

20th January 2015

Ms Kate Weatherley
Senior Strategic Planner
Strategic Planning & Design
City of Whittlesea

Dear Kate

Re: Wollert Social and Community Infrastructure Assessment

As requested, please find enclosed ASR Research's comments in response to the amendments made by Council to the recommendations contained in the original Wollert Social and Community Infrastructure Assessment (2012).

Thank you for inviting our comment.

Yours faithfully



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1. Background

In 2012, ASR Research was engaged to undertake an assessment of the social and community infrastructure requirements for the Wollert and Quarry Hills Development areas.

The population scenarios for the development areas that were used in the assessment were as follows:

- Quarry Hills – 6,000 people at full development
- Wollert – 3 scenarios: 25,000, 33,000 and 40,000 at full development

The Assessment was completed in August 2012. The recommendations contained in the Assessment have since been internally reviewed by Council staff and amendments made. ASR Research has been asked to comment on the Council's amendments. ASR was asked to consider the following when framing these comments:

- The population yield is likely to be around 37,000.
- Council is prepared to develop multistorey community facilities and/or facilities that combine retail/commercial spaces on the ground floor with community spaces on the first, second and/or higher floors.

2. Comments

ASR's comments on Council's amendments are outlined in the table on the following pages. In summary:

- The concept of 4 community hub/centre locations and the suggested combinations of facilities at each location are supported.
- The location of the aquatic centre, skate-park and events space in or near the major town centre is supported.
- The land areas for Hubs C101 and C103 may be a bit small and may not allow for any future expansion of the facilities on these sites. Some allowance for expansion should be considered.
- The provision of library site in Wollert in addition to a site in Epping Nth is strongly supported.
- The land allocation of 1.5ha for the MTC hub seems, on face value, to be inadequate. However, it is acknowledged that 1.5ha could be sufficient if:
 - The buildings are multistorey
 - Some facilities in the hub are located above retail/commercial buildings; and/or
 - Carparking areas are shared.

Note: Council has done some concept planning for the Major Town Centre Community Hub which indicates that a 1.5ha site could be sufficient to accommodate a multistorey building which comprises the facilities recommended for the Hub - M&CH consulting rooms, M&CH program room, youth space, NGO consult, PAG, community hall, community meeting rooms, community workshop, community arts space, library space and indoor aquatic/fitness centre.

- The provision of 12 outdoor netball courts in Wollert across 3 locations is supported. It is conceded that ASR's original recommendation of 2 courts was substantially insufficient.
- An indoor stadium is proposed for the district reserve. It is understood that this facility is not intended to be a highball facility (there is highball facility proposed for Epping North) but will cater for a range of other indoor sports such as martial arts, gymnastics, dance, etc. The provision of a stadium for these type of activities is strongly supported.
- The land allocation for active open space in Wollert and the distribution of the reserves is supported. The combination of the facilities in the district reserve is also supported. However, it is critical that the District Reserve be suitably shaped to accommodate these facilities, in particular to allow for full size playing fields and adequate buffer areas around these fields.
- The criterium track would be a regional facility. The proposed location for this facility should be determined through a joint planning process with Whittlesea, Hume and Mitchell and potentially Darebin and Moreland. The Wollert District Reserve may be the best location but other sites should be considered.

ASR Recommendation	COW position	Land area		Differences between ASR and COW	ASR's Comments
		ASR	COW		
COMMUNITY FACILITIES					
Community services hub no 1 - Near town centre comprising: 4 licensed education and care rooms 2 M&CH consulting rooms Community health/NGO space Activities rooms suitable for use by all age groups Community garden -	Community services hub (C101) to north of town centre comprising: 4 licensed education and care rooms 2 M&CH consulting rooms M&CH program - Community hall (150 people) Community activities rooms Community garden Community workshop	1.7 0.1	0.93	4 locations instead of 3. Design and uses of activities rooms specified – halls and meeting rooms and youth space Community workshops (men’s sheds) provided at 3 locations instead of 1. PAG, Arts Space, NGO Space centralised at Town Centre rather than at local community centres.	The concept of 4 locations and the suggested combination of facilities at each location are supported. Some activity space should be considered at C102, even if it is modest. The location of the aquatic centre in the town centre instead of the major recreation centre is also supported. The land areas for C101 and C103 centres may be a bit small and may not allow for any future expansion of the facilities on the sites. Concept planning would be needed to confirm or refute this. The provision of a library site in Wollert in addition to a site in Aurora is supported. The land allocation of 1.5ha for the MTC hub may be inadequate. However, it is acknowledged that 1.5ha could be sufficient if: – The buildings are multistorey – Some facilities in the hub are located above retail/commercial buildings; and/or – Carparking areas are shared. It is also noted that Council has done some concept planning for the Major Town Centre Community Hun which indicates that a 1.5ha site could be sufficient to accommodate a multistorey building which comprises the facilities recommended for the Hub - M&CH consulting rooms, M&CH program room, Youth space, NGO consult, PAG, Community hall, Community meeting rooms (100m2), Community workshop, Community arts space (500m2), Library space and Indoor aquatic/fitness centres
Community centre no 2 comprising: 3 licensed education and care rooms 2 M&CH consulting rooms PAG centre Community arts space Community garden Community workshop Activities rooms suitable for use by all age groups	Community centre (C103) comprising: 3 licensed education and care rooms 2 M&CH consulting rooms M&CH program - - Community garden Community workshop Community hall (150 people) Community activities rooms	1.7 0.1	0.8	A library site provided in Wollert in addition to the facility in Aurora Aquatic centre located in Town Centre instead of the major recreation precinct. Overall land area is reduced – 7.7ha compared to 10.1ha plus events are in pedestrian mall.	
Community centre no 3 comprising: 3 licensed education and care rooms 2 M&CH consulting rooms Activities rooms suitable for use by all age groups Community garden	Community centre (C102) comprising: 3 licensed education and care rooms - - -	1 0.1	0.55		
	MTC community hub (C104,105, 106) comprising: 2 M&CH consulting rooms M&CH program Youth space (560m2) NGO consult (400m2) PAG Community hall (200+) Community meeting rooms (100m2) Community workshop Community arts space (500m2) 2 library spaces – in Wollert MTC (1642m2) and Aurora	-	1.5		
Library space (around 3000m2) in EN town centre					

ASR Recommendation	COW position	Land area		Differences between ASR and COW	ASR's Comments
		ASR	COW		
COMMUNITY FACILITIES					
Aquatic centre in major recreation precinct	Indoor aquatic/gym in MTC	3	In allowance for MTC Hub		
	Community garden in passive space east of MTC	-	Included in passive space		
Total		7.7	3.78		

ASR Recommendation	COW position	Land area		Differences	Comments
		ASR	COW		
SCHOOLS					
4 government primary schools	3 government primary schools (confirmed by DEECD)	14	10.5-11	3 government primary schools instead of 4. Special school located in Epping Nth, not Wollert.	DEECD has confirmed these school numbers.
1 government secondary school	1 government secondary school (confirmed by DEECD)	8	8		
2 catholic primary schools	2 catholic primary schools	6	6		
1 catholic secondary school	1 catholic secondary school	7	7		
Special school	To be provided in Epping North	2.5	-		
Total		37.5	31.5-32		
OTHER					
Emergency services precinct	Emergency services precinct	2.5	0.8	-	-
Passive open spaces/path network	Passive open spaces/trial network	18	36.66		
13 local parks	TBC				
District passive park					
Path network					
Theatre at school	TBC with DEECD	-	-		
Total		20.5	TBC		
IN EPPING NORTH					
2 additional bowling greens at Epping RSL	TBC	-	-	-	-
6 court stadium at Epping Nth Regional Recreation Reserve	6 court stadium at Epping Nth Regional Recreation Reserve (TBC)	-	-		
Expand the Ambulance Station in EN	TBC with school providers	-	-		
IN EPPING					
Expand the Epping Police Station	TBC	-	TBC		
POTENTIALLY IN WOLLERT					
Softball/baseball facility	Not in Wollert	TBC	-	-	Locations should be determined through a regional planning process which includes Hume, Whittlesea, Mitchell and Nillumbik. This process may find that Wollert is a suitable location for one or more of these facilities. Note: this is planned.
Regional equestrian centre	Not in Wollert	TBC	-		
Regional lacrosse venue	Not in Wollert	TBC	-		
Dedicated gymnastics facility	Potentially in indoor recreation facility in the Wollert District Active Reserve	-	In land allocation for district reserve		