

Addendum

To: Alexandria Malishev
From: Glenn Weston
Date: 24 September 2020
Re: Community Facilities and Social Impact Assessment – PMP Printing Site

INTRODUCTION

In October 2018, Public Place prepared the report, *Community Facilities and Social Impact Assessment – PMP Printing Site*, for the Victorian Planning Authority (VPA). Amongst other things, the report sets out estimates of the likely size and structure of the future population of the PMP Printing Site, and associated demand for community facilities and services.

The estimates put forward in the 2018 report reflect two separate dwelling yield scenarios for the PMP Printing Site, developed on the basis of physical development schemes available at the time. Since the report was written, the VPA has revised the built form outcomes it is seeking along Browns Road, and these changes affect dwelling yields which would be achieved on the PMP Printing Site. In this context, this addendum to the 2018 assessment:

- Compares the likely future population of the PMP Printing Site under the original and revised dwelling yield scenarios.
- Compares demand for community facilities, services and open space associated with the PMP Printing Site under the original and revised dwelling yield scenarios.
- On the basis of the above, comments on whether material changes to the observations and conclusions put forward in the 2018 report are required.

In addition to the above, the VPA has recently received written feedback on the 2018 Assessment, from the Department of Health and Human Services (DHHS) and the Victorian School Building Authority (VSBA). This addendum also addresses the comments made by DHHS and VSBA.

POPULATION AND COMMUNITY FACILITIES

The 2018 assessment presents an estimate of the likely size and structure of the future population of the PMP Printing Site for two development scenarios, the Base Scenario and a Density Bonus Scenario. Table 1 compares these estimates with estimates relating to the revised scenario, in terms of the total number of dwellings that would be delivered, population outcomes and associated demand for selected community facilities and services.

As the Table shows, the revised scenario is very similar to the Density Bonus Scenario in terms of the total number of dwellings that would be delivered, and also the size of the incoming population. Likewise, estimates of demand for community facilities and services associated with the revised scenario, are only marginally different compared with the previously tested scenarios. For planning purposes, differences between the Revised Scenario and the Density Bonus Scenario are negligible and not sufficient to affect the nature of the observations and conclusions put forward in the 2018 Assessment.

Table 1 – Population Outcomes and Demand for Community Facilities – Original and Revised Scenarios

	Original Scenarios		Revised Scenario
	Base Scenario	Density Bonus	
Apartments	871	1,030	1,052
Townhouses	105	105	130
Dwellings	976	1,135	1,182
Population	1,881	2,176	2,280
MCH	0.20	0.24	0.25
Kindergarten (enrollments)	12	14	15
LDC (Places)	41	47	50
Local Meeting Spaces (rooms)	1.2	1.4	1.4
Local Meeting Spaces (sq.m)	76	88	93
Libraries (sq.m)	32	38	39
Gov. Primary School (enrollments)	62	71	76
Gov. Secondary School Enrollments	34	38	41

OPEN SPACE AND RECREATION

As discussed above, the population of the PMP Printing Site under the revised scenario would be comparable to that associated with the Density Bonus scenario addressed in the 2018 assessment. As a result, the proposed changes to the development scheme for the site are not sufficient to affect the nature of the observations and conclusions put forward in the 2018 assessment with respect to open space and recreation.

Of note, at the time the 2018 Assessment was being prepared, there was no public open space located within 400 meters of the PMP Printing Site. However, at this time, a plan to develop public open spaces in association with the Level Crossing Removal Project was being developed (see Section 12). Since the 2018 Assessment, the spaces planned for the rail corridor have been delivered. In the immediate vicinity of the PMP Printing Site, there are now two publicly accessible basketball courts, a shared trail and passive open space within the rail corridor. Also, in close proximity to the PMP Printing Site, there are a number of picnic tables, rest areas, etc. The newly developed open spaces within the

rail corridor should be considered when open spaces within the PMP Printing Site are being designed. Specifically, the aim should be for spaces developed within the PMP Printing Site to complement those in the local area and support a diverse range of leisure activities.

STAKEHOLDER FEEDBACK

Victorian School Building Authority (VSBA)

The VSBA provided written feedback in relation to the 2018 Assessment which states that *the development envisaged in the PMP Printing Precinct's Comprehensive Development Plan appears unlikely to create substantial demand pressure on the existing school networks. As such, the VSBA does not wish to raise any comments regarding the intent of the amendment as proposed.*

The feedback provided by the VSBA has been incorporated into an updated version of the 2018 report.

Department of Health and Human Services (DHHS)

DHHS – Precincts and Infrastructure Division, provided written feedback in relation to the 2018 Assessment which encourages the VPA to *liaise with SRLA and Infrastructure Victoria about any insights they have regarding community health services and what opportunities there might be to secure some space in the PMP site.* This feedback is consistent with commentary contained within the 2018 Assessment, namely that commercial space proposed for the PMP Printing Site may be an attractive to a community health service provider. No change to the original report is required.



Glenn Weston

Director

Public Place

24 September, 2020
