



Community Infrastructure and Open Space Needs Assessment – Croskell Precinct

Victorian Planning Authority

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SGS Economics and Planning Pty Ltd
ACN 007 437 729
www.sgsep.com.au

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Executive Summary

The Victorian Planning Authority (VPA) is developing the Croskell Precinct Structure Plan. A key element of this development includes understanding and allocating appropriate infrastructure to be included within the Precinct based on the forecast residential and employment demand.

This report provides an independent analysis of community infrastructure, education facilities, and open space. This analysis is based on best practice community infrastructure planning used to understand the demands driven by the 876 additional dwellings (2,717 residents) and 5,949 additional jobs planned for the precinct.

Calculating infrastructure requirements

The calculation of infrastructure requirements includes the following steps:

- **Catchment:** catchment/location identification, including an 800m walkability radius surrounding the Precinct.
- **Population:** development and analysis of forecast residential and employment population, including age structure and other key demographics.
- **Provision ratios:** identification of appropriate provision ratios (infrastructure benchmarks) to utilise across each of the asset classes. This project included the 2008 Australian Social & Recreation (ASR) Research Planning for Infrastructure in Growth Areas provision ratios, VPA benchmarks for open space and walkability, and SGS benchmarks for kindergarten.
- **Service utilisation:** an assessment of existing infrastructure within and surrounding the Precinct and the level of service utilisation.
- **Asset condition and fit for purpose:** an assessment of existing infrastructure within and surrounding the Precinct, the asset condition rating and standard of fit for purpose.
- **Gap analysis:** based on the above information an infrastructure supply and demand analysis is undertaken. The outcome of this analysis identifies specific local, district, and regional infrastructure requirements which are assessed against existing and surrounding assets, service utilisation, and accessibility to determine need.
- **Delivery program:** a list of required infrastructure for the Precinct is developed, along with percentage development contribution rate, delivery schedule, and responsible lead for infrastructure delivery.

Recommendations

Based on the infrastructure demands generated from the forecast population, it is recommended that the following infrastructure be provided within the Croskell Precinct.

Recommended infrastructure for the Croskell Precinct

Infrastructure type	Details of infrastructure	Cost apportionment	Management	Delivery year
Level 1 Community Facility	2 x kindergarten rooms (with one that can be used for a playgroup as required) 2 x small to medium meeting rooms for general community use, including seniors groups 1 x small to medium meeting room for young people	100%	Council owned however could be managed by Council, neighbourhood house, and or community provider.	2036 (Year 15)
Active Open Space	Between 2.2ha and 3.1ha – funds to be used to further embellish undeveloped active open space within Croskell	100%	Council	As development occurs
Passive Open Space	Between 4.57ha and 5.5ha	100%	Council	As development occurs

The future community will require access to higher order community infrastructure and open space, however this is available within a suitable distance outside the Precinct. In addition, this higher order infrastructure has capacity to accommodate the minimal demands derived from Croskell.

1. Introduction

1.1 Purpose of report

The purpose of this report is to undertake a comprehensive assessment of the existing policy, background documents, community infrastructure and open space assets, and future infrastructure required within the Precinct of Croskell. In doing so, the report has regard to:

- Background documents and literature
- Existing community infrastructure, open space, and education facilities within the precincts as well as within an 800m radius
- Forecast population and demographics
- Forecast demand of community infrastructure, education facilities, and open space, including district and regional facilities
- Contributions and staging of infrastructure delivery

The outcomes of this report will support the development of the Croskell Precinct Structure Plan.

1.2 Definition of community infrastructure and open space

Definition

Community infrastructure and open space are facilities and spaces that support and enable communities, families, and individuals to live, work, and play. They provide opportunities for social connection, learning, and enhancing community wellbeing.

As per the 2009 ASR Guide to Social Infrastructure Planning¹:

“Community infrastructure includes both public and privately provided facilities and services, including Council and non-Council facilities, required to accommodate and support community services, programs, activities, and a person’s access to them.”

Open space infrastructure includes both passive and active open space. Active open space is defined as:

“Land set aside for the specific purpose of formal outdoor sports by the community”

This land must adhere to specific requirements that the sports require, including playing area, dimensions, orientation, and safety infrastructure.²

Passive open space is defined as:

¹ ASR (2009), ‘Guide to Social Infrastructure Planning’, Victoria.

² Australian Social & Recreation Research Pty Ltd (ASR) (2008), ‘Planning for Community Infrastructure in Growth Areas’, p. 4.

“Space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares, and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature”.³

While this definition positions passive open space relative to its utility to people, the role of this type of space can be critical for the sustainability of local and wider ecosystems and environmental impacts, ensuring that their specific environmental functions are protected⁴ and where possible, enhanced.

1.3 Scope of report

For the purpose of this report, the scope of community infrastructure being assessed is in alignment with the Australian Social & Recreational (ASR) Infrastructure Guidelines, 2008 and the VPA Precinct Structure Planning Guidelines: New Communities in Victoria, 2021. An overview of community infrastructure and open space assessed within this report is provided in Table 1 and Table 2.

³ Growth Areas Authority (2013), ‘Precinct Structure Planning Guidelines’, viewed 16 September, 2022, <https://www.vpa.vic.gov.au/wp-content/Assets/Files/PSP%20Guidelines%20-%20PART%20TWO.pdf>, p. 55

⁴ Growth Areas Authority (2012), ‘Growth Corridor Plans’, available at https://vpa-web.s3.amazonaws.com/wp-content/uploads/2016/10/Growth_Corridor_Plan_Managing_Melbournes_Growth.pdf

TABLE 1: COMMUNITY INFRASTRUCTURE

Community infrastructure	
Education facilities	Adult, aged, disability services, and community services
<ul style="list-style-type: none"> Government primary and secondary schools Non-government primary and secondary schools TAFE 	<ul style="list-style-type: none"> Seniors facilities Residential aged care Planned activity group Meals on Wheels facility
Early years facilities	Meeting spaces, arts and cultural facilities, civic facilities
<ul style="list-style-type: none"> Kindergarten (3 and 4 year olds) Child care (long day care) Playgroup Maternal and child health services Toy library 	<ul style="list-style-type: none"> Meeting spaces Neighbourhood house Youth space and facilities Community centre Community learning space Library Community Arts facilities
Emergency services, justice, hospitals	Community based health
<ul style="list-style-type: none"> Ambulance station Fire station Police station SES Courts Public Hospital 	<ul style="list-style-type: none"> Community based health care
	Indoor recreation
	<ul style="list-style-type: none"> Indoor recreation/stadium Indoor aquatic/leisure/fitness centre

Source: ASR Planning for Community Infrastructure in Growth Areas, 2008

TABLE 2: OPEN SPACE

Open Space	
Active open space	Passive open space
<ul style="list-style-type: none"> Outdoor netball facility Tennis facility Lawn bowls facility Synthetic athletics track AFL, cricket, and soccer facilities 	<ul style="list-style-type: none"> Open space reserves <ul style="list-style-type: none"> Local District Regional

Source: ASR Planning for Community Infrastructure in Growth Areas, 2008

1.4 Overview of Croskell

The Precinct of Croskell is located in the City of Casey approximately 50km south east of the Melbourne Central Business District, and will form the Croskell Precinct Structure Plan. The Precinct presents a range of complexities, however given its central location within the City of Casey it provides significant connection and integration opportunities for the city.

Croskell is bounded by three significant roads: Thompsons Road (a significant freight route for the south east and part of the Principle Freight Network) to the north, Berwick-Cranbourne Road to the east, and Narre Warren-Cranbourne Road to the west (Figure 1). There is a powerline easement running east to west across the entire site, and established, and soon to be established, communities surrounding the site.

This Precinct is approximately 317.57ha and while it has many constraints, it is proposed to be a mix of both employment and residential land with 876 dwellings, 2,717 residents, and 5,949 jobs.

TABLE 3: SUMMARY OF ATTRIBUTES FOR CROSKELL

Precinct	Total Area	Indicative NDA (Assumes 65% developable)	Average household size	Dwellings per NDA	Expected Yield	Estimated Population
Croskell	317.57ha	$317.57 \times 0.65 = 206.48\text{ha NDA}$ 43.82ha NDA residential 162.7ha NDA employment	3.1	20dw/ha	876 Dwellings 5,949 jobs across employment and residential land	2,717 residents

FIGURE 1: CROSKELL PRECINCT



Source: VPA

1.5 Vision for Croskell

Pitching session and vision workshops

The VPA held a pitching and a visioning workshop for the Croskell PSP. These sessions provided an opportunity for the VPA to hear from key stakeholders such as: landowners, Council, agencies, and Traditional Owners about the opportunities, challenges, and aspirations they had for the sites. Below is a summary of outcomes.

The themes that emerged from the sessions included:

- Activity centres: Landowners agreed that existing rural uses will relocate elsewhere over time and that mixed use land uses would support a transition to more urban employment form. While there were a range of ideas about where core employment land was to be located, there was general agreement that the western region of the precinct should support increased employment opportunities and reflect the 'business with residential' objective discussed in the Melbourne Industrial and Commercial Land Use Plan (MICLUP). Business with residential precincts accommodate a more intensive and wide range of employment generating uses compared to a more traditional industrial area.⁵

⁵ DELWP (2020), Melbourne Industrial and Commercial Land Use Plan, Part B, https://www.planning.vic.gov.au/__data/assets/pdf_file/0024/461724/MICLUP-FINAL-20042020-WEB-Part-B.pdf

- Schools: It was recognised that there are several existing planned schools in the surrounding area, but that current demographics and forecast demands suggest the need for additional schools and education facilities with the potential to service the full spectrum of education provision. There was also discussion of an 'education precinct'.
- Open space: The transmission line easement should provide passive open space opportunities for the community however should not be included in the open space contribution given it is encumbered land. Passive open space should link with drainage functions and waterways where possible to increase access to green spaces, while shared paths and open space embellishments should be provided to increase usage of open space areas. There is a current allocation of active recreation in the south-eastern corner of the precinct. This should be supported with strong pedestrian, cyclist, and vehicle accessibility.

The overall vision for Croskell was:

“an “infill” precinct that will build on the character of the surrounding Cranbourne and Clyde community”

The central green spine of the future wetlands, undulating topography, and existing vegetation will provide a distinctive character that will support the delivery of:

“a regionally significant commercial precinct”, attracting “employers by leveraging the precinct’s strong connections to other employment areas in the south east”

The focus on connections continued, emphasising both local and regional connections with existing and future railway stations, but also through:

“a road and pathway network that encourages walking and active modes of transport and supports the use of emerging transport technologies” that “will connect workers and residents to internal destinations and surrounding activity centres”

2. Policy Context

2.1 State Policy

Plan Melbourne

This strategic document provides the overarching planning direction for metropolitan Melbourne with the intention to guide growth across Victoria to 2050.⁶ The Plan points to the role of Precinct Structure Plans to ensure that new growth communities do not end up in the car-centric ‘dormitory’ suburbs of the post-War boom that leave themselves open to affordability and liveability issues that impact social cohesion and economic growth. It instead focuses on local jobs and town centres that promote active lifestyles and healthy communities and environments. It stresses that “growth areas require the facilities and services that bring communities together... early in the development process and in the right locations”.⁷

The Plan is guided by a number of principles and outcomes relating to the development of growth areas, including locating jobs close to where people live, improving transport and local travel options, sequencing of development and ensuring that community infrastructure is delivered early, protecting and enhancing green wedges, and creating 20-minute neighbourhoods.

Plan Melbourne highlights a number of areas in which precinct structure plans for growth areas are to be delivered, including:

- Policy 2.2.5 - Require development in growth areas to be sequenced and staged to better link infrastructure delivery to land release
- Melbourne is a city of inclusive, vibrant and healthy neighbourhoods, including:
 - Direction 5.1 - Create a city of 20-minute neighbourhoods
 - Direction 5.2 - Create neighbourhoods that support safe communities and healthy lifestyles
 - Direction 5.3 - Deliver social infrastructure to support strong communities, including:
 - Policy 5.3.2 - Create health and education precincts to support neighbourhoods
 - Direction 5.4 - Deliver local parks and green neighbourhoods in collaboration with communities

20-minute neighbourhoods create accessible, safe, and attractive local areas where people can access most of their everyday needs within a 20-minute walk, cycle or local public transport trip. They underpin social participation, strong and healthy communities, and infrastructure investment that supports balanced city growth, but rely on having enough residential density to support them. The distribution of and access to infrastructure within a 20-minute neighbourhood framework will influence the provision rate of that infrastructure, and the number of facilities will influence accessibility needs.

⁶ Department of Environment, Land, Water and Planning (DELWP), ‘Plan Melbourne 2017-2050’, 2017, <https://www.planning.vic.gov.au/policy-and-strategy/planning-for-melbourne/plan-melbourne>

⁷ Ibid, p. 117

The compact nature of 20-minute neighbourhoods means that facilities need to address a wide range of needs and desires in a space efficient way. A hierarchy of provision is required with facilities that are considered more essential serving smaller spatial catchments placed throughout the neighbourhood, while larger regional facilities serve larger population catchments across larger areas.

For this reason, facilities that support regular activities and needs like child care, local playgrounds, smaller parks, outdoor sports courts and fields, local community centres, and community health facilities will be needed in greater quantities across smaller catchments to accommodate regular and informal activity. Facilities serving the same activities at a higher-order will be required in small quantities, such as district and regional level facilities supporting more advanced services and competition-level participation, such as ovals with grandstands, district libraries, performing arts centres, large aquatic centres, and multi-purpose community hubs.

While local facilities should be both walkable and accessible, facilities at all hierarchies and catchments should be supported by easy access to public transport and safe and connected cycling routes to alleviate the need to drive.

Precinct Structure Planning Guidelines: New Communities in Victoria, 2021

The PSP Guidelines⁸ are a high-level strategic planning document intended to guide the spatial development of new precincts to ensure that they support best practice and deliver high levels of liveability. They are informed by the United Nations Sustainable Development Goals (SDGs) and are intended to promote the transition to 20-minute neighbourhoods as outlined in Plan Melbourne. These in turn inform the principles and targets set out in the PSP, introducing a new *innovation pathway* that provides opportunities to deliver over and above the expected outcomes.

In terms of community facilities, the PSP Guidelines provide direction regarding:

- What the design of community facility provision needs to respond to
- Considering sufficient land being made available
- Facilities being accessible by all modes of active and public transport
- Meeting the needs of the community as it develops over time
- Infrastructure is delivered efficiently, being co-located where possible
- Emergency and justice services are located to minimise journey times
- Provision of community services are balanced with other needs of the community

Open space guidance is similar, further considering:

- Both qualitative and quantitative criteria (e.g., distance to dwellings and percentage of total developable area)
- That it protects and enhances the natural and cultural attributes of the precinct
- Supports community safety and passive surveillance

⁸ VPA (2022), <https://vpa.vic.gov.au/project/psp-2-0/>

- Considers climate change, biodiversity, heritage, integrated water and fire/bushfire management

Performance targets for community facilities and open space are shown in Table 4 below:

TABLE 4: PSP GUIDELINES PERFORMANCE TARGETS FOR OPEN SPACE AND COMMUNITY INFRASTRUCTURE

Performance Target T11	Performance Target T12	Performance Target T18
<p>The open space network should seek to meet the following minimum targets:</p> <ul style="list-style-type: none"> – Within residential areas (including activity centres): – 10% of net developable area for local parks and sports field reserves <ul style="list-style-type: none"> ○ 3-5% of net developable area set aside for local parks ○ 5-7% of net developable area set aside for sports field reserves. <p>Within dedicated employment and/or economic activity areas, 2% of the net developable area for local parks.</p> <p><i>Relevant VPP: Clause 19.02-6S, 53.01</i></p>	<p>Open space and sports reserves should be located to meet the following distribution targets:</p> <ul style="list-style-type: none"> – A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling – A local park within a 400m safe walkable distance of each dwelling. <p><i>Relevant VPP: Clause 56.05-2</i></p> <p>Note: Includes sports reserves and public land that is encumbered by other uses but is capable of being utilised for open space purposes.</p>	<p>The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:</p> <ul style="list-style-type: none"> – 70% of dwellings located within 800m of a government primary school – 100% of dwellings located within 3,200m of a government secondary school – 80% of dwellings located within 800m of a community facility – 80% of dwellings located within 800m of a health facility. <p>Note: A health facility may include areas where a general practitioner would be capable of operating (e.g., commercial or mixed-use zone)</p>

Source: VPA (2021), Precinct Structure Planning Guidelines: New Communities in Victoria

South East Economic Corridor (SEEC) Strategic Context Report to 2060

This Report outlines a vision and a number of strategic imperatives proposed to support the economic and employment growth in the SEEC.⁹ It implements the following policy directions from Plan Melbourne:

- Improving access to jobs closer to where people live (including facilitating investment in Melbourne's outer areas).
- Supporting major transport gateways as important locations for employment and economic activity.
- Ensuring sufficient land is set aside to meet long- term needs for industrial and commercial development.
- Creating a city of 20-minute neighbourhoods.

⁹ Victorian Planning Authority (2022), <https://vpa.vic.gov.au/the-south-east-economic-corridor-strategic-context-report-to-2060/>

The SEEC identifies Croskell's strategic role as a regionally significant commercial area (Business precinct) delivering intensive employment (service industries, offices, and research). It also points to its connectivity, being located on the future Principal Freight Network (PFN) (Thompsons Road), its connection to the Cranbourne West and Thompsons Road Business Corridor, and the southern residential area being linked to Clyde Creek and Cardinia Creek South.

Melbourne Industrial and Commercial Land Use Plan (MICLUP), 2020

MICLUP provides an overview of current and future needs for industrial and commercial land across metropolitan Melbourne, providing a planning framework to enable state and local government to plan for future employment and industry needs and inform strategic directions. Part B of the report looks in greater detail at Melbourne's six metropolitan regions but does not reference the Croskell area, though notes that the growth area municipality of Casey is expected to experience the strongest population growth in the Southern Region to 2031, and together with Cardinia will be host to over half of the Southern Region's new jobs.¹⁰

Victorian School Building Authority – Kindergartens at or next door to schools

The State Government has committed to building kindergartens on-site or next door to new schools, as well as building new kindergartens at existing government schools.

The direction indicates that:

"Building kindergartens at or next to schools provides many benefits for Victorian families, including making:

- kindergarten programs easier to access
- drop-off time simpler and more convenient for some families
- the transition from kindergarten to school smoother for children."¹¹

2.2 Local Policy

City of Casey Community Vision 2031

The community vision for Casey is to be *more connected, bold, and resilient*. Aspects of these themes that are more relevant to community infrastructure and open space include welcoming environments that encourage social and cultural connections, a strengthened culture of collaboration, partnerships, and community-led networks, a willingness to embrace change and build a sense of community pride, create an environment that can respond to and bounce back from external impacts such as COVID-19 or bushfires, and helping build a resilient community ready for the post-pandemic opportunities.

¹⁰ DELWP (2020), Melbourne Industrial and Commercial Land Use Plan, Part A, https://www.planning.vic.gov.au/__data/assets/pdf_file/0023/461723/MICLUP-FINAL-20042020-WEB-Part-A.pdf

¹¹ School Building Authority <https://www.schoolbuildings.vic.gov.au/kindergartens-or-next-door-schools>

City of Casey Council Plan 2021-25

Reflecting the themes of the Community Vision, the Council Plan shapes the delivery of essential services, projects, and key infrastructure throughout the city. The Plan recognises Councils place within the greater south east region of Melbourne, with the challenge of balancing the natural attributes of this region with regional employment opportunities.

Regarding community infrastructure and open space, strategies within this plan include managing urban growth and delivering future-focused infrastructure that is innovative, sustainable and adaptable, creating and maintaining safe and clean open spaces and places, addressing key health and wellbeing needs within the community by connecting people to community and services, and securing funding through Council's advocacy campaign, *Connecting Casey*, to provide transport, infrastructure and community services.

Infrastructure Strategy 2021-2025

The Infrastructure Strategy provides the overarching direction for planning, designing, delivering, maintaining, partnering, and advocating for infrastructure within the City of Casey. The focus areas for this Plan include responding to key areas such as community growth and changing needs, ageing assets, climate change, increasing costs, and improvements in data acquisition and technology.

The strategy is comprised of four objectives:

1. Partner and advocate to deliver infrastructure for Casey and the region, particularly as a range of infrastructure is not delivered by local government (State, Federal, and non-government partnerships).
2. Improve and utilise technology, digital infrastructure and community feedback to improve the efficiency and effectiveness of planning and delivery of infrastructure.
3. Revitalise existing infrastructure and places – while this has less to do with growth areas, a sub-objective is to actively invest in a pipeline of infrastructure projects to be project ready.
4. Deliver sustainable and resilient infrastructure that contributes to a circular economy and is carbon neutral, is resilient to the impacts of climate change, and making efficient use of existing facilities owned by others.

Open Space Strategy, 2015

The Open Space Strategy aims to deliver a connected network of quality and diverse open spaces now and into the future to improve the liveability of the City for residents and visitors through four key pillars:

1. That Casey is a planned city, with established service level standards, a framework that guides delivery, and strategic land acquisitions and disposals.
2. That Casey is a green city that enhances biodiversity, responds to climate change, and promotes contact with nature among the community
3. That Casey is a city of trails, facilitating physical activity that supports exercise and connectivity for other daily needs

4. That Casey is an active city with all of the physical and social wellbeing benefits that this brings

The Strategy defines open space as “public land that has a leisure function or is reserved as a public park or conservation use. It also includes public land that does not have a core function of open space such as land that is primarily required for drainage or utility purposes but that may still be used for leisure purposes and valued by the community”.

The Strategy provides guidance on the level of service that is to be provided within local, district, and regional hierarchies, and divides open space into four function types:

- **Nature:** areas dedicated for environmental values promoting flora and fauna sustainability and connecting residents with nature. These include standalone sites of significant vegetation as well as nodes of vegetation incorporated into parks and reserves, consisting of remnant and newly created vegetation.
- **Trails and waterways:** land which is set aside or has a secondary function to accommodate trail linkages or open space corridors / walkways. These include walkways between streets and neighbourhoods, open space corridors, waterways, tree reserves, wetland areas and gas and transmission line easements which accommodate service infrastructure.
- **Local parks / social – family recreation** providing for a range of informal activities across local, district, and regional levels
- **Sport:** Land set aside to provide for organised sport. These open spaces should also provide for non-organised recreational uses and at the district and regional level act as community hubs.

This community infrastructure assessment only considers the need of active and passive open space (unencumbered). Table 5 summarises Council’s definition of active and passive open space and the level of service expected within these spaces.

TABLE 5: OPEN SPACE LEVEL OF SERVICE BY HIERARCHY

Function type	Local provision	District provision	Regional provision
Local Parks / Social – Family Recreation	<p>Walkable. Smaller in size and have lower levels of infrastructure. May also be provided in the form of hard plaza spaces at neighbourhood activity centres as well as in commercial and industrial zones.</p> <p>Will include areas for play, kick-about-space, paths, seating and landscaping.</p>	<p>Serves a neighbourhood catchment (within 1km of every household in suburban areas). Community focal point, wider range of facilities and infrastructure. May also be provided in the form of hard plaza spaces at neighbourhood activity centres as well as in commercial and industrial zones.</p> <p>Will include play areas, open-kick about spaces, seating, paths, dog-off leash areas, considerable vegetation and may include other infrastructure such as toilets, barbeques and car parking.</p>	<p>Serving a wider catchment, providing multiple social and recreation functions. May also be provided in the form of hard plaza spaces at neighbourhood activity centres as well as in commercial and industrial zones.</p> <p>Will include infrastructure and facilities such as barbeques, toilets, shelter and car parking to encourage longer term stays from users.</p> <p>Examples include Casey Fields Regional Playspace and Casey Cultural Precinct.</p>
Sport	<p>Slightly larger catchment at 800m-1km of each household. Lower levels of physical infrastructure and facilities but should accommodate a full sized playing field and ancillary infrastructure including pavilion, car parking, landscaping and paths.</p>	<p>A minimum of 10ha in size and located within 1km of all dwellings.</p> <p>A higher level of infrastructure will be provided at these sites to accommodate the needs of sporting clubs that will use these spaces as home venues. These open spaces will also include non-organised recreation facilities to promote socialisation and less structured physical activity amongst the community.</p>	<p>At some distance from houses to limit impact from noise, car parking and lights, accessed by a main road.</p> <p>Similar to district level provision but larger with more facilities at a higher level of provision.</p> <p>Should provide for sports outlined in the Leisure Facilities Development Plan Policy (LFDP), discussed below.</p>

Leisure Facilities Development Plan Policy, 2014

This plan provides direction on the development of sport facilities within Casey to provide a sufficient number and range of facilities to cater for demand in line with the recommended facility provision ratios. Provision ratios, hierarchies and facility standards are provided for the 17 sports with the highest participation rates across Victoria and nationally.

In addition to outlining provision rates the Plan recommends, wherever possible, developing multi-sport, shared use facilities that support non-sport activities that are sustainable, universally accessible, and inclusive.

Arts and Cultural Development Strategy 2018-2022

This Strategy includes high level goals to lead the nation in arts and culture, be the most inclusive arts and cultural experience in Australia, and be a hub for opportunities and community connectedness.

Physical infrastructure is referenced with a commitment to “provide arts and cultural infrastructure into Council owned Community Centres, Neighbourhood Houses and Family & Community Centres to enable greater artistic activity”.¹²

Community Facilities Planning Framework, 2019

The Community Facilities Planning Framework provides a structure for integrated planning, delivery and activation of community facilities. The objectives of this framework are to identify and understand community needs and aspirations, plan for community facilities that meet community needs, ensure facilities are functional, sustainable, vibrant, safe, accessible and welcoming, and that they enable a range of inclusive programs, services, and spaces for the community.

It notes the use of provision hierarchies, with “larger infrastructure serving a larger population and smaller catering for local needs. Ratios are used to evaluate the number or size of buildings and open spaces required across different locations. Benchmarks can either be on a population or distance catchment basis” (though it does not provide information on distance based catchments). Provision levels are distinguished between four categories, noting that the first three categories (catchments up to 75,000 population/major activity centres and other advice) aligned with those identified in the City of Casey.

Kindergarten Infrastructure and Services Plan, 2021

Kindergarten Infrastructure and Services Plans (KISP), developed by the Department of Education and Training in consultation with councils, assist in the planning and delivery of kindergarten services and infrastructure.

The 2021 KISP for Casey notes that growth areas in Casey were already facing land constraints. As it uses larger ABS SA2 geographies, the KSIP places Croskell within the catchment of Cranbourne East (comprised of Clyde North and Cranbourne East). As indicated in Table 6 the KISP estimates that there will be an undersupply of kindergarten services by 2026, though it notes that Cranbourne East is a rapidly growing suburb and is expected to see unmet demand prior to 2026. It also notes that some facilities are already near capacity (though did not note any within the 800m Croskell catchment) and that a change in management approaches at these facilities will not unlock any additional capacity.

It should be noted that the KSIP was developed before the announcement of four-year-old kindergarten increasing from 15 hours to 30 hours. Given this, Cranbourne South is likely to see an undersupply of kindergarten services well before 2026.

¹² City of Casey (2018), City of Casey Arts and Cultural Development Strategy 2018 – 2022, p. 13.

TABLE 6: CRANBOURNE EAST KINDERGARTEN DEMAND AND SUPPLY FORECAST, KISP 2021

Cranbourne East estimates	2021	2022	2023	2024	2025	2026	2027	2028	2029
Estimated three and four-year-old kindergarten places demanded	924	1301	1593	1848	2033	2420	2649	2873	3154
Total kindergarten places that cannot be accommodated by existing services	0	0	0	0	0	387	616	841	1121

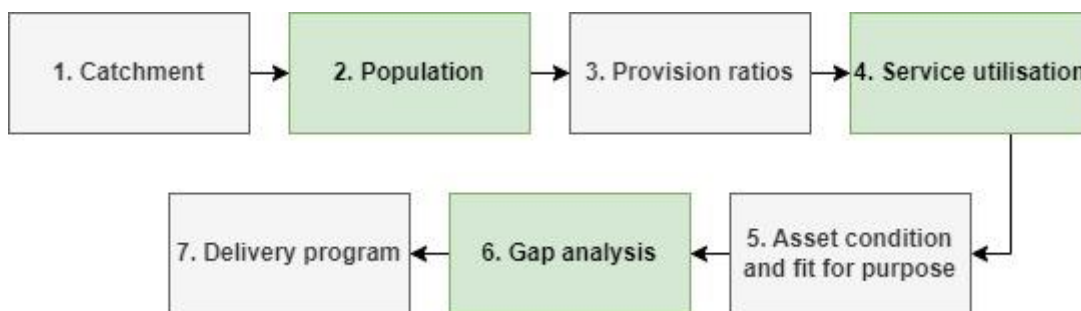
Source: Department of Education and Training (2020)

3. Methodology for assessing supply and demand of infrastructure

3.1 Overview of Methodology

The process of forecasting demand for community infrastructure, schools and open space within the Precinct used the following methodology:

FIGURE 2: INFRASTRUCTURE ASSESSMENT METHODOLOGY



Source: SGS, 2022

These steps are further articulated below.

1. Catchment

In order to undertake an infrastructure assessment a catchment/location first needs to be established, including current and future land uses. For this project the Precinct is depicted as a catchment. This catchment defines the forecast population and forecast infrastructure requirements.

Noting that community members are not bound by a precinct in relation to use of infrastructure, a local infrastructure catchment was created using an 800m radius surrounding the Precinct. For access to higher level district and regional infrastructure that was not required within the Precinct but that the community would still need access to, this was assessed on a case-by-case basis catchment basis.

2. Population

Based on the established catchment, forecast residential population was developed through understanding the number of dwellings per Precinct, dwelling density, and average household size. Demographics were then drawn from the SGS Small Area Model (SAM). SAM is based on ABS Census 2021 and other demographic and development datasets. It was calibrated to PSP dwelling and population yields provided by the VPA. The forecast population and breakdown of demographics was extended to 2051, based on a predicted 30 year build out rate.

Based on the future employment land within the Precinct, forecast employment types and job numbers can be established. For this project the VPA provided the number of jobs and types of employment. This was based on the Officer South PSP and the percentage of each employment use taken from the South East Economic Corridor Strategic Context Report (SEEC). To understand potential demographics

for this workforce an analysis was undertaken of the demographics of the local workers within these industries as of the Census 2016. The proportion of workforce was then allocated per industry. Further breakdown of demographics and methodology can be found in Appendix 2.

3. Provision ratios

The 2008 Australian Social & Recreation (ASR) Research Planning for Infrastructure in Growth Areas provision ratios were used as the base for community infrastructure provision. These benchmarks were developed through a review of community infrastructure planning processes in various Victorian local government areas.

While the ASR benchmarks provide a useful starting point for community infrastructure needs assessments, in some instances they have not kept up with industry changes. Given this, SGS has updated the provision ratio for kindergarten to reflect current service delivery expectations and models. Furthermore, the VPA walkability benchmarks for community infrastructure were used to assess accessibility.

Open space (passive and active) infrastructure was calculated through the use of VPA standards. This included percentage of open space per Net Developable Area as well as size and walkability.

A summary of the provision ratios used are provided in Appendix 2.

4. Service utilisation

While the Precinct has limited existing infrastructure, the current levels of service utilisation of infrastructure and service level capacity within the 800m radius of the Precinct is important to understand. This data is used to support the gap analysis to understand if any infrastructure gaps found within the Precinct could be alleviated via the use of underutilised infrastructure within 800m of the Precinct.

5. Asset condition and fit for purpose

Similar to above, while the Precinct has limited existing infrastructure, the quality of the infrastructure within the Precinct and within the 800m radius is important to understand. This supports the gap analysis through understanding what infrastructure may be requiring significant redevelopment which could potentially increase service capacity into the future.

6. Gap analysis

Based on the above information an infrastructure supply and demand analysis can be undertaken. Once the gaps have been established an analysis of how they can be addressed occurs. For local infrastructure this includes the VPA walkability standards, service utilisation, and capacity within existing infrastructure.

For district and regional infrastructure where there is not a demand for a full facility, however the forecast population will still require access to this infrastructure, an analysis of infrastructure availability outside the Precinct was undertaken. This assesses where the nearest district and regional infrastructure is located, if it is accessible, and if there is capacity for the forecast population.

7. Delivery program

Following this analysis, a list of infrastructure for the Precinct is developed. As this infrastructure analysis will be used to inform the development of a Precinct Structure Plan, each piece of infrastructure has been allocated a percentage development contribution rate, delivery schedule, and responsible lead for infrastructure delivery.

3.2 Principles of infrastructure planning

As per the 2021 VPA Precinct Structure Planning Guidelines, the role of Precinct Structure Plans is to identify infrastructure needs and coordinate the integration of this infrastructure with appropriate future land uses in order to provide for future communities.

Based on best practice infrastructure planning, the following principles should be applied to the planning and delivery of community infrastructure:

Integration and co-location

Standalone facilities for the exclusive use of specific community or socio-demographic groups do not offer the same cost-effectiveness or benefits as an integrated community hub or the colocation of infrastructure. Standalone infrastructure often leads to limited use and or exclusive use to one community group, increased maintenance costs due to the increase in number of assets, inability to change with community needs, and limited opportunities for sharing ideas, resources, and social interactions between community groups.

Integrated facilities are generally in the form of a community hub which include services such as community centre or neighbourhood house, library, arts, youth, seniors, early years, and meeting room spaces. Integration can also occur in recreation pavilions and school infrastructure such as integrated kindergartens.

Co-location involves a number of facilities located within the same area. These generally include community centres / hubs, schools, kindergartens, recreation facilities, and open spaces. In recognition of the importance of co-location, the Victorian Government has a policy that all new primary schools should have a kindergarten on-site or next-door.¹³

Flexibility and adaptability

There is growing recognition of the need for flexible facilities that can respond to changes in community needs.¹⁴ Community infrastructure must be designed and managed to be flexible and adaptable over the long-term to ensure it can change with community needs and be used by a variety of groups for many different types of activities. Key ways in which this can be achieved is through having a range of shared spaces, developing rooms with moveable wall dividers, designing with universal design and disability access considerations, and having unprogrammed spaces (also referred to as 'bumping

¹³ <https://www.premier.vic.gov.au/land-locked-new-school-name-consultation-begins>

¹⁴ Landcom, Community centre guidelines, NSW Government, 2008, viewed 2 March 2022, <https://www.landcom.com.au/assets/Publications/Statement-of-Corporate-Intent/95cff2c1fe/community-centre-guidelines.pdf>.

spaces’ – for informal activities and socialising, both indoors and outdoors) to activate a space, encourage casual interactions and the forming of social connections across different user groups.

Shared facilities and partnerships

Management of spaces can be just as important as their design and fit-out in ensuring they can be enjoyed by different groups in the community. Facilities that are under lease / license agreements for exclusive use by certain groups can be inappropriate to be shared, especially where a facility may be highly fit-for-purpose for those groups alone. For multipurpose spaces however, if they are not shared, it typically means the facility is at risk of underutilisation. Many providers are now reviewing their agreements with committees of management and tenants to share access with more user groups.

While state and local government have historically been the providers of the majority of community infrastructure spaces, innovative partnerships between the private sectors now play an important role. Major residential developments may deliver community spaces that can be used by residents as well as the surrounding community, and some services—such as kindergarten—may occur at a privately owned and run facility, with programs subsidised by state government. In addition, private providers are delivering co-working spaces, and local governments are partnering with schools to deliver shared infrastructure outcomes.

Technology

Rapid technological changes mean it can be hard for many, particularly those experiencing socioeconomic disadvantage, to keep up with the latest advances. Community infrastructure (both indoor and outdoor spaces) is increasingly providing spaces and tools to support effective online working and learning. The COVID-19 pandemic reinforced the importance of this infrastructure, with many relying on quality internet and conferencing equipment for their work, daily tasks, and socialising. Hybrid spaces are emerging that blend the online media and physical environments through technology. These spaces allow more flexibility to use a range of mediums and to connect both online and in-person.

In addition to this, community centres are having an online presence, delivering services online to support community members that might not be able to access the community centre and or are looking for alternative ways to engage.

Accessibility

Access to infrastructure is a critical principle in planning and delivery. As per the PSP Guidelines, access to community infrastructure within Precinct Structure Plans is assessed via the use of the 20-minute neighbourhood model. This model aims to develop new communities that support walkability to all, or at least most, daily needs.

The 20 minute neighbourhood model requirements a certain degree of population density to support this level of accessibility and ensure there is enough population to make services viable. As such, it cannot always be achieved within growth areas. Practically speaking, a 400 or 800 metre catchment for local infrastructure like a kindergarten would often require multiple facilities to reach all or most households however would also result in facilities being underutilised.

Trade-offs are required to balance the efficient use of facilities and resources and the most accessible location of facilities for the greatest number of people. This is also supported through good connections to community infrastructure such as public transport, bike paths, footpaths, and road connections.

4. Overview of Casey

4.1 Casey profile

The City of Casey covers 409,000 hectares and is home to just over 365,000 residents and 122,500 dwellings.¹⁵ Casey is one of the fastest growing local government areas, with a population forecast of 522,250 by 2036.¹⁶ The municipality has various land uses, with a mix of established community, rural farmland, coastal villages, greenfield residential development, and strong employment and industrial precincts.

Nearly half of all households are couples with children, and a further fifth are couples without children. There are fewer one and two person households and more three or more person households compared to the Greater Melbourne average. This results in a higher than average household size (3.06 persons compared to 2.58 in Greater Melbourne).¹⁷

Dwelling structure within Casey is heavily skewed towards separate homes compared to the Greater Melbourne average. In addition, there are more rooms per dwelling, with just under half of the total dwellings having four or more bedrooms.¹⁸ Typical of many growth areas, there is a higher proportion of babies and young people aged up to 24yrs, but fewer people aged 60+ compared to Greater Melbourne.¹⁹

As of the 2016 Census, 92.8 per cent of residents are employed, similar to the Greater Melbourne average. The highest areas of employment within the City of Casey are within health care and social assistance (16.4%), education and training (14.8%), and retail (14.5%). On average, residents in Casey have far fewer degrees than their Greater Melbourne peers as well as more residents that do not have any qualifications.

Casey is a diverse community with over 42 per cent of the population born overseas. Due to the large area, the averages for various elements of the population profile can cover some significant differences within the community. The level of relative socio-economic disadvantage (SEIFA – IRSD) is a prime example, with the City of Casey as a whole sitting at the 47th percentile (i.e., roughly half of the LGAs have a higher and half have a lower level of disadvantage). Differences can be highly localised, with two areas in the north of the City are at opposite ends of the spectrum yet only 6km apart: Lysterfield South is at the 100th percentile (very advantaged) while Doveton-Eumemmering is at the 4th percentile (very disadvantaged).

A summary of key statistics for Casey can be found in Table 7.

¹⁵ Australian Bureau of Statistics (2022), Casey 2021 Census All persons Quick Stats, <https://abs.gov.au/census/find-census-data/quickstats/2021/LGA21610>

¹⁶ Victoria in future (VIF) (2019)

¹⁷ ABS, Census, 2021

¹⁸ ABS, Census, 2021

¹⁹ ABS, Census, 2021

TABLE 7: CITY OF CASEY SUMMARY

Area (Census, 2021)	409,000ha
Residents (Census, 2021 and VIF 2019)	Current: 365,239 Forecast: 522,250 by 2036
Dwellings (Census, 2021)	122,583
Average household size (Census, 2021)	3.1 persons
Households (Census, 2021)	<ul style="list-style-type: none"> 45% couple families with children 21% couples without children (fastest growing to 2041) 12% one parent families 15% lone person households (fastest growing to 2041)
Dwelling structure (Census, 2021)	<ul style="list-style-type: none"> Separate house: 89.6% (Greater Melbourne: 65.1%) Medium density: 10.1% (Greater Melbourne: 21.6%) High density: 0.1% (Greater Melbourne: 12.8%) 2 bedrooms or less: 7.6% (Greater Melbourne: 25.7%) 4 bedrooms or more: 48.5% (Greater Melbourne: 31.6%)
Age (Census, 2021)	<ul style="list-style-type: none"> 0-4: 7.6% 5-11: 10.9% 12-17: 8.1% 18-24: 9.1% 25-59: 48.8% 60+: 15.5%
Income (Census, 2021)	Low income households (less than \$800 per week): 15.4% High income households (more than \$3,000 per week): 20.6%
Education (Census, 2021)	<ul style="list-style-type: none"> No qualifications: 44% Completed year 12 (or equivalent): 53% Bachelor or higher degree: 17% Vocational: 20%

<p>SEIFA (IRSD – Index of Relative Socio-Economic Disadvantage)</p> <p>(Census, 2016)</p>	<p>Casey LGA average: 1,004 (47th percentile)</p> <p>Casey Growth Area average: 1,056 (80th percentile)</p> <p>Botanic Ridge: 1,117.6 (99th percentile)</p> <p>Clyde: 1,045 (74th percentile)</p> <p>Cranbourne: 945.5 (20th percentile)</p> <p>Cranbourne West: 1,067 (85th percentile)</p> <p>Cranbourne North: 1,046 (74th percentile)</p> <p>Devon Meadows: 1,032.5 (66th percentile)</p> <p>Junction Village: 943.3 (20th percentile)</p> <p>Least disadvantaged area: Lysterfield South at 1,126 (100th percentile)</p> <p>Most disadvantaged area: Doveton-Eumemmering at 826 (the 4th percentile), approx. 6km south-west of Lysterfield South.</p>
<p>Jobs/Employment</p> <p>(Census, 2021)</p>	<p>Local employment within Casey by industry (FTE):</p> <ul style="list-style-type: none"> Health care and Social Assistance (16.4%) Education and Training (14.8%) Retail (14.5%) <p>Casey residents' industry of employment (potentially travelling outside of Casey for work)</p> <ul style="list-style-type: none"> Health care and Social Assistance (14.9%) Construction (11.5%) Manufacturing (10.5%)
<p>Cultural diversity</p> <p>(Census, 2021)</p>	<p>Top 3 countries of birth outside Australia</p> <ul style="list-style-type: none"> India (4.9%) China (3.4%) United Kingdom (3.3%) <p>41.8% of residents speak a language other than English at home</p>

5. Forecast population

5.1 Forecast residential population

To understand what this population profile might look like, SGS has drawn on the growth profile from the SGS Small Area Model (SAM). SAM is based on ABS Census 2021 and other demographic and development datasets. It was calibrated to PSP dwelling and population yields provided by the VPA (see Table 3). The forecast has been extended to 2051, based on a predicted 30 year build out rate. The percentage rate per population was then allocated to the forecast 2,717 residents. A breakdown of estimated resident population by age is shown in Table 8 Table 9 below. As expected with growth areas, there is forecast to be a strong proportion of early years, primary school age, and worker population, with a lower proportion of older adults.

TABLE 8: FORECAST POPULATION PROFILE FOR CROSKELL

Age groups	%	Number
0-4	10%	266
0		53
1yo		53
2yo		53
3yo		53
4yo		53
5-11	11%	306
12-17	11%	299
18-24	7%	179
25-64	58%	1,585
65+	3%	82
Total	100%	2,717

Source: SGS Economics and Planning, 2022

*Percentages rounded to the nearest whole number

TABLE 9: FORECAST POPULATION PROFILE FOR CROSKELL- ALTERNATIVE SERVICE AGE GROUPS

Age groups	%	Number
0-6	13%	353
5-9	8%	218
70+	2%	59

Source: SGS Economics and Planning, 2022

*Percentages rounded to the nearest whole number

5.2 Forecast employment population

The total number of jobs forecast for Croskell is 5,949. This is largely driven by the 162.7ha of employment land which is forecast to result in 5,895 jobs. The residential land is forecast to add an additional 54 jobs through home base businesses and kindergarten services. The types of employment are forecast to include range of uses including light and heavy industry, institutional anchors, office, retail, and local services. Over half of the forecast jobs will be within population serving industries.

To understand potential demographics for this workforce an analysis was undertaken of the demographics of the local workers within these industries as of the Census 2016. The proportion of workforce was then allocated per industry. See Appendix 1 for further details.

As indicated in Table 10 the majority of this workforce is forecast to be female (57%), aged between 25 and 54 (62%), with a relatively even split between working full time (51%) and part time (49%). In addition, the workforce will have a relatively high level of diversity with 31 per cent born overseas.

TABLE 10: FORECAST CROSKELL WORKER PROFILE

Gender	%
Males	43
Females	57
Age structure	
15-24yrs	23
25-54yrs	62
55-64yrs	13
65yrs and over	3
Hours worked	
Full time	51
Part time	49
Diversity	
Born overseas	31

Source: Census 2021

6. Existing community infrastructure and open space

A review of existing and planned community infrastructure and open space within an 800m radius of the Croskell precinct has been undertaken, along with a 3.2km radius to assess the number of existing secondary schools.

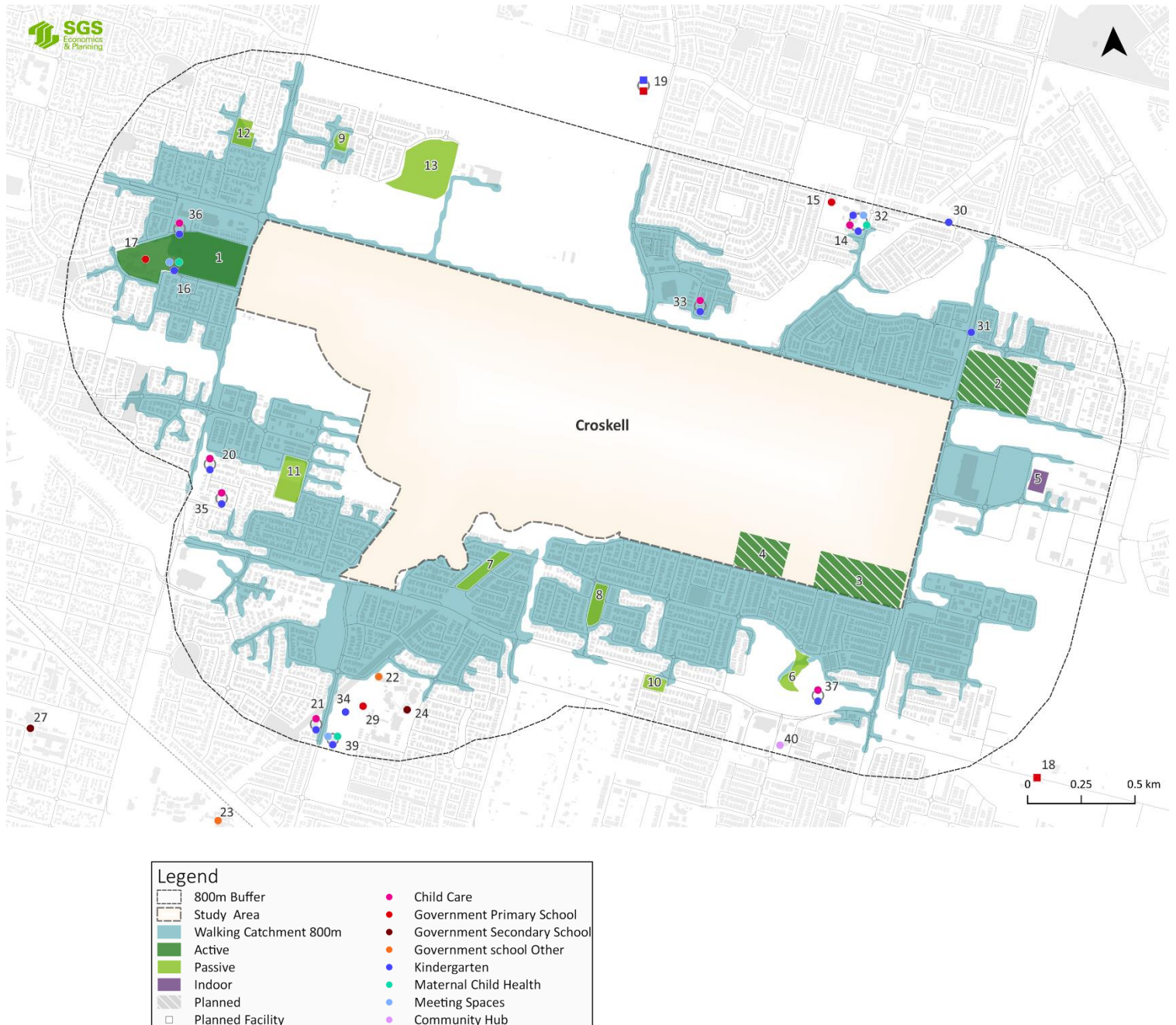
As the surrounding areas of Croskell are largely residential, there are a range of community infrastructure and open space facilities available. This includes kindergartens, government primary schools, secondary schools, maternal and child health facilities, meeting spaces, open spaces, and an indoor recreation facility (Table 11 and Figure 3)

There is no existing infrastructure located within the Croskell Precinct, however there are two sites allocated for future active open space. One of these sites will be a two oval recreation reserve and the other a lawn bowls facility and pavilion. This infrastructure has been allocated within the Precinct as a result of demand from Cranbourne East PSP. Due to land constraints within Cranbourne East PSP, this infrastructure was unable to be located on site, therefore was allocated within Croskell. While the land for these facilities has been purchased, Council has advised that there are no DCP funds available for the development of the infrastructure on these sites.

TABLE 11: INFRASTRUCTURE WITHIN 800M OF CROSKELL

Existing facility	Existing Infrastructure
Kindergarten	13 (10 are private providers)
Child care	10 private providers
Maternal and child health	3
Government primary schools	3 (plus 2 just outside 800m which are yet to be developed)
Government secondary schools	1 (plus 2 within a 3.2km radius)
Non-Government secondary school	1 (within a 3.2km radius)
Government Special Needs School (P-12)	1 (plus 1 within a 3.2km radius)
Meeting spaces	3
Multi-purpose community centre	1
Indoor Recreation Centre / Stadium	1
Active open space	1 (plus 3 planned)
Passive open space	8

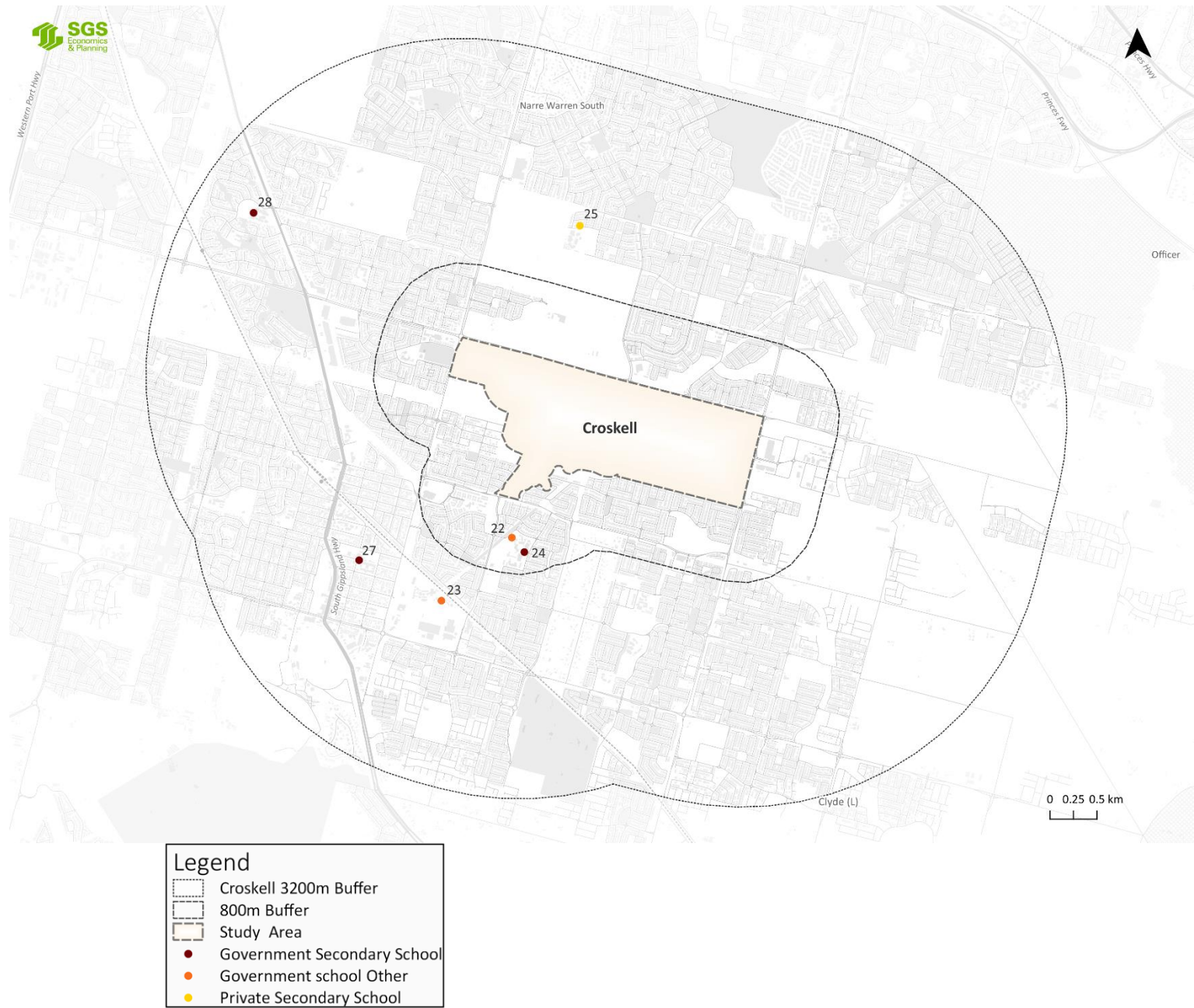
FIGURE 3: EXISTING INFRASTRUCTURE WITHIN 800M OF CROSKELL



Source: SGS/VPA 2022

Figure 4 indicates the distribution of secondary schools within a 3.2km radius of Croskell. There are seven secondary schools which are a mix of government, non-government (private), and specialist schools. As noted on the map there are limited secondary schools within the north, east and south east of the site.

FIGURE 4: EXISTING SECONDARY SCHOOLS WITHIN A 3.2KM CATCHMENT OF CROSKELL



Source: SGS/VPA 2022

Table 12 provides further details on the existing infrastructure including the asset type, condition, service utilisation, ownership, and information about future plans / development, where available.

Given the area around Croskell is still relatively new, it is expected that majority of this infrastructure is within a fair asset condition. Council has noted that several of their facilities are not fit for purpose, and this is likely due to the increased growth and facilities not being able to effectively manage the required increase in service levels.

TABLE 12: EXISTING INFRASTRUCTURE FOR CROSKELL PRECINCT

Infrastructure	#	Facility	Building condition	Fit for purpose	Council owned	Asset inclusions	Utilisation	Notes
Early Years Services								
Kindergarten	14	Arboulea Family and Community Centre	Good	Poor	Yes	180 kindergarten licensed places	176 kindergarten enrolment places	Council has advised that this facility is at capacity however will expand by 33 places by 2025. Unlikely to have capacity in 10 years
	16	Carlisle Park Children's Centre	Fair	Poor	Yes	180 kindergarten licensed places	74 kindergarten enrolment places	Council has advised that this facility is not at capacity. Unlikely to have capacity in 10 years
	39	Hunt Club Family and Children's Centre	Not provided	Not provided	No	264 kindergarten licenced places	124 Enrolment places	Council has advised that this facility is not at capacity. Unlikely to have capacity in 10 years

Infrastructure	#	Facility	Building condition	Fit for purpose	Council owned	Asset inclusions	Utilisation	Notes
	30	Amiga Montessori Cranbourne North	Not provided	Not provided	No	Not provided	Not provided	Private facility
	31	Aspire Early Education Berwick Waters	Not provided	Not provided	No	Not provided	Not provided	Private facility
	36	Busy Bees at Cranbourne North	Not provided	Not provided	No	Not provided	Not provided	Private facility
	32	Cranbourne North YMCA Early Learning Centre	Not provided	Not provided	No	Not provided	Not provided	Private facility
	34	Early Learning Centre Hunt Club	Not provided	Not provided	No	Not provided	Not provided	Private facility
	35	Goodstart Early Learning Cranbourne East	Not provided	Not provided	No	Not provided	Not provided	Private facility
	33	Great Beginnings Cranbourne North	Not provided	Not provided	No	Not provided	Not provided	Private facility
	37	Headstart Early Learning Centre Clyde North	Not provided	Not provided	No	Not provided	Not provided	Private facility
	20	Milestones Early Learning Cranbourne	Not provided	Not provided	No	Not provided	Not provided	Private facility
	21	Milestones Early Learning Cranbourne East	Not provided	Not provided	No	Not provided	Not provided	Private facility
Child Care	30	Amiga Montessori Cranbourne North	Not provided	Not provided	No	Not provided	Not provided	Private facility
	31	Aspire Early Education Berwick Waters	Not provided	Not provided	No	Not provided	Not provided	Private facility
	36	Busy Bees at Cranbourne North	Not provided	Not provided	No	Not provided	Not provided	Private facility
	32	Cranbourne North YMCA Early Learning Centre	Not provided	Not provided	No	Not provided	Not provided	Private facility

Infrastructure	#	Facility	Building condition	Fit for purpose	Council owned	Asset inclusions	Utilisation	Notes
	34	Early Learning Centre Hunt Club	Not provided	Not provided	No	N/A	Not provided	Private facility
	35	Goodstart Early Learning Cranbourne East	Not provided	Not provided	No	N/A	Not provided	Private facility
	33	Great Beginnings Cranbourne North	Not provided	Not provided	No	N/A	Not provided	Private facility
	37	Headstart Early Learning Centre Clyde North	Not provided	Not provided	No	N/A	Not provided	Private facility
	20	Milestones Early Learning Cranbourne	Not provided	Not provided	No	Not provided	Not provided	Private facility
	21	Milestones Early Learning Cranbourne East	Not provided	Not provided	No	N/A	Not provided	Private facility
Maternal Child Health	14	Arboulea Family and Community Centre	Good	Poor	Yes	2 x MCH consulting rooms	Not provided	
	16	Carlisle Park Children's Centre	Fair	Poor	Yes	2 x MCH consulting rooms	Not provided	
	39	Hunt Club Family and Children's Centre	Not provided	Not provided	No	3 x MCH consulting rooms	Not provided	
Education and Learning								
Government Primary School	17	Cranbourne Carlisle Primary School	Not provided	Not provided	No	School (Prep to year 6)	520 students enrolled	
	29	Cranbourne East Primary School	Not provided	Not provided	No	School (Prep to year 6)	1,091 students enrolled	Only walkable (800m) for the very southern tip

Infrastructure	#	Facility	Building condition	Fit for purpose	Council owned	Asset inclusions	Utilisation	Notes
								of the precinct
	15	Tulliallan Primary School	Not provided	Not provided	No	School (Prep to year 6)	At capacity 1,395 students enrolled	
	18	Future Thompsons West Primary School (outside of 800m)	N/A	N/A	No	School (Prep to year 6)	Not provided	Proposed
	19	Future Casey Central Primary School (outside of 800m)	N/A	N/A	No	School (Prep to year 6)	Not provided	Proposed
Government Secondary School	24	Cranbourne East Secondary College	Not provided	Not provided	No	School (Year 7-12)	1,856 students enrolled	
	27	Cranbourne Secondary College	Not provided	Not provided	No	School (Year 7-12)	1,269 students enrolled	Outside of 800m, within 3.2km catchment
	28	Lyndhurst Secondary College	Not provided	Not provided	No	School (Year 7-12)	728 students enrolled	Outside of 800m, within 3.2km catchment
Non-Government Secondary School	25	Alkira Secondary College	Not provided	Not provided	No	School (Year 7-12)	1733 students enrolled	Outside of 800m, within 3.2km catchment
Government Special Needs School (P-12)	22	Marnebek School (Corrigans Road Campus	Not provided	Not provided	No	School (P-12 Specialist School)	389 students enrolled (*across both campuses)	
	23	Marnebek School (New Holland Drive Campus)	Not provided	Not provided	No	School		Outside of 800m,

Infrastructure	#	Facility	Building condition	Fit for purpose	Council owned	Asset inclusions	Utilisation	Notes
						(P-12 Specialist School)		within 3.2km catchment

Community Meeting Spaces, Arts and Cultural Facilities, Civic Facilities

Meeting Spaces	14	Arboulea Family and Community Centre	Good	Poor	Yes	1 x Large flexible space (cap 70) 1 x Small flexible space (cap 20)	Large space - 31% utilisation Small space - 16% utilisation	
	16	Carlisle Park Children's Centre	Fair	Poor	Yes	1 x Large flexible space (cap 50)	14% utilisation	
	39	Hunt Club Family and Community Centre	Fair	Fit for purpose	No	1 x Large flexible space (cap 70)	12% utilisation	
Multi-Purpose Community Centre	40	Selandra Community Hub	Good	Not provided	Yes	2 x halls 2 x meeting rooms 2 x consulting rooms	Not provided	Will be renamed Balla Balla Community Centre in 2023

Indoor Recreation Facilities

Indoor Recreation Centre / Stadium	5	Sports Arena, 31 Palladium Ct	Not provided	Not provided	No	Badminton courts and table tennis	Not provided	
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Open Space

Infrastructure	#	Facility	Building condition	Fit for purpose	Council owned	Asset inclusions	Utilisation	Notes
Active Open Space	1	Carlisle Park Recreation Reserve	Not provided	Not provided	Yes	One AFL/Cricket oval, two tennis courts, cricket training nets, pavilion	Not provided	District
	2	1775 Thompsons Road (Proposed)	N/A	N/A	Yes	District One cricket oval, three soccer pitches, pavilion, cricket training nets	Not provided	Proposed for 26/27
	3	Cranbourne East PSP AOS: AR05 (585I Berwick-Cranbourne Road) (Proposed)	N/A	N/A	Yes	District Two AFL/Cricket ovals, pavilion, cricket training nets, two netball courts	Not provided	Proposed
	4	Cranbourne East PSP AOS: AR06 (901 Donohue Street) (Proposed)	N/A	N/A	Yes	Three lawn bowling greens, pavilion	Not provided	Proposed
Passive Open Space	6	Thunderbolt Drive Reserve	Not provided	Not provided	Yes	District open space	Not provided	
	7	Brindalee Estate Playground	Not provided	Not provided	Yes	Local open space	Not provided	
	8	Bushranger Boulevard Reserve	Not provided	Not provided	Yes	Local open space	Not provided	

Infrastructure	#	Facility	Building condition	Fit for purpose	Council owned	Asset inclusions	Utilisation	Notes
	9	Sierra Walk Reserve	Not provided	Not provided	Yes	Local open space	Not provided	
	10	Linsell Boulevard and Duce Street Reserve	Not provided	Not provided	Yes	Local open space	Not provided	
	11	Dartmoor Drive Reserve	Not provided	Not provided	Yes	Local open space	Not provided	
	12	Jessie Street Reserve	Not provided	Not provided	Yes	Local open space	Not provided	
	13	Hilltop Nature Reserve	Not provided	Not provided	Yes	District open space	Not provided	

7. Forecast community infrastructure and open space

The following section provides a summary of community infrastructure and open space requirements within Croskell based on surrounding infrastructure, forecast population, and the Net Developable Area. Each infrastructure type is then further explained following the summary.

Community infrastructure summary

Based on the forecast population and the existing surrounding services and infrastructure, the future Precinct will require one **level 1 community facility**. This facility should include a community centre/neighbourhood house and kindergarten program. The requirements of the facility include:

- 2 x kindergarten rooms (with one that can be used as a playgroup as required)
- 2 x small to medium meeting rooms for general community use, including seniors groups
- 1 x small to medium meeting room for young people

As per Victorian Government guidelines, if a primary school is provided, this facility should be located on or next to the primary school site. If a school is not provided within the Precinct, co-location with other community infrastructure such as sporting pavilions and open space should be investigated.

In relation to location and walkability, as per VPA benchmarks, residents should be within an 800m walkable catchment to this facility. Given the proposed location of the residential land within Croskell and the lack of surrounding facilities to the eastern side of the Precinct, the south-east of the Precinct is a recommended location.

This facility could be run by either Council, a neighbourhood house program, or via a mixed partnership approach with Council (e.g. Council run the community centre program, alternative provider runs the kindergarten).

Open space summary

Based on the resident and employment Net Developable Area the **total open space demand within Croskell is 7.64ha**. This could be delivered through a range of active and passive open spaces to collectively reach 7.64ha.

- Active open space: 2.2ha – 3.1ha
- Passive open space: 4.57ha – 5.5ha

The amount of active open space triggered is too small to deliver an active open space reserve therefore it is recommended that this monetary contribution is used to further embellish the undeveloped active open space reserves in the south east corner of the Precinct.

The passive open space could range from local to district parks. To enable greatest access it is recommended that local parks be distributed throughout the residential area to achieve the 400m walkability standard from all residential homes. In addition, open space should be located within the employment precinct to support access for workers.

7.1 Early years infrastructure

Kindergarten

Based on the SGS benchmarks for kindergarten, there is a forecast demand for:

- 0.66 rooms for 3 year old kinder
- 1.32 rooms for 4 year old kinder

Based on service delivery models and the ability to integrate three and four year olds within the same room, the total number of rooms required for kindergarten within Croskell is 2.

As noted in the existing infrastructure, the Council facilities (3) have limited capacity and will likely be at capacity by time Croskell is established. The remaining 10 private providers that are currently running a kindergarten program are also likely to be at capacity by the time Croskell is established.

As it is only a relatively small demand, this could be accommodated through a future private provider, however this is not able to be guaranteed. Given this, it is recommended that a 2-room kindergarten facility be developed within Croskell.

Child care

Child care is delivered by the private market. There is demand for 0.3 of a private child care centre from the forecast Croskell residential population. There are currently 10 identified child care facilities within an 800 metre catchment around the Croskell precinct. It is likely that the private market will naturally locate within the Precinct if they deem it viable. There is also a significant amount of employment land within Croskell for them to locate.

The forecast Croskell community will also trigger the demand for after school care (47 places). This service is usually integrated within schools and child care services therefore are unlikely to need additional specific infrastructure within Croskell.

Maternal and Child Health

Maternal and Child Health (MCH) services are generally delivered in a two-room model. Within Croskell only 0.17 is triggered for a two-room service which is not a viable population for service delivery. There are three existing MCH facilities within the 800m catchment which should be able to service the future Croskell community (Arboulea, Carlisle, and Hunt Club).

Playgroups

There is demand for 0.57 of a playgroup by the forecast Croskell community. Playgroups can only be run in facilities that have the required early years infrastructure and equipment, and given this they are often located within kindergarten or child care settings. Playgroups are not required to be run every day or for a full day. As less than a full service is required, it is recommended that any future kindergarten facility include the opportunity to also run an occasional playgroup service. This, along with existing playgroups surrounding the Precinct should be sufficient to accommodate this demand.

Toy library

There is little demand for a toy library within the Precinct. There is a toy library located within the Cranbourne Library which is approximately two kilometres south which has capacity to service the Croskell population.

Early Childhood Intervention Service

An early childhood intervention service is a south east regional service. The Victorian Government have recently announced the delivery of an Early Parenting Centre (EPC) 65 Matterhorn Drive, Clyde North²⁰ – directly east of Croskell. The EPCs provide specialist support for children aged 0-4 years and their families. Services include sleep and settling, child behaviour, and parent and child health and wellbeing.²¹ There is limited demand for this service forecast from Croskell, however those that need specialist early years services will be able to access this new facility.

TABLE 13: FORECAST EARLY YEARS INFRASTRUCTURE - CROSKELL

Early Years - Facility/Service	Provision rate	Quantity	Forecast population/ dwellings	Demand	Gap
Kindergarten					
Kindergarten (3-year-old) per room – 15 hrs	Per room	75 3-year-olds	49	0.66	-0.66
Kindergarten (4-year-old) per room - 30 hrs	Per room	37.5 4-year-olds	49	1.32	-1.32
Child care					
Child Care Centre - Long Day Care	1 facility per	9,000 Residents	2,717	0.3	-0.3
Child Care Centre - Outside School Hours Care	21.4 places per	100 Children aged 5-9	218	46.72	-46.72
Child Care Centre - Occasional Care	1 facility per	30,000 Residents	2,717	0.09	-0.09
Playgroup					

²⁰ https://www.garymaas.org.au/site_secured_for_casey_early_learning_centre

²¹ <https://www.vhba.vic.gov.au/health/specialist-centres/early-parenting-centres-expansion-and-upgrade>

Playgroup	1 facility per	5,000 Residents	2,717	0.54	-0.54
Maternal and Child Health					
Maternal and Child Health (MCH)	1 dual facility (2 rooms)	16,000 Residents	2,717	0.17	-0.17
Toy Library					
Toy Library	1 facility per	25,000 Residents	2,717	0.11	-0.11
Early Childhood Intervention Service					
Early Childhood Intervention Service	1.6 facility per	100,000 Children aged 0-6	353	0.01	-0.01

7.2 Community spaces

Meeting spaces

Based on the ASR provision ratios for meeting rooms, there is demand for two small to medium meeting rooms. These rooms should be flexible and adaptable (including in size), allowing multiple uses and activities.

Selandra Community Hub is the only existing community facility within 800m with meeting rooms that residents could access, (which will be renamed Balla Balla Community Centre in January 2023). This Hub is located south east of Croskell on the boarder of the 800m radius and therefore will not be within a walkable distance for most of the Croskell community. Feedback from Council indicates that this facility, and booking capacity for rooms, is likely to be at capacity by the time the Croskell community is developed. Given this, meeting spaces will be required within Croskell.

Youth spaces

The forecast Croskell community only triggers a third of a youth service (0.34). The above mentioned Selandra Community Hub runs services and programs for young people, however it is likely that these are already at capacity, and or will be when Croskell is developed.

Young people require specific infrastructure which they can access to connect with services, socialise with each other, and acquire respite. As per infrastructure planning principles these spaces should be provided within an integrated community centre to enable socialisation with other community members, sharing of resources, and best use of infrastructure.

Given the Croskell community only triggers a small amount of infrastructure for young people, it is recommended that any community facility that is developed also include a meeting room for young people to gather and socialise.

Neighbourhood house and community centres

Neighbourhood houses and community centres generally provide a similar set of services. Based on the forecast population for Croskell 0.27 of a neighbourhood house and 0.3 of a community centre is required. In addition, 0.91 of a community learning space is triggered. Given the capacity constraints at Selandra Community Hub, it is recommended that a small community centre be located within the Croskell Precinct. This facility could be run by either Council or a via a neighbourhood house program.

TABLE 14: FORECAST COMMUNITY SPACES – CROSKELL

Community Spaces - Facility/Service	Provision rate	Quantity	Forecast population/dwellings	Demand	Gap
Meeting Spaces					
Meeting Space - Small (1-20 people)	1 facility per	4,000 Residents	2,717	0.68	-0.68
Meeting Space - Small to Medium (21-50 people)	1 facility per	8,000 Residents	2,717	0.34	-0.34
Meeting Space - Medium (51-100 people)	1 facility per	8,000 Residents	2,717	0.34	-0.34
Meeting Space - Medium to Large (101-200 people)	1 facility per	8,000 Residents	2,717	0.34	-0.34
Meeting Space - Large (>200 people)	1 facility per	20,000 Residents	2,717	0.14	-0.14
Youth Spaces					
Youth Space (as part of Level 1 multi-purpose Council community centre)	1 facility per	8,000 Residents	2,717	0.34	-0.34

Dedicated Youth Facilities - Lower Order	1 facility per	8,000 Residents	2,717	0.34	-0.34
Dedicated Youth Facilities - Higher Order	1 facility per	8,000 Residents	2,717	0.34	-0.34
Neighbourhood House					
Neighbourhood House - Low Order	1 facility per	10,000 Residents	2,717	0.27	-0.27
Neighbourhood House - High Order	1 facility per	20,000 Residents	2,717	0.14	-0.14
Community Centres					
Multi-Purpose Community Centre - Lower Order	1 facility per	9,000 Residents	2,717	0.30	-0.30
Multi-Purpose Community Centre - Higher Order	1 facility per	45,000 Residents	2,717	0.06	-0.06
Community Learning Space	1 facility per	3,000 Residents	2,717	0.91	-0.91

7.3 Adult, aged and disability services

Seniors groups

There is demand of 0.30 of a large multi-purpose meeting space for seniors based on the forecast Croskell community. As per the principles of community infrastructure, seniors infrastructure such as seniors groups should be integrated within community facilities.

Selendra Community Hub (which will be renamed Balla Balla Community Centre in January 2023) is located south east within the 800m radius of Croskell. This community hub runs a range of community activities, including programs that would be suitable for seniors, however they currently do not have a dedicated seniors groups.

While the Croskell community does not trigger a full meeting room for seniors, a flexible and adaptable small to medium meeting room should be integrated into the above-mentioned community centre to enable seniors to run a seniors group.

Planned Activity Groups (PAGs)

As an outcome of the aged care and disability reforms Planned Activity Groups are no longer a service that is readily provided by organisations, rather this is integrated within respite services and provided by the private market. There is limited demand for this service created by the Croskell residents, therefore the private market is likely to be able to cater for this future demand.

Meals on Wheels

Meals on Wheels is a municipal wide service. Casey City Council provides a Meals on Wheel program for Casey residents via the Federal Government My Aged Care Service. Casey Council has several facilities coordinating the preparation and delivery of this service, with Cranbourne Senior Citizens Club facility hosting one of the key service sites. There is limited demand for this service from the forecast Croskell residents, however given the current facilities and municipal service provision by Casey City Council, any future residents eligible for this service are likely to be accommodated.

Residential aged care

Residential aged care facilities are a district level facility that are provided by the private market. There is limited demand from the forecast Croskell community for either a low or high care facility, with less than three beds required for each facility. There are three aged care facilities (east, west, and south of the Precinct) between one to four kilometres from the Precinct boundary. Given this, the existing facilities are likely to be able to cater for future needs from Croskell.

TABLE 15: FORECAST ADULT, AGED AND DISABILITY SERVICES – CROSKELL

Adult, Aged and Disability Services, Community Services - Facility/Service	Provision rate	Quantity	Forecast population/dwellings	Demand	Gap
Seniors groups					
Seniors Groups Facilities - Lower Order (within designated Multi-Purpose Community Centre) 1 large multi-purpose meeting space	1 room per	9,000 Residents	2,717	0.30	-0.30
Seniors Groups Facilities - Higher Order (within designated Multi-Purpose Community Centre) 1 multi-purpose meeting space	1 room per	50,000 Residents	2,717	0.05	-0.05
Planned activity groups					

Adult Day Care / Planned Activity Group Facility	1 facility per	50,000 Residents	2,717	0.05	-0.05
Planned Activity Group Facility	1 facility per	50,000 Residents	2,717	0.05	-0.05
Meals on Wheels					
Delivered Meals ('Meals-On-Wheels') Facility	1 facility per	50,000 Residents	2,717	0.05	-0.05
Residential aged care					
Residential Aged Care - Low Care (44 low-level beds)	44 beds per	1,000 Residents aged 70+	59	2.60	-2.60
Residential Aged Care - High Care (44 high-level beds)	44 beds per	1,000 Residents aged 70+	59	2.60	-2.60

7.4 Arts, cultural, and civic facilities

Library

Libraries are district and at times regional infrastructure and therefore have not triggered demand based on the forecast Croskell community (0.06 of a facility). Some of the incoming community will however require access to a library. The Cranbourne Library is located two kilometres south of the Precinct. There is capacity within this facility to meet the future demand from Croskell.

Arts facilities

Similar to libraries, arts facilities are district, regional and municipal level infrastructure, which have not been triggered by the Croskell community (0.05-0.09 of a facility). As with libraries, there will be some community members that will require access to these services and infrastructure. If the need is high enough, the previously mentioned community centre will be able to provide spaces for community arts programs and or spaces to show and exhibit local community art.

Within the wider catchment of Croskell there are several district and regional performing arts spaces which are managed by Council (The Factory Rehearsal Centre located 2km to the south, Bunjil Place Theatre located 10km to the north, The Old Cheese Factory located 6km to the north). These facilities will provide higher level arts services to cater for the needs of future Croskell residents.

TABLE 16: FORECAST ARTS, CULTURAL AND CIVIC FACILITIES – CROSKELL

Arts, cultural, and civic facilities - Facility/Service	Provision rate	Quantity	Forecast population/dwellings	Demand	Gap
Library					
Library	1 facility per	45,000 Residents	4,959	0.06	-0.06
Arts Facilities					
Community Arts Space	1 facility per	30,000 Residents	4,959	0.09	-0.09
Community Arts Facility	1 facility per	30,000 Residents	4,959	0.09	-0.09
Community Arts Centre	1 facility per	50,000 Residents	4,959	0.05	-0.05
Regional Arts Centre	1 facility per	1 Municipality	NA	0	0
Regional / Highest Order Performing Arts Centre	1 facility per	2 Municipalities	NA	0	0
Civic Centre					
Main Council / Civic Centre	1 facility per	1 Municipality	NA	0	0

7.5 Education

Primary School

There are three existing government primary schools within the 800m catchment and two further planned primary schools just outside of this. These are located to the west, the north, and south of the Precinct. While these are within 800m of the Croskell Precinct boundary, only a small portion of the

residents within Croskell will be within a walkable distance.²² As shown in Figure 3, Cranbourne East Primary School is only just walkable for residents in the very southern portion of Croskell, while Tulliallan Primary is only just within the 800m precinct boundary to the north. The northern portion of Croskell is designated as employment land, putting the school out of (walkable) reach of the proposed residential area. The school that is most walkable is Cranbourne Carlisle Primary School to the west, 500m from the Croskell precinct boundary.

The Croskell community are triggering the need for 0.29 of a primary school which is not a viable population for a full primary school. The DET have advised that the current government primary schools surrounding Croskell are either at capacity or will be at capacity by the time Croskell is developed. Given there are walkability gaps within and surrounding the Precinct, should DET see it viable to provide another primary school for the broader catchment, Croskell could be an effective central location. If DET decide to include a primary school in the site, based on broader catchment needs, it is recommended it be located within the south east or eastern portion of the Precinct.

Due to walkability constraints, providing safe and accessible off-road cycle paths for walking and cycling to community infrastructure will be critical.

Secondary School

Demand for secondary schools from the forecast Croskell residents is very low across government (0.09), Catholic (0.11), and independent schools (0.04). There is one existing government secondary school within the 800m catchment to the south of Croskell and two government secondary schools within the 3.2km catchment located to the south-west, and west of the Precinct.

As per the VPA Guidelines, secondary schools should be located within a 3.2km catchment. Given the location of the existing secondary schools those residents within the south-east of Croskell are outside 3.2km catchment of a secondary school. Based on feedback from Council and DET the existing secondary schools will be over capacity by the time Croskell is developed. Given this, a secondary school within Croskell could be warranted based on broader catchment demand and walkability gaps. If a secondary school is delivered within Croskell it should be located within the eastern to south eastern area to ensure greatest accessibility.

Special Needs School

There is very limited demand for a Special Needs School from the Croskell residents. There are two existing specialist schools (P-12) to the south of the Precinct – one within the 800m catchment and another within the 3.2km catchment which should have capacity to service the small demand coming from Croskell.

TAFE and University

TAFE and universities are a south-east regional infrastructure, given this there is limited demand coming from forecast Croskell residents. There are well established higher education services available for the future Croskell residents including Federation University in Berwick, Monash University in

²² The VPA Guidelines state that 70 per cent of dwellings in the precinct should be located within 800m of a government primary school.

Frankston, and Chisholm TAFE located in Cranbourne and Berwick. To support access to this infrastructure, it will be important that the future Croskell community has strong active and public transport connections to Berwick and Cranbourne.

TABLE 17: FORECAST EDUCATION INFRASTRUCTURE – CROSKELL

Education - Facility/Service	Provision rate	Quantity	Forecast population/dwellings	Demand	Gap
Primary School					
Government Primary School	1 school per	3,000 Households	876	0.29	-0.29
Catholic Primary School	1 school per	6,400 Households	876	0.09	-0.09
Non-Government / Independent Primary School	1 school per	6,400 Households	876	0.14	-0.14
Secondary School					
Government Secondary School	1 school per	10,000 Households	876	0.09	-0.09
Catholic Secondary School	1 school per	24,800 Residents	876	0.14	-0.14
Non-Government / Independent Secondary School	1 school per	24,800 Households	2,717	0.11	-0.11
Special Needs School					
Government Special Needs School	1 school per	60,000 Residents	2,717	0.05	-0.05
TAFE and University					
TAFE	1 per	150,000 Residents	2,717	0.02	-0.02
University	1 per	2 Municipalities		0.00	0.00

7.6 Community health and hospitals

Community health services are district level services with catchments between 30,000 and 150,000 people. Similarly, hospitals are regional facilities with a catchment of 500,000 people. Given this, the Croskell community does not trigger the demand for a community health service or hospital within the Precinct.

Though minimal, as noted in Table 18 the future population of Croskell will require access to health services. Within the 800m catchment of the Precinct there are larger medical centres to the north (St Mark's Medical Centre) and to the south east (Clyde North Medical Centre). There are also a number of smaller family health centres (three to the south east, one just off Thompson's Road to the east), four dental practices, multiple mental health facilities, and a physiotherapy centre just outside the 800m catchment. In addition to this, there are a range of medical facilities within Cranbourne and the broader catchment.

In relation to hospitals, Monash Health Cranbourne (Cranbourne Integrated Care Centre) is the nearest hospital, some 2.5 kilometres to the south. The services within this facility will be relocated in 2024 to the new Cranbourne Community Hospital located at 65 Berwick-Cranbourne Road, Cranbourne East. This facility will be a small public hospital providing a range of services including day surgery, mental health, urgent care, specialist appointments, and public dental.²³ There are also two full size hospitals, Casey Hospital and St. John of God Berwick Hospital, both around six kilometres to the north of the Precinct.

Given the amount of local and regional health facilities surrounding the site, there are enough facilities and services to cater for the incoming Croskell community. With the proposed employment land within Croskell, should any future private medical facilities deem the broader catchment requires further services there will be land available within the Precinct for them to locate.

²³ <https://www.vhba.vic.gov.au/health/community-based-care/cranbourne-community-hospital>

TABLE 18: FORECAST COMMUNITY HEALTH AND HOSPITALS – CROSKELL

Community health and hospitals - Facility/Service	Provision rate	Quantity	Forecast population/dwellings	Demand	Gap
Community health					
Community Based Health Care - Small	1 facility per	30,000 Residents	2,717	0.09	-0.09
Community Based Health Care - Medium	1 facility per	75,000 Residents	2,717	0.04	-0.04
Community Based Health Care - Large (including mental health)	1 facility per	150,000 Residents	2,717	0.02	-0.02
Hospital					
Hospital - Public	1 facility per	500,000 Residents	2,717	0.01	-0.01

7.7 Emergency services and law and order

The services and facilities within this category are all regional and municipal level therefore require between 45,000 and 400,000 residents to meet delivery demand. Given this, as noted in Table 19, and further articulated below, the forecast population of Croskell does not trigger any emergency services or law and order services.

Ambulance

In relation to ambulance services, the nearest facility is within three kilometres to the north west of the Precinct in Cranbourne North. There are limited other ambulance services surrounding the Precinct. While Croskell does not trigger the need for an ambulance facility, should the state be looking for additional land for services, as Croskell provides good road access and includes employment land, it could be considered an appropriate site.

Fire Station

In relation to fire stations, there is a Fire Rescue Victoria facility within three kilometres to the south west, and a Clyde CFA and Narre Warren CFA a further three and four kilometres away. Given the amount of infrastructure surrounding the Precinct it can be assumed the Precinct is well serviced.

SES

In relation to SES services, the Casey service is located in Narre Warren and provides a coordination point for the whole of the municipality. This service is located in close proximity to the Council office and Narre Warren Police Station to ensure a coordinated response. Given the need for colocation of services, Croskell would not be an appropriate location should a future site be required.

Police and courts

The Cranbourne Police station is the nearest police station, co-located with the Cranbourne Justice Service Centre four kilometres to the south. The nearest courthouse is in Frankston with a further justice precinct in Dandenong. Justice infrastructure, as with other community infrastructure, should be collocated, given this, if additional services are deemed required by the state, Croskell is not an appropriate location for this infrastructure due to the inability to collocate with other required services.

TABLE 19: FORECAST EMERGENCY SERVICES AND LAW AND ORDER – CROSKELL

Emergency Services, Law and Order - Facility/Service	Provision rate	Quantity	Forecast population/ dwellings	Demand	Gap
Ambulance	1 facility per	60,000 Residents	2,717	0.05	-0.05
Fire Station	1 facility per	45,000 Residents	2,717	0.06	-0.06
SES	1 facility per	120,000 Residents	2,717	0.03	-0.03
Police Station	1 facility per	100,000 Residents	2,717	0.02	-0.02
Law Courts	1 facility per	400,000 Residents	2,717	0.01	-0.01

7.8 Indoor recreation and aquatics facilities

Indoor recreation facilities

Indoor recreation facilities are generally district level infrastructure. They can be delivered in a standalone facility or integrated within another site, such as a shared facility on a secondary school.

Based on the ASR standards, the forecast Croskell community will have limited demand for indoor recreation facilities (between 0.05 to 0.11 of a facility). Within the 800m catchment of Croskell there is an indoor badminton complex. In addition, there are a range of gyms to the east and a number of gyms

to the west, and south. As gyms are provided by the private market, if they deem Croskell a viable location for additional services they will naturally establish within the proposed employment land.

Two kilometres to the south of the Precinct, the Casey Stadium complex includes a number of indoor recreational facilities, including an indoor skatepark and Casey Stadium, which hosts a large number and variety of indoor sports. To the north-west of Casey Stadium is Cranbourne Indoor Sports, which is a smaller facility with multi-purpose indoor courts.

Given the number of facilities surrounding the Croskell Precinct additional indoor recreation facilities are not required.

Indoor aquatics facilities

Similar to indoor recreation facilities, aquatic facilities are generally district and or municipal wide infrastructure, given this the forecast Croskell community does not trigger the demand for these facilities. Like other community infrastructure however some community members will use these facilities and services therefore will require access to them.

Future Croskell residents will have access to the existing indoor aquatics and leisure facility at Casey Race located within the Casey Complex two kilometres south of the Precinct. There are also a range of private learn to swim facilities located within close proximity to the Precinct.

TABLE 20: FORECAST INDOOR RECREATION AND AQUATICS FACILITIES – CROSKELL

Indoor recreation and aquatics facilities - Facility/Service	Provision rate	Quantity	Forecast population / dwellings	Demand	Gap
Indoor recreation facilities					
Indoor Recreation Centre / Stadium (Hard Court) - Lower Order (2 courts)	1 facility per	25,000 Residents	2,717	0.11	-0.11
Indoor Recreation Centre / Stadium (Hard Court) - Higher Order (4-6 courts)	1 facility per	50,000 Residents	2,717	0.05	-0.05
Indoor aquatics facilities					
Indoor Aquatic / Leisure / Fitness Centre (25m pool)	1 facility per	40,000 Residents	2,717	0.07	-0.07
Indoor Aquatic / Leisure / Fitness Centre (50m pool) with elements such as warm water pool, water slide, etc.	1 facility per	1 Municipality	NA	0.00	0.00

7.9 Open space

Open space has been calculated based on Net Developable Area (NDA) as per the VPA provision ratios (Appendix 2). As indicated in Table 21 the total required level of open space within the Croskell Precinct is 7.64ha. This is made up of 4.4ha which is derived from the residential land (which can be used for active or passive open space) and 3.25ha from employment land which can only be used for passive open space.

The amount of open space provided will need to be assessed against the opportunities and constraints within the Precinct. A given site could yield more open space than the recommended minimum, or may be constrained to a lesser amount. This should be guided by the recommended minimums but will be determined through the development of the urban structure and in consultation with council.

TABLE 21: SUMMARY OF OPEN SPACE DEMAND WITHIN CROSKELL

Land type	Ha of Land	Benchmark	Ha of Open Space	Type of open space
Residential	43.82ha	10%	4.4ha	5-7% active open space: Between 2.2ha – 3.1ha
				3-5% passive open space: Between 1.3ha – 2.2ha
				Total: 10% (4.4ha)
Employment	162.7ha	2%	3.25ha	2% passive open space: Total: 3.25ha
Total			7.64ha	

There are a range of ways in which this open space could be applied within the Precinct. The amount of active open space triggered (between 2.2ha and 3.1ha) is too small to deliver an active open space reserve (Table 22). Given this, the monetary contribution towards this active open space could be used to further embellish the undeveloped active open space reserves in the south east corner of the Precinct.

When accounting for the passive open space triggered across residential and employment land, the total equates to between 4.57ha and 5.5ha. As per Table 22 this enables several local and or a district park to be created. A regional park is not recommended in this location given the proximity to the Royal Botanic Gardens and Casey Fields. The constraints on the site would also inhibit broader access to a regional park.

In relation to location of the passive open space, VPA Guidelines recommend that all residential dwellings should be within 400m of an open space. Given this it is recommended that local parks be distributed throughout the residential area to reach this walkability standard. In addition, open space should be located within the employment precinct to support access for workers.

It should also be noted that, while encumbered, the utilities easement provides another opportunity for a green spine throughout the Precinct.

TABLE 22: SIZE OF ACTIVE AND PASSIVE OPEN SPACE

Type of open space	Benchmark (size)
Active open space²⁴	
1 multi use oval plus pavilion, and playground	5-6ha
2 multi use ovals plus pavilion and playground	8-10ha
Passive open space²⁵	
Local	.3ha to 1.5ha
District	Minimum 2ha
Regional	Various sizes

²⁴ VPA (2019), Benchmark Infrastructure and Cost Guide

²⁵ Casey City Council (2015) Open Space Strategy

8. Staging of infrastructure and cost apportionment

Best practice indicates that community infrastructure and open space should be delivered in alignment with when the first dwellings are being built. This ensures that all new residents have access to the infrastructure that they require as soon as they move in. It is noted however, that this can result in services being unable to run until the catchment has reached adequate population levels.

SGS has assumed that once the Precinct Structure Plan is approved, development will occur over a 30 year period, with 25 per cent built within the first 10 years, followed by another 25 per cent in the next 10 years. It is expected that at the 20-year mark, with surrounding development sites having less availability, the final 10 years will see the further 50 per cent of residential and employment land developed (Table 23).

While the first household that moves into Crockell will likely need access to community infrastructure, the delivery of infrastructure (in full) is not triggered until the Precinct reaches the final build out stages. As noted earlier, however based on best practice infrastructure delivery, early infrastructure delivery ensures the greatest wellbeing outcomes for communities.

It is therefore recommended that the level 1 community facility be built in year 15 (approximately 2037) and the open space is delivered as development and staging occurs. This will ensure that there is enough residential population to utilise the facilities, as well as provide the majority of residents with vital community infrastructure when they have moved into the Precinct.

TABLE 23: STAGING OF POPULATION IN CROSKELL

Age groups	2031 (25%)	2041 (50%)	2051 (100%)
0-4	67	133	266
5-11	76	153	306
12-17	75	150	299
18-24	45	89	179
25-64	396	793	1,585
65+	20	41	82
Total	679	1,358	2,717

The infrastructure triggered through this assessment is 100 per cent in response to the proposed development within the Croskell Precinct. Given this, 100 per cent of the development contributions for this infrastructure should be derived from the Precinct.

TABLE 24: SUMMARY OF INFRASTRUCTURE REQUIRED FOR CROSKELL, COST APPORTIONMENT, AND MANAGEMENT

Infrastructure type	Details of infrastructure	Cost apportionment	Management	Delivery year
Level 1 Community Facility	2 x kindergarten rooms (with one that can be used of a playgroup as required) 2 x small to medium meeting rooms for general community, including seniors groups 1 x small to medium meeting room for young people	100%	Council owned however could be managed by Council, neighbourhood house, and or community provider.	2036 (Year 15)
Active Open Space	Between 2.2ha and 3.1ha – funds to be used to further embellished undeveloped active open space within Croskell	100%	Council	As development occurs
Passive Open Space	Between 4.57ha and 5.5ha	100%	Council	As development occurs

Appendix 1: Employment demographics

Croskell employment demographics methodology

The employment profile for Croskell has been based on local workers. Local workers are made up of all the people who are employed in the local area (Casey), regardless of where they live. This data has been drawn from the 2016 Census.

Croskell has three core industries which were given weighting based on the percentage of forecast jobs. Based on ANZSIC employment categories the 2016 demographics were derived from each ANZSIC category and averaged out per land use. The final population was then created based on the weightings for each employment type.

TABLE 25: INDUSTRIES AND WEIGHTINGS

Employment (land use)	Employment Type (ANZSIC categories)	%
Bulky Goods Retail, Office, Retail, Local Services	Retail Trade	53
Heavy Industrial, Freight and Logistics, Light Industry	Transport, postal and warehousing	20
Institutional Anchors	Education and training	27

Source: ABS Census 2016

The following pages show the demographic split and average for each ANZSIC type, average for each land use, and overall demographics based on weighting.

Retail Trade		Education and training	
Gender	%	Gender	%
Males	40.1	Males	22.1
Females	59.9	Females	78
Age structure		Age structure	
15-24yrs	37.3	15-24yrs	8.6
25-54yrs	52.5	25-54yrs	72.5
55-64yrs	9.1	55-64yrs	16.2
65yrs and over	1.8	65yrs and over	2.7
Hours worked		Hours worked	
Full time	39.9	Full time	57.1
Part time	59.1	Part time	42.0
Diversity		Diversity	
Born overseas	27.5	Born overseas	24.5

Transport postal and warehousing		Forecast demographics based on 53/20/27	
Gender	%	Gender	%
Males	80.8	Males	43.38
Females	19.2	Females	56.65
Age structure		Age structure	
15-24yrs	5.8	15-24yrs	23.25
25-54yrs	71.3	25-54yrs	61.66
55-64yrs	18.5	55-64yrs	12.90
65yrs and over	4.5	65yrs and over	2.58
Hours worked		Hours worked	
Full time	71.3	Full time	50.82
Part time	29.6	Part time	48.58
Diversity		Diversity	
Born overseas	48.7	Born overseas	30.93

Appendix 2: Benchmarks

ASR Planning for Community Infrastructure in Growth Areas, 2008

ASR benchmarks were used as a starting point to assessment potential demand for new infrastructure across the Precinct.

Education facilities		
Facility type	Level	Provision ratio
Government Primary School (P-6)	1	1 per 3,000 dwellings
Government Secondary School (7-12)	2	1 per 10,000 dwellings
Catholic Primary School	2	1 per 6,400 dwellings
Catholic Secondary School	3	1 per 24,800 people
Non-Government / Independent Primary School	3	1 per 6,400 dwellings
Non-Government / Independent Secondary School	3	1 per 24,800 dwellings
Government Special Needs School	3	1 per 60,000 people
TAFE	5	1 per 150,000 people
University	5	1 per two or more municipalities

Early years services		
Facility type	Level	Provision ratio
Kindergarten – 3-Year-Old Program - Double (2 room) facility*	1	1 per 5,000 people
Kindergarten – 4-Year-Old Program - Double (2 room) facility*	1	1 per 5,000 people
Playgroup	1	1 per 5,000 people
Child Care Centre – Long Day Care	1	1 per 8,000 – 10,000 people
Child Care Centre – Outside School Hours Care	1	21.4 places per 100 children aged 5 – 9 years
Child Care Centre – Occasional Care	2	1 per 30,000 people
Maternal and Child Health Services	2	1 dual facility per 16,000 people

*Note- ASR Kindergarten benchmarks were not used in this analysis. See SGS kindergarten benchmarks.

Adult, Aged and Disability Services, Community Services, Social Housing		
Facility type	Level	Provision ratio
Seniors Groups Facilities – Lower Order within designated Multi-Purpose Community Centre	1/2	Access to 1 large multi-purpose meeting space per 8,000 – 10,000 people
Seniors Groups Facilities – Higher Order within designated Multi-Purpose Community Centre	3	Access to 1 multi-purpose meeting space per 40,000 – 60,000 people
Residential Aged Care – Low Care	2	44 low-level beds per 1,000 people aged 70 years and over
Residential Aged Care – High Care	2	44 high-level beds per 1,000 people aged 70 years and over
Adult Day Care / Planned Activity Group Facility	3	1 per 40,000 – 60,000 people
Planned Activity Group Facility	3	1 per 40,000 – 60,000 people
Delivered Meals ('Meals-On-Wheels') Facility	3	1 dispatch facility per 50,000 people

Community-based health		
Facility type	Level	Provision ratio
Community-Based Health Care – Small	2	1 per 10,000 – 50,000 people
Community-Based Health Care – Medium	3	1 per 50,000 – 100,000 people
Community-Based Health Care – Large, including Mental Health	4	1 per 100,000 – 200,000 people

Community-Based Health Care		
Facility type	Level	Provision ratio
Ambulance	3	1 per 60,000 people
Fire Station	3	1 per 30,000 – 60,000 people
Police Station	3	1 per 100,000 people
SES	3/4	1 per 120,000 people
Law Courts	5	1 per 400,000 people
Hospital – Public	5	1 per 500,000 people

Community Meeting Spaces, Arts and Cultural Facilities, Civic Facilities		
Facility type	Level	Provision ratio
Meeting Space – Small (1-20 people)	1	1 per 4,000 people
Meeting Space – Small to Medium (21-50 people)	1/2	1 per 8,000 people
Meeting Space – Medium (51-100 people)	1/2/3	1 per 8,000 people
Meeting Space – Medium to Large (101-200 people)	2/3	1 per 8,000 people

Neighbourhood House – Low Order	1	1 per 10,000 people
Neighbourhood House – Higher Order	2	1 per 20,000 people
Youth Space - as part of Level 1 multi-purpose Council community centre	1	1 per 8,000 people
Dedicated Youth Facilities – Lower Order	1/2	1 per 8,000 people
Dedicated Youth Facilities – Higher Order	3	1 per 30,000 – 60,000 people
Multi-Purpose Community Centre – Lower Order	1/2	1 per 8,000 – 10,000 people
Multi-Purpose Community Centre – Higher Order	3	1 per 40,000 – 50,000 people
Community Learning Space	2/3	1 per 30,000 people
Library (static)	3/4	1 per 30,000 – 60,000 people
Community Arts Space	2/3	1 per 30,000 people
Community Arts Facility	2/3	1 per 30,000 people
Community Arts Centre	3	1 per 40,000 – 60,000 people
Regional Arts Centre	4/5	1 per municipality
Regional / Highest Order Performing Arts Centre	4/5	1 per municipality – 1 per 2 municipalities
Main Council / Civic Centre	4	1 per municipality

Indoor Recreation Facilities

Facility type	Level	Provision ratio
Indoor Recreation Centre / Stadium (Hard Court) – Lower Order (2 courts)	2	1 per 20,000 – 30,000 people
Indoor Recreation Centre / Stadium (Hard Court) – Higher Order (4-6 courts)	3	1 per 40,000 – 60,000 people

Indoor Aquatic / Leisure / Fitness Centre (25m pool)	3	1 per 40,000 people
Indoor Aquatic / Leisure / Fitness Centre (50m pool) - with elements such as warm water pool, water slide, etc.	3/4	1 per municipality

SGS Kindergarten benchmarks

The SGS kindergarten benchmarks are based on the forecast kindergarten service delivery for three and four year olds. This includes the following inputs:

Three year old kindergarten

- Service level: 15 hours of kindergarten, with two teachers per room = 30 children per room
- Hours available per week: 38hours (7.5hrs*5days)
- Number of services available per week: 2.5 services (38/15hrs)
- Number of three years olds per week: 75 (30 children *2.5)

Service	Benchmark
3 year old kindergarten (15hrs per week)	75 three years old per room

Four year old kindergarten

- Service level: 30 hours of kindergarten, with two teachers per room = 30 children per room
- Hours available per week: 38hours (7.5hrs*5days)
- Number of services available per week: 1.25 services (38/30hrs)
- Number of three years olds per week: 37.5 (30 children *1.2)

Service	Benchmark
4 year old kindergarten (30hrs per week)	37.5 four years old per room

Other inputs:

- Service attendance rate: 93 per cent (for Casey based on DET VCAM, 2018) – only 93 per cent of the three and four year old population is used
- Number of existing facilities and the utilisation, capacity, building condition, and walkability

70 year old plus population calculation

The total of those aged 70 plus and older is derived from the population group of 65yo+.

The current average life expectancy in Victoria is 83.

The total population of those aged 65yo+ is assumed to be of equal proportions between 65yo and 83yo.

Whereas 65yo-83yo spans 18 years, 70yo-83yo is 13 years. The calculation for the category of those aged 70yo+ used for the purpose of this report is therefore:

Total number of 65yo+ x (13/18).

e.g., $100 \times (13/18) = 72$

VPA walkability benchmarks relating to community infrastructure and open space

PSP 2.0 Targets	PSP 2.0 Walkability benchmark
T12: Open Space	<p>Open space and sports reserves should be located to meet the following distribution targets:</p> <ul style="list-style-type: none">• A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling• A local park within a 400m safe walkable distance of each dwelling.
T18: Community Infrastructure	<p>The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:</p> <ul style="list-style-type: none">• 70% of dwellings located within 800m of a government primary school• 100% of dwellings located within 3,200m of a government secondary school• 80% of dwellings located within 800m of a community facility• 80% of dwellings located within 800m of a health facility

Source: VPA (2021), Precinct Structure Planning Guidelines: New Communities in Victoria

Open Space Benchmarks

The following benchmarks were used to support the analysis of required open space.

TABLE 26: QUANTITY OF OPEN SPACE

Quantity of Open Space	Benchmark (NDA)
Residential areas	
Active open space	5-7%
Passive open space	3-5%
Total	10%
Employment areas	
Passive open space	2%

Source: VPA (2021), Precinct Structure Planning Guidelines: New Communities in Victoria

TABLE 27: SIZE OF ACTIVE AND PASSIVE OPEN SPACE

Type of open space	Benchmark (size)
Active open space²⁶	
1 multi use oval plus pavilion, and playground	5-6ha
2 multi use ovals plus pavilion and playground	8-10ha
Passive open space²⁷	
Local	.3ha to 1.5ha
District	Minimum 2ha
Regional	Various sizes

²⁶ VPA (2019), Benchmark Infrastructure and Cost Guide

²⁷ Casey City Council (2015) Open Space Strategy

TABLE 28: WALKABILITY TO OPEN SPACE

Type of Open Space	Benchmark
Active	A sports reserve within an 800m safe walkable distance of each dwelling
Passive	<p>A local park within a 400m safe walkable distance of each dwelling</p> <p>Open space larger than 1 hectare within an 800m safe walkable distance of each dwelling</p>

Source: VPA (2021), Precinct Structure Planning Guidelines: New Communities in Victoria

**CANBERRA / NGAMBRI /
NGUNNAWAL**

Level 2, 28-36 Ainslie Avenue
Canberra ACT 2601
+61 2 6257 4525
sgsact@sgsep.com.au

HOBART/ NIPALUNA

PO Box 123
Franklin TAS 7113
+61 421 372 940
sgstas@sgsep.com.au

MELBOURNE / NAARM

Level 14, 222 Exhibition Street
Melbourne VIC 3000
+61 3 8616 0331
sgsvic@sgsep.com.au

SYDNEY / WARRANG

Suite 2.01/50 Holt Street
Surry Hills NSW 2010
+61 2 8307 0121
sgsnsw@sgsep.com.au

