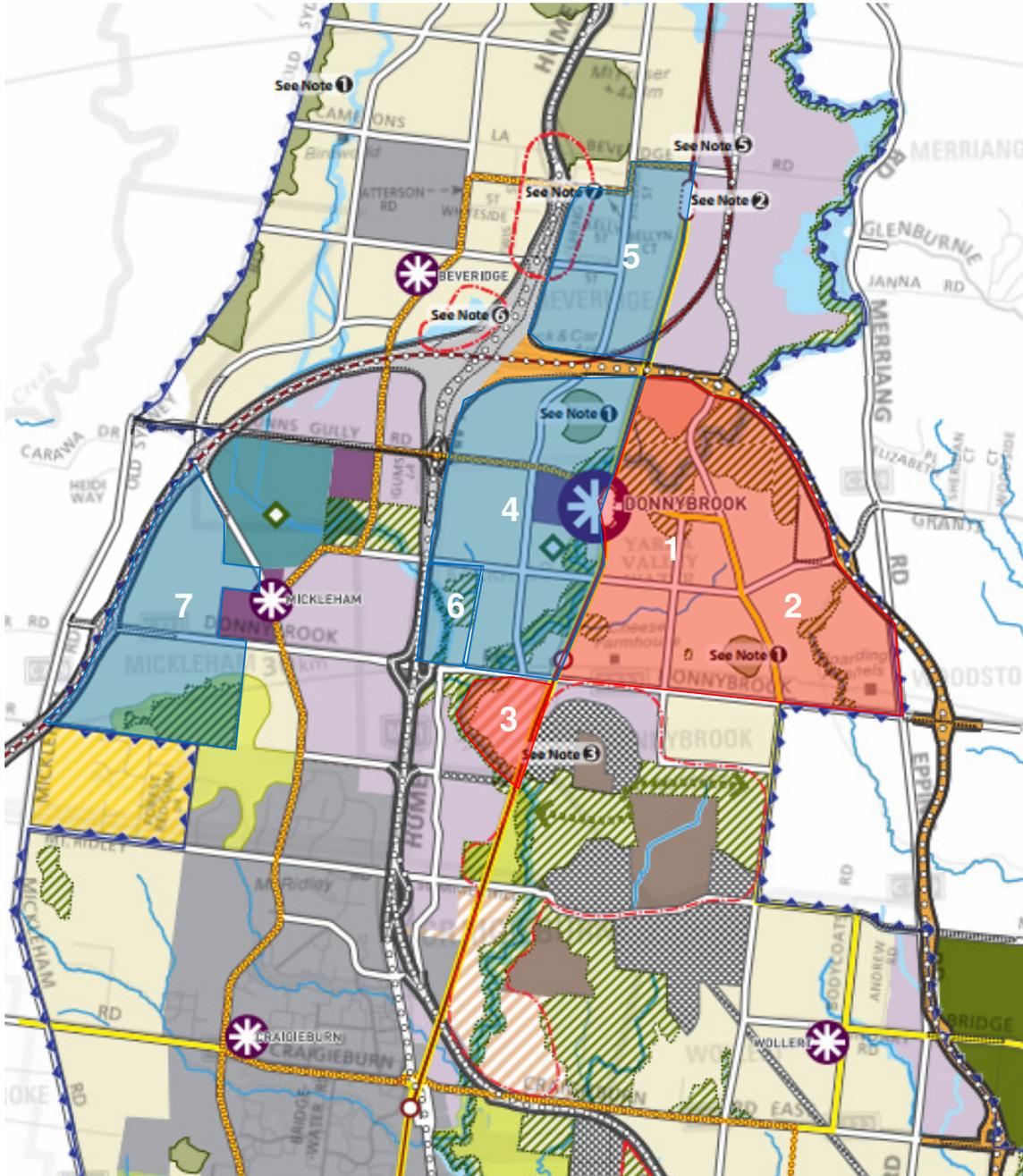
- **Lockerbie North:** is located north west of the Donnybrook PSP area and adjacent to the existing township of Beveridge. The Lockerbie North PSP was approved in June 2012 and is primarily residential.
- **Lockerbie:** is located to the north of the Donnybrook PSP area, separated by the Melbourne–Sydney rail line. The Lockerbie PSP was approved in 2012. Included in the PSP is a principal town centre which is expected to service the northern corridor and meet the needs of the broader community in regards to retail, services and civic facilities.

The Hume Freeway is the transport spine of the northern corridor and is a primary Melbourne–Sydney freight route. Epping Road provides a secondary north-south arterial and Donnybrook Road is the primary east-west link across this section of the growth area.

There is currently one V/Line train line servicing the northern growth corridor. This line extends from the metropolitan Craigieburn line to connect Melbourne with Seymour, Albury and Griffith. A bus service also operates from the station connecting to Shepparton via Seymour. There are currently no local bus services operating in the Donnybrook/English Street/Woodstock area. The Public Transport Victoria (PTV) *Network Development Plan - Metropolitan Rail (2012)* indicates plans to provide an electrified metropolitan train service through to Wallan.

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Figure 1: Location of the subject PSPs in the context of the Northern Growth Corridor



1. Donnybrook	5. Lockerbie North
2. Woodstock	6. Kalkallo
3. English Street	7. Merrifield - Merrifield West
4. Lockerbie	

2 Key issues in planning for community building in growth areas

The following issues and opportunities for delivering community infrastructure, social services and open space in growth areas underpin this study.

From a 'rural area' to a 'growth area'

The large scale development of these currently rural precincts will have significant implications for the population and demographic context and is also likely to impact the community's expectations regarding the provision and delivery of community services and facilities.

Creating a connected community

Significant travel times to and from work and a high level of car dependency limits the ability of growth area residents to become involved in community capacity building activities. This can result in the formation of a transient community, and can affect the sense of community. A sense of connectedness can be supported by providing a combination of facilities, varying the hours that facilities are open and the types of community events.

It is important that any community facility plan seeks the creation of a connected community by providing a high-quality public realm which supports social interaction, resident activity and the development of neighbourhood identity. Importance should be placed on achieving active street design through the use of linear parks and a road hierarchy that supports and prioritises the role of the pedestrian in locations that connect the site effectively.

Quality of life

Quality of life includes access and connectivity to well-located and safe open space, proximity to community, health and education services and availability of spaces for informal socialisation opportunities. To be effective, such considerations need to be integrated early in the design process. The benefits of access to nature and natural play environments play a particularly important role.

Role and provision of community facilities

Community facilities and services need to respond to community needs and aspirations over time. Not only do future resident needs within the PSP areas have to be considered, but also workers and residents in surrounding areas. All communities have differing needs and a one-size-fits-all approach to community building is not appropriate.

Community facilities are at the core of creating healthy communities. Communities with access to high-quality social infrastructure have better access to services and enhanced opportunities to participate in community life. Community facilities should create a 'community heart' and provide indoor and outdoor space and informal and formal activities.

It is important that community facilities respond specifically to different demographic, ability and cultural groups, including:

- children, young people and their families
- older adults
- young people
- lone households
- culturally and linguistically diverse (CALD)
- people with ability and mobility issues.

A flexible approach

It is important to build in flexibility in order to be able to respond to changing population needs and aspirations, while also ensuring essential facilities and services are provided from the start of residential development. It is critical to continue to refine community needs once there is a better understanding of future local lifestyle preferences and to adapt to new uses and trends over the life of the development.

It is important to provide passive and active open space that reflects the need for diversity of uses (for example community gardens through to sports grounds) and the potential for the public realm (including streets) to form a crucial component of the public open space network (footpaths).

Co-location and clustering of facilities

Clustering facilities can be a cost effective solution for service providers and can be a more efficient use of land. Co-location also provides benefits of multi-purpose trips and additional synergies from providing services within easy reach of each other.

Shared community facilities can provide the best value for money and resource efficiency for funding partners (including maximizing shared use, capitalising on land ownership opportunities and staffing efficiencies). It also works to encourage a collaborative approach to service delivery, making cross-referral easier.

A range of delivery models

There are a wide-range of different community facilities and a range of different service providers, including government (local, state and federal) and the private and not-for-profit sectors. Within each facility type there are a range of different models and ways to deliver the same service. For example a maternal and child health service can be provided as a stand-alone facility, as part of an integrated family and children's service model or as a sessional service in a multi-use sessional service space (used by different practitioners over the week).

The risks of neglecting to undertake community building

The implications of neglecting to provide adequate and timely community building initiatives have been observed in new communities and in growth areas throughout Victoria.

A lack of appropriate provision can result in residents going without access to basic services and facilities, disconnected communities, neighbourhoods that are spaces rather than places and built form that does not respond to the unique needs and interests of the community.

Quantifying community need for a community that is not there

Planning for growth areas often means planning for communities that will not be fully developed for up to 20 years. It is therefore important to use the information that is known from established growth area communities without being too prescriptive in regard to community infrastructure, social services and open space as needs will change over time as the community develops.

3 Demographic profile

3.1 Existing population

The study area (known as the Donnybrook/Woodstock catchment) currently has an existing population of approximately 335 residents. This existing population is relatively small and may not reflect the future population of the area. It was agreed with the MPA and the City of Whittlesea that a larger, more established suburb may be more appropriate. Therefore, Mernda–Doreen has been used to assist in determining the likely future population of the Donnybrook, Woodstock and English Street PSPs. Mernda–Doreen is a relatively well established residential growth area located in the City of Whittlesea to the south-east of the subject PSPs.

3.2 Population projections and sequencing of development

The MPA has developed a set of population growth projections to 2046 to support its precinct planning process. The projections incorporate a high and low range and are based on the expected yield for the net developable area (NDA) within each precinct. The NDA of each precinct generally assumes 70 per cent residential development or 80 per cent employment.

The assumptions detailed below in Table 1 inform the population projections referred to in the following sections of this report.

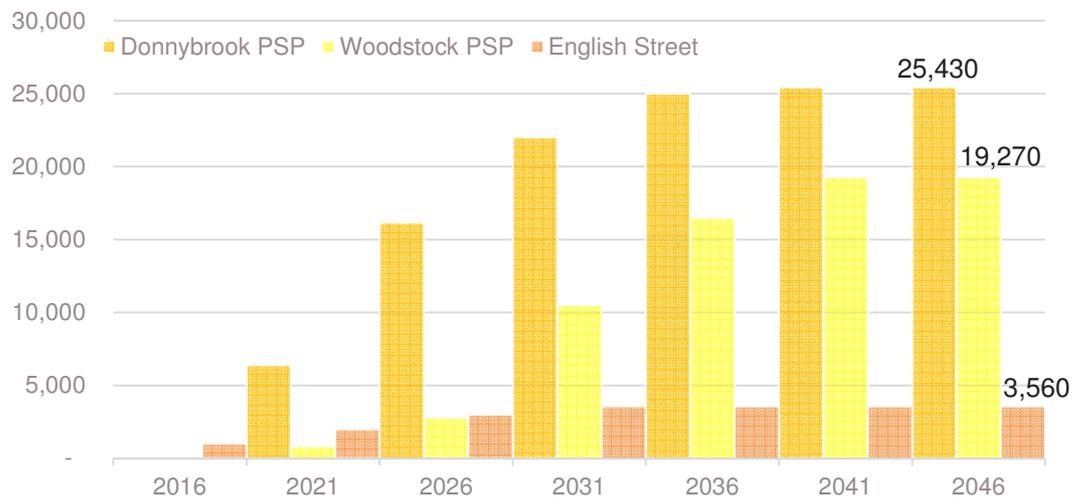
Table 1: Residential population scenarios for the Donnybrook, Woodstock and English Street PSPs

	High level scenario	Low level scenario
Density assumption	18 dwellings per hectare	15 dwellings per hectare
Household size assumption	2.8 people per dwelling	2.8 people per dwelling
Residential population assumption: Donnybrook	25,430	21,170
Residential population assumption: Woodstock	19,270	16,070
Residential population assumption: English Street	3,560	2,970

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The following graph compares the high level projections for the Donnybrook, Woodstock and English Street PSP areas between 2016 and 2046.

Figure 2: MPA high growth population projections for Donnybrook, Woodstock and English Street PSP areas for 2016 to 2046

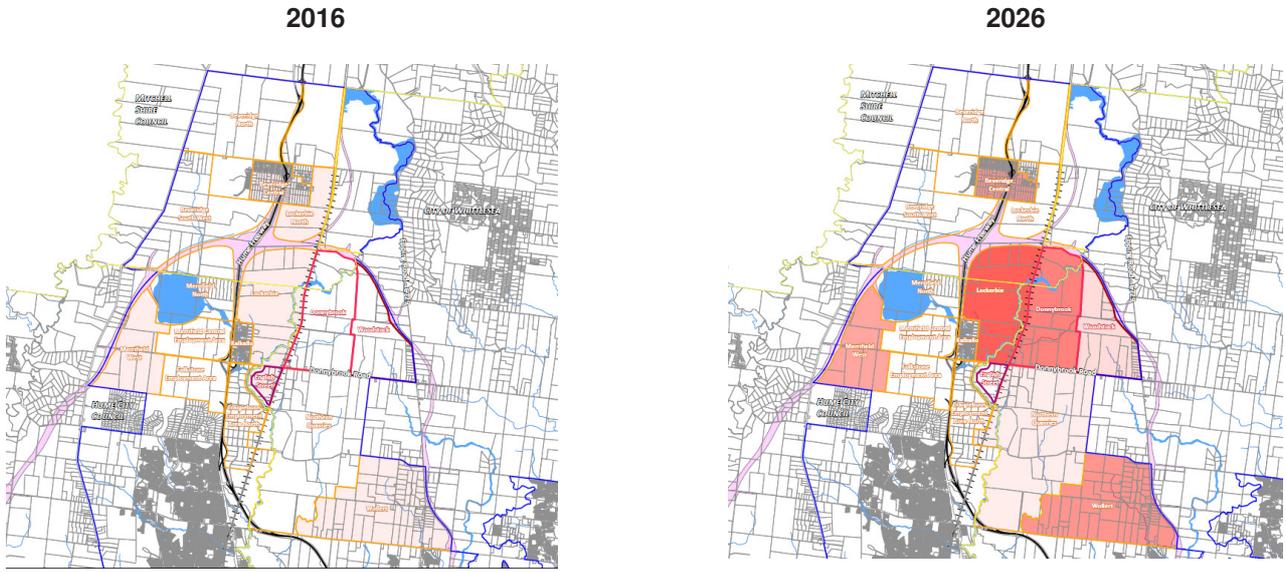


The projected sequencing of population growth across the three PSP areas shows that development in the English Street precinct is anticipated to commence by 2016 and reach build out by 2031. The Donnybrook and Woodstock precincts are expected to begin supporting a residential population by 2021, reaching ultimate build out by 2041.

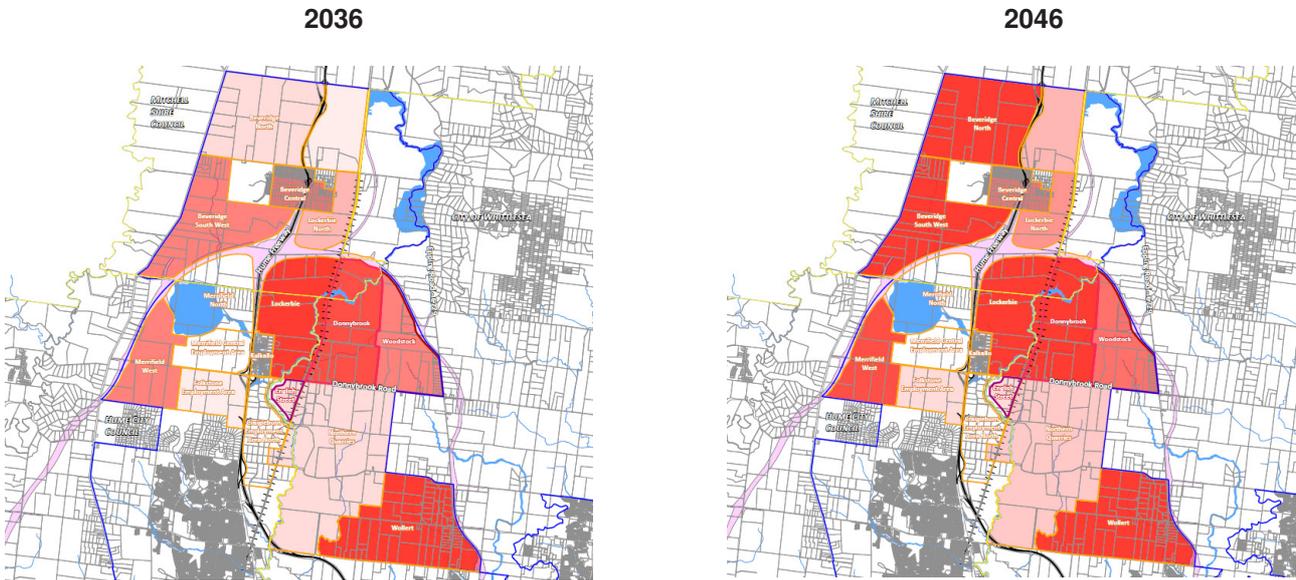
Figure 3 overleaf illustrates the projected population distribution of the three precincts in 2016, 2026, 2036 and 2046. It should be noted that the MPA’s sequencing projections are based on the Victorian Government’s current Victoria in Future projections and may be subject to change.

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Figure 3: Projected population change in Donnybrook, Woodstock and English Street precincts and surrounding areas between 2016 and 2046



Estimated Residential Sequencing	2011 population	2016 population	2021 population	2026 population
Donnybrook PSP	0	0	6,400	16,150
Woodstock PSP	0	0	840	2,800
English Street PSP	0	1,000	2,000	3,000



Estimated Residential Sequencing	2031 population	2036 population	2041 population	2046 population
Donnybrook PSP	22,000	25,000	25,430	25,430
Woodstock PSP	10,500	16,480	19,270	19,270
English Street PSP	3,560	3,560	3,560	3,560

Figure 3 illustrates the following:

Donnybrook is likely to be a well-established residential area by 2026

The Donnybrook precinct, in a reflection of the Lockerbie precinct, is anticipated to be developed comparatively quickly. The projections suggest that Donnybrook will be well established as a residential area by 2026, second only to Lockerbie with respect to population numbers. The population of Donnybrook will continue to grow in line with Lockerbie with comparable population levels by 2041. However, the growth rate in Donnybrook will slow from 2036.

Donnybrook is expected to experience the highest rate of population growth between 2021 and 2026, while the Woodstock population growth rate is expected to peak between 2031 and 2036.

Lockerbie and Donnybrook are likely to continue to expand to the east

Population growth in Lockerbie and Donnybrook will continue to expand to the east, while the population growth in Woodstock is projected to increase significantly from 2031. By this time, growth in Lockerbie and Donnybrook will stabilise and surrounding precincts north of the proposed ring road will have established residential populations.

English Street precinct is likely to experience low residential population

Given its size and site constraints, the English Street precinct is not anticipated to support high population numbers. It is anticipated to experience consistent, but comparatively low residential population growth of approximately 1,000 net additional residents per annum between 2016 and 2026. The growth will follow the establishment of the Lockerbie precinct population and will run concurrently with the low density residential population in Northern Quarry PSP to the west.

Lockerbie and Donnybrook precincts, supported by Woodstock, will form the central residential core of the northern growth corridor

At completion, the Lockerbie and Donnybrook precincts, supported by Woodstock, will form the central residential core of the northern growth corridor. It is proposed that English Street and Northern Quarries will accommodate some additional residential development as the core precinct grows.

Wollert to the south will also develop as a residential centre with the northern precincts of Beveridge North and Beveridge South-West accommodating significant residential growth in the final stages later on.

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Table 2: Projected population profile in Donnybrook, Woodstock and English Street precincts and surrounding areas between 2016 and 2046 (based on the forecasted Mernda-Doreen profile)

		Likely future populations		Likely future populations		Likely future populations
Service age group (years)	Mernda–Doreen 2006	Donnybrook, Woodstock and English Street - 2026	Mernda–Doreen 2021	Donnybrook, Woodstock and English Street - 2031	Mernda–Doreen 2031	Donnybrook, Woodstock and English Street - 2046
Babies and pre-school (0–4)	12.2%	2,678	10.7%	3,859	8.1%	3,909
Primary school (5–11)	14.8%	3,249	14.6%	5,265	11.9%	5,743
Secondary school (12–17)	7.2%	1,580	8.2%	2,957	9.1%	4,392
Tertiary and independent (18–24)	6.3%	1,383	6.1%	2,272	7.9%	3,813
Young workforce (25–34)	19.2%	4,214	15.1%	5,445	11.2%	5,405
Parents and homebuilders (35–49)	25.5%	5,597	28.2%	10,170	25.7%	12,403

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		Likely future populations		Likely future populations		Likely future populations
Service age group (years)	Mernda–Doreen 2006	Donnybrook, Woodstock and English Street - 2026	Mernda–Doreen 2021	Donnybrook, Woodstock and English Street - 2031	Mernda–Doreen 2031	Donnybrook, Woodstock and English Street - 2046
Older workers (50–59)	8.1%	1,778	9.0%	3,245	13.8%	6,660
Empty nesters and retirees (60–69)	4.2%	922	5.1%	1,839	7.6%	3,668
Seniors (70–84)	2.3%	505	2.8%	1,010	4.5%	2,172
Elderly (85+)	0.3%	66	0.2%	72.1	0.2%	97
Total population	100%	21,950	100%	36,060	100%	48,260

3.3 Likely age profile

Current and projected age profile proportions for Mernda–Doreen have been applied to the population projections for the subject PSP areas in order to determine the likely age profile over time.

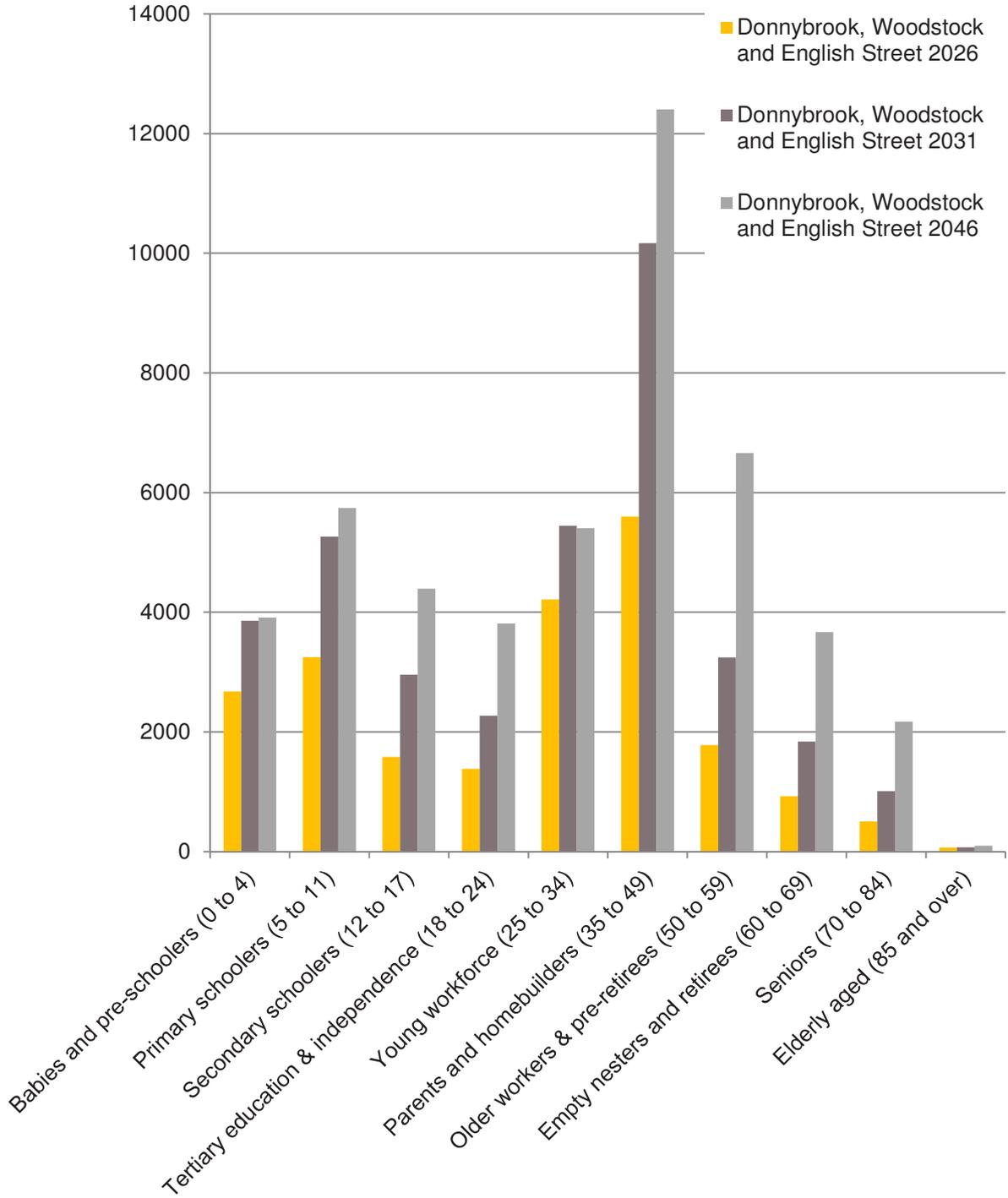
Table 3 and Figure 4 illustrate that the subject PSPs are likely to be settled initially by young families with almost a third of the population being children under 11 years old. There is also likely to be a relatively high number of older adults and seniors living in the area in the future as the community matures.

Table 4: Likely age profile for Donnybrook, Woodstock and English Street precincts at full development

Service age group (years)	Mernda–Doreen 2011	Likely future populations		
		Donnybrook by 2046	Woodstock by 2046	English Street by 2046
Babies and pre-school (0–4)	11.8%	3,001	2,274	420
Primary school (5–11)	12.6%	3,204	2,428	449
Secondary school (12–17)	7.1%	1,806	1,368	253
Tertiary and independent (18–24)	7.6%	1,933	1,465	271
Young workforce (25–34)	22.9%	5,823	4,413	815
Parents and homebuilders (35–49)	24.2%	6,154	4,663	862
Older workers (50–59)	7.6%	1,933	1,465	271
Empty nesters and retirees (60–69)	4.6%	1,170	886	164
Seniors (70–84)	1.5%	381	289	53
Elderly (85+)	0.1%	25	19	4
Total population	100%	25,430	19,270	3,560

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Figure 4: Likely age profile for Donnybrook, Woodstock and English Street precincts at full development



4 Connectivity factors influencing social outcomes

A number of physical barriers put the future communities in these PSP areas at risk of social isolation, particularly English Street and the northern section of Donnybrook situated in the Shire of Mitchell. The context of these issues is explored below.

4.1 English Street

Location and surrounding uses

The English Street PSP area is bounded by the railway line to the east, Donnybrook Road to the north and the northern reaches of the Merri Creek. These physical barriers separate the English Street precinct from adjacent areas.

In the northern growth corridor plan, the English Street site is designated as 'business with residential'. Surrounding land to the south of Donnybrook Road is predominately earmarked for industrial uses. The adjacent site to the east of the railway line contains a quarry and is designated for a sewage treatment plant (size and boundary to be determined).

The adjacent land north of Donnybrook Road comprises the Lockerbie, Donnybrook and Woodstock PSP areas.

Access and connectivity

Connectivity between the northern parcels and English Street is restricted by the railway line, Donnybrook Road and the Merri Creek corridor. Given the nature of the surrounding land uses to the south, east and west, any residents of the English Street parcels would be largely reliant on the Lockerbie and Donnybrook PSP areas for facilities and services.

This reliance on precincts north of Donnybrook road may contribute to increased car dependence or social isolation for those with reduced mobility.

The Hume Freeway is the primary north-south road freight route connecting to Melbourne. The industrial land adjoining the English Street precinct is likely to feed off the Hume Freeway.

Despite its close proximity to the Hume Freeway, the Merri Creek corridor creates a barrier to direct access west of the English Street precinct. This generates significant reliance on Donnybrook Road as the primary east-west link.

The duplication and triplication of Donnybrook Road is proposed from the Outer Metropolitan Ring Road to the E6. This is unlikely to be implemented until the proposed ring road project is underway.

Access to the English Street precinct from the east is constrained by the railway line.

A north-south road is planned through the Lockerbie precinct intersecting with Donnybrook Road at the northern boundary of the English Street precinct. This will provide enhanced access and integration with the northern precincts and services. However, road construction is reliant on the implementation of the Lockerbie PSP.

The MPA is also proposing a road bridge and a pedestrian bridge across the Merri Creek to connect the English Street precinct with John Laffan Memorial Reserve and to provide residents with access to active open space. The reserve will require significant upgrades if its use is to increase significantly.

Public transport

The English Street precinct site is well located in close proximity to the existing Donnybrook station. This station is serviced by a V/Line route connecting to the metropolitan service at Craigieburn and provides access to Melbourne and employment centres. However, there are currently no local bus services operating in the precinct. Given that the English Street precinct is unlikely to accommodate comprehensive local services within the precinct boundaries, local bus services will be essential for providing access to community, retail, employment and education hubs.

The Merri Creek environs provide a linear open space corridor between the English Street precinct and northern residential and service centres. This open space network could also provide cycle and pedestrian linkages.

The English Street precinct is not near to any currently proposed regional open space.

4.2 Donnybrook

Location and surrounding uses

The Donnybrook precinct is bounded by Donnybrook Road to the south, the railway line to the west and the proposed Outer Metropolitan Ring Road to the north. The precinct shares its eastern boundary with the western perimeter of the Woodstock precinct.

The railway line delineates the Donnybrook precinct from the Lockerbie precinct to the west.

Industrial and employment nodes are located to the north and south of these precincts.

Access and connectivity

The Donnybrook precinct will have good accessibility to neighbouring precincts including Lockerbie and Lockerbie North if the crossings indicated in the northern growth corridor plan that translate to the relevant PSPs are implemented. The scale of the precinct is also capable of accommodating a greater variety of services and facilities to enable direct access for residents or integrated transport networks servicing adjacent precincts.

The proposed ring road will provide commuter and freight access to the Donnybrook precinct from the north, while Donnybrook Road will remain the primary access avenue from the south. East-west access is not currently provided, however the planned road network suggests two additional east-west arterials linking the Donnybrook precinct with the Lockerbie precinct to the west and the Woodstock precinct to the east.

Public transport

The Donnybrook precinct is located on the rail line and is serviced by the existing Donnybrook train station. A new station is proposed at Gunns Gully Road which will service the Donnybrook and Lockerbie precincts.

The proposed outer metropolitan ring road and existing Hume Freeway are identified as priority regional bus routes which will feed adjacent precincts.

A PPTN line is proposed to run east-west through the Lockerbie precinct to the new Donnybrook Station, however there is no indication as to whether this route or a similar route will service the precincts to the east of the railway line.

4.3 Woodstock

Location and surrounding uses

The Woodstock precinct is located adjacent to the eastern boundary of the Donnybrook precinct. It is bounded to the north and east by the proposed Outer Metropolitan Ring Road and Donnybrook Road to the south. The Urban Growth Boundary follows the proposed ring route with adjacent land to the east therefore falling outside the growth area.

Access and connectivity

The Woodstock precinct will be well integrated with the neighbouring precinct of Donnybrook and Lockerbie North. The precinct is also large enough in scale to accommodate a range of services within its boundaries or support a comprehensive transport network to provide access to facilities in nearby precincts. The Woodstock precinct also has access to a regional open space resource located further south on Epping Road.

Three entry/exit points for the outer ring road are proposed along the eastern boundary of the Woodstock precinct. This will provide access into this area and the adjacent Donnybrook precinct for freight and commuter traffic.

Epping Road is currently the primary feeder road for the Woodstock precinct. Additional east-west linking roads are proposed as part of the PSP process. The proposed road network provides good permeability throughout the precincts and offers connectivity with the adjacent Donnybrook precinct.

The proposed ring road forming the eastern boundary limits access to adjacent areas. The water courses running through the northern and southern corners of the site may create further topographic barriers to routes traversing the precinct. The proposed arterial road network proposes only a single east-west link across the precinct extending from Grants Road.

Public transport

In the long term, Woodstock will require a bus network to improve public transport linkages to Donnybrook.

5 Framework for the needs assessment

This study has approached the assessment of community infrastructure, service and open space needs from a functionality perspective.

The required local functions of community infrastructure identified in this study have been informed by the following documents:

- City of Whittlesea Council Plan: *Shaping Our Future 2013–2017*
- City of Whittlesea et. al. 2012: *Creating Community: Social Infrastructure Planning Tool Project, Stage 2*
- Community Indicators Victoria: <http://www.communityindicators.net.au>
- *Enquiry into liveability problems in outer suburban Melbourne, 2012*
- Growth Areas Authority, 2012: *Precinct Structure Planning Guidelines*
- *Mitchell Shire Council Plan, 2013–2017*
- *Mitchell Shire Health and Wellbeing Plan, 2009–2013*

The functions of community infrastructure have been grouped according to four social outcome themes. These are outlined in Tables 5 and 6, as well as in examples of services and physical infrastructure that facilitate each particular function.

The following table outlines the social infrastructure relating to social connection and community identity.

Table 5: Social connection and community identity functions

Social connection and community identity	
Function	Potential response service/activity/program/physical setting
Opportunities for social interaction	<ul style="list-style-type: none"> • civic spaces • community meeting rooms • activity centres
Opportunities for celebrating religion, spirituality and culture	<ul style="list-style-type: none"> • places of worship • community art
Opportunities for artistic expression and performance	<ul style="list-style-type: none"> • community art • community arts centre • higher order visual, performing and creative arts
Opportunities to participate in age specific activities	<ul style="list-style-type: none"> • dedicated youth centres and programs • planned activity group facilities and programs

The following table outlines the social infrastructure relating to recreation and leisure functions.

Table 6: Recreation and leisure functions

Recreation and leisure	
Function	Social infrastructure (service/activity/program/physical setting)
Opportunities to participate in organised sport	<ul style="list-style-type: none"> • multi-purpose indoor court facilities • outdoor sports fields • aquatic / leisure centre
Opportunities to participate in informal recreation	<ul style="list-style-type: none"> • passive open space • footpaths • shared pedestrian / bicycle pathways

The following table outlines the social infrastructure relating to community well being functions.

Table 7: Community wellbeing functions

Community wellbeing	
Function	Social infrastructure (service / activity / program /physical setting)
Opportunities to access formal health services	<ul style="list-style-type: none"> • acute and sub-acute services • hospital
Opportunities to access emergency services	<ul style="list-style-type: none"> • ambulance services/ fire services • judicial services • police services • state emergency services • state owned dedicated facilities (single and multi-service)

Community wellbeing	
Function	Social infrastructure (service / activity / program /physical setting)
Opportunities to access specialised support services	<ul style="list-style-type: none"> • agency health centre • community health centres • community health services • drug and alcohol services • generalist and specific counselling • mental health services • specialist disability services
Opportunities to access life-stage specific services	<ul style="list-style-type: none"> • childcare • family support programs • HACC services

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Community wellbeing	
Function	Social infrastructure (service / activity / program /physical setting)
	<ul style="list-style-type: none"> • high and low residential aged care • kindergartens • maternal and child health • youth counselling and engagement programs

The following table outlines the social infrastructure relating to learning functions.

Table 8: Learning functions

Learning	
Function	Social infrastructure (service / activity / program / physical setting)
Opportunities to access primary and secondary education	<ul style="list-style-type: none"> • Catholic / independent primary and secondary schools • government primary and secondary schools • government specialist schools
Opportunities to participate in vocational and tertiary education	<ul style="list-style-type: none"> • higher education facilities
Opportunities to participate in lifelong learning	<ul style="list-style-type: none"> • adult education programs • neighbourhood houses
Opportunities to access information	<ul style="list-style-type: none"> • community information services • libraries

6 Needs analysis

This section provides an analysis of the demand for social services, facilities and open space under each of the functional themes identified in section 5.

Analysis for each of the themes has been undertaken according to the following:

Key demand influences

- Local demand influences specific to the Donnybrook, Woodstock and English Street PSPs
- Demand considerations relevant to new growth area communities
- Regional demand influences that consider municipal needs, including Whittlesea and Mitchell, as well as those relating to the wider northern growth corridor.

Policy directions

- Key government policy directions
- Current commitments in the provision of social services, facilities and open space.

Demand generated by the Donnybrook, Woodstock and English Street PSP areas

- Demand identified through consultation with stakeholders
- Application of relevant benchmarks.

The needs analysis also considers the following questions:

- Can any of the demand generated by the PSP areas be met externally?
- Can any municipal or regional needs be met within Donnybrook, Woodstock or English Street?
- How do the needs translate into spatial considerations?

6.1 Social connection and community identity

Key demand influences

Influencing factors

An inquiry into the liveability options in outer suburban Melbourne (Outer Suburban/Interface Services and Department Committee, 2012) identified that a lack of public transport, car dependency, greater distances to employment and the infancy of new communities are all contributors to social isolation in Melbourne's outer suburbs. This is further supported by local evidence gathered by Whittlesea Council's community engagement team which identified that many residents take on large mortgages and subsequently spend a lot of time working remotely. Extended periods away from residential neighbourhoods reduces engagement and also means that local residents may require access to services outside of business hours or in centralised locations to support multi-purpose journeys.

Whittlesea's engagement team also noted that even after services are delivered in new communities, it may take time for the community to establish trust to access the services. In some instances residents are unaware of the anticipated lag time between settlement and the provision of community infrastructure.

Identified demand

The City of Whittlesea's *Youth Plan 2030*, in relation to young people in new growth areas, identifies the following desired outcomes:

- contribution of their expertise in community business
- up-skilled and linked to opportunities and resources through involvement in community activity
- connectedness and community ownership
- improved services.

Consultation with key stakeholders identified that the following social infrastructure relating to social connection and community identified will be required by the Donnybrook, Woodstock and English Street PSP areas:

- Activities and events that facilitate community interaction and connectedness such as community gardens, neighbourhood barbeques and community leadership networks
- A municipal centre for intercultural and intergenerational interaction
- A range of flexible community meeting spaces including two large spaces, three medium and twelve small spaces. Community spaces are usually co-located with other facilities and functions for example within a CAC.

- A community development officer to work with the established community to plan and prepare for growth. Initially there would be demand for a community development officer 0.4 Equivalent Full Time (EFT) which would increase to one EFT once the sales office has opened
- One EFT facility coordinator for every multi-purpose community facility
- Space for festivals and events incorporated into the provision of open space with the inclusion of infrastructure that will provide the capacity to safely and effectively run community events
- Inclusion and integration of quality public art in public spaces and open spaces
- A community art centre of 3,000sqm (generally triggered by a population of 40,000 people). In lieu of a community art centre of this size, a dedicated art facility of 1,500sqm that can potentially include a performing arts component and a multi-purpose community space.
- Performing arts centre (note: refer to community arts centre above)
- A house alongside the sales office for community use which may evolve into a neighbourhood house or be sold as a residential house once more community facilities are open
- Youth inclusive multi-purpose community facilities.

Municipal and regional demand

Influencing factors

As discussed in the City of Whittlesea's *Health and Wellbeing Profile (2008)* a significant proportion of families in the City of Whittlesea are living in relative poverty (earning less than 60 per cent of the national medium income). Social exclusion caused by relative poverty is potentially experienced by 29 per cent of families in the City of Whittlesea. The profile highlights that the majority of low income households live in the older suburbs of the municipality; however in the newer suburbs there is a high proportion of households paying more than 30 per cent of their income on housing costs.

The profile also notes that residents in the City of Whittlesea are less likely to feel part of their community than people in the northern and western metropolitan areas. Residents also reported low levels of citizen engagement.

The report noted that overall residents in Whittlesea and the north-west metropolitan region are less likely than metropolitan Melbourne to:

- feel safe on the street alone after dark
- feel that it is an active community
- attend community events
- be members of organised groups.

Identified demand

In relation to the demand for arts and cultural spaces and facilities in Whittlesea, consultation with council officers from the City of Whittlesea identified:

- A need for small to medium sized multi-use art spaces that incorporate various mediums of art and gallery spaces
- A lack of suitable open space for art in the City of Whittlesea
- That consideration needs to be given for spaces for large cultural gatherings given the diversity of ethnic groups

Whittlesea City Council's *Strategic Plan for Human Services Delivery* recognises demand for youth specific and inclusive spaces and events across the municipality.

Policy directions and commitments for community infrastructure delivery

- The City of Whittlesea seeks to facilitate social interaction between groups and cultures through social activities such as street barbeques and promoting council facilities for groups to come together, as well as the provision of intergenerational and multicultural meeting spaces.¹
- Council recognises the importance of identifying and celebrating the community's cultural and creative capacity and potential. It aims to achieve this vision through community celebratory events and engaging with the community to form a vision of cultural identity for the community.²
- The City of Whittlesea investigated the need for a municipal level cultural centre in 2010³. The study proposed that the centre will be a place for intercultural and intergenerational interaction through cultural activities involving art, food and horticulture.
- Consultation undertaken with City of Whittlesea officers identified that public art should be incorporated into the fabric of infrastructure.
- Council also aims to 'design in' young people into town centres, open spaces and community facilities.⁴

¹ City of Whittlesea, 'Municipal Health and Wellbeing Plan 2009–2013'.

² City of Whittlesea 'Integrated Cultural Plan 2006–2010'.

³ City of Whittlesea, 2010, 'Cultural Bridges Feasibility Study'.

⁴ City of Whittlesea (2007), 'Youth Plan 2030'.

- Research undertaken by the City of Whittlesea identified that young people have expressed the need for youth specific and inclusive spaces and events. As a result Whittlesea's *Youth Facilities Plan 2030* proposes the establishment of a minimum of three youth-centred facilities, an additional five youth friendly and inclusive facilities, and several specific purpose built spaces. These purpose built spaces may include band rehearsal space and community meeting spaces that can accommodate 400 young people. Council also aims to increase capacity to deliver programs at the local level and respond to emerging issues.⁵
- The City of Whittlesea also recognises volunteerism as important to strengthening community and providing social services, and advocates for greater use of volunteerism to address identified issues such as aging community and social isolation.⁶

As identified in Mitchell Shire Council's community plan⁷ Mitchell Shire Council is committed to:

- Supporting local community groups by providing information, training, meeting facilities and financial assistance through the community grants program
- Supporting the provision of a high-quality wireless and or fibre network into emerging new communities
- Providing greater access to multi-use council-owned facilities and public resources for community groups
- Developing and maintaining community facilities that are multi-functional and accessible to the community in terms of cost, location, administration and design
- Facilitating access to volunteering, learning, mentoring and training opportunities as a pathway to ongoing employment.

Can any of the identified needs be met externally to the PSP areas?

- The majority of needs identified relate to the provision of localised neighbourhood services and facilities and can therefore cannot be met externally.
- In relation to the need for a municipal wide cultural centre, the City of Whittlesea has identified Lalor, Epping or Thomastown as the likely future locations. As identified in the *Cultural Bridges Feasibility (2010)* it is anticipated that this facility will service the entire municipality with some of the demand from residents living within these PSP areas.

Can any municipal or regional needs be met within the Donnybrook, Woodstock and English Street PSP areas?

⁵ City of Whittlesea (2007), 'Youth Plan 2030'.

⁶ City of Whittlesea, 'Whittlesea Community Futures Strategic Plan 2011–2016'.

⁷ Mitchell Shire Council, 'Mitchell 2020 Community Plan'.

No municipal or regional needs relating to social connection and community identity were identified as potentially being met within the Donnybrook, Woodstock and English Street PSP areas.

How do the identified needs translate into spatial considerations?

The following preliminary functionality needs of social infrastructure have been identified for determining spatial considerations:

- space for community gardens
- seating and amenities that support community gatherings areas within public open spaces
- a range of flexible meeting spaces
- spaces for a community development officer and facility coordinators in multi-purpose facilities
- community art spaces
- performing arts space
- purpose built, dedicated youth space.

Additional community building needs for consideration include spaces for religious and spiritual expression and spaces for other stakeholders involved in community building such as Scouts. These are functional needs that were not necessarily identified through consultation but are acknowledged as important functions in communities.

6.2 Recreation and leisure

Key demand influences

Influencing factors

- The City of Whittlesea recognises that environmental factors have a significant impact on the health and wellbeing of children and young people. It focuses on connectivity, public and private support networks and the importance of meeting basic needs.⁸
- The City of Whittlesea promotes healthy living through the provision of affordable leisure activities.⁹
- Both the City of Whittlesea and Hume City Council's *HIGAP Discussion Paper* place emphasis on the need to prioritise a shared trail network to link major destinations and

⁸ City of Whittlesea, 'Connect 2012-2018'.

⁹ City of Whittlesea, 'Health and Wellbeing Plan (2009–2013)'.

other networks. Whittlesea's *Recreation Strategy* (2012–2017) identifies creek corridors and open space as opportunities to connected townships with shared trails.

- Whittlesea's *Recreation Strategy* seeks to identify opportunities to encourage increased informal community use of recreation services such as picnic areas, playgrounds, half courts and bike tracks.
- The recreation strategy also identifies the need to plan for equestrian, pony clubs and other activities (such as motor sports or shooting) that require significant open space buffers within the municipality and determine an appropriate long-term plan to address the needs of these activities.
- In regard to future provision of regional level recreation and leisure facilities, Hume City Council is lobbying for a state sports and leisure facility in the northern region and is specifically investigating Merrifield Park. A district aquatic facility has also been proposed for the Wollert PSP.

Identified demand

- Consultation with stakeholders identified that there are currently no major indoor stadium facilities within proximity to the study areas.
- The City of Whittlesea's *Recreation Strategy* (2012–2017) identified that demand for 'whole of family' participation opportunities will remain high, particularly in new and emerging residential areas. The strategy also identified significant undersupply of community meeting spaces, indoor recreation, outdoor netball courts, football/cricket ovals, soccer fields, tennis courts and lawn bowls. With insufficient facilities in established suburbs unmet demand will flow into new facilities as they come on line in new suburbs.
- On a regional level, Hume City Council's *HIGAP Discussion Paper* (2013) highlighted that Hume corridor residents have a comparatively limited access to a choice of major state scale sports facilities. The paper also discussed that although football, tennis and cricket remain the most popular sports there is an increasing demand for a broader variety of sport and recreation at a regional level.
- The City of Whittlesea has identified increasing demand for a diverse range of sports including baseball, softball, soccer, equestrian and BMX.¹⁰ Council also anticipates that there will be an increase in demand for low cost, informal and non-competitive recreation participation opportunities.¹¹

¹⁰ City of Whittlesea, 'Connect 2012-2018'.

¹¹ City of Whittlesea, 'Recreation Strategy 2012–2017'.

- *An Analysis of opportunities and priorities for open space network planning for Melbourne's Growth Areas* was prepared in 2011. The analysis identified that the growth areas in Whittlesea, Hume and Mitchell will require an estimated 90 to 120 hectares of regional level active open space.
- Both Mitchell and Whittlesea councils have identified latent and future demand for a regional aquatic centre.
- Mitchell Shire's playground upgrade program highlights a need to improve the provision of regional playgrounds and additional child friendly spaces in major centres. There is also a need for more diverse playground facilities that cater for more than just toddlers.
- The City of Whittlesea recognises that there are gaps in walking and cycling networks which need to be addressed, particularly with a focus on activity nodes.¹²
- Tennis Victoria's *North West Regional Tennis Strategy (2012)* recommends that the following tennis infrastructure is required in addition to existing infrastructure in the north west region:
 - Provide additional courts at existing facilities to create twenty medium courts and four more sub regional courts.
 - Provide one regional centre in the short term and up to two additional regional facilities in the long term, where feasible.
 - Ensure all clubs can provide convenient access to social participation and affordable club access as overflow for other clubs.

Specifically, the strategy recommends that Whittlesea provides one new tennis complex of a subregional standard¹³ and that Hume provides one to a regional standard, by 2021.

Demand generated by Donnybrook, Woodstock and English Street PSP areas

Consultation with key stakeholders identified that the following social infrastructure relating to recreation and leisure will be required by the Donnybrook, Woodstock and English Street PSP areas:

- opportunities for informal, no-cost recreational activities such as walking and cycling
- outdoor tennis facility accommodating six courts and associated facilities
- soccer pitches included on an eight hectare site incorporating three pitches and associated facilities
- AFL/cricket ground and outdoor netball courts on an eight hectare site incorporating two ovals, three cricket nets, two netball courts and associate facilities

¹² City of Whittlesea, 'Health and Wellbeing Plan (2009–2013)'.

¹³ Note: At the time of writing, the City of Whittlesea was investigating if this is a priority

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- rectangular fields to provide for sports with increasing demand levels such as softball, rugby and baseball to be provided on an eight hectare site incorporating three rectangular fields and associated facilities
- outdoor netball court facility comprising six courts and associated facilities
- indoor stadium comprising four to six courts (highball and netball)
- Access to regional facilities, including:
 - regional aquatic facility
 - regional tennis facility
 - regional active open space
 - state scale sporting facilities
 - regional softball/baseball venue
 - regional lacrosse venue
 - dedicated gymnastics venue
 - regional equestrian venue
 - off-road cycling facility.

Can any of the identified needs be met externally to the PSP areas?

The anticipated total population of Donnybrook, Woodstock and English Street does not solely trigger demand for regional level recreation and leisure facilities. However, the PSPs still require access to regional level facilities. A number of the regional facilities which have been identified can potentially be met through existing, proposed and upgraded facilities, including:

- The existing equestrian centre at the Whittlesea showground has the capacity to cater for the Whittlesea municipality at full development. A new location at Quarry Hills is also being investigated for Findon Pony Club at part of the Quarry Hills Regional Parkland Planning Project.¹⁴
- A district level aquatic facility has been proposed for the Wollert PSP and an aquatic facility will also be located in Merrifield.
- Lalor Secondary College and Huskisson Reserve (currently the home of West Lalor Tennis Club) were identified as potential future sites of a regional or sub-regional tennis facility. Hume City Council is also considering a regional facility north west of the town centre in Craigieburn North.¹⁵

¹⁴ ASR Research, 2012, 'Wollert/Quarry Hills Social and Community Infrastructure Assessment'.

¹⁵ Tennis Victoria, 2012, 'North West Metro Regional Tennis Strategy'.

- Hume City Council is investigating the feasibility of an off-road cycling facility in Hume to serve the northern Melbourne area. This facility could also cater for Whittlesea.¹⁶
- Quarry Hills is currently used as an informal mountain bike venue. The master plan for the Quarry Hills Bushland Park recommends that cycling is one of the activities encouraged in the park on the condition that sensitive areas of the park are protected.¹⁷

Can any municipal or regional needs be met within the Donnybrook, Woodstock and English Street PSP areas?

There are a number of unmet regional facility needs that could be considered for future provision within the PSPs, including:

- lacrosse
- gymnastics
- regional softball/baseball facility.

How do the needs translate into spatial considerations?

The following preliminary functionality needs of social infrastructure have been identified for determining spatial considerations:

- a minimum of three eight-hectare sites for outdoor active recreation to cater for AFL/cricket, soccer, netball, rugby, softball and baseball
- outdoor netball court facility
- informal recreation opportunities, including play spaces
- informal exercise opportunities within open spaces .

Additional community building needs for consideration include playspaces for a broad range of ages (such as youth playspaces) and opportunities for passive recreation, for example walking and cycling paths.

¹⁶ ASR Research, 2012, 'Wollert/Quarry Hills Social and Community Infrastructure Assessment'.

¹⁷ ASR Research, 2012, 'Wollert/Quarry Hills Social and Community Infrastructure Assessment'.

6.3 Community wellbeing

Key demand influences

Influencing factors

- The parliamentary inquiry into the liveability options in outer suburban Melbourne identified that there is a large number of youth residing in outer suburban areas compared to inner city areas but there is a comparative lack of youth activities. Isolation resulting from a lack of public transport makes it difficult for young people to access services. Research has also shown that boredom and a lack of opportunities to engage in other activities are common triggers for anti-social behaviour.¹⁸
- The City of Whittlesea's *Youth Plan 2030* also identified transport as a major issue for young people.
- It is anticipated that young families will make up a significant proportion of the population of Donnybrook, Woodstock and English Street PSPs. This is likely to influence demand for early years services and facilities such as kindergartens, childcare, maternal and child health and early childhood intervention services.
- Consultation with Whittlesea library services identified that residents are regularly using libraries as meeting places. Council supports the idea of libraries as a 'third place' and that libraries should act as the flagship of community participation.
- Consultation with the City of Whittlesea highlighted that service planning for planned activity groups should consider both physical and psychological barriers to access.
- Mitchell Shire Council is working with the state government to determine an appropriate location and model for an early childhood intervention centre.
- Hume City Council is lobbying for increased priority to be given to the future planning and funding of a hospital (or equivalent) in the northern region.¹⁹

Identified demand

- Mitchell Shire Council has identified a need for additional community facilities in Wallan and Beveridge.²⁰
- Community safety was identified by the City of Whittlesea as an area of priority. The current distribution of police stations and response zones across Whittlesea PDA will be insufficient to meet the policing needs of the growing population.²¹

¹⁸ Outer Suburban/Interface Services and Department Committee, 2012, 'An Inquiry into the liveability option in outer suburban Melbourne'.

¹⁹ Hume City Council, YEAR, 'HIGAP Discussion Paper'.

²⁰ Mitchell Shire Council, (2013), 'Draft Integrated Community Services and Infrastructure Plan'.

²¹ Victoria Police, 'Analysis of Policing Needs for Whittlesea PSA 2012-2013'.

- Consultation with the City of Whittlesea identified that playgroups have been found to be the most cost effective means of providing early intervention services.
- The new development areas in the northern growth corridor will be over 20 kilometres from the existing Northern Hospital at Epping.²²
- The surrounding areas of Craigieburn, Merrifield and Lockerbie are also anticipated to have a high proportion of children.²³
- An emergency services precinct has been identified for Wollert in the *Wollert Community Infrastructure Plan*.

Key regional demand influences

- Mitchell Shire Council identified in its *Early Years Plan (2012–2016)* that existing early years facilities will not be able to suitably meet demand by 2016. The plan also identified the following gaps in early years service provision:
 - allied health and specialist services
 - respite care for families with children with a disability
 - reviewing provision of outside school hours care, vacation care and promoting and extending school holiday activities.
- Consultation undertaken by the City of Whittlesea identified that young people in Whittlesea are concerned about the incidence of youth depression and suicide. Whittlesea have also identified the following gaps in youth services:
 - youth and family counselling
 - mental health
 - sexual assault
 - youth housing and homelessness
 - educational opportunities
 - cultural diversity.
- Youth from Koori and non-English speaking backgrounds have been identified as specific groups requiring additional support.²⁴
- The City of Whittlesea has an ageing population and council recognises the need for education programs and improved local transport services to improve access to local services.²⁵

²² Hume City Council, (2013), 'HIGAP Discussion Paper'.

²³ Hume City Council, (2013), 'HIGAP Discussion Paper'.

²⁴ City of Whittlesea, 'Youth Plan 2030'.

²⁵ City of Whittlesea, 'Whittlesea Community Futures Strategic Plan 2011–2016'.

- Whittlesea's Human Services Needs Analysis (2011) identified high rates of family violence across the municipality.
- Consultation with the City of Whittlesea identified that a recent food security audit showed that there are issues with access to fresh fruit and vegetables in the growth areas. The lack of public transport is the largest barrier to accessing healthy food options.
- Consultation identified that there is an under supply of planned activity groups in Whittlesea.

Policy directions

- In relation to family violence, the City of Whittlesea is committed to early intervention and support for programs with a focus on education and preventative measures.
- Both Whittlesea and Mitchell seek to improve access to services and facilities for diverse populations of varying abilities.
- Whittlesea supports the development of community gardens in public areas, private open space, aged care facilities, schools and as a component of new residential development.²⁶
- In response to the rapid rate of population and commercial growth within the City of Whittlesea, Council has identified the need for the provision of a new 24-hour police complex to service the Mernda-Doreen growth corridor.²⁷
- The City of Whittlesea is committed to facilitating local partnerships and advocating to state and federal governments for an increased range of mental health services for local young people.²⁸

Demand generated by Donnybrook, Woodstock and English Street PSP areas

Consultation with key stakeholders identified that the following social infrastructure relating to community wellbeing will be required by the Donnybrook, Woodstock and English Street PSP areas:

- Early years services:
 - kindergarten places for between 1,100 and 1,200 four-year-olds
 - between 480 and 600 childcare places
 - between eight and nine EFT maternal and child health nurses.

²⁶ City of Whittlesea, 'Municipal Health and Wellbeing Plan 2009–2013'.

²⁷ Victoria Police, 'Analysis of Policing Needs for Whittlesea PSA 2012-2013'.

²⁸ City of Whittlesea, 'Youth Plan 2030'.

- Youth workers:
 - one youth worker per 3,000 young people aged 13 to 25 years
 - one youth worker per 2,000 young people aged eight to 12 years.
- Early childhood intervention and support programs
- Family resource centre, comprising:
 - universal services
 - secondary services
 - tertiary services
 - support services
 - soft contact points such as playgroup spaces and parenting groups
 - occasional care
 - café.
- Respite care facilities.
- A facility for planned activity groups.
- Space for outreach delivery of council services (such as aged and disability) and non-government organisations.
- Community transport.
- Policing services.
- A hospital in the northern growth corridor.
- Early childhood intervention centre.

Can any of the identified needs be met externally to the PSP areas?

The majority of needs identified relate to the provision of localised services and facilities and therefore cannot be met externally.

In regards to the more regional or sub-regional service and facility needs identified the following can potentially be met externally:

- Mitchell Shire is currently working with state government agencies to determine an appropriate location and model for an early childhood intervention centre. Depending on the location of the centre, it could potentially service the subject PSP areas.
- Lockerbie and Merrifield have been identified as potential locations for a hospital if one was to be developed in the northern corridor. However, consultation with key agencies has indicated that this is unlikely.
- The City of Whittlesea is advocating for a new 24-hour police complex in the Mernda-Doreen area in order to have the necessary additional resources to service Whittlesea's growth areas.

- An emergency services precinct has been identified for Wollert in the *Wollert Community Infrastructure Plan*.

Can any municipal or regional needs be met within the Donnybrook, Woodstock and English Street PSP areas?

There is potential for the emergency service precinct to be located in Donnybrook for servicing Donnybrook, Woodstock and Lockerbie.

How do the needs translate into spatial considerations?

The following preliminary functionality needs of social infrastructure have been identified for determining spatial considerations:

- space to provide for family resource services
- space to accommodate kindergarten places for between 1,100 and 1,200 four-year-olds
- space to accommodate between 480 and 600 childcare places
- space for between eight and nine eft maternal and child health nurses
- space to accommodate secondary and allied health provision
- office space for youth workers
- respite facilities
- space to accommodate planned activity groups
- community transport facility
- potentially an emergency services precinct.

Additional community buildings needs for consideration include CFA services, ambulance services and primary health services (allied health and community health).

6.4 Learning

Key demand influences

Influencing factors

- Growth areas are likely to experience a large increase in the core tertiary age population over the coming fifteen years and beyond. Population projections suggest substantial growth in demand, especially in the decade following 2025, significantly outstripping that of metropolitan Melbourne.²⁹
- The Hume City Council *HIGAP Discussion Paper* recognises that growth areas should make allowance for smaller multipurpose facilities to provide for the needs of community and smaller private sector tertiary education and training providers.
- Current tertiary education facilities operating in the northern growth corridor are La Trobe University at Bundoora, RMIT at Bundoora, Kangan Institute at Broadmeadows and Craigieburn, NMIT at Epping and Greensborough and Victorian University at Sunbury. It is anticipated that growth in demand for campus based higher education and VET can largely be met from existing outer and mid Melbourne campuses and planned expansions.

Identified demand

- In Whittlesea there are identified gaps in local provision of alternatives for youth disengaged from school education, secondary education and vocational training. This gap is particularly large in new and emerging estates.³⁰
- The *HIGAPS Discussion Paper* prepared by Hume City Council notes that new development areas in the northern growth corridor will be over 20km from the existing Northern Hospital at Epping and 30km from a university.

²⁹ PhillipsKPA, 2010, 'Tertiary Education Advice for Growth Area Framework Plan Study'.

³⁰ City of Whittlesea, 'Local Area Safety Plan'.

Policy directions

- The City of Whittlesea recognises that the community requires learning models, delivery, environments and opportunities that reflect and address its diversity and can adapt to local circumstances.³¹
- Mitchell Shire Council has committed to:
 - Supporting the development of employment and training opportunities in the shire
 - Supporting an expansion of the range and depth of educational facilities and services in response to growth and the needs of the community at all stages in its lifecycle.

Demand generated by Donnybrook, Woodstock and English Street PSP areas

Consultation with key stakeholders identified that the following social infrastructure relating to education will be required by the Donnybrook, Woodstock and English Street PSP areas:

- access to campus based tertiary education
- access to private sector tertiary education
- access to vocational training
- one library comprising 1,600–2,100 square meters of floor space
- three to four Catholic primary schools
- one Catholic secondary school
- between five to six government primary schools
- two government secondary schools
- two non-government primary schools.

Can any of the identified needs be met externally to the PSP areas?

It is anticipated that growth in demand for campus based higher education and vocational education can largely be met from existing outer and mid Melbourne campuses and planned expansions.

Hume City Council is also lobbying the state government for an additional regional sized tertiary education facility to improve access to education across the northern region. The proposed locations are Lockerbie, Merrifield or Broadmeadows.

³¹ City of Whittlesea, 'Municipal Lifelong Learning Strategy and Action Plan 2012–2016'.

Can any municipal or regional needs be met within the Donnybrook, Woodstock and English Street PSP areas?

No municipal or regional needs relating to learning were identified as potentially being met within the Donnybrook, Woodstock and English Street PSP areas.

How do the needs translate into spatial considerations?

The following preliminary functionality needs of social infrastructure have been identified for determining spatial considerations:

- library space of between 1,600 and 2,100 square metres
- government primary school places equivalent to between five and six schools
- government secondary school places equivalent to two secondary schools
- one Catholic secondary school site
- Catholic primary school places equivalent to three and four schools
- other non-government primary school places equivalent to two schools
- other non-government secondary school places equivalent to one secondary school
- additional community buildings needs for consideration include lifelong learning spaces for example classes for university of the third age, adult education.

The following tables provide a summary of the needs analysis for each of the functionality themes.

It should be noted that:

- It is likely that a number of the identified needs will be met through co-located and shared facilities. From a spatial perspective, the needs reflected in these tables are likely to look greater than the final quantum once delivery models and spatial distribution are considered.
- At this stage, the analysis is focussed on function rather than being prescriptive about the number and size of facilities. For example, DEECD benchmarks indicate the need for between five and six government primary schools across the three PSP areas. Instead, the identified functionality need in this assessment has been expressed as 'primary school places equivalent to five or six schools'. The final delivery model may provide the required number of school places but they could be provided across fewer but larger school sites.
- The needs have assumed that existing infrastructure in Donnybrook and Woodstock (two community halls, cricket ovals and a pavilion) will be replaced over time, however consideration will be given to the role of this existing infrastructure in early provision before new facilities are developed.

SOCIAL CONNECTION AND COMMUNITY IDENTITY

- opportunities for social interaction and creating networks
- opportunities for celebrating/expressing religion, spirituality and culture
- opportunities for cultural expression and performance
- age-specific activities

DEMAND IDENTIFIED THROUGH CONSULTATION AND RESEARCH

Activities and events that facilitate community integration and connectedness, such as:

- community gardens
- neighbourhood BBQs
- community leadership networks.

A municipal centre for intercultural and intergenerational interaction

Flexible community meeting/activity spaces of approximately 1,100sqm, comprising:

- 2 x large spaces of 200sqm
- 3 x medium spaces of 100sqm
- 2 x small spaces of 50sqm.

Community development officers and facility coordinators:

The City of Whittlesea is moving away from the community activity centre model (CACs). It is now locating community development officers within multi-purpose community facilities. Council estimates the need for:

- 1.4EFT community development officers across the PSPs
- 1EFT facility coordinator for every multi-purpose facility.

Playgroup spaces

Capacity for community events in public open spaces:

- small events for up to 1,000 people
- medium events for 1,000 to 5,000 people.

Community art spaces:

- one level 3 community arts centre (0.3ha) or
- a dedicated arts facility in a multi-purpose community centre or multiple community art spaces across multi-purpose facilities

Performing arts centre:

- one centre requiring 2ha

Youth inclusive multi-purpose community facilities

HOW DOES THE IDENTIFIED DEMAND ALIGN WITH MPA'S PSP GUIDELINE BENCHMARKS?

Council applies MPA's benchmarks to project the need for community arts spaces and for performing arts spaces.

MPA benchmarks for multi-purpose facilities include a range of spaces for social connection, learning and service provision so it is difficult to single out meeting/activity space. Across the three PSP areas, the MPA benchmarks indicate that 2ha is required for the provision of multi-purpose facilities.

ADDITIONAL COMMUNITY BUILDING NEEDS FOR CONSIDERATION

- spaces for religious and spiritual expression
- spaces for other stakeholders involved in community building such as Scouts.

CAN ANY MUNICIPAL OR REGIONAL NEEDS BE MET WITHIN THE PSP AREAS?

None identified.

(Note: 'Additional community building needs for consideration' refers to functional needs that were not necessarily identified through consultation are acknowledged as important functions in communities)

CAN ANY OF THE IDENTIFIED NEEDS BE MET EXTERNALLY TO THE PSP AREAS?

- The City of Whittlesea has designated Epping, Lalor or Thomastown as the likely locations for a municipal intercultural centre.

The remaining needs identified are for localised services and facilities and therefore need to be provided within the PSP areas.

HOW DO NEEDS TRANSLATE INTO SPATIAL CONSIDERATIONS?

Consider space for:

- community gardens
- community gathering spaces in public open space areas ranging from small gatherings of 20 people to large areas for up to 5,000 people
- approximately 1,100sqm of flexible meeting/activity spaces within multi-purpose community centres
- offices for community development officers and facility coordinators in multi-purpose facilities
- community arts spaces up to a maximum of 3,000sqm
- performing arts centre up to a maximum of 2ha
- religious and spiritual expression
- external groups involved in community building providers such as Scouts
- purpose-built, dedicated youth facility.

RECREATION AND LEISURE

- organised sport
- informal recreation
- informal leisure

DEMAND IDENTIFIED THROUGH CONSULTATION AND RESEARCH

Opportunities for informal, no-cost recreational activities:

- walking
- cycling
- completion of the Metropolitan Trail Network and development of shared trails (Whittlesea, Hume and Mitchell)

Indoor and outdoor physical activity spaces for the 50+ population

Football, netball, cricket, soccer and tennis facilities:

Tennis courts:

- 4-6 tennis courts, 600 households
- 1 x 300sqm Tennis Pavilion
- 140 car spaces

Soccer pitches; included in an 8ha site:

- 3 x soccer pitches, 118m x 76m each (1 synthetic)
- 1 x 900sqm Soccer Pavilion
- 280 car spaces

AFL/Cricket grounds and outdoor netball courts on an 8ha site:

- 2 x AFL/cricket grounds, 173m x 143m
- 3 x cricket nets, 15m x 38m
- 2 x netball courts, 37.9m x 22.65m each court
- 1 x 800sqm pavilion
- 260 car spaces

Outdoor netball courts:

- 6 x outdoor netball courts, 37.9m x 22.65m (each court)
- 1 x 400sqm pavilion
- 140 car spaces

Facilities for sports with increasing demand levels such as baseball, softball and rugby:

Multipurpose sporting fields; included in an 8ha site:

- 3 x rectangular multipurpose sports fields, 156m x 81m
- 1 x 900sqm pavilion
- 280 car spaces

Indoor stadium

- comprising 4–6 courts (highball/indoor netball)

Regional aquatic centre (Whittlesea and Mitchell)

Regional active open space in the northern region (report completed for the MPA):

- a total of 90-120ha of regional active open space will be required in the northern region

State scale sporting facilities in the northern growth corridor (Hume)

A site for a regional softball/baseball venue in the northern growth corridor (City of Whittlesea in the Wollert CIP):

- comprising 5-7 fields

A site for a regional lacrosse venue in the northern growth corridor (City of Whittlesea in the Wollert CIP)

A site for a dedicated gymnastics venue in the northern growth corridor (City of Whittlesea in the Wollert CIP)

Regional equestrian venue in the northern growth corridor (City of Whittlesea in the Wollert CIP)

An off-road cycling facility in the northern growth corridor

HOW DOES THE IDENTIFIED DEMAND ALIGN WITH MPA'S PSP GUIDELINE BENCHMARKS?

Council's projected provision rates for courts and active open space are lower than the projected need if the MPA guidelines are applied.

HOW DO NEEDS TRANSLATE INTO SPATIAL CONSIDERATIONS?

Equivalent to:

- a minimum of three 8ha active recreation sites
- one indoor sports stadium
- an outdoor tennis facility
- an outdoor netball facility
- informal recreation opportunities, including play spaces
- informal exercise opportunities within open spaces.

ADDITIONAL COMMUNITY BUILDING NEEDS FOR CONSIDERATION

- Playspaces opportunities for passive recreation.

CAN ANY MUNICIPAL OR REGIONAL NEEDS BE MET WITHIN THE PSP AREAS?

There is potential for locating a regional sporting facility in the subject PSP areas.

(Note: Unless otherwise stated, demand has been identified through consultation with the City of Whittlesea. Demand identified by another stakeholder is indicated in brackets)

CAN ANY OF THE IDENTIFIED NEEDS BE MET EXTERNALLY TO THE PSP AREAS?

- The Wollert PSP suggests that an existing equestrian venue could be upgraded to a regional venue.
- Whittlesea's strategies do not support an aquatic facility for a population of this size. A district level facility has been recommended for the Wollert PSP and an aquatic facility will also be located in Merrifield (Hume).

HOW DO NEEDS TRANSLATE INTO SPATIAL CONSIDERATIONS?

Equivalent to:

- a minimum of three 8ha active recreation sites
- one indoor sports stadium
- an outdoor tennis facility
- an outdoor netball facility
- informal recreation opportunities, including play spaces
- informal exercise opportunities within open spaces.

COMMUNITY WELLBEING

- health services
- emergency services
- specialised support services
- life-stage specific services
- food security
- transport

DEMAND IDENTIFIED THROUGH CONSULTATION AND RESEARCH	HOW DOES THE IDENTIFIED DEMAND ALIGN WITH MPA'S PSP GUIDELINE BENCHMARKS?	ADDITIONAL COMMUNITY BUILDING NEEDS FOR CONSIDERATION
<p>City of Whittlesea</p> <p>Early years services:</p> <ul style="list-style-type: none"> • kindergarten places for between 1,100 and 1,200 four-year-olds • between 480 and 600 childcare places • between 8 and 9 EFT maternal and child health nurses <p>Youth workers:</p> <ul style="list-style-type: none"> • for youth (aged 13-25 years) • for middle years (8-12 years) <p>Early intervention and support programs</p> <p>Family resource centre:</p> <p>Comprising:</p> <ul style="list-style-type: none"> • universal services • secondary services • tertiary services • support services • soft contact points such as playgroup spaces and parenting groups • occasional care • cafe <p>Respite care facilities</p> <p>A facility for Planned Activity Groups</p> <p>Space for outreach delivery of council services (such as aged and disability)</p> <p>Community transport</p> <p>Policing services</p> <p>A hospital in the northern growth corridor (Hume)</p> <p>Early childhood intervention centre (Mitchell)</p>	<p>MPA's benchmarks identify additional need for:</p> <ul style="list-style-type: none"> • 0.3ha site for a CFA service station • 0.3ha site for an ambulance service station • 0.3ha site for a community health centre • 0.5ha site for a community service organisation. 	<ul style="list-style-type: none"> • CFA services • ambulance services • primary health services (allied health and community health).
<p>CAN ANY MUNICIPAL OR REGIONAL NEEDS BE MET WITHIN THE PSP AREAS?</p> <ul style="list-style-type: none"> • Potential for the emergency service precinct to be located in Donnybrook for servicing Donnybrook, Woodstock and Lockerbie. 	<p>CAN ANY OF THE IDENTIFIED NEEDS BE MET EXTERNALLY TO THE PSP AREAS?</p> <ul style="list-style-type: none"> • Mitchell Shire plans to work with state government agencies to determine an appropriate location and model for an early childhood intervention centre. Depending on the location and size of the centre, it could potentially service the subject PSP areas. • Lockerbie and Merrifield have been identified as potential locations for a hospital if one was to be developed in the northern corridor. However, consultation indicated that this is unlikely. • The City of Whittlesea is advocating for a new 24 hour police complex in the Mernda-Doreen area in order to have the necessary additional resources to service Whittlesea's growth areas. <p>An emergency services precinct has been identified for Wollert in the Wollert CIP.</p>	<p>HOW DO NEEDS TRANSLATE INTO SPATIAL CONSIDERATIONS?</p> <ul style="list-style-type: none"> • a family resource centre • kindergarten places for between 1,100 and 1,200 four-year-olds • between 480 and 600 childcare place • space for between 8 and 9 EFT maternal and child health nurses • facilities for secondary and allied health provision • office space for youth workers • respite facilities • a facility for planned activity groups • community transport facility (for vehicles) • potentially an emergency services precinct.

LEARNING

- primary education
- secondary education
- vocational and tertiary education
- lifelong learning

DEMAND IDENTIFIED THROUGH CONSULTATION AND RESEARCH

One library

- Comprising 1,600-2,100sqm of floorspace.
- Access to campus based tertiary education (report for the MPA)**
- Access to private sector tertiary education (report for the MPA)**
- Access to vocational training (report for the MPA)**
- One Catholic secondary school (Catholic Education Office)**
- Three Catholic primary schools (Catholic Education Office)**

HOW DOES THE IDENTIFIED DEMAND ALIGN WITH MPA'S PSP GUIDELINE BENCHMARKS?

- DEECD advised that their standard benchmarks should be used to identify the need for schools. Projected demand using the benchmarks equates to:
 - Between 5 and 6 government primary schools
 - 2 government secondary schools.
- The total population of the PSP areas does not trigger the need for a special needs school.
- The MPA guidelines indicate the need for 2 other non-government primary school places.

The MPA guidelines indicate that there is sufficient demand for a branch library.

ADDITIONAL COMMUNITY BUILDING NEEDS FOR CONSIDERATION

Lifelong learning spaces.

CAN ANY OF THE IDENTIFIED NEEDS BE MET EXTERNALLY TO THE PSP AREAS?

- It is anticipated that growth in demand for campus based higher education and vocational education can largely be met from existing outer and mid Melbourne campuses and planned expansions.
- Hume City Council is lobbying the state government for an additional regional sized tertiary education facility to improve access to education across the northern region. The proposed locations are Lockerbie, Merrifield or Broadmeadows.

CAN ANY MUNICIPAL OR REGIONAL NEEDS BE MET WITHIN THE PSP AREAS?

- None identified.

HOW DO NEEDS TRANSLATE INTO SPATIAL CONSIDERATIONS?

- library of between 1,600 – 2,100sqm
- government primary school places equivalent to between 5 and 6 schools
- secondary school places equivalent to 2 secondary schools
- one Catholic secondary school site
- Catholic primary school places equivalent to 3 schools
- other non-government primary school places equivalent to 2 schools
- other non-government secondary school places equivalent to 1 secondary school.
- Lifelong learning spaces

7 Agreed provision

An iterative consultation process was undertaken with the MPA, local governments, state government agencies, NGOs and developers to determine the quantum, location and configuration of community infrastructure and open space to be provided in Donnybrook, Woodstock and English Street through the precinct structure planning process.

Factors that were considered in determining provision and locations included:

- Preferred service delivery models.
- Clustering of complementary uses.
- Information from service providers regarding their plans for the corridor and capacity to deliver the required needs.
- An equitable distribution of infrastructure across landowners.
- Physical barriers that will inhibit access to community infrastructure and open space, particularly for English Street residents.
- Ensuring a hierarchy of community infrastructure catchments.

Appendix A details the agreed provision of community infrastructure and open space.

Appendix A: Agreed provision

Refer to accompanying clustering tables:

PSP 1067 Donnybrook PSP 1096 Woodstock - Proposed community facilities - MPA - 9 April 2015

Appendix B: Basic and essential community infrastructure recommended for the new Victorian Development Contributions System

The following table lists the basic and essential community infrastructure recommended for the new Victorian Development Contributions System as detailed in *A new Victorian Local Development Contribution System – A Preferred Way Forward* (DTPLI (formally DPCD), 2012).

Category	Items Included
Community facilities	
Multipurpose community centre	Kindergartens/ pre-schools
	Multi-purpose community rooms
	Ancillary space including amenities, circulation space, foyer and so on
	Kitchen
	Neighbourhood space
	Business accelerator
	Adult education
	Occasional care
	3-year playgroup
	Youth space
	Arts / Cultural facility
	Adult day care facility
	Delivered meals facility
	Community learning centre

	Performing arts centre
Open space	
District sports facility pavilion	Clubhouse
	Change rooms
	Toilets
	Seating
	First-aid
	Kiosk
District park improvements	BBQ / Picnic facilities
	Bicycle and pedestrian paths / trails
	Playgrounds
	Landscaping
Outdoor hard surface courts	Tennis courts
	Basketball courts
	Netball courts