



Planning today for the communities of tomorrow

Officer South Employment Precinct Structure Plan Community Infrastructure Assessment

Final Report

Version 9

Prepared by ASR Research
On behalf of the Victorian Planning Authority
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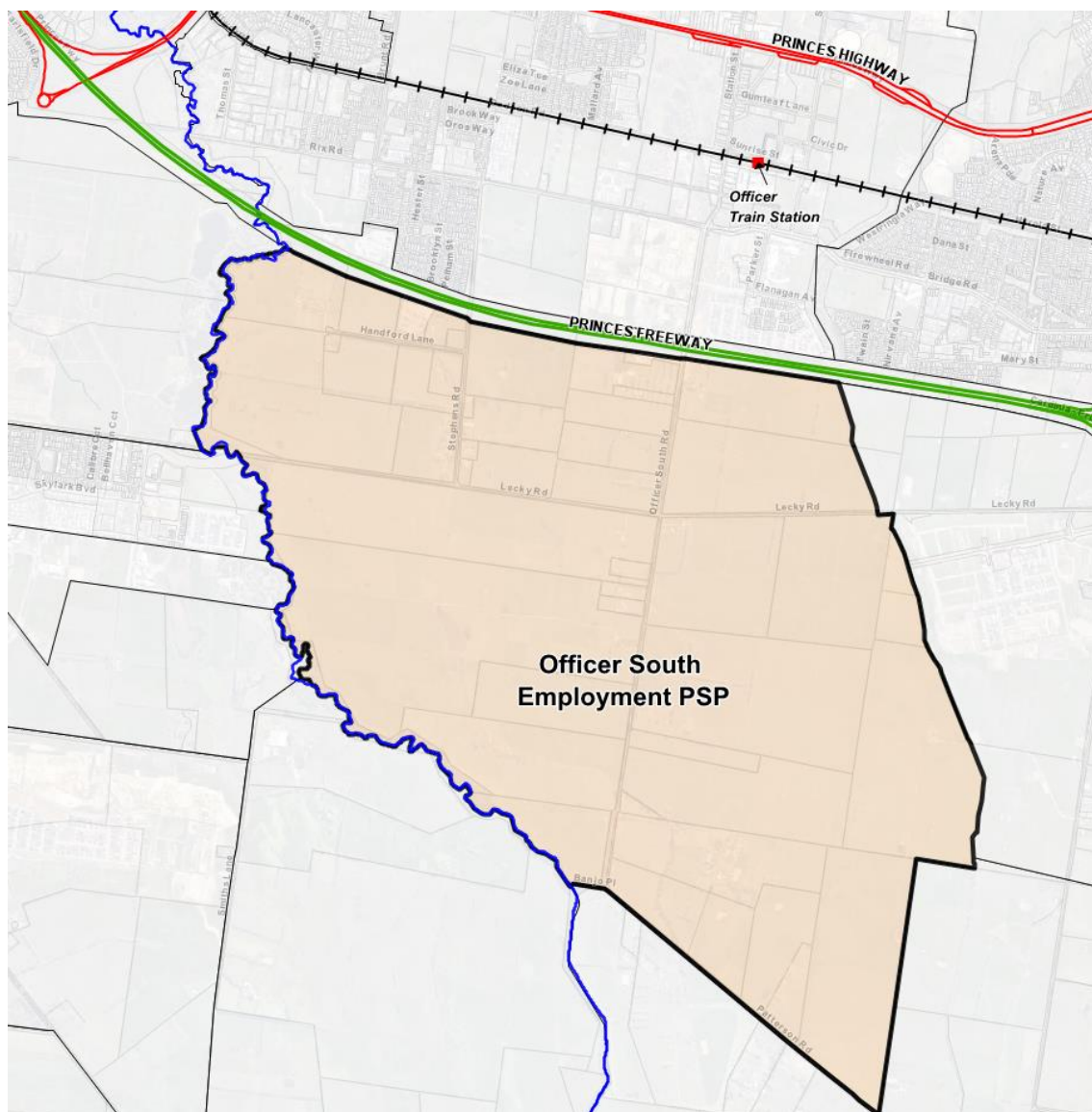
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1. Introduction

1.1 Background

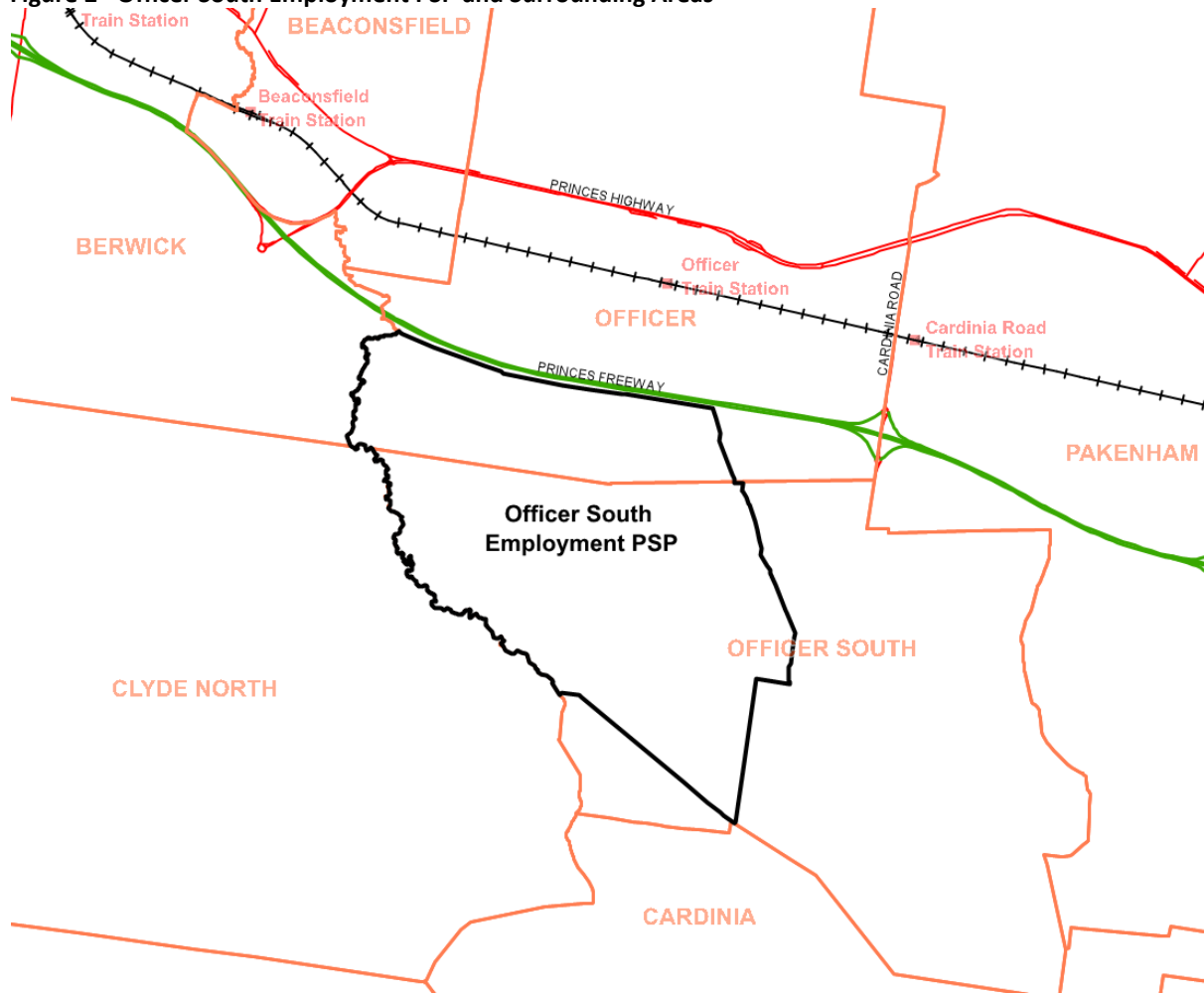
ASR Research was engaged by the Victorian Planning Authority (“the client”) to prepare the following Community Infrastructure Assessment to inform the early stages of planning for the Officer South Employment Precinct Structure Plan (OSEPSP) shown in Figure 1 below.

Figure 1 – Location of Officer South Employment PSP



As shown in Figure 2 below, the OSEPSP is largely located in Officer South and the northern portion of the PSP is located in Officer. Pakenham is located to the east of the PSP, Beaconsfield to the north west, Clyde North and Berwick to the west, and Cardinia to the south.

Figure 2 - Officer South Employment PSP and Surrounding Areas



1.2 What is a PSP?

The recently released Precinct Structure Planning Guidelines (October 2021), prepared by the Victorian Planning Authority on behalf of the State Government, defines a PSP as:

"...a high-level strategic plan that sets out the preferred spatial location of key land uses and infrastructure to guide decisions on staging of development, subdivision permits, building permits and infrastructure delivery. PSPs are deliberately flexible – they cannot anticipate and control every challenge that may be encountered at detailed design and delivery phases. As a tool to guide subdivision and delivery of essential infrastructure, they provide certainty of intended outcomes and the flexibility for detailed design to respond to site-specific requirements and solutions, and

innovations. Once prepared, PSPs are incorporated documents within the planning scheme. As such, they have a specific role to address matters within the scope of the planning system—ensuring they are consistent with the regulatory environment they operate in”.

A key output of most PSP processes is the preparation of a Community Infrastructure Plan.

1.3 Draft Officer South Employment PSP Place Based Plan

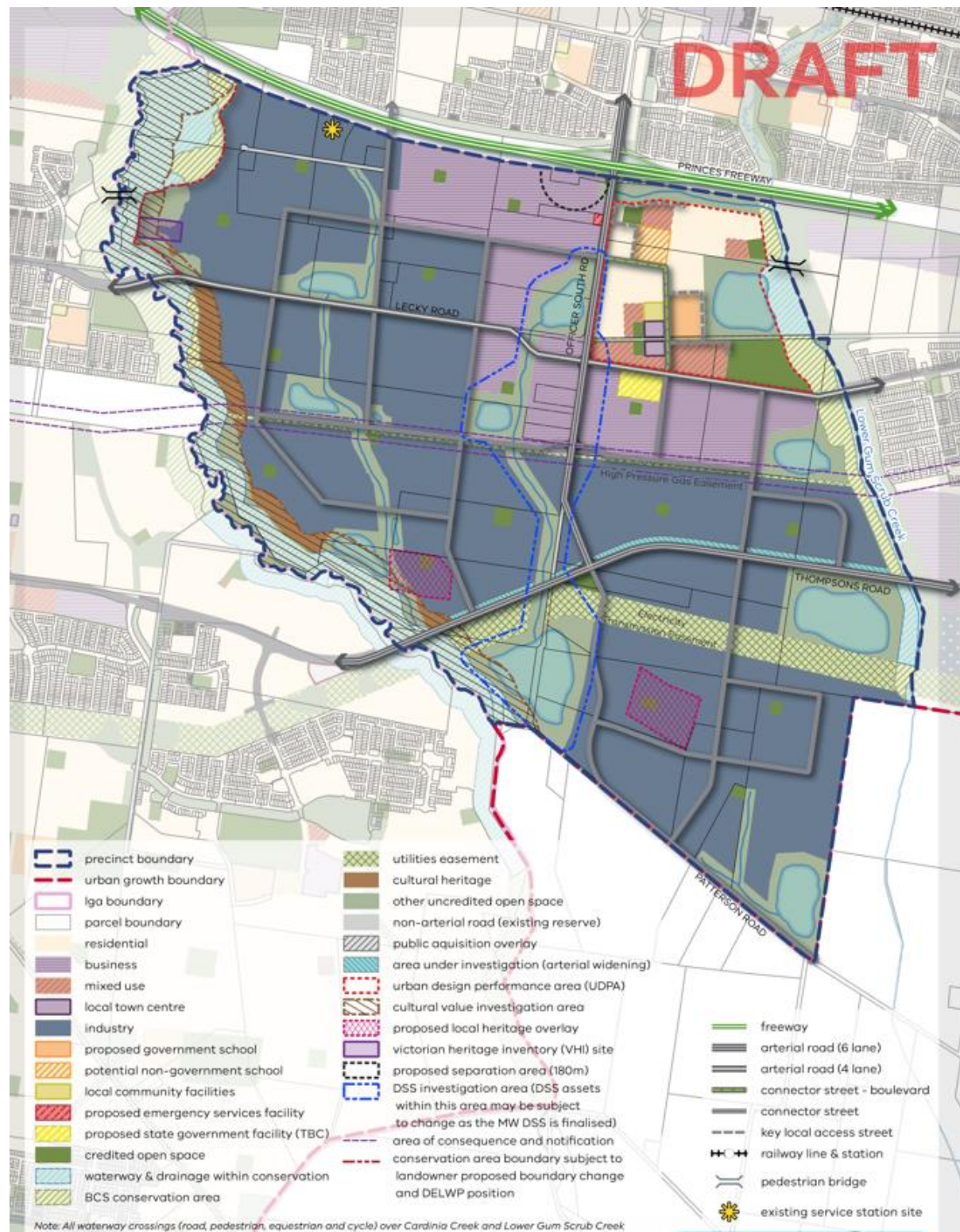
A draft Place Based Plan, shown in Figure 3 on the following page, has been prepared by the Victorian Planning Authority. This assessment is based on this draft Place Based Plan and is subject to refinement through the plan preparation process and agency validation stages of the PSP process.

The Officer South Employment precinct is located approximately 45 kilometres southeast of Melbourne’s central business district within the municipality of Cardinia. The precinct covers an area of about 1069 hectares, bound by Cardinia Creek to the west, the Princes Freeway to the north, Lower Gum Scrub Creek to the east and the Urban Growth Boundary to the south.

Planning for the Officer South Employment precinct will support State and Local Government policy by delivering a large-scale state significant industrial precinct and a regionally significant commercial area. It will also incorporate natural and historic heritage features and as well as places for people to live, creating a dynamic precinct, responding to future employment needs.

The Victorian Planning Authority (VPA) is leading the preparation of a structure plan for the Officer South Employment Precinct, working in partnership with Cardinia Shire Council, State government agencies and service authorities.

Figure 3 – Draft Officer South Employment PSP Place Based Plan



Source: Victorian Planning Authority, 2022

1.4 Assessment Objectives

The Community Infrastructure Assessment aims to provide a comprehensive analysis of community needs associated with the future development of the OSEPSP and the adjoining CREP area which was approved by the Minister for Planning and gazetted on 4 November 2010 under Amendment C130 to the Cardinia Planning Scheme. Although the land use functions of both the OSEPSP and CREP are largely employment focused, both areas will include residential communities that, when assessed together, are sufficiently large to warrant the provision of additional community infrastructure to support this population.

Given this context, the main objective of the Assessment was to determine what community infrastructure should be provided for, either in terms of land and / or facility requirements, both within the OSEPSP and outside the PSP area based on the following considerations:

- The scale of residential population proposed for the OSEPSP and CREP areas;
- Quantitative estimates of community infrastructure demand generated by the OSEPSP and CREP;
- The proximity of these two PSP locations to other existing and planned community infrastructure in the surrounding area;
- Community infrastructure principles, objectives and priorities identified by PSP Guidelines, State and Local Government strategies and plans, and the strategic directions of other relevant service providers; and
- Engagement with State, Local and other service providers about local needs.

1.5 Community Infrastructure Definition & Scope

For the purposes of this Assessment community infrastructure is defined as both public and private, Council and non-Council facilities (e.g. buildings and ovals) likely to be required to support social services, programs, activities and accessibility to them (e.g. Kindergarten services, child care, community meetings, sporting competition, informal recreation etc.). The scope of the assessment is largely (but not limited to) the following community infrastructure categories:

1. Early years services;
2. Open space (active and passive);
3. Indoor recreation facilities;
4. Community meeting spaces, libraries and learning centres;
5. Education facilities;
6. Health services;
7. Justice, Police & Emergency services; and

8. Aged care.

Categories 1 to 4 are typically (but not exclusively) Local Government responsibilities and are often (but not always) included in development contribution agreements associated with significant land use developments. However, government and non-government education facilities (typically primary and secondary schools), where deemed to be required within a land use development, are generally funded (both land and building costs) by the State Government and non-government education providers.

1.6 Assessment Methodology

The Community Infrastructure Assessment was prepared using the following methodology:

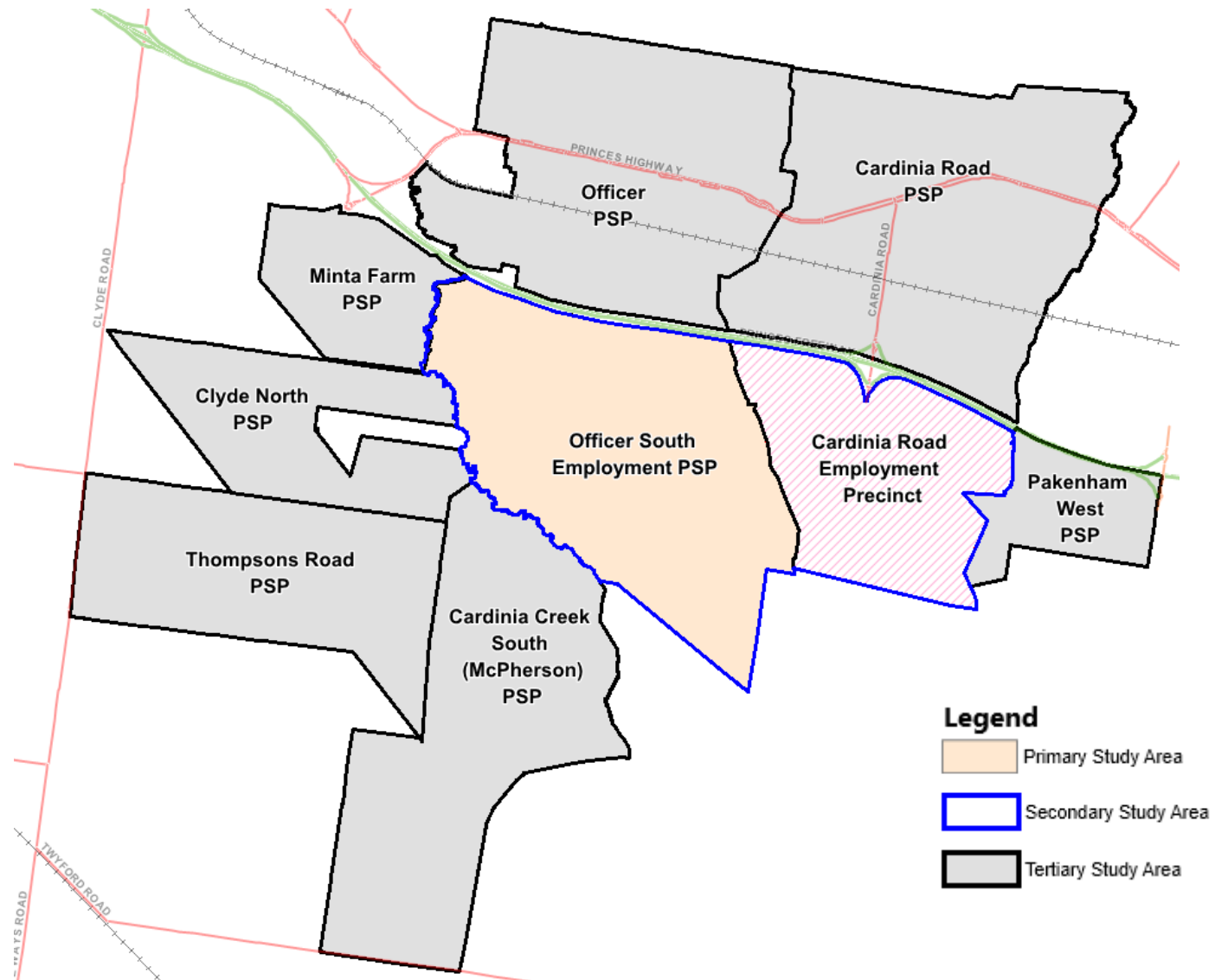
1. Constructing a series of Study Areas to assist with the process of assessing existing and planned provision and determining future need;
2. Reviewing community infrastructure issues and needs associated with the CREP to identify potential community infrastructure shortfalls;
3. Assessing how the preparation of the OSEPSP may help to address any documented community infrastructure shortfalls in the CREP;
4. Reviewing and assessing the implications of existing PSP Guidelines, State and Local Government policies, strategies and plans on community infrastructure requirements in the OSEPSP and CREP;
5. Estimating the likely dwelling and population yield and age profile characteristics for the OSEPSP and CREP using development assumptions provided by the VPA and demographic characteristics derived from the 2016 ABS Census and Cardinia Shire Council population forecasts;
6. Documenting the supply and proximity of existing and planned community infrastructure within both the Primary and Secondary Study Areas;
7. Calculating the likely community infrastructure demands generated by both the Primary Study and Secondary Study Areas using various service provision and demand benchmarks;
8. Engaging with Local and State Government agencies and other relevant service providers to confirm provision needs and measures associated with the preparation of the OSEPSP; and
9. Providing a preliminary list of community infrastructure items that should be identified by the OSEPSP.

1.7 Description of Study Areas

Figure 4 on the following page shows three Study Areas used to prepare the Assessment. These Study Areas are divided into:

1. A Primary Study Area consisting of the OSEPSP;
2. A Secondary Study Area consisting of both the OSEPSP and the CREP. Due to the relatively small population yields anticipated for both the OSEPSP and CREP, the Secondary Study Area allows for a more detailed and appropriate assessment of local and neighbourhood level community infrastructure needs which will be accessed by both communities; and
3. A Tertiary Study Area consisting of the Officer PSP located to the north, Cardinia Road PSP to the north east, Minta Farm PSP and Clyde North PSP to the west, Thompson Road PSP to the south west, the Cardinia Creek South (McPherson) PSP to the south and the Pakenham West Employment PSP to the east. The Tertiary Study Area highlights that the OSEPSP is centrally located within the broader south east growth corridor of Melbourne and is surrounded by a large number of completed or planned PSPs. The Tertiary Study Area also provides a more suitable catchment area for assessing the regional and sub-regional community infrastructure needs and requirements of the broader south East growth corridor consisting of the Shire of Cardinia, the Local Government Area within which both the OSEPSP and CREP are located, and the adjoining City of Casey. By full development, the Tertiary Study Area will accommodate approximately 46,000 dwellings and accommodate approximately 143,000 residents.

Figure 4 – Primary, Secondary & Tertiary Study Areas



1.8 Stakeholder Engagement

An extensive list of Government and non-Government agencies was consulted to inform the preparation of the following assessment. These included:

- Cardinia Shire Council;
- Department of Education & Training (DET);
- Diocese of Sale Catholic Education Ltd;
- Sport & Recreation Victoria (SRV);
- Department of Environment, Land, Water and Planning (DELWP);
- Victoria Police;
- Fire Rescue Victoria (FRV) and the Country Fire Authority (CFA);
- Department of Health (DH) and the Victorian Health Building Authority (VHBA); and
- Emergency Services Infrastructure Authority (ESIA).

2 Review of Guidelines, Policies and Strategies

2.1 Overview

This section reviews many of the more relevant statutory and strategic documents likely to have the most significant influence on the community infrastructure outcomes associated with the development of the Officer South Employment PSP. The material reviewed includes:

- Precinct Structure Planning Guidelines (October 2021), prepared by the Victorian Planning Authority (VPA);
- Two key statutory documents that inform future community infrastructure priorities for the Shire of Cardinia: 1) the Cardinia Planning Scheme, and 2) Plan Melbourne.
- Other Council and non-Council strategic documents of potential relevance to this assessment.

2.2 Precinct Structure Planning Guidelines: New Communities in Victoria (October 2021)

The Precinct Structure Planning Guidelines: New Communities in Victoria (the Guidelines) are a Victorian Government initiative to ensure the Victorian Planning Authority (VPA) and other planning authorities prepare plans for places that enable best practice, liveable new communities for Victoria.

The purpose of the Guidelines is to provide the framework for preparing PSPs that guarantees quality outcomes while also being flexible, responsive and supportive of innovation by setting aspirational goals for our future communities. The approach provides a transitional model enabling 20-minute neighbourhoods to evolve over time and achieve the objectives as the area matures. The Guidelines are based on planning for 20-minute neighbourhoods, a principle in Plan Melbourne 2017-2050 (Plan Melbourne) that advocates for living locally to ensure accessible, safe and attractive local communities.

The Guidelines are structured in the following four parts:

- **PART 1 - PURPOSE AND PLANNING CONTEXT.** Provides the context for preparing a PSP, including how the Guidelines ensure a future where Victoria is socially and economically strong, environmentally resilient and engaged with the opportunities of a rapidly changing world. It outlines the United Nations Sustainable Development Goals (UN SDGs) and relevant Plan Melbourne policy and explains the 20-minute neighbourhood integrating framework and where PSPs fit in the planning hierarchy.
- **PART 2 - PSP PATHWAYS AND PROCESSES (PSP 2.0).** Outlines the process for co-designing a PSP with key stakeholders using the PSP 2.0 approach to develop a shared vision for the precinct and resolve

key planning challenges early. It also outlines the innovation pathway, which provides new opportunities to deliver over and above expected outcomes.

- **PART 3 - CONSTRUCTING A PSP.** Provides specific guidance on the General Principles and Performance Targets to be adopted when preparing a PSP. The principles and targets reflect the aspirations of policies such as Plan Melbourne and UN SDGs. They also reflect broader updates to State Government policies including the Department of Transport's Movement and Place Framework and Resilient Melbourne's Living Melbourne – Our Metropolitan Urban Forest. Part 3 also provides guidance on how to demonstrate a PSP has achieved its principles and targets, and where the innovation pathway should be considered.
- **PART 4 - PRACTITIONER'S TOOLBOX.** Provides guidance on the more detailed aspects of planning for Victoria's new communities. The Practitioner's Toolbox is available online and kept up to date with the latest tools and practices, including updates and changes to relevant government planning policies and guidance notes.

The Guidelines have a hierarchy of elements to explain what needs to be considered and delivered in a PSP. Elements are grounded in state policy and strategy or key future directions for greenfield precincts as determined by the VPA through the preparation process.

There are a number of sections within the PSP Guidelines that specifically relevant to the preparation of a Community Infrastructure Assessment. The most relevant elements are located in Part 3 (Constructing a PSP) and include:

- **Offer High-Quality Public Realm**
 - Offer high-quality public realm and open space
 - The public realm and open space network are crucial to creating the identity of a neighbourhood, and can have a significant impact on liveability, social cohesiveness, sense of place, the community's health and wellbeing, and the urban heat island effect.
- **Services and Destinations**
 - Provide services and destinations that support local living
 - Encouraging communities to 'live locally' means ensuring facilities and services are located close to housing and that the services meet the community's daily needs.
- **Infrastructure and Coordination**
 - Smarter infrastructure investment, and an integrated approach to land-use planning, is essential to unlocking development and ensuring housing affordability PSPs identify infrastructure needs

and coordinate their integration with appropriate future land uses in order to provide for future communities.

- The Guidelines provide direction around the distribution of community facilities, open space and transport required to support compact, walkable 20-minute neighbourhoods. Coordinated and timely delivery of this infrastructure is critical to enable development in greenfield areas and therefore affordability of land. The logical and orderly development of precincts also ensures that new communities have the things they need to thrive.

Table 1 on the following page provides a summary of the key community infrastructure assessment principles, the application of these principles to the PSP process and key PSP targets.

In addition to the PSP Guidelines the VPA, Department of Education and Training and Catholic Education Melbourne has prepared a number of additional resources to assist with the community infrastructure planning process in PSP locations. These include:

- Victorian Planning Authority – Guidance Note – PSP2.0 (November 2021);
- Victorian Planning Authority – Community Infrastructure Planning in New Communities Guidance Note (November 2021);
- Victorian Planning Authority – Infrastructure Contributions Plan Guidelines (March 2021);
- Department of Education & Training - Victorian Government School Site Selection Criteria – Toolbox (October 2021);
- Victorian Planning Authority – PSP Note – Non-Government Schools; and
- Melbourne Archdiocese Catholic Schools - Catholic Schools Site Selection Criteria Guidelines (2021).

Table 1 – Key Elements of the PSP Guidelines Relevant to the Community Infrastructure Assessment Process

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
Offer High-Quality Public Realm		
F 10. Local recreational spaces and facilities		
Networks of open space and facilities that optimise the use of available land and provide equitable access to sport and recreation, leisure, environmental benefits, cultural benefits and visual amenity.		
<p>F 10.1 The open space network should include local parks that:</p> <ul style="list-style-type: none"> • have a variety of sizes and proportions, generally ranging from 0.1 to 3 hectares • are located to enable access by local residents without having to cross significant barriers such as arterial roads, railways or waterways • provide a diversity of amenity experiences – both internal to the park and external interfaces that will provide an amenity context for development. <p>Relevant VPP: Clause 56.05-2</p>	<ul style="list-style-type: none"> • A Public Realm & Water Plan should be developed. The plan may demonstrate a diverse range of open space typologies that respond to place (for example, linear open space, waterway corridors, biodiversity areas and the productive use of encumbered land). The plan should show park sizes, preferred interfaces and walkable catchments (adjusted for significant barriers). 	<p>T11 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): <ul style="list-style-type: none"> - 10% of net developable area for local parks and sports field reserves - 3-5% of net developable area set aside for local parks - 5-7% of net developable area set aside for sports field reserves. • Within dedicated employment and/ or economic activity areas, 2% of the net developable area for local parks. <p>Relevant VPP: Clause 19.02-6S, 53.01</p> <p>T12 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>Relevant VPP: Clause 56.05-2</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>F 10.2 Proposed sporting reserves should be located, designed and configured to be:</p> <ul style="list-style-type: none"> • targeted to forecast community needs, including design, landscaping and functionality accessible • appropriately meeting their purpose, having regard to shared use opportunities • able to take advantage of opportunities for alternative water supply (including co-location with stormwater harvesting and treatment facilities) 	<ul style="list-style-type: none"> • A community needs analysis should be undertaken to inform the plan at preparation stage. • A Public Realm & Water Plan should show sporting reserve size, purpose and walkable catchments. • Typography should be considered when determining the appropriate location of sport reserves. 	

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
<ul style="list-style-type: none">• distinctive and responsive to local character and surrounding land use.		
F 10.3 A network of diverse open space should be provided across the precinct that connects (via open space or major pedestrian/cycle links) to metropolitan or regional open space networks.	<ul style="list-style-type: none">• A Public Realm & Water Plan should show linkages and connections, any barriers to connectivity, and measures to overcome barriers.	
F 10.4 The location and scale of open space should respond to and optimise integration with the existing topography, waterway features, landscape features, biodiversity conservation areas and cultural heritage values.	<ul style="list-style-type: none">• A Public Realm & Water Plan should detail the features the open space network is responding to.• A PSP may include any relevant cross section/s of existing or proposed features. For example, waterway, conservation area, Water Sensitive Urban Design (WSUD) element with the surrounding urban form to clearly show expected development interface outcomes.	
<p>F 10.5 The public realm network should be located, configured and designed to enhance and optimise the role of encumbered or restricted public land (for example, waterways, conservation, utility easements, schools) for multifunctional spaces and cater for a broad range of local users and visitors.</p> <p>Where possible, the provision of open space should be integrated with and/or link with waterways and Water Sensitive Urban Design (WSUD) elements. The public realm network should account for provision of multifunctional water management assets.</p> <p>Relevant VPP: Clause 56.05-2, 19.03-3S</p>	<ul style="list-style-type: none">• The community needs analysis should identify possible functions of each space. This could also include the potential role and function of school sports fields, waterways and/or floodways in contributing to the network.• Place-specific guidance should express expectations with regard to landscaping outcomes in open spaces and the public realm.	
Services And Destinations		
F 14. Local schools and community Infrastructure		
Education and community infrastructure and facilities that are located to equitably and efficiently maximise their accessibility and shared use.		
<p>F 14.1 Education and community facilities (i.e. primary, secondary and specialist schools, kindergartens, community centres, health facilities and sport reserves) should:</p> <ul style="list-style-type: none">• be co-located within community hubs• have good visual and physical links to a local centre• be located on connector streets, linked by walking and cycling paths• be located in proximity to high-quality public transport where possible• be located away from potential hazards.	<ul style="list-style-type: none">• A Community Infrastructure Plan should show the preferred location of education and community facilities and identify their locational advantages. The assessment should ensure that the context of surrounding or planned development is considered to inform the role and location of education and community facilities.• Where a specialist school is required, it should wherever possible, be located adjacent to an existing or proposed government school—preferably a secondary school.	<p>T18 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.

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
Relevant VPP: Clause 56.03-3	<ul style="list-style-type: none"> Planning to co-locate kindergartens with all new government primary schools (including within co-located community facilities) should be undertaken in consultation with Department of Education and Training (DET) to determine appropriate land take and design requirements. <p>Note: PSPs are only capable of accommodating the provision of infrastructure. Timing of delivery is subject to the discretion of the relevant service provider.</p>	<p>Note: A health facility may include areas where a general practitioner would be capable of operating (for example, commercial or mixed use zone).</p>
F 14.2 High intensity facilities such as libraries, childcare centres, justice/emergency services and community centres should be located within close proximity of an activity centre or have good visual and physical links to an activity centre and active transport routes.	<ul style="list-style-type: none"> Consultation with agencies and service providers should explore spatial and locational needs of these facilities, as well as likely delivery models. A community infrastructure needs assessment should be prepared to inform plan preparation, identifying potential local synergies available in the PSP area. 	
F 14.3 Upgrades to existing infrastructure and/or the provision of new infrastructure should align with council and/or agency service plans and provide guidance to reflect the most cost-efficient approach to addressing service needs. This includes making use of any spare capacity of existing facilities within the catchment area and pursuing integrated service planning and delivery opportunities.	<ul style="list-style-type: none"> A community infrastructure needs assessment should be undertaken to inform plan preparation, identifying spare capacity within the catchment and exploring integrated delivery opportunities. Consultation with community infrastructure service providers should be undertaken to explore integrated delivery opportunities. 	
<p>F 14.4 Where feasible, education and community infrastructure should provide space for not-for-profit organisations.</p> <p>Opportunities should also be explored in town centres for space that not-for-profits may be able to rent</p>	<ul style="list-style-type: none"> Consultation with not-for-profit organisations and DET, Council and other community land use managers, as well as developers of town centres, should be undertaken early to identify and co-design opportunities for shared facilities. 	
F 14.5 The location of emergency services should be within easy access to the arterial road network to maximise coverage and reduce response times.	<ul style="list-style-type: none"> A community infrastructure needs assessment should be undertaken to inform plan preparation, identifying the location of existing or proposed emergency service facilities. A Community Infrastructure Plan should identify the preferred location of emergency services if located within the precinct. 	

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
F 15. Lifelong learning opportunities		
Education and community infrastructure and facilities that cater for the many social needs of the community and individuals at any stage of their lives.		
F 15.1 The amount of land allocated for education and community facilities, and their role and function, should be determined in consultation with service providers and should respond to the local context, the broader strategic context, and the forecast service needs of the new or changing community. Relevant VPP: Clause 56.03-3	<ul style="list-style-type: none">• A community infrastructure needs assessment should identify likely community needs. The assessment should ensure that the context of surrounding or planned development is considered to inform the role and location of education and community facilities.• Consultation with community infrastructure service providers should be undertaken to explore opportunities to respond to changing needs in an innovative way.	Refer to T18 Targets
F 15.2 The location and design of education and community facilities should cost-effectively maximise functional use, flexibility, safety, amenity and operational efficiency (e.g. shared use of facilities with active open space, alternative funding models, adaptable design models, community access to school grounds, etc.)	<ul style="list-style-type: none">• A Community Infrastructure Plan should show any proposed agreement for shared use.• A Precinct Infrastructure Plan should identify timing, delivery responsibility, potential funding sources and commitments to shared delivery and use of facilities.	
F 15.3 Opportunities for non-government schools and tertiary education facilities should be identified through engagement with the non-government school and tertiary education sectors.	<ul style="list-style-type: none">• Consultation with non-government education providers should be undertaken early in the PSP process.• A Community Infrastructure Plan should identify any nongovernment education facilities (where known).	
F 15.4 Future opportunities for higher order health and education (e.g. tertiary education) should be considered during the PSP process and land areas or ‘areas of strategic interest’ should be nominated where known.	<ul style="list-style-type: none">• Consultation with higher order health and education providers should be undertaken early in the PSP process to explore any opportunities for these sites to be nominated and for partnerships to be forged.• A Community Infrastructure Plan should identify any facilities (where known) and identify any catalyst impacts of these facilities.	
Infrastructure Coordination		
F 17. Staging and location of development		
Directing the staging and location of development within a PSP to: <ul style="list-style-type: none">• use available capacity in existing infrastructure• support the orderly and economic extension or augmentation of existing infrastructure• match the timely provision of new infrastructure.		
This will include directing the location and timing of development and identifying trigger points for the provision of required infrastructure.		
F 17.1 The structure and design of a PSP should accommodate the coordinated delivery of key infrastructure (basic and essential	<ul style="list-style-type: none">• Encourage active engagement with government departments, service providers and utility agencies to input their forward	T20 Identify all basic and essential infrastructure with spatial requirements on the future place-based structure plan (e.g. open

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
<p>infrastructure and other infrastructure) and appropriate staging of development to provide for:</p> <ul style="list-style-type: none"> • integration and shared-use opportunities • timely delivery, taking into consideration likely sequencing of development, land ownership constraints and funding sources • efficient delivery, taking into consideration likely sequencing of development • development that will not be isolated from basic and essential infrastructure and services • ensuring that development does not take place unless it can be serviced in a timely manner • ensuring that development within a PSP can be staged to match the attainment of infrastructure triggers and the provision of infrastructure and services • opportunities for alternative delivery models that achieve sustainability or other community benefits. 	<p>plans, identify and define essential infrastructure and to explore strategic partnerships for planning, funding and delivery.</p> <ul style="list-style-type: none"> • A Precinct Infrastructure Plan should identify all infrastructure needed to service the new neighbourhoods, indicative timing, delivery responsibility, other potential funding sources and any agreed commitments to partnerships or alternative delivery models. • The indicative locations of essential infrastructure should consider the local requirements of service providers relevant to the PSP. 	<p>space, schools, community centres, integrated water management, etc.)</p>
<p>F 17.2 The staging of development within PSPs should consider:</p> <ul style="list-style-type: none"> • proximity to existing or proposed development fronts or serviced land • proximity to significant public transport infrastructure or public transport services • proximity to existing or committed community infrastructure such as schools • proximity to new or existing arterial or connector road infrastructure • existing uses (for example, extractive uses) which may transition over a longer period of time • its role in facilitating delivery of this infrastructure. 	<ul style="list-style-type: none"> • Active engagement with government departments, service providers, utility providers, landowners, developers and local government to explore the potential staging of development that aligns with potential planning, funding and delivery of infrastructure. • Spatial arrangement of land uses within a PSP and the provision of infrastructure within a Precinct Infrastructure Plan are aligned to encourage appropriate staging of development. • Direction is provided on the location and timing of development fronts within a PSP and the trigger points for required infrastructure, where relevant, in order to ensure development matches the timely provision of infrastructure. • An indicative staging plan should be prepared where appropriate. 	
<p>F 17.3 Land should be set aside and reserved to allow for all public land uses, including schools, community centres, health, emergency and justice facilities, road widening and grade separation of rail from all transport corridors (includes roads, pedestrian and bicycle paths) where a delivery agency has agreed to the commitment.</p>	<ul style="list-style-type: none"> • Land required in the future should be identified in a Place Infrastructure Plan. 	
<p>F 17.4 Structure and design of a PSP should seek to maximise opportunities for development to utilise existing infrastructure or to capitalise on planned infrastructure commitments.</p>	<ul style="list-style-type: none"> • An infrastructure and servicing assessment should be prepared to inform plan preparation and should identify existing capacity of infrastructure. • Consultation should be undertaken with agencies and servicing authorities to identify opportunities to leverage planned infrastructure commitments. 	

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
F 18. Innovative and sustainable infrastructure delivery Actively pursuing innovative and sustainable models for infrastructure delivery, and long-term strategic infrastructure opportunities that align with the UN SDGs and the 20-minute neighbourhood framework.		
F 18.1 Alternative and innovative infrastructure and service delivery approaches should be explored early in the PSP place-shaping and visioning stages to ensure new and innovative initiatives are embedded in the design and structure of a PSP. Implications for urban form, housing, jobs and other features of the 20-minute neighbourhood should be considered and addressed through the PSP.	<ul style="list-style-type: none"> The PSP vision statement should identify any proposed infrastructure or service delivery innovations, as well as actions to support the vision. 	Refer to Performance Target T18
F 18.2 Potential mechanisms to incentivise the early delivery of key infrastructure should be explored, particularly where fragmented land parcels and/or other site constraints exist that prohibit the logical delivery of infrastructure to support new job growth.	<ul style="list-style-type: none"> Active engagement with key implementing stakeholders will identify opportunities and commitment to bring forward infrastructure. All commitments should be identified in the Precinct Infrastructure Plan. A staged approach to drainage outfall should be considered to align with incremental development of the precinct. 	

2.3 Provision & Cost Benchmarks

2.3.1 Overview

This section provides a brief description of the key community infrastructure provision benchmarks, facility configuration models and cost benchmarks¹ prepared by the VPA.

2.3.2 Open Space & Recreation

The VPA PSP Guidelines include some key provision targets for open space and recreation planning. Its focus has largely (but not exclusively) been on 'local' scale provision as opposed to regional / sub-regional provision. Key guidelines are:

- Unencumbered passive open space (3% to 5% of Net Developable Area or NDA);
- Active open space - sports grounds and outdoor court based facilities such as tennis and netball (5% to 7% of NDA); and
- Indoor recreation centre land (5 hectares per 60,000 people).

In addition to these documented measures, are other less well documented factors / guidelines influencing open space and recreation outcomes include:

- Encumbered open space, particularly open space set aside for drainage purposes and as part of linear networks along rivers and creeks, typically represent a significant proportion of the gross area of a PSP site. The contribution these assets provide by way of informal recreation outcomes and improved physical and mental health is considerable. Encumbered open space provision outcomes are not prescriptively derived as each PSP site provides unique topographical, hydrological and environmental characteristics.

Appendix 4 shows indicative active open space and sporting pavilion specifications for 2 active open space sizes (5 to 6 hectares and 8 to 10 hectares). These specifications are included in the VPA commissioned *Benchmark Infrastructure and Costs Guide* (prepared by Cardno in 2018).

¹ Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)

In addition to these PSP guideline provision benchmarks this review includes demand-based estimates for organised sport derived from the AusPlay Survey² (AusPlay) which provides the major source of participation data for sport and other informal physical activities in Australia. These estimates are contained within Appendix 3 of this report and referred to in Section 8.

In contrast to the PSP area-based guidelines (i.e. percentage of NDA), the Cardinia Shire Council has adopted the following population based open space provision ratios:

- 2 hectares of active open space per 1,000 people; and
- 3 hectares of passive open space per 1,000 people.

2.3.3 Multipurpose Community Centres

For the purposes of this assessment a multipurpose community centre is defined as a building owned and or managed by Local Government which accommodates a range of services and offers flexible community spaces made available to local residents and community groups for a variety of potential uses.

In the context of greenfield locations community centres have primarily incorporated a range of early years services and offered flexible community meeting spaces. However, the potential range of services and functions a community centre can incorporate is very broad. In order to ensure the effective and efficient use of capital and operational resources contemporary community centres are multipurpose (i.e. offering more than one service and function) rather than stand-alone (i.e. dedicated to one service or function only), and, where practical, co-located with other community infrastructure and public open space. Land area allocations in greenfield locations are reasonably generous in comparison to the actual building footprint provided in order to allow for sufficient on-site car parking and facilitate longer term expansion requirements as local needs evolve and change and shifts in government policy occur (e.g. the Victorian State Government's proposed introduction of 15 hours per week of funded 3 year old Kindergarten over the coming decade).

Other key characteristics and issues associated with multipurpose community centres are outlined below.

- Although not all multipurpose community centres are identical, it is possible to describe the types of services and functions typically incorporated into such facilities.
- Typically, such facilities are a combination of a few (but rarely all) of the following services and functions: Kindergarten; Maternal & child health; Playgroups; Occasional child care; long day child

² Ausplay is a large scale national population tracking survey funded and led by Sport Australia. AusPlay collects participation data; not membership data. The club sport data in AusPlay relates to how participation took place (e.g. survey respondents who self-identified that they participated in an activity through a sports club or association).

care; community meeting spaces; Planned Activity Groups; Neighbourhood houses / adult education; and Library.

- Multipurpose community centres can vary greatly in size depending on the services and activities to be accommodated within it and can typically range from 500 square metres to 2,500 square metres.
- Unlike public open space (both passive and active), the VPA PSP Guidelines do not specify a quantitative measure of how many facilities should be provided either using an area based standard (as applies to public open space) or a population based standard. Municipal Planning schemes do not provide any guidance on this matter either.
- In the absence of specific PSP Guidelines and statutory requirements, the VPA has tended to rely on the provision guidelines outlined in the Planning for Community Infrastructure in Growth Area Communities (2008).
- However, it is possible to estimate the level of demand for specific service types likely to be generated by a PSP.

The *Planning for Community Infrastructure in Growth Area Communities* – PCIGAC (2008) report includes guidelines for many discrete services and functions that would typically be accommodated within a Council multipurpose community centre. However, it is assumed that most of these could be included as part of two main types of community centres³:

- Level 1 Community Centres provided @ 1 centre per 8,000 to 10,000 people on 0.8 hectare sites; and
- Level 3 Community Centres @ 1 centre per 40,000 to 50,000 people on 1.5 hectare sites.

The *Kindergarten Infrastructure Needs Assessment in Greenfield Growth Areas* (2015) refers to two key benchmarks in relation to the provision of Kindergarten programs, of which Local Government is a major provider:

- 1 kindergarten room per 1,400 households at the peak; and
- 1 kindergarten room per 2,100 households in the long term.

‘It should be noted that this assessment also evaluates the potential impact of the introduction of 3-year-old and pre-prep Kindergarten programs in Victoria in future PSP community centres, a key election commitment the State Labor Government. This includes the proposed implementation of 30 hours per week of funded 4 year old kindergarten. Further consideration of the potential impact of these government commitments may be required in future.

³ Note: Rather than include a Level 2 Community Centre, the PCGIA report refers to two types of Level 1 Community Centres: one with Early Years Services and one without Early Years Services.

Due to the large variety of possible community configuration options the analysis focuses on the following 3 types of community centres:

- Level 1 community facility (1,200 m2 building footprint & 0.8 ha of land) @ 1 centre per 9,000 people;
- Level 2 community facility (1,500 m2 building footprint & 1 ha of land) @ 1 centre per 25,000 people;
and
- Level 3 community facility (2,500 m2 building footprint & 1.5 ha of land) @ 1 centre per 50,000 people.

The scope of services and activities covered by these facilities include Kindergarten, Maternal & Child Health, Playgroups, Occasional Child Care, Neighbourhood Houses, Libraries and a variety of flexible community meeting spaces and consulting rooms.

Appendix 4 shows indicative community centre configurations for each of the 3 types of community centres considered by this assessment and which are included in the VPA commissioned *Benchmark Infrastructure and Costs Guide* (prepared by Cardno). Level 1 and 2 community centres both include Kindergarten and Maternal and Child Health rooms as well as multipurpose community meeting spaces. Level 2 centres have larger community meeting spaces that are capable of accommodating a neighbourhood house service. Level 3 community centres differ from Level 1 centres by not typically including early years services such as Kindergarten and Maternal and Child Health. Instead these facilities include higher order services (i.e. services provided to a larger population catchment) such a Library and specialised community space for other service forms and population target groups.

2.4 Cardinia Planning Scheme

The Planning Scheme is a statutory document that guides and shapes development in Cardinia. It includes State Government provisions as well as local policies specific to Cardinia and a strategic vision for the municipality.

2.4.1 State Planning Policy Framework (SPPF)

Every Victorian planning scheme includes the State Planning Policy Framework (SPPF) containing general principles for land use and development in Victoria. Planning authorities and responsible authorities must take these general principles and specific policies into account in their integrated decision making process. For the purposes of this assessment the following Clauses are potentially relevant.

11.03 PLANNING FOR PLACES

- 11.03-1S Activity centres
- 11.03-1R Activity centres - Metropolitan Melbourne
- 11.03-6S Regional and local places

19.02 COMMUNITY INFRASTRUCTURE

- 19.02-1S Health facilities
- 19.02-1R Health precincts - Metropolitan Melbourne
- 19.02-2S Education facilities
- 19.02-2R Education precincts - Metropolitan Melbourne
- 19.02-3S Cultural facilities
- 19.02-3R Cultural facilities - Metropolitan Melbourne
- 19.02-4S Social and cultural infrastructure
- 19.02-5S Emergency services
- 19.02-6S Open space
- 19.02-6R Open space - Metropolitan Melbourne

Details of each of these Clauses is provided in Appendix 1a of this report.

2.4.2 Local Planning Policy Framework (LPPF)

The Local Planning Policy Framework (LPPF) sets a local strategic policy context for a municipality. There are two parts to the LPPF:

- the Municipal Strategic Statement

- specific local planning policies.

The Cardinia Planning Scheme contains a number of Clauses of potential relevance to the social infrastructure provision requirements associated with the development of the Officer South Employment PSP. These are:

- Clause 21.01 Cardinia Shire Key Issues and Strategic Vision (Sub-clauses 21.01-2 Key influences; 21.01-3 Key issues; 21.01-4 Strategic vision and 21.01-5 Strategic Framework plan);
- Clause 21.02 Environment (Sub-clause 21.02-5 Open space);
- Clause 21.03 Settlement and Housing (Sub-clause 21.03-1 Housing);
- Clause 21.05 Infrastructure (Sub-clauses 21.05-1 Infrastructure provision; 21.05-5 Pedestrian and bicycle network and 21.05-6 Community services and facilities);
- Clause 21.06 Particular Uses and Development (Sub-clause 21.06-1 Design and built form); and
- Schedule to Clause 53.01 Public Open Space Contribution and Subdivision.

Details of each of these Clauses is provided in Appendix 1b of this report.

2.5 Plan Melbourne

Plan Melbourne is a metropolitan planning strategy that defines the future shape of the city and state over the next 35 years. Integrating long-term land use, infrastructure and transport planning, Plan Melbourne sets out the strategy for supporting jobs and growth, while building on Melbourne's legacy of distinctiveness, liveability and sustainability. The plan includes:

- 9 principles to guide policies and actions
- 7 outcomes to strive for in creating a competitive, liveable and sustainable city
- 32 directions outlining how these outcomes will be achieved
- 90 policies detailing how these directions will be turned into action

In addition, a separate 5-year Implementation Plan with 112 actions has been developed. Of particular relevance to this assessment are the directions and policies outlined in Outcome 2 (housing related directions) and Outcome 5 (community infrastructure related directions). The directions and policies associated with these two outcomes are summarised below.

Outcome 02: Melbourne provides housing choice in locations close to jobs and services

Manage the supply of new housing in the right locations to meet population growth and create a sustainable city

- Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city
- Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport
- Plan for and define expected housing needs across Melbourne's regions
- Provide certainty about the scale of growth in the suburbs

Deliver more housing closer to jobs and public transport

- Facilitate well-designed, high-density residential developments that support a vibrant public realm in Melbourne's central city
- Direct new housing and mixed-use development to urban-renewal precincts and sites across Melbourne
- Support new housing in activity centres and other places that offer good access to jobs, services and public transport
- Provide support and guidance for greyfield areas to deliver more housing choice and diversity
- Require development in growth areas to be sequenced and staged to better link infrastructure delivery to land release

Increase the supply of social and affordable housing

- Utilise government land to deliver additional social housing
- Streamline decision-making processes for social housing proposals
- Strengthen the role of planning in facilitating and delivering the supply of social and affordable housing
- Create ways to capture and share value uplift from rezonings

Facilitate decision-making processes for housing in the right locations

- Support streamlined approval processes in defined locations
- Facilitate the remediation of contaminated land, particularly on sites in developed areas of Melbourne with potential for residential development

Provide greater choice and diversity of housing

- Facilitate housing that offers choice and meets changing household needs
- Provide a range of housing types in growth areas

Outcome 05: Melbourne is a city of inclusive, vibrant and healthy neighbourhoods

Create a city of 20-minute neighbourhoods

- Create mixed-use neighbourhoods at varying densities
- Support a network of vibrant neighbourhood activity centres

Create neighbourhoods that support safe communities and healthy lifestyles

- Improve neighbourhoods to enable walking and cycling as a part of daily life

Deliver community infrastructure to support strong communities

- Facilitate a whole-of-government approach to the delivery of community infrastructure
- Create health and education precincts to support neighbourhoods
- Support not-for-profit community services to build social capital and stronger communities
- Provide and protect land for cemeteries and crematoria

Deliver local parks and green neighbourhoods in collaboration with communities

- Develop a network of accessible high-quality, local open spaces
- Support community gardens and productive streetscapes

2.6 Other Relevant Strategic Documents

A number of Cardinia Shire Council and other non-Council agency strategies, plans and policies were identified and reviewed for potential relevance to the community needs analysis. Council policies, strategies and plans are reviewed in Appendix 1c of this report. The documents reviewed are:

Community Services	Recreation & Open Space
<ul style="list-style-type: none"> • Access & Inclusion Plan 2017-2021 • Age Friendly Strategy 15-19 • Child, Youth and Family Strategy 2017-21 • Cultural Diversity Plan 2019-23 • Creating Community Social Connection, Community Wellbeing and Good Practise • Disability Access and Inclusion Policy • DRAFT Neighbourhood House Policy 2021 • Public Art Policy 2012 -17 • Reconciliation Action Plan 2015–19 • Social and Affordable Housing Strategy 2025 • The Community Food Strategy 2018–26 • Community garden policy • Council services for success brochure • Community Infrastructure Plan 2011 • Seniors Housing Review and Prospectus • Community Engagement Strategy • Officer Precinct Structure Plan reference documents 	<ul style="list-style-type: none"> • Draft Recreation Strategy 2014-2026 - Not public • Play space strategy 2014 • Sport Facility Standards Policy 2019. Adopted 15/7/19. • Recreation Reserve Management and Usage Policy • Skate and BMX Strategy adopted July 2016 • Recreation Reserves Masterplans - on website • Fishing Policy • Landscape Developer Guidelines • Equestrian Strategy, 2014 • Growth Corridor Sports Strategy, 2005 • Pedestrian and Bicycle Strategy Actions Report, 2003 • Pedestrian and Bicycle Strategy, August 2017 • Safer Design Guidelines for Victoria, 2005 • Open Space Strategy 2000 (note: a new Open Space Strategy is currently being prepared) • Open Space Management Framework 2017

Community Services	Recreation & Open Space
<ul style="list-style-type: none"> • Cardinia Rd Precinct Structure Plan reference documents • Cardinia Rd Employment Precinct Structure Plan reference documents 	

A summary of important non-Council community infrastructure strategies is also provided in Appendix 2 of this report, and where applicable, discussed as part of a more detailed assessment as part of the next stages of this assessment.

The documents reviewed are:

- Transforming lives and enhancing communities: Federation University Strategic Plan 2018 – 2022;
- Chisholm Strategy Plan 2017-2020;
- Victorian Government Health 2040: Advancing Health, Access and Care;
- Statewide Design, Service and Infrastructure Plan for Victoria’s Health System 2017–2037;
- Monash Health Strategic Plan 2018-23;
- National Disability Insurance Agency Corporate Plan 2016 – 2021;
- Victoria Police Blue Paper: A Vision for Victoria Police In 2025;
- Country Fire Authority (CFA) Plan 2018 -19;
- Victorian State Emergency Services (VICSES) Service Delivery Strategy 2025;
- Court Services Victoria Strategic Asset Plan:2016-2031; and
- Cardinia Creek Parklands Future Directions Plan (2002), Parks Victoria.

2.7 Summary of Implications

Depending on the final anticipated developable area and dwelling yield for the Officer South Employment PSP, and position and scale of any proposed activity centres, public transport nodes, the community infrastructure provision strategy for the PSP area will need to be, where practical, consistent with the large suite of statutory policies, VPA guidelines, and State and local strategies and plans.

Many of these documents contain specific principles, priorities, guidelines and recommendations which will inform decisions about quantity of provision, how certain forms of community infrastructure are to be configured and locational criteria requirements.

Other non-Council agency strategic planning documents also indicate a need to further consult with these agencies and confirm provision strategies.

3 Proximity to Existing & Planned Community

3.1 Planned Community Infrastructure in Abutting PSP Areas

The proposed residential area of the OSEPSP abuts three PSP locations within the Shire of Cardinia: 1) the Cardinia Road Employment Precinct Structure Plan to the east; 2) the Officer Precinct Structure Plan to the north and 3) the Cardinia Road Precinct Structure Plan to the north east. Combined, these three PSPs will accommodate an approximately 22,800 dwellings and a population of approximately 60,000 residents. The breakdown of these dwelling and population estimates are as follows:

- The Cardinia Road Employment Precinct Structure Plan (September 2010) anticipates a yield of 2,034 dwellings and a population of 4,285 (page 30);
- The Officer Precinct Structure Plan (September 2011) anticipates a yield of 11,598 dwellings and a population of 32,475 (page 34); and
- The Cardinia Road Precinct Structure Plan (September 2008) anticipates a yield of 9,838 dwellings and a population of 27,546 (page 21).

It should also be noted that a number of approved PSP's are located on the western boundary of the Officer South Employment PSP. These are: Cardinia Creek South PSP; Clyde North PSP and Minta Farm PSP. All these PSPs are located in the City of Casey and share a boundary with Cardinia Creek. Although these PSPs are located further from the proposed core residential component of the Officer South Employment PSP than those PSPs located to the east and north, they all provide existing and planned social infrastructure that could be used by future residents of the PSP.

3.1.1 Cardinia Road Employment Precinct Structure Plan (September 2010)

Given the relatively small residential yield anticipated for the Cardinia Road Employment PSP (i.e. 2,000 dwellings) and its proximity to two proposed community hubs located in the south western section of the Cardinia Road PSP (Urban Community Hub Cell 5 and District Community Hub Cell 6), relatively little community infrastructure is proposed to be delivered within the PSP area itself (refer to Figure 5 on the following page).

The one notable exception is a proposed business and community hub as part of Kaduna Park, an existing homestead with heritage values. The Plan proposes that Kaduna Park (refer to Figure 5 on the following page) provide an integral focus for the heart of the Precinct including:

- the existing homestead which may accommodate a range of uses that provide for social interaction;
- formal gardens and open space; and

- the new community facility which will provide a flexible community meeting place.

The open space strategies proposed by the PSP are focused on a new residential park servicing the residential community, two industrial parks, a commercial park, the development of open space at Kaduna Park heritage site and the development of creeks and drainage reserves and easements.

Figure 5 – Cardinia Road Employment PSP Community Facilities Plan (Inc. Kaduna Park Community Hub)



Figure 6 - Kaduna Park Indicative Concept Plan



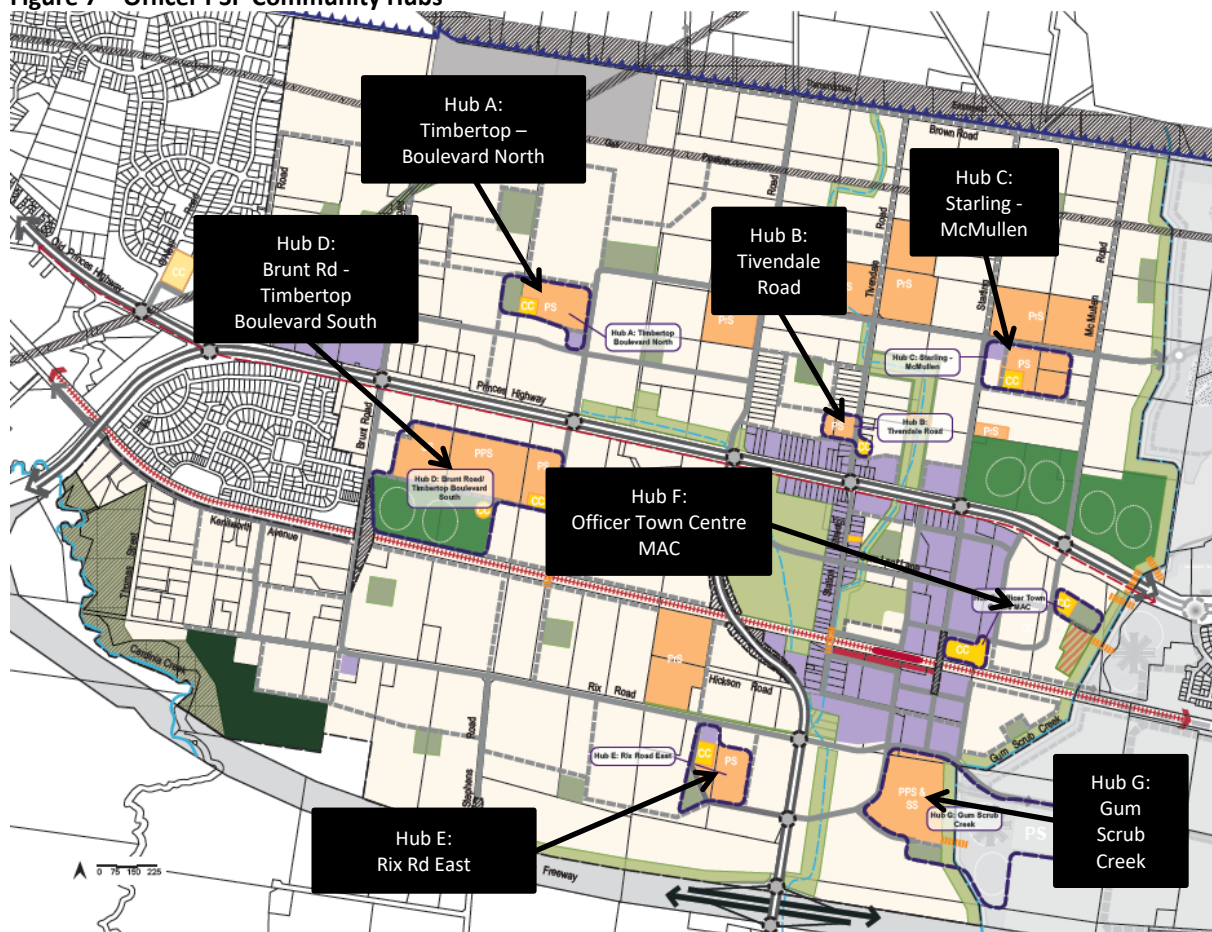
3.1.2 Officer Precinct Structure Plan (September 2011)

The Officer PSP provides for a very broad range of community facilities, open spaces and pathways. Most of these facilities are located within or connect to 7 main community hubs (which essentially refers to a cluster of community infrastructure forms). These hubs (shown in Figure 7 below) are as follows:

- Hub A: Timbertop Boulevard North;
- Hub B: Tivendale Road;
- Hub C: Starling – McMullen;
- Hub D: Brunt Road / Timbertop Boulevard South;
- Hub E: Rix Road East;
- Hub F: Officer Town Centre; and
- Hub G: Gum Scrub Creek.

The nearest community hubs to the core residential area of the Officer South Employment PSP land are Hubs E, F and G.

Figure 7 – Officer PSP Community Hubs



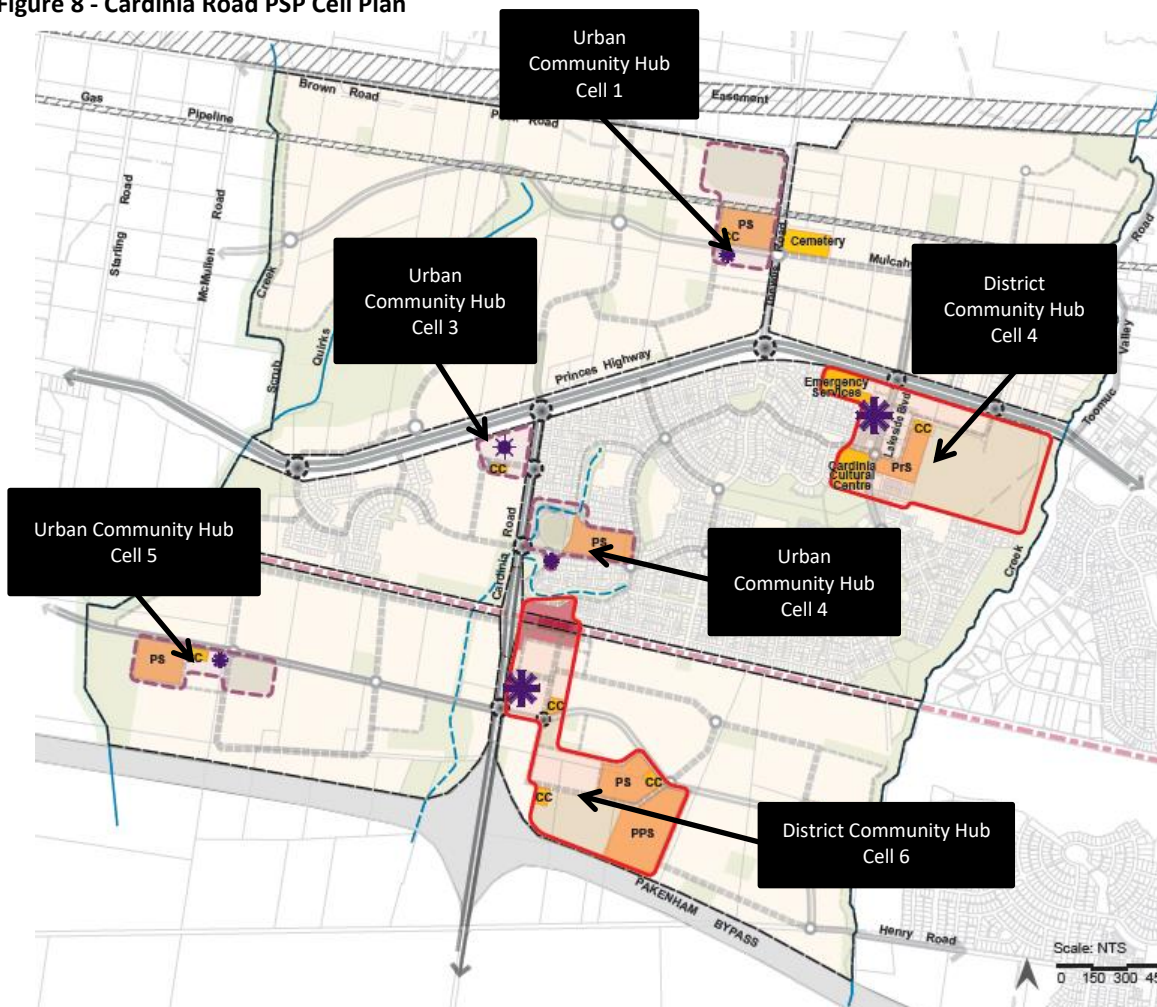
3.1.3 Cardinia Road Precinct Structure Plan (September 2008)

The Cardinia Road PSP also provides for a very broad range of community facilities, open spaces and pathways. Most of these facilities are located within or connect to 6 main community hubs (which essentially refers to a cluster of community infrastructure forms). These hubs (shown in Figure 8 below) are as follows:

- Urban Community Hub Cell 1;
- Urban Community Hub Cell 3;
- Urban Community Hub Cell 4;
- District Community Hub Cell 4;
- Urban Community Hub Cell 5; and
- District Community Hub Cell 6 (and a small portion of Cell 4).

The nearest community hub to the subject land are Urban Community Hub Cell 5 and District Community Hub Cell 6.

Figure 8 - Cardinia Road PSP Cell Plan



3.2 Community Infrastructure within 1.5 Kilometres of Officer South Employment PSP Area

Figure 9 on the page 37 combines the existing and proposed community infrastructure shown in each of the abutting PSPs located in the Shire of Cardinia into one integrated map. The map is primarily focused on the 1.5-kilometre⁴ population catchment area surrounding the proposed residential component of the OSEPSP in order to align with *Plan Melbourne*'s goal of establishing 20-minute neighbourhoods. Given that the catchment area includes three PSP locations at varying stages of development, and with a mixture of existing and planned community infrastructure, it is anticipated that the future population of the PSP will access many of these services and facilities, particularly in the early stages of development. In summary, there are six major and minor community infrastructure hubs likely to be utilised by future residents of the PSP. The key hubs and what they currently, or are proposed to contain are:

Nearest Officer PSP hubs located to the north:

Hub name	Key Community Infrastructure
Rix Road East (Hub E)	<ul style="list-style-type: none"> • Maranatha Christian School (Officer Campus); • Proposed Government Primary School; and • Proposed Community Centre.
Gum Scrub Creek (Hub G)	<ul style="list-style-type: none"> • Officer Government Secondary College located to the south; • Officer Specialist School, also co-located with the Officer Secondary College; • Officer Community Hub (3 court indoor stadium and 2 multipurpose community meeting rooms) co-located with the Officer Secondary College.
Officer Town Centre (Hub F)	<p>Two proposed community centre locations and will accommodate a significant suite of higher order and local scale services including:</p> <ul style="list-style-type: none"> • Regional library; • Aquatic centre; • Performing arts rehearsal space; • Community meeting spaces; • Senior citizens centre; and • Youth service provision.

⁴ *Plan Melbourne 2017-2050* includes Principle 5 which refers to "Living locally—20-minute neighbourhoods". This principle is focused on creating 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. The principle aims to make Melbourne healthier and more inclusive. Due to the specialised and diverse nature of work, many people will still need to travel outside of this 20-minute neighbourhood for their jobs. A 20-minute walk equates to approximately 1.5 kilometres.

Nearest Cardinia Road PSP hubs located to the north east:

Hub name	Key Community Infrastructure
Urban Community Hub Cell 5	<ul style="list-style-type: none"> • Bridgewood Primary School • Bridgewood Child & Family Centre • Proposed sports reserve
Heatherbrae Recreation Reserve	<ul style="list-style-type: none"> • Existing sports reserve consisting of two football and cricket ovals with flood lights, sports pavilion, two netball courts, two cricket nets, a half-court basketball court and a tennis hit-up wall, plus car parking and a wetlands area.

Nearest Cardinia Road Employment PSP hub located to the east:

Hub name	Key Community Infrastructure
Kaduna Park Hub	<ul style="list-style-type: none"> • Reuse of historic Homestead • New community facility with flexible community meeting space • Formal gardens and open space

3.3 Higher Order Community Infrastructure within the Sub-Region of Officer South Employment PSP Area

Figure 10 on page 38 shows the location of existing higher order services such as acute hospitals, community health facilities and higher education facilities in the broader sub-region surrounding the Officer South Employment PSP Area. It shows that only the Monash Health Community Pakenham campus (a community health service located to the east) exists within the 5-kilometre catchment area of the core residential area of the Officer South Employment PSP. The most significant concentration of higher order community infrastructure services is located to the north west within the designated Berwick Health and Education Precinct (approximately 6 kilometres from the core residential area of the Officer South PSP). The services located within this Precinct include:

- Federation University (Berwick Campus);
- Chisholm Institute of TAFE (Berwick Campus);
- Casey Public Hospital;
- St John of God (Berwick) – a private hospital; and
- A number of day procedure services.

Figure 9 - Existing & Planned Community Infrastructure Within & Surrounding OSEPSP and CREP

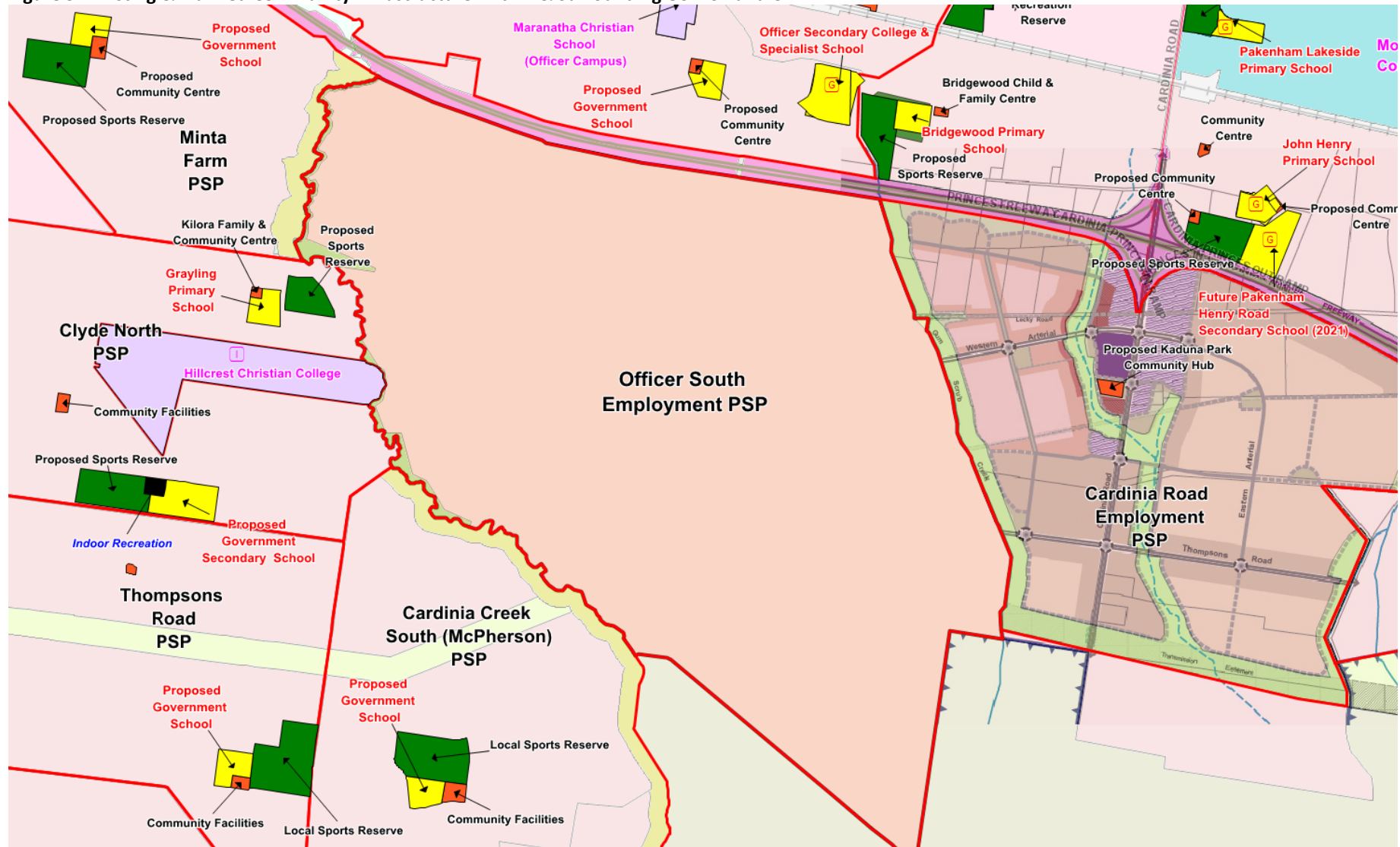
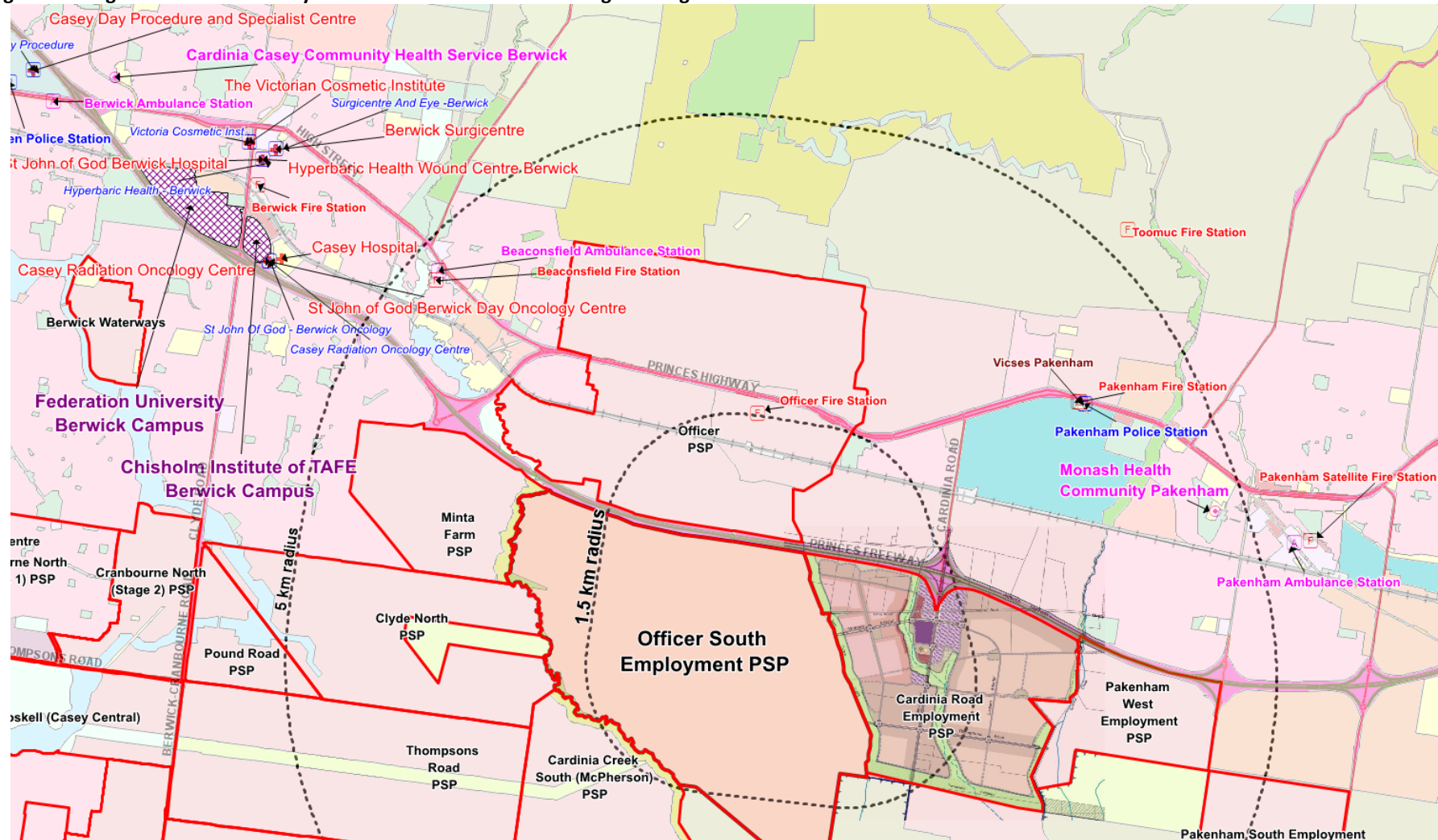


Figure 10 - Higher Order Community Infrastructure in the Surrounding Sub-Region



4 Review of CREP Community Infrastructure Requirements

As part of the broader assessment process, ASR Research undertook a review of community infrastructure needs associated with the adjoining Cardinia Road Employment Precinct (CREP) which was approved in 2010. There were several reasons for reviewing the needs of the CREP including:

1. Concerns that the CREP is undersupplied with community infrastructure relative its projected population capacity;
2. That the undersupply of existing and planned community infrastructure in the CREP is exacerbated by its relative isolation south of the Princess Freeway and away from the main urban communities located north of the Freeway (i.e. Officer to the north west and Pakenham to the north east); and
3. The future development of the Officer South Employment PSP potentially provides an opportunity to address community infrastructure shortfalls in the CREP and / or provides the Shire of Cardinia with a key justification for reviewing the CREP to investigate options for including key forms of community infrastructure including schools and sporting grounds.

For the purposes of conducting the CREP review the assessment was limited to public open space, recreation, multipurpose community centres and Government school provision.

Table 2 on the following page summarises the demands generated by the CREP using standards typically endorsed by the VPA and comparing these estimates to existing and proposed community infrastructure identified by the CREP Structure Plan. The major community infrastructure gaps identified in this Table are:

- The provision of early years services within a multipurpose community centre (approximately 3 Kindergarten rooms and 1 Maternal & Child Health consulting unit);
- 5.2 hectares of active open space for formal outdoor sports;
- 0.5 hectares of land for an indoor recreation facility; and
- One Government Primary School.

Table 2 - Summary of Local Community Infrastructure Needs Generated by the CREP

Community Infrastructure Type	Demand / Supply Requirement Generated by the Cardinia Road Employment PSP	Current / Proposed Community Infrastructure Provision
<i>Net Developable Residential Area (NDRA)</i>	<i>86.47 ha</i>	
<i>Dwellings</i>	<i>2,034</i>	<i>2,034</i>
<i>Population</i>	<i>6,305</i>	<i>6,305</i>
Open Space		
<i>Total unencumbered open space</i>	<i>8.6 ha</i>	<i>7.11 ha (includes employment areas)</i>
<i>Passive open space</i>	<i>3.5 ha</i>	<i>7.11 ha</i>
<i>Active open space</i>	<i>5.2 ha</i>	<i>None</i>
Recreation		
<i>Total indoor recreation centre land</i>	<i>0.5 ha</i>	<i>None</i>
Community Centre		
<i>Community Centres</i>	<i>0.7 centres</i>	<i>1 (without early years component)</i>
<i>Kindergarten rooms (3 & 4 year old programs)</i>	<i>2.8 rooms</i>	<i>None</i>
<i>Maternal & Child Health rooms</i>	<i>0.8 consulting rooms</i>	<i>None</i>
Government Schools		
<i>Government Primary Enrolments / Schools</i>	<i>488 enrolments / 0.7 schools</i>	<i>None</i>
<i>Government Secondary Schools</i>	<i>293 enrolments / 0.2 schools</i>	<i>None</i>

The estimates and information presented in Table 2 above, have a number of implications for the development of the Officer South Employment PSP and any future review of the CREP Structure Plan the Shire of Cardinia may seek to pursue.

Having determined there are a number of local community infrastructure deficiencies in the CREP, two potential strategies to address these shortfalls are offered for consideration: 1) explore future opportunities to reintroduce some or all of these key community infrastructure gap items as part of any statutory review of the CREP (to be undertaken by the Shire of Cardinia), or 2) addressing CREP community infrastructure shortfalls in the adjoining Officer South Employment PSP.

As a priority, this assessment supports the need for a statutory review of the CREP on community infrastructure grounds, given the estimated shortfalls. Council has undertaken a preliminary assessment of potential community infrastructure locations within the CREP including the northern employment land (service business land) if it were rezoned to residential (refer to Appendix 2 for more details). A variety of rezoning scenarios has the potential yield an additional 200 to 540 residential dwellings.

However, in the event that this avenue for addressing shortfalls is not possible or highly unlikely, it is recommended that the Officer South Employment PSP be explored as the most appropriate location for addressing these shortfalls.

Under this scenario, it is recommended that the VPA consider the following community infrastructure provision strategy for Officer South Employment PSP:

- Include a 1 hectare site for Level 2 multipurpose community centre which will allow for the shortfall in early years service provision in the CREP (i.e. 3 Kindergarten rooms and 1 MCH consulting unit) to be accommodated within the Officer South Employment PSP.
- Include one 3.5 hectare site one Government Primary School (preliminary consultation with DET indicates it does not wish entertain the possibility of a second Government Primary School within the study area until such time that Council has confirmed its intention to undertake a statutory review of the CREP Structure Plan).
- Include one 3 hectare site for a non-Government Primary School (the need for which has been confirmed by the Diocese of Sale Catholic Education Ltd as part of the assessment process).
- Explore the feasibility of including approximately 8.5 hectares of active open space to address the 5.2 hectare shortfall within the CREP.

5 Detailed Community Infrastructure Assessment

5.1 Development & Population Assumptions

This section provides indicative quantitative community infrastructure demand and supply estimates for both the Primary Study Area (i.e. OSEPSP) and Secondary Study Area (i.e. OSEPSP and the CREP) using a combination of development assumptions provided by the VPA and demographic profile data contained within Cardinia Shire Council's population forecasts prepared by .id consulting (<https://forecast.id.com.au/cardinia>).

The VPA requested ASR Research provide an analysis of community infrastructure needs based on development assumptions summarised in the table below.

Table 3 – Development and Population Assumptions

	Officer South Employment PSP (OSEPSP): Primary Study Area	Cardinia Road Employment PSP (CREP): Secondary Study Area	Total Secondary Study Area (OSEPSP + CREP)
Dwelling Yield	1,653	2,034	3,687
Average Household Size	3.1	3.1	3.1
Anticipated Population	5,124	6,305	11,463
Net Developable Area (NDA) – Residential	NDA – Residential 43.5 hectares	NDA – Residential 86.5 hectares	NDA – Residential 130.6 hectares
Net Developable Area (NDA) – Employment	NDA – Employment 603.84 hectares	NDA – Employment 353 hectares	NDA – Employment 1,000.34 hectares

5.2 Quantitative Estimates of Community Infrastructure Demand Generated by the Study Area

Table 4 on the following pages summarises the key findings, issues and preliminary demand and supply estimates associated with the proposed development of the OSEPSP and more broadly the Secondary Study Area. Appendix 3 of this report provides indicative demand estimates generated by the OSEPSP and the Secondary Study Area for various forms of community infrastructure that lend themselves to some form of quantifiable demand and / or supply measure. These estimates were based on the age profile of the Cardinia Road Employment Precinct in the year 2036. A description of the measures used to calculate community infrastructure demand, the assumptions that underpin them, and their source is also outlined in Appendix 3.

Table 4 - Detailed Community Infrastructure Assessment of All Study Areas

Nearest existing or planned social infrastructure to Officer South Employment PSP & Other Key Findings	Demand generated by Officer South Employment PSP	Demand generated by Cardinia Road Employment PSP	Total Secondary Study Area Demand Estimates (OSEPSP + CREP)	Recommended Response Measures for Officer South Employment PSP
Public Open Space				
Passive Open Space				
<p>The Officer South Employment PSP does not currently contain existing public open space. However, as shown in the draft Place Based Plan, the PSP contains a number of significant features which will form the basis of a number of important regional open space initiatives. These include:</p> <ul style="list-style-type: none"> • Cardinia Creek environs located on the western boundary of the PSP; • Gum Scrub Creek located on the eastern boundary of the PSP; • A long stretch of north / south drainage land abutting the eastern side of Officer South Road; • A long stretch of north / south drainage land abutting the western side of Stephens Road; and • Two major east / west utility easements which are likely to provide important informal recreation and trail opportunities. <p>In 2018, the Victorian Government committed to establish the Cardinia Creek Regional Parklands, a 508-hectare parkland near Officer. Under the Suburban Parks Program, the Victorian Government is taking the first steps to establishing the parklands in Melbourne's growing south-east. Cardinia Creek Regional Parklands is a conservation park located along Cardinia Creek that links parks and reserves from Beaconsfield to Clyde North. The project will refresh the Cardinia Creek Regional Parklands Future Directions Plan.</p> <p>Cardinia Shire Council has adopted a ratio of 5 hectares per 1,000 people, of which 2 hectares per 1,000 people is for active open space and 3 hectares</p>	<p>As per open space PSP Guidelines, passive open space requirements for the Officer South Employment PSP will be delivered on the basis of:</p> <ul style="list-style-type: none"> • 3% to 5% of net developable area (NDA) for residential zoned land; and • 2% of NDA for major employment land. <p>Based on the application of a 4% target the PSP will require 2.18 hectares of land to be set aside for passive open space purposes in the residential component of the PSP.</p> <p>Based on the application of a 2% target the PSP will require 12.27 hectares of land to be set aside for passive open space purposes in the employment land component of the PSP.</p> <p>The combined residential and employment land passive open space requirement equates to 14.46 hectares.</p>	<p>The approved Cardinia Road Employment PSP provides for 7.11 hectares of passive open space and 111.27 hectares of encumbered open space for conservation and recreation.</p> <p>If the PSP Guidelines were retrospectively applied, the PSP would trigger the need for 3.5 hectares of passive open space in the residential component of the PSP (assuming the application of a 4% of NDA Residential target), and 7.1 hectares of unencumbered passive open space for the employment land component of the PSP (assuming the application of a 2% of NDA Employment target).</p> <p>The combined residential and employment land unencumbered passive open space requirement equates to 10.6 hectares.</p>	<p>Based on the application of a 4% target the study area generates a combined need for 25.06 hectares of unencumbered passive open space.</p>	<p>The passive open space provision strategy outlined in the draft Place Based Plan consists of both encumbered and unencumbered public open spaces. The following quantities of passive public open space are proposed:</p> <ul style="list-style-type: none"> • 12.75 hectares of unencumbered passive public open space (also referred to as credited open space); and • 342.73 hectares of encumbered open space (also referred to as uncredited open space). <p><i>Credited Passive Open Space</i></p> <p>The 12.75 hectares of credited passive open space consists of:</p> <ul style="list-style-type: none"> • 3 hectares of passive open space located within the residential land; and • 9.75 hectares of passive open space in the employment land. <p>Based on median passive public open space targets specified in the PSP Guidelines, the draft Place Based Plan supply of passive open space (12.75 hectares) is slightly below the passive open space requirement (14.46 hectares) by approximately 1.71 hectares.</p> <p><i>Uncredited Passive Open Space</i></p> <p>The 342.73 of encumbered public open spaces consists of:</p> <ul style="list-style-type: none"> • Conservation reserves (25.82 hectares); • Cultural Value Investigation Area (12.98 hectares); • Waterways and drainage reserves / retarding basins (178.66 hectares); • Waterways and drainage reserves with conservation (81.31 hectares); • Utility easements (42.45 hectares); and • Redundant road reserves (1.5 hectares).

Nearest existing or planned social infrastructure to Officer South Employment PSP & Other Key Findings	Demand generated by Officer South Employment PSP	Demand generated by Cardinia Road Employment PSP	Total Secondary Study Area Demand Estimates (OSEPSP + CREP)	Recommended Response Measures for Officer South Employment PSP
per 1,000 people is for passive recreation in urban areas.				<p>The majority of these encumbered open spaces are likely to provide local residents and regional visitors with important informal open space and recreation opportunities via vegetation restoration measures, the construction of shared pathways, and the inclusion of other parkland amenities (e.g. seating, shade structures, picnic facilities and interpretive signage).</p> <p>Given this total open space perspective, this assessment concludes that the quantity of passive open space provision outlined in the draft Place Based Plan is satisfactory.</p> <p>It is recommended that the VPA review the current location of proposed passive open space reserves within the residential component of the PSP to ensure they satisfy Target 12 of the PSP Guidelines. Target 12 aims to ensure that open space and sports reserves are 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>It also recommended that VPA continue to work closely with the Department of Environment, Land, Water and Planning and other stakeholders to ensure high quality planning outcomes are achieved as part of the Cardinia Creek Future Directions Plan refresh process currently underway. This process aims to protect biodiversity and cultural heritage and include new facilities to support community health and wellbeing including walking and cycling trails, picnic areas, and equestrian trails.</p>
Active Open Space				
There are 2 existing and planned active open space reserves within a 1.5 kilometre radius of the proposed core residential area of the Officer South Employment PSP. These are:	As per open space PSP Guidelines active open space requirements for the Officer South Employment PSP will be delivered on	The approved Cardinia Road Employment PSP does not include active open space.	Based on the application of a 6% target the study area generates a combined need for 8.48 hectares of active open space.	The draft Place Based Plan includes an 8.5 hectare active open space reserve. This allocation satisfies both the requirements of the OSEPSP (3.28 hectares) and the shortfall in the Cardinia Road Employment PSP (5.2 hectares).

Nearest existing or planned social infrastructure to Officer South Employment PSP & Other Key Findings	Demand generated by Officer South Employment PSP	Demand generated by Cardinia Road Employment PSP	Total Secondary Study Area Demand Estimates (OSEPSP + CREP)	Recommended Response Measures for Officer South Employment PSP																																																						
<ul style="list-style-type: none">Planned sports reserve (located within Urban Community Hub Cell 5 of the Cardinia Road PSP); andHeatherbrae Recreation Reserve. <p>Other nearby facilities include:</p> <ul style="list-style-type: none">Officer Recreation Reserve (includes expansion to existing reserve); andPlanned sports reserve (located within District Community Hub Cell 6 of the Cardinia Road PSP). <p>As part of the agency consultation undertaken to inform the preparation of this assessment, Cardinia Shire Council undertook an internal Council assessment to determine the quantity of active open space that should be included within the Officer South Employment PSP (inclusive of the shortfall in the Cardinia Road Employment PSP which has no outdoor sports reserve). Council has requested the inclusion of 18.74 hectares of active open space within the PSP to cater for five main sports: Australian rules football / cricket (accommodated by two ovals), soccer (two playing fields), netball (two courts) and a regional hockey facility (two synthetic playing fields).</p>	<p>the basis of 5% to 7% of net developable area (NDA). Based on the application of a 6% target the PSP will require 3.28 hectares of land to be set aside for active open space purposes.</p> <p>Anticipated number of participants for major outdoor sports are as follows:</p> <table><tr><th>Sport / Activity</th><th>Participants</th></tr><tr><td>Australian football</td><td>284</td></tr><tr><td>Basketball</td><td>281</td></tr><tr><td>Football / soccer</td><td>218</td></tr><tr><td>Tennis</td><td>176</td></tr><tr><td>Netball</td><td>174</td></tr><tr><td>Yoga</td><td>158</td></tr><tr><td>Golf</td><td>151</td></tr><tr><td>Cricket</td><td>142</td></tr></table>	Sport / Activity	Participants	Australian football	284	Basketball	281	Football / soccer	218	Tennis	176	Netball	174	Yoga	158	Golf	151	Cricket	142	<p>If the PSP Guidelines were retrospectively applied, the PSP would trigger the need for 5.2 hectares of active open space (assuming the application of a 6% of NDA target).</p> <p>Anticipated number of participants for major outdoor sports are as follows:</p> <table><tr><th>Sport / Activity</th><th>Participants</th></tr><tr><td>Australian football</td><td>347</td></tr><tr><td>Basketball</td><td>344</td></tr><tr><td>Football / soccer</td><td>266</td></tr><tr><td>Tennis</td><td>215</td></tr><tr><td>Netball</td><td>213</td></tr><tr><td>Yoga</td><td>193</td></tr><tr><td>Golf</td><td>184</td></tr><tr><td>Cricket</td><td>174</td></tr></table>	Sport / Activity	Participants	Australian football	347	Basketball	344	Football / soccer	266	Tennis	215	Netball	213	Yoga	193	Golf	184	Cricket	174	<p>Anticipated number of participants for major outdoor sports are as follows:</p> <table><tr><th>Sport / Activity</th><th>Participants</th></tr><tr><td>Australian football</td><td>630</td></tr><tr><td>Basketball</td><td>625</td></tr><tr><td>Football / soccer</td><td>484</td></tr><tr><td>Tennis</td><td>391</td></tr><tr><td>Netball</td><td>387</td></tr><tr><td>Yoga</td><td>352</td></tr><tr><td>Golf</td><td>335</td></tr><tr><td>Cricket</td><td>316</td></tr></table>	Sport / Activity	Participants	Australian football	630	Basketball	625	Football / soccer	484	Tennis	391	Netball	387	Yoga	352	Golf	335	Cricket	316	<p>An 8.5 hectare active open space can be configured in a number of different ways and can cater for a diverse range of sports. The final decision about which sports should be accommodated within the reserve and how it should be configured will rest with Cardinia Shire Council. Typical configuration options which an 8.5 hectare reserve can include (but not limited to):</p> <ul style="list-style-type: none">2x AFL (winter use) /cricket (summer use) ovals + 2 outdoor netball courts;2 cricket ovals (summer use) overlaid by 4 soccer pitches (winter use) + 2 outdoor netball courts. <p>It is also recommended that the VPA review the current location of the proposed active open space to ensure it satisfies Target 12 of the PSP Guidelines. Target 12 aims to ensure that open space and sports reserves are 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.
Sport / Activity	Participants																																																									
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Council Indoor & Aquatic Leisure Centres and Fitness Centres																																																										
Indoor courts / stadiums																																																										
<p>Within 1.5 kilometres of the proposed core residential area of the Officer South Employment PSP are the following key existing and planned Cardinia Shire facilities:</p> <ul style="list-style-type: none">Officer Community Hub (a 3-court indoor stadium catering for sports such as basketball, netball, floorball, badminton and futsal); andThe proposed Officer Town Centre Aquatic Leisure Centre.	0.5 indoor courts	0.6 indoor courts	1.1 indoor courts	<p>The Officer Community Hub and proposed Officer Town Centre Aquatic Leisure Centre (assuming Council continues to support this proposal), located approximately 1 kilometre north of the Officer South Employment PSP, will largely cater for the additional demands generated by the study area and increase the financial viability of both facilities. However, as part of the establishment of any potential future Government Primary School recommended for the subject site, the proponents and Cardinia Shire Council should encourage DET to include a 1 or 2 court indoor stadium within the school grounds.</p>																																																						

Nearest existing or planned social infrastructure to Officer South Employment PSP & Other Key Findings	Demand generated by Officer South Employment PSP	Demand generated by Cardinia Road Employment PSP	Total Secondary Study Area Demand Estimates (OSEPSP + CREP)	Recommended Response Measures for Officer South Employment PSP
Council aquatic leisure centre members	Approximately 26,300 aquatic leisure centre members	Approximately 32,200 aquatic leisure centre members	Approximately 58,500 aquatic leisure centre members	
Swim participants	Approximately 700 swim participants	Approximately 850 swim participants	Approximately 1,500 swim participants	
Fitness / gym users	Approximately 1,200 members	Approximately 1,500 members	Approximately 2,700 members	Private gym provision within the Officer South Employment PSP will also compliment the proposed Officer Town Centre Aquatic Leisure Centre (assuming Council continues to support this proposal) and cater for the demand generated by the study area.
Multipurpose Community Centres				
<p>Within 1.5 kilometres of the proposed core residential area of the Officer South Employment PSP are the following key existing and planned Cardinia Shire facilities:</p> <ul style="list-style-type: none"> Proposed Kaduna Park Community Hub (within the Cardinia Road Employment PSP); The existing Officer Community Hub (which includes multipurpose community meeting rooms); Bridgewood Child & Family Centre (within Urban Community Cell 5 of the Cardinia Road PSP); Proposed Rix Road East (Hub E) community centre (within the Officer PSP); and Two proposed community centres in the Officer Town Centre (within the Officer PSP). <p>Outlined below is the analysis of discrete services and activities that are typically accommodated within a Council community facility. These include:</p> <ul style="list-style-type: none"> Early Years & Youth Services: <ul style="list-style-type: none"> Log Day Child Care 	0.6 community centres	0.7 community centres	1.2 community centres	<p>This assessment supports the need for one Level 2 multipurpose community facility (1,500 m2 building footprint & 1 ha of land) to be established as part of the development of the Officer South Employment PSP.</p> <p>Building on the findings of this report and the VPA's specifications for Level 2 community centres (refer to Appendix 4 for more details), this assessment recommends the VPA and Council discuss further and confirm the proposed functions and configuration of a new multipurpose community to be established as part of the Officer South Employment PSP.</p> <p>Based on the analysis of discrete services and functions that are typically accommodated within a Council multipurpose community centre, this assessment recommends the subject site set aside land (1 hectare) in an appropriate location for a new Local Community Centre consisting of the following primary functions:</p> <ul style="list-style-type: none"> Kindergarten rooms; MCH consulting room;

Nearest existing or planned social infrastructure to Officer South Employment PSP & Other Key Findings	Demand generated by Officer South Employment PSP	Demand generated by Cardinia Road Employment PSP	Total Secondary Study Area Demand Estimates (OSEPSP + CREP)	Recommended Response Measures for Officer South Employment PSP
<ul style="list-style-type: none"> - Occasional child care - Kindergarten (3 and 4 year old sessional programs) - Maternal & Child Health services - Playgroups • Neighbourhood Houses / Adult Education / Arts / Cultural • Libraries <p>As part of the agency consultation undertaken to inform the preparation of this assessment, Cardinia Shire Council have indicated their support for the inclusion of a Level 2 Community Centre within the Officer South Employment PSP in order to assist with the shortfall in community facilities in the Cardinia Road Employment PSP.</p> <p>Council has indicated that the proposed Centre should consist of a range of services and functions including:</p> <ul style="list-style-type: none"> • Kindergarten rooms and space for community activities (parent groups, playgroups etc) • Consultant rooms (minimum of 16m²) to be used for MCH and other allied health services e.g. Speech and Language, OT etc • Early childhood intervention space • Integrated Office • Lounge, waiting area • One large multipurpose community space, serviced by a commercial kitchen and toilet facilities (can be shared if necessary) that could accommodate a variety of uses from meetings to programs for all age groups. Ideally this space could also have access to a medium sized office area in case a group needed to be housed there in the future. This space could therefore be used for such things as U3A classes, seniors group activities, youth or art programs, digital library, financial counselling, short courses etc. 				<ul style="list-style-type: none"> • Flexible community meeting spaces able to be configured for varying sizes and varying activities (including classroom-based activities); • A Neighbourhood House service; and • Consulting suites for outreach visiting services.

Nearest existing or planned social infrastructure to Officer South Employment PSP & Other Key Findings	Demand generated by Officer South Employment PSP	Demand generated by Cardinia Road Employment PSP	Total Secondary Study Area Demand Estimates (OSEPSP + CREP)	Recommended Response Measures for Officer South Employment PSP
<p>Council also support the proposed Centre be co-located with:</p> <ul style="list-style-type: none"> • A primary school or • An active recreation open space or • Located in a town centre 				
Early Years Services				
<i>Long Day Child Care</i>				
<p>The 1.5 kilometre catchment area includes 3 existing long day child care facilities:</p> <ul style="list-style-type: none"> • Officer One Early Education Group; • 3C Kidz Care – Maranatha; and • Officer Childcare Centre. 	Approximately 170 places (equivalent of 1 to 2 child care centres)	Approximately 200 places (equivalent of 1 to 2 child care centres)	Approximately 370 places (equivalent of 3 to 4 large child care centres)	Projected demand estimates support the need to facilitate the establishment of at least 1 large privately provided long day child care centre within the Officer South Employment PSP and 2 large privately provided long day child care centres within the Cardinia Road Employment PSP. The long day child care centres should provide for a kindergarten function to meet some of the expected demand for 3 and 4 year kindergarten programs.
<i>3 & 4 Year Old Sessional Kindergarten</i>				
<p>The 1.5 kilometre catchment area includes 1 existing sessional kindergarten service – the Bridgewood Integrated Child and Family Centre which includes 3 kindergarten rooms.</p> <p>It should be noted that long day child care services also provide an important role in servicing the demand for funded kindergarten programs by providing integrated kindergarten programs. For the purposes of this assessment 25% of 3 and 4 year old kindergarten demand is assumed to be met by long day child care centres.</p>	Approximately 2 kindergarten rooms under the present kindergarten policy environment (15 hours of four year old kindergarten per week, and 15 hours of three year old kindergarten per week) and 3 kindergarten rooms under the proposed kindergarten policy environment ⁵ (30 hours of four year old kindergarten per week, and 15 hours of three year old kindergarten per week).	Approximately 3 kindergarten rooms under the present kindergarten policy environment (15 hours of four year old kindergarten per week, and 15 hours of three year old kindergarten per week) and 4 kindergarten rooms under the proposed kindergarten policy environment (30 hours of four year old kindergarten per week, and 15 hours of three year old kindergarten per week).	Approximately 5 kindergarten rooms under the present kindergarten policy environment (15 hours of four year old kindergarten per week, and 15 hours of three year old kindergarten per week) and 7 kindergarten rooms under the proposed kindergarten policy environment (30 hours of four year old kindergarten per week, and 15 hours of three year old kindergarten per week).	<p>The demand estimates support the need for up to 7 kindergarten rooms across the study area to cater for both 3 and 4 year old sessional kindergarten programs (note: the demand estimates under the current policy setting would equate to needing 5 kindergarten rooms). This assessment recommends that 4 kindergarten rooms should ideally be incorporated into a Level 2 multipurpose community centre proposed for the Officer South Employment PSP.</p> <p>The remaining sessional kindergarten demand (up to 3 rooms) should preferably be met by integrating kindergarten facilities within either the proposed Government Primary School and / or potential non-Government Primary School. However, this recommendation will require further consultation and confirmation with the Department of Education & Training (DET) and the Diocese of Sale Catholic Education Ltd (DOSCE).</p>

⁵ Victorian State Government Best Start, Best Life Policy (June 2022).

Nearest existing or planned social infrastructure to Officer South Employment PSP & Other Key Findings	Demand generated by Officer South Employment PSP	Demand generated by Cardinia Road Employment PSP	Total Secondary Study Area Demand Estimates (OSEPSP + CREP)	Recommended Response Measures for Officer South Employment PSP
				Neither DET nor DOSCE mandate their education facilities to include kindergarten facilities on school sites. In the event that neither DET nor DOSCE commit to the inclusion of kindergarten facilities on education sites, the remaining sessional kindergarten demand (3 rooms) may need to be incorporated within the proposed Level2 multipurpose community centre.
Maternal & Child Health				
The 1.5 kilometre catchment area includes 1 existing MCH service operating from the Bridgewood Integrated Child and Family Centre.	0.7 MCH consulting rooms	0.8 MCH consulting rooms	1.5 MCH consulting rooms	<p>The demand estimates support the need for 2 MCH consulting rooms across the study area. It is proposed that this be delivered in the following manner:</p> <ul style="list-style-type: none"> 2 MCH consulting rooms incorporated within the Officer South Employment PSP, preferably located within a new Council multipurpose community centre proposed for the PSP.
Playgroups				
The 1.5 kilometre catchment area includes 1 existing playgroup venue operating from the Bridgewood Integrated Child and Family Centre.	1.5 playgroup sessions per week	1.8 playgroup sessions per week	3.3 playgroup sessions per week	The demand increases generated by the study area for playgroup activities can be accommodated within either flexible community meeting spaces or Kindergarten rooms to be incorporated within a multipurpose community centre proposed for the study area.
Neighbourhood Houses / Adult Education				
<p>Number of Neighbourhood House facilities</p> <p>There are no existing services within the 1.5 kilometre catchment area. However, one of the two Officer Town Centre Community Centres proposes to include a U3A service.</p>	0.2 Neighbourhood Houses	0.3 Neighbourhood Houses	0.5 Neighbourhood Houses	<p>Whilst the demand estimates for a Neighbourhood House service are moderate, a new or outreach service can be justified on the grounds that the future study area community is relatively isolated from established and growing communities located north of the Princess Freeway. It is proposed that this be delivered by incorporating sufficient space within the Level 2 community centre proposed for the Officer South Employment PSP.</p>
Number of Neighbourhood House users per week	Approximately 160 users per week	Approximately 190 users per week	Approximately 340 users per week	
Libraries				

Nearest existing or planned social infrastructure to Officer South Employment PSP & Other Key Findings	Demand generated by Officer South Employment PSP	Demand generated by Cardinia Road Employment PSP	Total Secondary Study Area Demand Estimates (OSEPSP + CREP)	Recommended Response Measures for Officer South Employment PSP
<p><i>Number of Library Facilities</i></p> <p>There are no existing library facilities within 1.5 kilometres of the Officer South Employment PSP. However, 1 Library is proposed for the Officer PSP Major Town Centre.</p>	0.1 libraries	0.1 libraries	0.2 libraries	The planned provision of the Officer PSP Library in the Officer Major Town Centre, located 1 kilometre north of the subject site, will comfortably cater for the additional library demands generated by the study area.
<i>Number of Library loans per annum</i>	Approximately 27,300 loans per annum	Approximately 33,400 loans per annum	Approximately 60,800 additional loans per annum	
<i>Number of Library visits per annum</i>	Approximately 15,000 library visits per annum	Approximately 18,300 library visits per annum	Approximately 33,200 additional library visits per annum	
Education Facilities				
<i>Government Primary</i>				
<p>There is currently 1 Government Primary School within 1.5 kilometres of the proposed core residential area of the Officer South Employment PSP – the Bridgewood Primary School. Another Government Primary School is proposed for Rix Road East (Hub E of the Officer PSP) located to the north.</p>				<p>As part of the external agency consultation undertaken to inform the preparation of this assessment, the Department of Education & Training (DET) have requested that 3.5 hectares of land be set aside for a Government Primary School within the Officer South Employment PSP.</p> <p>The proposed Government Primary School will service demand generated from the residential components of both the Officer South Employment PSP and Cardinia Road Employment PSP.</p> <p>The location and configuration of the school site should be delivered in accordance with the <i>Victorian Government School Site Selection Criteria – Toolbox</i> (October 2021).</p>
<i>Government Primary School enrolments</i>	Approximately 400 government primary school enrolments	Approximately 490 government primary school enrolments	Approximately 890 government primary school enrolments	
<i>Government Primary School sites</i>	0.5 Government Primary Schools	0.7 Government Primary Schools	1.2 Government Primary Schools	
<i>Government Secondary</i>				

Nearest existing or planned social infrastructure to Officer South Employment PSP & Other Key Findings	Demand generated by Officer South Employment PSP	Demand generated by Cardinia Road Employment PSP	Total Secondary Study Area Demand Estimates (OSEPSP + CREP)	Recommended Response Measures for Officer South Employment PSP
<p>There is currently 1 Government Secondary School within 1.5 kilometres of the proposed core residential area of the Officer South Employment PSP – the Officer Secondary College. Another Government Secondary school (the Pakenham Henry Road Secondary School) is located a short distance north east of the Cardinia Road Employment PSP is scheduled to open in 2021.</p> <p><i>Government Secondary School enrolments</i></p> <p><i>Government Secondary School sites</i></p> <p><i>Government Specialist School</i></p>	<p>Approximately 240 government secondary school enrolments</p> <p>0.2 Government Secondary Schools</p>	<p>Approximately 300 government secondary school enrolments</p> <p>0.2 Government Secondary Schools</p>	<p>Approximately 530 government secondary school enrolments</p> <p>0.4 Government Secondary Schools</p>	<p>As part of the external agency consultation undertaken to inform the preparation of this assessment, DET confirmed there was no requirement to set aside land for a Government Secondary School site within the Officer South Employment PSP, nor the Cardinia Road Employment PSP.</p>
<p>There is currently 1 Government Specialist School within 1.5 kilometres of the proposed core residential area of the Officer South Employment PSP – the Officer Specialist School to the north.</p> <p><i>Catholic Primary Schools</i></p>	<p>No estimates.</p>	<p>No estimates.</p>	<p>No estimates.</p>	<p>DET have confirmed there is no requirement to set aside land for a proposed government specialist school within the within the Officer South Employment PSP.</p>
<p>The 1.5 kilometre catchment area does not currently include a Catholic Primary school. The nearest Catholic Primary Schools are St Brigids Catholic Primary School located to the north in the Officer PSP and St Clare’s Catholic Primary School to the north east in the Cardinia Road PSP.</p>	<p>Approximately 110 Catholic primary school enrolments</p>	<p>Approximately 140 Catholic primary school enrolments</p>	<p>Approximately 250 Catholic primary school enrolments</p>	<p>As part of the external agency consultation undertaken to inform the preparation of this assessment, the Diocese of Sale Catholic Education Ltd confirmed interest in having a new Catholic Primary School site identified within the OSEPSP. Although the OSEPSP and CREP will generate a relatively small population catchment for a Catholic Primary School, a more detailed assessment prepared by the Diocese of the wider catchment area⁶ (Primary Provision Assessment – Officer South PSP – Justification assessment Berwick and Pakenham Parishes, March 2022) has projected a shortfall in enrolment capacity without the inclusion of new Catholic Primary School in the OSEPSP. Based on the assessment provided by the Diocese, it is recommended that the VPA</p>

⁶ The catchment area used by the Diocese of Sale Catholic Education for its analysis approximates to the Tertiary Study Area used by this assessment.

Nearest existing or planned social infrastructure to Officer South Employment PSP & Other Key Findings	Demand generated by Officer South Employment PSP	Demand generated by Cardinia Road Employment PSP	Total Secondary Study Area Demand Estimates (OSEPSP + CREP)	Recommended Response Measures for Officer South Employment PSP
				include a non-government school site of 3 hectares within the OSEPSP.
<i>Catholic Secondary Schools</i>				
The 1.5 kilometre catchment area does not currently include a Catholic Secondary school. The nearest Catholic Secondary School is St Francis Xavier College (Pakenham campus) located to the north east in the Cardinia Road PSP.	Approximately 90 Catholic secondary school enrolments	Approximately 110 Catholic secondary school enrolments	Approximately 190 Catholic secondary school enrolment	As part of the external agency consultation undertaken to inform the preparation of this assessment, the Diocese of Sale Catholic Education Ltd confirmed there was no requirement to set aside land for a Catholic Secondary School site within the Officer South Employment PSP, nor the Cardinia Road Employment PSP.
<i>Other Independent Primary Schools</i>				
The 1.5 kilometre catchment includes one independent school - Maranatha Christian School (prep to year 12) located to the north in the Officer PSP. Located further north in the Officer PSP are 4 other non-Catholic independent schools (Minaret College, Heritage College, Berwick Grammar School and Glenvale School).	Approximately 100 independent primary school enrolments	Approximately 120 independent primary school enrolments	Approximately 220 additional independent primary school enrolments	Given the relatively small residential yield assumption for the PSP, and the relatively large number of existing independent schools to the north and north east of the PSP, an independent school site is not deemed a requirement for the Officer South Employment PSP.
<i>Other Independent Secondary Schools</i>				
The 1.5 kilometre catchment includes one independent school - Maranatha Christian School (prep to year 12) located to the north in the Officer PSP. Located further north in the Officer PSP are 4 other non-Catholic independent schools (Minaret College, Heritage College, Berwick Grammar School and Glenvale School).	Approximately 110 independent secondary school enrolments	Approximately 140 independent secondary school enrolments	Approximately 250 independent secondary school enrolments	As above.
<i>TAFE</i>				
The 1.5 kilometre catchment area does not currently include a TAFE campus. The nearest TAFE facility is Chisholm TAFE (Berwick Campus) located approximately 6 kilometres north west of the Officer South Employment PSP.	Approximately 120 TAFE enrolments	Approximately 140 TAFE enrolments	Approximately 260 TAFE enrolments	Given the proximity of the Berwick Health and Education Precinct (containing both Federation University and Chisholm TAFE) large scale investment in additional campus facilities within the Officer South Employment PSP appears unlikely. However, it is recommended that further expressions of interest be sought from a wide range of existing University and TAFE providers, both public and private, to confirm the level of interest in establishing a campus within the Officer South Employment PSP.

Nearest existing or planned social infrastructure to Officer South Employment PSP & Other Key Findings	Demand generated by Officer South Employment PSP	Demand generated by Cardinia Road Employment PSP	Total Secondary Study Area Demand Estimates (OSEPSP + CREP)	Recommended Response Measures for Officer South Employment PSP
<i>University</i>				
The 1.5 kilometre catchment area does not currently include a University campus. The nearest University facility is Federation University (Berwick Campus) located approximately 6 kilometres north west of the Officer South Employment PSP.	Approximately 180 university enrolments	Approximately 220 university enrolments	Approximately 400 university enrolments	As above.
Law Courts, Police & Emergency Services				
<i>Police</i>				
Nearest Police facilities are located at Pakenham (approximately 7 to 8 kilometres east) and Narre Warren (approximately 8 kilometres north west). A new Police station is also proposed for Clyde North.	There are no documented provision standards for this service	There are no documented provision standards for this service	There are no documented provision standards for this service	As part of the external agency consultation undertaken to inform the preparation of this assessment, Victoria Police confirmed there was no requirement to set aside land for a police station within the Officer South Employment PSP, nor the Cardinia Road Employment PSP.
<i>Fire Services</i>				
Nearest fire services are the Officer CFA (located approximately 1.5 kilometres north), Pakenham CFA to the east and Beaconsfield CFA to the north west.	There are no documented provision standards for this service	There are no documented provision standards for this service	There are no documented provision standards for this service	As part of the external agency consultation undertaken to inform the preparation of this assessment, Fire Rescue Victoria (FRV) and the Country Fire Authority (CFA) confirmed there was no requirement to set aside land for a fire station within the Officer South Employment PSP, nor the Cardinia Road Employment PSP.
<i>Ambulance Services</i>				
Nearest Ambulance Victoria services are located at Beaconsfield to the north west and Pakenham to the east. A new ambulance station is also proposed for Clyde North.	There are no documented provision standards for this service	There are no documented provision standards for this service	There are no documented provision standards for this service	As part of the external agency consultation undertaken to inform the preparation of this assessment, the Department of Health (DH) and the Victorian Health Building Authority (VHBA) have requested that land be set aside for an ambulance station within the Officer South Employment PSP. A 2,500 square metre parcel of land has been requested to be identified as an ambulance station site within the Officer South Employment PSP.
<i>State Emergency Services</i>				

Nearest existing or planned social infrastructure to Officer South Employment PSP & Other Key Findings	Demand generated by Officer South Employment PSP	Demand generated by Cardinia Road Employment PSP	Total Secondary Study Area Demand Estimates (OSEPSP + CREP)	Recommended Response Measures for Officer South Employment PSP
<p>The nearest Victorian State Emergency Service (VICSES) service is located at Pakenham to the east.</p> <p>A future VICSES Officer facility is to be located at 63 Officer South Road, Officer. A new SES service is also proposed for Clyde.</p>	There are no documented provision standards for this service	There are no documented provision standards for this service	There are no documented provision standards for this service	As part of the external agency consultation undertaken to inform the preparation of this assessment, the Emergency Services Infrastructure Authority (ESIA) confirmed there was no requirement to set aside land for a VICSES facility within the Officer South Employment PSP, nor the Cardinia Road Employment PSP.
<i>Law courts</i>				
<p>The nearest law court facilities are located approximately 22 kilometres north west of the PSP at the Dandenong Magistrates Court.</p> <p>The <i>Court Services Victoria Strategic Asset Plan:2016-2031</i> identifies the need to address additional future growth in the south-east, including surrounding peri-urban areas with a future new Level 3 court at Officer.</p>	There are no documented provision standards for this service. However, The <i>Court Services Victoria Strategic Asset Plan:2016-2031</i> identifies a clear hierarchy of law court facilities.	There are no documented provision standards for this service. However, The <i>Court Services Victoria Strategic Asset Plan:2016-2031</i> identifies a clear hierarchy of law court facilities.	There are no documented provision standards for this service. However, The <i>Court Services Victoria Strategic Asset Plan:2016-2031</i> identifies a clear hierarchy of law court facilities.	Although the <i>Court Services Victoria Strategic Asset Plan:2016-2031</i> identifies the need for a new law court facility in Officer, the most appropriate location for such a service would be the proposed Officer Town Centre located to the north of the Officer South Employment PSP. Note: ASR Research attempted to identify a contact person / unit within the Department of Justice and Community Safety to confirm its provision strategy, but received no formal response.
Health				
<i>Acute / Sub-Acute Health Services</i>				
<p>There are no acute health services located within a 1.5 kilometre radius of the proposed core residential area of the Officer South Employment PSP.</p> <p>The nearest hospitals are located approximately 8 kilometres north west of the PSP within the Berwick Health and Education Precinct (City of Casey). The Precinct contains two hospitals 1) Casey Hospital (a public hospital operated by Monash Health), and 2) St John of God Berwick Hospital, a privately operated facility. The Berwick Health and Education Precinct a key strategic precinct identified in Plan Melbourne 2017. Both hospitals have a primary catchment area that includes the entire City of Casey and Shire of Cardinia.</p> <p>The Victorian Government is investing \$675 million to build ten community hospitals in major growth areas including Pakenham.</p>	Equivalent to 20 public and private hospital beds	Equivalent to 24 public and private hospital beds	Equivalent to 44 public and private hospital beds	<p>As part of the external agency consultation undertaken to inform the preparation of this assessment, the Department of Health (DH) and the Victorian Health Building Authority (VHBA) have requested that 3 hectares of land be set aside for a proposed state government facility within the Officer South Employment PSP, preferably close to the future Town Centre with good access to public transport and main roads. The 3 hectare site will be used to accommodate a range of public health services including:</p> <ul style="list-style-type: none"> • Future acute and subacute health campus; and • Mental health services.

Nearest existing or planned social infrastructure to Officer South Employment PSP & Other Key Findings	Demand generated by Officer South Employment PSP	Demand generated by Cardinia Road Employment PSP	Total Secondary Study Area Demand Estimates (OSEPSP + CREP)	Recommended Response Measures for Officer South Employment PSP
<p>Community hospitals will expand the current public hospital network. They will improve the way healthcare is delivered in suburban and regional Victoria, providing more access to in-demand services, closer to home.</p> <p>The range of services offered at Pakenham Community Hospital will be tailored for the local community, with a strong focus on ensuring better integration of health and human services under one roof.</p> <p>Pakenham Community Hospital will be managed by Monash Health.</p> <p>The Pakenham Community Hospital will be built on a greenfield site to be determined and developed in partnership with the existing Pakenham Community Health Centre. Construction of the facility is anticipated to be completed by 2024.</p>				
Community health services				
<p>There are no community health services located within a 1.5 kilometre radius of the proposed core residential area of the Officer South Employment PSP.</p> <p>Community health services in the Shire of Cardinia are primarily delivered by Monash Health at two locations: 1) The Pakenham Health Centre, and 2) Monash Health Community Cockatoo.</p> <p>Monash Health and Cardinia Shire Council have recently built an integrated health centre in Pakenham. The Pakenham Health Centre⁷, located approximately 9 kilometres east of the proposed</p>	Approximately 150 community health clients	Approximately 180 community health clients	Approximately 330 community health clients	<p>Future community health provision within Officer is likely to be centred on the future Officer Town Centre. However, the proposed development of the Officer South Employment PSP can enhance access to public community health services and private primary care services by:</p> <ul style="list-style-type: none"> • Including consulting rooms for outreach community health programs within the Level 2 multipurpose community centre proposed for the PSP; and • Facilitating the establishment at least one privately operated general practice clinic.

⁷ Services delivered from this facility are Child and Family Services (including specialist paediatric services), Counselling, Specialist Clinics, Aged and Community Care, Integrated Community Health, Community Rehabilitation, Health Promotion, Casey Adult Mental Health Services Pregnancy Care Clinics, South Eastern Centre Against Sexual Assault, Dental Service – Children Pathology.

Nearest existing or planned social infrastructure to Officer South Employment PSP & Other Key Findings	Demand generated by Officer South Employment PSP	Demand generated by Cardinia Road Employment PSP	Total Secondary Study Area Demand Estimates (OSEPSP + CREP)	Recommended Response Measures for Officer South Employment PSP
residential area of the Officer South Employment PSP, has been designed to meet the existing and future health needs of Melbourne's rapidly growing South East Growth Corridor.				
Cemeteries				
<p>There are no existing cemeteries located within the Officer South Employment PSP. The nearest existing cemeteries are:</p> <ul style="list-style-type: none"> • Pakenham Public Cemetery to the north east of the PSP; • Berwick Cemetery to the north west of the PSP; and • Cranbourne Cemetery to the west of the PSP. 	There are no documented provision standards for this service	There are no documented provision standards for this service	There are no documented provision standards for this service	As part of the external agency consultation undertaken as part of the preparation of this assessment, the Department of Health (DH) and the Victorian Health Building Authority (VHBA) have not requested any land be set aside for a new cemetery within the Officer South Employment PSP.
Aged Care & Other Services for Older Persons				
Aged Care Places				
<p>There are no residential aged care services located within a 1.5 kilometre radius of the proposed core residential area of the Officer South Employment PSP.</p> <p>The nearest facilities are located to the east in Pakenham:</p> <ul style="list-style-type: none"> • Villa Maria Catholic Homes Shanagolden Aged Care Residence; • McGregor Gardens Aged Care; and • Millhaven Lodge. 	Approximately 30 aged care places	Approximately 30 aged care places	Approximately 60 aged care places	Given the current absence of residential aged care facilities, and the projected increase in demand over the next 20 years in the area, additional provision within the Officer South Employment PSP is considered desirable. However, an assessment of need undertaken by the Australian Government for the broader Aged Care Planning Region (ACPR) within which the site is located (i.e. the Southern Metro Region) will determine when and how many places will be funded. This assessment recommends a site be identified within the Officer South Employment PSP for a residential aged care facility subject to market interest from either the private sector or not-for-profit organisations.

6 Summary of Key Findings & Recommendations

Based on the information presented and analysed in the previous sections of this report a summary of key findings and recommendations is summarised below.

6.1 Dwelling & Population Outcomes

1. Based on a dwelling yield of 1,653, the proposed development of the Officer South Employment PSP will generate a residential population of approximately 5,124 (assuming an average household size 3.1 persons).
2. The secondary study area (consisting of the Officer South Employment PSP and Cardinia Road Employment PSP) is likely to generate a residential dwelling yield of approximately 3,700, and a population yield of approximately 11,500.
3. By full development, the Officer South Employment PSP will represent approximately 4% of the Tertiary Study Area (a sub-regional catchment consisting of 46,000 dwellings and accommodate approximately 143,000 residents by full development).

6.2 Public Open Space & Recreation

Passive Open Space

4. The passive open space provision strategy outlined in the draft Place Based Plan consists of both encumbered and unencumbered public open spaces. The following quantities of passive public open space are proposed:
 - 12.75 hectares of unencumbered passive public open space (also referred to as credited open space); and
 - 342.73 hectares of encumbered open space (also referred to as uncredited open space).
5. The 12.75 hectares of credited passive open space consists of:
 - 3 hectares of passive open space located within the residential land; and
 - 9.75 hectares of passive open space in the employment land.
6. Based on median passive public open space targets specified in the PSP Guidelines, the draft Place Based Plan supply of passive open space (12.75 hectares) is slightly below the passive open space requirement (14.46 hectares) by approximately 1.71 hectares.
7. The 342.73 of encumbered public open spaces consists of:
 - Conservation reserves (25.82 hectares);
 - Cultural Value Investigation Area (12.98 hectares);
 - Waterways and drainage reserves / retarding basins (178.66 hectares);
 - Waterways and drainage reserves with conservation (81.31 hectares);
 - Utility easements (42.45 hectares); and

- Redundant road reserves (1.5 hectares).
8. The majority of these encumbered open spaces are likely to provide local residents and regional visitors with important informal open space and recreation opportunities via vegetation restoration measures, the construction of shared pathways, and the inclusion of other parkland amenities (e.g. seating, shade structures, picnic facilities and interpretive signage).
 9. Given this total open space perspective, this assessment concludes that the quantity of passive open space provision outlined in the draft Place Based Plan is satisfactory.
 10. It is recommended that the VPA review the current location of proposed passive open space reserves within the residential component of the PSP to ensure they satisfy Target 12 of the PSP Guidelines. Target 12 aims to ensure that open space and sports reserves are located to meet the following distribution targets:
 - A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling; and
 - A local park within a 400m safe walkable distance of each dwelling.
 11. It is also recommended that VPA continue to work closely with the Department of Environment, Land, Water and Planning and other stakeholders to ensure high quality planning outcomes are achieved as part of the Cardinia Creek Future Directions Plan refresh process currently underway. This process aims to protect biodiversity and cultural heritage and include new facilities to support community health and wellbeing including walking and cycling trails, picnic areas, and equestrian trails.

Active Open Space

12. The draft Place Based Plan includes an 8.5 hectare active open space reserve. This allocation satisfies both the requirements of the OSEPSP (3.28 hectares) and the shortfall in the Cardinia Road Employment PSP (5.2 hectares).
13. An 8.5 hectare active open space can be configured in a number of different ways and can cater for a diverse range of sports. The final decision about which sports should be accommodated within the reserve, and how it should be configured, will rest with Cardinia Shire Council. Typical configuration options which an 8.5 hectare reserve can include (but not limited to): 2x AFL (winter use) /cricket (summer use) ovals + 2 outdoor netball courts; 2 cricket ovals (summer use) overlaid by 4 soccer pitches (winter use) + 2 outdoor netball courts.
14. It is also recommended that the VPA review the current location of the proposed active open space to ensure it satisfies Target 12 of the PSP Guidelines. Target 12 aims to ensure that open space and sports reserves are located to meet the following distribution targets:
A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling.

Indoor Recreation

15. The Officer Community Hub and proposed Officer Town Centre Aquatic Leisure Centre, located approximately 1 kilometre north of the Officer South Employment PSP, will largely cater for the additional demands generated by the study area and increase the financial viability of both facilities. However, as part of the establishment of any potential future Government Primary School recommended for the subject site, the proponents and Cardinia Shire Council should encourage DET to include a 1 or 2 court indoor stadium within the school grounds.
16. Private gym provision within the Officer South Employment PSP will also compliment the proposed Officer Town Centre Aquatic Leisure Centre (assuming Council continues to support this proposal) and cater for the demand generated by the study area.

6.3 Multipurpose Community Centres & Community Services

Multipurpose Community Centres

17. This assessment supports the need for one Level 2 multipurpose community facility (1,500 m2 building footprint & 1 hectare of land) to be established as part of the development of the Officer South Employment PSP. Co-location with the proposed Government Primary School should be considered in consultation with Council and DET.
18. Building on the findings of this report and the VPA's specifications for Level 2 community centres (refer to Appendix 4 for more details), this assessment recommends the VPA and Council discuss further and confirm the proposed functions and configuration of a new multipurpose community facility to be established as part of the Officer South Employment PSP.
19. Based on the analysis of discrete services and functions that are typically accommodated within a Council multipurpose community centre, this assessment recommends the subject site set aside land (1 hectare) in an appropriate location for a new Level 2 Local Community Centre consisting of the following primary functions:
 - Kindergarten rooms (x4);
 - MCH consulting room (x2);
 - Flexible community meeting spaces able to be configured for varying sizes and varying activities (including classroom-based activities);
 - A Neighbourhood House service; and
 - Consulting suites for outreach visiting services.

Early Years Services – Long Day Child Care

20. Projected demand estimates support the need to facilitate the establishment of at least 1 large privately provided long day child care centre within the Officer South Employment PSP and 2 large privately provided long day child care centres within the Cardinia Road

Employment PSP. The long day child care centres should provide for a kindergarten function to meet some of the expected demand for 3 and 4 year kindergarten programs.

Early Years Services – 3 & 4 Year Old Sessional Kindergarten

21. The demand estimates support the need for up to 7 kindergarten rooms across the study area to cater for both 3 and 4 year old sessional kindergarten programs (note: the demand estimates under the current policy setting would equate to needing 5 kindergarten rooms). This assessment recommends that 4 kindergarten rooms should ideally be incorporated into a Level 2 multipurpose community centre proposed for the Officer South Employment PSP.
22. The remaining sessional kindergarten demand (up to 3 rooms) should preferably be met by integrating kindergarten facilities within either the proposed Government Primary School and / or potential non-Government Primary School. However, this recommendation will require further consultation and confirmation with the Department of Education & Training (DET) and the Diocese of Sale Catholic Education Ltd (DOSCE).
23. Neither DET nor DOSCE mandate their education facilities to include kindergarten facilities on school sites. In the event that neither DET nor DOSCE commit to the inclusion of kindergarten facilities on education sites, the remaining sessional kindergarten demand (3 rooms) may need to be incorporated within the proposed Level2 multipurpose community centre.

Early Years Services – Maternal & Child Health

24. The demand estimates support the need for 2 MCH consulting rooms across the study area. It is proposed that this be delivered in the following manner: 2 MCH consulting rooms incorporated within the Officer South Employment PSP, preferably located within a new Council multipurpose community centre proposed for the PSP.

Early Years Services – Playgroups

25. The demand increases generated by the study area for playgroup activities can be accommodated within either flexible community meeting spaces or Kindergarten rooms to be incorporated within a multipurpose community centre proposed for the study area.

Neighbourhood Houses / Adult Education

26. Whilst the demand estimates for a Neighbourhood House service are moderate, a new or outreach service can be justified on the grounds that the future study area community is relatively isolated from established and growing communities located north of the Princess Freeway. It is proposed that this be delivered by incorporating sufficient space within the Level 2 community centre proposed for the Officer South Employment PSP.

Libraries

27. The planned provision of the Officer PSP Library in the Officer Major Town Centre, located 1 kilometre north of the subject site, will comfortably cater for the additional library demands generated by the study area.

6.4 Education

Government Primary

28. As part of the external agency consultation undertaken to inform the preparation of this assessment, the Department of Education & Training (DET) have requested that 3.5 hectares of land be set aside for a Government Primary School within the Officer South Employment PSP.

29. The proposed Government Primary School will service demand generated from the residential components of both the Officer South Employment PSP and Cardinia Road Employment PSP.

30. The location and configuration of the school site should be delivered in accordance with the Victorian Government School Site Selection Criteria – Toolbox (October 2021).

Government Secondary

31. As part of the external agency consultation undertaken to inform the preparation of this assessment, DET confirmed there was no requirement to set aside land for a Government Secondary School site within the Officer South Employment PSP, nor the Cardinia Road Employment PSP.

Government Specialist Schools

32. DET have confirmed there is no requirement to set aside land for a proposed government specialist school within the Officer South Employment PSP.

Catholic Primary

33. As part of the external agency consultation undertaken to inform the preparation of this assessment, the Diocese of Sale Catholic Education Ltd confirmed interest in having a new Catholic Primary School site identified within the OSEPSP. Although the OSEPSP and CREP will generate a relatively small population catchment for a Catholic Primary School, a more detailed assessment prepared by the Diocese of the wider catchment area (Primary Provision Assessment – Officer South PSP – Justification assessment Berwick and Pakenham Parishes, March 2022) has projected a shortfall in enrolment capacity without the inclusion of new Catholic Primary School in the OSEPSP. Based on the assessment provided by the Diocese, it is recommended that the VPA include a non-government school site of 3 hectares within the OSEPSP.

Catholic Secondary

34. As part of the external agency consultation undertaken to inform the preparation of this assessment, the Diocese of Sale Catholic Education Ltd confirmed there was no requirement to set aside land for a Catholic Secondary School site within the Officer South Employment PSP, nor the Cardinia Road Employment PSP.

Other Independent Primary

35. Given the relatively small residential yield assumption for the PSP, and the relatively large number of existing independent schools to the north and north east of the PSP, an independent school site is not deemed a requirement for the Officer South Employment PSP.

Other Independent Secondary

36. As above.

TAFE

37. Given the proximity of the Berwick Health and Education Precinct (containing both Federation University and Chisholm TAFE) large scale investment in additional campus facilities within the Officer South Employment PSP appears unlikely. However, it is recommended that further expressions of interest be sought from a wide range of existing University and TAFE providers, both public and private, to confirm the level of interest in establishing a campus within the Officer South Employment PSP.

University

38. As above.

6.5 Law Courts, Police & Emergency Services

Police

39. As part of the external agency consultation undertaken to inform the preparation of this assessment, Victoria Police confirmed there was no requirement to set aside land for a police station within the Officer South Employment PSP, nor the Cardinia Road Employment PSP.

Fire Services

40. As part of the external agency consultation undertaken to inform the preparation of this assessment, Fire Rescue Victoria (FRV) and the Country Fire Authority (CFA) confirmed there was no requirement to set aside land for a fire station within the Officer South Employment PSP, nor the Cardinia Road Employment PSP.

Ambulance Services

41. As part of the external agency consultation undertaken to inform the preparation of this assessment, the Department of Health (DH) and the Victorian Health Building Authority (VHBA) have requested that land be set aside for an ambulance station within the Officer

South Employment PSP. A 2,500 square metre parcel of land has been requested to be identified as an ambulance station site within the Officer South Employment PSP.

State Emergency Services

42. As part of the external agency consultation undertaken to inform the preparation of this assessment, the Emergency Services Infrastructure Authority (ESIA) confirmed there was no requirement to set aside land for a VICSES facility within the Officer South Employment PSP, nor the Cardinia Road Employment PSP.

Law Courts

43. Although the Court Services Victoria Strategic Asset Plan:2016-2031 identifies the need for a new law court facility in Officer, the most appropriate location for such a service would be the proposed Officer Town Centre located to the north of the Officer South Employment PSP.

6.6 Health

Acute / Sub-Acute Health Services

44. As part of the external agency consultation undertaken to inform the preparation of this assessment, the Department of Health (DH) and the Victorian Health Building Authority (VHBA) have requested that 3 hectares of land be set aside for a proposed state government facility within the Officer South Employment PSP, preferably close to the future Town Centre with good access to public transport and main roads. The 3 hectare site will be used to accommodate a range of public health services including

- Future acute and subacute health campus; and
- Mental health services.

Community Health Services

45. Future community health provision within Officer is likely to be centred on the future Officer Town Centre. However, the proposed development of the Officer South Employment PSP can enhance access to public community health services and private primary care services by:

- Including consulting rooms for outreach community health programs within the Level 2 multipurpose community centre proposed for the PSP; and
- Facilitating the establishment at least one privately operated general practice clinic.

Cemeteries

46. As part of the external agency consultation undertaken as part of the preparation of this assessment, the Department of Health (DH) and the Victorian Health Building Authority (VHBA) have not requested any land be set aside for a new cemetery within the Officer South Employment PSP.

6.7 Aged Care & Other Services for Older Persons

Aged Care Places

47. Given the current absence of residential aged care facilities, and the projected increase in demand over the next 20 years in the area, additional provision within the Officer

South Employment PSP is considered desirable. However, an assessment of need undertaken by the Australian Government for the broader Aged Care Planning Region (ACPR) within which the site is located (i.e. the Southern Metro Region) will determine when and how many places will be funded. This assessment recommends a site be identified within the Officer South Employment PSP for a residential aged care facility subject to market interest from either the private sector or not-for-profit organisations.

6.8 Consistency with Statutory Policies and Other Strategic Documents

48. The recommendations outlined above are broadly in accordance with the statutory and strategic documentation reviewed by this assessment, and in particular the requirements and directions outlined in Plan Melbourne, the Cardinia Planning Scheme and other Cardinia Shire Council policies, strategies and plans.

6.9 Further Process Recommendations

49. Further discussion and engagement with Cardinia Shire Council and other external agencies is recommended to confirm support for the conclusions and recommendations outlined by this assessment.

Appendices

Appendix 1a. Review of Relevant Clauses from the State Planning Policy Framework (SPPF)

Clause	Objectives / Strategies
11.03 PLANNING FOR PLACES	
11.03-1S Activity centres	<p>Objectives</p> <ul style="list-style-type: none"> To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.
11.03-1R Activity centres - Metropolitan Melbourne	<p>Strategies</p> <ul style="list-style-type: none"> Support the development and growth of Metropolitan Activity Centres by ensuring they: <ul style="list-style-type: none"> Are able to accommodate significant growth for a broad range of land uses. Are supported with appropriate infrastructure. Are hubs for public transport services. Offer good connectivity for a regional catchment. Provide high levels of amenity. Locate significant new education, justice, community, administrative and health facilities that attract users from large geographic areas in or on the edge of Metropolitan Activity Centres or Major Activity Centres with good public transport. Locate new small scale education, health and community facilities that meet local needs in or around Neighbourhood Activity Centres. Ensure Neighbourhood Activity Centres are located within convenient walking distance in the design of new subdivisions.
11.03-6S Regional and local places	<p>To facilitate integrated place-based planning.</p> <p>Strategies</p> <ul style="list-style-type: none"> Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns. Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.
19.02 COMMUNITY INFRASTRUCTURE	
19.02-1S Health facilities	<p>Objective</p> <ul style="list-style-type: none"> To assist the integration of health facilities with local and regional communities.
19.02-1R Health precincts - Metropolitan Melbourne	<p>Strategies</p> <ul style="list-style-type: none"> Facilitate health and community wellbeing precincts through the co-location of: <ul style="list-style-type: none"> Hospitals, allied health services and not-for-profit health providers at the regional level. General practitioners, community health facilities, allied health services and not-for-profit health providers at the neighbourhood level. Create health precincts in new suburbs in or close to town centres. Ensure health precincts are well serviced by community services.
19.02-2S Education facilities	<p>Objective</p> <ul style="list-style-type: none"> To assist the integration of education and early childhood facilities with local and regional communities. <p>Strategies</p> <ul style="list-style-type: none"> Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities. Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes. Ensure childcare, kindergarten and primary school facilities provide safe vehicular drop-off zones. Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport. Locate tertiary education facilities within or adjacent to activity centres. Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access. Develop libraries as community based learning centres.

Clause	Objectives / Strategies
19.02-2R Education precincts - Metropolitan Melbourne	<p>Strategy</p> <ul style="list-style-type: none"> Ensure education precincts are well serviced by community services.
19.02-3S Cultural facilities	<p>Objective</p> <ul style="list-style-type: none"> To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities. <p>Strategies</p> <ul style="list-style-type: none"> Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres. Reinforce the existing major precincts for arts, sports and major events of state wide appeal. Establish new facilities at locations well served by public transport.
19.02-3R Cultural facilities - Metropolitan Melbourne	<p>Strategies</p> <ul style="list-style-type: none"> Maintain and strengthen Melbourne's distinctiveness as a leading cultural and sporting city with world-class facilities.
19.02-4S Social and cultural infrastructure	<p>Objective</p> <ul style="list-style-type: none"> To provide fairer distribution of and access to, social and cultural infrastructure. <p>Strategies</p> <ul style="list-style-type: none"> Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities. Encourage the location of social and cultural infrastructure in activity centres. Ensure social infrastructure is designed to be accessible. Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations. Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge. Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline. Identify and protect land for cemeteries and crematoria.
19.02-5S Emergency services	<p>Objective</p> <ul style="list-style-type: none"> To ensure suitable locations for police, fire, ambulance and other emergency services. <p>Strategies</p> <ul style="list-style-type: none"> Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres. Locate emergency services together in newly developing areas.
19.02-6S Open space	<p>Objective</p> <ul style="list-style-type: none"> To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community. <p>Strategies</p> <ul style="list-style-type: none"> Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments. Ensure that open space networks: <ul style="list-style-type: none"> Are linked, including through the provision of walking and cycling trails. Are integrated with open space from abutting subdivisions. Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest. Maintain public accessibility on public land immediately adjoining waterways and coasts. Create opportunities to enhance open space networks within and between settlements. Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities. Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution. Improve the quality and distribution of open space and ensure long-term protection.

Clause	Objectives / Strategies
	<ul style="list-style-type: none"> • Protect large regional parks and significant conservation areas. • Ensure land identified as critical to the completion of open space links is transferred for open space purposes. • Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided. • Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude. • Accommodate community sports facilities in a way that is not detrimental to other park activities. • Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location. • Develop open space to maintain wildlife corridors and greenhouse sinks. • Provide new parkland in growth areas and in areas that have an undersupply of parkland. • Encourage the preparation of management plans or explicit statements of management objectives for urban parks. • Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space. • Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park. • Ensure public access is not prevented by developments along stream banks and foreshores. • Ensure public land immediately adjoining waterways and coastlines remains in public ownership. • Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.
19.02-6R Open space - Metropolitan Melbourne	<p>Objective</p> <ul style="list-style-type: none"> • To strengthen the integrated metropolitan open space network. <p>Strategies</p> <ul style="list-style-type: none"> • Develop a network of local open spaces that are accessible and of high-quality and include opportunities for new local open spaces through planning for urban redevelopment projects. • Ensure major open space corridors are protected and enhanced. • Develop open space networks in growth areas and in the surrounding region of Metropolitan Melbourne, where existing open space is limited and demand is growing, including: <ul style="list-style-type: none"> - Cardinia Creek Parklands. - Cranbourne Regional Park. - Kororoit Creek Corridor. - Quarry Hills Regional Park. - Chain of Parks - Sandbelt. - Sunbury Regional Park - Jacksons Creek Valley. - Toolern Creek Regional Park. - Werribee Township Regional Park. • Create continuous open space links and trails along the: <ul style="list-style-type: none"> - Frankston parklands (linking existing parks from Carrum to Mornington). - Maribyrnong River parklands. - Merri Creek parklands (extending to Craigieburn). - Western Coastal parklands (linking Point Gellibrand, Point Cook and Werribee). - Yarra River parklands (extending from Warrandyte to the Port Phillip Bay). • Provide long term planning protection to meet demand for future open space along the Plenty Gorge parklands, Yarra Valley parklands, Cardinia Creek parklands, Heatherton/Dingley 'Sandbelt' parklands and Dandenong Valley parklands. • Protect the metropolitan water's edge parklands from intrusion and encroachment of development that impacts on open space and their natural landscape setting. • Continue development of the lower Yarra River as a focus for sport, entertainment and leisure. • Support establishing community gardens and productive streetscapes.

Appendix 1b. Local Planning Policy Framework (LPPF)

Clause 21.01 Cardinia Shire Key Issues and Strategic Vision

21.01-2 Key influences

Key influences in the municipality include infrastructure to meet the needs of the existing and future community.

21.01-3 Key issues

The key issues facing Cardinia are focused around five strategic themes: environment; settlement and housing, economic development, infrastructure and particular use and development. Relevant key issues include:

- The provision of a range of open space functions to meet community needs, encourage an active lifestyle and protect the environment.
- The integration of health into planning communities to allow people to choose to be active in an environment that is convenient, safe and pleasant.
- The attraction of new business, particularly to the employment corridor south of the Pakenham bypass.
- The provision of infrastructure to meet the needs of the existing and future community.
- Encouraging an attractive, functional and sustainable built form in existing and future development.
- The integration of community safety with new and existing use and development.

21.01-4 Strategic vision

The vision for the municipality is stated as follows: *“Cardinia will be developed in a planned manner to enable future generations to enjoy and experience the diverse and distinctive characteristics of our Shire”.*

21.01-5 Strategic framework plan

The Cardinia Shire Strategic Framework Plan (shown below) sets out the general pattern for land use and development to respond to the key influences and issues to achieve the strategic vision for the municipality.

Figure 11 – Cardinia Shire Framework Plan



Clause 21.02 Environment

21.02-5 Open space

Objective 1

To ensure that land is provided and developed for a range of open space functions to meet community needs for active and passive open space (including linkages) and for the protection of the environment.

Strategies

Open space contributions

- Ensure adequate active and passive open space is provided for communities and ensure that this is not constrained by environmental, drainage or other constraints.
- A minimum public open space contribution of 8% of the land to be subdivided must be provided as part of the subdivision of land for urban residential purposes.
- An 8% public open space contribution shall comprise land unencumbered by other constraints (eg: land required by Melbourne Water for drainage purposes, land within service easements) to allow its full use for recreation purposes.
- Any encumbered public open space should be provided in addition to the 8% unencumbered public open space contribution for recreation purposes.

Location and design

- Balance the recreational, environmental and wildfire management objectives of open space reserves.
- Recognise the importance of open space in contributing to an attractive urban environment with a clear sense of place and identity.
- Co-locate community and recreational facilities and encourage joint management of these facilities.
- Discourage the fragmentation of open space within new developments and subdivisions.
- Ensure that the design of open space is functional having regard to its intended use, minimises maintenance and ensures community and personal safety.
- Support the ongoing development of recreation reserves in the rural townships in the municipality as an important focus of recreational activities for the community.
- Support the progressive development of the Cardinia Creek Regional Parklands as a regional passive recreation resource and for the protection of the creek environs as outlined in the Cardinia Creek Parklands Future Direction Plan (2002).

- Recognise open space of high environmental value (e.g. Chambers Reserve, Mt Cannibal, and creek reserves) and ensure that the management of such open space protects and enhances the environmental values of the land.
- Develop open space corridors along major waterways which can be used for passive open space to improve water quality and act as wildlife corridors.
- Develop and maintain a network of off-road pedestrian, bicycle and equestrian trails within the municipality.

Objective 2

To provide open space which allows people to choose to be active in an environment that is convenient safe and pleasant.

Strategies

- Ensure the location of open space is planned to allow residents to maximise opportunities to undertake physical activity.
- Ensure that open space is well connected to encourage physical activity.

Clause 21.03 Settlement and Housing

21.03-1 Housing

Objective 1

To encourage a diversity in housing to meet the needs of existing and future residents.

Strategies

- Ensure that future housing growth is effectively managed to maintain and enhance the qualities of the municipality.
- Encourage residential development that is consistent with Precinct Structure Plans.
- Encourage a range of lot sizes and housing types in new developments that satisfy the needs and aspirations of the community.
- Encourage an increase in densities provided it occurs in the context of an increase in the standard of urban design, timely provision of infrastructure and is consistent with the existing and/or preferred neighbourhood character.
- Encourage medium density housing (average of 20 dwellings per hectare) to be located within or at the interface of activity centres and overlooking local and linear open space.

- Ensure residential development and subdivisions are designed with attractive streetscapes and urban character.
- Ensure that new development is located within a safe, attractive and well planned environment that allows residents to maximise opportunities to undertake physical activity.

Objective 2

To encourage the provision of housing to cater for groups within the community with specific housing requirements.

Strategies

- Encourage the development of a diverse, flexible, adaptable range of housing types and tenures.
- Encourage the establishment of social and community housing within all townships and areas within the urban growth zone with good access to public transport and services.
- Encourage the development of appropriately located and designed accommodation for the aged.
- Encourage development that supports ageing in place including adaptable housing.

Clause 21.05 Infrastructure

21.05-1 Infrastructure provision

Objective

To ensure the timely provision of physical and social infrastructure in order to foster economic development, ensure the well being of the community and protect the environment.

Strategies

Funding

- Provide for the payment of development contributions to fund physical and community infrastructure associated with urban development.
- Provide for the sale of surplus Council owned land to assist in funding the provision of infrastructure.
- Work in partnership with the Federal and State Governments to identify priorities, and secure funding for capital works projects.

Provision

- Provide appropriate and timely infrastructure services including water, sewerage, drainage and roads.
- Encourage the development of both pedestrian and bicycle links throughout the municipality.
- Encourage links between different forms of public transport, activity centres and surrounding residential areas.
- Provide for the establishment of high capacity telecommunications infrastructure (eg fibre optic cables) particularly in existing and future employment lands.

21.05-5 Pedestrian and bicycle network

Objective

To develop well-located, safe and interconnected pedestrian and bicycle networks within the municipality.

Strategies

Connectivity

- Provide for safe and efficient pedestrian and bicycle movements to connect railway stations, bus stops, activity centres and major community facilities within the urban growth area and in rural townships.
- Ensure connectivity between new and existing development including pedestrian and bicycle paths.

Design and safety

- Ensure that new development does not compromise existing and future pedestrian and bicycle networks.
- Facilitate appropriate crossing points at areas with high traffic.
- Ensure that the access and design of off street parking addresses pedestrian and bicycle movement.
- Encourage passive surveillance over pedestrian and bicycle paths through appropriate siting and design.

21.05-6 Community services and facilities

Objective

To provide residents with a reasonable level of access to a range of community services and facilities and to ensure that these services and facilities are provided in response to community needs.

Strategies

Infrastructure

- Ensure the provision of adequate community facilities within new development consistent with relevant precinct structure plans.
- Ensure an assessment of community facilities is included as part of the strategy plans prepared for townships in the municipality.
- Encourage the integration of public transport linkages to improve access to higher education facilities outside of the municipality.

Location

- Establish community facilities in the most accessible location for local residents having regard to their service catchment.
- Co-locate community and recreational facilities and encourage joint management of these facilities.
- Facilitate the establishment of commercial activities (e.g: medical practitioners) community based organisations (e.g: churches) and early years services (i.e. childcare) which serve the needs of the community in activity centres and in residential areas where they can be provided in a manner which minimises any impacts on the amenity of the area.
- Provide for accessible community hubs in new residential developments comprising, where appropriate, a primary school, community centre, open space and local commercial facilities (convenience shop, medical centre, etc).
- Provide the opportunity in townships for the development of accommodation for aged people including retirement villages, special accommodation houses and nursing homes.

Clause 21.06 Particular Uses and Development

21.06-1 Design and built form

Objective 1

To promote a high standard of design which creates a strong character and identity for the area, provides for a functional built environment, and promotes community and personal safety.

Strategies

- Ensure that all development takes into account the character and constraints of the site and wider area.
- Encourage new development to achieve best practice in design that promotes social wellbeing, economic development and environmental sustainability.
- Ensure development contributes to the character, identity and sense of place of the area, particularly in newly developing areas.
- Ensure new development is designed to address public spaces and enhance the public realm.
- Maintain and improve the appearance and function of industrial precincts by ensuring high quality urban design including site layout, streetscape, building design and landscaping.
- Ensure that landscaping areas within development are adequately maintained to enhance the appearance of the area.

Objective 2

To provide equity of access for people with disabilities to publicly accessible premises.

Strategies

- Ensure development is designed to support access for people with disabilities in accordance with Australian Standards, including AS 1428 (Parts 1-4).

Schedule to Clause 53.01 Public Open Space Contribution and Subdivision

Subdivision and public open space contribution

Type or location of subdivision	Amount of contribution for public open space
Subdivision of land for urban residential purposes.	8 per cent
Land shown as Urban Growth Zone 3 and Urban Growth Zone 4 on the planning scheme maps	5.5 percent Land and/or cash contribution requirements must be in accordance with Section 4.5.4 of the <i>Officer Precinct Structure Plan (September 2011)</i> .

Appendix 1c. Other Relevant Council Strategic Documents

Table 5 – Existing Strategic Directions & Actions Potentially Relevant to the Assessment

Strategy / Policies / Plans
<p>Cardinia Shire's Liveability Plan 2017–29</p> <p>Cardinia Shire's Liveability Plan 2017–29 has been developed to provide a clear framework for public health planning within the Shire. The framework outlines the common agenda that Council, partners and the community, will collectively work towards over the next 12 years.</p> <p>By 2029 the Plan aims to achieve the following goals: 1) mental health and wellbeing; 2) Improve social cohesion; 3) Improve safety; 4) Reduce obesity; 5) Reduce family violence; 6) Reduce financial vulnerability; 7) Reduce harm from alcohol, tobacco, drugs and gambling.</p> <p>Actions to support these strategic goals that are relevant to the preparation of the Officer South Employment PSP include:</p> <ol style="list-style-type: none"> 1.1 Planning pedestrian and cycling routes which link education, employment and residential areas with public transport and community spaces. 1.2 Building safe, accessible and enjoyable walking and cycling infrastructure. 1.3 Enhancing the amenity, safety and natural environment along active travel routes. 1.4 Encouraging and supporting residents to use active travel to school, work and events. 2.1 Planning for education and training facilities which meet the diverse needs of a growing population. 2.2 Advocating for and facilitating improved access and opportunities for continuous learning. 2.3 Supporting early childhood education centres and schools to be healthy places for children and young people to learn. 2.4 Promoting learning through nature, arts and cultural experiences. 3.1 Facilitating investment in the local economy that creates new job opportunities. 3.2 Supporting innovation, diversification and resilience within the local economy. 3.3 Encouraging and facilitating pathways that enable employment opportunities. 3.4 Promoting healthy workplaces for local employees and volunteers. 5.1 Attracting and supporting appropriate health and social services which fill identified service gaps. 6.1 Supporting and facilitating affordable and flexible housing which caters for different households and meets the needs of all people. 6.2 Encouraging diversity in housing to meet the needs of existing and future residents across all life stages, including those with specific housing requirements. 6.3 Supporting high quality residential developments that respond to best practice in sustainability, environmental, safety and healthy by design guidelines. 6.4 Identifying opportunities to work with housing organisations to encourage development of sustainable community housing across the municipality. 7.1 Strategically planning and maintaining open spaces and places to be safe, accessible, appealing and connected. 7.2 Enriching local identity and place making through public art and cultural expression. 7.3 Increasing access to leisure, sport and recreation opportunities. 7.4 Protecting and enhancing the environmental quality of open spaces and places.
<p>Open Space & Trails</p> <p>Note: Cardinia Shire Council is currently in the process of preparing a new Open Space Strategy</p> <p>Cardinia Shire Council Play Space Strategy (2014)</p> <p>The Play Space Strategy has been prepared to guide the planning, development and management of the growing play space network and to ensure the provision of high quality play opportunities for people of all ages and abilities.</p> <p>The Play Space Strategy recommends that existing and proposed play spaces be classified according to a clearly defined hierarchy, to ensure a coordinated network of complementary play experiences is provided across the municipality.</p> <ul style="list-style-type: none"> • Neighbourhood - Small to medium play space providing a range of play opportunities for the local neighbourhood, within a walkable distance of approximately 500m (in residential areas). • District - Medium to large play space providing a broad range of play opportunities for the township / precinct, within a catchment of approximately 2km (in residential areas). • Municipal - Large play space with unique qualities and a broad range of play opportunities, servicing a sub-regional area (i.e. several townships/suburbs). • Regional - Large play space with unique qualities and extensive play opportunities, servicing a wide catchment and catering for a large number of residents and visitors. <p>The Play Space facility hierarchy and proposed standards for each type of play space will need to applied to the Officer South Employment PSP.</p>
<p>Cardinia Shire Council Pedestrian and Bicycle Strategy (2017)</p>

Strategy / Policies / Plans

The Cardinia Shire Council Pedestrian and Bicycle Strategy sets out a vision to provide the premier trail network in Victoria, connecting people to their daily destinations and to the spectacular tourism and landscape features of the Shire. The aim of this strategy is to provide a guiding framework for Council for the incremental development of a comprehensive walking and cycling network throughout the Shire. The strategy will link in with Councils existing Footpath Priority List to help guide the development of an integrated path network. As part of this, Council will seek to provide a high level of service for all ages, parents and carers with prams, people in wheelchairs and people traveling on mobility scooters.

The Strategy identifies and maps the following categories of walking and cycling across Cardinia Shire:

- **Regional trails** – Regionally significant links between townships and beyond the Shire providing access to major recreation and tourism destinations, employment nodes and services. These trails are for multi-purpose use and are provided along major open space corridors or separated within key road reservations. The delivery of a regional trail network is the focus of this strategy.
- **Strategic links** – Major links across townships connecting people to key destinations such as shops, schools, community facilities, employment nodes and open space. These trails are generally for multi-purpose use or provided as dedicated bikeways.
- **Pedestrian priority areas (high pedestrian activity areas)** – Key streets within and around town centres where increased pedestrian priority is provided to encourage walking trips for transport to shops, public transport stops, schools, community facilities and open space. Improvements could include increased priority at intersections, additional shade and lighting, and street activation.

The Strategy identifies a number of key trails and links relevant to the Officer South Employment PSP including:

- The proposed Princes Freeway Trail on the northern boundary of the PSP;
- The Upper & Lower Gum Scrub Creek Trails and the eastern boundary of the PSP; and
- The Cardinia Creek Trail on the western boundary of the PSP.

Recreation

Note: Cardinia Shire Council is currently in the process of preparing a new Recreation Strategy

Cardinia Shire Council Sport Facility Standards Policy (2019)

The purpose of the Sport Facility Standards Policy (2019) is to ensure a consistent, fair and equitable approach to the provision of new indoor and outdoor sport facilities and for the upgrade / re-development of existing sport facilities in the Shire.

The five (5) levels of facility provision are:

- **Local** – Local level facilities will generally be parkland areas with very limited supporting infrastructure. Playing fields may be limited in size and an irregular shape. Any infrastructure provided to support the playing area is likely to be temporary provision, essentially to meet the need for overflow / secondary facilities for training activities, junior and some low level senior competition.
- **Neighbourhood** – Neighbourhood level sport facilities will generally cater for training activities, junior and low level senior competition. Catchment for these facilities will primarily be from the immediate local area. The facilities may be overflow / secondary facilities for user groups with temporary infrastructure provision, as well as facilities co-located with, or adjacent to a school.
- **District** – District level sport facilities will have a catchment from the surrounding suburbs, or in rural areas from within a township and the surrounding community. They will cater for senior and junior competition and training activities for clubs, sporting associations and schools. It is envisaged this level of facility will form the majority of sporting facilities within the Shire and are typically the home facility for user groups.
- **Municipal (Shire-Wide)** – Municipal level facilities will cater for and have a catchment Shire wide. These facilities will generally accommodate sports and activities with lower participation rates where only one or two facilities are required Shire wide. The facilities will be of a standard to cater for training activities, junior and senior level competition.
- **Regional** – Regional level facilities will cater for and have catchment greater than Cardinia Shire boundaries and be capable of hosting state and regional level tournaments.

Appendix 1 of the Policy contains the facility standards of provision for the following sports: Athletics, Australian rules football, Baseball, Basketball (indoor), Bowls, Cricket, Floorball, Gridiron, Gymnastics, Hockey Netball (indoor & outdoor), Rugby league, rugby union & touch football, Soccer (Football), Softball and Tennis.

Once the preferred outdoor and indoor sporting needs of the Officer South Employment PSP have been determined in consultation with Cardinia Shire Council, it is anticipated that the facility standards for the sports likely to be accommodated within the PSP will be applied in an appropriate manner.

Cardinia Shire Council Equestrian Strategy (2014)

The Equestrian strategy has been developed to guide the future provision of equestrian opportunities in Cardinia Shire over the next 10 years. Equestrian activity can loosely be divided into three main categories:

1. Equestrian sport or organised equestrian activity which occurs at public and private equestrian venues and is conducted by a range of clubs, organisations and private providers;
2. Recreational riding or non-organised equestrian activity which primarily occurs along a network of trails, roads and road verges throughout the Shire; and

Strategy / Policies / Plans

3. Racing which is currently based at the Pakenham Racecourse and in the process of relocating to a new racecourse and training facility in Tynong.

The Equestrian strategy focuses on both equestrian sport and recreational riding in Cardinia Shire which are addressed in two separate sections of this report and include recommendations that aim to improve participation opportunities and strengthen the significance of equestrian activity within the Shire.

Of relevance to the Officer South Employment PSP is the proposed establishment of a potential future equestrian trail along Cardinia Creek.

Cardinia Shire Council Skate and BMX Strategy (2016)

The Skate and BMX strategy guides the planning, provision and management of skate and BMX facilities in Cardinia Shire over the next 10 years.

The Strategy recommends a 'Hub and Spoke' model of provision for the Shire of Cardinia. This model focuses on both really large regional facilities and complementing them with very small more cost effective local facilities. This model ensures advanced users have a larger designated facility that can accommodate the needs of all user types and be a centre for events and training as the hub with smaller spokes (localised very small facilities) for users to enjoy more informally near where they live.

The Strategy recommends that Council open space and strategic planners ensure all new developments consider youth inclusive spaces to provide opportunities for social focused youth recreation.

Council will be consulted about the need to establish Skate and BMX facilities as part of the preparation of the Officer South Employment PSP. If deemed desirable, the appropriated scale of facility, locational preferences and design standards will also be determined.

Early years, youth services and older persons

Cardinia Shire Council Child, Youth and Family Strategy 2017–21

Cardinia Shire Council's 2017–21 Child Youth and Family Strategy (for children aged 0–11 years and young people aged 12–25 years) is aligned to its Council Plan and Liveability Health Plan. It provides the framework which supports the prevention and early intervention approaches that respond to priorities and key focus area identified by community, including children and young people themselves.

The strategy will support the following identified priorities for 2017–21 to inform our key focus areas for service development, provision and improvement.

- Be safe: 1) Family violence and 2) Vulnerability /health and social care.
- Be healthy and happy: 1) Mental health and emotional wellbeing and 2) Healthy lifestyles.
- Be connected: 1) infrastructure and planning and 2) activities, programs and events.
- Realise their potential: 1) Education, training and employment and 2) Personal growth and development.
- Achieve economic wellbeing: 1) Financial welfare and 2) Pathways.

Relevant actions under the infrastructure and planning focus area include:

- Ensure there are adequate kindergarten places for children in the Shire through strategic and integrated planning for child and family centres.
- Provide accessible, safe and quality community facilities.
- Plan for the growth needs of young people and the development of integrated youth facilities.

Cardinia Shire Council Age Friendly Strategy 2015–19

Cardinia Shire Council's 2015–19 Age Friendly Strategy (AFS) sets out the strategic direction for Council to work towards its goal to create an 'age-friendly' community for Cardinia Shire residents.

The strategic plan sets out the goals and objectives under each of the strategy's eight priority areas to achieve the aims of the AFS. Relevant objectives include:

- Develop community infrastructure and outdoor spaces that are inclusive, safe and accessible.
- Design and maintain open spaces to encourage active and passive recreational activities
- Support Council's housing action plan to facilitate development of a diverse, flexible, adaptable range of housing types and tenures for older residents.
- Advocate to land developers for appropriate housing for older people.
- Advocate for accessible community support and health services.

Libraries / Neighbourhood Houses / Community Meeting Spaces / Arts & Culture

Casey Cardinia Libraries: Library Plan 2019- 2023

Strategy / Policies / Plans

The Library Plan is the primary planning document for the delivery of library services in the Casey Cardinia region. In the Shire of Cardinia, Casey Cardinia Libraries (CCL) provides static library services from both Pakenham and Emerald, as well as an extensive mobile library service.

Of relevance to the Officer South Employment PSP is CCL intention to increase investment in new infrastructure and services including a new library facility in the Officer Town Centre.

Cardinia Shire Council Neighbourhood House Policy 2013 - 2017

The Policy states that Cardinia Shire Council will work at a strategic level with State and Federal Government and the community, on ways to maximise and develop long term benefits for a sustainable community. The Council's role is to:

- Identify changing needs and support Neighbourhood Houses to address the needs, e.g. providing statistics and demographical data as well as identifying changing trends
- Advocate on behalf of Neighbourhood Houses
- Strengthen relationships with major stakeholders including Federal and State Government
- Provide financial assistance through the provision of an annual funding allocation to all neighbourhood houses
- Support local community initiatives utilising a community capacity building approach
- Promote the Neighbourhood House sector as a model for community learning and social participation
- Assist in sourcing training opportunities for the Committees of Management and volunteers
- Assist local groups in the establishment of new Neighbourhood Houses where required.

There are currently eight Neighbourhood Houses operating in Cardinia Shire:

- Beaconsfield Neighbourhood Centre
- Bunyip and District Community House
- Cockatoo Neighbourhood House
- Emerald Community House
- Lang Lang Community Centre
- Living Learning Pakenham
- Outlook Community Centre
- Upper Beaconsfield Community Complex

Council will determine the location of future Neighbourhood Houses based on community needs and available funding.

Neighbourhood Houses receive funds from a range of sources including the State Governments Department of Human Services (DHS) Neighbourhood House Coordination Plan; Cardinia Shire Council; Adult, Community and Further Education (ACFE), other government grants and through their own fund-raising initiatives.

Cardinia Shire Council provides assistance to Neighbourhood Houses through the provision of a council building or rental assistance, and with organisational funds calculated on a base model in addition to a percentage of funding calculated on community strengthening program delivery hours which include social support, health promotion and skills development. There are also opportunities for other funding through a variety of Council annual grant programs.

Council will be consulted about the need to establish either a new or outreach neighbourhood House service as part of the preparation of the Officer South Employment PSP. If deemed desirable, the appropriated scale of facility, locational preferences and design standards will also be determined.

Cardinia Shire Council Arts and Culture Policy and Action Plan 2012–17 (2012)

The Arts and Culture Policy provides the basis for the provision of arts and cultural support by Cardinia Shire Council.

The Arts and Culture Policy 2012–17 provides a framework for the delivery of arts and cultural services throughout Cardinia Shire. As a continuation of the Arts and Culture Policy 2009-12, this revision builds a foundation for supporting arts and cultural development for people who live, work, study or play in Cardinia Shire. It provides Council with strategic direction to facilitate a diverse range of services and activities for the community.

This vision, together with Council's Arts and Culture Policy 2012–17, is underpinned by the following key values:

- cultural vitality – develop local identity, shared values and a sense of belonging and place
- community building – foster wellbeing, connectedness and cohesion
- social immersion – promote active participation, engagement and social inclusion
- sustainability – build economic, environmental, social and cultural sustainability
- diversity – foster cultural diversity, awareness and expression
- innovation and creativity – support creativity, diversity and innovation.

Relevant actions include:

- Create and promote documentation to encourage public art and partnerships with developers, together with creation of a Public Art Maintenance Schedule to catalogue and maintain Council's growing public art collection.

Strategy / Policies / Plans

- Enliven public spaces and existing facilities, venues and events by:
 - Identifying opportunities for local artists to exhibit and perform at a range of local events and venues, including outdoor spaces, libraries and businesses (i.e. cafes, shopping centres, vacant shop fronts)

Cardinia Shire Council Public Art Policy (2012)

The Public Art Policy provides the basis for the provision of public art in Cardinia Shire.

Public art is all artistic works located in open public spaces or facilities, and accessible to the public. Public art can include sculptural and mural-based forms as well as functional pieces often integrated into buildings such as seating, lighting, paving, etc.

Not all public art has to be a permanent feature. Public art of a temporary or ephemeral nature can allow the artists to address site-specific issues that may only be relevant in the short term. Examples include video and sound projection and live performance based works for festivals and events.

The Policy Statement includes the following developer related measures:

- Where partnerships are formed with developers a team with representatives of each agency is to agree on the selection of works.
- Developer-led commissions - Council will encourage private developers to incorporate public art in new residential and commercial developments.

Arts and Cultural Facilities Feasibility Study for Cardinia Shire Council (2015)

This study proposes an arts and cultural facilities framework to meet the needs of the community and expected population growth in Shire with a fair and equitable geographical spread of facilities that will increase engagement and participation in arts activities.

In order to gain the maximum results for the community in terms of an equitable spread of and access to arts facilities across the Shire a **Hub and Spokes** Model of operations is proposed and based on the proximity of community infrastructure to improve use of limited resources. The key recommendations of the Study were:

- Adopt the Hub and Spokes model for the operation of arts and cultural facilities planning and operations
- Adopt the Hierarchy of Facility Provision (Regional, Municipal and Local significance outlined in this study) as a guide for the future planning and provision of arts facilities in Cardinia Shire and incorporate sites and facilities in Township, planning and structure plans
- Adopt a new Vision for cultural facilities planning
- Consider Cultural Precincts as part of the implementation and future planning of structure plans and Shire-wide planning
- Develop & adopt a Cultural and Community Facilities Provision Plan, similar to the Recreation Reserve Facility Standards Policy (February 2011)
- Develop brief to refurbish Cardinia Cultural Centre as a performing arts centre including a new small exhibition gallery
- Undertake a business case analysis for the proposed Public Gallery in Emerald
- Include planning for community art spaces (such as artist studios, exhibition, wet, storage and rehearsal spaces) when reviewing Township and Precinct Structure Plans and when designing new community centres, libraries and other community facilities aligned to Community Arts Centre Requirements
- Amend planning of the proposed Emerald Community Hub to include facilities for community arts
- Identify rehearsal and storage facilities for community arts groups that are located within reasonable proximity to existing arts and cultural facilities such as Cardinia Cultural Centre, the Gem Community Arts Centre and Officer Community Hub
- Officer Secondary College Community Hub Project - multi-purpose arts facility
- Undertake a feasibility study on a proposed community arts centre in Officer, Pakenham or Beaconsfield based on Hub and Spokes model.
- Engage with community organisations, neighbourhood houses and community centres to plan and/or upgrade three (3) community art galleries across the Shire based on the Hub & Spokes model
- Scope potential for increasing staffing to support planning and provision of arts and cultural facilities

Appendix 1d. Department of Education & Training

Table 6 – DET Policies

Policy
<p>Kindergarten on and next door to school sites</p> <p>Every new Victorian primary school set to open from 2021 will have a kindergarten on-site or next door. We're also working to identify a number of existing government schools which could have kindergartens built on-site. We'll add kindergarten facilities to some schools every year from 2022-2029, which will support the extra capacity needed to deliver places for Three-Year-Old Kindergarten.</p> <p>Building co-located kindergarten on or next to school sites provides many benefits for Victorian families, including making:</p> <ul style="list-style-type: none"> • kindergarten programs easier to access • drop-off time simpler and more convenient • transitions to kindergarten programs and school smoother for children. <p>Having kindergartens and schools on the same site also helps create a hub that benefits the whole community. We are working closely with local government to plan for new kindergartens and community facilities. Each new kindergarten facility will be built to ensure the best educational outcomes for the children, making sure they get the most out of their early learning.</p> <p>Source: (https://www.schoolbuildings.vic.gov.au/Pages/KindergartenSchoolSites.aspx)</p>
<p>Three-Year-Old Kindergarten</p> <p>The Victorian Government is investing almost \$5 billion over ten years so that children across the state will have access to two years of funded kindergarten programs.</p> <p>This means that an extra year of play-based learning will be added to Victorian children's education. The learning is led by a teacher.</p> <p>Victoria will be the first state or territory in Australia to introduce funded Three-Year-Old Kindergarten for all children. Funded kindergarten means the government will help the kindergarten service with the cost of your child attending. This helps keep your fees low.</p> <p>Funded Three-Year-Old Kindergarten will become available in stages.</p> <p>Three-year-olds in six council areas are now able to access up to 15 hours of kindergarten. These areas are: 1) Buloke; 2) Hindmarsh; 3) Northern Grampians; 4) South Gippsland; 5) Strathbogie; 6) Yarriambiack.</p> <p>In 2021, families in the following 15 council areas will also have access to up to 15 hours each week: 1) Alpine; 2) Ararat; 3) Campaspe; 4) Central Goldfields; 5) Colac-Otway; 6) Corangamite; 7) East Gippsland; 8) Glenelg; 9) Hepburn; 10) Indigo; 11) Loddon; 12) Murrindindi; 13) Southern Grampians; 14) Towong; 15) West Wimmera.</p> <p>These first roll-out areas have been chosen because they already have the physical capacity to meet local demand.</p> <p>From 2022, three-year-olds across the rest of the state will have access to five hours in a kindergarten program led by a teacher.</p> <p>The hours will then increase up to the full 15-hour program by 2029.</p> <p>Source: (https://www.education.vic.gov.au/about/programs/Pages/three-year-old-kinder.aspx#link35)</p>
<p>Skills First</p> <p>Skills First is a set of reforms for the training and TAFE sector. The reforms ensure that Victoria's training and TAFE system delivers high quality training that leads learners to real jobs.</p> <p>Skills First is made up of:</p> <ul style="list-style-type: none"> • high-quality training that students and industry can trust, aligned to industry and workforce needs • a real voice for industry in training • funding for high needs learners who need additional support to engage with and succeed in education and training • access to targeted, relevant training for students in regional areas.
<p>The Future of Adult Community Education in Victoria 2020–25</p> <p>With a focus on adult literacy, numeracy, employability and digital skills training, the Ministerial Statement sets out the agenda for adult education in Victoria from 2020-25.</p>

Policy
<p>Adult community education plays an important role in Victoria's broader education sector. Victoria leads Australia in providing accessible and tailored lifelong learning opportunities for adult learners seeking to develop the skills they need for work, further study, and to participate fully in the Victorian community.</p> <p>This Ministerial Statement aims to fulfil the Victorian Government's commitment to uniting the adult community education sector with a focus on learners, and to build recognition of the distinct and invaluable role the sector plays.</p> <p>It establishes a reform agenda for the 6 years (2020-25), focusing the Adult, Community and Further Education Board and the adult community education sector on:</p> <ul style="list-style-type: none"> • adult literacy • numeracy • employability • digital skills training <p>It also identifies a strengthened role for the sector in:</p> <ul style="list-style-type: none"> • supporting students to enter and successfully complete TAFE and university courses • upskilling and reskilling low-skilled workers who may be vulnerable to becoming unemployed as work changes. <p>The Ministerial Statement on the Future of Adult Community Education in Victoria 2020-25 is the first Victorian Government statement on adult community education since that made by the Hon Lynne Kosky as Minister for Education and Training in 2004.</p>
Community Use of Schools — Hiring, Licensing and Community Joint Use Agreements
<p>Policy</p> <p>The purpose of this policy is to explain the different types of agreements available to facilitate community use of school facilities, and outline what schools must do to access these.</p> <p>Summary</p> <ul style="list-style-type: none"> • There are 3 types of agreements covered in this policy including: <ul style="list-style-type: none"> - hire agreements — school councils can enter into these for occasional or one off hire of school facilities - licence agreements — school councils can enter into these for regular use of school facilities - community joint use agreements (CJUAs) — typically CJUAs are entered into when a facility is to be constructed/extended and the use is on an ongoing long term basis. The Department must authorise the construction of such facilities on school land and the Minister for Education (or delegate) is required to sign CJUAs • Under the Education and Training Reform Act 2006 (Vic) (the Act), school councils have the power to enter into agreements with third parties for the use of school facilities when they are not required for ordinary school purposes. The proposed use must be for the purpose of educational, recreational, sporting or cultural activities for students, the local community or young persons. Any other purpose requires the Minister's approval. • School councils must use the Department's school council templates for hire, licensing and community joint use agreements with third parties (login required). • Templates for licensing arrangements are available for specific purposes such as Market Operators, Community Gardens and pre-schools. • Fees paid by third parties to school councils for the use of school facilities should: <ul style="list-style-type: none"> - allow schools to recover additional maintenance and operational costs (e.g. for electricity, water, cleaning, insurance, maintenance), and lifecycle costs proportional to each party's use of the facility; and - not be set higher than required for cost recovery. • This policy falls within the 'Manage' stage of the School Asset Lifecycle. • For all proposed CJUA arrangements, schools must contact the Victorian School Building Authority (VSBA) of the Department on the contact details set out below. <p>Details</p> <p>The Department encourages schools to join with local government and community organisations to explore sharing facilities, co-location opportunities, and developing and using school infrastructure to benefit the wider community's learning and recreational needs.</p> <p>The Department recommends that schools consult with key parties and consults with the VSBA and/or the Legal Division of the Department before signing any agreement with a third party for use of school facilities, particularly for ongoing arrangements that may impact the school community or neighbourhood.</p> <p>Licence fees, or contributions for community use arrangements should:</p> <ul style="list-style-type: none"> • allow schools to recover additional maintenance and operational costs (cleaning and utilities), and lifecycle costs proportional to each party's use of the facility; and • not be set higher than required for cost recovery <p>The Department encourages schools to review ongoing arrangements as needed to ensure all parties are meeting their obligations.</p>

Policy
<p>Hire agreements</p> <p>Under the Act, school councils have the power to hire out school facilities when they are not required for ordinary school purposes. These agreements must be for educational, recreational, sporting, or cultural activities for students, young people or the local community.</p> <p>Hire agreements are suitable for occasional or one-off hire of school facilities. Examples include a local youth group hiring a school hall, or a theatre group wanting to stage a play over four nights.</p> <p>To assist school councils to comply with legal requirements, the Department's Legal Division has developed a Guide to School Council Hire Agreements and a School Council Hire Agreement template (login required).</p> <p>Licence agreements</p> <p>Under the Act, school councils have the power to license school facilities when they are not required for ordinary school purposes. These agreements must be for educational, recreational, sporting, or cultural activities for students, young people or the local community.</p> <p>Licence agreements should be used for ongoing community use of school facilities by third parties. Examples include a local drama group using a school performing arts centre every Wednesday evening for a year, or a local football club hiring the school oval for a season.</p> <p>School councils seeking to enter into licence agreements to place advertising on school sites should refer to Advertising.</p> <p>To assist school councils to comply with legal requirements, the Department's Legal Division has developed a Guide to School Council Licence (General) Agreements and a School Council Licence (General) Agreement template (login required).</p> <p>Community Joint Use Agreements</p> <p>Under the Act, school councils have the power to enter into a community joint use agreement (CJUA). CJUAs are suitable for constructing jointly-used community facilities such as stadiums, sporting grounds and theatres.</p> <p>A suite of documents (login required) has been created as a practical resource to assist school councils and community partner on the journey from an initial joint use concept through to a legally binding CJUA which must be signed by all parties before they proceed to tender.</p> <p>Guide to Community Joint Use Agreements: This document is an overview of Community Joint Use Agreements, their key concepts and the processes to be followed to create them. This document is an initial reference for School Councils and Community Partners to read prior to entering into discussions about a proposed Community Joint Use Facility.</p> <p>Community Joint Use Proposal: This document enables the parties to record all the information required to produce a Community Joint Use Agreement. The parties will be required to select the options that suit their situation for the operation, maintenance and upkeep of the Facility.</p> <p>Instructions and Explanatory Notes for Completing a Community Joint use Proposal: These notes have been prepared to assist the parties when completing each section of the Proposal.</p> <p>Community Joint Use Agreement Template: This document contains the legal clauses that will become the Community Joint Use Agreement. The Agreement is comprised of the Core Clauses and Options Clauses. The Core Clauses form the standard terms and conditions for all Community Joint Use Agreements and are not negotiable. The Core Clauses are the ones with the headers shown in green; the Option Clauses are in blue. The Option Clauses allow the parties to select the approach that best suits their specific situation and community under the joint use arrangements and address the operation, maintenance and upkeep of the facility. All options clauses are contained in the template document; the Department will amend the Agreement based on the information provided in the Proposal.</p> <p>Explanatory Table of Clauses: This document provides an explanation of the Core and Option Clauses, helping the parties to understand the content of and reason for the clauses contained in the Community Joint Use Agreement.</p> <p>In order for a CJUA to be prepared, the school council and community partner must complete a Community Joint Use Proposal. Schools must consider possible issues and long-term costs when constructing a facility through a CJUA. Considerations may include, but are not limited to:</p> <ul style="list-style-type: none"> • planning permits (if required for community use outside school hours) • capital, maintenance, utility and cleaning costs • financial viability of the facility • accessibility • health and safety • insurance and security <p>The Minister for Education (or delegate) is required to sign CJUAs and the Department is required to authorise the construction of facilities on school land.</p>

Policy
<p>School councils (assisted by the VSBA) are responsible for negotiating the ongoing management of CJUA facilities with the community partner.</p> <p>For CJUAs that involve competition-grade sporting facilities, refer to the Department's advice on Competition Grade Sporting Facilities.</p> <p>Leasing</p> <p>A lease provides exclusive use for the holder of the lease and is therefore not an appropriate agreement for when facilities are shared. Under the Act, school councils do not have the power to enter into lease agreements involving land or buildings.</p> <p>Only the Minister for Education (or delegate) can enter into a lease involving land or buildings. For example, Ministerial approval is required to grant a leasehold to construct a childcare facility on a school site.</p> <p>This restriction on leasing does not apply to the leasing of school equipment.</p> <p>Schools as polling places</p> <p>The Victorian Electoral Commission and the Australian Electoral Commission may use schools as polling places during State and Federal elections. For more information, refer to the Department's Elections — Schools as Polling Places Policy.</p> <p>Definitions</p> <p>Brief descriptions of the standard types of agreements:</p> <ul style="list-style-type: none"> • Hire Agreement • Hire Agreement is used when the community uses a facility on a one-off basis, such as a youth group hiring a school hall for its annual presentation night. <p>Licence</p> <p>Licence is used when the community uses a school facility on a regular basis such as a:</p> <ul style="list-style-type: none"> • local drama group hiring out the school performing arts centre every Wednesday evening; or • local football club hiring the school oval for the season <p>Community Joint Use Agreement</p> <p>Community Joint Use Agreement is a more detailed agreement which applies when a school and/or a third party contribute to the construction of a new building or upgrade of an existing facility; such as the construction of a new sports stadium at a school, funded by both the school and local council, to be used by the school and local community sporting groups.</p> <p>Schools wanting to enter into this agreement must complete a community joint use proposal.</p>
<p>Competition Grade Sporting Facilities</p> <p>Details</p> <p>Competition-grade facilities are built and maintained to competition standards specified by the respective sport's governing body. The Building Quality Standards Handbook (BQSH) details the requirements for competition-grade facilities, including gymnasiums.</p> <p>Since 2016, the VSBA has built gyms to competition-grade standard and size at new schools. New gyms at existing schools are built to competition-grade standard where possible. This might not be possible where the site is too small, or where a project upgrades (rather than rebuilds) an existing gym.</p> <p>Competition-grade facilities (see definitions) are designed to be shared with the broader community. Schools are encouraged to enter into appropriate shared-use arrangements, including through community joint use agreements. Refer to the Community Use of Schools — Hiring, Licensing and Community Joint Use Agreements Policy for more information.</p> <p>Design</p> <p>Details of competition-grade requirements can be found in the BQSH's 'Hard courts' and 'Flooring for Indoor Physical Activity Spaces' sections.</p> <p>Competition may mean level 2, community competition level, or level 3, national competition. Level 3 is adequate for schools in most cases. BQSH specifications were developed in consultation with Netball Victoria and Basketball Victoria.</p> <p>Only new indoor facilities are required to be competition grade.</p>

Policy

School sporting facilities must be multi-functional – that is they must allow for both basketball and netball, at minimum, to be played on each court, as per the BQSH specifications.

Maintenance

Having competition-grade sports facilities increases operational and maintenance costs.

The Department recommends that schools cover these higher costs through shared-use arrangements with a third party. Schools should set fees for community partners that are high enough to cover the costs of community use (for example, for additional cleaning and maintenance) but not higher.

For more information about cost recovery for shared facilities, refer to the Community Use of Schools — Hiring, Licensing and Community Joint Use Agreements Policy.

Definitions

Competition Grade Sporting Facilities

A 'competition-grade space' is a space that will be used for any of the following competition activities: (Level 3) school and or community League, Victorian League, regional Victorian, Association Championships/Competition and Training, State Titles, and or School Championship sports activities, or (Level 2) National League, National Titles. In the school setting, Level 3 facilities are usually adequate.

Appendix 2. Review of Non-Council Strategic Documents

Table 7 – Non-Council Strategies and Plans

Education facilities
<p>Transforming lives and enhancing communities: Federation University Strategic Plan 2018 - 2022</p> <p>FedUni is regional Victoria's largest education institution, with campuses in Ballarat, Berwick, Brisbane, Gippsland and the Wimmera providing easy access to study, and approximately 1,300 staff committed to teaching excellence and student support.</p> <p>The Berwick Campus became part of FedUni in 2017. The campus is located about 40km south east of the Melbourne CBD. It is only a five minute walk from the Berwick Station on the metropolitan Pakenham train line, and adjacent to the Princes Freeway. The multi-level complex of modern architecturally-designed buildings is surrounded by spacious grounds with landscaped gardens and internal courtyards.</p> <p>Purpose: To transform lives and enhance communities.</p> <p>Priorities</p> <ul style="list-style-type: none"> • Lifelong Learning – Provide future-focused, high-quality lifelong learning opportunities for students from all backgrounds. • Global Citizens - Empower students with the necessary knowledge, skills and aptitude for further study, to participate in workplaces and to be effective global citizens. • Partnerships - Use our network of campuses and partnerships to deliver our courses and programs. • Research to Impact – Conduct research with measurable impact on the communities in which we are located and wider society. • Sustainability – Ensure long-term financial sustainability. <p>Outcomes</p> <p>By 2022 FedUni will:</p> <ol style="list-style-type: none"> 1. Become a popular student destination <ul style="list-style-type: none"> • Reach 20,000 higher education and 8,000 TAFE student enrolments. • Attract significant numbers of international students. • Engage students from a diverse range of backgrounds. • Be highly regarded for our range of offerings. 2. Offer a high-quality student experience <ul style="list-style-type: none"> • Improve student retention rates and success results. • Achieve 5 Star rating by the Good Universities Guide for high-quality teaching. • Meet students' needs using the latest pedagogy and technology. • Create connected alumni who provide industry links and channel future employees. 3. Make a positive impact <ul style="list-style-type: none"> • Be highly rated by employers for the quality of our graduates. • Be known for research that delivers societal impact and be ranked by Times Higher Education (THE), Shanghai Academic Ranking of World Universities (Shanghai) and QS World University Rankings (QS). • Lead the sector in best practice community and industry engagement. 4. Become a university workplace of choice <ul style="list-style-type: none"> • Demonstrate high levels of employee satisfaction. • Be in the top quartile of Australian universities for the numbers of female staff in senior leadership roles. • Be an asset to regional communities and contribute to capacity building. • Be a preferred employer and higher education destination for Indigenous staff and students. • Build an efficient organisation
<p>Chisholm Strategy Plan 2017-2020</p> <p>Chisholm is a government-owned TAFE provider operating over nine locations across Melbourne and the South East including Berwick and Berwick TEC campuses and Cranbourne. It offers over 250 certificate, diploma, advanced diploma, bachelor and graduate certificate courses, with each course carefully structured to ensure that all of our graduates finish with the skills needed to further their career aspirations.</p> <p>The Strategy is broad in nature and does not specifically refer to capital or service expansion in the City of Casey.</p> <p>The Strategy outlines three main directions:</p> <ul style="list-style-type: none"> • Growth: Growth in areas of strength and flagships in key industry sectors across a commercial profile. Training will be delivered in each of the educational sectors, in schools, VET and higher education, and delivery modes will continue to be • diversified for established and new educational products to meet current and emerging industry and community need.

- **People:** To be successful Chisholm will support its people and develop a high performing culture for both teachers and professional staff.
- **Systems:** Investment in systems and processes is another key to growing Chisholm, a Chisholm in which systems are integrated and process improvement is second nature.

Acute and community health services

Health 2040: Advancing health, access and care

This document is the State Government's major health strategy. It presents a clear vision for the health and wellbeing of Victorians and for the Victorian healthcare system. Health 2040 is built around three pillars:

- **Better health:** focuses on prevention, early intervention, community engagement and people's self-management to maximise the health and wellbeing of all Victorians.
- **Better access:** focuses on reducing waiting times and delivering equal access to care via statewide service planning, targeted investment, and unlocking innovation.
- **Better care:** focuses on people's experience of care, improving quality and safety, ensuring accountability for achieving the best health outcomes, and supporting the workforce to deliver the best care.

Statewide Design, Service and Infrastructure Plan for Victoria's Health System 2017–2037

To tackle a complex array of challenges confronting Victoria's health system, the Statewide Design, Service and Infrastructure Plan identifies five priorities over the coming 20 years:

1. building a proactive system that promotes health and anticipates demand
2. creating a safety and quality-led system
3. integrating care across the health and social service system
4. strengthening regional and rural health services
5. investing in the future—the next generation of healthcare.

Increasingly, planning for health services and infrastructure is being integrated with planning across other service sectors using a place-based approach. Place-based planning engages communities to actively shape solutions and address local needs.

Through Metropolitan and Regional Partnerships and community assemblies, the Victorian Government is giving people a much stronger voice in service and infrastructure planning and investment.

The Infrastructure Plan includes locality plans for the outer-urban growth areas and inner Melbourne and connects with an overall vision for the future of Melbourne. Plan Melbourne sets out a vision to guide Melbourne's growth to 2050. It sees a future Melbourne with many centres of thriving activity where all residents have access to a range of services and facilities, including healthcare, within 20 minutes of their home.

The locality plans set out the health service and infrastructure priorities to achieve this vision through expansion of existing facilities and new facilities needed to respond to rapid growth. Each plan looks ahead 20 years, forecasting the type and location of infrastructure to meet the needs of local communities as they grow and change.

In relation to the south eastern growth area of Melbourne the Plan highlights a number of relevant issues and priorities. These include:

- Casey Hospital providing the area's only public overnight and multiday acute hospital services, many people already need to travel out of the area for hospital care. This puts increased pressure on Dandenong Hospital and Monash Medical Centre. Without alternatives to better prevent illness or divert demand, hospital capacity in the area must increase by five times its current level over the next 15–20 years Planning for the south-eastern growth area identifies the following infrastructure priorities to meet these challenges:
 - extending health and wellbeing hubs in centres of population growth to bring more care closer to where people live
 - expansion of Casey Hospital (taking into account growth of the neighbouring St John of God private hospital) to meet the acute care needs of the area's population.
- The Victorian Government is addressing this need by investing \$134.9 million for a major expansion of Casey Hospital that will treat 12,000 more patients, conduct 8,000 more surgeries and support 500 more births. This investment will increase the size of the hospital by 35 per cent.
- In addition, an investment of \$6.2 million for the new Pakenham health and wellbeing hub will complement the existing hub at Cranbourne to provide care for more people in the south-east growth corridor of Melbourne.

Monash Health Strategic Plan 2018-23

Monash Health holds an important place in the Victorian healthcare system, providing health care services for people in Melbourne's south-east across more than 40 sites, including eight hospitals, community-based sites, and residential care facilities.

Current initiatives include expansion of Casey Hospital to provide additional capacity for the growing local community. Expansion of the Moorabbin Hospital, Monash Medical Centre Emergency Department and a new Early in Life Mental Health Service at Monash Hospital are also currently being undertaken.

Recently completed projects have included a new dedicated 230 bed Monash Children's Hospital, Simulation Centre at Moorabbin Hospital and Pakenham Health Centre.

It should be noted that Monash Health's primary catchment includes Casey and Cardinia it also identifies a "tertiary" catchment that includes Baw Baw, Bass Coast, East Gippsland, Latrobe, South Gippsland and Wellington.

Aged & Disability Services

National Disability Insurance Agency Corporate Plan 2016 - 2021

The National Disability Insurance Scheme (NDIS) is a once in a generation social and economic reform and is administered by the National Disability Insurance Agency (NDIA). It is a new way of providing support for people with disability, their families and carers. The Scheme is estimated to support about 460,000 Australians with disability to live an ordinary life.

The Scheme is insurance, not welfare. It is based on four insurance principles:

1. The Scheme will be sustainable because its funding base will be driven by an actuarial estimate of the reasonable and necessary support needed for participants.
1. The Scheme will minimise costs by focusing on the lifetime value for Scheme participants.
2. The Scheme will invest in research and encourage innovation.
3. The Agency will support the development of community capability and social capital.

Together, these principles enable the Scheme to fund people with disability to have an ordinary life. It is being built on evidence and experience. The Agency has an outcomes framework that it is using to measure and track improvements to the lives of participants, their families and carers.

The NDIS will become available in the Southern Melbourne area from 1 September 2018. The Southern Melbourne area covers the local government areas of:

- Cardinia
- Casey
- Greater Dandenong

Justice & Emergency Services

Victoria Police Blue Paper: A Vision for Victoria Police In 2025

A Vision for Victoria Police in 2025 sets out three proposed strategic directions to enhance public safety, and increase value for money for the Victorian community through its investment in Victoria Police:

- better matching of resources to demand by rethinking the traditional operating model;
- improving capability through workforce reform and technology; and
- collaborating more closely through partnerships.

The report states that “the traditional police service delivery model needs to shift from one based on historically-determined locations and physical infrastructure, which can restrict efficiency and effectiveness, towards one that is flexible, risk-based and digitally-enabled” (page 23).

To meet 21st century demand, Victoria Police’s service delivery footprint will be based around divisional supersites – the police locations to which officers will be allocated and initially deployed from.

These supersites will be larger consolidated facilities, which will replace the current model of multiple, smaller and less operationally-effective sites. The supersites will be the base for a workforce made up of people with the right skills to deliver police operations and will therefore:

- release more police officers back in the field to respond to local needs as well as carry out proactive policing
- allow better integration of different operational units
- deliver economies of scale across support functions.

The supersite – or sites – in each division will be the central ‘hub’ that supports a variety of other Victoria Police service points for local communities, with an emphasis on mobile patrolling. This arrangement will vary between divisions to best service the unique physical and demographic characteristics of each area. Particularly in divisions encompassing large parts of rural Victoria, the existence of multiple hubs may be required to support all local communities with timely and responsive services.

Service points could include:

- ‘shopfronts’ in commercial or business districts, or co-located with other public services such as health services, where police can interact with citizens amongst their other duties
- mobile police stations
- self-service kiosks for services such as reporting non-urgent matters and accessing information (in addition to online channels provided for this) or reporting on bail.

Country Fire Authority (CFA) Plan 2018 -19

The 2018-19 CFA Plan sets the organisation’s key commitments to the community for the future year. The Plan describes the priorities it will deliver during 2018-19 to meet Victorian Government and sector priorities, achieve its organisational strategic priorities and deliver more effective services to the community.

Six strategic priorities are identified:

- Responding to community need;
- Supporting our people;

- Promoting health, safety and wellbeing;
- Building partnerships and collaboration;
- Strengthening service delivery capability; and
- Leading transformational improvements.

Victorian State Emergency Services (VICSES) Service Delivery Strategy 2025

VICSES is a volunteer-based organisation, providing emergency assistance to minimise the impact of emergencies and strengthen the community's capacity to plan, respond and recover, when emergencies occur. It operates under the Victoria State Emergency Act (2005) and the coordinating agency for emergency management, Emergency Management Victoria (EMV).

VICSES aims to partner with communities, government, other agencies and business to provide timely and effective emergency management services, building community preparedness, disaster resilience and contributing to risk prevention.

Court Services Victoria Strategic Asset Plan:2016-2031

For Melbourne's south-East growth corridor this Plan recommends the following:

- Undertake an expansion (potential for staging) of Dandenong Court to meet current and future demand and upgrade it to a Level 2 headquarter court, including expansion of services to enable higher jurisdiction (County Court) inclusion if required.
- Address additional future growth in the south-east, including surrounding peri-urban areas with a future new Level 3 court at Officer.

Cardinia Creek Parklands Future Directions Plan (2002), Parks Victoria

The role of this Future Directions Plan is to provide a strategic framework and clear direction for the management of Cardinia Creek Parklands over the next ten to fifteen years. The plan contains strategic directions and actions pertaining to the management of environmental, cultural heritage and landscape values, recreation, future regional linkages and management partnerships.

Cardinia Creek Parklands are located in the southeast growth corridor of metropolitan Melbourne and extend from the Harkaway foothills to the open plains south of Beaconsfield. When fully developed, the regional Parklands will be a series of linked parks that stretch for approximately 10 kilometres along Cardinia Creek. Cardinia Creek Parklands was reserved for future public open space in 1994 after a comprehensive planning process, in response to significant population growth, increasing residential development and the subsequent demand for more public open space.

The vision for Cardinia Creek Parklands' future helps to articulate its role within the region, its contribution to urban amenity and public health, and its value to the community. Cardinia Creek Parklands: a series of linked but distinct parks in which visitors can recreate in an open rural setting and enjoy a quality natural environment, while conserving the natural and cultural heritage values of the region for future generations.

Some of the key initiatives for the Parklands over the fifteen-year timeframe of the document include:

- Implementation of a co-ordinated Urban Biolinks restoration and revegetation program focused on strategic habitat gaps along the Cardinia Creek corridor and its primary drainage lines. Programs will focus on depleted EVCs (Swamp Scrub, Swampy Riparian Woodland and Riparian Forest) and connecting existing patches of remnant vegetation.
- Implementation of environmental programs focused on the protection and enhancement of habitats for known national, state and regionally threatened species, as well as JAMBA / CAMBA species.
- Development of coordinated pest plant and animal control programs and vegetation restoration strategies in conjunction with other agencies and adjoining landowners.
- Investigation of archaeological and cultural heritage significance of land managed by Parks Victoria.
- Commencement of progressive, detailed planning for visitor nodes and provision of facilities, beginning with the development of a recreation node south of Inglis Road.
- Creation of a shared pedestrian / cycle trail within the Parklands north of the Retarding Basin.
- Creation of equestrian connections between Akoonah Park and existing trails in the north, subject to land acquisition, funding and negotiations with Melbourne Water and adjoining landowners.

Given the age of the Directions Plan (2002) Parks Victoria and other relevant government agencies will be contacted to confirm the status of the Plan and how the original vision will be applied to that portion of the Cardinia Creek located within the Officer South Employment PSP.

Appendix 3. – Study Area Demand and Supply Estimates

Table 8 - Community Infrastructure Provision Standards & Demand & Supply Estimates for the Primary Study Area & Secondary Study Area

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Officer South Employment PSP (OSEPSP): Primary Study Area	Cardinia Road Employment PSP (CREP): Secondary Study Aea	Total Secondary Study Area (OEPS & CREP)
Total public open space contribution (local passive + local active)	10.0%	Percentage of net developable area to be provided as unencumbered public open space within residential areas (including activity centres)	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	5.46	8.65	14.11
Local passive open space	4.0%	Percentage of net developable area to be provided as unencumbered public open space	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	2.18	3.46	5.64
Local active open space	6.0%	Percentage of net developable area to be provided as unencumbered public open space	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	3.28	5.19	8.46
Employment land open space	2.0%	2% of the net developable area for local parks within dedicated employment and/ or economic activity areas	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	12.27	7.06	19.33
Organised Sport Facility & Participation Estimates						
Indoor and outdoor recreation facilities						
Indoor recreation centres / courts	10,000	Total population per court	Typical standard used by some Melbourne Growth Area Councils (note: individual LGAs vary on their views about the “desired” benchmark and some have no documented working benchmark).	0.5	0.6	1.1

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Officer South Employment PSP (OSEPSP): Primary Study Area	Cardinia Road Employment PSP (CREP): Secondary Study Aea	Total Secondary Study Area (OEPS & CREP)
Indoor recreation centres / land	12,000	Total population per one hectare of indoor recreation land	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	0.4	0.5	1.0
Council aquatic leisure centre visits per annum	5.1	Number of visits per person per annum	Victorian Department of Jobs, Precincts & Regions, Know Your Council: 2018-2019 Dataset (All Victorian LGA average)	26,308	32,158	58,465
Council aquatic / leisure centres	60,000	Approximate total population per facility	ASR Research	0.1	0.1	0.2
Organised Sport Participation						0
Participation in organisation/venue based activity: Adults (people aged 15 and over)						
		% of people aged 15 years and over participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2019 - December 2019 Victoria Data (Table 11)			
Fitness/Gym	32.2%			1,214	1,483	2,697
Swimming	9.7%	As above	As above	366	447	812
Golf	4.0%	As above	As above	151	184	335
Pilates	3.9%	As above	As above	147	180	327
Basketball	4.1%	As above	As above	155	189	343
Tennis	3.1%	As above	As above	117	143	260
Football/soccer	3.3%	As above	As above	124	152	276
Yoga	4.2%	As above	As above	158	193	352
Netball	3.2%	As above	As above	121	147	268
Australian football	3.4%	As above	As above	128	157	285

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Officer South Employment PSP (OSEPSP): Primary Study Area	Cardinia Road Employment PSP (CREP): Secondary Study Aea	Total Secondary Study Area (OEPS & CREP)
Athletics, track and field (includes jogging and running)	3.9%	As above	As above	147	180	327
Walking (Recreational)	2.9%	As above	As above	109	134	243
Cycling	1.4%	As above	As above	53	64	117
Bowls	1.4%	As above	As above	53	64	117
Cricket	2.2%	As above	As above	83	101	184
Organised participation by activity - top 10 activities (children aged 0 to 14)						
		% of children aged 0-14 participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2019 - December 2019 Victoria Data (Table 10)			
Swimming	35.5%			328	401	730
Australian football	16.8%	As above	As above	155	190	345
Basketball	13.7%	As above	As above	127	155	282
Cricket	6.4%	As above	As above	59	72	132
Dancing (recreational)	10.2%	As above	As above	94	115	210
Netball	5.8%	As above	As above	54	66	119
Football/soccer	10.1%	As above	As above	93	114	208
Tennis	6.4%	As above	As above	59	72	132
Gymnastics	11.8%	As above	As above	109	133	243
Karate	5.2%	As above	As above	48	59	107
Early Years Services						

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Officer South Employment PSP (OSEPSP): Primary Study Area	Cardinia Road Employment PSP (CREP): Secondary Study Aea	Total Secondary Study Area (OEPS & CREP)
Kindergartens						
% of 4 year olds participating in 4 year old Kindergarten	101.0%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	State Government Objective	96	118	214
Total number of enrolments in 4 year old sessional Kindergarten	75%	% of participating children (see above) enrolled at a Sessional Kindergarten service	Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training Based on indicator 31.4 Number of four year old kindergarten enrolments in a long day care or integrated children's services setting for Cardinia: 24.9% (2015 data).	72	88	161
Total number of enrolments in 3 year old sessional Kindergarten	75%	% of children participating in 3 Year old Kindergarten	ASR assumption based on 4 year old sessional kindergarten market share	72	87	159
Total 3 & 4 year old enrolments attending sessional kindergarten		Total of 3 and 4 year old estimates above		144	176	320
Number of sessional kindergarten rooms required under current kindergarten policy environment (15 hours per week for both three and four year old kindergarten)	66	66 enrolments per room (33 licensed places per room) for both three year old kindergarten & four year old kindergarten.	ASR constructed calculation	2.2	2.7	4.8
Number of sessional kindergarten rooms required under current kindergarten policy environment (15 hours per week of three year old	66 enrolments for three year old kindergarten & 33 enrolments for four year old kindergarten	66 enrolments per room (33 licensed places each) for three year old kindergarten & 33 enrolments per room (33 licensed places per	ASR constructed calculation	3.3	4.0	7.3

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Officer South Employment PSP (OSEPSP): Primary Study Area	Cardinia Road Employment PSP (CREP): Secondary Study Aea	Total Secondary Study Area (OEPS & CREP)
<i>kindergarten and 30 hours of four year old kindergarten)</i>		<i>room) for four year old kindergarten.</i>				
Maternal & Child Health						0
Number of MCH Full-Time Nurses	130	1 FT nurse per 130 children 0 years	ASR Research estimate	0.7	0.8	1.5
Number of MCH consulting units	1	Number of MCH consulting units required per 1 FT nurse	Based on above	0.7	0.8	1.5
Playgroup						
Number of 2 hr playgroup sessions per week	245	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	ASR Research constructed measure using Playgroup Victoria	1.5	1.8	3.3
Occasional Child Care						
Number of occasional child care places	30.8	Total number of licensed places per 1,000 children aged 0 to 4 years	Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision (MMCIA). A provision rate of long day child care places equal to that documented by the MMCIA report (2015) for the Shire of Cardinia	14	17	32
Number of occasional child care centres	30	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical sized occasional child care facility.	0.5	0.6	1.1
Long Day Child Care Centres						

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Officer South Employment PSP (OSEPSP): Primary Study Area	Cardinia Road Employment PSP (CREP): Secondary Study Aea	Total Secondary Study Area (OEPSP & CREP)
Number of Long Day Child Care places	4	Total number of children aged 0-6 years per licensed LDC place	Australian Children's Education and Care Quality Authority (ACECQA) National Register Data (Metropolitan Melbourne), June 17, 2020	165	202	367
Number of Long Day Child Care centres	120	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical large sized long day child care facility.	1.4	1.7	3.1
Community Centres, Meeting spaces, Neighbourhood Houses & Libraries						
Local multipurpose community centre	3,000	Number of dwellings per local facility	ASR Research constructed measure typically applied in Melbourne's outer growth areas.	0.6	0.7	1.2
Neighbourhood Houses						
Number of Neighbourhood House users per week	3%	Percentage of population using a Neighbourhood House in a given week	Neighbourhood Houses Victoria, Neighbourhood Houses Survey 2017	155	189	344
Number of Neighbourhood Houses	23,000	Approximate total population per facility in Metropolitan Melbourne (2016)	ASR calculation of the number of Neighbourhood Houses identified by Neighbourhood Houses Victoria operating in the Melbourne metropolitan area.	0.2	0.3	0.5
Libraries						
Number of library loans annum	5.3	Total loans per person	Public Libraries Victoria Network, 2018-19 PLVN Annual Statistical Survey (2019), Casey-Cardinia Libraries	27,340	33,419	60,758
Number of library visits per annum	2.9	Total visits per person	Public Libraries Victoria Network, 2018-19 PLVN Annual Statistical Survey (2019), Casey-Cardinia Libraries	14,959	18,286	33,245

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Officer South Employment PSP (OSEPSP): Primary Study Area	Cardinia Road Employment PSP (CREP): Secondary Study Aea	Total Secondary Study Area (OEPS & CREP)
Number of library facilities	60,000	Population per Library facility	Typical standard used by some Melbourne Growth Area Councils (note: individual LGAs vary on their views about the “desired” benchmark and some have no documented working benchmark).	0.1	0.1	0.2
Education Enrolment & Facility Estimates						
Primary Schools						
Govt Primary Enrolment	60%	% of 5-11 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for the Shire of Cardinia	399	488	887
Catholic Primary Enrolment	17%	% of 5-11 year old population	As above	110	135	245
Non Govt Primary Enrolment	15%	% of 5-11 year old population	As above	98	120	218
Total Primary Enrolment	92%	% of 5-11 year old population	As above	608	743	1,350
Govt Primary School	3,000	Total number of dwellings per facility	Department of Education & Training	0.6	0.7	1.2
Secondary Schools						
Govt Secondary Enrolment	47%	% of 12-17 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for the Shire of Cardinia	240	293	533
Catholic Secondary Enrolment	17%	% of 12-17 year old population	As above	86	105	191
Non Gov Secondary Enrolment	22%	% of 12-17 year old population	As above	112	137	249
Total Secondary Enrolment	85%	% of 12-17 year old population	As above	437	535	972
Govt Secondary School	10,000	Total number of dwellings per facility		0.2	0.2	0.4

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Officer South Employment PSP (OSEPSP): Primary Study Area	Cardinia Road Employment PSP (CREP): Secondary Study Aea	Total Secondary Study Area (OEPS & CREP)
TAFE						
TAFE Full-Time Enrolment (15 to 24)	3.7%	% of 15-24 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for the Shire of Cardinia	30	37	67
TAFE Full-Time Enrolment (25+)	0.4%	% 25 + year old population	As above	11	14	25
TAFE Part-Time Enrolment (15 to 24)	5.2%	% of 15-24 year old population	As above	43	52	95
TAFE Part-Time Enrolment (25+)	1.0%	% 25 + year old population	As above	31	37	68
Total TAFE Enrolments				115	140	255
Universities						
University Full-Time Enrolment (15 to 24)	12.7%	% of 15-24 year old population	As above	104	127	232
University Full-Time Enrolment (25+)	0.8%	% 25 + year old population	As above	22	27	50
University Part-Time Enrolment (25 to 24)	2.1%	% of 15-24 year old population	As above	17	21	38
University Part-Time Enrolment (25+)	1.2%	% 25 + year old population	As above	35	42	77
Total University Enrolments				178	218	396
Primary & Acute Health Services						
Number of public and private hospital beds	3.86	Number of public and private beds per 1,000 people (Australian hospital statistics (2015–16))	Australian Institute of Health & Welfare, Australian hospital statistics 2015–16	20	24	44

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Officer South Employment PSP (OSEPSP): Primary Study Area	Cardinia Road Employment PSP (CREP): Secondary Study Aea	Total Secondary Study Area (OEPS & CREP)
Number of public hospital beds	2.41	Number of public beds per 1,000 people (Australian hospital statistics (2015–16)	Australian Institute of Health & Welfare, Australian hospital statistics 2015–16	12	15	28
Community health clients	3%	Proportion of population that is a registered community health client	Victorian Auditor-General's report, Community Health Program (June 2018)	148	181	329
Allied health service sites	0.5	Number of allied health service sites per 1,000 people (Shire of Cardinia)	Department of Health and Human Services, Shire of Cardinia Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	3	3	6
General practices	0.20	Number of general practice clinics per 1,000 people (Shire of Cardinia)	Department of Health and Human Services, Shire of Cardinia Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	1	1	2
Dental services	0.10	Number of dental service sites per 1,000 people (Shire of Cardinia)	Department of Health and Human Services, Shire of Cardinia Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	1	1	1
Pharmacies	0.20	Number of pharmacies per 1,000 people (Shire of Cardinia)	Department of Health and Human Services, Shire of Cardinia Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	1	1	2
Projected hospital admissions	455.8	Hospital inpatient separations per 1,000 people (Shire of Cardinia). Note: projected to increase by 5.3% per annum until 2026/27.	Department of Health and Human Services, Shire of Cardinia Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	2,351	2,874	5,225

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Officer South Employment PSP (OSEPSP): Primary Study Area	Cardinia Road Employment PSP (CREP): Secondary Study Aea	Total Secondary Study Area (OEPS & CREP)
Emergency presentations	299	Emergency department presentations per 1,000 people (Shire of Cardinia). Note: projected to increase by 5.4% per annum until 2026/27	Department of Health and Human Services, Shire of Cardinia Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	1,542	1,885	3,428
Drug & alcohol clients	4.8	Number of registered Alcohol & Drug Treatment clients per 1,000 people (Shire of Cardinia)	Department of Health and Human Services, Shire of Cardinia Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	25	30	55
Mental health clients	7.7	Number of registered mental health clients per 1,000 people (Shire of Cardinia)	Department of Health and Human Services, Shire of Cardinia Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	40	49	88
Aged Care Services						0
Aged Care						
Number of aged care places (residential and home care)	123	Number of aged care places per 1000 people aged 70 years +	Australian Government Planning Ratio 2019	27	32	59
Short Term Restorative Care Programme	2	Number of STRC places per 1000 people aged 70 years +	Australian Government Planning Ratio by 2019	0	1	1
Arts & Cultural Activities						
Type of arts / cultural activity participated in (people aged 15 and over)						

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Officer South Employment PSP (OSEPSP): Primary Study Area	Cardinia Road Employment PSP (CREP): Secondary Study Aea	Total Secondary Study Area (OEPS & CREP)
Performing in a drama, comedy, musical or variety act	6.2%	% of 15+ population participating in activity	Australian Bureau of Statistics, Participation in Selected Cultural Activities, Australia, 2017–18 (Catalogue Number 4921.0)	234	286	519
Singing or playing a musical instrument	4.3%	As above	As above	162	198	360
Dancing	4.8%	As above	As above	181	221	402
Writing	2.8%	As above	As above	106	129	235
Visual art activities	1.9%	As above	As above	72	88	159
Craft activities	1.8%	As above	As above	68	83	151
Designing websites, computer games or interactive software	2.8%	As above	As above	106	129	235
Fashion, interior or graphic design	5.7%	As above	As above	215	263	477
Type of arts / cultural activity participated in (children aged 0 to 14)						
Drama activities	8%	% of 0-14 population participating in activity	Australian Bureau of Statistics, Participation in Selected Cultural Activities, Australia, 2017–18 (Catalogue Number 4921.0)	73	89	162
Singing or playing a musical instrument	23%	As above	As above	213	260	473
Dancing	17%	As above	As above	154	188	341
Art and craft activities	39%	As above	As above	359	439	798
Creative writing	23%	As above	As above	208	254	463

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Officer South Employment PSP (OSEPSP): Primary Study Area	Cardinia Road Employment PSP (CREP): Secondary Study Aea	Total Secondary Study Area (OEPS & CREP)
Creating digital content	17%	As above	As above	153	187	339
Screen based activities	90%	As above	As above	835	1,021	1,856
Reading for pleasure	79%	As above	As above	726	888	1,614

Appendix 4 – Community Infrastructure Specifications

This Appendix shows indicative community infrastructure specifications for the main DCP items typically identified in a PSP. These specifications include active open space reserves, sporting pavilions and community centres.

Table 9 - Typical PSP Active Open Space Specifications by Size

Component	Unit	5 to 6 Hectares	8 to 10 Hectares
Combination of two ovals & three soccer fields	No	1 Ovals 1 soccer	2 Ovals
Car park	Spaces	120	175
Netball / basketball court	No	2	2
Tennis Courts	No	2	
Cricket pitch and practice nets	No	1 / 1	2 / 1
Goals	No	2 sets	4 sets
Internal access road	m2	1350	1980
Landscaping	m2	30430	55435
Lighting – training & site	No	6	14
Signage	No	15	24
Site boundary fencing	m	1000	1300
Driveway crossing access from street	No	1	1
Utility service connections	Item	1	1
Interchange shelters	No	5	8
Turf surface and irrigation system	m2	21340	55440
Score Board	No	2	2

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2019)

Table 10 - Typical PSP Sport Pavilion Specifications by Number of Playing Fields

Description / Facility	Unit	Two playing areas	Three playing areas
Four changes rooms with toilets and showers	m2	120	
Six change rooms with toilets and showers	m2		240
Two umpire change rooms with toilets	m2	40	
Three umpire change rooms with toilets	m2		60
Storage	m2	80	120
Office / first aid room	m2	20	30
Canteen and kitchen	m2	20	40
Public Toilets	m2	40	60
Multipurpose community room / social room (A small (50-80m2) community meeting space, entry foyer and circulation space)	m2	100	
Multipurpose community room / social room (A small (100-125m2) community meeting space, entry foyer and circulation space)	m2		150
Total Building floor space	m2	420	700
Covered spectator area	m2	80	120

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2019)

Table 11 – Typical PSP Community Centre Configurations x Hierarchy Type

Description / Facility	Unit	Level 1	Level 2	Level 3
Kindergarten Facility Two kindergarten rooms to accommodate 99 licensed places, including children's toilets and amenities, storage space, office, staff room and staff toilets and amenities display and circulation space	m2	750	750	
Extra 33-place kindergarten room / multipurpose meeting space	m2	150	150	
Maternal and child health consulting facility (two consulting rooms plus waiting space / program room)	m2	100	100	200
Multipurpose community spaces (A combination of small (50-80m2) and medium (100-125m2) community meeting spaces, plus public toilets and amenities, office, staff room and staff toilets and amenities, reception and circulation space)	m2	200	500	
Multipurpose and specialist community spaces (A combination of small (50-80m2), medium (100-125m2) and large (180m2+) community meeting spaces and classrooms plus public toilets and amenities, reception and circulation space)	m2			450
Library	m2			1500
Specialist community space (adult reception / neighbourhood house, arts and cultural facility, youth facility, planned activity group space etc)	m2			250
Total building floor space	m2	1200	1500	2400
Small commercial kitchen	No	1		
Medium commercial kitchen	No		1	
Large commercial kitchen	No			1
Kindergarten outdoor play spaces	m2	700	700	
Car parking spaces	Spaces	60	75	125
Playground	m2	800	800	800
Landscaping	m2	500	500	500

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2019)