

REPORT

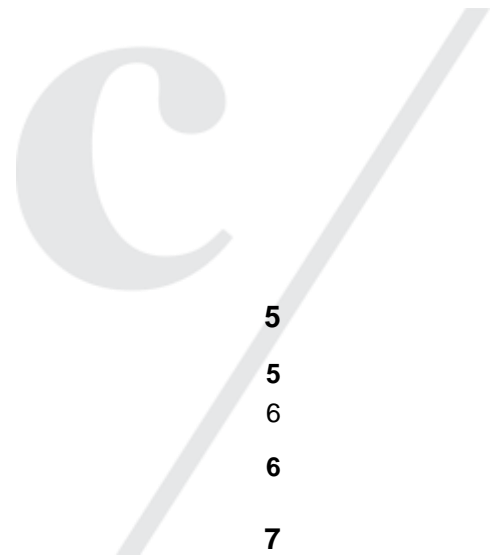


Plumpton and Kororoit

*Open Space and Community Infrastructure Needs
Assessment*

April 2015

capire



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1 Introduction

Capire was engaged by the Metropolitan Planning Authority (MPA) to undertake an *Open Space and Community Infrastructure Needs Assessment* to quantify the demand for and recommended provision of community infrastructure and open space to support the future population of the Plumpton and Kororoit precincts. This *Open Space and Community Infrastructure Needs Assessment* is part of the ongoing precinct planning process and will inform the preparation of a Development Contributions Plan (DCP) for each precinct.

This assessment provides recommendations for a range of public and private, state, council and non-council facilities which accommodate community support services and programs for the local communities of the Plumpton and Kororoit precincts. It identifies the quantum of community infrastructure and open space required to support the future communities of the two precincts and provides recommendations for the location and configuration and size of facilities.

This assessment peer reviewed infrastructure provision ratios currently applied by council, MPA and service providers such as Department of Education and Early Childhood Development (DEECD). The study then identified demand for open space and community infrastructure arising directly from the projected populations of the Plumpton and Kororoit precincts.

1.1 Project scope

This assessment provides recommendations for a range of public and private, state, council and non-council facilities which will accommodate community support services and programs to service the communities in the Plumpton and Kororoit precincts.

Specifically, this study has focused on the following community infrastructure and open space items:

- maternal and child health services
- kindergartens
- primary schools (government and non-government)
- secondary schools (government and non-government)
- multi-purpose community facilities
- libraries
- emergency services
- indoor recreation
- sporting fields
- passive open space.

1.1.1 Assumptions and limitations

This assessment has determined the demand for open space and community infrastructure arising directly from the projected populations of the Plumpton and Kororoit precincts. It has not accounted for any external demand being met within these precincts or assumed that any demand from these precincts will be met in surrounding areas.

1.2 Project methodology

Capire’s methodology was based on a review of background documentation and iterative discussions with council, MPA and stakeholders.

A full list of documents and data reviewed and stakeholders consulted is included as **Appendix A**.

Table 1: Assessment methodology

Research	Consultation
<p>A background and context analysis included a review of:</p> <p>Work undertaken to date by MPA and council including relevant policies, strategies, adopted benchmarks and provision models.</p> <p>A demographic assessment of surrounding and comparable growth area communities to determine a likely population profile of the future communities of the Plumpton and Kororoit precincts.</p> <p>Population projections provided by MPA for the Plumpton and Kororoit precincts including proposed dwelling yields.</p> <p>Benchmarks were applied to the population projections (with consideration for the local context) to quantify the community infrastructure items required to support the future communities of the Plumpton and Kororoit precincts.</p> <p>Using the adopted service models of council and other stakeholders, configurations of community infrastructure were determined.</p>	<p>Stakeholder consultation was undertaken in two stages:</p> <p>Stage 1: Capire engaged with a range of council departments to understand the evidence base and the rationale behind existing community infrastructure benchmarks, provision models, preferred configurations and locations.</p> <p>Capire also engaged with external stakeholders around their future plans for these areas and preferred provision models.</p> <p>Stage 2: Capire met with council stakeholders again to review the findings of the initial assessment, to test the benchmarks and further investigate preferred provision models with respect to demand.</p> <p>Consultation with MPA and the council project group was ongoing throughout the project.</p>

2 Study area

The Plumpton and Kororoit precincts are located in the City of Melton and form part of the West Growth Corridor Plan¹. The precincts share a common boundary along Taylors Road and are located adjacent to Caroline Springs and the Rockbank North and Taylors Hill West precincts, as illustrated in Figure 1.

Plumpton precinct (projected population: 26,647)

The Plumpton PSP is bounded by Taylors Road, the proposed Outer Metropolitan Ring Road (OMR) reservation, the Melton Highway, the Taylors West PSP and Caroline Springs. The Plumpton precinct is expected to accommodate 26,647 residents in 9,517 dwellings and provide a mix of residential, local employment, community infrastructure and open space uses.

A major town centre is planned for the precinct along with a nominated employment precinct along the Melton Highway and the OMR which is intended to provide industrial jobs for the Melton East Corridor².

Kororoit precinct (projected population: 23,192)

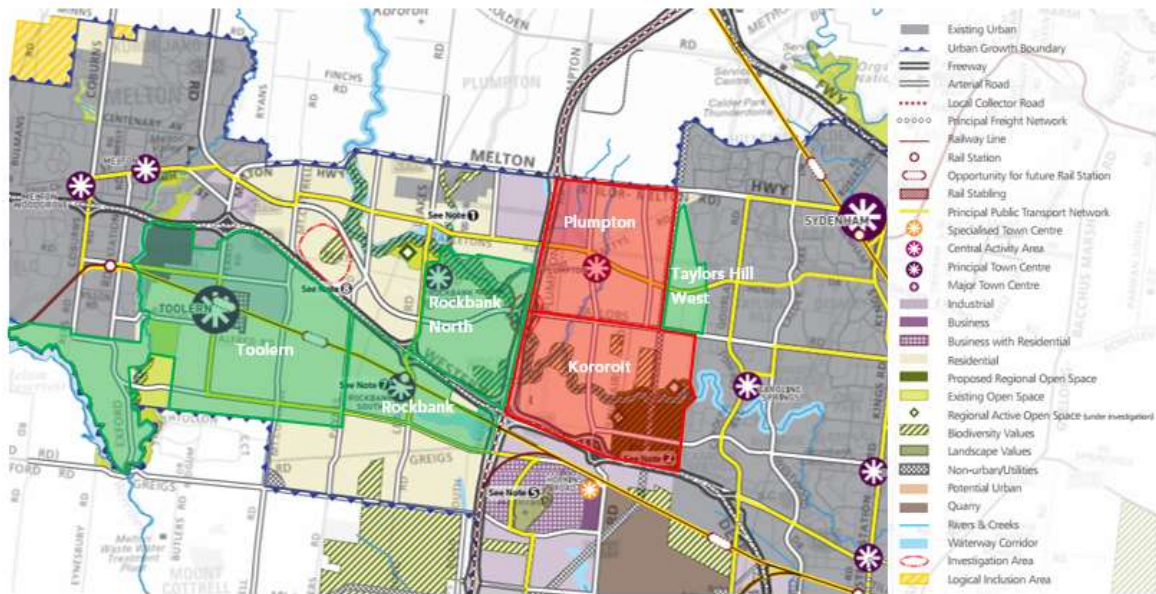
The Kororoit precinct, located south of Taylors Road, has direct access to the Western Highway and residents will be able to access rail services at the future Caroline Springs train station, to be constructed south east of the precinct. A key landscape feature of the precinct is the Kororoit Creek Corridor which is intended to provide a regional park to service the wider Melton growth corridor.

The Kororoit precinct is expected to accommodate 23,192 residents in 8,283 new dwellings and provide town and neighbourhood centres and local employment.

¹ The *West Growth Corridor Plan* (MPA, 2012) is an integrated land use plan providing a strategy for the development of the metropolitan west growth corridor over the next 30 to 40 years.

² Melton City Council has identified two distinct residential communities within the municipality – Melton Township and the Melton East Corridor. Plumpton and Kororoit are located between the two corridors. Rapid growth over the next 30 years is anticipated to result in continuous urban development between the existing development corridors.

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



Source: MPA, West Growth Corridor Plan, August 2012. Available at <http://www.mpa.vic.gov.au/wp-content/uploads/2012/11/West-Growth-Corridor-Plan.pdf>

Note 2: Proposed Kororoit Creek Regional Park (exact boundary to be determined)

A number of new settlements are currently planned or being developed surrounding the Plumpton and Kororoit precincts. These include:

- **Taylors Hill West:** borders Plumpton to the north and is a new small residential community of approximately 2,400 dwellings.
- **Rockbank North:** Located to the west of the Plumpton and Kororoit precincts, the Rockbank North precinct is anticipated to yield 7,300 residential lots and have total population of approximately 24,000 people. The PSP, approved in 2012, contains a major town centre and provides regional open space along Kororoit Creek.
- **Rockbank:** The MPA has commenced preparation of the Rockbank PSP. The precinct is anticipated to accommodate 8,415 dwellings and 23,562 residents at build-out. The precinct includes a total area of 750 hectares with an estimated net developable area of 510 hectares.
- **Toolern:** Located south-west of Plumpton and Kororoit (west of Rockbank), the Toolern PSP was approved in 2010 and includes the provision of a principal activity centre and district level community infrastructure. The precinct is expected to have a total population of 55,000 at completion.
- **Caroline Springs:** borders the Kororoit precinct. Caroline Springs is an established area which has experienced significant growth in the past decade but is nearing capacity. The population of Caroline Springs at the time of the 2011 Census was 20,389, having increased by 8,216 residents since 2006.

3 Likely demographic profile

To project the population of a precinct, the MPA applies standard density multipliers to the gross developable area (GDA) of identified precincts. For the Plumpton and Kororoit precincts, the anticipated average dwelling yield is 16.5 dwellings per hectare.

Applying these dwelling yields, the total projected population across the Plumpton and Kororoit precincts is 49,839 people at build-out.

Table 2 shows the projected population of the two precincts assuming an average household size of 2.8 people.

Table 2: Projected population yields in Plumpton and Kororoit

Residential yield (At 16.5 dwellings per hectare)	Dwellings	Population
Plumpton precinct	9,517	26,647
Kororoit precinct	8,283	23,192
Total	17,800	49,839

Source: MPA Preliminary Lot and Dwelling Yields 2014

3.1 Community profile

The mix of housing stock influences the demographic profile of households. The mix of housing stock for the Plumpton and Kororoit precincts will be determined at subdivision, subsequent to PSP approval.

As such, a review of comparable existing and established growth areas was undertaken to provide a likely population profile for the future communities of Plumpton and Kororoit.

A comparison of both age structure and households types was undertaken of the following growth areas:

- Caroline Springs (Melton): Development began in 1999.
- Taylors Hill (Melton): Development began in mid-1990s with Burnside Estate, then experienced rapid growth between 1996 and 2006.
- Burnside/Burnside Heights (Melton): Development began in late 1990s with a surge in population between 2001 and 2006.
- Craigieburn (Hume): Steady growth from 1970s. Population doubled between 1991 and 2006.
- Point Cook (Wyndham): Rapid population growth between 2001 and 2006 (seven-fold population growth).

These areas were selected as examples of precincts that were at or nearing capacity and had experienced growth over a long enough period to generate demographic data over time. Craigieburn and Point Cook are located outside of the City of Melton, however the nature of growth and regional context in these locations is considered to be similar to that anticipated for Plumpton and Kororoit.

Reflective of growth areas across metropolitan Melbourne, the comparative analysis illustrated that it is anticipated that Plumpton and Kororoit will be characterised by a high proportion of family households by build-out. The majority of households are likely to be coupled families with children, particularly young children with a high proportion of children aged under 12 years. There will also be a significant proportion of households with no children anticipated to be represented by a mix of empty nesters and first home buyers (couples with no children).

The figures overleaf illustrate that population age profiles and household composition patterns are consistent across the comparison growth areas. Average proportions were generated across the growth areas and applied to the projected population of Plumpton and Kororoit to constitute the likely age and household profile of the new precincts. These projections are illustrated in on the following figures.

More detail regarding the comparative analysis is provided in **Appendix B**.

Figure 2: Age profile of comparison growth areas

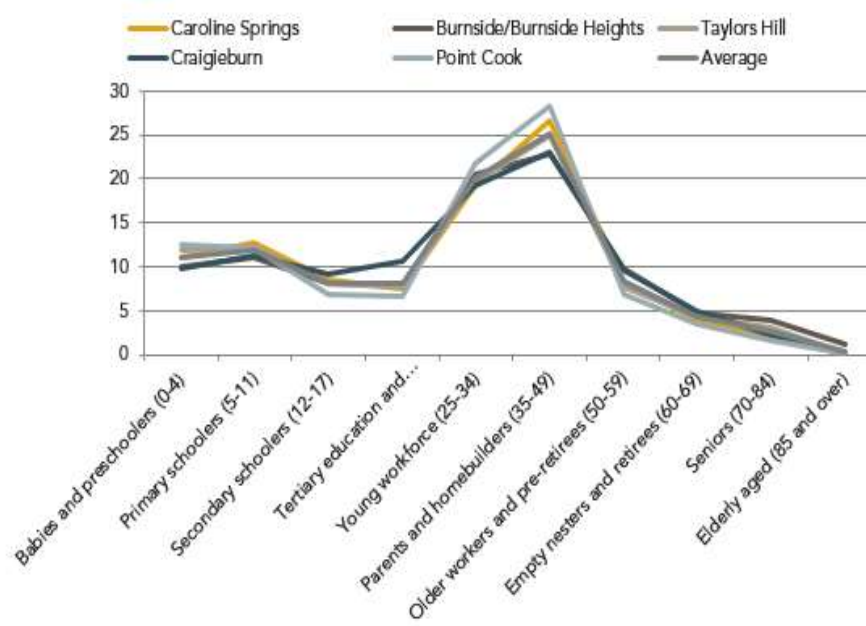
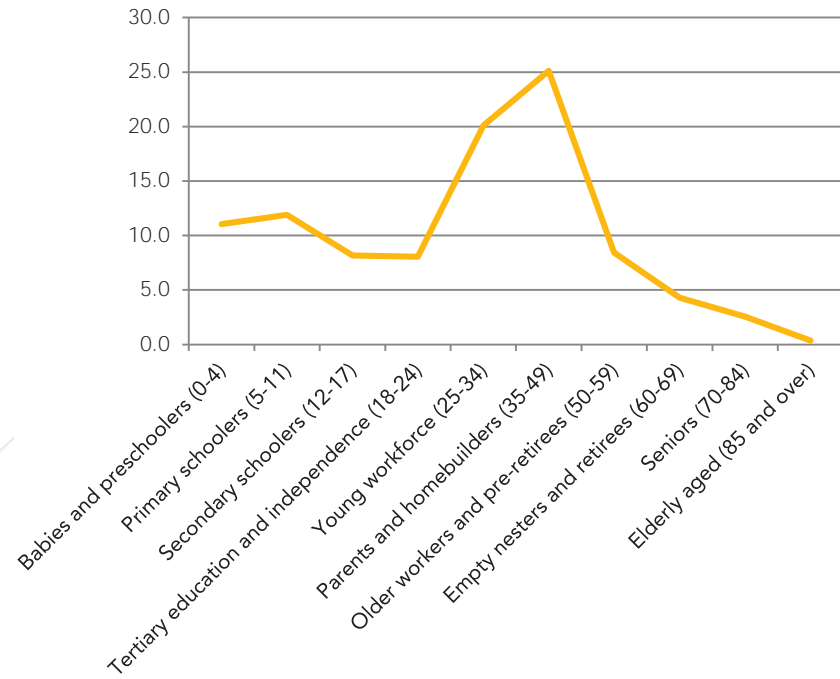


Figure 3: Likely age profile for Plumpton and Kororoit at build-out



Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011.

Figure 4: Household structure of comparison growth areas at or approaching build-out

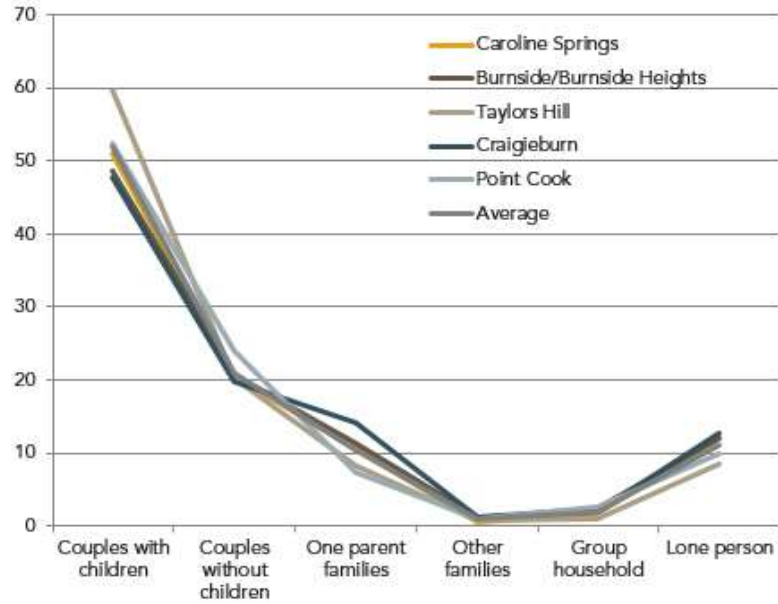
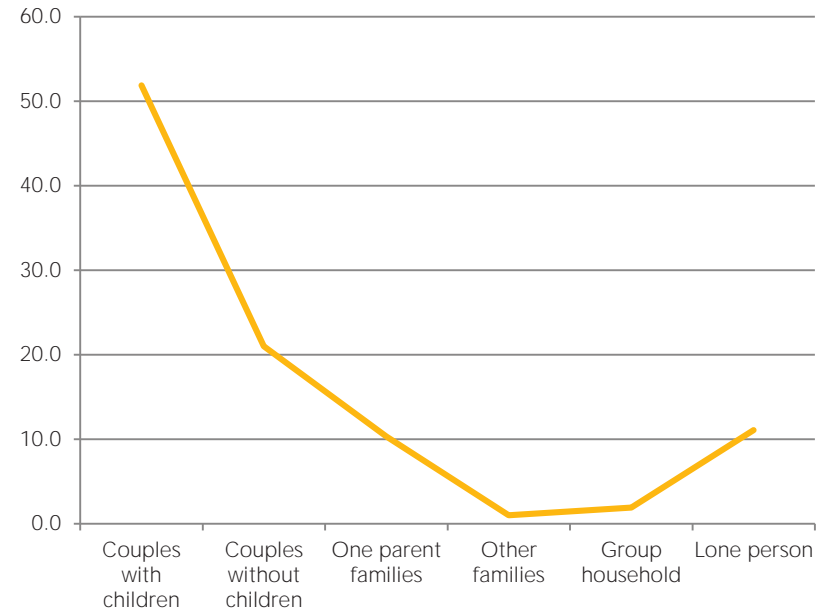


Figure 5: Likely household structure for Plumpton and Kororoit by build-out



Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011.

4 Community infrastructure and open space needs

An assessment of the likely demand for community services, facilities and open space was undertaken based on the total anticipated future population of 49,839 and applying the likely population profiles as outlined in section 3.

Consultation was then undertaken with stakeholders to agree on the provision of each community infrastructure and open space item based on policy directions, adopted delivery models, site constraints and likely configurations of community hubs. Stakeholders consulted are listed in **Appendix A** of this report.

Table 3, Table 4 and **Error! Reference source not found.** illustrate the proposed level of provision for community infrastructure and open space by precinct and hub. The following factors have been considered in developing the hubs:

- preferred provision models
- best practice in regard to synergies and combinations of activities
- policy directions to locate complementary services with or near each other
- the need to be flexible to allow for additional complimentary activities as required and to respond to different scales of development, for example at a neighbourhood level walkability and human scale is most important
- likely access and movement patterns
- likely activity centre distribution.

Table 3: Provision of open space and community infrastructure in Plumpton at build-out

Hub	Precinct	Community infrastructure items	Estimated land requirement ³
Hub 1	Plumpton	Non-government primary school	2.6 ha
		Non-government secondary school	7.0 ha
		Sporting fields – soccer	6.0 ha
		Tennis courts (6 courts)	0.4 ha
		Total approximate space requirement	16.0 ha
Hub 2 (MTC)	Plumpton	Government primary school	3.5 ha
		Government secondary school collocated with specialist school	10.0 ha
		Sporting fields - football/cricket collocated with 3x hard courts (0.5 ha)	10.0 ha
		Aquatic centre	
		Indoor sports (4 courts)	4 ha
		Community centre with early years	1.6 ha
		Library collocated with a PAG/youth facility	0.8 ha
		1 x outreach service facility	1.0ha
		Neighbourhood house	0.5ha
			0.4ha
		Total approximate space requirement	31.8 ha
Hub 3 (LTC)	Plumpton	Government primary school	3.5 ha
		Non-government primary school	2.6 ha
		Sporting fields – football/cricket collocated with 4x hard court (0.5 ha)	10.0 ha
		Community centre with early years	0.8 ha
		Total approximate space requirement	16.9 ha
Hub 4	Plumpton	Government primary school	3.5 ha
		Sporting fields – soccer	6.0 ha
		Tennis courts (8 courts)	0.6 ha
		Community centre with early years	0.8 ha
		Total approximate space requirement	10.9 ha
Plumpton precinct total		3 x Government primary school	10.5 ha
		2 x Non-government primary school	5.2 ha
		1 x Government secondary school collocated with specialist school	10ha
		1 x Non-government secondary school	7.0 ha
		2 x Sporting fields - football/cricket collocated with 4 x hard courts (0.5ha)	20.0 ha
		2 x Sporting fields – soccer	12.0 ha
		1 x Aquatic centre	4.0 ha
		1 x indoor sports (4 courts)	1.6 ha
		2 x tennis courts (6-8 courts)	1.0 ha
		3 x Community centre with early years	2.4 ha

³ MPA 2014, *Sizing of community infrastructure for Melton PSPs: information collected for Kororoit and Plumpton PSPs as at 12 June 2014*

Hub	Precinct	Community infrastructure items	Estimated land requirement ³
		Library collocated with a PAG/youth facility	1.1ha
		1 x outreach service facility	0.5ha
		Neighbourhood house	0.4ha
		Total approximate space requirement	75.6ha

Table 4: Provision of open space and community infrastructure in Kororoit at build-out

Hub	Precinct	Community infrastructure items	Estimated land requirement ⁴
Hub 5 (LTC)	Kororoit	Government primary school	3.5 ha
		Government secondary school	8.4 ha
		Sporting fields - football/cricket collocated with 4 x hard courts (0.5 ha)	10.0 ha
		Indoor recreation (5 courts, pavilion)	2.75ha
		Community centre with early years	0.8 ha
		Neighbourhood house	0.4ha
		Total approximate space requirement	25.85ha
Hub 6	Kororoit	Non-government primary school	2.6 ha
		Sporting fields – football/cricket collocated with 4 x hard courts (0.5 ha)	10.0 ha
		Total approximate space requirement	12.6 ha
Hub 7 (LTC)	Kororoit	Government primary school	3.5 ha
		Sporting fields – soccer	10 ha
		Tennis (6 courts)	0.4 ha
		Community centre	0.8 ha
		Total approximate space requirement	14.7 ha
Hub 8	Kororoit	Government primary school	3.5 ha
		Sporting fields – soccer	6.0 ha
		Community centre with early years	0.8 ha
		Total approximate space requirement	10.3 ha
Kororoit precinct total		3 x Government primary school	10.5 ha
		1 x Government secondary school	8.4 ha
		1 x Non-government primary school	2.6 ha
		2 x Sporting fields – football/cricket collocated with hard courts (0.5ha)	20.0 ha
		2 x Sporting fields – soccer	16.0 ha
		1 x Indoor recreation (5 courts, pavilion)	2.75 ha
		1 x Tennis (6 courts)	0.4 ha
		2 x Community centre with early years	1.6 ha
		1 x Community centre	0.8 ha
		1 x neighbourhood house	0.4ha
		Total approximate space requirement	63.45 ha

⁴ MPA 2014, *Sizing of community infrastructure for Melton PSPs: information collected for Kororoit and Plumpton PSPs as at 12 June 2014*

Combined total Plumpton and Kororoit	Total approximate space requirement	139.05 ha
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4.1 Geographical considerations

The configuration and locations of centres within the precinct areas take into account the local topography and the barriers to movement or access to community infrastructure.

In addition to natural topographical boundaries such as the Kororoit Creek corridor, a number of physical infrastructure and public utility easements traverse the precincts and impose some constraints on the location of community infrastructure and open space.

These barriers are:

- Outer metro transport corridor
- High voltage transmission line easement
- High pressure gas pipeline easement
- Kororoit Creek Regional Park, known as conservation area 3
- Conservation areas 1 and 2 and Growling Grass Frog conservation area

Environmental and topographical constraints generated by creek corridors and biodiversity conservation areas are most prominent in the Kororoit precinct.

5 Community infrastructure needs assessment

This section provides an assessment of the likely demand for community infrastructure and open space generated by the anticipated future populations of the Plumpton and Kororoit precincts at build out, with a total population of 49,839 (17,800 dwellings)⁵.

The assessment considers infrastructure items according to the following categories:

- Early years services and facilities: maternal and child health and kindergarten.
- Education: government, catholic and independent primary and secondary schools.
- General community facilities: multi-purpose community facilities, library and emergency services.
- Open space and recreation: passive and sporting fields and indoor recreation facilities.

Table includes the following for each community infrastructure item:

- Explanation and justification of relevant benchmarks.
- Demand quantum based on benchmarks applied to the anticipated total population at build-out.
- Proposed provision based on the findings of the needs assessment and with agreement established through discussions with council, MPA, relevant state government departments and other stakeholders responsible for the planning and delivery of key community infrastructure and open space.
- Justification for variation between Capire's analysis of demand and proposed provision for Plumpton and Kororoit.
- Preferred models of provision as identified in relevant organisational policies and strategies and through consultation. A summary of policies reviewed to inform this assessment is included as **Appendix C**.

⁵ Applying MPA proposed population yields of 16.5 dwellings per hectare (July 2014)

Table 5: Summary of community infrastructure and open space provision in Plumpton and Kororoit

	Justification for benchmark	Benchmark	Calculation description	Capire's analysis of demand	Proposed provision	Justification for variation between Capire's analysis and proposed provision	Preferred model of provision
Maternal child and health	<p>Council receives funding for one Equivalent Full Time (EFT) nurse per 128 births⁶.</p> <p>Each EFT MCH position requires one consulting room.</p>	One (EFT) nurse per 128 births	The number of newborns was projected using the age profile determined in section 2. Approximately 1,096 newborns are anticipated in Plumpton and Kororoit at build-out.	9 MCH consulting rooms (equivalent to five dual room facilities).	5 dual room facilities	Calculated provision adopted as actual provision	<p>Two collocated consulting rooms are preferred within an integrated early years facility. Facilities should be flexible to accommodate other users when not required for MCH purposes.</p> <p>To allow for early provision, council begins by providing for one MCH room accommodating one MCH nurse two days per week as the population grows.</p> <p>Facilities collocated in community centres require approximately 0.8 hectares depending on clustering of uses⁷.</p>
Kindergarten	<p>Universal Access to Early Childhood Education and the National Quality Framework for Early Childhood Education and Care requires that every four-year-old child has access to 15 hours per week of kindergarten by 2014.</p> <p>The national quality framework will introduce decreased ratios of one educator to every 11 children in 2016.</p>	One licensed place per four-year-old ⁸ .	<p>The expected number of four-year-olds has been calculated using the age profile determined in section 2. It is anticipated that there will be approximately 987 four-year-olds in Plumpton and Kororoit by build-out.</p> <p>Approximately 27.5 per cent of four-year-olds attend kindergarten in a long-day-care setting within metropolitan areas of Victoria⁹. Accounting for this, it is estimated that there will be demand for approximately 715 four-year-old kindergarten places in session-based kindergarten programs.</p>	11 rooms	3 four-room facilities	Calculated provision adopted as actual provision	<p>Council's preferred provision model is to co-locate four kindergarten rooms within each facility. In line with recent and planned regulatory changes, council support rooms that can accommodate two groups of 33 children across the week.</p> <p>Assuming each room accommodates two four-year-old kindergarten groups. This model equates to 66 enrolments per room.</p> <p>The total enrolment capacity of this model is 264 children, equivalent to 132 licensed places per facility.</p> <p>Council's preference is for kindergartens to be collocated with non-government primary schools and to be in a walkable distance from the residential catchment.</p>

⁶ Based on an enterprise bargaining agreement with the Australian Nursing Foundation.

⁷ MPA 2014, *Sizing of community infrastructure for Melton PSPs: information collected for Kororoit and Plumpton PSPs as at 12 June 2014*

⁸ Assuming 72.5 per cent will access sessional kindergarten while the remainder will access kindergarten in integrated childcare.

⁹ According to the *State of Victoria's Children Report 2011* (Department of Planning and Community Development)

	Justification for benchmark	Benchmark	Calculation description	Capire's analysis of demand	Proposed provision	Justification for variation between Capire's analysis and proposed provision	Preferred model of provision
Government primary school	Standard DEECD provision rates for new primary schools in growth areas is one per 3,000 dwellings ¹⁰ . Capire calculates the demand for primary school provision based on the anticipated number of five to 11 year-olds and the likely proportion that will attend government schools based on municipal proportions.	The proportion of five to 11 year olds attending government primary schools in Melton applied to the population of five to 11 year olds in Plumpton and Kororoit.	At the 2011 Census, 63.8 per cent of primary school students in the Melton municipality attended government primary schools. Applying this proportion to the anticipated number of 5 to 11 year-olds for Plumpton and Kororoit equates to a need for approximately 3,784 government primary school places. The quantum of schools required is derived from total places and DEECD's standard enrolment threshold of 451 students per school.	3,784 school places, equivalent to 8 government primary schools.	6 schools	DEECD advised that schools would be provided according to its own benchmarks which equates to the need for six schools. DEECD typically plans for average peak enrolment of 451 students per school in the long term. Short-term peaks can be accommodated in portable classrooms and other facilities.	DEECD advised that it supports co-location of P-6 and 7-12 schools, however both sites need to be purchased individually. Estimated land requirement is 3.5 hectares.
Catholic primary school	The Catholic Education Office considers a range of factors in planning for future school provision such as the number of catholic households, the catholic education participation rate, school catchments, and enrolment projections. However the early stage of planning restricts the accuracy of these measures, therefore Capire applies the municipal average of 5 to 11 year olds attending catholic schools.	The proportion of five to 11 year olds attending catholic primary schools in Melton applied to the population of five to 11 year olds in Plumpton and Kororoit.	At the 2011 Census, 24.4 per cent of primary school students in the Melton municipality attended catholic primary schools. Applying this proportion to the anticipated number of five to 11 year-olds for Plumpton and Kororoit equates to the need for approximately 1,447 catholic primary schools places. The quantum of schools required is derived from total places and the Catholic Education Office's standard enrolment threshold of 400 students per school.	1,447 school places, equivalent to four schools.	2 schools (represented as non-government schools in Table 3 and Table 4)	The Catholic Education Office indicated that it is adopting a conservative approach to supply in Melton and is planning for two schools in these PSPs.	The Catholic Education Office has advised that standard enrolment threshold of 400 students will be applied. Estimated land requirement is 2.6 hectares.

¹⁰ As advised by MPA June 2014

	Justification for benchmark	Benchmark	Calculation description	Capire's analysis of demand	Proposed provision	Justification for variation between Capire's analysis and proposed provision	Preferred model of provision
Government secondary school	Standard DEECD provision rates for new secondary schools in growth areas is one per 9,000 dwellings ¹¹ . Capire calculates the demand for secondary school provision based on the anticipated number of 12 to 17 year-olds and the likely proportion that will attend government schools based on municipal proportions.	The proportion of 12 to 17 year olds attending government secondary schools in Melton applied to the population of 12 to 17 year olds in Plumpton and Kororoit.	At the 2011 Census, 63.4 per cent of secondary school students in the Melton municipality attended government secondary schools. Applying this proportion to the anticipated number of 12 to 17 year-olds for Plumpton and Kororoit equates to a need for approximately 2,591 government secondary school places. The quantum of schools required is derived from total places and DEECD's standard enrolment threshold of 1,100 students per school.	2,591 school places, equivalent to three schools.	2 schools	DEECD advised that schools would be provided according to its own benchmarks which equates to the need for two secondary schools.	DEECD school planning and provision for new secondary schools is broadly based on the long-term enrolment threshold of 1,100 students ¹² . As previously identified, DEECD supports the co-location of P-6 and 7-12 schools, however both sites need to be purchased individually. Estimated land requirement is 8.4 hectares.
Catholic Secondary school	The Catholic Education Office considers a range of factors in planning for future school provision. However, given that early stage of planning, the anticipated number of catholic secondary school places can be estimated by applying the municipal average of 12 to 17 year-olds who attend catholic secondary school.	The proportion 12 to 17 year olds attending catholic secondary schools in Melton applied to the population of 12 to 17 year olds in Plumpton and Kororoit.	At the 2011 Census, 20.8 per cent of secondary school students in the Melton municipality attended catholic secondary schools. Applying this proportion to the anticipated number of 12 to 17 year-olds for Plumpton and Kororoit equates to the need for approximately 850 catholic secondary schools places. The quantum of schools required is derived from total places and the Catholic Education Office's standard enrolment threshold of between 900 and 1,700 students per school. This calculation reflects the CEOs preliminary recommendations for Plumpton and Kororoit.	850 school places, equivalent to one school.	1 school (represented as non-government schools in Table 3 and Table 4)	Calculated provision adopted as actual provision	The Catholic Education Office has advised that it is planning for long-term enrolments of 1,700 students. This School will serve a broader regional catchment beyond the Plumpton precinct. Estimated land requirement is 7.0 hectares.
Other non-government schools	Standard DEECD provision rates for new independent schools in growth areas is one per 40,000 population ¹³ . This benchmark does not distinguish between primary and secondary schools. Capire calculates the demand for provision based on the anticipated primary and secondary aged children that are likely to attend independent schools based on municipal proportions.	Of the proportion of children attending independent schools: One primary school place per child aged 5 to 11 years One secondary school place per child aged 12 to 17 years.	The number of children who attend independent schools in Melton at the 2011 Census has been calculated: Secondary: 15.8 per cent of one place per child aged 12 to 17 years. Primary: one place per child aged 11.7 per cent of 5 to 11 years The quantum of schools required is derived from total places and DEECD's standard enrolment thresholds.	694 primary school places. 646 secondary school places. Equivalent to two independent primary schools and one independent secondary school.	1 primary school	One school is considered sufficient as it is difficult to have certainty in delivery of independent schools at the PSP stage.	No potential non-government school providers have been identified for the Plumpton and Kororoit precincts. However, provisions for non-government school sites in precinct structure planning generally do not exceed the size of equivalent government schools (i.e. 3.5 hectares for a primary school and 8.4 hectares for a secondary school) ¹⁴ .

¹¹ As advised by MPA June 2014

¹² As advised by MPA June 2014

¹³ As advised by MPA June 2014

¹⁴ MPA, 'PSP Notes: Non-government schools', [accessed online] http://www.mpa.vic.gov.au/wp-content/Assets/Files/PSP%20Note_Non-Government%20Schools.pdf.

	Justification for benchmark	Benchmark	Calculation description	Capire's analysis of demand	Proposed provision	Justification for variation between Capire's analysis and proposed provision	Preferred model of provision
Specialist school	<p>Specialist schools generally service a catchment larger than Plumpton and Kororoit.</p> <p>DEECD's indicative provision rate for specialist schools in growth areas is one school per 60,000 dwellings.</p>	One specialist school per 60,000 dwellings.	Calculations are based on at build-out population.	0.3 schools	1 school (collocated with government secondary school)	<p>Plumpton and Kororoit alone do not trigger the need for a specialist school, however, the municipality as a whole may require an additional specialist school in the long term to respond to population growth.</p> <p>Further detailed conversations will need to be undertaken with potential providers to determine the most suitable models of provision in supplying the required number of places.</p>	<p>DEECD has expressed a preference for collocation or integration of specialist schools with other school facilities.</p> <p>Estimated land requirement is 1.6 hectares when collocated with 8.4 hectares secondary school.</p>
Community centre with early years provision	Capire does not apply benchmarks for multi-purpose community spaces. Consideration for these spaces is given once anchor services and facilities such as early years and libraries are determined.	No specific benchmarks for multipurpose spaces.	Calculations for a neighbourhood house with a youth space are based on build out population.	Provision will consider the need for spaces once anchor services are established.	6 community centres in total with a combination of neighbourhood house/community learning or early years provisions linked to anchor facilities ¹⁵ .	Calculated provision adopted as actual provision.	<p>Community centres will early years provision require 0.8 hectares¹⁶</p> <p>Community centres with neighbourhood house/community learning provision require 1.2 hectares (i.e. additional 0.4ha for neighbourhood house component)¹⁷.</p>

¹⁵ As advised by MPA June 2014

¹⁶ MPA 2014, *Sizing of community infrastructure for Melton PSPs: information collected for Kororoit and Plumpton PSPs as at 12 June 2014*

¹⁷ MPA 2014, *Sizing of community infrastructure for Melton PSPs: information collected for Kororoit and Plumpton PSPs as at 12 June 2014*

	Justification for benchmark	Benchmark	Calculation description	Capire's analysis of demand	Proposed provision	Justification for variation between Capire's analysis and proposed provision	Preferred model of provision
Neighbourhood house/ community learning centre		Council's benchmark is one neighbourhood house including a youth space per 20,000 people		2.5 centres.	2 neighbourhood houses (one per precinct) included in total allocation of community centres		<p>Consultation with council identified the following service/group needs that could be accommodated within multi-purpose facilities:</p> <ul style="list-style-type: none"> • Consulting rooms – two rooms in each facility to accommodate two to four people. • Playgroup space – each accommodating 10 to 15 families and storage for each group. • Space for ageing well activities such as tai chi and walking groups. <p>PAG and youth facilities to be collocated with the library:</p> <ul style="list-style-type: none"> • PAG programs (centre-based) – secure spaces of at least 100 square metres for 20 to 25 people with storage and kitchen. • Dedicated youth specific space – 120 square metres. • Youth worker – trigger is one worker for every 3,000 young people (which equates to approximately four youth workers for Plumpton and Kororoit).
Library	Capire applies the NSW <i>People Places: A guide for public library buildings in New South Wales 2nd Edition</i> (2005) as endorsed in the <i>Building Audit of Victorian Public Libraries</i> (BBC Consulting Planners 2008).	35 square metres for every 1,000 people for a population of 35,001 to 60,000 people.	<p>Benchmarks are used to determine total floor area requirements for new libraries (based on the building area factor plus an additional 20 per cent for circulation and service area).</p> <p>Benchmarks are based on population at build-out and consider total expected resident population, as well as the non-resident workforce. The expected non-resident workforce was not available at the time of this assessment and therefore has not been considered in the following calculations.</p>	One library with a floor area of 2,093 square metres.	1 library	Calculated provision adopted as actual provision	<p>Libraries to be integrated with other community facilities.</p> <p>Required library floor area required for the Plumpton and Kororoit precincts will be accommodated within one centrally accessible facility in the Plumpton Major Town Centre collocated with PAG and youth facilities.</p>

	Justification for benchmark	Benchmark	Calculation description	Capire's analysis of demand	Proposed provision	Justification for variation between Capire's analysis and proposed provision	Preferred model of provision
Emergency services	<p>Council does not currently have a policy to guide the provision of emergency services.</p> <p>Additional population growth in Melbourne's growth areas will generate the need for additional emergency services facilities.</p> <p>MPA is currently working with emergency service providers to determine the number and type of facilities, timing of development and location through planning process undertaken by the Department of Justice and the relevant services.</p>	No benchmarks applied.	<p>Future benchmarks will be based on target response times.</p> <p>The SES has identified a response time of 15 minutes.</p>	Further discussions required.	Further discussions required, but likely to include one CFA Integrated station ¹⁸ (potential relocation of Hillside and Caroline Springs stations)	Further discussions required.	<p>Further discussions are required with emergency services to confirm response times and determine whether sites are required in Plumpton or Kororoit.</p> <p>MPA has articulated a preference for an integrated emergency services precinct comprising a police station, ambulance station, SES unit and/or fire station. Recommended area and building footprint requirements for growth areas are¹⁹:</p> <ul style="list-style-type: none"> • Police- 0.4 ha to 0.6 ha • Fire and SES – 0.4 ha • Ambulance – 0.4 ha • SES Unit – 0.35 ha <p>MPA's research identifies that where services rely on volunteer participation such as SES or CFA stations, co-location with other community facilities is appropriate.</p> <p>Key design criteria requires that the integrated emergency services precinct should have main road frontage, be easily accessible and be located so that it can achieve good emergency response times.</p>
Total sporting fields	<p>Capire's benchmark is based on an overall provision of sporting fields as recommended in council's <i>Active Open Space Strategy</i> (draft).</p> <p>PSP guidelines state that:</p> <ul style="list-style-type: none"> • In residential areas, approximately 10 per cent of net developable area should be total public open space, of which 6 to 7 per cent is sporting fields. • Sporting fields should be located within one kilometre of 95 per cent of dwellings. 	2 hectares of sporting fields per 1,000 residents.	Calculations are based on at build out population.	100 hectares.	6-7% NDA Dependant on Future Urban Structure layout and analysis of sporting field and local park catchments.	MPA advised that total sporting fields will be determined based on the layout of the Future Urban Structure, and in accordance with MPA PSP Guidelines.	Breakdown of total provision to be determined by component benchmarks.

¹⁸ MPA, 2014, *Emergency Services - Infrastructure Requirements Plumpton and Kororoit PSPs (PSPs 78 & 80)* Version: 13 March 2014

¹⁹ MPA, 2014, *Emergency Services - Infrastructure Requirements Plumpton and Kororoit PSPs (PSPs 78 & 80)* Version: 13 March 2014

	Justification for benchmark	Benchmark	Calculation description	Capire's analysis of demand	Proposed provision	Justification for variation between Capire's analysis and proposed provision	Preferred model of provision
Level 1 sporting fields	<p>The council benchmark is based on a district sporting fields provision target of 8 hectares per 6,000 residents as recommended in council's <i>Open Space Strategy</i> (draft).</p> <p>The benchmark allows for greater flexibility to ensure that the quantum of sporting fields reflects future requirements for a ranges of uses including:</p> <ul style="list-style-type: none"> • outdoor courts • football/cricket ovals • soccer fields • hockey fields • baseball and softball fields • lawn bowls <p>The MPA's PSP guidelines state that:</p> <ul style="list-style-type: none"> • In residential areas, council recommends that approximately 10 per cent of net developable area should be total public open space, of which 6 to 7 per cent is sporting fields. • Sporting fields should be located within one kilometre of 95 per cent of dwellings. 	1.33 hectares of district level sporting fields per 1,000 people.	<p>Calculations are based on at build out population.</p> <p>It is assumed that level 1 sporting fields is equivalent to district open space.</p> <p>District refers to reserves with a catchment of one kilometre.</p>	66.3 hectares	<p>64 hectares or 6 to 7% NDA</p> <p>To be located proportionally across Plumpton and Kororoit. The specific breakdown of sporting fields is to be confirmed dependant on analysis of the Future Urban Structure catchments</p>	<p>MPA advised that total level 1 sporting fields will be determined based on the layout of the Future Urban Structure. Therefore 6-7% NDA has been applied.</p> <p>The distribution of council's preferred 6.0 hectare and 10.0 hectare model accounts for the discrepancy between calculated demand and proposed provision.</p>	<p>District level sporting reserves should be between six and 15 hectares.</p> <p>As a general rule soccer, rugby and hockey can generally be accommodate on six hectare sites while AFL, cricket and baseball require greater land takes of ten hectares due to the shape of playing fields.</p> <p>Council has a preference to provide at least two of each of the six and ten hectare reserves in both the Plumpton and Kororoit precincts. The distribution of these models accounts for the variation between the analysed demand and the proposed provision.</p>
Regional sporting fields	The adopted benchmark is based on an overall provision of 2 hectares of sporting fields per 100 people as recommended in council's <i>Open Space Strategy</i> (draft) less the recommended 1.33 hectares of district level sporting fields per 1,000 people.	0.67 hectares of regional sporting fields per 1,000 people.	Calculations are based on at build out population.	33.3 hectares.	To be determined (may be located in Kororoit/ Plumpton or elsewhere in Melton)	The specific breakdown of sporting fields is to be confirmed dependant on analysis of the Future Urban Structure catchments	<p>Council's <i>Open Space Strategy</i> requires that regional reserves should be a minimum of 25 hectares. This would indicate that the recommended provision may potentially be accommodated across two facilities.</p> <p>Regional reserves may be collocated with Parks Victoria's regional park or elsewhere in Melton.</p>
Lower order outdoor hard surface court provision (two courts)	Outdoor courts are generally provided within the standard eight hectares of local level sporting fields. Councils generally determine	One facility per 16,000 people ²⁰ .	Calculations are based on at build out population.	3.1 facilities (6.2 courts).	15 hard courts	Calculated provision adopted as actual provision.	Council supports the collocation of netball courts and football/cricket ovals. This collocation requires a larger land take (10 hectares).

²⁰ Council's benchmarks refer specifically to netball courts. Netball courts generally require a large area and therefore multi-purpose courts should be planned to accommodate the larger court size.

	Justification for benchmark	Benchmark	Calculation description	Capire's analysis of demand	Proposed provision	Justification for variation between Capire's analysis and proposed provision	Preferred model of provision
Level three outdoor netball court facility (eight courts)	the mix of facilities within sporting fields based on local trends.	One facility per 50,000 people.	Calculations are based on at build out population.	1.0 facilities (8 courts)			Council's preferred model is to collocate at least four courts.
Total outdoor court provision				14.2 courts.			
Level two tennis court facility (two courts)	Benchmarks reflects council's <i>Tennis Strategy, 2012</i> . Plumpton and Kororoit will require a mix of both local (four court) and district (eight court) facilities. The configuration and mix of the two levels should reflect the distribution of the population to ensure local access to tennis courts.	One court per 2,500 people.	Calculations are based on at build out population.	19.9 facilities	20 courts across three facilities	Council has advised that 20 courts across three facilities are sufficient to service the Plumpton and Kororoit precincts.	Council's <i>Tennis Strategy</i> recommends that no less than four courts are provided in any one facility. Outdoor courts can be collocated with sporting fields to enable shared use of facilities ²¹ .
Regional (6 to 10 courts)		One facility per 30,000 people.	Regional facilities (6-10 courts) are assumed to include a proportion of total court demand identified by the level two facility benchmark.	1 facility			
Total tennis court provision				26 courts			
Local level passive open space	Benchmark is based on council's <i>Open Space Strategy (2014–2016)</i> . The MPA's PSP guidelines also recommend: <ul style="list-style-type: none"> Local parks to be located within 400 metres of 95 per cent of dwellings Linear parks/trails to be located within one kilometre of 95 per cent of private dwellings. 	One hectare per 1,000 people.		49.8 local parks (total of 49.8 hectares)	3 - 4 % NDA	Size and number of passive open space reserves are to be confirmed based on the analysis of the Future Urban Structure therefore 3-4% NDA has been applied.	Council's <i>Draft Open Space Strategy (2014-2016)</i> requires that every household is located within 400 metres of a local park to support walkability. The strategy outlines the following hierarchy of passive open space: <ul style="list-style-type: none"> Neighbourhood open space is typically one to three hectares, has an 800 metre catchment and includes facilities supporting play for children of multiple ages, paths, seating, shade and picnic facilities. Local open space is typically 0.6 to one hectare, has a catchment of 500 metres and generally offers with limited facilities, but should include paths, seats, trees, open area and basic playgrounds. Pocket parks are typically less than 0.5 hectares comprise small parcels of open space that may be underdeveloped or serve a purely amenity function. These spaces are highly valued in areas where the provision of open space is limited.

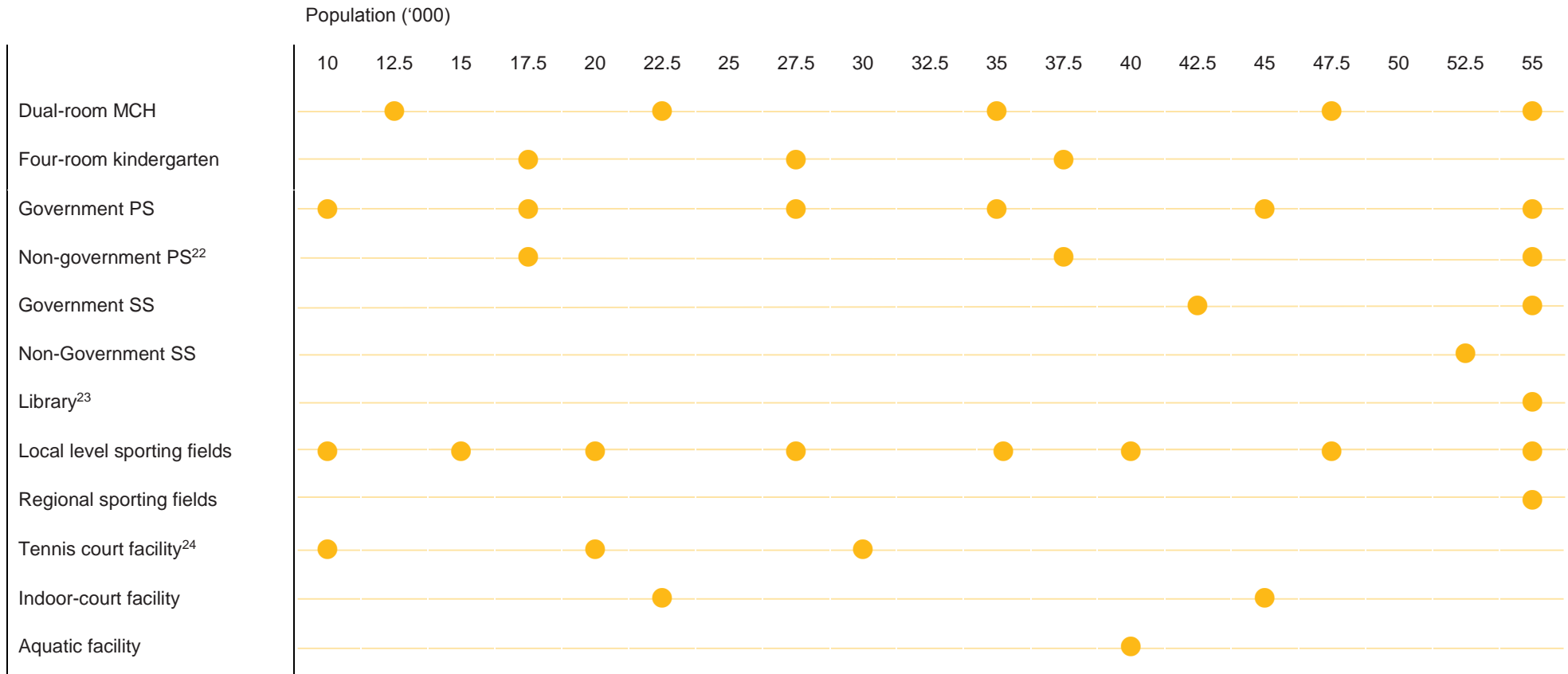
²¹ As advised by MPA, June 2014

	Justification for benchmark	Benchmark	Calculation description	Capire's analysis of demand	Proposed provision	Justification for variation between Capire's analysis and proposed provision	Preferred model of provision
Total indoor court provision	The <i>Melton City Council Indoor Sports Strategy</i> (in draft at the time of this assessment) provides a preferred rate of provision for indoor courts.	One district level court per 10,000.	Calculations are based on build out population.	5 courts	5 courts	Calculated provision adopted as actual provision.	Council's preferred model is to provide indoor sports centres with a minimum of four courts. Facilities are provided across multiple suburbs so that the population catchment is large enough to support a facility of at least four courts. In this case, one facility will be provided for the total Plumpton and Kororoit population.
Aquatic centre	The <i>Melton City Council Aquatic Plan 2014-2034</i> does not provide benchmarks, but identifies provision of three aquatic facilities across the municipality. One of these is a district level facility in Plumpton.	No benchmark.	N/A	One aquatic facility with a building area of approximately 4,470 square metres.	1 aquatic centre	Calculated provision adopted as actual provision.	A district level facility of 4ha. The <i>Melton City Council Aquatic Plan 2014-2034</i> recommends that a district level facility has a 'high quality or distinct function, to support activities that draw people from across a large part of the Local Government Area' (page 50).

6 Timing of community infrastructure delivery

Figure 6 illustrates when each item of community infrastructure and open space will be triggered as the population grows.

Figure 6: Indicative timing of community infrastructure and open space delivery based on population triggers



²² Based on the CEOs peak student enrolments of 540 for catholic primary schools.

²³ It is important to note if the population did not reach the anticipated 49,839 a library may still be required however, the size may be reduced.

²⁴ Assumes four-courts per facility and is based on a total provision of 16 courts (mid-range of the actual agreed provision of 14 to 22 courts).

Appendices

The following appendices provide further detail with regard to findings of the background review, data analysis and calculations and justification of benchmarks to support the conclusions provided in the main body of this report.

Appendix A: References

Reference documents

The following is a list of documents referred to in the preparation of this assessment

COUNCIL STRATEGIES

- Municipal Public Health and Wellbeing Plan 2013-2017
- Community Learning Plan 2011-2014
- Melton Housing Diversity Strategy
- Ageing Well in Melton Action Plan 2012-2014
- Community Safety Plan 2010 – 2014
- High Street Structure plan 2007
- Woodgrove Structure Plan 2006
- Disability Action Plan 2013-2017
- Imagine Melton: Arts and Cultural Strategy 2011-2015
- DEAFT Municipal Early Years Plan 2014-2017
- Melton City Council Early Years Plan: 2010 – 2013
- Neighbourhood House Strategy 2014-2017 (DRAFT June 2013)
- Youth Services & Facilities Parliamentary submission
- Community Learning Action Plan 2013-2014
- High Street Town Centre Structure Plan
- Council Arts and Cultural Strategy 2011-2015
- Disability Action Plan (2013-2017)
- Melton City Council Youth Strategy
- Melton City Council Tennis Strategy
- Historical municipal maternal and child health statistics

STATE GOVERNMENT DOCUMENTS

- Metropolitan Planning Authority, 2013, *Precinct Structure Plan Status Map October 2013*.
- Metropolitan Planning Authority, 2013, *Rockbank Precinct Structure Plan Social Infrastructure Needs Assessment*.
- Growth Areas Authority, 2010, *Taylor's Hill West Precinct Structure Plan*.

- Growth Areas Authority with Urban Enterprise, 2010, *Taylors Hill West Precinct Structure Plan: Development Contributions Plan*.
- Growth Areas Authority, 2012, *Rockbank North Precinct Structure Plan*.
- Growth Areas Authority, 2012, *Rockbank North Development Contributions Plan*.
- Growth Areas Authority, 2012, *Rockbank North Precinct Structure Plan: Background and Context Report*.
- Growth Areas Authority, 2012, *West Growth Corridor Plan*
- Growth Areas Authority, 2012, *Precinct Structure Planning Guidelines*
- Victorian State Government, 2013, *Plan Melbourne Metropolitan Planning Strategy*

Stakeholders

This assessment incorporated engagement with the following stakeholders:

- MPA
- Melton City Council departments including:
 - Planning and Development
 - Community Services incorporating Community Care and Inclusion, Children's Services, Community Planning, Family, Youth, Housing, Recreation and Leisure and Facilities
- Catholic Education Office
- Department of Education and Early Childhood Development

Appendix B: Growth area community profile comparisons

As summarised in Part 2, section 2, comparison of both age structure and households types was undertaken to derive a likely age and household profile for the future residential population of the Plumpton and Kororoit precincts.

This profile was established using comparable growth areas which area approaching, or have recently reached build-out. These included:

- Caroline Springs (Melton): Delfin development on Melbourne's fringe. Development began in 1999.
- Burnside/Burnside Heights (Melton): Development began in late 1990s with a surge in population between 2001 and 2006.
- Taylors Hill (Melton): Development began in mid-1990s with Burnside Estate, then rapid growth between 1996 and 2006.
- Craigieburn (Hume): Urban fringe growth area. Steady growth from 1970s. Population doubled between 1991 and 2006.
- Point Cook (Wyndham): Growth area on Melbourne's fringe. Rapid population growth between 2001 and 2006 (seven-fold population growth).

Using 2006 and 2011 census data, the average proportional age and household structure profiles of these areas was calculated. These averages were then applied to the anticipated total population of Plumpton and Kororoit at build-out.

Table 5 and Figure 7 show a proportional breakdown of the projected age profile.

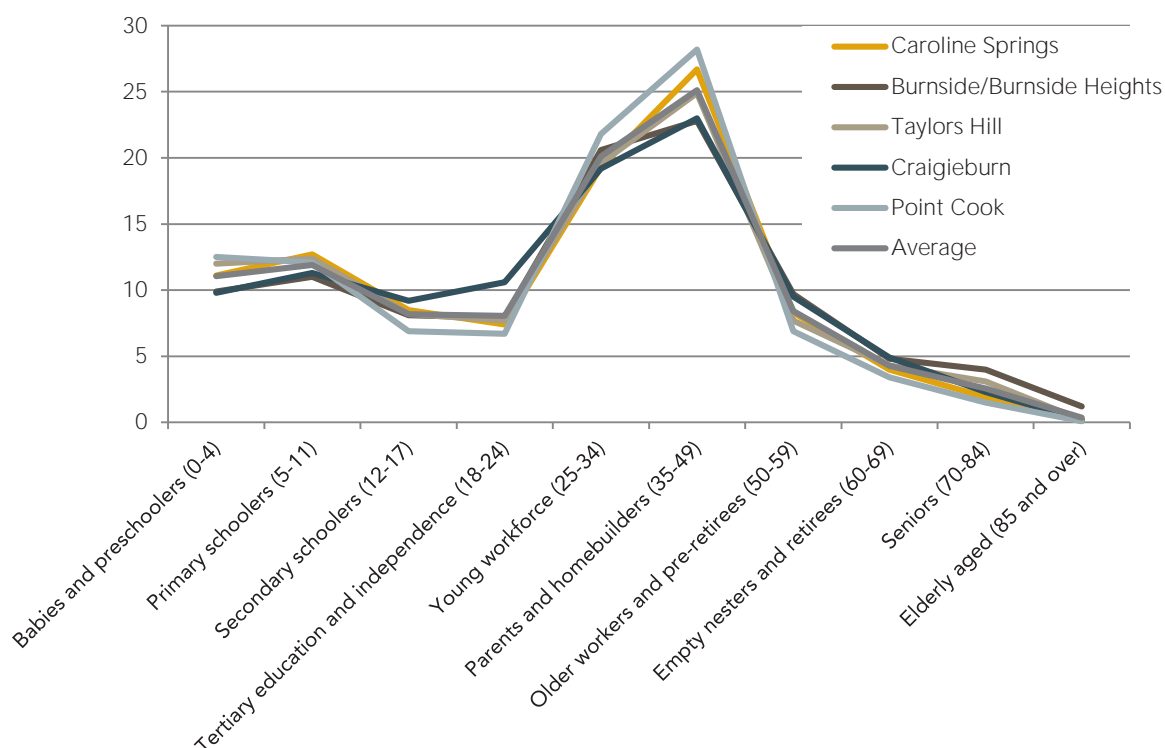
Table 6 and Figure 8 provide a proportion break down of projected household types.

Table 5: Projected population age profile of Plumpton and Kororoit by build-out

Age cohort	Caroline Springs	Burnside/Burnside Heights	Taylors Hill	Craigieburn	Point Cook	Average
Babies and pre-schoolers (0-4)	11.1%	9.9%	12.0%	9.8%	12.5%	11.1%
Primary schoolers (5-11)	12.7%	11.0%	12.4%	11.3%	12.1%	11.9%
Secondary schoolers (12-17)	8.5%	8.1%	8.2%	9.2%	6.9%	8.2%
Tertiary and independence (18-24)	7.4%	7.9%	7.7%	10.6%	6.7%	8.1%
Young workforce (25-34)	19.3%	20.6%	19.6%	19.2%	21.8%	20.1%
Parents and homebuilders (35-49)	26.7%	22.8%	24.9%	23.0%	28.2%	25.1%
Older workers and pre-retirees (50-59)	8.3%	9.7%	7.7%	9.5%	6.9%	8.4%
Empty nesters and retirees (60-69)	4.0%	4.8%	4.3%	4.9%	3.4%	4.3%
Seniors (70-84)	1.9%	4.0%	3.1%	2.3%	1.5%	2.6%
Elderly aged (85 and over)	0.1%	1.2%	0.2%	0.2%	0.1%	0.4%

Source: id profile, using data from Australian Bureau of Statistics Census of Population and Housing 2006 and 2011

Figure 7: Comparison of age profile of growth areas



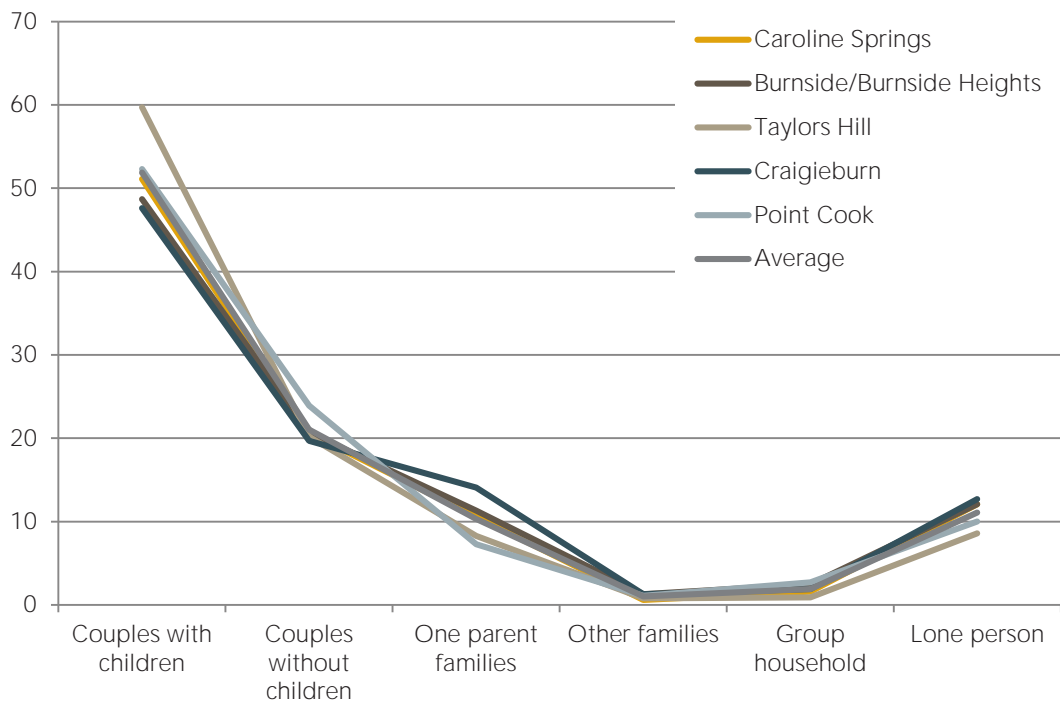
Source: id profile, using data from Australian Bureau of Statistics Census of Population and Housing 2006 and 2011

Table 6: Projected household profile of Plumpton and Kororoit by build-out

	Caroline Springs	Burnside/ Burnside Heights	Taylor's Hill	Craigieburn	Point Cook	Average
Couples with children	51.1%	48.7%	59.7%	47.6%	52.3%	51.9%
Couples without children	20.6%	20.7%	20.2%	19.7%	23.9%	21.0%
One parent families	10.6%	11.3%	8.3%	14.1%	7.3%	10.3%
Other families	0.6%	1.3%	0.8%	1.3%	1.1%	1.0%
Group households	1.6%	2.5%	0.9%	1.9%	2.7%	1.9%
Lone person	12.1%	12.1%	8.6%	12.7%	10.0%	11.1%

Source: id profile, using data from Australian Bureau of Statistics Census of Population and Housing 2006 and 2011

Figure 8: Comparison of household types across the growth areas



Source: id profile, using data from Australian Bureau of Statistics Census of Population and Housing 2006 and 2011

Appendix C – Policy review

Council has a number of relevant documents that are applicable to the assessment of infrastructure demand for the Plumpton and Kororoit precincts. This section provides a summary of key findings of the review with a specific focus on demand drivers and preferred models.

Source	Demand drivers	Identified requirement for additional infrastructure	Supported model
West Growth Corridor Plan	The West Growth Corridor Plan applies standard multipliers to determine projected populations. Future residential populations are then assessed against standard provision ratios to determine indicative infrastructure requirements. This is supplemented with previously identified local and regional gaps in specific service areas and particular requirements generated by local population profiles and previously identified by council.	Additional residential aged care capacity for an expanding and ageing population in Melbourne's west.	Shift towards provision of a more comprehensive provision of community infrastructure including specialist education, health and community facilities in the regional town centres, such as existing centres of Sydenham and Werribee, and future centres identified at Toolern, Tarneit and Manor lakes
Municipal Early Years Plan 2014-2017 (DRAFT)	Rapid and ongoing population growth across Melton including 34 new families and 42 babies born each week in the City of Melton. Currently, 1 in 5 people living in the City of Melton are under 12 years of age. Population forecasting to 2021 projects a further 7,856 children under 12 years 2021. Recent data indicates and increase in family attendance across the 10 recommended Maternal and Child Health Key Age and Stage visits as well as increased participation in Kindergarten.	Municipal wide demand. No specific areas identified.	Partnership and networking opportunities across sectors to allow integrated planning and delivery of early years services.
Melton City Council Early Years Plan: 2010 – 2013	84.8% of children in the Shire of Melton participated in 4 year old kindergarten in 2009 compared with 92% in Victoria overall.	Universal Access to Early Childhood Education by 2013 – Every child will have access to: 15 hours per week of a kindergarten program in the year before he/she starts formal school.	Flexible service models that respond to the diversity of children's and families' experiences, strengths and needs Facilitating partnerships between organisations to increase access to early intervention and specialist support services
Neighbourhood House Strategy 2014-2017 (DRAFT June 2013)	Residential population growth of approximately 7 per cent per annum; five times the state and national average for comparable periods. The municipal population is expected to more than double by 2031. Consultation has identified demand for affordable, occasional child care. State funding is available for growth suburbs through the Community Support Fund to support new house infrastructure development. Houses that are not in receipt of NHCP funding are not eligible to apply for upgrading of facilities from the Modernising Neighbourhood House Grants Lack of access to childcare is a key barrier to participation for carers. Surveys indicate that 90% of respondents believe inclusion of childcare is important to facilitate access to Neighbourhood Houses.	Council employs indicative population benchmarks of one Neighbourhood House for every 20,000 residents (based on the 2006 Melbourne Metropolitan Neighbourhood House provision ratio). Areas identified as not currently serviced by the existing network are Eynesbury, Toolern, Rockbank and Diggers Rest. Areas of Identified current and future need area: <ul style="list-style-type: none">• 1 x facility in Kurunjang/Melton West/ Brookfield area, potentially Arnolds Creek• 1 x additional centre servicing Melton East. Proposed for Plumpton by 2031.• 2 x additional centres servicing Melton Township. Proposed to be Arnolds Creek (short term Melton North) and Brookfield.• 2 x centres in Toolern by 2026-2031. Proposed to be Toolern and Melton East PSP NHPC.• 2 x centres servicing Rockbank South and Warrensbrook in 2026-2031.• 1 x dedicated provision in Diggers Rest by 2021.• 1 x centre servicing Eynesbury to be established at the Discovery Centre by 2026.	Neighbourhood Houses (also known as Community Centres, Living and Learning Centres, Community Houses or Neighbourhood Centres) are defined as 'local community or council managed organisations, providing a range of low cost, social, education and recreational programs'. Council aims to support and establish community governance committees for each facility. Neighbourhood houses in Melton City are part of the western metropolitan network including Brimbank, Hobsons Bay, Maribyrnong, Melbourne, Moonee Valley and Wyndham. Council's preferred models has shifted away from domestic dwelling setting to multipurpose community centres, facilities integrated with libraries, and or community learning centres. All Neighbourhood Houses in Melton operate from Council owned buildings. For growth suburbs, facilities will be purpose built to reflect each community's individual needs however the required base floor area for a dedicated service is approximately 400m2. A community precinct location is preferred, but the design must be sensitive when incorporating children's services. To secure state funding, it is recommended 25 hours of co-ordination funding will be provided as a minimum in Years 1-3, 30 hours in years 4 and 5 and 35 hours funding from year 6 onwards.
Youth Services & Facilities Parliamentary submission	An average of 1,080 new young people arrive in the municipality annually. The following service gaps have been identified as affecting young people in Melton: <ul style="list-style-type: none">• Adequate public transport.• Local Youth Crisis Accommodation Services.• Family Support• Education Options	Population trigger for High Level Youth Facility is 1:60,000. Projected need for new High Level facilities in Toolern and Rockbank.	Council's preference is for high Level facilities to be located in Principal Town Centres complemented by mid and low level facilities in a gear and cog model.

Source	Demand drivers	Identified requirement for additional infrastructure	Supported model
Ageing Well in Melton Action Plan 2012-2014	Requirement for increased social and physical connectedness, improved access to local health services and increased participation in physical activity by elderly residents.	<ul style="list-style-type: none"> Provide a public hospital in Melton Ongoing development of Morton Homestead as a base for activities and services Increase community transport options for elderly residents Expand lifelong learning at Melton and Caroline Springs libraries. 	The strategy does not specify delivery or provision models, but supports the HACC program model.
Community Learning Action Plan 2013-2014	<p>The strategy is driven by growth rates and the responding increase in demand for additional educational facilities. Specifically, the strategy identifies:</p> <ul style="list-style-type: none"> Population growth 7.3 per cent per annum 2004-2009 Anticipated growth of 60,000+ people including major growth in Toolern. Based on 2009 growth rates the municipality assumes an additional 2,700 families per year including 2,100 babies. : 	<p>Council's standard population benchmarks for educational facilities are:</p> <ul style="list-style-type: none"> 1 government primary school per 8,000 people 1 community centre per 1,800 families 1 early years centre per 2,700 families <p>The strategy identifies:</p> <ul style="list-style-type: none"> Gaps in provision of services for children aged 8 to 12 years old U3A, men's shed in Melton, eastern corridors and growth areas 	<p>Preference for higher education to be delivered locally.</p> <p>Collaboration between early childhood provider, kindergartens and primary schools</p> <p>Neighbourhood houses and community centres as learning opportunities for people with disabilities.</p> <p>Learning and meeting spaces to be provided in the development of physical, social and IT infrastructure</p>
Municipal Public Health and Wellbeing Plan 2013-2017	<p>Population growth and significantly higher rates of need living for assistance compared to the Victorian average. This is projected to be further exacerbated as disability rates increase within an aging population.</p> <p>Lack of GP and allied health services and an identified existing and growing demand for alcohol and drug harm minimisation intervention.</p> <p>The municipality has generally poor public transport access and low kindergarten program participation rates compared to the state average.</p>	<p>The plan recognises specific need for:</p> <ul style="list-style-type: none"> more GP and allied health services Integrated and co-located assets and open space. Increased housing diversity including public, transitional and social housing for vulnerable residents Reduction in residents living further than 400m from a public transport stop/hub Lifelong learning provided through Neighbourhood Houses, community facilities, library services and the attraction of training providers. 	<p>Work in partnership with external service providers to support and focus on geographical areas experiencing the most socio economic disadvantage.</p> <p>Improve community access to services in areas of high transport disadvantage through a shared-service model of transport assets and outreach services</p>
Community Safety Plan 2010 - 2014	<p>Community perception of safety in the city of Melton is low</p> <p>Melton has a higher rate of crime than the Victorian average</p> <p>High rates of assault, drug and property related crimes, domestic/family violence and alcohol and drug abuse</p>	<p>Family violence education and prevention programs and campaigns</p> <p>Adequate footpaths and accessible road crossings to enhance safety for children, older people, and those with disabilities</p> <p>Increased provision of counselling and referrals for people experiencing Family Violence on as needs basis</p>	<p>Safely designed networks and destinations for walking, cycling and public transport trips encourage more people to move around in activity areas, streets and neighbourhoods and help to increase natural surveillance of public spaces.</p> <p>Partnerships with Police Victorian to improve community safety</p> <p>Support recreation and social activities that do not rely on, or encourage alcohol consumption</p>
High Street Town Centre Structure Plan	Planning for future public infrastructure projects when the need is identified and funding becomes available.	<p>Capitalise on presence of police station at the western edge of the centre to create an emergency services and legal precinct</p> <p>Extend the existing civic precinct to include arts and cultural facilities, improvement to library and state and federal government services</p> <p>Courthouse square as a regional community space</p>	Consolidate the role of the centre as the principal civic and community focus of the Shire
Melton Shire Council Arts and Cultural Strategy 2011-2015	<p>Low participation in arts and cultural events and activities.</p> <p>Australia Council research found that lack of exposure to the arts is a major barrier to participation</p>	Undertake a feasibility study on a performing arts centre for professional arts practice.	

Source	Demand drivers	Identified requirement for additional infrastructure	Supported model
Disability Action Plan (2013-2017)	<p>Higher than average percentage of residents that require assistance in day to day living that the Greater Melbourne and Victorian averages.</p> <p>There is a lack of accessible public/community transport options for disabled residents</p>	<p>Improved accessibility to public spaces, transport and facilities, provision of adult change spaces and hoists in new emerging hubs and community centres.</p> <p>Specific spaces include:</p> <ul style="list-style-type: none"> • An ageing well precinct at 1-7 McKenzie Street, Melton • Men's Shed at Morton Homestead 	<p>Learning support programmes (therefore appropriate infrastructure) to be provided through neighbourhood houses and community centres.</p>
Melton City Council Youth Strategy	<p>With current population growth, the demand for a range of services for young people will become critical.</p> <p>Need for increased crisis accommodation for youth</p>	<p>Provide localised services to four additional key geographical sites within the Shire:</p> <ul style="list-style-type: none"> • Rockbank/Eynesbury • Caroline Springs/Burnside • Hillside/Taylor's Hill • Diggers Rest/Toolern Vale 	<p>Strengthening of MYAN to meet future structural demands</p> <p>Youth Advisory Committee (YAC), a committee of young people who meet and advocate and represent the issues of young people in the Shire</p> <p>Co-located office or meeting space to those organisations at the Melton Township Youth Services Facility</p>
Melton City Council Tennis Strategy	<p>Demand for tennis facilities has been fluid across Melton.</p> <p>The municipality can expect to experience a 91% increase in tennis membership to 2031.</p> <p>Melton Shire was identified as one of four municipalities with the greatest potential to increase participation in tennis.</p> <p>The municipality can expect to experience a 91% increase in tennis membership to 2031.</p>	<p>The number of additional courts required to meet demand in the Shire ranges from 24 to 70, depending on the court-to population ratio used (see section 3.2.5 for more information on court to population ratios)</p> <p>There are currently no natural grass or red porous courts in the City (key player development surfaces identified by Tennis Australia).</p> <p>West Melton was identified as a possible site for the development of a sub-regional facility and Caroline Springs or Toolern development as possible sites for the provision of a regional centre.</p>	
Historical municipal maternal and child health statistics	<p>Number of 0-4 year olds: 10,123 (9.3%)</p> <p>Change in 0-4 year old population between 2006 and 2011: 0.4% (3,108 people).</p> <p>Births 2012/2013 financial year: was 2165.</p> <p>MCH visits conducted per annum: 17,602.</p> <p>Projected for 2013/2014 financial year:</p> <ul style="list-style-type: none"> • 2200 births • 17,800 visits 	<p>Applied to standard MPA (ASR) provision benchmarks for maternal and child health services</p> <p>Council does not currently adopt a provision benchmarks got Kindergarten services.</p>	<p>Collocate two maternal and child health nurses with kindergarten facilities</p> <p>Council's preference is for a four-room kindergarten model with each room having capacity to accommodate two groups of 33 children.</p>

Appendix D – Evidence supporting demand calculations

This section provides greater detail in regard to the demand analysis that was undertaken for Plumpton and Kororoit as outlined in **Part 2, section 3** of this assessment.

Early years services and facilities

Maternal and child health

Demand analysis

Melton City Council is currently funded to provide one Equivalent Full Time (EFT) nurse per 128 births based on an enterprise bargaining agreement with the Australian Nursing Foundation.

In order to determine the likely demand for MCH nurses the number of newborns was projected using the age profile determined in **Appendix A**. It is anticipated that there will be a total of approximately 1,096 newborns in Plumpton and Kororoit at build-out.

Applying the benchmark of one EFT nurse per 128 births to the anticipated number of newborns equates to the need for nine EFT MCH nurses.

Each EFT MCH position requires one consulting room.

Provision models

Council's preferred model of MCH provision is to co-locate two consulting rooms within an integrated early years facility. Such as facility located in a community centres requires 1.8 hectares of land. However, council highlighted that these facilities should be flexible to accommodate other users when not required for MCH purposes.

In order to allow for early provision, council prefers a model of one MCH room to accommodate a nurse two days per week as the population grows.

Kindergarten

Demand analysis

In recent years the federal government has made some significant regulatory changes to early years service provision including *Universal Access to Early Childhood Education* and the

National Quality Framework for Early Childhood Education and Care. The universal access policy was implemented in 2013 and requires that all four-year-old children in Australia have access to 15 hours per week of kindergarten. This is an increase from the existing 11 hours per week. This policy has led to a decrease in the capacity of existing kindergarten infrastructure across the state. The national quality framework will introduce changes to educator to child ratios in 2016. Currently the ratio implemented across kindergartens is one educator for every 15 children; this will decrease to one educator to every 11 children. This will have significant impacts on class sizes and staffing.

In order to assess the likely demand for four-year-old kindergarten, the expected number of four-year-olds has been calculated using the age profile determined in **Appendix A**. It is anticipated that there will be approximately 987 four-year-olds in Plumpton and Kororoit by build-out.

It is unlikely that all four-year-olds would enrol in session-based kindergarten programs. According to the *State of Victoria's Children Report 2011* (Department of Planning and Community Development) approximately 27.5 per cent of four-year-olds attend kindergarten in a long-day-care setting within metropolitan areas of Victoria. Accounting for this, it is estimated that there will be demand for approximately 715 four-year-old kindergarten places in session-based kindergarten programs in Plumpton Kororoit.

Provision models

Taking into account the regulatory changes, a model where each room can accommodate 33 licensed places and assumes each room can accommodate two four-year-old kindergarten groups should be considered. This model equates to 66 enrolments per room.

Council's preferred provision model is to co-locate four kindergarten rooms within each facility and for kindergartens to be collocated at government schools within a walkable catchment. In line with recent and planned regulatory changes, council support rooms that can accommodate two groups of 33 children across the week. The total enrolment capacity of this model is 264 children, equivalent to 132 licensed places per facility.

Education

Government primary school

Demand analysis

The Department of Education and Early Childhood Development (DEECD) school provision rates for new primary schools in growth areas is one per 3,000 dwellings²⁵. This benchmark equates to the need for approximately six government primary schools for Plumpton and Kororoit by build-out. However, in planning for future primary school provision it is also important to consider the anticipated number of five to 11 year-olds and the likely proportion that will attend government schools.

²⁵ As advised by MPA, June 2014

At the 2011 Census 63.8 per cent of primary school students in the Melton municipality attended government primary schools. Applying this proportion to the anticipated number of five to 11 year-olds for Plumpton and Kororoit equates to the need for approximately 3,784 government primary school places.

Provision models

Consultation with DEECD identified that it supports co-location of P-6 and 7-12 schools, however, both sites need to be purchased individually.

DEECD schools planning takes into account the longer term life cycle of suburbs including general decline in proportion of families with school aged children and as the overall population ages. As such, future peaks in the proportion in school-aged children are unlikely to be as pronounced as in the first stages of development. DEECD typically plans for average peak enrolment of 451 students per school in the long term for short-term peaks accommodated in portable classrooms.²⁶

The estimated land requirement for government primary school is 3.5 hectares²⁷.

Catholic primary schools

Demand analysis

The Catholic Education Office (CEO) considers a significant number of factors in planning for future catholic school provision including the number of catholic households, the participation proportion of those households that attend catholic primary schools in the municipality, catchments of schools and enrolment projections. Given the early stage of planning for the Plumpton and Kororoit precincts it is difficult to understand and project the above factors. However, applying the municipal average of five to 11 year-olds who attend catholic primary schools allows the required number of catholic primary schools to be estimated.

At the 2011 Census 24.4 per cent of primary school students in the Melton municipality attended catholic primary schools. Applying this proportion to the anticipated number of five to 11 year-olds for Plumpton and Kororoit equates to the need for approximately 1,447 catholic primary schools places.

Provision models

The CEO considers a long-term enrolment (35 years after the school opens) of between 200 to 500 students when planning for new catholic primary schools (generally 400 for new metropolitan schools). Primary schools planned for a long-term enrolment of 400 students would generally have a peak enrolment of 540 students depending on the rate of development and the housing characteristics of the area²⁸.

The estimated land requirement for catholic primary school is 2.6 hectares²⁹.

²⁶ As advised by MPA, June 2014

²⁷ MPS, 2014, *Sixing of Community Infrastructure for Melton PSPs – information collected for Plumpton and Kororoit PSPs as at 12 June 2014*

²⁸ Planning for Catholic Schools in the Archdiocese of Melbourne, Catholic Education Office, 4th Edition (2010)

²⁹ MPS, 2014, *Sixing of Community Infrastructure for Melton PSPs – information collected for Plumpton and Kororoit PSPs as at 12 June 2014*

Government secondary school

Demand analysis

DEECD school provision rates for new secondary schools in growth areas is one per 9,000 dwellings³⁰. This benchmark equates to the need for approximately 1.8 government secondary schools for Plumpton and Kororoit by build-out. However, in planning for future secondary school provision it is important to consider the anticipated number of 12 to 17 year-olds and the likely proportion that will attend government secondary schools.

At the 2011 Census 63.4 per cent of secondary school students in the Melton municipality attended government secondary school. Applying this proportion to the anticipated number of 12 to 17 year-old for Plumpton and Kororoit equates to the need for approximately 2,591 government secondary school places.

Provision models

DEECD school planning and provision for new secondary schools is broadly based on the long-term enrolment threshold of 1,100 students³¹. As previously identified, DEECD supports the co-location of P-6 and 7-12 schools, however both sites need to be purchased individually.

The estimated land requirement for government secondary school is 8.4 hectares³².

Catholic secondary schools

Demand analysis

The CEO considers a number of factors in planning for future catholic school provision such as the number of catholic households, the catholic education participation rate, school catchments, and enrolment projections. However, many of those factors are difficult to determine in the early stages of planning a new community. By applying the municipal average of 12 to 17 year-olds who attend catholic secondary school, the anticipated number of catholic secondary school places can be estimated.

At the 2011 Census 20.8 per cent of secondary school students in the Melton municipality attended catholic secondary schools. Applying this proportion to the anticipated number of 12 to 17 year-olds for Plumpton and Kororoit equates to the need for approximately 850 catholic secondary school places.

Consultation with CEO indicated preliminary recommendations for one catholic secondary school to be provided within Plumpton and Kororoit. No calculations were made regarding the expected number of students.

Provision models

The CEO considers a long-term enrolment (35 year after the school opens) of between 900 to 1,200 students when planning new catholic secondary schools. Secondary schools with a long-

³⁰ as advised by MPA June 2014

³¹ as advised by MPA June 2014

³² MPS, 2014, *Sixing of Community Infrastructure for Melton PSPs – information collected for Plumpton and Kororoit PSPs as at 12 June 2014*

term enrolment of 900 to 1,200 students would generally have a peak enrolment of up to 1,700 students depending on the rate of development and housing characteristics of the area³³.

The estimated land requirement for catholic secondary school is 7.0 hectares³⁴.

Other non-government schools

Demand analysis

DEECDs indicative provision rate for other non-government schools in growth areas is one per 40,000 people³⁵. This equates to the need for approximately 1.3 non-government schools. The benchmark does not distinguish between primary and secondary schools.

At the 2011 Census 11.7 per cent of primary school students and 15.8 per cent of secondary school students in the Melton municipality attended independent schools. Applying these proportions to the anticipated number of five to 11 year-olds and 12 to 17 year-olds for Plumpton and Kororoit it is anticipated that there will be demand for approximately 694 independent primary school places and 646 independent secondary school places.

Provision models

At present potential non-government school providers have not yet been identified for the Plumpton and Kororoit precincts and it is therefore difficult to determine preferred models of provision. In precinct structure planning the provision of sites for non-government schools generally do not exceed the size of equivalent government schools (i.e. 3.5 hectares for a primary school and 8.4 hectares for a secondary school)³⁶.

Specialist schools

Demand analysis

DEECD's indicative provision rate for government specialist schools in growth areas is one per 60,000 dwellings³⁷. This benchmark equates to the need for approximately 0.3 of a specialist school for Plumpton and Kororoit.

At the 2011 Census the Melton municipality had a total population of 112,170 people and by 2031 it is anticipated to more than double to 241,698. Based on DEECD's benchmark it is likely that an additional specialist school will be required in the future to service the needs of the municipality.

³³ Planning for Catholic Schools in the Archdiocese of Melbourne, Catholic Education Office , 4th Edition (2010)

³⁴ MPA, 2014, *Sizing of Community Infrastructure for Melton PSPs – information collected for Plumpton and Kororoit PSPs as at 12 June 2014*

³⁵ as advised by MPA June 2014

³⁶ MPA, 'PSP Notes: Non-government schools', [accessed online] http://www.mpa.vic.gov.au/wp-content/Assets/Files/PSP%20Note_Non-Government%20Schools.pdf.

³⁷ as advised by MPA June 2014

There is currently one specialist school operating in the Melton municipality (Melton Specialist School) that caters for students aged five to 18 years. The school is government funded with 174 enrolments and also provides free transport to students in Melton and surrounding areas.

Provision model

Consultation with council identified a preference to co-locate or integrate specialist schools with other school facilities.

DEECD's preference is for specialist schools to be collocated with government secondary schools. This arrangement requires 10 hectares³⁸.

General community facilities

Multi-purpose community facilities

Demand analysis

Multi-purpose community facilities play a significant role in providing flexible space for a range of community groups and services such as youth services, lifelong learning, community art, senior citizens programs as well as facility hire for community and private functions.

The amount of community meeting space is a key determinant in understanding the likely future provision of multi-purpose community centres. There are currently no suitable benchmarks that can be applied to determine the quantum of community meeting space.

Other functions that may impact on the size of a multi-purpose facility and its catchment include:

- youth facility (commonly a higher-order facility servicing a district)
- neighbourhood house (generally services a number of neighbourhoods)
- early years services (generally neighbourhood level)
- planned activity groups (PAG) (generally considered a district level facility and requires approximately 100 square metres³⁹).

Melton's *Neighbourhood Houses Strategy 2013–2017* (Draft, June 2013) identified council's preferred provision rate of one neighbourhood house per 20,000 people. This equates to the need for approximately 2.5 neighbourhood houses for Plumpton and Kororoit by build-out.

Human services, such as community health, counselling, welfare, legal and financial services, provided by both council and not-for-profit providers generally cater for specific regions and are often centrally located to the region. It is not viable to have dedicated services or offices located on a neighbourhood level. It is therefore important to provide facilities for outreach. These facilities often include consulting suits, small to medium meeting rooms and access to office

³⁸ MPA, 2014, *Sizing of Community Infrastructure for Melton PSPs – information collected for Plumpton and Kororoit PSPs as at 12 June 2014*

³⁹ Facility requirements identified through consultation with council.

space. These spaces are ideally located within multi-purpose community facilities or early years facilities to improve access, service integration and cross referral.

In regard to youth facilities, council support a benchmark of one youth space for every 3,000 people aged 12 to 25 years. This would equate to the need for approximately three youth spaces in Plumpton and Kororoit by build-out.

Provision models

Melton's *Neighbourhood House Strategy 2013–2017* (Draft, June 2013) indicated council's support for neighbourhood houses to be provided within community precincts or as part of community hubs. Spatial requirements change depending on form, function and users of shared facilities. Neighbourhood houses generally require access to:

- multiple classrooms
- a large activity room
- kitchen facilities
- administration areas
- foyer
- IT rooms
- occasional care
- external courtyard areas
- 'youth friendly' spaces
- space for art workshops (with wet and dry areas).

Council's strategy also highlights the importance of access to occasional care identifying that a lack of access to childcare is one of the key barriers to participation by carers. A survey undertaken by council indicated that 90 per cent of respondents thought the provision of childcare was important to facilitate access.

Consultation with council as part of this study highlighted the following uses to be included within multi-purpose community facilities:

- general meeting space that can be accessed for seniors and youth
- consulting suits
- office space
- larger spaces for soft leisure activities such as yoga.

In regard to youth facilities, consultation with council identified a preference for stand-alone facilities, however that integration is also possible with appropriate design considerations. Council's estimated land requirement for neighbourhood house/community learning centre is 1.2 hectares to be collocated with a community centre⁴⁰.

⁴⁰ MPA, 2014, *Sizing of Community Infrastructure for Melton PSPs – information collected for Plumpton and Kororoit PSPs as at 12 June 2014*

Library

Demand analysis

People Places is a widely adopted library planning guide developed by the NSW State Library. The guide recommends two benchmarks that can be applied to determine the need for a new or expanded library building. One is a service-based benchmark and the other is a population-based benchmark. It is important to note the benchmarks are used to assess the minimum floor area for a library building.

In 2008, the Victorian State Library and Victorian public library network commissioned an independent building audit of Victorian public libraries. The aim of the audit was to determine the current state of Victorian library services and provide a tool for library service managers to assess their suitability to meet community needs. The audit recommended the adoption of planning standards from the *People Places* library planning guide (2nd edition) to determine the building area factor⁴¹ (BAF) along with a state BAF benchmark of 30 square metres per 1,000 people.

It is important to note that the BAF is calculated using the total expected population of Plumpton and Kororoit as well as the non-resident workforce. The expected non-resident workforce was not available at the time of this assessment and therefore has not been considered in the following calculations.

The following table applies the two BAF benchmarks for a population of 49,839 against the projected total population to calculate the likely library floor space required to service Plumpton and Kororoit.

Table 7: Library floor space calculations

Recommended floor space provision ratio	Gross floor area ⁴²
BAF of 35m ² per 1,000 people for populations of 35,001 to 65,000 people ⁴³	2,093 square metres
Recommended state average of a BAF of 30 m ² per 1,000 people. ⁴⁴	1,794 square metres

⁴¹ The collection and technology areas combined to provide the base area of 100% from which functional and service spaces can be calculated.

⁴² The gross floor area is calculated by adding an additional 20 per cent to the BAF calculation for circulation and services space.

⁴³ State Library NSW, 2005, 'People Places', *A planning guide* for public library buildings in NSW

⁴⁴ BCC Consulting Planner s, 2008, 'Building Audit of Victorian Public Libraries', *An independent report for the State Library of Victoria and Victorian public library network*

Emergency services

Demand analysis

MPA is currently undertaking pre-planning for emergency services for Plumpton and Kororoit to inform the structure plans. As part of this planning MPA is working with emergency service providers to identify each of the adopted target response times which will then underpin the approach being proposed for emergency service provision for the Plumpton and Kororoit precincts.

To date the SES have identified a response time benchmark of 15 minutes⁴⁵.

There are a number of existing and planned emergency services infrastructure items located in the suburbs surrounding Plumpton and Kororoit, including:

- two police stations (both existing)
- three SES stations (two existing and one proposed)
- eight CFA stations (six existing and two proposed)
- four ambulance stations (three existing and one proposed).

MPA is currently working with these service providers to identify the capacity of existing and likely capacity of proposed infrastructure to service the Plumpton and Kororoit precincts.

An integrated CFA station has been proposed in the Plumpton precinct. That involves the potential relocation of the Hillside and Caroline Springs stations.

Provision models

MPA has identified as part of its planning for emergency services in Plumpton and Kororoit that emergency services should be delivered from an integrated emergency services precinct comprising a police station, ambulance station, SES unit and/or fire station to enable shared facilities such as meeting and training rooms and car parks. This model also gives visual prominence to emergency services within the neighbourhood.

MPAs research also identified that in some instances, particularly where services rely on volunteer participation such as SES or volunteer CFA stations, it may be appropriate to co-locate emergency services with community facilities.

Integrated emergency services precincts should have main road frontage, be easily accessible and be located so as to achieve identified emergency response times. The MPA advises the following lands requirements for emergency services facilities in growth areas⁴⁶:

- Police: 0.4 ha to 0.6 hectares
- Fire and SES: 0.4 hectares
- Ambulance: 0.4 hectares
- SES Unit: 0.35 hectares

⁴⁵ MPA, 2014, *Emergency Services - Infrastructure Requirements Plumpton and Kororoit PSPs (PSPs 78 & 80)* Version: 13 March 2014

⁴⁶ MPA, 2014, *Emergency Services - Infrastructure Requirements Plumpton and Kororoit PSPs (PSPs 78 & 80)* Version: 13 March 2014

Open space and recreation

Sporting fields

Demand analysis

Growth area planning across Melbourne generally allows for two hectares per 1,000 people for open space, where 1.5 hectares is allocated to local level sporting fields (eight hectare reserves) and 0.5 hectares is allocated to regional level sporting fields (30 hectare reserves). Applying this benchmark to the population projection for Plumpton and Kororoit equates to the need for 75 hectares of local level sporting fields (equivalent to between approximately ten eight hectare reserves) and approximately 25 hectares of regional level sporting fields (equivalent to one regional sporting fields reserve).

Council supports a benchmark of two hectares of sporting fields per 1,000 people with a recommended allocation of 1.33 hectares to district level and 0.67 hectares to regional level.⁴⁷ Council also support six to 15 hectares per district level sporting fields and 25 hectares or more for regional sporting fields.

Applying council's benchmarks to the anticipated population equates to the need for 66.7 hectares of district level sporting fields and 33.3 hectares of regional level sporting fields.

MPA's PSP guidelines state that ten per cent of the Net Developable Area in residential areas should equate to total public open space including:

- Local parks to be provided within a 400 metre safe walking distance of at least 95 per cent of all dwellings
- Sporting fields should be provided within one kilometre of 95 per cent of all dwellings

Common practice in growth areas is to include the provision of the following facilities within sporting field reserves:

- outdoor courts
- football/cricket ovals
- soccer fields
- hockey fields
- baseball and softball fields
- lawn bowls (generally provided within regional level sporting fields).

As councils are generally responsible for determining the mix of facilities within sporting reserves, council's benchmark allows for greater flexibility.

Tennis facilities are not generally included within provision of sporting fields. Melton's *Tennis Strategy* (2012) recommends a best practice target of one court per 2,500 people. Applying this

⁴⁷ City of Melton, 2013, 'Open Space Strategy Background Document'.

benchmark to the future population of Plumpton and Kororoit equates to the need for approximately 20 tennis courts.

Council's *Tennis Strategy* (2012) highlights that there are currently no regional or sub-regional tennis courts facilities within Melton and recommends both Caroline Springs and Toolern for future consideration of such facilities.

Provision models

Council's preferred model of provision supports a range of sizes for sporting fields which can ensure that the size of sporting reserves reflect future use. District level sporting infrastructure requires spaces that vary in size depending on the particular sport, for example soccer, rugby and hockey require less space and can generally be accommodated on six hectare sites while AFL, cricket and baseball require greater land takes due to the shape of playing fields.⁴⁸ Consultation with council also highlighted the preference to co-locate hard courts (eg netball) and football/cricket ovals with a preference for at least six netball courts to be co-located. This co-location requires a larger land take of 10 hectares.

Council's preference is for tennis facilities (6-8 courts) to be collocated with six hectare soccer reserve to enable shared facilities⁴⁹.

In regard to tennis court provision, council's *Tennis Strategy* (2012) recommends that no less than four courts are provided in any one facility.

Passive open space

Demand analysis

Melton's *Draft Open Space Strategy* (2014–2016) recommends the provision of one hectare of passive open space per 1,000 residents. Application of this benchmark to the likely future population of Plumpton and Kororoit equates to the need for approximately 50 hectares of passive open space.

Kororoit Creek Regional Park has been identified by Parks Victoria as one of the six new regional parks required to meet the urban growth needs around Melbourne. The total area of the park is approximately 220 hectares. The primary use of the park will be a passive open space with a significant proportion of the park identified for conservation.

Provision models

Council's *Draft Open Space Strategy* (2014-2016) highlights that every household must be within 400 metres of a local park in order to support walkability. The strategy supports the following hierarchy of passive open space:

⁴⁸ City of Melton, 2013, 'Open Space Strategy Background Document'.

⁴⁹ As advised by MPA, June 2014

- Regional open space: typically greater than 25 hectares. Large parks and sporting reserves, significant trails and environment reserves having tourism, recreational and linkage values. The catchment is generally municipal wide or greater.
- Neighbourhood open space: typically one to three hectares with capacity to accommodate facilities supporting play for children of multiple ages, oaths, seating, shade and picnic facilities. The catchment is generally 800 metres.
- Local open space: typically 0.6 to one hectare with limited facilities, but usually includes paths, seats, trees, open area with basic playgrounds in most cases. The catchment is generally 500 metres.
- Pocket parks: typically less than 0.5 hectares. Small parcels of open space that may be underdeveloped or serve a purely amenity function. These spaces are highly valued in areas where the provision of open space is limited.

Indoor recreation facilities

Demand analysis

MPA's benchmarks specify a provision ratio of one indoor court facility per 10,000 people. Council applies lower order (two courts) and regional (four to six courts) configurations for indoor facilities. Applying a per capita benchmark allows flexibility with regard to how the total quantum of courts is distributed. The stadium benchmark⁵⁰ has been applied to the provision of low level facilities.

In regard to aquatics facilities, Aquatics and Recreation Victoria recommended that for a population between 40,000 and 70,000 people a total build area for an aquatic facility should be approximately 4,470 square metres.⁵¹ Consultation with council highlighted that Plumpton, Kororoit and Rockbank North have been identified as potential precincts for the future location of an aquatic centre.

Provision models

Capire's experience in growth area planning highlights that stadiums with six to eight courts have been found to be more viable, while four court stadiums are more viable in established residential areas with higher densities. A six to eight court model suggests that the required number of indoor courts could be provided across two facilities within Plumpton and Kororoit.

In initial consultation, council considered a 6-court facility to be of a regional scale and therefore too large for self-containment.

Council is currently in the process of preparing an indoor recreation facilities strategy and an aquatics strategy, however neither of these were available at the time of this assessment.

⁵⁰ Based on GAA City of Greater Geelong, 2014, Indoor Recreation Facilities Strategy Final Draft Volume One: Key Findings and Recommendations available at <http://www.geelongaustralia.com.au/common/Public/Documents/8d0ec947876dfa6-CoGG%20IRFS%20Vol%20One%20Final%20Draft%20January%2015%202014.pdf>

⁵¹ Aquatics and Recreation Victoria, 2011, 'Indoor Aquatic and Recreation Facility Development Guidelines', October.

An aquatic facility of approximately 4,470 square metres is classified as a district level facility and would generally have the capacity to separate program and leisure water, larger dry/gym facilities and additional limited amenities.⁵²

Aquatics and Recreation Victoria has developed typical component schedules for a variety of facilities with different catchments. These are outlined in its *Indoor Aquatic and Recreation Facility Development Guidelines* (October, 2011).

⁵² Aquatics and Recreation Victoria, 2011, 'Indoor Aquatic and Recreation Facility Development Guidelines', October.