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16 OCTOBER 2020

REVISION BY LW

APPROVED BY JC

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# Contents

Executive Summary	3
1.0 Introduction	6
1.1 Purpose of This Report	6
1.2 Acknowledgements	6
1.3 Site Context	6
1.4 Scope	6
2.0 Planning context	9
2.1 Planning Context and Community Infrastructure Planning Implications	9
2.2 Vision for the site	9
3.0 Population Profile	10
4.0 Community Infrastructure Needs Assessment	12
4.1 Early Years, Young People, and Families	12
4.2 Education	18
4.3 Libraries, Spaces for Culture and Arts, Community Programs and Meetings	23
4.4 Sport, Recreation, and Open Space	27
5.0 Considerations of two scenarios	31
5.1 Two scenarios	31
5.2 Emerging recommendations	32

## Executive Summary

### Background

- HBI Lilydale Pty Ltd has engaged Ethos Urban to undertake a review of the proposed community infrastructure needs for the projected population at the former Lilydale Quarry (known as Kinley).
- This report consolidates the findings from two previous reports:
  - The Lilydale Quarry Precinct Community Infrastructure Needs Assessment (Agata Chmielewski for Intrapac, March 2018); and
  - The Lilydale Quarry Community Infrastructure Needs Advice (Capire, July 2015).
- Kinley is a 163 hectare land parcel located approximately one kilometre from the Lilydale Town Centre. The advice is based on the likely yield of approximately 3,200 dwellings and a projected population of more than 7,600 residents by 2041. The assessment also considers the supply and likely demand generated by the broader Lilydale population and assumes access to existing offsite assets.
- Ethos Urban also acknowledges the feedback and support from Council and Council's Consultants team ASR Consultants to verify the current supply of existing facilities, services and relevant policy.
- This report has been updated in March 2020 based on an updated Draft Concept Plan. The Draft Concept Plan was updated following feedback from Council that included a preference for consolidation of active open spaces at the north-eastern corner of the site where there is an existing heritage oval, and the co-location of the potential school site with the Box Hill Institute. Demand calculations are based on the 2019 Draft Concept Plan yield estimates as these differ only very slightly from the figures in the current Draft Concept Plan and are still subject to confirmation through the Comprehensive Development Plan process.
- This report has been updated in October 2020 to provide further clarification of kindergarten and MCH service needs. The updated report also incorporates findings from relevant case studies of multipurpose community centre sites under 1 hectare and a request from Victorian Schools Building Authority for changes to the proposed school title and allocated land size

### Limitations

- The process of predicting demand for community infrastructure and services in Victorian growth areas is based on a set of benchmarks developed in 2008 by Australian Social & Recreation (ASR) Research for State Government and Growth Councils to better plan for community infrastructure provision in areas experiencing rapid population growth.
- The benchmarks used in this report are the best available source and were developed through a review of community infrastructure planning processes in Growth Councils and other Australian States, and analysis of historical and emerging delivery models and planning tools. While the benchmarks provide a useful starting point for community infrastructure needs assessment with figures for demand calculation, equally important to the planning process are site-specific considerations. Need for infrastructure and services is not homogenous across every growing Victorian community; policy, emerging trends, local needs, area context, and stakeholder perspectives must all contribute to each local planning process.
- A meeting was held with Council's Social Planning Consultant early in the project to review and agree with the benchmark to be used in this assessment.

### Consultation

Three meetings have been held with Council officers and key stakeholders.

- Council workshop with the VPA, Council and the consultant team on 29<sup>th</sup> November 2018
- Workshop between Council, ASR and Ethos Urban to agree on benchmarks to be used in this report, 13<sup>th</sup> December 2018.
- Council workshop with the VPA, Council and the consultant team on 28<sup>th</sup> June 2019

## Scope

- The needs assessment considered in this report encompasses four areas of community service provision:
  - Early years, young people, and family services.
  - Education facilities.
  - Libraries, spaces for culture and arts, community programs and meetings; and
  - Sport and recreation facilities.
- The community infrastructure needs assessment which comprises this report involved the following steps:
  - A review of policy and data relevant to the services considered in this review;
  - Consultation with project stakeholders including Council staff, Victorian Planning Authority (VPA), and Council's appointed social planners - ASR consulting.
  - An audit of the existing supply of community infrastructure and services in Lilydale and surrounds, including a discussion with Council about key area of community infrastructure need.
  - Calculation of demand for community infrastructure and services likely to be generated by the Kinley development.
  - Calculation of likely additional demand at 2041 for community infrastructure and services against existing supply in Lilydale.
  - Recommendations for delivery of community infrastructure.

## Key Recommendations and Considerations

The community needs assessment is based on a likely total population estimate of around 7600 people. The future population profile is predicated on assumptions which represent Lilydale at build-out, based on yield estimates from the Draft Concept Plan current at March 2020. The actual Kinley community may differ based on the final Comprehensive Development Plan and a range of demographic factors. The population of the site needs to be monitored over time, and this monitoring is a recommended requirement of the future CDP.

The recommendations outlined in this report have informed the layout of the concept plan (Figure 1: Kinley concept masterplan). The current layout distributes community facilities across the site and in different precincts to maximise access across the site and at different delivery phases. This results in the earlier delivery of the active recreation spaces and ensures not all community facilities are in the same precinct to avoid delays in delivery.

**Table 1: Key recommendations**

Service Area	It is recommended that the site provides access to spaces that provide:
Early Years	<ul style="list-style-type: none"> <li>3-year-old and 4-year-old kindergarten program.</li> <li>Maternal and Child Health service delivery.</li> <li>0-6-year-old Long Day Childcare services; and</li> <li>0-6-year-old Occasional Care program.</li> </ul>
Community Uses	<ul style="list-style-type: none"> <li>A neighbourhood house/ community centre with a variety meeting rooms/event space.</li> </ul>
Education	<ul style="list-style-type: none"> <li>Further consideration and discussions with DET are required to determine the need for a new primary school</li> <li>In the interim it is recommended that an education site is identified to provide flexibility for the future.</li> </ul>
Sport and Recreation	<ul style="list-style-type: none"> <li>Access to green space within 400-500m of all residents.</li> <li>A park (Escarpment Park) for social recreation that is central to the main activity hub to provide a venue for community events.</li> <li>An active recreation reserve that provides a range of sport opportunities</li> </ul>

### **Other opportunities through the reuse of industrial buildings**

- The site location and the existing on-site industrial/heritage structures suggests a strong local and sub-regional arts and cultural focus could be considered to meet some of the identified community needs such as meeting spaces and sessional health services - Maternal and Child Health.
- The site could also accommodate uses that have not been triggered by the population demand but support the look and feel of the site and area, such as:
  - Outdoor performance space.
  - Outdoor event space- for film events and informal spaces for pop-up markets, and/or
  - Rock climbing and outdoor adventure pursuits.
- Alternatively, the existing industrial facilities could accommodate some of the recommended community infrastructure, such as a community centre, though this is not consistent with the preference to locate community facilities in the Urban Core.

## 1.0 Introduction

### 1.1 Purpose of This Report

HBI Lilydale Pty Ltd has engaged Ethos Urban to undertake a review of the proposed community infrastructure needs for the projected population at the former Lilydale Quarry (known as Kinley).

This report consolidates the findings from two previous reports:

- The Lilydale Quarry Precinct Community Infrastructure Needs Assessment (Agata Chmielewski for Intrapac, March 2018); and
- The Lilydale Quarry Community Infrastructure Needs Advice (Capire, July 2015).

### 1.2 Acknowledgements

This report builds on the findings outlined in the above-mentioned reports prepared by Capire Consultants and Agata Chmielewski Consulting. Ethos Urban also acknowledges the feedback and support from Council and Council's consultants, ASR Consultants, to verify the current supply of existing facilities, services and relevant policy.

Ethos Urban attended two Community Facilities workshop for Kinley, hosted by the VPA, with representatives from Yarra Ranges Shire Council (YRSC), Department of Education and Training, ASR Consultants, the Proponent, and other project stakeholders. The workshops focused discussion around the need for community infrastructure and the potential for a new primary school at the site.

### 1.3 Site Context

Kinley is and approximately 163-hectare land parcel located around one kilometre south-west of the Lilydale Town Centre. Kinley is the second-largest new development precinct in Greater Melbourne, and the scale and location of the site provides a unique opportunity to deliver community infrastructure to serve future residents, nearby Lilydale residents and the broader residents of the Yarra Ranges Shire.

At the Council workshop on 13<sup>th</sup> December 2019, Council identified that the Quarry site is likely to generate some need for regional facilities, but that *the Quarry site is seen by Council strategically as a neighbourhood centre dependent on other, larger centres. Therefore, any regional level facilities should not be located in the quarry land, but in more major centres like Lilydale*.<sup>1</sup>

Kinley is close to local assets including:

- The Mooroolbark, Chirnside Park, and Mount Evelyn service centres;
- Lillydale Lake open space and recreation facilities and
- The Box Hill Institute (Lilydale Campus), a major provider of TAFE and vocational training courses.

### 1.4 Scope

The needs assessment considered in this report encompasses four areas of community service provision:

- Early years, young people, and family services.
- Education facilities
- Libraries, spaces for culture and arts, community programs and meetings; and
- Sport and recreation facilities.

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<sup>1</sup> Document titled- *Meeting notes for Intrapac Comm Facilities 5 Feb Jan*



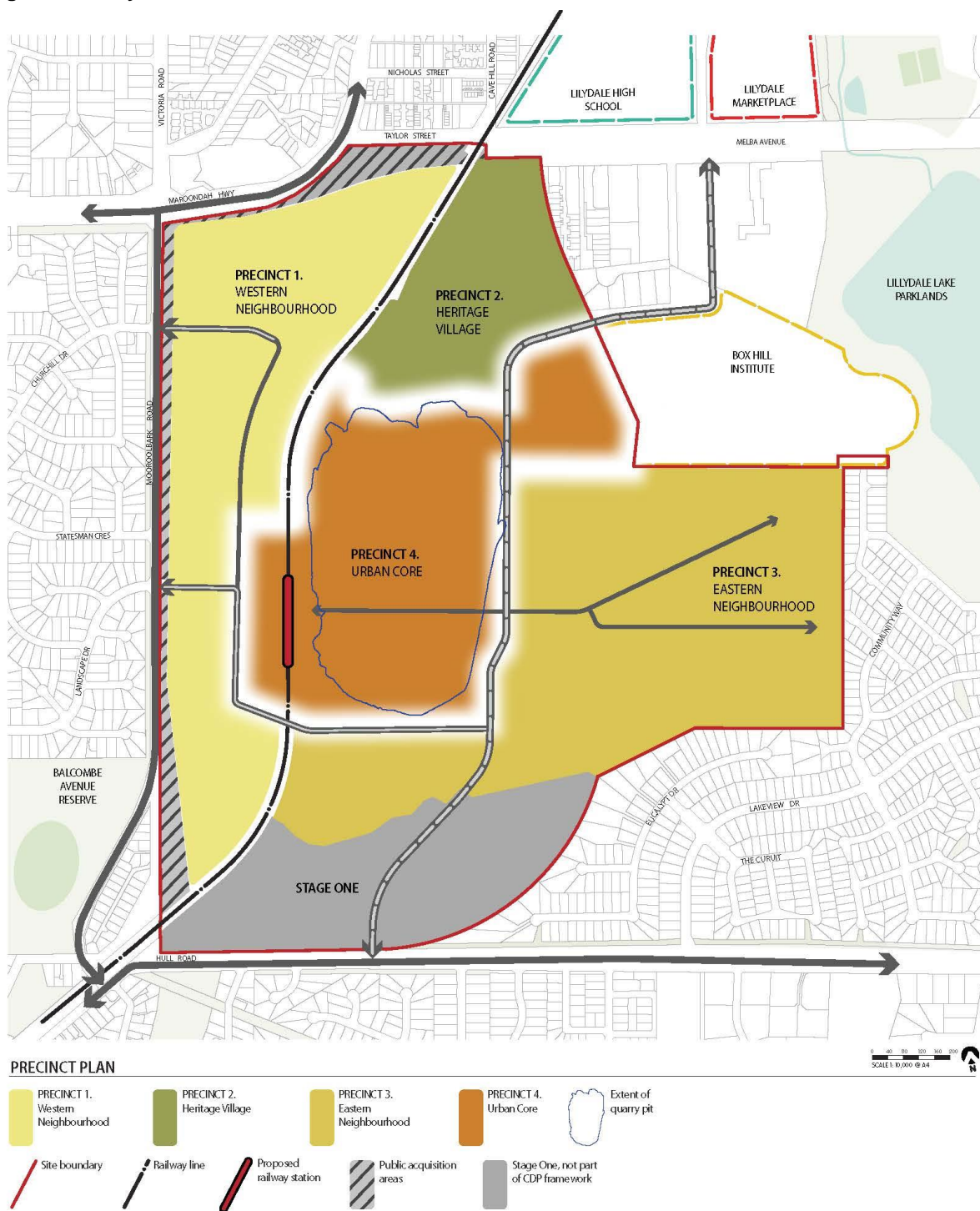
Figure 1: Kinley concept masterplan



Source: Kinley Concept Masterplan – (Roberts Day Pty Ltd, 2020)



Figure 2: Kinley Precinct Plan



Lilydale Quarry  
Yarra Ranges Council, Vic

Precinct Plan

REF NO DRAW NO REV  
INT LIL RD 3301 M

MA Draft DESCRIPTION 200408 TMMCO MJ DESIGN JAD APPRO

**INTRAPAC**  
PROPERTY

**Bayport:**

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Source: Kinley Precinct Plan – (Roberts Day Pty Ltd, 2020)

## 2.0 Planning context

### 2.1 Planning Context and Community Infrastructure Planning Implications

The planning consultant (Urbis) is proposing the site be rezoned to a Comprehensive Development Zone (CDZ). A specific Schedule would be introduced to the CDZ in the Planning Scheme for the Precinct. This Schedule would establish a planning framework that would require detailed planning for the site to be carried out in subsequent stages following rezoning. A Comprehensive Development Plan (the CDP) has been prepared alongside the Schedule to the CDZ and referenced in the Planning Scheme. The CDP is a form of high-level Structure Plan and details the key implementing actions required of future planning. Detailed precinct planning will be undertaken at subsequent stages based on the proposed CDZ requirements which would require Council approvals.

Triggers for the provision of community infrastructure would be established by the CDP and detailed assessments would be undertaken during precinct planning. This assessment will inform the CDP and more detailed assessments will be undertaken at the precinct planning level to ensure community infrastructure provision meet ultimate demand.

Kinley is likely to be delivered over the course of 15 years and will provide a range of potential built form, services, facilities and community outcomes.

### 2.2 Vision for the site

The *Lilydale Quarry - Urban Design Report* (Roberts Day Pty Ltd, 2020) provides direction to development of the site over the 15+ year build-out period. The report comprises a framework based in a vision for the site which:

- Responds to the potential for a railway station with mixed-use Transit Oriented Development (TOD),
- Celebrates the heritage of the site,
- Responds to the growing need for housing diversity in the region; and
- Implements leading urban development and Environmentally Sustainable Design principles.

A mixed-use Urban Core adjacent to the proposed train station will provide central access to community facilities and services. The central precinct will concentrate higher-density development around a commercial spine with urban plazas and urban park near its heart.

The framework's design plans seek to create a network of walkable neighbourhoods by maximising access to the Urban Core from within the site as well as access to the surrounding area. Numerous pedestrian and cycling links are planned to connect the development the site to Lilydale Lake and the Box Hill Institute, the township, Lilydale High School, and Lilydale centre.

Open space will play a key role at Kinley; wetland parks, a landscaped neighbourhood park and a district level active space will be incorporated to the north east section of the site. Landscaped links within the development will connect the planned open spaces to form a 'green loop'.

### 3.0 Population Profile

#### 3.1 Existing Population

A broad assessment of the existing population demographics has been conducted based on the .id 2016 Community Profile for Yarra Ranges. The purpose of the assessment is to understand the general demographic profile of the existing community in Lilydale and in the Shire and compares this with the projected future population at the site to identify emerging trends as well as areas of need.

Table 2 summarises key demographic characteristics of Lilydale and the Yarra Ranges Shire.

**Table 2: Key area demographics**

	Lilydale	Yarra Ranges Shire
Resident Population	17,181	155,226
Annual Growth Rate (5-year average)	+935%	+836%
Total Dwellings (occupied and unoccupied)	6,616	58,972
Population Density (persons/ha)	5.68	.61
Average Household Size (of occupied dwellings)	2.61	2.67
Median Resident Age	39	40
SEIFA Index <sup>2</sup>	1,031	1,040
Unemployment	4.5%	4.6%

Source: Lilydale Community Profile (.id consulting, 2019)

Over 5 years between the 2011 census and 2016 census, Lilydale and the Shire each grew by less than 1%. As a key urban area in the Yarra Ranges, Lilydale has a higher population density than the broader Shire, and a comparable household size and median resident age. Lilydale is experiencing slightly more disadvantage than the Shire, with a similar rate of unemployment at less than 5%.

#### 3.2 Likely Future Population

Yield estimates for Kinley indicate that the site is likely to accommodate approximately 3,200 dwellings<sup>3</sup>.

Average household size for the Kinley development is based on the proposed dwelling profile of the area and the average household size of various dwelling types in Metropolitan Melbourne according to the 2016 ABS Census. At this average household size, it is estimated that the study area is likely to have a population of around 7,600 residents<sup>4</sup>.

The future population profile is predicated on assumptions which represent the former Lilydale Quarry site at build-out and based on yield estimates from the Draft Concept Plan current at March 2020. The actual Kinley community may differ based on the final Comprehensive Development Plan and a range of demographic factors. The population of the site needs to be monitored over time and this monitoring is a recommended requirement of the future CDP.

<sup>2</sup> Socio-Economic Indexes for Areas (SEIFA) is a product developed by the Australian Bureau of Statistics (ABS) that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census and the lower index represents more relative disadvantage.

<sup>3</sup> Estimated lot yield has since been updated to approximately 3050; likely future population figures are calculated based on the Draft Concept Plan at July 2019.

<sup>4</sup> The Lilydale Quarry Precinct Community Infrastructure Needs Assessment (Agata Chmielewski for Intrapac, March 2018)

**Table 3: Kinley and Lilydale likely estimated total population**

Study Area	Number of dwellings	Estimated average household size	Total estimated population
Kinley	3,222	2.36	7,604

Source: Ethos Urban, adapted from Lilydale Quarry Precinct Community Infrastructure Needs Assessment (Intrapac, 2018)

Table 4 shows the estimated age profile of the populations of Kinley, Lilydale, and Kinley and Lilydale combined for 2041. This table has been calculated based on the following:

- Total estimated resident population of Kinley of 7,604, based on the Proponent assumptions of 3,222 households at an average household size of 2.36 persons- allowing for a range of different housing sizes and densities.
- Total estimated resident population of Lilydale, exclusive of Kinley, of 23,803. This calculation has excluded the .id forecasted population for the quarry site based on assumptions that the site would accommodate 2,735 dwellings at an average household size of 2.6 persons.
- Kinley population age groups estimated from the *Lilydale Quarry Precinct Community Infrastructure Needs Assessment*, March 2018 (Intrapac).
- Combined area age groups calculated from combined Kinley population age groups and the .id service age groups.
- Combined Lilydale and Kinley 2041 population calculated based on the Proponent assumptions for the quarry site and .id assumptions for the Lilydale area excluding the quarry.

**Table 4: Future population profile**

Group	Kinley 2041		Lilydale 2041 (excl. Kinley)		Lilydale & Kinley 2041	
0-4 years	456	6%	1,462	6%	1,918	6%
5-11 years	532	7%	2,138	9%	2,670	8%
12-17 years	456	6%	1,922	8%	2,302	7%
18-24 years	608	8%	2,163	9%	2,771	9%
25-34 years	1,369	18%	3,060	13%	4,429	14%
35-49 years	1,521	20%	5,210	22%	6,731	22%
50-59 years	836	11%	2,563	11%	3,399	11%
60-69 years	760	10%	1,988	8%	2,749	9%
70-84 years	836	11%	2,569	11%	3,406	11%
85+ years	228	3%	726	3%	954	3%
<b>Total</b>	<b>7,604</b>	<b>100%</b>	<b>23,803</b>	<b>100%</b>	<b>31,407</b>	<b>100%</b>

Source: Ethos Urban, based on data from Lilydale Population Forecast (.id consulting, 2019) and Lilydale Quarry Precinct Community Infrastructure Needs Assessment (Intrapac, 2018). Some figures may be rounded to the nearest whole number.

## 4.0 Community Infrastructure Needs Assessment

The process of predicting demand for community infrastructure and services in Victorian growth areas is based in a set of benchmarks developed in 2008 by Australian Social & Recreation (ASR) Research for State Government and Growth Councils to better plan for community infrastructure provision in areas experiencing rapid population growth. The benchmarks were developed through a review of community infrastructure planning processes in Growth Councils and other Australian States, and analysis of historical and emerging delivery and operational models and planning tools.

While the benchmarks provide a useful starting point for community infrastructure needs assessment with figures for demand calculation, equally important to the planning process are site-specific considerations. Need for infrastructure and services is not homogenous across every growing Victorian community; policy, emerging trends, existing facilities, local needs, area context, and stakeholder perspectives must all contribute to each local planning process.

Accordingly, the methodology for the community infrastructure needs assessment involved the following steps:

1. A review of policy and data relevant to the services considered in this review.
2. Consultation with project stakeholders including Council staff, Victorian Planning Authority (VPA), Council's appointed social planners ASR consulting.
3. An audit of the existing supply of community infrastructure and services in Lilydale and surrounds, including a discussion with Council about key area of community infrastructure need.
4. Calculation of demand for community infrastructure and services likely to be generated by the Kinley development.
5. Calculation of likely additional demand at 2041 for community infrastructure and services against existing supply in Lilydale.
6. Recommendations for delivery of community infrastructure.

This report has been updated March 2020 based on an updated Draft Concept Plan (figure 1). The Draft Concept Plan has been updated following feedback from Council, including a preference for consolidation of active open spaces at the north-eastern corner of the site building on the existing heritage oval to achieve a two oval active recreation delivery model.

Demand calculations are based on the 2019 Draft Concept Plan yield estimates as these differ only very slightly from the figures in the current Draft Concept Plan. The refinement of the future population will need to be monitored and is subject to confirmation through the Comprehensive Development Plan process.

### 4.1 Early Years, Young People, and Families

#### 4.1.1 Policy Context

Council's *Child and Youth Strategy 2014 – 2024* aligns with other Council plans and strategies to prioritise the provision of community infrastructure to meet current and future needs in the municipality. The strategy supports the provision of a tiered service system to facilitate best outcomes for children and families. This includes universal basic services for those without more significant need or vulnerability, targeted services for those requiring additional support, and tertiary services for those with more complex needs. Identification of service gaps, coordination between different service areas and providers, and monitoring of outcomes are all vital to effectively creating a tiered support system. Service providers, parents, and carers identified local access to services, outreach, 8-12 years, children with additional needs, and parental support as existing gaps in service provision. The document acknowledges that more analysis is needed to determine the short- and long-term infrastructure needs for the community.

The *Middle Years Strategic Action Plan 2017 – 2021* builds on the *Child and Youth Strategy 2014 – 2024* to target the 8-14 year-olds age group. The plan prioritises the provision of support services for this 'middle years' cohort when children experience rapid and significant development as they enter adolescence. Middle years children, parents, and service providers have consistently identified the need for spaces outside of school for connection and self-expression. Service gaps were also identified in mental health, occupational therapy, speech therapy, parenting programs, family support, family violence, food security, and out-of-school activities. Service providers advocated



for the adoption of an 'integrated hubs' approach to local service provision as well as greater integration of services into schools.

The *Connecting Young People: Youth Strategic Action Plan 2016 – 2019* adds to the body of policy for families and young people by targeting those aged 12-25. Council supports greater service delivery in health, relationships, and employment, and has responded to the need for greater youth support by allocating a position focusing early and middle years strategic planning. According to the *Youth Strategic Action Plan: Year 1 Report Card*, the plan's initiatives have already begun to lead to improvements in the wellbeing of young people.

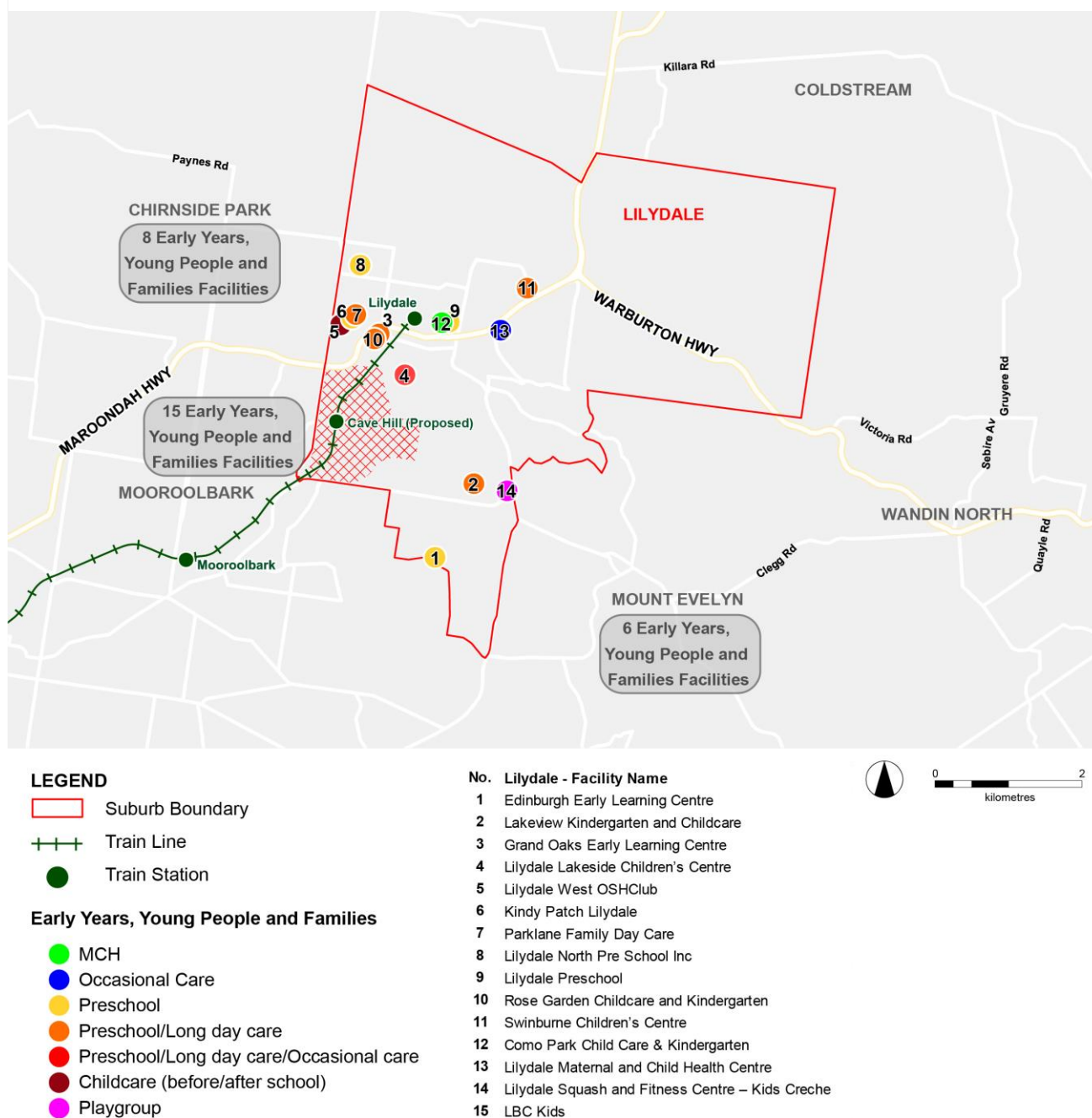
#### 4.1.2 Current Supply

Table 5 lists all known early years, young people, and family services/facilities in Lilydale. The facilities are mapped in Figure 3.

**Table 5: Lilydale Early years, young people, and family services supply**

Service Category	Facility Name	Suburb	Address
Kindergarten	Edinburgh Early Learning Centre	Lilydale	47 Edinburgh Road
Kindergarten	Kindy Patch Lilydale	Lilydale	18 Wilsons Lane
Kindergarten	Parklane Family Day Care	Lilydale	9 Park Lane
Kindergarten	Lilydale North Pre School Inc	Lilydale	Erlunda Court
Kindergarten	Lilydale Preschool	Lilydale	Corner of Castella Street and Chapel Street
Kindergarten / Long day care	Lakeview Kindergarten and Childcare	Lilydale	24 Lakeview Drive
Kindergarten / Long day care	Grand Oaks Early Learning Centre	Lilydale	35 Cave Hill Road
Kindergarten / Long day care / Occasional care	Lilydale Lakeside Children's Centre	Lilydale	Jarlo Drive
Kindergarten / Long day care	Rose Garden Childcare and Kindergarten	Lilydale	35 Lilydale Quarry Road
Kindergarten / Long day care	Swinburne Children's Centre	Lilydale	Melba Avenue
Kindergarten / Long day care	Como Park Child Care & Kindergarten	Lilydale	162-164 Nelson Street
Childcare (before and after school)	Lilydale West OSHClub	Lilydale	Corner of Victoria Road and Bowen Road
MCH	Lilydale Maternal and Child Health Centre	Lilydale	17A Chapel Street
Occasional care	Lilydale Squash and Fitness Centre – Kids Creche	Lilydale	446 Maroondah Highway
Playgroup	LBC Kids	Lilydale	305 Swansea Road

**Figure 3: Early years and family services supply**



### 4.1.3 Estimated Demand

Table 6 depicts the calculated demand for the early years, young people, and family services category through 2041. Demand is calculated for Kinley as well as Lilydale (inclusive of Kinley), and a surplus or deficit of facilities/services is calculated for the Lilydale area based on the existing supply.

The Victorian State Government has agreed to deliver a newly funded 3-year-old kindergarten program. The new service program will generate the need to accommodate approximately 190 additional 3-year-old kindergarten places by 2041. Additional places will also be necessary for 4-year-old kindergarten program also, and there is likely to be a surplus of long day care and occasional care places. There will be a need for additional maternal and child health sessions. The long-day-care facility is likely to be provided by the private sector and market analysis will need to be undertaken to support financial viability of this location.

Demand estimates for Kindergarten assume:

- 2 x kindergarten rooms (30 places capacity to accommodate 2 groups of children of 33 per group (66 children).<sup>5</sup>
- 182 children will be 3 and 4 years old.
- 60% of children will attend kindergarten in a kindergarten setting and the 40% will attend a Long Day-care setting (childcare).

Two benchmarks have been applied for Maternal and Child Health services and test the capacity of the recommendation under two scenarios 13 and 20 sessions per week.

The assessment identifies that:

- Both assessments illustrate that the two-room model satisfactory meets local demand.
- Kinley population is likely to require between 4-7 session per week and will have a surplus of up to 13 session per week- to potentially meet the needs of the broader area or the additional room could be used for other allied sessional health service needs.

Details regarding the assumptions for the calculated Kindergarten and Maternal and Child Health services demand can be found at Appendix B.

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<sup>5</sup> An approved provider of an education and care service must ensure that for each child being educated and cared for by the service, the education and care premises has at least 3.25 square metres of unencumbered indoor space and at least 7 square metres of unencumbered outdoor space, (regulation 107 and regulation 108). This does not include children being educated and cared for in an emergency under regulation 123(5).

**Table 6: Early years, young people, and family services demand**

Model for Delivery					Lilydale Existing Supply	Lilydale & Kinley 2041			Kinley Existing Supply	Kinley 2041	
Facility/ service	Standard	Benchmark	Unit	Demographic Group		Est. Pop	Calculated Demand	Surplus (+) / Deficit (-)		Est. Pop.	Calculated Demand
3-year-old Kindergarten	2 rooms with 33 each	1: 2	Places	3-year-olds	0 places	384	192	-192 places	0	91	91 places
4-year-old Kindergarten	2 rooms with 33 each	1: 2	Places	4 year-olds	140 places	384	192	-52 places	0	91	91 places
0-6-year-old Long Day Childcare	No preferred model	1: 6.8	Places	0-6 year-olds	500 places	2,681	394.3	+105.7 places	0	608	89.4 places
0-6-year-old Occasional Care	No preferred model	1: 58	Places	0-6 year-olds	48 places	2,681	46.2	+1.8 places	0	608	10.5 places

**Table 7: Maternal and child health services demand**

Model for Delivery					Lilydale Existing Supply	Lilydale & Kinley 2041			Kinley Existing Supply	Kinley 2041		
Facility/ service	Standard	Benchmark	Unit	Demographic Group		Est. Pop	Calculated Demand	Surplus (+) / Deficit (-)		Est. Pop.	Calculated Demand	Source
Maternal and Child Health	2+ consulting rooms located either within an integrated children's services centre, community centre or library.	1: 13 13 sessions per facility = 280 infants	Sessions	infants	8 sessions	384	29.5	-21.5 sessions	0	91	7.0 sessions	DHHS Standard
Maternal and Child Health.	1 dual M&CH facility (assuming 20 M&CH sessions per week) for every 280 children aged 0 years of age.	1:20 20 sessions per facility = 280 infants	Session	0 years- old	8 sessions	384	19.2	-11.2 sessions (minus existing program)	0	91	4.0 sessions	ARS Approach

#### 4.1.4 Proposed response to demand

The future community is likely to need access to early year services and facilities. It's well accepted that early years services and facilities play an important local role, and the provision of onsite services is necessary to support the local role of the Urban Core with a civic function and walkable communities.

The *Urban Design Report* (the site masterplan) proposes the colocation of community services within the Urban Core. While the plan does not assign specific services, it indicates that the civic/community centre has the potential to offer a range of civic, and community uses.

It is recommended that the site provides access to spaces that provide:

- Opportunities for 3-year-old and 4-year-old kindergarten program delivery
- Opportunities for Maternal and Child Health service delivery
- Opportunities to deliver 0-6-year-old Long Day Childcare services (if financially viable)
- Opportunities to operate a 0-6-year-old Occasional Care program (as part of the other services)

#### 4.1.5 Locational attributes

There are benefits in retaining flexibility in the delivery and location of early years and family services to respond to preferred Council delivery models, private sector needs and opportunities to activate available heritage buildings and spaces.

Typically, family services are co-located or integrated into a multi-purpose community centre and would be best located within the in Precinct 4: Urban Core, to be centrally located and near retail, open space, housing and transport options.



## 4.2 Education

### 4.2.1 Policy Context

#### Department of Education and Training (DET) School Policy Context

DET has state, regional and individual school policy to manage student enrolment growth. At a regional level, policy encourages management of enrolment numbers by using relocatable classrooms in the first instance. If increased capacity is required in the long term, then DET considers the development of additional permanent infrastructure, first starting with additional classrooms and supporting infrastructure and then the acquisition and development of new school sites. The development of new schools is only considered when all existing nearby schools are considered to be at capacity and when long-term enrolments identify sustainable population growth.

There is no finite enrolment number that determines when a school is full, but most schools have an enrolment ceiling for permanent infrastructure (plus land to accommodate relocatable classrooms). The size of the school site, state regional and local school policy and the popularity of the school all impact the amount of pressure a school experience.

DET utilises a demographic model that assesses emerging demand for schools and the capacity of existing schools across the whole of Victoria and identifies hot spots where additional capacity is required.

The Victorian School Building Authority, a division of DET which oversees the design and construction of new schools and school upgrades, undertakes school site master planning generally when a budget for school construction has been allocated by Government. There are generally four stages to the school provision process: planning, land acquisition, building a new school (site specific) and construction.

#### Local policy

Local policy does not explicitly address the provision of schools within the municipality, but the state government has released the *Lilydale and Upper Yarra Education Plan*. The plan predominantly focuses on the need to improve the quality of education in the area, noting that achievement, engagement, and wellbeing outcomes are below ideal levels. Implementation of the plan focuses on the secondary education level; an action plan is currently in development to guide stakeholders over a three-year period to achieve the plan's vision.

A Department of Education and Training (DET) representative in attendance at the Lilydale Quarry Community Facilities workshop in November 2018 identified the need for a new secondary school in the area, as well as the need to redistribute students across existing schools. Under the current system of school choice, Lilydale High School is the preferred choice by the existing Lilydale community. Due to the proximity to the quarry site, this is likely to also be the case for the Kinley community.

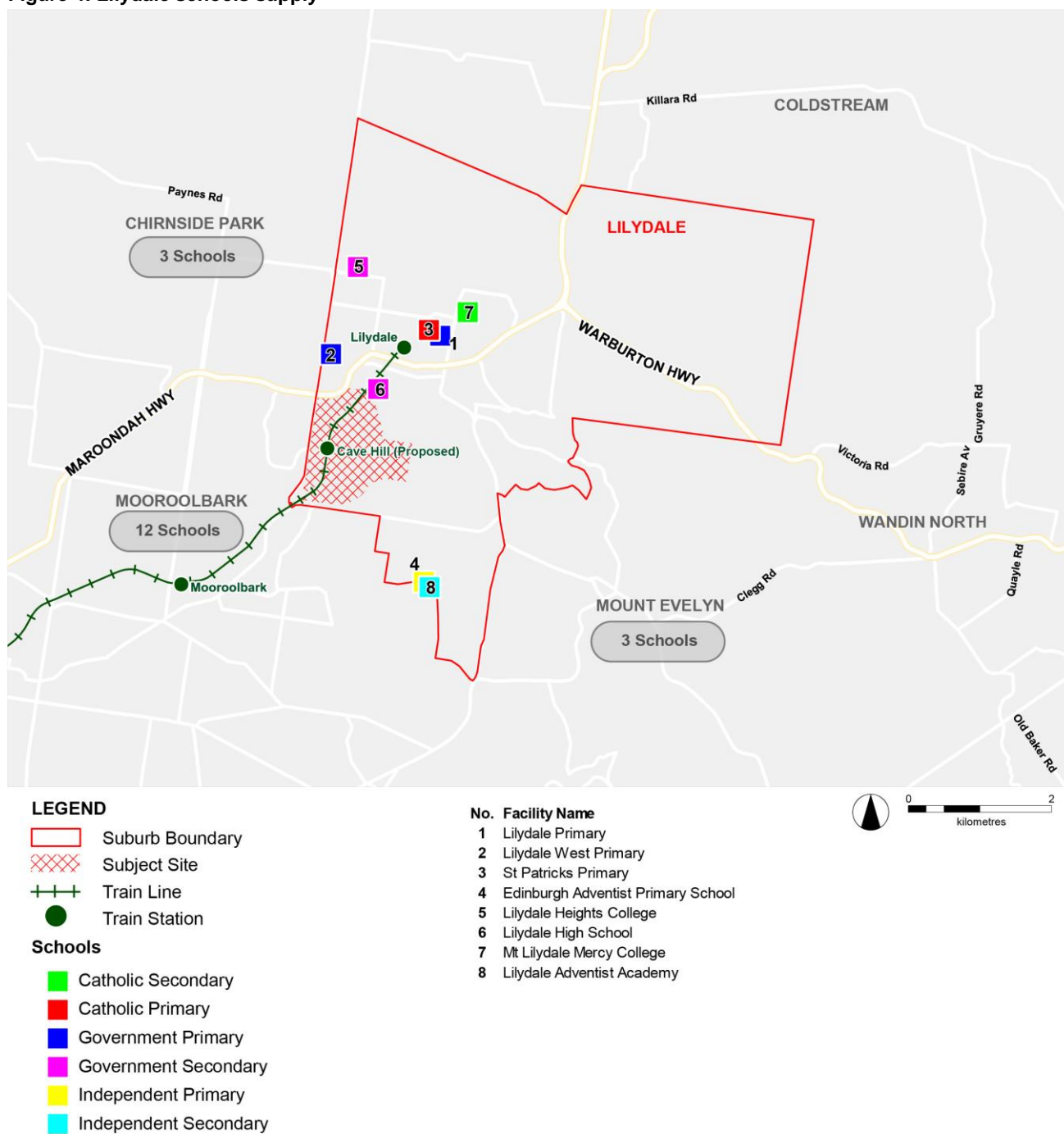
### 4.2.3 Current Supply

Table 8 lists all government and non-government schools in Lilydale. The schools are mapped in Figure 4.

**Table 8: Lilydale schools supply**

Service Category	Facility Name	Suburb	Address
Government Primary	Lilydale Primary	Lilydale	55 Castella Street
Government Primary	Lilydale West Primary	Lilydale	8-12 Bowen Road
Catholic Primary	St Patricks Primary	Lilydale	Corner of Jones Road and Creek Roads
Independent Primary	Edinburgh Adventist Primary School	Lilydale	Allenby Road
Government Secondary	Lilydale Heights College	Lilydale	17 Nelson Road
Government Secondary	Lilydale High School	Lilydale	25 Melba Avenue
Catholic Secondary	Mt Lilydale Mercy College	Lilydale	120 Anderson Street
Independent Secondary	Lilydale Adventist Academy	Lilydale	47 Edinburgh Road

Figure 4: Lilydale schools supply



#### 4.2.4 Estimated Demand

Table 9 depicts the calculated demand for schools through 2041. Demand is calculated for Kinley as well as Lilydale (inclusive of Kinley). The applied Victorian Planning Authority standard benchmark of 1 school for every 3,000 households should be used cautiously in this context. The existing capacity of nearby primary schools impacts demand pressure, and it is unlikely that an additional new school would be provided so close to two existing primary schools. Lilydale Primary School is located on a small site and has a limited capacity to grow. There is an opportunity to consider consolidation of the existing Lilydale Primary school with a new school/campus on the Kinley site. The Proponent has indicated a willingness to provide a school at the site if required, and the potential to discuss a land swap or other arrangement that may be beneficial to both parties to reduce the need for providing an additional (third) primary school in the local area. The likely population growth and household analysis indicates that Kinley is likely to generate the demand for additional students and put pressure on existing facilities in the future. In order to manage the increase in demand, guidance has been sought from DET and subsequent conversations will need to occur through the precinct planning process.

**Table 9: Schools demand**

Model for Delivery					Lilydale Existing Supply <sup>6</sup>			Lilydale & Kinley 2041	Kinley Existing Supply		Kinley 2041
Facility/service	Standard	Benchmark <sup>7</sup>	Unit	Demographic Group		Est. Pop	Calculated Demand	Surplus (+) / Deficit (-)		Est. Pop.	Calculated Demand
Government Primary Students	N/A	71%	children	5-11 years old	1,420 enrolments	2,670	1895.7	-475.7 enrolments	0	532	378 enrolments (68%)
Government Primary School	N/A	1: 3,000	school	households	2 schools	12,195	4.1	-2.1 schools	0	3,222	1.1 schools <sup>8</sup>
Catholic Primary Students	N/A	12%	children	5-11 years old	300 enrolments	2,670	320.4	-20.4 enrolments	0	532	64 enrolments
Independent Primary Students	N/A	10%	children	5-11 years old	170 enrolments	2,670	267.0	This service is not at capacity	0	532	This nearby service is not at capacity
Government Secondary Students	N/A	53%	children	12-17 years old	2,800 enrolments	2,378	1260.3	This service is not at capacity	0	456	241.7 enrolments
Catholic Secondary Students	N/A	15%	children	12-17 years old	1,660 enrolments	2,378	356.7	This service is not at capacity	0	456	This nearby service is not at capacity
Independent Secondary Students	N/A	16%	children	12-17-year-olds	-	2,378	380.5	This service is not at capacity	0	456	This nearby service is not at capacity

<sup>6</sup> Number of enrolments does not indicate total school capacity, only number of current students

<sup>7</sup> Government primary schools are typically built to a capacity of 451 students, and government secondary schools to a capacity of 1,100 students, but school sites also expand facilities or install temporary buildings to increase enrolment capacity in response to local need.

<sup>8</sup> Ibid.

#### 4.2.5 Proposed response to demand

The existing Lilydale Primary School is located approximately 1.6km north-east of the northern boundary of the Kinley site and the existing Lilydale West is located 1.2km north west of the site. This existing Lilydale High School is adjacent to the northern boundary of the site.

The workshop with Council, VPA and DET in 2018 generated a considerable discussion, most notably the need or otherwise for either a primary or secondary school on the site.

The following issues were discussed (as outlined in the minutes):

- The representatives from DET advised that the Lilydale Education Plan is currently being prepared and there is currently demand for new secondary school but distribution amongst the existing schools is poor. The Lilydale Education Plan seeks to redistribute student numbers which is Government Policy.
- The policy does however allow choice and at present Lilydale High School is the school of choice for the local community.
- The proposed development yield of 3222 lots has not been factored into DET analysis to date, but DET are of the view there is capacity for existing primary and secondary schools to accommodate demand generated by the development, emphasising the issue was one of distribution.
- Council commented that accessibility via walking is ideal. For the quarry site, this would mean Lilydale High School is logically the school of choice, which may not be able to accommodate demand
- Preliminary projections for the development indicate that it will create a demand for an additional 200 secondary school placements. This number is not sufficient to justify the provision of a new secondary school on the site.
- There is presently sufficient capacity for primary school placements
- The Proponent advised that the location for an education site formed part of Precinct 4 which would be developed towards the end of the project.
- Further analysis could be undertaken at the Precinct 5 approval stage. If there is an identified need then the land would be set aside. If there is no need then the land would then be put to another use
- ASR Research suggested to DET that another option could be to consider a land swap with the Proponent i.e. relocate an existing school to the Lilydale Quarry site and build a newer school with greater capacity. However, it will be unlikely for DET to support the relocation of a well-established existing school with the Lilydale Quarry site, considering its substantial impact on the existing community

The current Kinley site layout has allocated 1.4 hectares of land in the Land Budget for an education facility, co-located with the proposed active open space and the existing Box Hill Institute. A proposed school site of this size is smaller than the standard Victorian model of 3.5 hectares for a primary school and 8 hectares for a secondary school site.

Further consultation between the Proponent and State Government will be necessary to determine how and where to deliver educational services to meet demand likely to be generated by the Kinley development. There are several examples across the site where smaller land takes have been considered after negotiations between landowner and the DET. There may also be an opportunity for the use of Box Hill Institute land.

On 29 September 2020, correspondence was received from the Victorian School Building Authority requesting two key changes to the planning Scheme Amendment documentation.

- Change references in various PSA docs to specialist school
- Increase land area to 1.9ha.

It's unclear how the demand for this service and how the 1.9ha site has been calculated

It is recommended that the developer undertakes further discussions with DET and VSBA to confirm and clarify the overall primary, secondary and specialist school needs for the area, and how this recommendation fits within the previous discussion undertaken for the site. In the interim it is recommended that an education site is identified to provide flexibility for the future within Precinct 4: Urban Core



## 4.3 Libraries, Spaces for Culture and Arts, Community Programs and Meetings

### 4.3.1 Policy Context

Council policies widely advocate for community access to arts and culture experiences, lifelong learning, and social interaction. The *Creative Communities Draft Strategy* (2018) strives to develop active, vibrant public spaces. The strategy encourages the delivery of community facilities that prioritise creativity and culture.

One of the key recommendations from the *Lilydale Activity Centre Structure Plan* includes enhanced integration of the civic precinct with other functions of the activity centre including council offices, community facilities, tennis courts, skate bowl, lawn bowls and model car track.

Discussions with Council have identified a deficit of community arts venues in the local Lilydale area. There is potential to provide a performing arts facility within the Box Hill Institute site, located adjacent to the Lilydale Quarry site. Should this proposal be implemented, it has the potential to create an anchor for a regional arts hub in Lilydale where additional complimentary services could be located.

The location of the site and Lilydale on the urban fringe also need to be considered and the scale and size of any cultural and arts programs are likely to play a support role for the region rather than a significant regional facility.

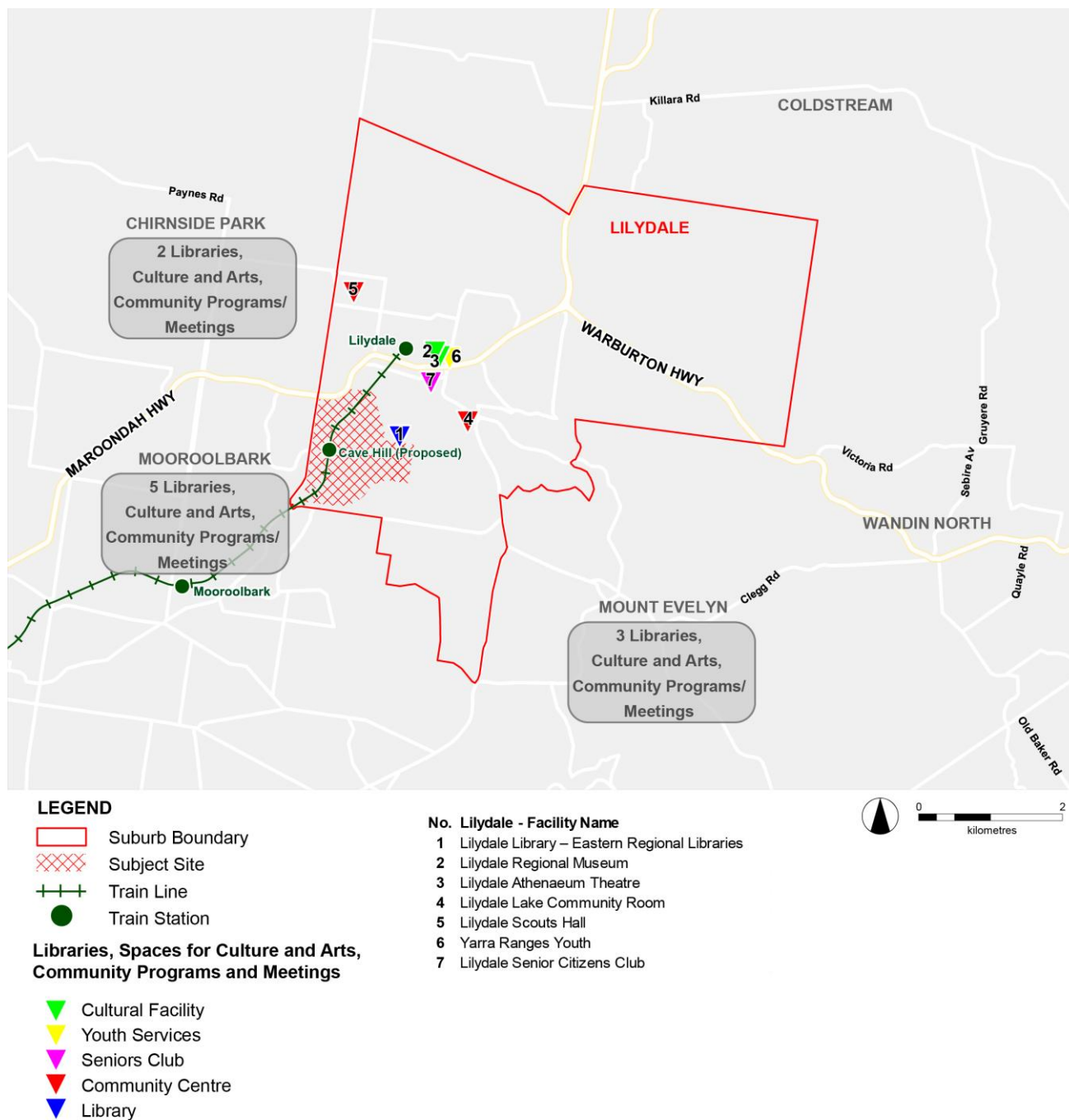
### 4.3.2 Current Supply

Table 10 lists all known libraries, cultural/arts spaces, and community meeting spaces in Lilydale. The facilities are mapped in Figure 5.

**Table 10: Libraries, cultural/arts spaces, community meeting spaces supply**

Service Category	Facility Name	Suburb	Address
Library	Lilydale Library – Eastern Regional Libraries	Lilydale	1 Jarlo Drive
Cultural facility	Lilydale Regional Museum	Lilydale	35-37 Castella Street
Cultural facility	Lilydale Athenaeum Theatre	Lilydale	35-37 Castella Street
Community Centre	Lilydale Lake Community Room	Lilydale	435 Swansea Road
Community Centre	Lilydale Scouts Hall	Lilydale	Erlunda Court
Youth Services	Yarra Ranges Youth	Lilydale	61-65 Anderson Street
Seniors Club	Lilydale Senior Citizens Club	Lilydale	7 Hardy Street
Seniors Club	Lilydale Italian Senior Citizens Club	Lilydale	Bowls club - Hardy Street

**Figure 5: Community facilities supply**



### 4.3.3 Estimated Demand

Table 11 depicts the calculated demand for libraries, arts/cultural facilities, and community meeting spaces through 2041. Demand is calculated for Kinley as well as Lilydale (inclusive of Kinley), and a surplus or deficit of facilities/services is calculated for the Lilydale area based on the existing supply.

The current supply of a single library is adequate to meet demand through 2041, though the existing facility may be somewhat small to accommodate expected population growth. There is no existing community centre or neighbourhood house in Lilydale, and the 2041 population will likely necessitate both facilities. A community arts venue is not fully necessitated, but as discussed, local policy notes that there is support for an arts venue in Lilydale.

**Table 11: Libraries, arts/cultural spaces, community spaces demand**

Model for Delivery					Lilydale Existing Supply	Lilydale & Kinley 2041			Kinley Existing Supply	Kinley 2041	
Facility/service	Standard	Benchmark	Unit	Demographic Group		Est. Pop	Calculated Demand	Surplus (+) / Deficit (-)		Est. Pop.	Calculated Demand
Neighbourhood House	Part of integrated service hub	1: 15,000	Facilities	residents	0	31,407	2.1	-2.1 facilities	0	7,604	0.5 facilities
Community arts venue	No preferred model	1: 60,000	facilities	residents	0	31,407	0.5	-0.5 facilities	0	7,604	0.1 facilities
Multipurpose Community Centre	Part of integrated service hub	1: 15,000	Facilities	residents	0	31,407	2.1	-2.1 facilities	0	7,604	0.5 facilities
Centre Based Library (Number)	Part of integrated service hub	1: 30,000	Facilities	residents	1	31,407	1.0	+/-0 facilities	0	7,604	0.3 facilities
Centre Based Library (Floor Space m <sup>2</sup> )	Part of integrated service hub	45: 1,000	Floor Space sqm	residents	830sqm	31,407	1413.3	-583.3sqm	0	7,604	342.2sqm

#### 4.3.4 Proposed response to demand

The civic centre is proposed for the urban core and will likely include flexible spaces to serve diverse community needs. The re-purposing of heritage buildings is proposed, including the Bacon and Dairy Factory, as commercial spaces with complementary community uses such as a shared garden. An activated community plaza is planned as the focus of the Heritage Village.

It is recommended that existing heritage buildings are considered to thoughtfully reuse and repurpose the buildings for community uses.

Consideration needs to be given to whether a new community hub facility is needed or if the heritage buildings will adequately meet the needs of the community. A hybrid of adapting existing heritage buildings should be explored.

The scale of the recommendations reflects Council's request that the site is a local role and that regional and municipal facilities are located with the Lilydale Township.

#### 4.3.5 Community Hub Location and Size

It is noted that Council officers have requested that 1-hectare of land be reserved for the community centre site. To determine the relevance of this requirement, Ethos Urban undertook a review of relevant case studies of community hubs of a similar size and composition to that which will likely be required by the future community at the development site. The case studies demonstrate that a community centre of an adequate scale and composition can feasibly be accommodated on an area less than 1 hectare.

Key findings include:

- The subject site is not located in a growth area, but an established residential community. It is centrally located and well connected with public transport and part of the Lilydale Activity Centre.
- The site enjoys a strategic connection to Box Hill Institute and the existing and proposed community facilities and infrastructure within that area.
- The community facilities will be primarily dedicated for the Lilydale Quarry population, many of whom will be living within an easy walking distance of the urban core – therefore, car parking demand will not be as high.
- A 1-hectare sites include a range of spaces, open space, retail, schools, shared carparks etc which justifies the larger site requirements.
- A comparison of community facilities shows that the extent of land required by Council is not required as most of it is dedicated to car parking.
- A smaller site area is unlikely to impact service delivery in any way, as demonstrated by community facilities within inner and middle ring suburbs across Melbourne, with many community hubs being successfully provided on sites much smaller than 1 hectare.
- The proposed community facilities will be located within a TOD town centre environment and will be well serviced by public transport. The proposed site is adjacent to open space and retail amenity. Therefore, the co-location with other amenities is another reason why a full 1.0 ha is not required.

The detailed case study analysis can be found at Appendix C.

## 4.4 Sport, Recreation, and Open Space

### 4.4.1 Policy Context

According to the *Council Plan 2017 – 2021*, Council supports improvements to community facilities and hubs, sports pavilions, and recreation reserves to increase local participation in sports and recreation. The plan identifies the need to review utilisation of community hubs and facilities to achieve maximum community benefit.

The local *Tennis Plan 2014 – 2024* from Council discusses the potential for a district tennis centre of at least eight courts to in Lilydale.

The *Recreation and Open Space Strategy 2013 – 2023* notes that walking and cycling are the most common recreation activities in the municipality, which has an extensive network of reserves and biodiversity corridors. Swimming is also highly popular. According to the plan, Council supports a healthy and active Yarra Ranges with access to quality and diverse open space and recreation facilities and spaces connected via a network of trails and footpaths. Supply of open and recreation space should cater to demands from young people, who use both organised and unstructured sporting facilities, ageing people, families, and those with limited resources. According to the relevant *Precinct C Action Sheet* for this strategy, Lilydale currently contains more than 157ha of open space, most of which is managed by Council. While this amount is adequate for the current population, distribution of space needs to improve so that each residence enjoys walking access to quality local parks. The plan notes that the former quarry site provides unique opportunity for future open /recreation spaces in Lilydale,

Specifically, development should protect the landscape values of the site while facilitating a shared use trail through the site from Lilydale Station to Mooroolbark and should consider a regional-sized sport facility in the Lilydale-Chirnside Park area. A regional aquatic and leisure centre is being considered for Lilydale-Chirnside Park area, in conjunction with a review of alternative uses for the Kilsyth Centenary Pool and the Lilydale Outdoor Pool.

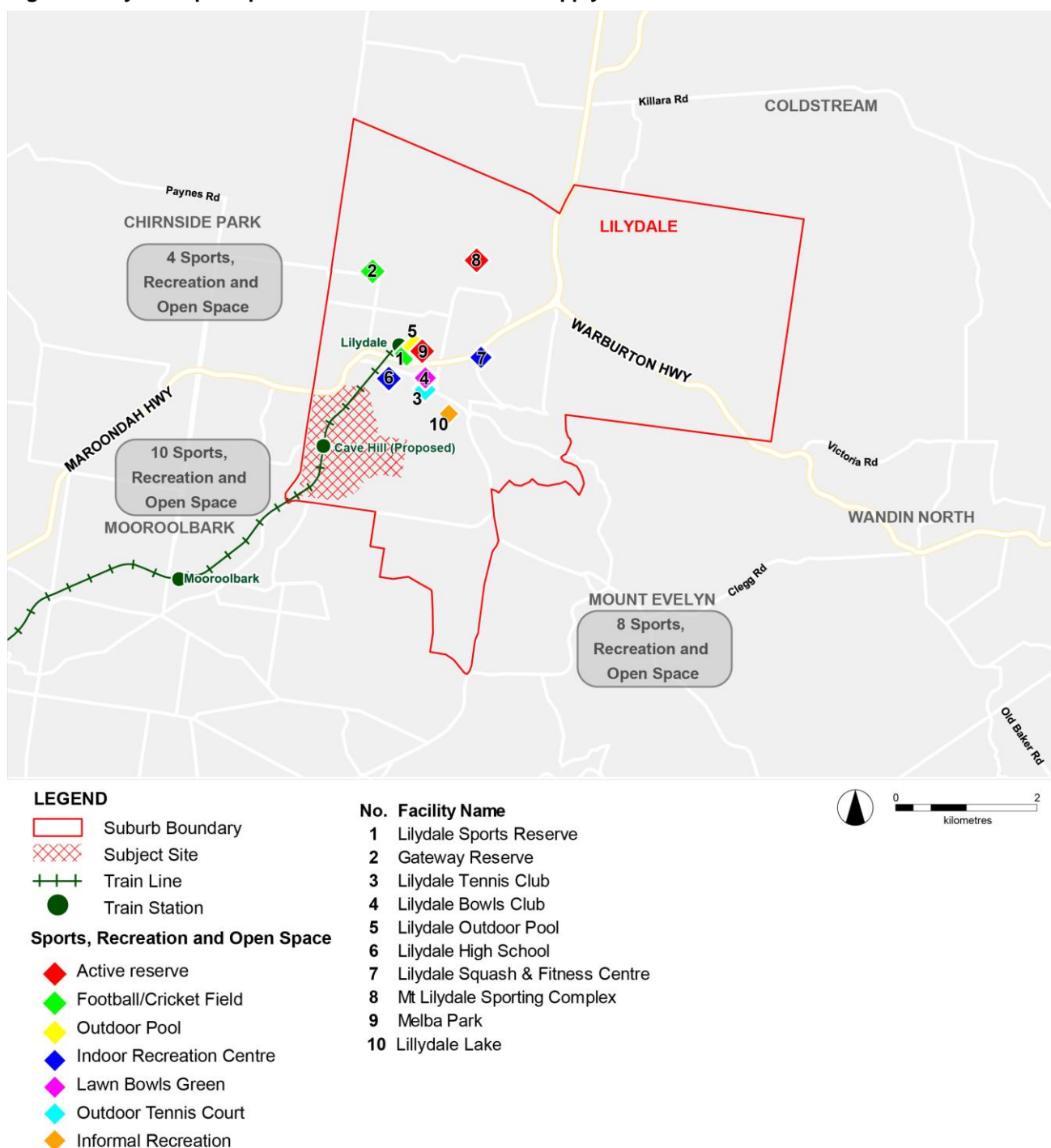
### 4.4.2 Current Supply

Table 12 lists all known sport and recreation facilities in Lilydale. Facilities are mapped in Figure 8.

**Table 12: Sports and recreation supply**

Service Category	Facility Name	Suburb	Address
Football/Cricket Field	Lilydale Sports Reserve/Melba Park	Lilydale	William Street East
Football/Cricket Field	Gateway Reserve	Lilydale	Corner of Nelson Road and The Gateway
Outdoor Tennis Court	Lilydale Tennis Club	Lilydale	Eyrefield Park
Lawn Bowls Green	Lilydale Bowls Club	Lilydale	Hardy Street
Lawn Bowls Green	Lilydale Bowls Club	Lilydale	Hardy Street
Outdoor Pool	Lilydale Outdoor Pool	Lilydale	Market Street
Indoor Recreation Centre	Lilydale Squash & Fitness Centre	Lilydale	446 Maroondah Highway
Active Reserve	Mt Lilydale Sporting Complex	Lilydale	Quarry Road
Active Reserve	Lilydale Sports Reserve/Melba Park	Lilydale	Williams Street East
Indoor Recreation Centre	Lilydale High School	Lilydale	25 Melba Avenue
Outdoor Tennis/Netball Court	Lilydale High School	Lilydale	25 Melba Avenue
Cricket Oval	Lilydale High School	Lilydale	25 Melba Avenue
Soccer Field	Lilydale High School	Lilydale	25 Melba Avenue



**Figure 8: Lilydale open space and recreation facilities supply**

Lillydale Lake offers 28 hectares of additional open space within 1km of the site, with 10km of walking/cycling pathways, all-abilities playspaces, BBQ and picnic facilities, and opportunities for water-based activities.

Sport and recreation facilities at Lilydale High School are used by a few community groups after hours and on weekends but are not generally accessible to the generally community, are therefore not included in demand calculations. However, the education sporting facilities could be considered as supplementary facilities that may impact overall community demand- specifically for indoor and outdoor sport infrastructure.

Lilydale Primary and Lilydale West Primary Schools also offer additional small-scale sport and recreation facilities.

#### 4.4.3 Estimated Demand

Table 13 depicts the calculated demand for sport and recreation facilities through 2041. Demand is calculated for Kinley as well as Lilydale (inclusive of Kinley), and a surplus or deficit of facilities/services is calculated for the Lilydale area based on the existing supply.

Overall, the existing sport and recreation facilities will not be sufficient to meet demand in 2041, with the exception of lawn bowls greens. Regarding open space, local strategy has specified catchment areas rather than hectare benchmarks; the creation of open space at the quarry will be necessary to meet these standards.

**Table 13: Sport and recreation demand**

Model for Delivery					Lilydale Existing Supply	Lilydale & Kinley 2041			Kinley Existing Supply	Kinley 2041			Notes
Facility/service	Standard	Benchmark	Unit	Demographic Group		Est. Pop	Calculated Demand	Surplus (+) / Deficit (-)		Est. Pop.	Calculated Demand	Surplus (+) / Deficit (-)	
Football Field	No preferred model	1 : 5,000	Fields	residents	3 fields	31,407	6.3	-3.3 fields	0	7,604	1.5 fields	-1.5 fields	Provide range of formal sporting activities within the designated active recreation reservation.
Cricket Oval	No preferred model	1 : 4,000	Fields	residents	3 fields	31,407	7.9	-4.9 ovals	1	7,604	1.9 ovals	-0.9 ovals	
Soccer Field	No preferred model	1 : 5,000	Fields	residents	0 designated fields	31,407	6.3	-6.3 fields	0	7,604	1.5 fields	-1.5 fields	
Tennis Court	No preferred model	1 : 3,000	Courts	residents	8 courts	31,407	10.5	-2.5 courts	0	7,604	2.5 courts	-2.5 courts	Two courts proposed at active open space reserve.
Lawn Bowls Green	No preferred model	1 : 10,000	Greens	residents	3 greens	31,407	3.1	-0.1 greens	0	7,604	0.76 green	Not required	Not required on this site
Indoor Multipurpose Court	No preferred model	1 : 10,000	Courts	residents	4 courts	31,407	3.1	+0.9 courts	0	7,604	0.76 courts	Not required	Not required on this site.
Indoor Aquatic Leisure Centre	No preferred model	1 : 60,000	Venue	residents	none	31,407	0.5	-0.5 centres	0	7,604	0.1 centres	Not required	Not required on this site.

#### **4.4.4 Proposed response to demand**

As depicted in Figure 1, the masterplan proposes an extensive network of open spaces and green corridors throughout the development. The site plan is based on urban design principles which promote walkability and passive recreation in the community. A 'green loop' connects the main parklands, and additional pedestrian/cycling links, including a rail trail, link the site to Lilydale township to the north and Mooroolbark southwest, and Lillydale Lake to the east.

The proposed concept plan includes a dual-oval (replacing the existing heritage oval) active open space north to the proposed education site, as depicted in Figure 1.

Based on the updated draft concept plan, the proposed dual-oval reserve with outdoor courts exceeds the demand for active recreation generated by the proposed development and reflects the aspirations of Council. The dual- oval model provides flexibility to use the space for a range of sports including junior field-based sports such as football, cricket and soccer.

## 5.0 Considerations of two scenarios

### 5.1 Two scenarios

The state government has not yet committed to a train station at the site.

As a result, there are a number of unknowns about the site that means that it is useful to consider two scenarios to understand the impact/opportunities the presence or absence that a train station could provide the site.

These two scenarios are applied to make recommendations for the provision of community infrastructure and services at the development site.

- The first scenario, it is assumed that the site will be developed with **no train station**
- The second scenario assumes that a **train station is provided** in the central area of the site.

As outlined earlier in the report, triggers for the provision of community infrastructure would be established by the CDP and detailed assessments will be undertaken during subsequent precinct planning. The final yields will be monitored and recommendations within this report may be reduced or increased in response to the final population. Any significant change to the total yields could subsequently lead to triggering a reassessment.

#### Scenario 1: Without train station

In Scenario 1, Kinley is completed without a train station; the nearest train station remains the Lilydale Train Station north of the site in Lilydale town centre. With no train station, the site will lack direct heavy rail public transport access. As a result, it will serve as a local neighbourhood in Lilydale, with facilities and service provision to play a local role at the development site. Facilities and services will be subsidiary, or supportive, of those in Lilydale's town centre, where regional facilities and services provision will continue to be most appropriate. The final yields will need to be monitored and under this scenario, it could result in reducing the amount of community infrastructure required and may lead to a reassessment.

#### Scenario 2: With train station

In Scenario 2, Kinley is completed with its own train station in the central area of the site.

This might occur as either

- Base Case supporting current yield – Project to make provision for a future train station
- Train station delivered before/concurrently with development of the central precinct

Providing direct access to a train station onsite will make the site more accessible, potentially attracting more people to the site. This could lead to further investment and could justify more higher density housing options. In this scenario, the central area of the development will act as a town centre and could accommodate more regional facilities and services. With the heritage-industrial existing character of the site, regional arts and cultural facilities may be appropriate at the site. In this role, Kinley would interface with Lilydale as an arts/cultural complement to the existing town centre, where commercial activity would be concentrated, leading to a potential increase in amount and type of community infrastructure required and triggering a reassessment.

## 5.2 Emerging recommendations

Table 14 summarises demand for all service areas and makes recommendations for the Kinley development based on the two different scenarios discussed above. For some facilities and services, recommendations do not differ between the two scenarios; in this case, one recommendation is provided.

**Table 14: Demand summary and recommendations**

Facility/Service	Lilydale Existing Supply	Lilydale & Kinley 2041			Kinley Existing Supply	Kinley 2041		Scenario 1: Without train station	Scenario 2: With train station	Kinley Delivery Recommendations
		Est. Pop.	Calculated Demand	Surplus (+) / Deficit (-)		Est. Pop.	Calculated Demand			
3 year-old Kindergarten	0 places	384	192	-192 places	0	91	45.50 places	Required under both scenarios.		Two kindergarten rooms as part of an early years component of the proposed community centre in the urban core.
4 year-old Kindergarten	140 places	384	192	-52 places	0	91	45.50 places	Required under both scenarios.		Two kindergarten rooms as part of an early years component of the proposed community centre in the urban core.
Maternal and Child Health	8 sessions	384	29.5	-21.5 sessions	0	91	7.0 sessions	Required under both scenarios.		Two sessional health rooms as part of an early years component of the proposed community centre in the urban core.
0-6 year-old Long Day Childcare	500 places	2,681	394.3	+105.7 places	0	608	89.4 places	Unlikely to be required.	Likely to be more viable under train station model.	Requires further consideration to determine market demand.
0-6 year-old Occasional Care	48 places	2,681	46.2	+1.8 places	0	608	10.5 places	Unlikely to be required.	Likely to be more viable under train station model.	Potential to provide occasional care services in a flexible space as part of an early years component of the proposed community centre.
Government Primary Students	1,420 enrolments	2,670	1895.7	475.7 enrolments	0	532	378 enrolments	Requires further engagement with Department of Education		Requires further engagement with Department of Education.
Government Primary School	2 schools	12,195	4.1	-2.1 schools	0	3,222	1.1 schools			

Facility/Service	Lilydale Existing Supply	Lilydale & Kinley 2041			Kinley Existing Supply	Kinley 2041		Scenario 1: Without train station	Scenario 2: With train station	Kinley Delivery Recommendations
		Est. Pop.	Calculated Demand	Surplus (+) / Deficit (-)		Est. Pop.	Calculated Demand			
Catholic Primary Students	300 enrolments	2,670	320.4	-20.4 enrolments	0	532	64 enrolments	Existing schools likely to accommodate additional demand from Kinley.		Not required.
Independent Primary Students	170 enrolments	2,670	267.0	Nearby service not at capacity.	0	532	49.8 enrolments	Existing schools likely to accommodate additional demand from Kinley.		Not required.
Government Secondary Students	2,800 enrolments	2,378	1260.3	Nearby service not at capacity.	0	456	241.7 enrolments	Existing schools are likely to accommodate additional demand from Kinley; however, the site becomes more desirable and greater potential for a secondary school campus if train station is provided in future.		Requires further engagement with Department of Education.
Catholic Secondary Students	1,660 enrolments	2,378	356.7	Nearby service not at capacity.	0	456	60.0 enrolments	Existing schools to accommodate additional demand from Kinley.		Not required.
Independent Secondary Students	198 enrolments	2,378	380.5	Nearby service not at capacity.	0	456	64.0 enrolments	Existing schools to accommodate additional demand from Kinley.		Not required.
Neighbourhood House	0	31,407	2.1	-2.1 facilities	0	7,604	0.5 facilities	Required under both scenarios.		Flexible spaces of the proposed community centre. Consider existing heritage buildings
Community arts venue	0	31,407	0.5	-0.5 facilities	0	7,604	0.1 facilities	The Box Hill site (as discussed in policy) would serve a more appropriate location for a	Potential for an arts and cultural facility at the Kinley site.	Consider existing heritage buildings.



Facility/Service	Lilydale Existing Supply	Lilydale & Kinley 2041			Kinley Existing Supply	Kinley 2041		Scenario 1: Without train station	Scenario 2: With train station	Kinley Delivery Recommendations
		Est. Pop.	Calculated Demand	Surplus (+) / Deficit (-)		Est. Pop.	Calculated Demand			
								community arts and cultural facility.		
Multipurpose Community Centre	0	31,407	2.1	-2.1 facilities	0	7,604	0.5 facilities	Required under both scenarios.		Flexible spaces of the proposed community centre.
Centre Based Library (Number)	1	31,407	1.0	+/-0 facilities	0	7,604	0.3 facilities	Existing facilities to accommodate additional demand from Kinley.		Not required.
Centre Based Library (Floor Space m <sup>2</sup> )	830sqm	31,407	1413.3	-583.3sqm	0	7,604	342.2sqm	Existing facilities to accommodate additional demand from Kinley.		Not required.
Football Field	3 fields	31,407	6.3	-3.3 fields	0	7,604	1.5 fields	Use Heritage park for training and junior sport.		As part of proposed active open space reserve.
Cricket Oval	3 fields	31,407	7.9	-4.9 ovals	1	7,604	1.9 ovals	Provision of one cricket oval at the Kinley site.	Provision of more than one cricket oval at the Kinley site to address the deficit in broader Lilydale.	As part of proposed active open recreation reservation.
Soccer Field	0 designated fields	31,407	6.3	-6.3 fields	0	7,604	1.5 fields	Provision of soccer field at the Kinley site.		Flexibility to provide as part of the active open recreation reservation.
Tennis Court	8 courts	31,407	10.5	-2.5 courts	0	7,604	2.5 courts	Provision of two multipurpose courts at the Kinley site.		As part of proposed active open recreation reservation.
Lawn Bowls Green	3 greens	31,407	3.1	-0.1 greens	0	7,604	0.8 greens	Existing facilities to accommodate additional demand from Kinley.		Not required.
Indoor Multipurpose Court	4 courts	31,407	3.1	+0.9 courts	0	7,604	0.8 courts	Unlikely to be required.	Likely to be more viable under	Not required.

Facility/Service	Lilydale Existing Supply	Lilydale & Kinley 2041			Kinley Existing Supply	Kinley 2041		Scenario 1: Without train station	Scenario 2: With train station	Kinley Delivery Recommendations
		Est. Pop.	Calculated Demand	Surplus (+) / Deficit (-)		Est. Pop.	Calculated Demand			
									train station model.	Lilydale town centre is considered to be a better location but more viable under train station model
Indoor Aquatic Leisure Centre	0 centres	31,407	0.5	-0.5 centres	0	7,604	0.1 centres	Unlikely to be required.	Likely to be more viable under train station model.	Not required. Lilydale town centre is considered to be a better location but more viable under train station model

## Appendix A. Supply: Lilydale surrounds

**Table 15: Early years, young people, families nearby supply**

Service Category	Facility Name	Suburb	Address
Kindergarten	Goodstart Early Learning Mooroolbark	Mooroolbark	11 Cambridge Road
Kindergarten	Billanook Early Learning Centre	Mooroolbark	197 Cardigan Street
Kindergarten	Bimbadeen Preschool	Mooroolbark	Bimbadeen Drive
Kindergarten / Long day care	Busy Kids Child Care Centre	Mooroolbark	7 Croyondale Drive
Kindergarten	Gray Crt Preschool	Mooroolbark	6 Gray Court
Kindergarten	Lancaster Pre School Inc.	Mooroolbark	31-33 Lancaster Road
Kindergarten	Manchester Pre-School	Mooroolbark	132 Manchester Road
Kindergarten / Long day care	Manchester Rd Early Learning Centre	Mooroolbark	6/14 Manchester Road
Kindergarten	Mooroolbark ECEC	Mooroolbark	8 Charles Street
Kindergarten	Rolling Hills Pre-School Inc.	Mooroolbark	54 Landscape Drive
Kindergarten	Chirnside Park Pre-School	Chirnside Park	1 Meadowgate Drive
Kindergarten	Oxley Christian College	Chirnside Park	15-49 Old Melbourne Road
Kindergarten / Long day care	Paddingtons Kinder & Child Care	Chirnside Park	3-5 El Centro
Kindergarten	Fernhill Pre-School	Mt Evelyn	9 Fernhill Drive
Kindergarten	Joy Av Preschool	Mt Evelyn	Joy Avenue
Kindergarten	Mount Evelyn Memorial Preschool	Mt Evelyn	24 Birmingham Ave
Kindergarten / Long day care	Children's House of Learning	Mt Evelyn	32 Monbulk Road
Kindergarten / Long daycare / Occasional care	Morrison's Education and Childcare Care Services	Mt Evelyn	20 Old Hereford Road
MCH	Mooroolbark Maternal and Child Health Centre	Mooroolbark	Shop 26-Mooroolbark Terrace 66-74
MCH	Chirnside Park Maternal and Child Health Centre	Chirnside Park	33 Kimberley Drive
Occasional care	Mooroolbark Goodlife Health Clubs - Child Care	Mooroolbark	14 Manchester Road
Occasional care	Chirnside Park Community Centre - Occasional	Chirnside Park	33 Kimberley Drive
Long day care	ABC Development Learning Centre	Mooroolbark	11 Cambridge Road
Long day care	Mt Evelyn Early Learning Centre	Mt Evelyn	113 Bailey Road
Playgroup	Lilydale Playgroup Inc.	Mooroolbark	54-56 Landscape Drive
Playgroup	Blairstown House Playgroup	Mooroolbark	168 Manchester Road
Playgroup	Mooroolbark Baptist Church Playgroup	Mooroolbark	153 Hull Road

Service Category	Facility Name	Suburb	Address
Playgroup	Jellybeans Playgroup	Chirnside Park	Life Ministry Centre – Old Melbourne Road
Playgroup	Chirnside Park Community Centre – Occasional Childcare	Chirnside Park	33 Kimberley Drive
Playgroup	Mt Evelyn Memorial Playgroup	Chirnside Park	24 Birmingham Avenue

**Table 16: Schools nearby supply**

Service Category	Facility Name	Suburb	Address
Government Primary	Bimbadeen Heights Primary	Mooroolbark	118 Hayrick Lane
Government Primary	Manchester Primary	Mooroolbark	52 Monomeith
Government Primary	Mooroolbark East Primary	Mooroolbark	Taylor Rd
Government Primary	Pembroke Primary	Mooroolbark	15-37 Pembroke Road
Government Primary	Rolling Hills Primary	Mooroolbark	Landscape Drive
Catholic Primary	St Peter Julian Eymard Primary	Mooroolbark	32 Reay Road
Independent Primary	Billanook College	Mooroolbark	197 Cardigan Road
Independent Primary	Yarralinda	Mooroolbark	4 Birchwood Drive
Government Secondary	Mooroolbark College	Mooroolbark	186 Manchester Road
Government Secondary	Yarra Hills Secondary College	Mooroolbark	Cambridge Road
Government Secondary	Yarra Hills Secondary College	Mooroolbark	Reay Road
Independent Secondary	Billanook	Mooroolbark	197 Cardigan Road
Government Primary	Chirnside Park Primary	Chirnside Park	66 Kimberley Drive
Independent Primary	Oxley College	Chirnside Park	15-49 Old Melbourne Road
Independent Secondary	Oxley College	Chirnside Park	15-49 Old Melbourne Road
Government Primary	Birmingham Primary	Mt Evelyn	43-49 Francis Circle
Government Primary	Mt Evelyn Primary	Mt Evelyn	37 Monbulk Road
Catholic Primary	St Mary's Primary	Mt Evelyn	58 Clegg Road

**Table 17: Community facilities nearby supply**

Service Category	Facility Name	Suburb	Address
Library	Mooroolbark Library	Mooroolbark	7 Station Street
Library	Mt Evelyn Library	Mt Evelyn	50 Wray Circle
Cultural facility	Mooroolbark Community Centre	Mooroolbark	125 Brice Avenue
Community Centre	Chirnside Park Community Centre	Chirnside Park	33 Kimberley Drive
Neighbourhood house	Morrison House	Mt Evelyn	20 Old Hereford Road
Hall/Activity space	Mooroolbark Guide Hall	Mooroolbark	Marion Avenue
Hall/Activity space	Red Earth	Mooroolbark	74 Brice Avenue
Hall/Activity space	Mt Evelyn Guide and Scout Public Halls	Mt Evelyn	23 Station Street
Seniors Club	Mooroolbark Senior Citizens Club	Mooroolbark	125A Brice Avenue
Seniors Club	Chirnside Park Seniors Group	Chirnside Park	33 Kimberley Drive
Seniors Club	Golden Age Club	Mt Evelyn	45-47 Birmingham Avenue

**Table 18: Sport and Recreation nearby supply**

Service Category	Facility Name	Suburb	Address
Football/Cricket Field	Brice Reserve (Cricket Practice Only)	Mooroolbark	Corner of Hull Road and Brice Avenue
Football/Cricket Field	Balcombe Reserve (Cricket Practice Only)	Mooroolbark	Corner of Balcombe Avenue and Mooroolbark Road
Football/Cricket Field	Mooroolbark Heights Reserve (X1)	Mooroolbark	Pembroke Road and Longfellow Avenue
Football/Cricket Field	Kimberley Reserve (X2)	Chirside Park	Corner of Village Green and Kimberley Drive
Football/cricket Field	Morrison Reserve (X1)	Mt Evelyn	Corner of Mikado and Old Hereford Roads
Football/cricket Field	Mt Evelyn Reserve (X2)	Mt Evelyn	Tramway Road / William Road / Hazel Street
Soccer field	Esther Park (X3)	Mooroolbark	Esther Circle
Soccer field	Morrison Reserve (X3)	Mt Evelyn	Corner of Mikado and Old Hereford Roads
Outdoor Tennis Court	Manchester Heights Tennis Club (X6)	Mooroolbark	Corner of Ellen Road and Croyondale Avenue
Outdoor Tennis Court	Chirside Park Country Club (X6)	Chirside Park	68 Kingswood Drive
Outdoor Tennis Court	Chirside Park Public Courts (X1)	Chirside Park	
Outdoor Tennis Court	Mt Evelyn Tennis Club	Mt Evelyn	24 Birmingham Road
Lawn Bowls Green	Mooroolbark Bowls Green	Mooroolbark	170 Hull Road
Netball (outdoor)	Bimbadeen Netball Centre	Mooroolbark	McDermott Avenue
Netball (outdoor)	Mount Evelyn Football/Netball Club Inc	Mt Evelyn	Tramway Raod
Netball (outdoor)	Mt Evelyn Netball Club	Mt Evelyn	Morrison Reserve
Active Reserve	Balcombe Avenue Reserve	Mooroolbark	Corner of Bimbadeen Avenue and Mooroolbark Road
Active Reserve	Brice Reserve	Mooroolbark	Corner of Hull Road and Brice Avenue
Active Reserve	Mooroolbark Heights Reserve	Mooroolbark	Pembroke Road and Longfellow Avenue
Active Reserve	Kimberley Reserve	Chirside Park	Village Green and Kimberley Drive
Active Reserve	Morrison Reserve	Mt Evelyn	Mikado and Old Hereford Roads
Active Reserve	Mt Evelyn Reserve	Mt Evelyn	Tramway Road / William Road / Hazel Street



## Appendix B: Clarification of demand for Kindergarten and Maternal and Child Health Services

This advice has been prepared in response to Council's request (letter dated 4<sup>th</sup> August, 2020) to clarify how the demand for kindergarten numbers was derived and clarification of whether the supply of MCH facilities is sufficient.

### Kindergarten

Assumes:

- 2 x kindergarten rooms (30 places capacity- to accommodate 2 groups of children of 33 per group (66 children))
- Any additional information from Council can refine the analysis.

**Table 19: Kindergarten calculation**

Room type	Delivery assumption	Demand assumption	Proportion of children in sessional take-up	Recommendation
1 x 3-year-old kindergarten room	1: 66 sessions	91 (4 yo)*0.60=54.6	54.6/ 66 = 82.7%	Provide one room for three -year- old kindergarten program
1 x 4-year-old kindergarten room	1: 66 sessions	91 (3yo) *0.60=54.6	54.6/ 66 = 82.7%	Provide one room for four -year-olds kindergarten program

Assumes 182 children will be 3 and 4 years old. Assumes 60% of children will attend kindergarten in a kindergarten setting and the 40% will attend a Long Day-care setting (childcare).

**Table 20 Maternal and child health (M&CH) service recommendations**

Model for Delivery					Lilydale & Kinley 2041 Needs Analysis				Kinley 2041 Needs Analysis			
Facility/ service	Standard	Benchmark	Unit	Demographic Group	Lilydale Existing Supply	Est. Pop.	Calculated Demand	Surplus (+) / Deficit (-)	Kinley Existing Supply	Est. Pop.	Calculated Demand	source
Maternal and Child Health	2+ consulting rooms located either within an integrated children's services centre, community centre or library.	1: 13  13 sessions per facility =280 infants	Session s	infants	8 sessions	384	29.5	-21.5 sessions	0	91	7.0 sessions	DHHS standard
Maternal and Child Health.	1 dual M&CH facility (assuming 20 M&CH sessions per week) for every 280 children aged 0 years of age.	1:20  20 sessions per facility = 280 infants	Session	0 years- old	8 sessions	384	19.2	-11.2 sessions (minus existing program)	0	91	4.0 sessions	ASR approach

The existing number of eight sessions was provided by Council and impacts demand/supply for broader Lilydale area. It is unclear whether the existing number of sessions in the existing facility in Lilydale is at capacity. Any additional information from Council can refine the analysis.

To meet the above-identified deficits. The proposal includes a 1 dual room M&CH facility. This benchmark assumes 20 M&CH sessions per week and is based on meeting the needs of 280 children aged 0 years of age. Families visit a maternal and child health nurse at 10 key ages. One session is in the home and the other nine sessions are at the facility when the child is two weeks, four weeks, eight weeks, four months, eight months, one year, 18 months, two years and three and a half years. The benchmark averages these visits to a weekly rate of 280 sessions per week noting not every infant visits each week and that children between 0-6 years-old access the service during their early years.

In the absence of a local benchmark two benchmarks have been applied above and test the capacity of the recommendation under two scenarios 13 and 20 sessions per week.

The assessment identifies that

- Both assessments illustrate that the two-room model satisfactory meets local demand.
- Kinley population is likely to require between 4-7 session per week and will have a surplus of up to 13 session per week- to potentially meet the needs of the broader area or the additional room could be used for other allied sessional health service needs.

## Appendix C: Community Facility Case Study Analysis

### Context

Intrapac Property Pty Ltd (Intrapac) has engaged Ethos Urban to undertake a community needs analysis for the former Lilydale Quarry site (also known as Kinley).

### Purpose of this report

As part of the Lilydale Quarry planning scheme amendment (PSA) process, the project team prepared a series of specialist reports that justify the changes to the Yarra Ranges Planning Scheme sought by Amendment C193. Among these specialist reports was a Community Infrastructure Needs Assessment, prepared by Ethos Urban (April 2020). Following the submission of PSA documentation by the project team in April 2020, Council officers have undertaken their review and have recently sought clarification on several matters relating to future infrastructure provision for the site. As part of this response, Council has requested that 1-hectare of land be reserved for a community centre and that this land be specifically referenced within the proposed planning controls for the site.

The purpose of this report is to determine the relevance of this requirement, and whether a site for a community centre can be feasibly accommodated on an area less than 1-hectare.

### Background

#### Community Needs Assessment, Ethos Urban (29 April 2020)

A community needs assessment has been undertaken by Ethos Urban. The assessment is based on a likely total population of around 7600 people. The assessment concluded that the future population is likely to require access to:

- 3-year-old and 4-year-old kindergarten program
- Maternal and Child Health service.
- 0-6-year-old Long Day Childcare services
- 0-6-year-old Occasional Care program, and
- A neighbourhood house/ community centre with a variety meeting rooms/event space.

The report also identifies other opportunities through the reuse of industrial buildings including:

- The site location and the existing on-site industrial/heritage structures could be considered to meet some of the identified community needs such as meeting spaces and sessional health services – Maternal and Child Health.
- The site could also accommodate uses that have not been triggered by the population demand but support the look and feel of the site and area.
- There are a range of models and considerations for determining how a community hub is configured and the subsequent land requirements.

#### Comprehensive Development Plan (CDP), Urbis, 2020

The CDP outlines the following key requirements for the provision of community infrastructure.

##### Approach

- The approach to community facility provision at the former Lilydale Quarry will allow for flexibility and adaptability to ensure that facilities are responsive to changes in community needs over time. Delivery of community facilities will be staged as development progresses and the need arises, with design and configuration responding to required uses and best practice design at the time (p16)

##### Requirements

- R4: The Community facilities must be in proximity to public transport and/or public open space, unless otherwise agreed by the Responsible Authority.
- In spatial terms, community facilities will be generally located within Precinct 2 or Precinct 4, including a potential Education Centre (refer to Lilydale Quarry Community Needs Assessment Report, Ethos Urban, April 2020) to be delivered within Precinct 4 if required.

- The specific configuration and conceptual design of community facilities will be determined at precinct planning stage, informed by contemporary best practice

#### Guidelines

- G6: Any private childcare, health, recreational, arts, cultural, retail or similar facility/use is encouraged to locate within Precinct 2 or Precinct 4

### **Origins of the 1-hectare benchmark for community hubs**

- Yarra Ranges Shire Council does not have an existing policy to guide the size of community hubs.
- The Victorian Planning Authority has a set of benchmarks and planning standards developed by Australian Social & Recreation Research (ASR) for Growth Area Councils<sup>9</sup>, and applicable to green field sites on the urban fringe prepared in 2008.
- The standards outline recommended service and facility models (based on current and emerging models of provision) and suggest recommended design and locational considerations, including site area. For a population of up to 10,000 residents, a minimum of 0.8 hectares of land is recommended.
- As part of the infrastructure contribution process for the subject site, Council has advised that their land requirement for a community centre is in the order of 1-hectare. It can be assumed that the ASR report (2008), outlined above, has been the primary basis for this recommendation.
- Whilst the ASR report provides a useful starting point to identify potential delivery models for community facilities in areas outside the growth areas, equally important to the planning process are site specific considerations.
- The ASR report itself identifies preferred delivery models should be 'interpreted and applied in conjunction with rigorous local area or precinct planning'. They should be used as a guideline only and need to have regard to the special characteristics and land requirements of each site and local government area.
- In the context of the subject site, applying a land requirement of 1-hectare is considered inappropriate for the following reasons:
  - It is based on a growth area context where land is abundant and relatively lower cost (than compared to an infill site context)
  - Unlike a growth area context, which typically has limited public transport provision, this site is located within an established suburb and part of the Lilydale Major activity centre. Given this, there is also less of a requirement for significant car parking provision which contributes to a large component of the land area.
  - The planning standard assumes single service delivery models and does not consider the integrated, multi-level shared use of spaces and facilities, ultimately reducing the site area and building footprint required.

<sup>9</sup> 'Planning for Community Infrastructure in Growth Areas', 2008 by ASR

## Key Findings

### Site and Location

- The need for infrastructure and services is not homogenous across every growing Victorian community.
- The subject site is not located in a growth area, but an established residential community. It is centrally located and well connected with public transport and part of the Lilydale Activity Centre.
- The site enjoys a strategic connection to Box Hill Institute and the existing and proposed community facilities and infrastructure within that area.
- The community facilities will be primarily dedicated for the Lilydale Quarry population, many of whom will be living within an easy walking distance of the urban core – therefore, car parking demand will not be as high.

### Case Studies

- Seven case studies have been identified to provide insights to similar local government multipurpose community centres. (see appendix)
- Case studies identify that 1-hectare sites include a range of spaces, open space, retail, schools, shared carparks etc which justifies the larger site requirements.
- A comparison of community facilities shows that the extent of land required by Council is not required as most of it is dedicated to car parking.
- A smaller site area is not going to impact service delivery in any way, as demonstrated by community facilities within inner and middle ring suburbs across Melbourne, with many community hubs being successfully provided on sites much smaller than 1 hectare.

### Conclusion

The findings from this review have identified that in this instance, the 1-hectare site requirement for a community hub is not a relevant measure, nor is it warranted.

Given,

- The approach of the CDP needs to ensure that infrastructure is flexible and responds to the changing needs of the community and maximise the site area. The 1-hectare model has been based on a delivery model which assumes single service delivery and significant amounts of available land.
- A shift towards more integrated, co-located configurations, multipurpose and 'vertical' configurations that may need to be considered to meet the urban feel of the Kinley site and will meet the identified needs for the community but within a site smaller than the 1 hectare model.
- The Town Centre vision and Transit Oriented Design principles in addition to the provision of a future train station will reduce the need for excessive carparking.
- This urban core of the Kinley site will accommodate a high proportion of apartment buildings and townhouses, which will facilitate Live / Work and SME opportunities within the walkable catchment of the proposed train station. The design of the area needs to ensure activated street frontages and reduce conflicts between cars and pedestrians with laneway access to dwellings. A requirement to land-bank a 1-hectare site for a community hub may compromise the overall intent of the development.
- The site location and the existing on-site industrial/heritage structures suggests there may be opportunities for some of the identified community needs, such as meeting spaces and sessional health services - Maternal and Child Health, could be accommodated in existing structures to activate the site and celebrate the site's history.
- In this instance, the land area is less important – the scope of what facilities/rooms are to be delivered is what is important, not the size of the land.
- The proposed community facilities will be located within a TOD town centre environment and will be well serviced by public transport. The proposed site is adjacent to open space and retail amenity. Therefore, the co-location with other amenities is another reason why a full 1.0 ha is not required.

## Summary of Case Study Examples

### Methodology

Seven case studies have been identified to provide insights to similar local government multipurpose community centres. These have been selected based on the following criteria:

- Comparable service model (in terms of types and mix of services)
- Comparable middle ring/ suburban setting
- Comparable access and proximity to public transport.

Each case study provides summary information on the hub including building use/ service model, building footprint, site area, car parking etc.

The case study analysis includes the following facilities:

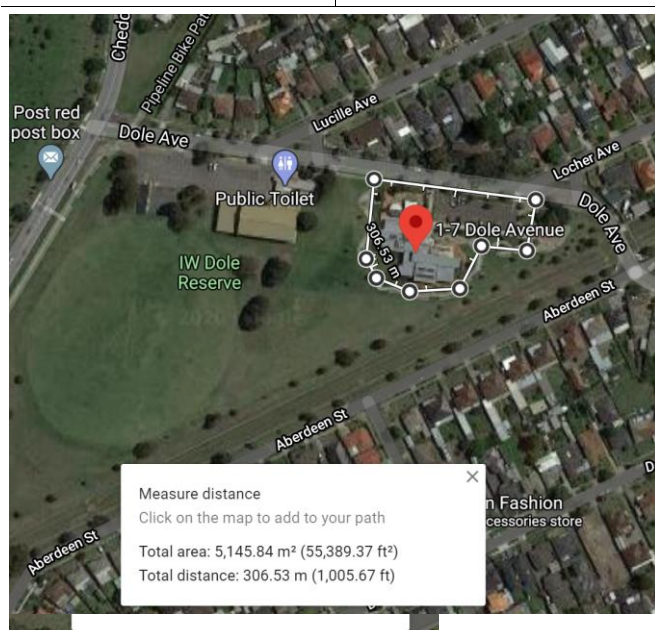
- Keon Park Children's Hub, City of Darebin
- Burnside Children's and Community Centre, Melton City Council
- Reservoir Community and Learning Centre, City of Darebin
- Point Cook Community Learning Centre, Wyndham City Council
- Selandra Community Hub, Clyde North, City of Casey
- Nunawading Community Hub, Whitehorse City Council
- Clayton Community Centre, City of Monash.



## Keon Park Children's Hub



Keon Park Children's Hub	
<b>Municipality</b>	City of Darebin
<b>Context/ Location</b>	1-7 Dole Avenue, Reservoir
<b>General Description</b>	Keon Park Children's Hub is a community centre, located in northern Reservoir. The hub provides a range of family and community services and has multi-purpose spaces available for hire. A large welcoming foyer has a variety of activities, community information and an area to relax. The multi-purpose rooms are available for hire for variety of purposes. Suitable for your social clubs, local community gatherings, after school programs, workshops, training sessions and children's activities, the hub provides a space for community to learn, connect and grow.
<b>Service Model</b>	<ul style="list-style-type: none"> <li>• Maternal and Child Health</li> <li>• Kindergarten</li> <li>• Community meeting &amp; activity spaces</li> <li>• Family Support</li> <li>• <b>Multi-purpose rooms:</b> Multi 1 &amp; 2 can be separated or together as one large light filled space ideal for community groups, children's activities or trainings. Carpeted and with 2 projectors and screens, the space has capacity for 50 in each room theatre style or 100 combined.</li> </ul>
<b>Site Area (approx.)</b>	Set within a larger park area
<b>Building Footprint (approx.)</b>	Total area 2,000 m <sup>2</sup>



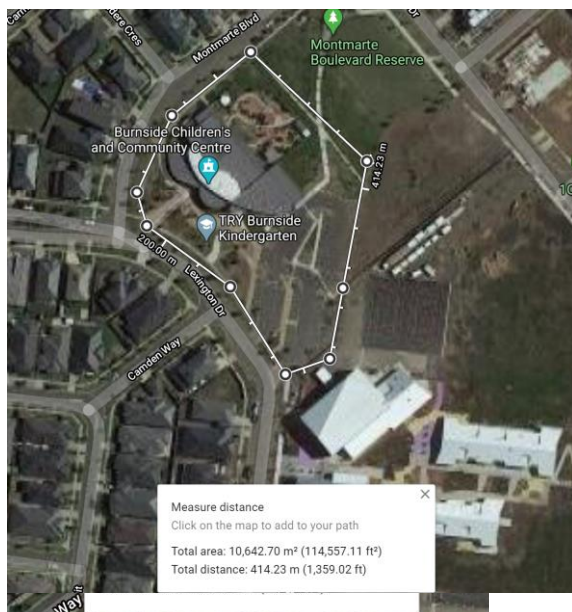


## Burnside Children's and Community Centre



Clayton Community Hub	
<b>Municipality</b>	Melton City Council
<b>Context/ Location</b>	23 Lexington Drive, Burnside
<b>General Description</b>	Burnside is a bright and modern children's and community centre located in the Eastern Corridor of Melton City Council. The facility features a community room with built in kitchen and access to an enclosed outdoor lawn area.
<b>Service Model</b>	<ul style="list-style-type: none"> <li>• Kindergarten</li> <li>• occasional child care</li> <li>• maternal / child health (MCH) services.</li> <li>• Community Room 1 accommodates up to 14 people - sufficient tables &amp; chairs provided</li> <li>• Community Room 2 accommodates up to 50 people - 10 tables, 50 chairs</li> <li>• Community Hall accommodates 120 people - 10 tables, 80 chairs</li> <li>• Meeting Room accommodates up to 8 people - 1 table, 8 chairs</li> </ul>
<b>Building Footprint (approx.)</b>	Total area 3,000 m2 (including outdoor space for children centre)
<b>Site Area (approx.)</b>	Set within a larger park environment 1 ha when including car parking that is shared with the adjacent school and recreation reserve.

Source: Melton City Council

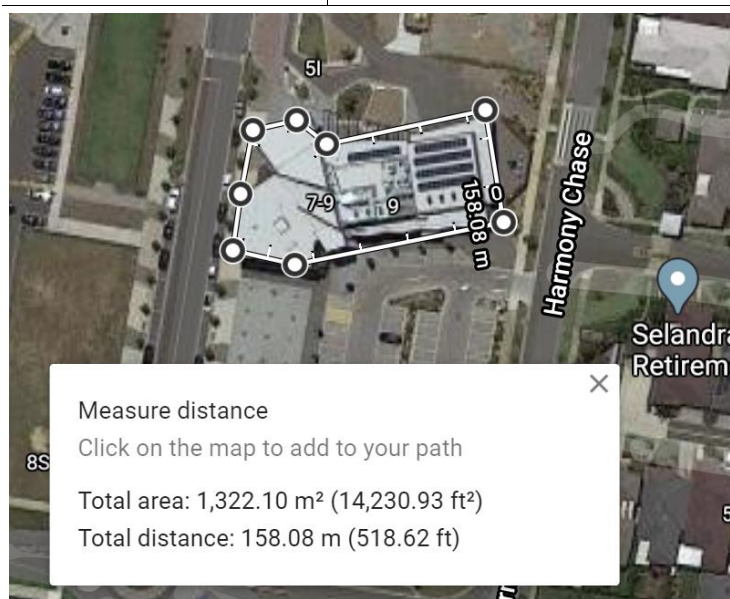


## Selandra Rise Community Hub



Source: Jo Cannington

Selandra Rise Community Hub	
<b>Municipality</b>	City of Casey
<b>Context/ Location</b>	7-9 Selandra Blvd, Clyde North VIC 3978 Services Clyde North and nearby Cranbourne East. There is a bus stop located directly outside the centre. Adjacent to the community centre is an open green space, and a retirement village.
<b>General Description</b>	Selandra Community Hub is a unique integrated community hub (and town square) which opened in 2017. Cranbourne East. The project costs were \$6.6 million. Council contributed \$4.1 million in rates and developer contributions and sought the remaining \$2.5 million through the State Government's Victorian Interface Growth Fund
<b>Service Model</b>	<ul style="list-style-type: none"> <li>Includes a number of multipurpose spaces for community organisations to deliver a range of services.</li> <li>Spaces include halls and meeting rooms of varying sizes, a large open foyer, gallery space and kitchen. One of the meeting spaces is also a 'wet area', suitable for cooking classes, art workshops, or other activities that may create a mess. A lounge provides an informal space for casual seating and socialising. Rooms are equipped with audio and visual connections as well as hearing loops.</li> <li>BBQ facilities are located on a large deck outside.</li> </ul>
<b>Building Footprint (Approx.)</b>	1,300 sqm
<b>Site Area (Approx.)</b>	6,500 sqm





## Reservoir Community and Learning Centre



### Reservoir Community and Learning Centre

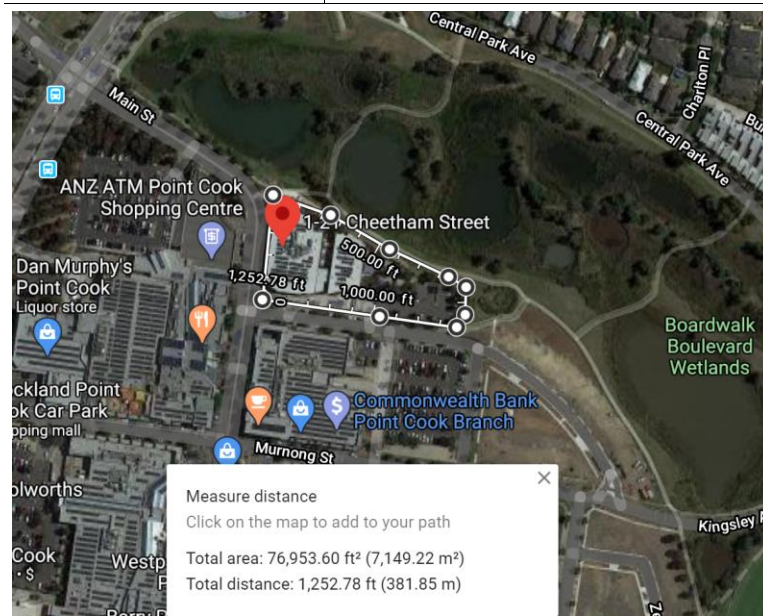
<b>Municipality</b>	City of Darebin
<b>Context/ Location</b>	23 Edwards Street, Reservoir Located in the heart of Reservoir
<b>Service Model</b>	<ul style="list-style-type: none"> <li>• Reservoir Library</li> <li>• Maternal and Child Health</li> <li>• Family Services Support</li> <li>• Toy Library</li> <li>• Decibels Recording Studi</li> <li>• Customer Service Centre</li> <li>• Community meeting spaces</li> <li>• <b>Meeting rooms:</b> Ground Floor meeting rooms 1 &amp; 2 are separate rooms with a capacity of 8 people each or can be opened into one room for 16 people boardroom style.</li> <li>• <b>Function rooms:</b> The first floor function room has a capacity for 90 people theatre style or can be separated in to 2 smaller rooms of 45. A foyer entrance, high ceilings and AV system make it perfect for meetings, product training's and social clubs.</li> </ul>
<b>Site Area (approx.)</b>	1,500sqm
<b>Building Footprint (approx.)</b>	4.600 qm



## Point Cook Community Learning Centre



Point Cook Community Learning Centre	
<b>Municipality</b>	Wyndham City Council
<b>Context/ Location</b>	1-21 Cheetham Street Point Cook
<b>General Description</b>	Conveniently located in the heart of Point Cook Town Centre, Point Cook Community Learning Centre, is a bustling hub of activity offering whole range of services, programs and classes.
<b>Service Model</b>	<ul style="list-style-type: none"> <li>• Point Cook Library</li> <li>• Council Customer Service 9am – 5pm</li> <li>• Kindergarten and Playgroups</li> <li>• Maternal and Child Health Services</li> <li>• Free WiFi</li> <li>• Community rooms for hire</li> <li>• Community Room 1 - 40 seated   55 standing ▪ Community Room 2 - 30 seated   40 standing ▪ Community Room 3 - 50 seated   65 standing ▪ Computer Learning Room – 10 computers ▪ Consulting Room -8 people ▪ Meeting Room - 4 people ▪ Full Kitchen</li> </ul>
<b>Building Footprint (approx.)</b>	3,000 m2
<b>Site Area (approx.)</b>	7,000 m2, set within a larger retail area.



## Clayton Community Hub

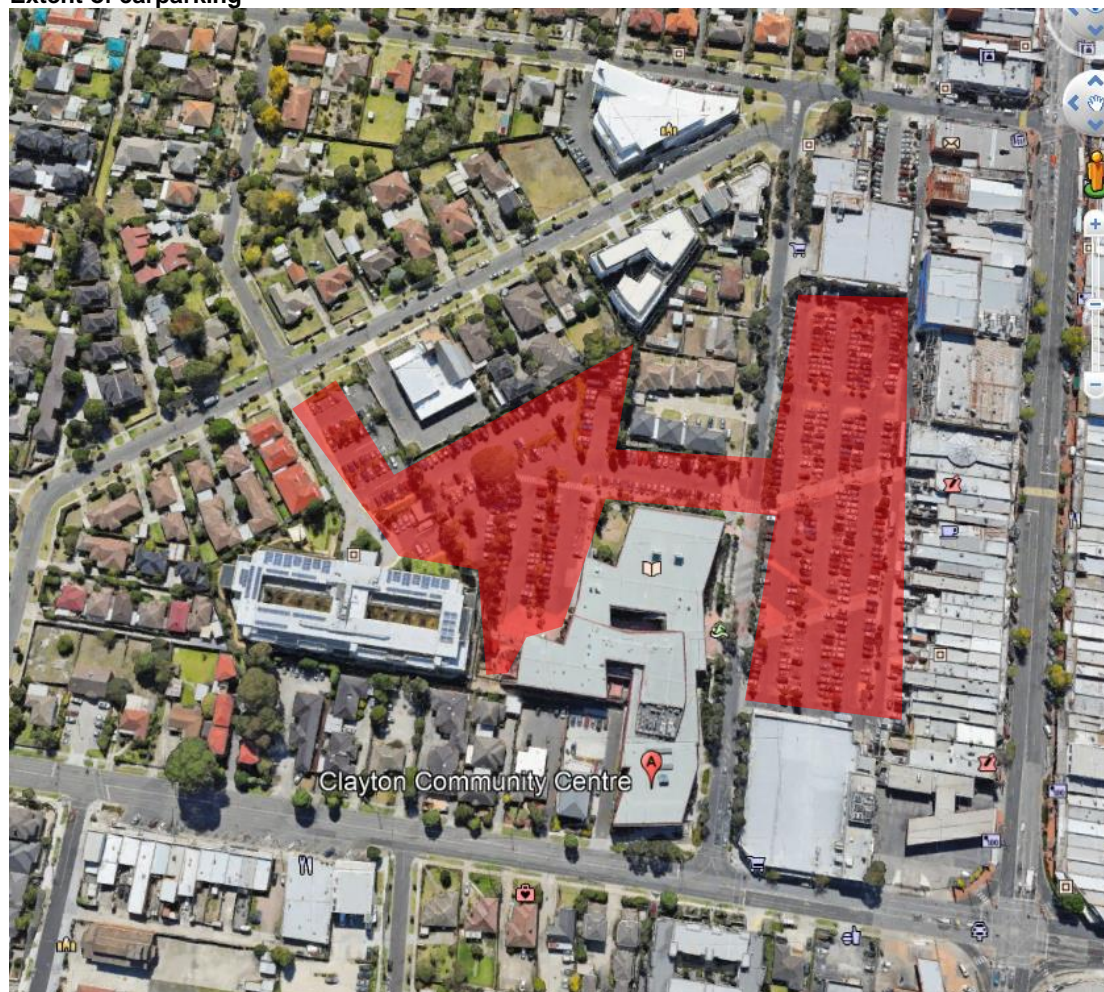


Clayton Community Hub	
<b>Municipality</b>	City of Monash
<b>Context/ Location</b>	Located in the heart of Clayton, on Cooke Street
<b>General Description</b>	<ul style="list-style-type: none"> <li>• Monash Council's biggest capital project to date, an investment of \$24.2 million was provided to create this state-of-the-art community space.</li> </ul>
<b>Service Model</b>	<ul style="list-style-type: none"> <li>• Clayton Aquatic and Health Club (25 metre indoor pool, gymnasium)</li> <li>• Clayton Library</li> <li>• Theatrette (132 seat capacity)</li> <li>• Meeting rooms for hire</li> <li>• Monash Youth Service</li> <li>• Maternal Child Health</li> <li>• Community Health Service</li> <li>• Clayton Kindergarten</li> <li>• Oakleigh Occasional Child Care</li> <li>• Clayton Clarinda Arts</li> </ul>
<b>Building Footprint (approx.)</b>	6,650sqm
<b>Site Area (approx.)</b>	15,530sqm



Source: Monash City Council

### Extent of carparking



## Nunawading Community Hub



Nunawading Community Hub	
<b>Municipality</b>	City of Whitehorse
<b>Context/ Location</b>	Springvale Road, Nunawading
<b>General Description</b>	<ul style="list-style-type: none"> <li>• Council bought the former heritage school building from State Government in mid-2015.</li> <li>• Currently being constructed (nearly complete).</li> </ul>
<b>Service/ Facility Model and Uses</b>	<ul style="list-style-type: none"> <li>• Purpose- built Meals on Wheels facility</li> <li>• Multi-functional classrooms and meeting rooms</li> <li>• Specially fitted out spaces for dance, art, counselling and lapidary activities</li> <li>• Communal kitchen (with teaching areas)</li> <li>• Multipurpose sports stadium</li> </ul>
<b>Building Footprint (approx.)</b>	3,556sqm
<b>Site Area (approx.)</b>	19,289sqm
<b>Car Parking</b>	There is approximately 200+ car spaces. As shown in Figure x below, there is quite a large area dedicated for the subject site.
<b>Other</b>	Integration with nearby Tunstall Park – landscaping, enhancement of open green spaces, new pedestrian and cycling paths, and areas for passive recreation

Source: Whitehorse City Council website

