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

Adrian Fernon

Director/Principal Consultant

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 -	Community services hub (C101) to north of town centre	1.7	0.93	4 locations instead of 3.	The concept of 4 locations and the suggested
Near town centre comprising:	comprising:			Design and uses of activities	combination of facilities at each location are
4 licensed education and care	4 licensed education and care rooms			rooms specified – halls and	supported. Some activity space should be
rooms				meeting rooms and youth space	considered at C102, even if it is modest.
2 M&CH consulting rooms	2 M&CH consulting rooms			Community workshops (men's	The location of the aquatic centre in the
	M&CH program			sheds) provided at 3 locations	town centre instead of the major recreation
Community health/NGO space	-			instead of 1.	centre is also supported.
Activities rooms suitable for use by	Community hall (150 people)			PAG, Arts Space, NGO Space	The land areas for C101 and C103 centres
all age groups	Community activities rooms			centralised at Town Centre	may be a bit small and may not allow for any
Community garden	Community garden	0.1		rather than at local community	future expansion of the facilities on the sites. Concept planning would be needed to
-	Community workshop			centres.	confirm or refute this.
Community centre no 2	Community centre (C103) comprising:	1.7	0.8	A library site provided in Wollert in addition to the facility in	The provision of a library site in Wollert in
comprising:				Aurora	addition to a site in Aurora is supported.
3 licensed education and care	3 licensed education and care rooms			Aguatic centre located in Town	The land allocation of 1.5ha for the MTC hub
rooms				Centre instead of the major	may be inadequate. However, it is
2 M&CH consulting rooms	2 M&CH consulting rooms			recreation precinct.	acknowledged that 1.5ha could be sufficient
	M&CH program			recreation precinet.	if:
PAG centre	-			Overall land area is reduced –	- The buildings are multistorey
Community arts space				7.7ha compared to 10.1ha plus	- Some facilities in the hub are located
Community garden	Community garden	0.1		events are in pedestrian mall.	above retail/commercial buildings; and/or
Community workshop	Community workshop				 Carparking areas are shared.
Activities rooms suitable for use by	Community hall (150 people)				It is also noted that Council has done some
all age groups	Community activities rooms			₫	concept planning for the Major Town Centre
Community centre no 3	Community centre (C102) comprising:	1	0.55		Community Hun which indicates that a 1.5ha
comprising:					site could be sufficient to accommodate a
3 licensed education and care	3 licensed education and care rooms				multistorey building which comprises the
rooms					facilities recommended for the Hub -
2 M&CH consulting rooms Activities rooms suitable for use by	-				M&CH consulting rooms, M&CH program room, Youth space, NGO consult, PAG,
all age groups	-				Community hall, Community meeting rooms
Community garden	_	0.1			(100m2), Community workshop, Community
community guiden		0.1			arts space (500m2), Library space and Indoor
	MTC community hub (C104,105, 106) comprising:		1.5		aquatic/fitness centres
	2 M&CH consulting rooms				
	M&CH program				
	Youth space (560m2)				
	NGO consult (400m2)				
	PAG Community hall (2001)	1			
	Community hall (200+)	1			
	Community meeting rooms (100m2) Community workshop	1			
	Community workshop Community arts space (500m2)				
Library space (around 3000m2) in	2 library spaces – in Wollert MTC (1642m2) and Aurora	1_			
EN town centre	2 morary spaces — in violicit WITC (1042III2) and Auford				

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

ASR Recommendation	COW position	Land area		Differences	ASR Comments
		ASR	cow		
ACTIVE RESERVES					
Major recreation reserve comprising:	District Reserve (SRO4):	16.6	Approximately 42ha which includes 27ha unencumbered and 14ha encumbered (road reserves, easements and conservation area). Note 10.5ha of the encumbered land is potentially usable space	Aquatic centre, skate park and events space located in or near the Major Town Centre instead of the major recreation precinct. 8 netball courts at district reserve instead of 2. Rugby fields described as rectangular fields 2 netball courts provided at each of the 2 football/cricket reserves. Criterium track included although Hume City Council considering this facility. 4 court indoor leisure centre provided for in the CoW District Reserve.	The location of the aquatic centre, skate park and events space in or near the Major Town Centre is supported. The provision of 12 outdoor netball courts across 3 locations is supported. It is conceded that ASR's original recommendation of 2 court 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 could cater for a range of other indoor sports such as martial arts, gymnastics, dance, etc. The provision of a stadium for these
8 tennis courts	8 tennis courts			The unencumbered land allocation for the CoW district reserve is similar to	type of activities is strongly supported.
2 netball courts	8 netball courts			the ASR combined allocation for the	The land allocation for active open
Events space	In proposed pedestrian mall next to MTC and district reserve to east of MTC	2	In pedestrian mall and district reserve	major and local recreation reserve (26.7ha and 27ha respectively). However, the CoW allocation also	space in Wollert and the distribution of the reserves is supported. The combination of the facilities in the
Skate park Passive spaces	Skate park/youth facility in passive space east of MTC Criterium track 3 rectangular fields Indoor multipurpose recreation centre (equivalent of 4 courts)	0.4	In passive space	includes 10.5ha of encumbered land that has some potential to be used for active open space purposes	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
Local reserve with: 3 rugby fields	-	8	-		facility. The proposed location for this facility should be determined through a
Local reserve with: 2 ovals	Local reserve with: 2 ovals 2 netball courts	10	10		joint planning process with Whittlesea, Hume and Mitchell. The Wollert District Reserve may be the best location but other sites should be considered.
Local reserve with: 2 ovals	Local reserve with: 2 ovals 2 netball courts	8	8		
Local reserve with: 3 soccer fields	Local reserve with: 3 fields	8	8		
Local reserve with: 3 soccer fields	Local reserve with: 3 fields	6	6.5		
Total		59.0	59.5 plus 10.5 encumbered		

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	6 court stadium at Epping Nth Regional	-	-		
Recreation Reserve	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
Regional equestrian centre	Not in Wollert	TBC	-		through a regional planning process
Regional lacrosse venue	Not in Wollert	TBC	-		which includes Hume, Whittlesea,
Dedicated gymnastics facility	Potentially in indoor recreation facility in the	-	In land		Mitchell and Nillumbik. This process
	Wollert District Active Reserve		allocation for		may find that Wollert is a suitable
			district reserve		location for one or more of these
					facilities.
					Note: this is planned.
1					