

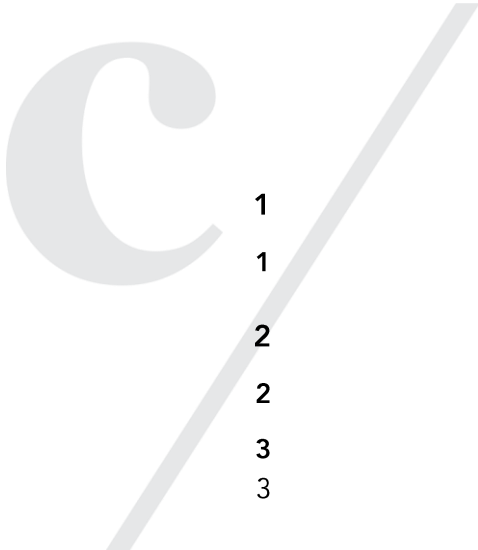


# Community Infrastructure and Open Space Needs Assessment

*Donnybrook, Woodstock and English Street*

Addendum, V2, August 2015





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# Introduction

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.

In 2014, Capire delivered an amended draft *Community Infrastructure, Social Services and Open Space Needs Assessment* report which quantified agreed community infrastructure and open space provision for Donnybrook, Woodstock and English Street according to the centres identified in the draft urban structure, as well as spatial requirements and costings.

In early 2015, MPA revised the population projections for these precincts and subsequently amended the composition of the centres and clusters within the Draft Future Urban Structure. This necessitated a review of the 2014 report and revision of the previous recommendations.

***This addendum is not intended as a standalone document and must be considered in conjunction with the original report.***

## 1.1 Summary of changes

The following outlines the changes and revisions that prompted the preparation of this addendum to the previous report:

- Introduction of the Merristock Local Convenience Centre and new community pavilion facility model (January 2015)
- Revised land budget and population projections for the Donnybrook and Woodstock precincts (16 February 2015)
- Revised Draft Future Urban Structure V150629 (provided August 2015) including revised community infrastructure provision.

Based on this new information, this addendum revises the following recommendations:

- Population benchmarking for community facilities and open space
- Implications of the additional population on the previously agreed provision of community facilities and open space
- Assessment of previously recommended provision against the amended draft urban structure and centre facility clusters

## 2 Summary of new information

### 2.1 Population projections

The Donnybrook, Woodstock, and English Street PSP areas are located within the Hume growth corridor adjacent to the Hume Freeway. Woodstock and English Street are located within the City of Whittlesea. Donnybrook is predominantly located in the City of Whittlesea, however a portion of the northern section located within the Shire of Mitchell.

Capire's original report was based on a projected total population of between 48,260 residents by 2046. This figure is based on an average residential density of between 15 and 18 dwellings per hectare of net developable area (NDA) and 2.8 persons per dwelling.

Revised population figures as of February 2015 project that the precincts will house a combined total of 46,325 residents by 2046 in Donnybrook and Woodstock. Revised projections exclude English Street. As such it is assumed that the projected population of this precinct remains unchanged.

Table 1 shows the revised population yields for each precinct by build-out.

*Table 1: Revised population dwelling and population yield*

|                            | Donnybrook   | Woodstock    | English Street<br>(assuming 18<br>dwellings per<br>hectare) | Combined       |
|----------------------------|--------------|--------------|---|----------------|
| Net developable area (NDA) | 578 hectares | 434 hectares | 71 hectares   | 1,083 hectares |
| Total dwellings            | 9,877        | 6,667        | 1,271   | 17,815         |
| Total residents            | 27,656       | 18,668       | 3,560   | 49,912         |
| Ave household size         | 2.8 people   | 2.8 people   | 2.8 people  | 2.8 people     |

Source: MPA, February 2015

NOTE: Numbers presented above reflect MPA data, slight discrepancies may occur as a result of rounding errors.

It assumed that the new projections do not affect previously projected growth sequencing scenarios. A detailed breakdown of current population projections is attached as Appendix A of this addendum.

## 2.2 Draft future urban structure

The draft report made recommendations based on a draft urban structure which comprised two town centres and five neighbourhood centres.

A revised draft Future Urban Structure (FUS) incorporates four local town centres, and six local convenience centres as listed below:

- LTC1: Koukoura Drive
- LTC2: Patterson Drive
- LTC3: Lockerbie East
- LTC4: Darebin Creek
- LC1: Donnybrook Farmhouse
- LCC2: Donnybrook Railway Station
- LCC3: Lockerbie Train Station
- LCC4: Hayes Hill
- LCC5: Woodlands
- LCC6: Merristock

A copy of the Draft FUS (version 150629) is attached as Appendix B of this report.

### 2.2.1 Merristock community facility

The amended Draft Future Urban Structure includes a new Local Centre at Merristock. This centre incorporates a multi-purpose community facility and pavilion collocated with open space resources. This facility, proposed by MPA, is in addition to the provisions recommended in the draft report.

A full break down of the community pavilion facility as proposed by MPA is attached as Appendix C of this addendum.

### 3 Comparison of provision

The previous draft report provided recommended community infrastructure provision and facility clustering based on original population projections and the centres outlined in the previous draft future urban structure.

Capire's initial recommendation were prepared through a multi stage methodology which combines comparative assessment of MPA and council benchmarks followed by in-depth consultation with council officers.

The desktop benchmark comparison (attached as Appendix E of this addendum and updated to include increased population) provided the basis for further consultation with council stakeholders. Through this consultation, council rationalised recommended provision derived through benchmarking to relate specifically to the Donnybrook, Woodstock and English Street context.

Section 6 of the primary report summarises the outcome of this consultation and provides context and justification for final recommended provision.

Recommended provision agreed with council and MPA subsequently informed facility clusters for each centre. These clusters have since been amended by MPA as a result of the ongoing review of the Draft future Urban Structure, thereby altering the overall provision of community infrastructure across these precinct

Finalised facility clusters for each centre, provided by MPA in August 2015, are attached as Appendix D of this addendum.

Table 2 presents a comparison of infrastructure provision between Capire's initial recommendations and the Draft Urban Structure V150659.



Table 2: Comparison of overall community infrastructure provision delivered in centre facility clusters

| Facility type       | Capire's recommendations in October 2013 based on a total population of 48,260 residents.   | Additional provision as calculated by Capire based on original methodology (October 2013) required to serve additional 1,652 residents in a total population of 49,912 residents. | Amended provision at August 2015 provided by MPA (based on Draft Future Urban Structure v150629) to service a total population of 49,912. Capire did not provide advice to inform the amended provision.  | Does MPA's provision at August 2015 reflect the needs resulting from the updated population estimates (49,912 residents)?  |
|---------------------|---|---|---|--|
|                     | Approximately 1,100 square metres of flexible meeting/activity spaces within multi-purpose community centres.<br><br>Total floor space should be distributed across the precincts and should comprise a range to flexible spaces ranging from 50m <sup>2</sup> to 200m <sup>2</sup> . | Additional 33 square metres of flexible meeting/activity spaces triggered by additional population.   | 1,140 square metres<br><br>Flexible meeting and activity spaces range from 60 square metres to 300 square metres.   | Yes, same level of provision.<br><br>Total excludes meeting spaces provided in sporting pavilions. While these spaces can accommodate community uses outside of sporting events, they are not traditionally included in community meeting space. |
|                     | Community arts spaces up to a maximum of 3,000 square metres  | No change in provision triggered by additional population.  | 3,000 square metres of community arts space within 2 ha performing arts centre site to be colocated with library.   | Yes, same level of provision.  |
|                     | Performing arts centre up to a maximum of 2 ha  |   |   |  |
|                     | Purpose-built, dedicated youth facility.  | No change in provision triggered by additional population.  | One dedicated facility of 800 square metres located in LTC1 to service all centres.   | Yes, same level of provision.  |
|                     | Community gardens to be colocated with community facilities and included in outdoor recreation space. (Not quantified)  | Not quantified by Capire.   | Seven gardens   | Yes, reflects Capire's recommendation.   |
|                     | Community gathering spaces in public open space areas ranging from small gatherings of 20 people to large areas for up to 5,000 people  | Not quantified by Capire.   | No quantum specified - community gathering spaces integrated into overall community space provision at each centre.   | n/a  |
|                     | Offices for community development officers and facility coordinators in multi-purpose facilities  | Not quantified by Capire.   | No quantum specified.<br><br>Offices for community development officers integrated into overall community space provision at each centre.   | n/a  |
|                     | Religious and spiritual expression  | Not quantified by Capire.   | No quantum specified.<br><br>Spaces for religious and spiritual expression to be incorporated into overall provision of community space in all centres offering multipurpose community facilities.  | n/a  |
|                     | External groups involved in community building providers such as Scouts.  | Not quantified by Capire.   | No quantum specified.<br><br>Spaces for external groups to be incorporated into overall provision of community space in all centres offering multipurpose community facilities.   | n/a  |
| COMMUNITY WELLBEING | Kindergarten places for between 1,100 and 1,200 four-year-olds  | Demand for 46 additional places generated through increased population to a total of 1,146 – 1,246 kindergarten places.   | 1,155 kindergarten places to be distributed across seven centres excluding Koukoura Local Town Centre and Donnybrook Railway Station and Lockerbie Train Station Local Convenience Centres.   | Yes, same level of provision.  |
|                     | Spaces for between eight and nine EFT maternal and child health nurses  | No change in provision triggered by additional population.  | Twelve rooms (including one transitional room) to be distributed across all centres Donnybrook Railway Station and Lockerbie Train Station Local Convenience Centres.<br><br>A single room MCH centre at Hayes Hill LCC will transition to Koukoura Drive LTC by build out. | Exceeds Capire's recommendations based on original methodology. However, increased provision is consistent with City of Whittlesea benchmarks.   |

| Facility type          | Capire's recommendations in October 2013 based on a total population of 48,260 residents.  | Additional provision as calculated by Capire based on original methodology (October 2013) required to serve additional 1,652 residents in a total population of 49,912 residents. | Amended provision at August 2015 provided by MPA (based on Draft Future Urban Structure v150629) to service a total population of 49,912. Capire did not provide advice to inform the amended provision.   | Does MPA's provision at August 2015 reflect the needs resulting from the updated population estimates (49,912 residents)?   |
|------------------------|--|---|--|---|
| LEARNING               | One family resource centre   | No change in provision triggered by additional population.  | One dedicated facility located in Koukoura Drive LTC to service all centres.   | Yes, same level of provision.   |
|                        | A facility for planned activity groups   | No change in provision triggered by additional population.  | One dedicated facility located in Koukoura Drive LTC to service all centres.   | Yes, same level of provision.   |
|                        | Between 480 and 600 childcare place  | Demand to be met by the private sector.   | Demand to be met by the private sector.  | n/a   |
|                        | Facilities for secondary and allied health provision                                       | No change in provision triggered by additional population.  | No quantum specified.  | n/a   |
|                        | Office space for youth workers   |   | Allied health and youth office space to be incorporated into overall provision of flexible meeting space in youth and multi-purpose facilities.  |   |
|                        | Respite facilities   | Demand to be met by the private sector.   | Demand to be met by the private sector.  | n/a   |
|                        | Community transport facility (for vehicles)  | No space allocation.  | No space allocation.   | Does not reflect Capire's recommendation for provision of a community transport facility.   |
|                        | One library of between 1,600 to 2,100 square metres  | Requirement for additional 58 square metres of library floor triggered by additional population.  | One library of 2,100 square metres located in Koukoura Drive LTC to service all centres.   | Yes, same level of provision.   |
|                        | Lifelong learning spaces   | No change in provision triggered by additional population.  | 120 square metres integrated into library facility to be located in Koukoura Drive LTC to service all centres.   | Yes, same level of provision.   |
|                        | Government primary school places equivalent to between five and six schools                | No change in provision triggered by additional population.  | Places equivalent to five schools  | Yes, same level of provision.   |
|                        | Secondary school places equivalent to two secondary schools                                | No change in provision triggered by additional population.  | Places equivalent to two schools   | Yes, same level of provision.   |
|                        | One Catholic secondary school site   | No change in provision triggered by additional population.  | Places equivalent to: <ul style="list-style-type: none"> <li>• Three non-government primary schools</li> <li>• Two non-government secondary schools</li> </ul>   | Yes, same level of provision.   |
|                        | Catholic primary school places equivalent to three schools                                 | No change in provision triggered by additional population.  |  |   |
|                        | Other non-government primary school places equivalent to two schools                       | No change in provision triggered by additional population.  |  |   |
|                        | Other non-government secondary school places equivalent to one secondary school.           | No change in provision triggered by additional population.  |  |   |
| RECREATION AND LEISURE | Minimum of three 8 hectare active recreation sites to be distributed across the precincts. | No change in provision triggered by additional population.  | One 8 hectare site in each LTC, as well as Donnybrook Farmhouse and Woodlands LCC.<br><br>An additional 5.6 hectare reserve is provided at Merristock LCC<br><br>Small residential populations anticipated in LCCs are expected to access recreation facilities in nearby centres. | Yes, reflects Capire's recommendation.<br><br>Provision has been increased to ensure reserves are distributed across the precincts and located in the majority of most centres. |
|                        | One indoor sports stadium  | No change in provision triggered by additional population.  | One regional level stadium to be provided in Koukoura Drive LTC to service all centres.  | Yes, same level of provision.   |

| Facility type | Capire's recommendations in October 2013 based on a total population of 48,260 residents.  | Additional provision as calculated by Capire based on original methodology (October 2013) required to serve additional 1,652 residents in a total population of 49,912 residents. | Amended provision at August 2015 provided by MPA (based on Draft Future Urban Structure v150629) to service a total population of 49,912. Capire did not provide advice to inform the amended provision.       | Does MPA's provision at August 2015 reflect the needs resulting from the updated population estimates (49,912 residents)? |
|---------------|--|---|--|---|
|               | One outdoor tennis facility  | No change in provision triggered by additional population.  | One six-court facility incorporated into one regional level stadium to service all centres. One local level two-court facility.  | Yes, same level of provision.   |
|               | One outdoor netball facility to service the regional population and two outdoor netball courts to be collocated with AFL/cricket ground. | No change in provision triggered by additional population.  | Three six-court facilities distributed across the precincts.<br>Total provision of netball courts is distributed across three six-court facilities rather than two-court models collected with 8.0ha reserves. | Yes, similar level of provision.  |
|               | Informal recreation opportunities, including play spaces   | No change in provision triggered by additional population.  | Total provision to be distributed across all centres.  | Yes, reflects Capire's recommendation.  |
|               | Informal exercise opportunities within open spaces.  | No change in provision triggered by additional population.  | Total provision to be distributed across all centres.  | Yes, reflects Capire's recommendation.  |

## 4 Recommendations

It is important to note that total provision and distribution of community infrastructure across the centres has not been reviewed against the amended population. This process would require further consultation with council to identify any local or regional changes to demand generated by the additional 1,412 residents.

As illustrated in the benchmarking table in Appendix E, the small scale of the overall projected population increase in itself is anticipated to have minimal impact on total infrastructure provision. However, the need for some local level facilities such as kindergarten places, MCH rooms and tennis courts has increased and should be reviewed, together with any potential changes to cumulative need, through further consultation with council.

As such, it is recommended that MPA consult with council to discuss indicative changes in demand and provision generated by the revised Draft Future Urban Structure, centre clusters and revised population to ensure that current proposed provision meets councils identified needs and rationale.

## Appendix A: Population projections, MPA Feb 2015

Table 3: Projected population growth in Donnybrook, Woodstock and English Street between 2016 and 2046

| POROJECTED POPULATION |      |       |       |        |        |        |        |        |
|-----------------------|------|-------|-------|--------|--------|--------|--------|--------|
| Precinct              | 2011 | 2016  | 2021  | 2026   | 2031   | 2036   | 2041   | 2046   |
| Donnybrook            | 0%   | 0%    | 25%   | 64%    | 87%    | 98%    | 100%   | 100%   |
|                       | 0    | 0     | 6,960 | 17,564 | 23,926 | 27,188 | 27,656 | 27,656 |
| Woodstock             | 0%   | 0%    | 4%    | 15%    | 54%    | 86%    | 100%   | 100%   |
|                       | 0    | 0     | 814   | 2,713  | 10,172 | 15,965 | 18,668 | 18,668 |
| English Street        | 0%   | 28%   | 56%   | 84%    | 100%   | 100%   | 100%   | 100%   |
|                       | 0    | 1,000 | 2,000 | 3,000  | 3,560  | 3,560  | 3,560  | 3,560  |
| Total                 | 0    | 1,000 | 9,774 | 23,276 | 37,658 | 46,714 | 49,884 | 49,884 |

Shading denotes build-out population

Source: GAA North Corridor Growth Plan residential sequencing estimates (July 2013)

## Appendix B: Draft urban structure, MPA May 2015

Refer to accompanying document

## Appendix C: Proposed Merristock community pavilion

*Table 4: Merristock proposed multipurpose community facility*

| Facility components                                  | Floorspace<br>(square metres) |
|--|-------------------------------|
| Large meeting room                                   | 125                           |
| Small meeting room                                   | 60                            |
| Change room 1 and amenities                          | 60                            |
| Change room 2 and amenities                          | 60                            |
| Referee change room                                  | 15                            |
| External store (comprising multiple areas)           | 70                            |
| Public outdoor toilets (1 x female, 1 x male)        | 10                            |
| Accessible toilet facility (1 x indoor, 1 x outdoor) | 12                            |
| Indoor toilets (female and male facilities)          | 24                            |
| Kitchen  | 25                            |
| Office   | 10                            |
| First aid room                                       | 12.5                          |
| Cleaners store                                       | 2.5                           |
| Foyer  | 50                            |
| Building services                                    | 5                             |
| <b>Total facility floor space</b>                    | <b>541</b>                    |

## Appendix D: Facility clustering tables

### LOCAL TOWN CENTRE 1: KOUKOURA DRIVE

|     | Facility   | Individual facility space/Components  | Individual facility size | Total facility size (incorporated in total land area) | Land area   |
|-----|--|---|--------------------------|---|---|
| 1.1 | Family Resource Centre   | Consulting rooms<br>Breastfeeding facilities<br>Office admin and waiting area<br>Activity space<br>Public amenities               | 650m <sup>2</sup>        | 1,790m <sup>2</sup>                                   | Collocated on Library Land  |
|     |  | Two-room PAG facility   | 340m <sup>2</sup>        |   |   |
|     |  | Youth facility including:<br>- Flexible meeting/activity space and storage<br>- Public amenities<br>- District level admin/office | 800m <sup>2</sup>        |   |   |
| 1.2 | Library (integrated with Performing and Community Arts Centre) | Library   | 2,100m <sup>2</sup>      | 5,580m <sup>2</sup>                                   | 2.0 hectares (to include shared parking for collocated facilities and vehicle access) |
|     |  | Lifelong learning space   | 120m <sup>2</sup>        |   |   |
|     |  | Community and Performing Arts Centre  | 3,000m <sup>2</sup>      |   |   |
|     |  | Small community meeting space   | 60m <sup>2</sup>         |   |   |
|     |  | Large community meeting space   | 300m <sup>2</sup>        |   |   |
| 1.3 | Sporting reserves  | 6 x outdoor netball courts with pavilion including fencing, lighting, earthworks and surfacing                                    | 6 courts                 | n/a   | 8.0 hectares to include parking for collocated facilities and vehicle access          |
|     |  | 6 x outdoor tennis courts with pavilion including fencing, lighting, earthworks and surfacing                                     | 6 courts                 |   |   |
|     |  | Shared pavilion for 6 netball courts and 6 tennis courts including a small meeting place (60m <sup>2</sup> )                      | 711m <sup>2</sup>        |   |   |
|     |  | Community garden  | 1 garden                 |   |   |

|     |                                 |                          |                     |     |       |
|-----|---------------------------------|--------------------------|---------------------|-----|-------|
|     | Indoor sports facility          | Six-court indoor stadium | 7,594m <sup>2</sup> |     |       |
| 1.4 | Government secondary school     | n/a                      | n/a                 | n/a | 8.4ha |
| 1.5 | Non-government secondary school | n/a                      | n/a                 | n/a | 9.0ha |

#### LOCAL TOWN CENTRE 2: PATTERSON DRIVE

|     | Facility                   | Individual facility space/Components  | Individual facility size | Total facility size (incorporated in total land area) | Land area   |
|-----|----------------------------|---|--------------------------|---|---|
| 2.1 | MCH                        | Dual-room MCH<br>Program room   | 100m <sup>2</sup>        | 1,680m <sup>2</sup>                                   | 0.8 hectares to include shared parking for collocated facilities and vehicle access |
|     |                            | Dedicated community meeting space – medium<br>Integrated with MCH<br>Does not include amenities, foyer, admin etc | 180m <sup>2</sup>        |   |   |
|     | Kindergarten facilities    | Dual-room facility (66 licensed places)   | 1,400m <sup>2</sup>      |   |   |
| 2.2 | Sporting reserves          | Pavilion including change rooms and 60m <sup>2</sup> community meeting space                                      | 607m <sup>2</sup>        | n/a   | 8.0 hectares to include shared parking for collocated facilities and vehicle access |
|     |                            | 2 x outdoor tennis courts   | 2 courts.                |   |   |
|     |                            | 2 x AFL/cricket ovals (including lighting, fencing, earthworks irrigation pitch, nets and surfacing)              | 2 ovals.                 |   |   |
|     |                            | Dedicated community meeting space – small   | 60m <sup>2</sup>         |   |   |
|     |                            | Community garden  | 1 garden.                |   |   |
| 2.3 | Government primary school  | n/a   | n/a                      | n/a   | 3.5ha   |
| 2.4 | Non-government P-12 school | n/a   | n/a                      | n/a   | 7.5ha   |



## LOCAL TOWN CENTRE 3: LOCKERBIE EAST

|     | Facility                      | Individual facility space/Components  | Individual facility size | Total facility size (incorporated in total land area) | Land area   |
|-----|-------------------------------|---|--------------------------|---|---|
| 3.1 | MCH                           | Dual-room MCH<br>Program room   | 100m <sup>2</sup>        | 1,620m <sup>2</sup>                                   | 0.8 hectares to include shared parking for collocated facilities and vehicle access |
|     |                               | Dedicated community meeting space – medium<br>Integrated with MCH<br>Does not include amenities, foyer, admin etc | 120m <sup>2</sup>        |   |   |
|     | Kindergarten                  | Dual-room facility (66 licensed places)   | 1,400m <sup>2</sup>      |   |   |
| 3.2 | Sporting reserves             | Pavilion including four change rooms and 60m <sup>2</sup> community meeting space                                 | 607m <sup>2</sup>        | n/a   | 8.0 hectares to include shared parking for collocated facilities and vehicle access |
|     |                               | 2 x AFL/cricket ovals including lighting, fencing, earthworks irrigation pitch, nets and surfacing                | 2 ovals                  |   |   |
|     |                               | 6x outdoor netball courts including fencing, lighting, earthworks, irrigation pitch, nets and surfacing           | 6 courts                 |   |   |
|     |                               | Community garden  | 1 garden                 |   |   |
| 3.3 | Government primary school     | n/a   | n/a                      | n/a   | 3.5ha   |
| 3.4 | Non-Government primary school | n/a   | n/a                      | n/a   | 2.4 ha  |

## LOCAL TOWN CENTRE 4: DAREBIN CREEK

|     | Facility                      | Individual facility space/Components   | Individual facility size | Total facility size<br>(incorporated in total land area) | Land area   |
|-----|-------------------------------|--|--------------------------|--|---|
| 4.1 | MCH                           | Dual-room MCH<br>Program room  | 100m <sup>2</sup>        | 2,210m <sup>2</sup>                                      | 0.8 hectares to include shared parking for collocated facilities and vehicle access |
|     |                               | Dedicated community meeting space – medium<br>Integrated with MCH<br>Does not include amenities, foyer, admin etc. | 120m <sup>2</sup>        |  |   |
|     | Kindergarten                  | Triple-room facility (99 licensed places)  | 2,030m <sup>2</sup>      |  |   |
| 4.2 | Sporting reserves             | Pavilion including six change rooms and 60m <sup>2</sup> community meeting space                                   | 781m <sup>2</sup>        | n/a  | 8.0 hectares to include shared parking for collocated facilities and vehicle access |
|     |                               | 3 x soccer pitches including lighting, fencing, earthworks irrigation pitch, nets and surfacing                    | 3 pitches                |  |   |
|     |                               | Community garden   | 1 garden                 |  |   |
| 4.3 | Government primary school     | n/a  | n/a                      | n/a  | 3.5ha   |
| 4.4 | Non-Government primary school | n/a  | n/a                      | n/a  | 2.6 ha  |

## LOCAL CONVENIENCE CENTRE 1: DONNYBROOK FARMHOUSE

|     | Facility               | Individual facility space/Components  | Individual facility size | Total facility size<br>(incorporated in total land area) | Land area   |
|-----|------------------------|---|--------------------------|--|---|
| 5.1 | MCH                    | Dual-room MCH<br>Program room   | 100m <sup>2</sup>        | 2,190m <sup>2</sup>                                      | 0.8 hectares to include shared parking for collocated facilities and vehicle access |
|     |                        | Dedicated community meeting space – small<br>Integrated with MCH<br>Does not include amenities, foyer, admin etc. | 60m <sup>2</sup>         |  |   |
|     | Kindergarten           | Triple-room facility (99 licensed places)   | 2,030m <sup>2</sup>      |  |   |
| 5.2 | Sporting reserves      | Pavilion including six change rooms and 60m <sup>2</sup> community meeting space                                  | 1,038m <sup>2</sup>      | n/a  | 8.0 hectares to include shared parking for collocated facilities and vehicle access |
|     |                        | 3 x soccer pitches including lighting, fencing, earthworks irrigation pitch, nets and surfacing                   | 3 pitches                |  |   |
|     |                        | 6 x outdoor netball courts including fencing, lighting, earthworks and surfacing                                  | 6 courts                 |  |   |
|     |                        | Community garden  | 1 garden                 |  |   |
| 5.3 | Government P-12 school | n/a   | n/a                      | n/a  | 10ha  |

LOCAL CONVENIENCE CENTRE 2: DONNYBROOK RAILWAY STATION

|  | Facility                                   | Individual facility space/Components | Individual facility size | Total facility size (incorporated in total land area) | Land area |
|--|--|--------------------------------------|--------------------------|---|-----------|
|  | Potential MCH and flexible community space | TBC                                  | TBC                      | TBC   | TBC       |

LOCAL CONVENIENCE CENTRE 3: LOCKERBIE TRAIN STATION

|  | Facility                                   | Individual facility space/Components | Individual facility size | Total facility size (incorporated in total land area) | Land area |
|--|--|--------------------------------------|--------------------------|---|-----------|
|  | Potential MCH and flexible community space | TBC                                  | TBC                      | TBC   | TBC       |

LOCAL CONVENIENCE CENTRE 4: HAYES HILL

|     | Facility                            | Individual facility space  | Structure size (incorporated in total land area) | Total facility size | Land area   |
|-----|-------------------------------------|--|--|---------------------|---|
| 6.1 | Temporary MCH to transition to LTC1 | Flexible MCH Program/Activity Room<br>Separate lockable MCH office/admin workspace | 60m <sup>2</sup>                                 | 180m <sup>2</sup>   | 0.8 hectares to include shared parking for collocated facilities and vehicle access |
|     |                                     | Dedicated community meeting space – Medium (with capacity to be split in half)     | 120m <sup>2</sup>                                |                     |   |

## LOCAL CONVENIENCE CENTRE 5: WOODLANDS

|     | Facility                  | Individual facility space/Components   | Structure size<br>(incorporated in<br>total land area) | Total facility size | Land area   |
|-----|---------------------------|--|--|---------------------|---|
| 7.1 | MCH                       | Dual-room MCH<br>Program room  | 100m <sup>2</sup>                                      | 1,500m <sup>2</sup> | 0.8 hectares to<br>include shared<br>parking for collocated<br>facilities and vehicle<br>access |
|     | Kindergarten              | Dual-room facility (66 licensed spaces).   | 1,400 m <sup>2</sup>                                   |                     |   |
| 7.2 | Sporting reserves         | Pavilion with six change-rooms and 120m <sup>2</sup> of integrated community meeting space         | 856m <sup>2</sup>                                      | n/a                 | 8.0 hectares to<br>include shared<br>parking for collocated<br>facilities and vehicle<br>access |
|     |                           | 2 x AFL/cricket ovals including lighting, fencing, earthworks irrigation pitch, nets and surfacing | 2 ovals.   |                     |   |
|     |                           | Community garden   | 1 garden.  |                     |   |
| 5c  | Government primary school | n/a  | n/a  | n/a                 | 3.5 ha  |

## LOCAL CENTRE 6: MERRISTOCK

|     | Facility          | Individual facility space/Components   | Structure size<br>(incorporated in<br>total land area) | Total facility size | Land area  |
|-----|-------------------|--|--|---------------------|--|
| 8.1 | MCH               | Flexible MCH Program/Activity Room<br>Separate lockable MCH office/admin workspace<br>Does not include public toilets or kitchen facilities. | 60m <sup>2</sup>                                       | 1,520m <sup>2</sup> | collocated on sporting<br>reserve land   |
|     |                   | Dedicated community meeting space – small  | 60m <sup>2</sup>                                       |                     |  |
|     | Kindergarten      | Dual room facility (66 licensed spaces).   | 1,400m <sup>2</sup>                                    |                     |  |
| 8.2 | Sporting reserves | 2 x AFL/cricket ovals including lighting, fencing, earthworks irrigation pitch, nets and surfacing   | 2 ovals.   | n/a                 | 5.6 hectares to include<br>shared parking for<br>collocated facilities and<br>vehicle access |
|     |                   | Community garden   | 1 garden.  |                     |  |

## Appendix E: Comparison of benchmarking

Table 5: Comparison of MPA and Whittlesea benchmarking

| Group                       | Infrastructure Item                                   | MPA                        |                          |                         | City of Whittlesea (and others)      |                                       |                          | Comment   |
|-----------------------------|---|----------------------------|--------------------------|-------------------------|--------------------------------------|---------------------------------------|--------------------------|---|
|                             |   | Indicative Provision Rates | Indicative demand 2014   | Indicative demand 2015  | Indicative Provision Rates           | Indicative demand 2014                | Indicative demand 2015   |   |
| Community                   | LEVEL 1 (UP TO 10,000 PEOPLE)                         |                            |                          |                         |                                      |                                       |                          |   |
|                             | Multi-purpose community centre                        | 1 per 8,000 people         | 6 centres                | 6 centres               | 1 per 9,000 people                   | 5.4 centres                           | 5.5 centres              | Similar level of anticipated demand   |
|                             | Community meeting space                               | Nil                        | Nil                      | Nil                     | 1 m2 per 50 people                   | 965.2m2 of meeting space              | 998.2m2 of meeting space | Not comparable  |
|                             | Kindergarten  | 1 room per 4,500 people    | 10.6 kindergarten rooms  | 11.1 kindergarten rooms | 1 place per every 87% of 4 year olds | 1,239 places                          | 1,285 places             | City of Whittlesea benchmark is significantly higher than the MPA benchmark.        |
|                             | Childcare centre (120 places)                         | 1 per 9,000 people         | 5.4 centres              | 5.5 centres             | 1 per 9,000 people                   | 5.4 centres                           | 5.5 centres              | Same benchmark applied  |
|                             | Playgroups  | Nil                        | Nil                      | Nil                     | 1 per 3,000 0–4 year olds            | 1.9 playgroups                        | 2.0 playgroups           | Not comparable  |
|                             | Youth worker (for 13–25 year olds)                    | Nil                        | Nil                      | Nil                     | 1 (EFT) per 3,000 13–25 year olds    | 2.5 EFT youth workers                 | 2.5 EFT youth workers    | Not comparable  |
|                             | Youth worker (for 8–13 year olds)                     | Nil                        | Nil                      | Nil                     | 1 (EFT) per 2,000 8–12 year olds     | 1.7 EFT youth workers                 | 1.7 EFT youth workers    | Not comparable  |
|                             | Government primary school                             | 1 per 3,000 dwellings      | 5.6 primary schools      | 5.9 primary schools     | 1 per 9,000 people                   | 5.4 primary schools                   | 5.5 schools              | Similar level of anticipated demand   |
|                             | LEVEL 2 (BETWEEN 10,000 AND 30,000 PEOPLE)            |                            |                          |                         |                                      |                                       |                          |   |
|                             | Community learning centre                             | 1 per 20,000 people        | 2.3 centres              | 2.5 centres             | Nil                                  | Nil                                   | Nil                      | Not comparable  |
|                             | Maternal and child health centre/nurse                | 1 centre per 16,000 people | 3 MCH centres            | 3.1 MCH centres         | 1 nurse per 130 births               | 10.9 nurses (5.4 dual MCH facilities) | 11 nurses                | City of Whittlesea benchmark is significantly higher than the MPA benchmark.        |
|                             | Catholic primary school                               | 1 per 5,000 dwellings      | 3.4 primary schools      | 3.6 primary schools     | Nil                                  | Nil                                   | Nil                      | Not comparable  |
|                             | Government secondary school                           | 1 per 9,000 dwellings      | 1.8 secondary schools    | 1.9 secondary schools   | 1 per 27,500 people                  | 1.7 secondary schools                 | 1.8 secondary schools    | Similar level of anticipated demand   |
|                             | Lower order indoor recreation centre (2 courts)       | 1 per 20,000 people        | 2.4 centres (4.8 courts) | 2.5 centres (5 courts)  | Nil                                  | Nil                                   | Nil                      | Not comparable  |
|                             | Lower order outdoor hard surface courts/tennis courts | 1 per 25,000 people        | 1.9 courts               | 2.0 courts              | 1 per 3,500 people                   | 13.7 courts                           | 14.3 courts              | Significantly higher level of demand forecasts by the City of Whittlesea benchmark. |
|                             | LEVEL 3 (BETWEEN 30,000 AND 60,000 PEOPLE)            |                            |                          |                         |                                      |                                       |                          |   |
| Specialist community centre | 1 per 40,000 people                                   | 1.2 centres                | 1.2 centres              | Nil                     | Nil                                  | Nil                                   | Not comparable           |   |

| Group                     | Infrastructure Item                              | MPA   |                          |  | City of Whittlesea (and others)         |                                 |                                    | Comment   |
|---------------------------|--|---|--------------------------|--|---|---------------------------------|------------------------------------|---|
|                           |  | Indicative Provision Rates                    | Indicative demand 2014   | Indicative demand 2015   | Indicative Provision Rates              | Indicative demand 2014          | Indicative demand 2015             |   |
| Community                 | Library  | 1 per 21,000 dwellings                        | 0.8 libraries            | 0.8 libraries  | 35m2 per 1,000 people                   | 1,689m2 (library floor area)    | 1,747m2 (library floor area)       | Difficult to compare  |
| Arts and culture          | Community performing arts/cultural centre        | 1 per 60,000 people                           | 0.8 centres              | 0.8 centres  | 1 per 40,000 people                     | 1.2 centres                     | 1.2 centres                        | Similar level of anticipated demand   |
| Arts and culture          | Public art project                               | Nil   | Nil                      | Nil  | 1 per 50,000 people                     | 0.9 projects                    | 1.0 projects                       | Not comparable  |
| Early childhood           | Specialist early childhood services              | 1 per 60,000 people                           | 0.8 services             | 0.8 services   | Nil                                     | Nil                             | Nil                                | Not comparable  |
| Education                 | Catholic secondary school                        | 1 per 15,000 dwellings                        | 1.1 secondary schools    | 1.2 secondary schools  | Nil                                     | Nil                             | Nil                                | Not comparable  |
| Education                 | Other non-government schools                     | 1 per 40,000 people                           | 1.2 secondary schools    | 1.2 secondary schools  | Nil                                     | Nil                             | Nil                                | Not comparable  |
| Education                 | Special needs school                             | 1 per 60,000 people                           | 0.8 schools              | 0.8 schools  | Nil                                     | Nil                             | Nil                                | Not comparable  |
| Emergency services        | Country Fire Authority Station                   | 1 per 60,000 people                           | 0.8 stations             | 0.8 stations   | Nil                                     | Nil                             | Nil                                | Not comparable  |
| Emergency services        | Ambulance service station                        | 1 per 60,000 people                           | 0.8 stations             | 0.8 stations   | Nil                                     | Nil                             | Nil                                | Not comparable  |
| Indoor active             | Higher order indoor active recreation centre     | 1 6–10 court centre per 50,000 people         | 0.9 centres              | 1 centre   | 1 4–6 court centre per 8,000 households | 2 centres                       | 2 centres                          | High level of anticipated demand by the City of Whittlesea.                         |
| Indoor active             | Indoor sports/aquatic centre                     | 1 per 45,000 people                           | 1 aquatic centre         | 1.1 aquatic centre   | Nil                                     | Nil                             | Nil                                | Not comparable  |
| Outdoor active            | Higher order outdoor tennis courts (6–10 courts) | 1 x 6–10 court facility per 35,000 people     | 1.4 facilities           | 1.4 facilities   | 1 court per 4,000 people                | 12 courts (2x 6 court facility) | 12.5 courts (2 x 6 court facility) | Significantly higher level of demand forecasts by the City of Whittlesea benchmark. |
| Health                    | Community health centre                          | 1 per 30,000 people                           | 1.6 centres              | 1.7 centres  | 1 per 30,000 people                     | 1.6 centres                     | 1.6 centres                        | Same benchmark applied  |
| Aged                      | Residential aged care                            | 1 per 30,000 people                           | 1.6 facilities           | 1.7 facilities   | Nil                                     | Nil                             | Nil                                | Not comparable  |
| Passive open space        | Local passive open space                         | 4% of NDA<br>Or<br>1ha per 1,000 people       | 38.3 ha<br>Or<br>48.3 ha | 49.9 ha<br>Revised NDA incorporating English Street is unknown | Nil                                     | Nil                             | Nil                                | Not comparable  |
| Outdoor active open space | Local active open space                          | 6% of NDA<br>Or<br>1.5ha per 1,000 population | 57.4 ha<br>Or<br>72.4 ha | 74.9 ha<br>Revised NDA incorporating English Street is unknown | Nil                                     | Nil                             | Nil                                | Not comparable  |
| Both passive and active   | All local open space                             | 10% of NDA                                    | 95.6 ha                  | Revised NDA incorporating English Street is unknown            | Nil                                     | Nil                             | Nil                                | Not comparable  |