

**Wollert/Quarry Hills**

**Social and Community  
Infrastructure Assessment**

**ASR Research Pty Ltd  
August 2012**

## EXECUTIVE SUMMARY

### Aim, Methodology and Findings

The aim of the Assessment is to identify the social and community infrastructure requirements of the Quarry Hills and Wollert PSP areas in the context of the broader development of the Epping North-Wollert Area, the Whittlesea Growth Sub-region and the Northern Melbourne Growth Region. The findings and recommendations of the Assessment will inform the Wollert and Quarry Hills Precinct Structure Plans.

The Assessment involved a review of relevant planning and policy documents, an analysis of trends in social and community infrastructure provision, consultation with service/facility providers and planners, an assessment of social and community infrastructure demand and needs and an analysis of how these demands and needs could be met. The demand and needs assessment was based on 3 population scenarios: 1) 6,000 people in Quarry Hills and 25,000 in Wollert, 2) 6,000 in Quarry Hills and 30,000 in Wollert, 3) 6,000 in Quarry Hills and 40,000 in Wollert.

The findings of the literature review are detailed in Appendix A to this document and the discussion on infrastructure trends is outlined in Section 5. The findings of the quantitative assessment of demand are provided in Appendix E and the analysis of how demand should be met in Appendix F.

### Social and Community Infrastructure Plan

The Infrastructure Plan containing a vision, objectives and recommendations is detailed in Section 7 of this report. A list of the recommendations is as follows:

#### *General*

- Establish and implement a formal framework for identifying and planning potential community infrastructure projects at education facilities. This process should involve Whittlesea Council, the GAA, DEECD and TAFE providers.
- Establish and implement a formal framework for planning the provision of municipal and regional level infrastructure in the Northern Melbourne Growth Region. This process should involve the GAA, DHS, SRV, Office of Housing, Police and Emergency Services, DPCD and Whittlesea, Hume, Nillumbik and Mitchell Councils.
- Develop a policy framework and protocols for the early provision of community infrastructure in Wollert and Quarry Hills. The framework and protocols should cover the staged development of permanent facilities and the use of portable, temporary facilities.
- Encourage the Office of Housing to provide social and community housing in Wollert and Quarry Hills. Encourage developers to enter into formal partnerships with a housing association to formulate a strategy to deliver an agreed number of affordable/social housing dwellings.

- Review and, if required, amend the recommendations of this Assessment when major strategy policy and planning documents are completed that have relevance to social and community infrastructure provision in Wollert and Quarry Hills – e.g. social infrastructure planning tool, aquatics strategy.

#### *Community building/development*

- Appoint a community development officer to work with the Wollert and Quarry Hills communities.
- Support the early introduction of programs in Wollert and Quarry Hills which are specifically targeted at encouraging vulnerable groups to participate in community life – e.g. playgroups, occasional care, health and fitness programs, arts and craft activities etc for young mothers; recreation activities, music events for youth etc.
- Advocate for and support the early delivery of critical health services and community support services – community transport, family support programs, M&CH, preschool, early intervention programs, GP services, allied health services etc.
- Facilitate the provision of community transport programs and advocate for the early delivery of public transport services.
- Provide facilities (community room, community garden, portable licensed children's room) and funding to support the activities listed in recommendations 2 and 3 – these facilities could be temporary or the initial stage of larger facilities.
- Require the early delivery of paths and trails to link the residential areas to each other and to community infrastructure.
- Create the environment for non-Government agencies to provide services in Epping North-Wollert – e.g. access to temporary or permanent spaces, promotional and administrative support etc.

#### *Development Areas*

##### Quarry Hills

- Develop an integrated community activities centre which comprises 2 licensed preschool rooms, 2 consulting rooms for M&CH and visiting services, neighbourhood house and activities rooms.
- Provide an open space reserve that is suitable for informal play.
- Provide 4 local parks in the open space reserve, on the Darebin Creek, at the foot of Quarry Hills and/or within the residential areas. Provide playgrounds in the parks.
- Develop a community garden. Integrate it with the open space reserve.
- Develop a path network which links the key facilities proposed for Quarry Hills - community activity centre, recreation reserve, local parks and Quarry Hills Bushland Park – and connect to the proposed Darebin Creek Regional Trail.
- Assess the feasibility of developing a competition mountain bike venue in the Quarry Hills Bushland Park.
- Seek formal confirmation from DEECD as to whether it will provide a school in Quarry Hills.

- Develop the Quarry Hills Bushland Park.
- Assess the feasibility of developing an orienteering course and competition mountain bike venue in the Quarry Hills Bushland Park.
- Encourage the private sector to provide nursing homes and independent living facilities in Quarry Hills.

### Wollert

- Make provision for the following community activity centres in Wollert:  
Population Scenario 1: 25,000 people
  - 1 with 4 licensed rooms, 2 M&CH consulting rooms, community health/NGO space and activities rooms
  - 1 centre with 3 licensed rooms, 2 consulting rooms for M&CH, PAG centre, men's shed, community arts space and visiting services and activities rooms
  - 1 reserve with 2 ovals, 6 tennis courts, 2 netball courts, skate ramp, aquatic centre, events space and passive space
  - 1 reserve with 2 ovals
  - 2 reserves with 3 soccer fields
  - 1 reserve with 3 rugby fields
  - 3 government primary schools
  - 1 government secondary college
  - 2 catholic primary schools
  - 1 catholic secondary college
  - 2 community gardens.
 Population Scenario 2: 33,000 people
  - 1 centre with 3 licensed rooms, 2 M&CH consulting rooms, community health/NGO space and activities rooms
  - 1 centre with 3 licensed rooms, 2 consulting rooms for M&CH and visiting services, PAG centre, men's shed, community art space and activities rooms
  - 1 centre with 3 licensed rooms, 2 consulting rooms for M&CH and visiting services and activities rooms
  - 1 reserve with 2 ovals, 8 tennis courts, 2 netball courts, skate ramp, aquatic centre, events space and passive space
  - 2 reserves with 2 ovals
  - 2 reserves with 3 soccer fields
  - 1 reserve with 3 rugby fields
  - 4 government primary schools
  - 1 government secondary college
  - 2 catholic primary schools

- 1 catholic secondary college
- 3 community gardens.

Population Scenario 3: 40,000 people

- 1 with 4 licensed rooms, 2 M&CH consulting rooms, community health/NGO space and activities rooms
- 1 centre with 3 licensed rooms, 2 consulting rooms for M&CH, PAG centre, men's shed community arts space and visiting services and activities rooms
- 1 centre with 4 licensed rooms, 2 consulting rooms for M&CH and visiting services and an activities room
- 1 reserve with 2 ovals, 10 tennis courts, 2 netball courts, skate ramp, aquatic centre, events space and passive space
- 3 reserves with 2 ovals
- 2 reserves with 3 soccer fields
- 1 reserve with 3 rugby fields
- 5 government primary schools
- 2 government secondary colleges
- 3 catholic primary schools
- 1 catholic secondary college
- 3 community gardens.
- Make provision for a special school.
- Provide 13 local parks of at least 1ha at strategic locations in Wollert. These locations could be in the active reserves, along the Darebin and Findon Creeks, near the community activity centres and at other positions in the development area. Provide playgrounds in the local parks.
- Provide a district passive park.
- Develop a path network which links the key facilities recommended for Wollert - community activity centres, recreation reserves, district park, schools etc – and connects with the proposed trails along the Darebin, Findon Creek and transmission line.
- Develop a 300 seat theatre at a government secondary college in Wollert
- Make provision for an emergency services precinct in Wollert. Allocate land within this precinct for a CFA station, SES unit and an ambulance station.
- Encourage the private sector to provide nursing homes and independent living facilities in Quarry Hills.

#### Epping North

- Develop a 2600m<sup>2</sup>-3200m<sup>2</sup> library facility to serve the Epping North-Wollert area in the Harvest Home Rd Town Centre.
- Make provision for 2 additional bowling greens at the Epping RSL site.
- Develop a 6 court stadium at the Epping North Regional Recreation Reserve.
- Expand the ambulance station in Epping to provide for Epping North-Wollert.

Other

- Make provision for a 5-7 field softball/baseball venue in the Whittlesea Growth Sub-region.
- Identify a site for a regional equestrian venue in the Northern Melbourne Growth Region. This may be an existing facility which is upgraded to a regional standard.
- Identify a site for a regional lacrosse venue in the Northern Melbourne Growth Region.
- Make provision for dedicated gymnastics venue in Northern Melbourne Growth Region.
- Make provision for an off-road cycling facility in the Northern Melbourne Growth Region.
- Expand the Epping Police Station to provide for Epping North-Wollert.

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## SECTION ONE – INTRODUCTION

### 1.1 Aim of study

The aim of the Assessment is to identify the social and community infrastructure requirements of the Quarry Hills and Wollert PSP areas in the context of the broader development of the Epping North-Wollert Area, the Whittlesea Growth Sub-region and the Northern Melbourne Growth Region.

The findings and recommendations of the Assessment will inform the Wollert and Quarry Hill Precinct Structure Plans.

### 1.2 Definitions and terminology

For the purpose of this report:

- Social infrastructure is defined as community support and recreation services, programs and activities, i.e. family and children services, youth activities, aged services, community meetings, community development, sporting competition, informal recreation, cultural activities, health and welfare programs, education programs, emergency services, housing services and information services.
- Community infrastructure is defined as public and private, State, Council and non-Council facilities, which accommodate these services, programs and activities, e.g. cultural buildings, recreation buildings, community centres, halls, passive and active open space.
- The Whittlesea, Hume and Mitchell municipalities are referred to as Whittlesea, Hume and Mitchell.
- The Quarry Hills and Wollert Precinct Structure Plan areas are sometimes referred to as Quarry Hills and Wollert.
- The area comprising Epping North, Quarry Hills and Wollert is referred to as Epping North-Wollert.
- The area comprising the growth districts in the Whittlesea municipality (Wollert, Quarry Hills, Epping North, Donnybrook, Mernda/Doreen, Whittlesea Township and South Morang) is referred to as the Whittlesea Growth Sub-Region.
- The area comprising the growth districts in the Whittlesea, Hume and Mitchell municipalities and nearby established areas within the Melbourne Growth Boundary is referred to as the Northern Melbourne Growth Region. It includes the Whittlesea Growth Sub-region (as described above), the Hume and Mitchell growth areas of Beveridge, Lockerbie, Wallan, Craigieburn, Greenvale and the established areas of Epping and Roxburgh Park.
- Epping North Precincts 1-6 refers to the precinct areas in the Epping North Strategic Plan Area.
- Local level community infrastructure items are facilities serving catchments from 1 to 20,000 people.
- District level community infrastructure items are facilities serving catchments from 20,001 to 60,000 people.



- Sub-municipal level community infrastructure items are facilities serving catchments from 60,000 to 150,000 people.
- Municipal level community infrastructure items are facilities serving catchments from 150,000 to 300,000 people
- Regional level community infrastructure items are facilities serving catchments from 300,000 to 500,000 people.

*(Note: The catchment populations for local through to municipal infrastructure are larger than those used in previous community infrastructure assessments conducted for Whittlesea growth areas. The reason for the changes to the population catchments is explained in Section 2.2.2 of this report and relates to the significant potential increase in Whittlesea's ultimate population size as a result of the shift in the Urban Growth Boundary).*

### **1.3 Study methodology**

The study methodology involved the following steps:

1. Review of the planning and policy documents that have relevance for social and community infrastructure provision in the Melbourne North Growth Region and its component growth areas.
2. Analysis of the population forecasts for the Northern Melbourne Growth Region and its component growth areas.
3. Audit of existing and planned social and community infrastructure in the Whittlesea municipality and, where relevant, the broader Melbourne North Growth Region and an assessment of the capacity of this infrastructure to cater for the Wollert and Quarry Hills PSP areas.
4. The development of infrastructure provision standards and facility models for the community infrastructure provision in the Wollert and Quarry Hills PSP areas.
5. A quantitative analysis of the demand for community infrastructure generated by:
  - The Wollert and Quarry Hills PSP areas and the Epping North-Wollert Area (for all infrastructure levels)
  - The Whittlesea Growth Sub-Region and the Northern Melbourne Growth Region (for sub-municipal, municipal and regional level infrastructure).
6. A qualitative assessment of the social and community infrastructure needs of Wollert and Quarry Hills in the context of infrastructure needs and provision in Epping North-Wollert and, where relevant, across the Whittlesea Growth Sub-Region, Whittlesea Municipal Area and the Northern Melbourne Growth Region.

## SECTION TWO – PLANNING ENVIRONMENT

### 2.1 Purpose

The section identifies the factors/issues relating to Wollert and Quarry Hills and more generally to social and community infrastructure provision which should be considered in this assessment. These factors/issues include:

- The location and population sizes of Wollert and Quarry Hills.
- The implications of the shift of the Melbourne Growth Boundary to the north and the resultant creation of two adjacent 'mega population municipalities' - Hume and Whittlesea.
- The anticipated developed patterns of the PSPs in the northern region.
- The location of the principal and major town centres in the Whittlesea Growth Sub-Region.
- Growing concerns about the isolation and poor health status of Growth Area communities.

### 2.2 Factors/issues

#### 2.2.1 Location and population sizes of Wollert and Quarry Hills

##### *Quarry Hills*

The Quarry Hills PSP area is a 285ha site situated as the base of the Quarry Hills. It is located to the east of Epping North Precincts 5 and 6 and to the west of the Quarry Hills Bushland Regional Park. Quarry Hills is flanked by physical barriers. It is separated from Epping North by the Outer Ring Rd Reservation, from Epping by the transmission line and Sth Morang by the Quarry Hills. These barriers will impact on the capacity of the Quarry Hills community to access external community infrastructure.

The anticipated population size of Quarry Hills is 6,000 people at full development. In terms of demand for community infrastructure, this is a small population and does not reach the threshold required for many items of local community infrastructure e.g. a Government primary school (8,000 -10,000 people), a 2 field active football/cricket reserve (minimum of 10,000 people).

##### *Wollert*

The Wollert PSP area is a 1434ha site located immediately north of the Epping North Precincts 3, 4 and 5. The anticipated population yield from the PSP area is somewhere between 25,000 and 40,000 people. In terms of demand for community infrastructure, these population sizes exceed the thresholds required for local level community infrastructure and reach the thresholds for many items of district level community infrastructure - particularly the 40,000 people scenario.

### 2.2.2 Shift in the Growth Area Boundary

The shift in the Melbourne's Growth Area boundary to the north has enabled the creation of a number of new PSP areas in Whittlesea, Hume and the southern part of Mitchell. These PSP areas have the capacity to generate significant population numbers and could add 250,000 people to the Northern Melbourne Growth Region.

Table 1 – Population: New areas

Map Ref	Townships/suburbs	Municipality	Projected population at full development
1	Donnybrook	Whittlesea	52000
2	Wollert	Whittlesea	25000-40000
3	Quarry Hills	Whittlesea	6000
4	Lockerbie	Mainly Hume	29000
5	Gr. Merrifield (Mickleham)	Hume	33000
6	Greenvale	Hume	26170
7	Lockerbie Nth/East Beveridge	Hume and Mitchell	23000
8	West Beveridge	Mitchell	60000
	Total		254170 -269170

Source: GAA- Estimates only based on assumptions about NDAs and household sizes

Before the shift in the boundary, Whittlesea had based in its community infrastructure planning on an ultimate population size of around 200,000 people. The figure could now be around 300,000 people. The community infrastructure planning for Epping North was based on a population catchment of 45,000 people with little or no additional population to the north of Epping North. There now could be 91,000 people in the Epping North-Wollert Area, with 50,000 more people further north in Donnybrook.

The implications of these population increases for community infrastructure provision in the Whittlesea municipal area are significant. These implications are:

- The population catchments for community infrastructure - regional, municipal, sub-municipal and district – need to be reviewed. Infrastructure formerly considered to be regional e.g. the Plenty Valley Performing Arts Centre (in its present form), would now be municipal; municipal level infrastructure, e.g. the athletics stadium and softball/baseball venue, would become sub-municipal; and sub-municipal infrastructure e.g. branch libraries, indoor stadia, would become district.
- Recreation venues for lower profile, less popular sports which previously have not been considered for provision in Whittlesea would need to be contemplated. These include venues for lower profile sports such as rugby, hockey, cycling etc.

The implications for community infrastructure provision in the Epping North-Wollert area are also significant. The local level infrastructure planned for Epping North will be impacted in that facilities in Epping North Precinct 5 may have to provide for Quarry Hills and infrastructure in Epping North Precincts 3-5 may have to provide, in the short term, for southern Wollert. The district infrastructure planned for Epping North, e.g. the library and sports centre, will be significantly impacted. The original catchment population parameter for these facilities was 45,000 to 50,000 people in Epping North and some demand from existing Epping. The catchment population is now 90,000-100,000 people for these facilities. This is a substantial increase. The proposed size of these facilities, the capacity of their nominated sites to cater for the larger buildings and the location of the sites in terms of being central to their new geographic catchment areas all require review.

### 2.2.3 Hume and Whittlesea – Tandem Councils

The shift in the Growth Area Boundary will result in Whittlesea and Hume becoming ‘mega population municipalities’, i.e. they will have municipal populations in excess of 300,000 people. As written above, this is significant in terms of community infrastructure provision, particularly for sub-municipal, municipal and regional infrastructure.

A positive aspect in the shift in boundary is that Hume and Whittlesea may grow in tandem and could share the responsibility for providing regional level infrastructure. They could also provide new municipal or sub-municipal level infrastructure that takes the pressure off the neighbouring municipality to provide additional infrastructure. Examples of this are as follows:

- Schools from Hume currently use the Meadowglen Athletics Stadium in Whittlesea. The facility is at capacity on weekdays and a second venue would be needed to meet the demand in Whittlesea created by population growth. Hume is about to construct a new athletics facility. This will reduce the burden on the Whittlesea facility and potentially obviate the need for a new centre in Whittlesea.
- Hume is planning to build a hockey venue and is investigating the feasibility of establishing an off-road cycling facility (velodrome/criterium circuit). These facilities could cater for Whittlesea. Conversely it has been suggested that a mountain bike circuit be established in the Quarry Hills in Whittlesea. This could also cater for Hume.

This complementary or shared approach was not available to Casey Shire (another mega population Council). It had no municipality growing beside it (note: Cardinia has been growing over the past 10 years but mainly in Pakenham which is some distance from Casey). As a result, Casey had to provide all the municipal and regional level facilities. Consequently, Casey has 2 of some infrastructure items formerly considered to be municipal level venues – e.g. hockey, athletics and performing arts venues. It also has regional facilities such as a criterium circuit. Hume and Whittlesea could avoid the Casey scenario through a joint planning approach. Mitchell and Nillumbik should also be involved in this process.

### 2.2.4 Melbourne North Corridor

The creation of the PSPs in the Melbourne North Corridor will significantly increase the demand for regional level, non-Council services and facilities, e.g. primary health care facilities such as the Northern Hospital and education facilities such as Northern College of TAFE. These regional programs would have until recently been planning their facilities on the former growth area boundaries. They now will have 250,000 more people to provide for in the long term. The Melbourne North Corridor Plan outlines how this increasing demand will be met through the provision of new and expanded services and facilities. There may be building and land implications e.g. spaces for outreach and permanent health services, that need consideration in the Wollert, Quarry Hills and future Donnybrook PSPs.

#### **2.2.4 Development patterns**

Development in Whittlesea, with the exception of Mernda Villages and Laurimar, has been relatively sequential, that is Mill Park grew north from Bundoora, South Morang from Mill Park and Epping North from Epping. This sequential development has been beneficial in terms of community infrastructure provision in that the communities in the new residential areas could access facilities in the established areas until their facilities were provided. It is anticipated that development in Wollert will be similarly sequential with the south and southwest areas developing earlier than other parts of the Precinct.

#### **2.2.5 Principal and Major Town Centres**

Whittlesea will have two Principal Town Centres in its growth sub-region – the existing centre at Epping and a future centre at Donnybrook. The Epping Centre will serve the Epping, Epping North, Wollert and Quarry Hills communities and the Donnybrook Centre will serve the future Donnybrook, Beveridge and Lockerie communities. Whittlesea will also have three major town centres – the existing centre at South Morang and future centres at Mernda and Wollert.

The Melbourne North Growth Corridor Plan indicates that significant ‘higher order’ community infrastructure should be located in these Town Centres. This requirement should be taken into consideration when making decisions about the siting of district and higher level infrastructure in the Wollert-Mernda Area.

#### **2.2.6 Growing concerns about the isolation and poor health status of Growth Area communities**

Concerns about the isolation experienced by and the comparatively poor health status of growth area communities are not new. However, they have recently been brought into sharp focus by newspaper articles about the problems being experienced by the Point Cook community. These problems have resulted from a number of factors - lack of or late delivery of services, poor public transport, lack of community identity etc.

The issues of isolation and poor health outcomes and what could be done to reduce or avoid these problems in Wollert and Quarry Hills are discussed in Section 4.1 of this report.

## SECTION THREE – LITERATURE REVIEW

### 3.1 Introduction

This section contains a review of strategy documents, policies and plans that have implications for community infrastructure provision in Wollert/Quarry Hills. The purpose of the literature review is to:

- Ensure that the recommendations of this assessment are consistent with the strategic directions and policy positions of the State Government, Government agencies, the GAA and Whittlesea Council.
- Take account of general and or specific recommendations made in planning documents that have relevance to the provision of social and community infrastructure in Wollert and Quarry Hills.

### 3.2 Documents

The following documents were reviewed:

#### *State Government/Agencies*

- Draft Growth Corridor Plans - Sections 2-3: Principles Underpinning the Growth Corridor Plans.
- GAA Precinct Structure Planning Guidelines.
- GAA Health and Aged Care Benchmarks (Draft 2012).
- Draft Growth Corridor Plans – Section 5: Melbourne North Growth Corridor Plan.
- Lockerbie, Lockerbie North and Merrifield West PSP, DCP and Community Infrastructure Assessments.
- Victorian Health Priorities Framework 2011-2022: Metropolitan Health Plan.
- Tertiary Education Advice for Growth Area Framework Plans, Final Report.
- Victoria Police and City of Whittlesea: Analysis of Policing Needs for Whittlesea 2011

#### *Whittlesea Council*

- Epping North Local Structure Plan.
- Aurora Development Plan (Part 1 and 2).
- Epping North East Structure Plan.
- Harvest Home Local Structure Plan.
- Epping North Recreation Needs Assessment.
- Epping North Road Map.
- Quarry Hills Bushland Park Landscape Masterplan (Draft).
- Darebin Creek Management Plan (Draft).
- Epping Central Structure Plan.
- Epping North East Recreation Reserve Masterplan.

- City of Whittlesea Municipal Public Health and Wellbeing Plan.
- City of Whittlesea Indicative New Works Program 2011/13 – 2020/21.
- Social Infrastructure in Outer Metropolitan Growth Area – Growth Areas Alliance.
- Whittlesea 2025 – Strategic Community Plan.
- City of Whittlesea Social and Affordable Housing Policy and Strategy.
- City of Whittlesea Walking Strategy
- City of Whittlesea Community Facilities Review
- City of Whittlesea Recreation Strategy
- City of Whittlesea Sports Pavilion Strategy
- City of Whittlesea Playspace Policy (draft)
- Planning for Growth Area Communities: Standards Project.
- Epping North Recreation Needs Assessment.
- Mernda-Doreen Community Infrastructure Assessment.
- City of Whittlesea Sports Facility and Assessment Guidelines.

The documents contain the following information.

- Planning principles (provision ratios, facility models, locational requirements etc) for community infrastructure at all catchment levels.
- Recommendations about how primary health care needs and tertiary education demand will be met across the Melbourne North Growth Corridor.
- The locations of regional level open, regional trails and principal and major town centres across the Melbourne North Growth Corridor.
- The Whittlesea Council's and community's vision for Whittlesea City and the broad outcomes they want to achieve with respect to social and community infrastructure provision.
- A strategic framework for improving the health and well-being of Whittlesea residents.
- Strategy plans for the future provision of open space and recreation services and facilities
- An audit of the use of Council's community facilities and identification of the design issues that are limiting the use of some community buildings.
- Development frameworks for Epping North and its precinct areas which outline the type and location of community infrastructure that is planned for provision in these areas.
- A development framework for the Epping Central Area which makes recommendations about the expansion of existing and provision of new sub-municipal level infrastructure to cater for population growth in Epping North, e.g. expansion of the Epping Police Station, the development of an adventure playground, the development of a 6 court stadium.
- A development plan for the Epping North Regional Recreation Reserve which outlines the facilities that are recommended for provision in the Reserve.

- A development masterplan for Quarry Hills Bushland Park which makes recommendations about the recreation activities that could take place in the Park and the potential use of the Park's buildings for community purposes.
- A 10 year capital works budget which lists indicative dates for the provision of community infrastructure in Epping North and Mernda-Doreen and the cost of this infrastructure.
- Comments about the importance of undertaking initiatives which will reduce the isolation of and enhance the health and well-being of growth area communities.
- Policy directions and goals for the provision of affordable and social housing in Whittlesea, including the recommendations that 10% of the dwellings in PSP areas be affordable housing and 5% social housing.
- A strategy for meeting the facility needs of Victoria Police in Whittlesea.

The information contained in the documents has been used to inform the qualitative and quantitative assessment of community infrastructure demand and needs outlined in the Section Five of this report.

### **3.3 Pending studies**

Council is currently undertaking or will soon be commencing a number of major social and community infrastructure planning studies. These studies include an Aquatics Strategy, Playspace Strategy, Review of the Open Space Strategy, Cultural Venues Audit and Need Analysis, Social Infrastructure Planning and Assessment Tool and an Integrated Sports Facility Strategy.

These studies will make policy and facility provision recommendations which will have implications for social and community infrastructure provision in Wollert and Quarry Hills. The findings and recommendations of this Assessment should be reviewed and, if necessary, revised when these studies are completed.



## SECTION FOUR – COMMUNITY BUILDING/NON-COUNCIL SERVICES

### 4.1 Introduction

This section discusses:

- The issues of social isolation and the health status of the growth area communities and makes recommendations about how these potential problems can be reduced in Wollert and Quarry Hills.
- The interest of non-Government agencies in providing services in Epping North-Wollert and the physical settings they would like to operate from.

### 4.2 Community building/development

As stated in section 2.2.8 of this report, growth areas communities across Melbourne are experiencing isolation and their overall health status is poor compared to communities in established areas. This isolation and poor health status is caused by a number of factors – lack or late delivery of community services, lack of community connectedness, lack of recreation opportunities etc.

Some facility practices introduced by Growth Area Councils in recent years have intensified these problems. For example, the trend towards multi-room preschools and multi-field sports reserves (as opposed to single room preschools and single field reserves) has meant that facilities crucial to building community are not being delivered as early as they used to be. Also, the reluctance of Councils to use temporary and portable facilities is also inhibiting the early delivery of facilities and services (see Section 5.2.7 for more discussion on this issue).

A formal strategy is needed to ensure that isolation is minimised and poor health outcomes are avoided in Wollert and Quarry Hills. This strategy would involve:

- The early provision of health and community services programs, particularly for families and youth.
- The early provision of services/activities that encourage social interaction and movement.
- Easy access for residents to information about services and programs.

Suggested actions are:

- The early introduction of programs specifically targeted at encouraging vulnerable groups to participate in community life – e.g. playgroups, occasional care, health and fitness programs, arts and craft activities etc for young mothers; recreation activities, music events for youth etc.
- The early delivery of critical health services and community support services – family support programs, M&CH, preschool, early intervention programs, GP services, allied health services etc.
- The organisation of events and the introduction of programs that bring the whole community together e.g. community days etc.
- The early provision of infrastructure that promote access to services and facilities – paths and trails, community transport, public transport, volunteer driver programs etc.

Whittlesea Council's support for these activities will be critical to their provision and success. It should:

- Appoint a community development officer to work with and advocate for the communities.
- Provide facilities (community room, portable children's room) and funding to support the activities listed above – the facilities could be temporary or the first stage of larger facilities.
- Provide funding to support the activities and events listed above.
- Create the environment for non-Government agencies to provide services in Epping North-Wollert – e.g. access to temporary or permanent spaces, promotional and administrative support etc
- Facilitate the provision of community transport programs and advocate for the early delivery of public transport services.
- Require the early delivery of paths and trails to link the residential areas to each other and to community infrastructure.

*(Note: Whittlesea Council is developing a social planning assessment tool. This tool will help Council assess the social infrastructure needs of new communities and plan strategies to meet these needs).*

#### **4.3 Non-Government agencies**

The major non-Government agencies that deliver services in Whittlesea were provided with information about Wollert and Quarry Hills – locations and population sizes. They were then asked to advise how they would respond in a service delivery sense to the development of Quarry Hills and Wollert and broader Epping North-Wollert area. The overwhelming response from the agencies was that they wanted to establish a regular and permanent presence in Epping North-Wollert – some delivering outreach services from their current bases; others operating from a permanent location in the Epping North-Wollert area. With respect to their preferred location, most indicated that they wanted to operate in a multi-service setting, either at a Council community centre or a dedicated centre for non-Government services. Excerpts from some of the responses are:

- *Kildonan – 'We would want to provide services from an integrated service delivery node. Our initial focus would be on prevention thus reducing the vulnerability of families as they shift into the area'*
- *Berry St – 'We are currently talking with Kildonan about co-location opportunities. Although we are based in Banyule, we acknowledge it would be more effective to have locally based service responses. We would be interested in co-locating with other services at a site in the growth areas'*
- *Salvation Army – 'An expansion of our service would need to be in partnership with additional funding. We would require space and would be happy to see this as part of a hub of services'*
- *Norparrrin – 'I see the CAC principle as the way forward – however in its current form we are not able to access adequately because of the demand for 4 year old kindergarten. CACs need to be designed to accommodate MCH, 4 year old kindergarten, meeting/consulting rooms, playgroups, 3 year old kindergarten and early childhood intervention service. Becoming a children's hub – where ALL children and families have equal access and appropriate support'*
- *CatholicCare – 'We are currently based in Bundoora. We would expand our services into the growth areas if funding and a facility were available'*

## SECTION FIVE – COMMUNITY INFRASTRUCTURE TRENDS AND PROVISION MODELS

### 5.1 Introduction

This section:

- Discusses trends in community infrastructure provision.
- Provides examples of community facility development models.
- Discusses some of the factors/information that should be taken into consideration when developing facility models for community infrastructure provision in Wollert/Quarry Hills.
- Provides a set of facility models for Council community infrastructure in Wollert/Quarry Hills.

### 5.2 Infrastructure Trends/Considerations

#### 5.2.1 Community hubs/recreation precinct

There has been an increasing trend over the past 20 years towards the aggregation of community infrastructure in activity hubs/precincts. These hubs/precincts could be large in size and contain facilities (Council and non-Council) which serve a municipal/sub-municipal catchment (e.g. Epping Central) or smaller in size and comprise facilities that cater for district or neighbourhood catchments area (e.g. the planned neighbourhood level hubs in Epping North). In some cases, the hubs may have a mix of facilities which serve a number of catchment levels. The objectives of the hubs are to:

- Meet the functional needs of communities (e.g. education, community services, recreation and open space etc).
- Provide a vibrant focal point for community life by offering a diverse range of community infrastructure and encouraging greater interaction and cohesion between residents and service providers.
- Provide for the co-location of services and clubs to enable the sharing of resources, increase the level of service integration and encourage greater resident utilisation and participation.
- Enable residents to more easily and freely access services and participate in community activities.
- Provide for the co-location and integration of facilities to optimise the use of land and support infrastructure such as carparks and pavilions, reduce car travel, encourage social interaction, reduce maintenance requirements and enhance sustainability.

#### 5.2.2 Multi-functional, multi-generational centres

Over the past decade, Councils have moved away from the traditional service model of providing single purpose stand-alone community facilities such as community halls, preschools, childcare centres, senior citizens and libraries. These facilities are now being aggregated in integrated multifunctional centres situated

within community/recreation hubs. The centres may have a primary focus on certain age groups, e.g. children or the aged, or be multigenerational and provide for all age groups.

There is no common formula for the types of facilities that are being aggregated. Libraries are being combined with aquatic centres and early years facilities are being integrated with aged services. Examples of different facility models are provided in Appendix B.

### **5.2.3 Emerging and obsolete facility types**

New facility types have emerged or are emerging. Synthetic soccer fields are now common. Many municipalities are providing men's sheds and community gardens. Rehearsal centres are being developed to complement performing arts centres. Municipal level youth resource centres are being established and dedicated facilities for non-government agencies are being provided.

Conversely, some facility types are becoming obsolete. New public outdoor pools are not being constructed. Squash courts are no longer being developed at leisure centres and new public, scout and guide halls are not being built.

### **5.2.4 Design trends in community infrastructure.**

The design and standard of recreation and community infrastructure has changed. Facilities are being designed for multiple uses and constructed to cater for heavier usage loads. Examples of the changes are:

- Sports pavilions are designed for use for community meetings.
- Community meeting facilities are being designed for multiple and concurrent use.
- Grass soccer fields and bowls greens are being replaced by synthetic surfaces. Winter grass surfaces are being replaced by the more sturdy summer grass surfaces.
- Playing fields are being fully lit, irrigated and drained.
- Change-areas are being designed for both sexes.

Facilities are also being designed to be adaptable - i.e. they can respond to the changing characteristics of the local population. For example, preschool facilities are being designed in a manner that allows them to be converted to general meeting spaces when no longer required as dedicated preschool spaces.

### **5.2.5 Recreation changes**

Participation levels in recreation, club structures, competition times and facility models have changed considerably over the past decade. Examples of these changes are:

- The popularity of and participation levels in some sports have changed – for example, competition tennis and bowls have declined in popularity and informal activities such as cycling and walking for exercise have grown considerably.

- The club structures for football, cricket and soccer have altered. Clubs are getting bigger in terms of team numbers and on a per capita basis there are fewer clubs.
- Local tennis facilities had 4-6 courts and catered for 8,000-12,000 people. They now require 8 to 10 courts and cater for 30,000-40,000 people. This increase in the number of courts is due to the declining popularity of tennis. The clubs now need a bigger catchment area to sustain viable membership levels. This also applies to bowls.

#### **5.2.6 Community infrastructure at education facilities**

Over the past 20 years, Whittlesea Council has undertaken a handful of joint development projects with local schools and RMIT Bundoora. These projects include the basketball stadium at Mill Park Secondary College, the indoor recreation centre at RMIT Bundoora, the basketball stadium at Whittlesea Secondary College and the synthetic fields at Mill Park Secondary College.

During the next 20-30 years, as many as 20 new government, catholic and independent schools could be built in Epping North, Mernda, Wollert, Quarry Hills and Donnybrook. New TAFE campuses may also be developed. Many of the schools and campuses will have gyms, halls and playing fields provided as a part of their standard facility profile. These facilities have the potential for community use.

The schools may also be interested in developing facilities that are not part of their standard profile e.g. early years facilities, theatres and arts complexes, facilities for lower profile sports – hockey, gymnastics etc. In some cases, government and independent schools may consider combining to develop the facilities (see Appendix B for some examples of joint development). These venues also have the potential for community use.

This potential should be pursued. A formal framework should be established between GAA, Council and education providers for investigating these joint development opportunities.

#### **5.2.7 Use of temporary, portable facilities**

One of the major concerns about social and community infrastructure provision in growth areas is that the delivery of services and, in particular, facilities lags well behind demand. As a result, residents living in the areas have reduced access to services and facilities. This reduced access (as previously discussed in Section 4) contributes to the residents feeling isolated in their new location.

Council and other community infrastructure providers could help to reduce this problem by providing local level community infrastructure – paths, playspaces, meeting spaces, early years facilities, primary schools, playing fields, sports pavilions – at an early stage in the development of new area development areas. Unfortunately, this is not always possible. Some items of local infrastructure, particularly those involving buildings such as community centres, early years facilities, pavilions and primary schools, cost many millions

of dollars to construct. Often the infrastructure providers do not have the financial capacity to deliver these facilities until later in the life of the development area.

A strategy for dealing with this problem is to stage the development of community buildings or provide temporary facilities. For example, a community centre could be built in stages with a preschool room and an activities area developed in the first stage. Alternatively, a portable building could be provided that has these elements.

Some Councils and local communities are reluctant to stage the development of or provide temporary facilities. Their concerns are that the staging of a facility can be more costly than building a facility in one phase and temporary buildings are unattractive and often remain for longer than originally intended.

These are legitimate concerns. However, they can be addressed. Careful masterplanning of facilities can help to reduce the cost difference associated with developing a facility in stages. The appearance of temporary buildings can be enhanced through good maintenance and attractive landscaping. Infrastructure providers could commit to a non-negotiable timeframe for replacing the temporary facilities with permanent structures.

#### **5.2.8 Precinct based teams**

In recent years, Whittlesea City Council has moved towards a precinct based approach to community services provision – i.e. teams of staff working together from a location in a growth area. It is important that this location be provided early in the life of the growth. A space should be allocated in one of the temporary or staged facilities that are planned for provision in Wollert/Quarry Hills.

### **5.3 Facility Models**

Facility models for Council supplied community infrastructure are presented in the table in Appendix C. The table provides the following information for each infrastructure item – provision ratio, setting and hierarchy, land area, component elements, catchment area and population triggers. The models have been informed by:

- The provision ratio, standards and hierarchies outlined in GAA and Council policy and strategy documents.
- The models used in Mernda/Doreen and Epping North and the learnings from these models.
- The models used in other Victorian growth areas.
- The trends and considerations listed in Section 5.2 of this report.
- Facility guidelines developed by peak associations.
- Discussions with facility planners and providers.

## SECTION SIX – QUANTITATIVE AND QUALITATIVE ASSESSMENTS

### 6.1 Introduction

This section provides:

- A quantitative assessment of the community infrastructure demand generated by Quarry Hills, Wollert, Epping North-Wollert, Whittlesea Growth-Region, Whittlesea municipality and the Northern Melbourne Growth Region.
- A qualitative assessment of the social and community infrastructure needs in Wollert and Quarry Hills in the context of infrastructure needs and provision in Epping North -Wollert and where relevant across the Whittlesea Growth, Whittlesea Municipality and the Northern Melbourne Growth Region.

### 6.2 Quantitative assessment

The assessment was derived from the application of infrastructure provision ratios to the projected dwelling yields and population sizes of the growth areas listed above or, where relevant, the target populations for certain services and facilities, e.g. early years services, residential aged care.

The dwelling yields and population sizes were sourced from information provided by the GAA and Whittlesea Council. The target populations were calculated by applying the single year age breakdown (year 2031) from Whittlesea Council's population forecasts for the established suburb of Epping to the total populations of the growth areas listed above - See Appendix D).

The provision ratios were derived from the following sources:

- Standards used by Federal and State Government Departments and Agencies – Federal Department of Ageing, Country Fire Authority, DEECD, Ambulance Victoria, SES Victoria, Victoria Police and Catholic Education Office.
- GAA Precinct Structure Planning Guidelines.
- Draft GAA Health and Aged Care Benchmarks.
- Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008).
- Actual provision levels or attendance levels in Whittlesea, Growth Area Councils and/or Melbourne Metropolitan Areas.
- AIHW, 2010. Australian hospital statistics 2008–09. AIHW cat. No. HSE 84.
- Standards proposed by ASR Research in the absence of a Whittlesea Standard.

The outcomes of the quantitative assessment are provided in Appendices E1 and E2. The tables contain the following information:

1. Provision ratios for each infrastructure type and the source of the ratios.
2. The service/facility demand generated by Quarry Hills, Wollert and Epping North-Wollert for all infrastructure levels.
3. The service/facility demand generated by the Whittlesea Growth-Region, Whittlesea municipality and the Northern Melbourne Growth Region for sub-municipal, municipal and regional infrastructure.

### **6.3 Qualitative assessment**

#### **6.3.1 Information**

The following information was considered in conducting the qualitative assessment:

- The findings of the literature review.
- The findings of the quantitative assessment with respect to the number of facilities by infrastructure type required to cater for Quarry Hills, Wollert and the broader development areas (Appendices E1 and 2).
- The facility models for community infrastructure outlined in Appendix C.
- The comments of Council staff, Government Agencies, non-Government Agencies and other community services providers about future community infrastructure provision in Epping North, Wollert, Quarry Hills, Whittlesea Growth Sub-region and the Northern Melbourne Growth Region.

#### **6.3.2 Summary of Assessment Findings**

The assessment was undertaken by PSP area (Quarry Hills and Wollert) and the level of infrastructure - local, district and sub-municipal level/municipal/regional. The detailed assessments are provided in Appendices F1-4 of this report.

A summary of the community infrastructure related recommendations is as follows:

##### *Quarry Hills*

- Develop an integrated community activities centre which comprises 2 licensed preschool rooms, 2 consulting rooms for M&CH and visiting services, neighbourhood house and activities rooms.
- Provide an open space reserve that is suitable for informal play.
- Provide 4 local parks in the open space reserve, on the Darebin Creek, at the foot of Quarry Hills and/or within the residential areas. Provide playgrounds in the parks.



- Develop a community garden. Integrate it with the open space reserve.
- Develop a path network which links the key facilities proposed for Quarry Hills - community activity centre, recreation reserve, local parks and Quarry Hills Bushland Park – and connect to the proposed Darebin Creek Regional Trail.
- Assess the feasibility of developing a competition mountain bike venue in the Quarry Hills Bushland Park.
- Seek formal confirmation from DEECD as to whether it will provide a school in Quarry Hills.
- Develop the Quarry Hills Bushland Park.
- Assess the feasibility of developing an orienteering course and competition mountain bike venue in the Quarry Hills Bushland Park.
- Encourage the private sector to provide nursing homes and independent living facilities in Quarry Hills.
- Encourage the Office of Housing and developers to make provision for affordable/social housing in Quarry Hills.

#### *Wollert*

- Make provision for the following community activity centres in Wollert:  
Population Scenario 1: 25,000 people
  - 1 with 4 licensed rooms, 2 M&CH consulting rooms, community health/NGO space and activities rooms
  - 1 centre with 3 licensed rooms, 2 consulting rooms for M&CH, PAG centre, men's shed, community arts space and visiting services and activities rooms
  - 1 reserve with 2 ovals, 6 tennis courts, 2 netball courts, skate ramp, aquatic centre, events space and passive space
  - 1 reserve with 2 ovals
  - 2 reserves with 3 soccer fields
  - 1 reserve with 3 rugby fields
  - 3 government primary schools
  - 1 government secondary college
  - 2 catholic primary schools
  - 1 catholic secondary college
  - 2 community gardens.
- Population Scenario 2: 33,000 people
  - 1 centre with 3 licensed rooms, 2 M&CH consulting rooms, community health/NGO space and activities rooms
  - 1 centre with 3 licensed rooms, 2 consulting rooms for M&CH and visiting services, PAG centre, men's shed, community art space and activities rooms

- 1 centre with 3 licensed rooms, 2 consulting rooms for M&CH and visiting services and activities rooms
- 1 reserve with 2 ovals, 8 tennis courts, 2 netball courts, skate ramp, aquatic centre, events space and passive space
- 2 reserves with 2 ovals
- 2 reserves with 3 soccer fields
- 1 reserve with 3 rugby fields
- 4 government primary schools
- 1 government secondary college
- 2 catholic primary schools
- 1 catholic secondary college
- 3 community gardens.

Population Scenario 3: 40,000 people

- 1 with 4 licensed rooms, 2 M&CH consulting rooms, community health/NGO space and activities rooms
- 1 centre with 3 licensed rooms, 2 consulting rooms for M&CH, PAG centre, men's shed community arts space and visiting services and activities rooms
- 1 centre with 4 licensed rooms, 2 consulting rooms for M&CH and visiting services and an activities room
- 1 reserve with 2 ovals, 10 tennis courts, 2 netball courts, skate ramp, aquatic centre, events space and passive space
- 3 reserves with 2 ovals
- 2 reserves with 3 soccer fields
- 1 reserve with 3 rugby fields
- 5 government primary schools
- 2 government secondary colleges
- 3 catholic primary schools
- 1 catholic secondary college
- 3 community gardens.
- Make provision for a special school.
- Provide 13 local parks of at least 1ha at strategic locations in Wollert. These locations could be in the active reserves, along the Darebin and Findon Creeks, near the community activity centres and at other positions in the development area. Provide playgrounds in the local parks.
- Provide a district passive park.
- Develop a path network which links the key facilities recommended for Wollert - community activity centres, recreation reserves, district park, schools etc – and connects with the proposed trails along the Darebin, Findon Creek and transmission line.
- Develop a 300 seat theatre at a government secondary college in Wollert
- Make provision for an emergency services precinct in Wollert. Allocate land within this precinct for a CFA station, SES unit and an ambulance station.

- Encourage the private sector to provide nursing homes and independent living facilities in Quarry Hills.
- Encourage the Office of Housing and developers to make provision for affordable/social housing in Quarry Hills.

*Epping North*

- Develop a 2600m<sup>2</sup>-3200m<sup>2</sup> library facility to serve the Epping North-Wollert area in the Harvest Home Rd Town Centre.
- Make provision for 2 additional bowling greens at the Epping RSL site.
- Develop a 6 court stadium at the Epping North Regional Recreation Reserve.
- Expand the ambulance station in Epping to provide for Epping North-Wollert.

*Other*

- Make provision for a 5-7 field softball/baseball venue in the Whittlesea Growth Sub-region.
- Identify a site for a regional equestrian venue in the Northern Melbourne Growth Region. This may be an existing facility which is upgraded to a regional standard.
- Identify a site for a regional lacrosse venue in the Northern Melbourne Growth Region.
- Make provision for dedicated gymnastics venue in Northern Melbourne Growth Region.
- Make provision for an off-road cycling facility in the Northern Melbourne Growth Region.
- Expand the Epping Police Station to provide for Epping North-Wollert.

## **SECTION SEVEN – SOCIAL AND COMMUNITY INFRASTRUCTURE PLAN**

### **7.1 Introduction**

This section contains the following:

- A vision and strategic objectives for the future provision of social and community infrastructure in Wollert and Quarry Hills.
- Planning and management principles which will guide future decision making with respect to the future provision of social/d community infrastructure.
- Recommendations relating to the future provision of social and community infrastructure.

### **7.2 Vision, objectives and principles**

#### **7.2.1 Vision**

The Wollert and Quarry Hills communities will have access to a range of well resourced, well maintained, competently managed and appropriately designed and located social and community infrastructure. The infrastructure will provide services for the whole community and spaces for a diverse mix of activities and programs. The infrastructure will make a significant contribution to enhancing the vibrancy and connectedness of the Wollert and Quarry Hills communities.

#### **7.2.2 Objectives**

The Social and Community Infrastructure Plan is aimed at achieving the following strategic objectives:

- The timely provision of services and facilities to support the Wollert and Quarry Hills communities as they grow
- Building a sense of community in Wollert and Quarry Hills
- Delivering a range of suitably designed and accessible community facilities that are optimally used and adequately satisfy the spatial needs of the broad community (for services and activities) now and into the future.
- Delivering a profile of facilities that the facility providers (e.g. Council, DEECD) and the community have the capacity to properly maintain and effectively manage.
- Ensuring an equitable distribution of facilities across Wollert and Quarry Hills.
- Providing a mix of facilities that are integrated and, where appropriate, adaptable, flexible, multi-functional and multi-generational.

### 7.2.3 Guiding principles

The following principles should underpin and guide the provision of social and community infrastructure in Wollert and Quarry Hills:

#### ***Social inclusion***

- Residents will have access to community infrastructure and associated services regardless of their age, gender, sexual preference, physical and abilities, ethnicity and/or economic capacity.
- There will be equity and balance in the provision of community facilities, programs and services.

#### ***Building strong communities***

- Social and community infrastructure will be used to create strong and resilient communities.
- The local communities will be encouraged to be involved in the future planning and development of social and community infrastructure.
- Social and community infrastructure will promote community connectedness, encourage participation in community life and promotes healthy and active lifestyles.
- Community groups, neighbouring municipalities (where relevant) and Government agencies will be consulted about community infrastructure provision to ensure that services and facilities are planned and developed in a transparent and integrated manner.

#### ***Innovative and Flexible Design***

- A diverse range of high quality infrastructure will be provided. Where appropriate, this infrastructure will be oriented towards multiple and multi-generational use, adaptable to changing community needs and generate a sense of ownership by the community.
- New social infrastructure will be developed in a manner that utilizes good urban design and creates an attractive, usable, well-maintained environment where people feel safe to live, work and travel.
- Where feasible, heritage facilities will be used for community purposes in a manner that respects promotes their heritage values.

#### ***Sustainable development***

- Community programs, facilities, activities and services will be planned and provided in a manner that can be sustained over time.
- Social and community infrastructure will be designed in a manner which will optimise use and be financially and environmentally responsible.

**Management**

- Social and community infrastructure will be well resourced and maintained and competently managed.
- Social and community infrastructure will be managed through a range of systems that include direct government, NGO or Council management, delegated management to community committees or lease/licence of facilities to community groups.

**7.3 The Plan – Recommended actions****7.3.1 General**

1. Establish and implement a formal framework for identifying and planning potential community infrastructure projects at education facilities. This process should involve Whittlesea Council, the GAA, DEECD and TAFE providers.
2. Establish and implement a formal framework for planning the provision of municipal and regional level infrastructure in the Northern Melbourne Growth Region. This process should involve the GAA, DHS, SRV, Police and Emergency Services, DPCD and Whittlesea, Hume, Nillumbik and Mitchell Councils. The infrastructure items that should be discussed include acute and community health services, TAFE programs, emergency services facilities, performing arts facilities and municipal/regional recreation infrastructure – softball/baseball facilities, equestrian centre, athletics track, rugby venue, hockey venue, cycling venues (criterium circuit, velodrome, mountain bike course, shooting venue, motor sports venue, lacrosse fields, gymnastics venue and orienteering course).
3. Develop a policy framework and protocols for the early provision of community infrastructure in new development areas. The framework and protocols should cover the staged development of permanent facilities and the use of portable, temporary facilities.
4. Encourage the Office of Housing to provide social and community housing in Wollert and Quarry Hills. Encourage developers to enter into a formal partnership/s with a housing association to formulate a strategy to deliver an agreed number of affordable/social housing dwellings.
5. Review and, if required, amend the recommendations of this Assessment when major strategy documents are completed that have relevance to social and community infrastructure provision in Wollert and Quarry Hills – e.g. social infrastructure planning tool, aquatics strategy

### 7.3.2 Community building/development

6. Appoint a community development officer to work with the Wollert and Quarry Hills communities.
7. Support the early introduction of programs specifically targeted at encouraging vulnerable groups to participate in community life – e.g. playgroups, occasional care, health and fitness programs, arts and craft activities etc for young mothers; recreation activities, music events for youth etc.
8. Advocate for and support the early delivery of critical health services and community support services – community transport, family support programs, M&CH, preschool, early intervention programs, GP services, allied health services etc.
9. Facilitate the provision of community transport programs and advocate for the early delivery of public transport services.
10. Provide facilities (community room, community garden, portable licensed children's room) and funding to support the activities listed in recommendations 2 and 3 – these facilities could be temporary or the initial stage of larger facilities.
11. Require the early delivery of paths and trails to link the link the residential areas to each other and to community infrastructure.
12. Create the environment for non-Government agencies to provide services in Epping North-Wollert – e.g. access to temporary or permanent spaces, promotional and administrative support etc.

### 7.2.3 Development areas

#### Quarry Hills

Recommendation	Location	Catchment area	Land Ha	Cumulative land area ha
Develop an integrated community activities centre which comprises 2 licensed preschool rooms, 2 consulting rooms for M&CH and visiting services, neighbourhood house and activities spaces for community groups of all ages.	Centrally located adjacent to the open space reserve and community garden	Quarry Hills Neighbourhood house: Quarry Hills and Wollert	1.2	1
Provide an open space reserve that is suitable for informal play	Centrally located adjacent to the community activity centre and community garden	Quarry Hills	5	6.2
Provide 4 local parks of at least 1ha on the Darebin Creek, at the foot of Quarry Hills and/or within the residential areas. Provide playgrounds in the parks.	In the open space reserve, in the Quarry Hills Bushland Park, on the Darebin Creek and in a residential area	Quarry Hills	1 <sup>1</sup>	7.2
Develop a community garden. Integrate it with the open space reserve.	Adjacent to the community activity centre and the passive active reserve	Quarry Hills	0.06	7.26
Seek formal confirmation from DEECD as to whether it will provide a school in Quarry Hills.	Centrally located adjacent to the community activity centre, community garden and open space reserve	Quarry Hills	3.5 (to be confirmed)	12.56

Recommendation	Location	Catchment area	Land Ha	Cumulative land area ha
Develop a path network which links the key facilities proposed for Quarry Hills – community activity centre, recreation reserve, local parks and Quarry Hills Bushland Park – and connects to the proposed Darebin Creek Regional Trail.	Linking the key community infrastructure proposed for Quarry Hills – community activity centre, open space reserve, local parks, community garden and Quarry Hills Bushland Park –and connect to the Darebin Creek Trail	Quarry Hills	1.8	9.06
Develop the Quarry Hills Bushland Park.	-	Whittlesea	-	-
Assess the feasibility of developing a competition mountain bike venue in the Quarry Hills Bushland Park.	-	Northern Melbourne Growth Region	-	-
Assess the feasibility of developing an orienteering course and competition mountain bike venue in the Quarry Hills Bushland Park.	-	Northern Melbourne Metropolitan Area	-	-
Encourage the private sector to provide nursing homes and independent living facilities in Quarry Hills	Near activity centres, health centres and public transport routes	Quarry Hills	-	-

**1. Assumes that 2 parks will be located along the creek on encumbered land and 1 park in the open space reserve**

*Wollert*

Recommendation	Location	Catchment area	Land Ha	Cumulative land area ha
Make provision for the following community activity centres, active reserves and schools in Wollert:				
<i>Population Scenario 1: 25,000 people</i>				
– 1 centre with 4 licensed rooms, 2 M&CH consulting rooms, community health/NGO space and activities rooms suitable for use by all age groups	Near the Wollert Town Centre	Part of Wollert Community health/NGO space: Quarry Hills, Wollert and Epping North	1.5	1.5
– 1 centre with 3 licensed rooms, 2 consulting rooms for M&CH and visiting services, PAG centre, men's shed, community arts space and activities rooms for use by all age groups	In an accessible location in the residential area	Part of Wollert PAG centre : Quarry Hills and Wollert Community arts space; Quarry Hills, Wollert and Epping North	1.5	3
– 1 reserve with 2 ovals, 6 tennis courts, 2 netball courts, skate ramp, aquatic centre, events space and passive space	In a prominent location in Wollert	Wollert	20	23
– 1 reserve with 2 ovals	In an accessible location in Wollert	Part of Wollert	8	31
– 2 reserves with 3 soccer fields	In accessible locations in Wollert	Parts of Wollert	8ha each reserve	47
– 1 reserve with 3 rugby fields	In a prominent location in Wollert	Whittlesea municipality	8	55
– 3 government primary schools	At strategic locations in Wollert	Each school will serve part of Wollert	3.5ha per school	65.5



Recommendation	Location	Catchment area	Land Ha	Cumulative land area ha
– 1 government secondary college	Near the Town Centre	Wollert	8	73.5
– 1 catholic secondary college	Near the Town Centre	Wollert/Epping North	7	80.5
– 2 catholic primary schools	At strategic locations in Wollert	Each school will serve part of Wollert	3ha per school	86.5
– 2 community gardens	Next to a community activity centre Adjacent to the high standard recreation reserve	Part of Wollert	0.1 at each site	86.7
<i>Population Scenario 2: 33,000 people</i>				
– 1 centre with 4 licensed rooms, 2 M&CH consulting rooms, community health/NGO space and activities rooms suitable for use by all age groups	Near the Wollert Town Centre	Part of Wollert Community health/NGO space: Quarry Hills, Wollert and Epping North	1.7	1.7
– 1 centre with 3 licensed rooms, 2 consulting rooms for M&CH and visiting services, PAG centre, men's shed, community arts space and activities rooms for use by all age groups	In an accessible location in the residential area	Part of Wollert PAG centre : Quarry Hills and Wollert Community arts space: Quarry Hills, Wollert and Epping North	1.7	3.4
– 1 centre with 3 licensed rooms, 2 consulting rooms for M&CH and visiting services and activities rooms for use by all age groups	In accessible locations in the residential area	Part of Wollert	1	4.4
– 1 reserve with 2 ovals, 8 tennis courts, 2 netball courts, skate ramp, aquatic centre, events space and passive space	In a prominent location in Wollert	Wollert	22	26.4
– 2 reserves with 2 ovals	In accessible locations in Wollert	Parts of Wollert	10ha 8ha	44.4
– 2 reserves with 3 soccer fields	In accessible locations in Wollert	Parts of Wollert	8ha for each reserve	60.4
– 1 reserve with 3 rugby fields	In a prominent location in Wollert	Whittlesea municipality	8	68.4
– 4 government primary schools	At strategic locations in Wollert	Each school will serve part of Wollert	3.5ha per school	82.4
– 1 government secondary college	Near the Town Centre	Wollert	8	90.4
– 2 catholic primary schools	At strategic locations in Wollert	Each school will serve part of Wollert	3ha per school	96.4
– 1 catholic secondary college	Near the Town Centre	Wollert/Epping North	7	103.4
– 3 community gardens	Next to a community activity centre Adjacent to the high standard recreation reserve Next to a school	Part of Wollert	0.1ha at each site	103.7

Recommendation	Location	Catchment area	Land Ha	Cumulative land area ha
<i>Population Scenario 3: 40,000 people</i>				
– 1 centre with 4 licensed rooms, 2 M&CH consulting rooms, community health/NGO space and activities rooms suitable for use by all age groups	Near the Wollert Town Centre	Part of Wollert Community health/NGO space: Quarry Hills, Wollert and Epping North	2.0	<b>2</b>
– 1 centre with 3 licensed rooms, 2 consulting rooms for M&CH and visiting services, PAG centre, men's shed, community arts space and activities rooms for use by all age groups	In an accessible location in the residential area	Part of Wollert PAG centre : Quarry Hills and Wollert Community arts space: Quarry Hills, Wollert and Epping North	2.0	<b>4</b>
– 1 centre with 4 licensed rooms, 2 M&CH consulting rooms, 1 consulting room for visiting services and activities rooms for use by all age groups	Near the Wollert Town Centre	Part of Wollert	1	<b>5</b>
– 1 reserve with 2 ovals, 10 tennis courts, 2 netball courts, skate ramp, aquatic centre, events space and passive space	In a prominent location in Wollert	Wollert	24	<b>29</b>
– 3 reserves with 2 ovals	In accessible locations in Wollert	Parts of Wollert	10ha 2X8ha	<b>55</b>
– 2 reserves with 3 soccer fields	In accessible locations in Wollert	Parts of Wollert	8ha each reserve	<b>71</b>
– 1 reserve with 3 rugby fields	In a prominent location in Wollert	Whittlesea municipality	8	<b>79</b>
– 5 government primary schools	At strategic locations in Wollert	Each school will serve part of Wollert	3.5ha per school	<b>96.5</b>
– 2 government secondary college	Near the Town Centre	Each school will serve part of Wollert	8	<b>104.5</b>
– 3 catholic primary schools	At strategic locations in Wollert	Each school will serve part of Wollert	3ha per school	<b>113.5</b>
– 1 catholic secondary college	Near the Town Centre	Wollert/Epping North	7	<b>120.5</b>
– 4 community gardens	Next to a community activity centre X2 Adjacent to the high standard recreation reserve Next to a school	Part of Wollert	0.1ha at each site	<b>120.9</b>
<b>Other</b>				
Make provision for a special school	Near the Town Centre Secondary College	Wollert/Quarry Hills/ Epping Nth	2.5	<b>2.5</b>
Provide 13 local parks (average of 1ha) at strategic locations in Wollert. These locations could be in the active reserves, along the Darebin and Findon Creeks, near the community activity centres and at other positions in the development area. Provide playgrounds in the local parks <sup>1</sup>	In the active reserves, near the town centre, along the creeks, in residential areas	Parts of Wollert	9 <sup>2</sup>	<b>11.5</b>
Develop a 300 seat theatre at a government secondary college in the Wollert	At a government secondary college in Wollert	Wollert/Quarry Hills/ Epping Nth	~ <sup>3</sup>	<b>11.5</b>
Provide a district passive park	At a suitable central location	Part of Wollert	3	<b>14.5</b>

Recommendation	Location	Catchment area	Land Ha	Cumulative land area ha
Make provision for an emergency services precinct in Wollert. Allocate land within this precinct for a CFA station, SES unit and an ambulance station should it be required in the future.	At an accessible location on main road away from shops and school	Wollert/Quarry Hills/ Epping Nth	2.5	17
Develop a path network which links the key facilities recommended for Wollert – community activity centres, recreation reserves, district park, schools etc – with the proposed trails along the Darebin, Findon Creek and transmission line.	Network connecting community facilities with liners trails	Wollert	6	23
Encourage the private sector to provide nursing homes and independent living facilities in Wollert	Near activity centres, health centres and public transport routes	Wollert	-	-
<b>Total</b>				
Population scenario 1				109.7
Population scenario 2				126.7
Population scenario 3				143.9

**Note:**

1. The distribution, quantum and sizes of local open space should be informed by detailed site analysis work. Reserves smaller or larger than 1ha may be provided to enable greater walkability and integration with natural features
2. Assumes that 4 parks will be located along the creek on encumbered land
3. Land required already provided in the allocation for the school.

*Epping North*

Recommendation	Location	Land Ha	Catchment area
Develop a 2600-3200sqm <sup>2</sup> library facility to serve the Epping North-Wollert area at the Harvest Home Rd Town Centre (may have to be a multi- storey facility).	At a suitable central location	- <sup>1</sup>	Wollert/Quarry Hills/ Epping Nth
Make provision for 2 additional bowling greens at the Epping RSL site.	At the RSL site	- <sup>2</sup>	Wollert/Quarry Hills/ Epping Nth
Develop a 6 court stadium at the Epping Nth Regional Recreation Reserve.	In the Epping Nth Regional Recreation Reserve.	- <sup>3</sup>	Wollert/Quarry Hills/ Epping Nth
Expand the ambulance station in Epping to provide for Epping North-Wollert.	Epping Ambulance Station	- <sup>4</sup>	Wollert/Quarry Hills/ Epping Nth

**Note:**

1. Assumes the Town Centre can accommodate the library
2. Assumes the existing site can accommodate the expanded facility
3. Land required already provided in the allocation for the regional recreation reserve
4. Assumes the existing site can accommodate the expanded station

*Other*

Recommendation	Location	Land Ha	Catchment area
Make provision for a 5-7 field softball/baseball venue in the Whittlesea Growth Sub-region.	In a regional active reserve	8	Whittlesea Growth Sub-region
Identify a site for a regional equestrian venue in the Northern Melbourne Growth Region. This may be an existing facility which is upgraded to a regional standard.	In a regional active reserve	10	Northern Melbourne Growth Region
Identify a site for a regional lacrosse venue in the Northern Melbourne Growth Region.	In a regional active reserve	8	Northern Melbourne Growth Region
Make provision for dedicated gymnastics venue in Northern Melbourne Growth Region.	In a regional active reserve	3	Northern Melbourne Growth Region
Make provision for an off-road cycling facility in the Northern Melbourne Growth Region.	At identified location in Hume	6	Northern Melbourne Growth Region
Expand the Epping Police Station to provide for Epping North-Wollert.	Epping Police Station	-	Wollert/Quarry Hills/ Epping Nth/Epping

## APPENDICES

## Appendix A – Literature Review

Documents	Summary
<b>State Government/Agencies</b>	
Draft Growth Corridor Plans – Sections 2-3: Principles Underpinning the Growth Corridor Plans	<p>This Document outlines the broad and specific planning principles that have been applied in the preparation of the Draft Growth Corridor Plans and should guide the production of Precinct Structure Plans. The principles that have relevance to community infrastructure provision are as follows:</p> <ul style="list-style-type: none"> <li>• Neighbourhood level facilities (e.g. primary school, kindergarten, playing fields, community sports centre, local town centre) should be located within easy walking distance for all residents)</li> <li>• Community facilities that require larger catchments (e.g. secondary schools, district level sporting fields) should be accessibly located between neighbourhoods</li> <li>• Every neighbourhood should have access to a local town centre. The town centre should have a range of non-retail activities such as childcare, health services, community meeting spaces, recreational and entertainment facilities, a public space or town square and a high level of pedestrian access</li> <li>• Major Town Centres will serve catchments of 20,000 – 60,000 people. They could accommodate a wide range of community, health and education facilities</li> <li>• Principal Town Centres will serve a catchment in the order of 100,000+. They will accommodate a mix of activities that generate high number of visits for a range of purposes including higher order community, recreation and education facilities</li> <li>• Principal Town Centres will be the primary location for regional scale community, health and education services and the focus for government/community facilities</li> <li>• Major and Principal Town Centres provide the most appropriate location for post compulsory education and health and community services.</li> <li>• Benchmarks for some health and education services that provide for catchments larger than neighbourhood level: <ul style="list-style-type: none"> <li>– Government secondary schools – 25,000 to 30,000 people</li> <li>– Specialist secondary health including rehabilitation services provided from integrated facilities – 50,000 to 100,000 people</li> <li>– Integrated ambulatory health care facilities – 100,000 to 200,000 people</li> <li>– Acute health, including emergency care facilities – 500,000 people</li> <li>– A regional park/s should be provided for in the Corridor at the rate of 40ha for 150,000 people</li> <li>– Regional open space should be provided for in the Corridors. They would normally be 20ha to 40ha in size and provided at a rate of 0.5ha per 1000 people</li> </ul> </li> <li>• Cycling networks should have a high degree of connectedness, continuity and permeability and directly link to key destinations. The network should be combinations of shared paths, exclusive bicycle paths and on road bicycle lanes</li> </ul>
Draft Growth Corridor Plans – Section 5: Melbourne North Growth Corridor Plan	<p>This Plan sets the strategic directions for future urban development in the Melbourne North Corridor. It indicates:</p> <ul style="list-style-type: none"> <li>• The areas suitable for urban development and the broad form of development (residential, industrial, commercial mixed use, town centre) that is appropriate for each area</li> <li>• The areas of high environmental and landscape value that must be protected from development</li> <li>• The open space network that will provide for the recreation needs of the Growth Corridor's communities and protect important natural features and environmental values</li> </ul> <p>The directions in the Plan that have relevance for community infrastructure provision in the Corridor are as follows:</p> <ul style="list-style-type: none"> <li>• Developing a principal town centre at Donnybrook and major town centres at Wollert, West Beveridge and Mickleham</li> <li>• Developing the Quarry Hills as a new regional park</li> <li>• Developing the Kalkallo Retarding Basin to provide a significant open space function which will incorporate passive and active open space elements</li> <li>• Developing a municipal trail network which connects Merri, Kalkallo and Darebin Creeks, the Quarry Hills Park, the woodland Reserve outside the UGB, the Woodland Area south of Donnybrook Rd and the Kalkallo Retarding Basin</li> <li>• Providing regional open space at the following potential locations – the open space buffer which separates northern edge of the growth corridor and Wallan, adjacent to Merri Creek south of the Donnybrook Principal Town Centre and the Kalkallo Retarding Basin</li> <li>• Meeting the tertiary education needs of the Corridor through the expansion of existing universities and TAFE colleges and some new programs provided locally in the new development areas</li> <li>• Meeting the health needs of the Corridor through the existing facilities provided by northern hospital, the Kilmore Hospital, the integrated primary care service to be built at Mitchell Community Health Service and the planned Wallan and South Morang Super Clinic.</li> </ul>

Documents	Summary
Lockerbie, Lockerbie North and Merrifield West PSP, DCP and Community Infrastructure Assessments	The PSPs and DCPs provide frameworks for the development of the PSP areas and list the community that should be provided in the areas. The Community Infrastructure Assessment describes in more detail the recommended community infrastructure details the standards used to determine the infrastructure requirements.
Victorian Health Priorities Framework 2011-2022: Metropolitan Health Plan	<p>This Plan outlines the State Government's priority areas for the development of health services in Melbourne over the next 10 years. The Plan indicates that there is a lack of health services in the Outer Northwest Region (the area covering Whittlesea). It claims that this is contributing to comparatively poor health outcomes in the Region.</p> <p>The Report suggests that 453 hospital beds will be required in the Region by 2022. It does not contain any information on if, or where, these beds will be provided or about the further development of other health services in the Region. This information is to be included in the Health Capital and Resources Plan which is to be released late in 2012.</p>
Tertiary Education Advice for Growth Area Framework Plans Final Report (May 2010)	<p>This Report:</p> <ul style="list-style-type: none"> <li>Analyses the likely future demand for and supply of tertiary education in the Melbourne Growth Areas.</li> <li>Provides locational criteria</li> </ul> <p>The core findings and recommendations of the Report were as follows:</p> <ul style="list-style-type: none"> <li>The Growth Areas will experience a large increase in the core tertiary age population over the next 15 years and beyond. This will increase demand for VET and tertiary education</li> <li>Current participation in higher education in the Growth Areas is substantially lower than for other parts of Melbourne, while VET participation is slightly above the Melbourne average</li> <li>A greater supply of higher education places, and/or additional support to assist residents of Growth Areas transition into higher education, will be required to increase tertiary education participation rates in the Growth Areas</li> <li>Attendance at TAFE Colleges in or near the Growth Areas is generally minimized (with the exception of some university-affiliated campuses such as RMIT and Swinburne). University attendance is more broadly spread.</li> <li>It is anticipated that the expected growth in demand for campus based higher education and VET can largely be met from existing outer and mid Melbourne campuses, with significant current underuse of campuses at Berwick (Monash), RMIT Bundoora (RMIT), Sunbury, Melton and Werribee and capacity for expansion of enrolments at Berwick (Chisholm), Greensborough, Epping, Bundoora (La Trobe), Broadmeadows, and St Albans.</li> <li>In addition to those existing campuses, additional sites may be needed in the south east in Cardinia and in the north at Craigieburn to ensure reasonable local provision of educational facilities. There could also be consideration of whether the current Sunbury site should be replaced by another more suited to tertiary education provision.</li> <li>Any additional sites should be developed as multipurpose educational precincts, capable of use by a number of providers and have the capacity to be developed over time to meet changing needs as each region matures. This point to the need for any required sites to be clearly identified and acquired early in the development process.</li> <li>Criteria for identifying future sites for tertiary education: <ul style="list-style-type: none"> <li>Access to and from the site by both public and private transport from the surrounding growth areas, other parts of Melbourne, and other tertiary education campuses</li> <li>Accessibility to major industrial and employment sites in the region</li> <li>The site should desirably be within or adjacent to a high order activity centre and be of sufficient size to enable staged development of a multi-purpose education precinct</li> <li>The site should enable access to advanced computing capacity</li> <li>Potential for housing and employment suitable for students on or near to the education precinct and for housing for staff in the region.</li> </ul> </li> </ul>
Victoria Police and COW: Analysis of Policing Needs for Whittlesea 2011	This document makes an assessment of police station needs in Whittlesea. The report takes into consideration population growth in Wollert, Quarry Hills and Donnybrook and recommends the Whittlesea be served by the existing stations in Mill Park, Epping and Whittlesea and a new 24 hour station in Mernda- Doreen.

Documents	Summary
<b>Whittlesea Council</b>	
Epping North Local Structure Plan Aurora Development Plan (Part 1 and 2) Epping North East Structure Plan Harvest Home Local Structure Plan Epping North Recreation Needs Assessment Epping North Road Map	These documents provide development frameworks for the Epping North Strategic Plan Area and the individual precincts with the Area. The document outlines the community infrastructure that is required to cater for the Epping North Precinct and the preferred location of this infrastructure. Most of this infrastructure will serve local catchments within Epping North, e.g. early years facilities, local sporting reserves etc. Some will cater for the full Epping North Community e.g. library, stadium and aquatic centre. This infrastructure with some modification may have the capacity to serve the broader Epping North-Wollert communities
Quarry Hills Bushland Park Landscape Masterplan (Draft-2009)	<p>This Document provides a plan for the future development and use of the Park (note the investigation area for the Park includes the Quarry Hill PSP area and the length of Darebin Creek which flows through the area). The Plan recommends that:</p> <ul style="list-style-type: none"> <li>Park should provide for a range of experiences for park users. These experiences include the walking jogging, cycling, orienteering, mountain bike riding and horse riding. Some of these activities would have to be limited to designated areas.</li> <li>A formal trail network be established in the Park which includes a section along Darebin Creek which has links to the foothills</li> <li>The potential for using some of the houses on the site for commercial and community uses be investigated</li> </ul>
Darebin Creek Management Plan (Draft-2006)	This Document outlines a plan for the protection and improvement of the Creek. With respect to the Quarry Hill area, it recommends that the Quarry Hills Park be designated as a major destination point along the Creek and a regional trail be developed along the Creek.
Epping Central Structure Plan 2011	<p>This Plan sets out a policy, development and implementation framework for the future development of Epping Central which will include the delivery of between 2200 and 4500 new homes. The Plan makes the following recommendations about the provision of sub- municipal, municipal and regional services and facilities which have implications for the provision of community infrastructure in Wollert and Quarry Hills:</p> <ul style="list-style-type: none"> <li>Encourage the development of indoor active recreation and entertainment facilities in Epping Central such as a convention arts centre, ice skating rink, major entertainment facility, private aquatic centres and indoor activity centre for young people</li> <li>Ensure innovative and creative design principles and artistic elements are integrated into community infrastructure, buildings and landscaping</li> <li>Design all facilities for young people to include events/performance spaces, sports based facilities, public notice boards and facilities for display of young people's art and areas for informal play and exploration</li> <li>Develop a health and well-being hub that will provide the following facilities: <ul style="list-style-type: none"> <li>Spaces for health and community services programs such as a GP clinic, M&amp;CH, ancillary health services, social support, meetings of community groups, youth programs and occasional child care</li> <li>Artist enhanced open space such as a playspace of civic courtyard inclusive of young people</li> <li>Commercial activity such as retail, café, fitness centre</li> </ul> </li> <li>Develop an Information and Learning Hub in the Station Precinct which incorporates a library, exhibition space, early years facilities and social interaction spaces</li> <li>Develop an active recreation hub which includes a 6 court multi-purpose stadium, indoor meeting space and outdoor recreation facility such as an adventure playground</li> <li>Advocate for the expansion of the Epping Police Station</li> <li>Work with local schools to facilitate their expansion</li> <li>Advocate to the State Government and the private medical industry for the establishment of Epping Central as the medical precinct of Melbourne's North</li> <li>Develop a community garden in Epping Central (Wedge St Rd Reserve)</li> <li>Work with Melbourne Water to transform Edgars Creek into a significant open space corridor</li> </ul>



Documents	Summary																																																																																															
Epping North East Recreation Reserve Masterplan	<p>This Masterplan identifies the facilities that are planned for development at and near the Recreation Reserve. The facilities include:</p> <ul style="list-style-type: none"><li>• A trail along the transmission easement</li><li>• A regional playground</li><li>• A trail through the adjoining Link Reserve</li><li>• 2 outdoor netball courts and pavilion</li><li>• 2 senior size ovals, pavilion and outdoor social space</li><li>• 3 cricket practice nets</li><li>• Major sports centre including gymnasium , multiuse rooms and ancillary facilities</li><li>• 6 tennis courts and pavilion</li><li>• 2 additional bowling greens and pavilion at the RSL club</li><li>• Carparking - playground (63 spaces), ovals (660), sports centre (166), tennis facility (40)</li></ul>																																																																																															
City of Whittlesea Municipal Public Health and Wellbeing Plan 2009-2013	<p>This Plan outlines Council's objectives for improving the health and well-being of the Whittlesea community. Some of the objectives have relevance for the development of Wollert and Quarry Hills. These are – fostering community connectedness, ensuring the provision of appropriate facilities and infrastructure that support health and well-being and creating walkable and liveable communities.</p>																																																																																															
City of Whittlesea Indicative New Works Program 2011/13 – 2020/21	<p>This Document outlines Council's indicative Council works budget for the next decade. The Budget contains a list of works relating to existing and proposed facilities in the Whittlesea Growth Sub-Region. Many of these facilities will serve local catchments areas in Mernda – Doreen and Epping North. Others have larger catchments and may have the capacity to cater for the Quarry Hills and Wollert Communities. These facilities and works include:</p> <table><tr><th>Planning Unit</th><th>Facility</th><th>Works</th><th>Est. Cost</th><th>Proposed timeline</th></tr><tr><td>Wollert</td><td>Wollert Hall</td><td>Extension of hall</td><td>500,000</td><td>2016-17</td></tr><tr><td>Epping</td><td>Epping Memorial Hall</td><td>Redevelopment of kitchen</td><td>385,000</td><td>2012-2014</td></tr><tr><td>Epping North</td><td>Precinct 2 Aurora</td><td>Development of library</td><td>6,400,000</td><td>2015-2018</td></tr><tr><td>Epping North</td><td>Epping North Regional Recreation Hub</td><td>Construction of 2 bowling greens and pavilion</td><td>2,750,000</td><td>2014-2017</td></tr><tr><td>Epping North</td><td>Epping North Regional Recreation Hub</td><td>Construction of sports fields and pavilion</td><td>2,750,000</td><td>2015-2017</td></tr><tr><td>Epping North</td><td>Epping North Regional Recreation Hub</td><td>Construction of indoor leisure centre</td><td>17,600,000</td><td>2015-2018</td></tr><tr><td>Epping North</td><td>Epping North Regional Recreation Hub</td><td>Construction of 2 football/cricket ovals and pavilion</td><td>2,975,000</td><td>2015-2018</td></tr><tr><td>Epping North</td><td>Epping North Regional Recreation Hub</td><td>Construction of 4 courts and tennis pavilion</td><td>1,430,000</td><td>2014-2016</td></tr><tr><td>Epping North</td><td>Precinct 5</td><td>Construction of community activity centre</td><td>3,850,000</td><td>2016-2018</td></tr><tr><td>Epping North</td><td>Precinct 5</td><td>Construction of 2 soccer fields</td><td>800,000</td><td>2016-17</td></tr><tr><td>Epping North</td><td>Precinct 5</td><td>Construction of pavilion to serve soccer fields stadium</td><td>2,200,000</td><td>2014-16</td></tr><tr><td>Epping North</td><td>Harvest Home Rd Soccer Stadium</td><td>Construction of community recreation centre and parking at the Soccer Stadium</td><td>9,700,000</td><td>2012-2017</td></tr><tr><td>Quarry Hills</td><td>Quarry Hills Park</td><td>Development of Quarry Hills Park</td><td>7,800,000</td><td>2012</td></tr><tr><td>Mernda</td><td>Mernda Regional Recreation Hub</td><td>Construction of an aquatic Centre</td><td>22,000,000</td><td>2017-2020</td></tr><tr><td>Mernda</td><td>Mernda Regional Recreation Hub</td><td>Construction of an indoor stadium</td><td>4,950,000</td><td>2016-2018</td></tr><tr><td>Mernda</td><td>Precinct 5</td><td>Construction of community/performing arts centre</td><td>5,400,000</td><td>2019-2021</td></tr><tr><td>Mernda</td><td>Precinct 5</td><td>Construction of an outreach centre</td><td>905,000</td><td>2015-2017</td></tr><tr><td>Mernda</td><td>Precinct 5</td><td>Construction of library</td><td>6,400,000</td><td>2017-2020</td></tr></table>	Planning Unit	Facility	Works	Est. Cost	Proposed timeline	Wollert	Wollert Hall	Extension of hall	500,000	2016-17	Epping	Epping Memorial Hall	Redevelopment of kitchen	385,000	2012-2014	Epping North	Precinct 2 Aurora	Development of library	6,400,000	2015-2018	Epping North	Epping North Regional Recreation Hub	Construction of 2 bowling greens and pavilion	2,750,000	2014-2017	Epping North	Epping North Regional Recreation Hub	Construction of sports fields and pavilion	2,750,000	2015-2017	Epping North	Epping North Regional Recreation Hub	Construction of indoor leisure centre	17,600,000	2015-2018	Epping North	Epping North Regional Recreation Hub	Construction of 2 football/cricket ovals and pavilion	2,975,000	2015-2018	Epping North	Epping North Regional Recreation Hub	Construction of 4 courts and tennis pavilion	1,430,000	2014-2016	Epping North	Precinct 5	Construction of community activity centre	3,850,000	2016-2018	Epping North	Precinct 5	Construction of 2 soccer fields	800,000	2016-17	Epping North	Precinct 5	Construction of pavilion to serve soccer fields stadium	2,200,000	2014-16	Epping North	Harvest Home Rd Soccer Stadium	Construction of community recreation centre and parking at the Soccer Stadium	9,700,000	2012-2017	Quarry Hills	Quarry Hills Park	Development of Quarry Hills Park	7,800,000	2012	Mernda	Mernda Regional Recreation Hub	Construction of an aquatic Centre	22,000,000	2017-2020	Mernda	Mernda Regional Recreation Hub	Construction of an indoor stadium	4,950,000	2016-2018	Mernda	Precinct 5	Construction of community/performing arts centre	5,400,000	2019-2021	Mernda	Precinct 5	Construction of an outreach centre	905,000	2015-2017	Mernda	Precinct 5	Construction of library	6,400,000	2017-2020
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Documents	Summary
Social Infrastructure in Outer Metropolitan Growth Area – Growth Areas Alliance	<p>This Document discusses the critical importance of delivering social infrastructure early in the in the development of new housing estates in outer metropolitan areas. The Documents defines social infrastructure as:</p> <ul style="list-style-type: none"> <li>• Education and community support services and programs</li> <li>• Opportunities for physical activity</li> <li>• Opportunities for cultural expression</li> <li>• Community development that facilitates community connection</li> <li>• Facilities/programs that provide access to or accommodate these activities.</li> </ul> <p>The priority services are early years, youth and family support programs including early intervention programs, family counselling and mental health programs for youth etc.</p>
Whittlesea 2025 – Strategic Community Plan 2009	<p>The Document outlines the community's vision for Whittlesea City and the outcomes that it would like to achieve by 2030 or earlier. The outcomes that have relevance to social and community infrastructure provision area as follows:</p> <ul style="list-style-type: none"> <li>• Our recreation facilities and open space are accessible and respond to local needs</li> <li>• Community hubs bring people together and provide a comprehensive range of services and entertainment experiences</li> <li>• We recognise and appreciate our physical and social heritage</li> <li>• Health and wellbeing services can be accessed from a range of local spaces</li> </ul>
City of Whittlesea Social and Affordable Housing Policy and Strategy 2012-2016	<p>This Document outlines Council's policy framework and goals for social and affordable housing provision and lists the action required to achieve these goals. The Document contains the following recommendations about social and affordable housing in Whittlesea's Growth areas:</p> <ul style="list-style-type: none"> <li>• Advocate for in any structure plan the provision 10% affordable and 5% social housing</li> <li>• Promote and facilitate the development of 500 additional social housing dwellings in the established east and west parts of Whittlesea (400 dwellings) and South Morang (100 dwellings)</li> <li>• Consult with owners and developers of suitable vacant land regarding how to promote the development of these sites to include 10% affordable housing and 5% social housing</li> <li>• Encourage partnerships or joint ventures for mixed use residential development that include affordable housing by facilitating forums for housing providers and private developers to discuss development opportunities and to consider the types of diverse and affordable housing development and planning incentives available.</li> </ul>
City of Whittlesea Walking Strategy 2008	<p>This Document contains a strategy plan to increase participation in walking by Whittlesea residents. The Document contains the following recommendations that relate to social and community infrastructure provision:</p> <ul style="list-style-type: none"> <li>• As part of sporting pavilion upgrades and refurbishments, include the installation of DDA compliant drinking fountains to support walkability</li> <li>• As part of the planning scheme controls, include requirements that ensure existing and new activity centres are planned and designed to ensure maximum pedestrian activity and provide an accessible, safe and legible walking environment</li> <li>• Encourage developers of growth areas to produce and implement behaviour changing residential travel plans which promote and encourage walking to local destinations</li> </ul>
City of Whittlesea Community Facilities Review 2011	<p>This Document contains an audit of the use of Council's community facilities. One of the objectives of the audit is to identify design issues that may reduce the functionality and usability of community buildings. The findings of the audit that have relevance to future community infrastructure provision are as follows:</p> <ul style="list-style-type: none"> <li>• Inadequate carparking and storage is limiting the use of some community facilities</li> <li>• The limited size of the some of the community learning house is limiting their use</li> <li>• The purpose built nature of Council's M&amp;CH consulting rooms and preschool facilities is restricting their use for other purposes</li> <li>• Sporting club pavilions, particularly the social area component, should be designed to enable greater community use when not required by the resident sporting club</li> </ul>

Documents	Summary
City of Whittlesea Recreation Strategy 2012	<p>This Document outlines a strategic framework for the future provision of recreation services, activities and facilities in Whittlesea City. The framework makes the following recommendations that have relevance to future community infrastructure provision in Whittlesea's growth areas:</p> <ul style="list-style-type: none"> <li>• Investigate the feasibility of and level of demand for additional aquatic facilities within new emerging residential areas</li> <li>• Develop a playspace strategy</li> <li>• Develop an integrated sports facility strategy. Identify the facility needs of minor sports such as rugby union in this strategy</li> <li>• Plan for the needs of equestrian, pony club and other activities (e.g. motor sports, shooting) that require significant open space buffers. Assess the feasibility of regional (cross-municipal) provision of these facilities</li> </ul>
City of Whittlesea Play Spaces Policy Draft 2012	<p>This Policy Document contains principles and guidelines for the redevelopment of existing and construction of new playspaces in Whittlesea City. The Policy states the playspaces should provide for all age groups and abilities and there should be an equitable provision of playspaces across an area. It proposes a hierarchy of playspace provision:</p> <ul style="list-style-type: none"> <li>• Local – small to medium size playspace, ideally there should be a local playspace within 500m of every household</li> <li>• Neighbourhood – medium size playspace, ideally there should be a neighbourhood playspace in each neighbourhood</li> <li>• Precinct – medium to large size playspace, caters for local and people from outside the neighbourhood</li> <li>• Regional - a large signature playspace which attract people from an entire municipality</li> </ul> <p>The Policy also provides guidelines for the play elements and supporting infrastructure (paths, fencing, seating etc) that should be provided at each level of the hierarchy.</p>
City of Whittlesea Sports Pavilion Strategy 2007	<p>This Document provides a strategic framework for the future provision of sports pavilions across the Shire. The framework recommends that pavilions be designed in manner which encourages multiuse and greater weekday use by the general community. The framework also includes recommended design guidelines and floor space dimensions for the different pavilion types – football/cricket, soccer, tennis etc</p>
City of Whittlesea Community Garden's Policy 2012	<p>This Policy Document outlines the rationale for and Council's in the provision of community gardens. The policy describes community gardens as multifunctional and multigenerational spaces that have individual or shared plots and a number of styles (traditional, demonstration, sensory) and potential locations (schools, community centres, passive reserves). The policy contains no design guidelines or provision ratios.</p>
<b>Community Infrastructure Planning Guidelines</b>	
GAA Precinct Structure Planning Guidelines (2011) GAA Health and Aged Care Benchmarks (Draft 2012) Planning for Growth Area Communities: Standards Project (April 2008) Epping North Recreation Needs Assessment (2000) Mernda-Doreen Community Infrastructure Assessment 2000 COW Sports Facility and Assessment Guidelines (2007)	<p>These Documents contain planning guidelines and provision for community infrastructure in the Growth Areas and the provision standards used in the Epping North and Mernda Strategic Plan</p>

## Appendix B – Examples of Community Infrastructure Facility Models

Location	Description
<b>COUNCIL FACILITIES</b>	
Point Cook Community Learning Centre	The Centre facility combines a sub-municipal library with various learning rooms, dual nurse M&CH centre, double room kindergarten, consulting rooms for visiting services, toy library, outdoor play areas and small and large meeting/activity rooms. The centre is located on 0.72ha site in a busy commercial/retail zone. Land was acquired through land swap with developer. Need for carparking on site has been reduced because of proximity to commercial centre parking. Developer managed the construction which has reduced the cost of the facility (around \$5.07m)
Mernda Villages Community Activity Centre	This centre provides early years facilities and general activities spaces. It comprises a dual consulting room MCH centre with program rooms, 3 preschool rooms and activity spaces. Provision is made for a future Planned Activity Space. It is located on 0.8ha site and is part of a hub which will include Government and Catholic Primary Schools and a major recreation precinct
Altona North Community Centre	This centre provides dedicated spaces for a number of services which cover all age groups - A.D.A.S.S, senior citizens rooms, licensed children's room, M&CH consulting suites, youth room and library drop-off point. The centre is located on a 0.7ha site near the Altona Gate Shopping Centre
Waurn Ponds Leisure and Library Precinct	This 4ha precinct comprises multi-faceted aquatic/fitness and library facilities. The \$32m aquatic centre comprises a gym, exercise rooms, wellness centre, crèche, 5 pool spaces, slides and water playgrounds. The \$6m library is built over 2 storeys and has typical library spaces, a customer service centre and a range of meeting rooms.
Factory Rehearsal Centre	This centre is a dedicated rehearsal centre for the arts located on a 1ha site near the Casey Indoor Leisure Complex. The centre comprises 3 rehearsal rooms, 4 practice rooms, a scenic workshop and a communal kitchen. The facility is used by amateur theatre companies, movie makers, dance groups and other performing arts groups.
Moreton Homestead Aged Services Centre	Melton Council redeveloped a derelict historic homestead in Taylors Hill as an aged services centre. The centre comprises consulting rooms, PAC spaces and general activity spaces. A men's shed and bowling greens will be provided in Stage 2. The centre is located on a 1.4ha site provided to Council as a development contribution.
Edithvale Recreation Reserve Sports and Early Years Hub	Kingston City Council are redeveloping the sport pavilion at Edithvale Reserve to provide for soccer, athletics, baseball and cycling clubs. Adjacent to the sports pavilion, Council will be developing a preschool with 3 licensed preschool rooms. This 8ha reserve will accommodate 3 soccer fields, a velodrome (around one of the soccer fields), a baseball field, a district level playground and a preschool.
Hume Tennis and Community centre	This centre will have up to 24 tennis courts (hard court and some clay surface), a community pavilion, play space, walking paths, car parking and landscaping.
Taylor Hill Youth and Community Hub	This Hub comprises playing fields for soccer, cricket and football and a multipurpose centre which change areas, youth spaces and a neighbourhood house.
<b>SCHOOL FACILITIES</b>	
Recreation Facilities	Reservoir District Secondary College received funding for a new physical education facility as part of a general major upgrade of facilities. The City of Darebin provided additional funding to construct a four-court basketball stadium and additional outdoor courts and associated car parking. The Agreement is structured as a Licence Agreement where the City is fully responsible for the management and conduct of the facility.
	Hampton Park Secondary College responded to a proposal from Basketball Stadiums Victoria to extend an existing single court phys-ed facility by the addition of two additional courts and associated facilities and carparking. The Agreement is structured as a limited occupational licence with BSV responsible for managing and maintaining the facility.
	Hampton Park Secondary College responded to a proposal from the City of Casey to undertake and fund a major oval development on the College site to be included within the Councils' community recreation infrastructure. The Agreement is structured as a Joint Use Agreement with a Committee of Management responsible for managing and maintaining the facility.

Location	Description
	Hawthorn Secondary College has a Joint Use Agreement with the City of Boroondara over a multi-court stadium facility and out-door ovals and hard-court facilities. The Agreement is structured as a Joint Use Agreement with a Committee of Management responsible for managing and maintaining the facility.
Library	<p>Sale Macalister Secondary College was undergoing a major redevelopment of school facilities. Wellington Shire at the same time was proposing to rationalise the Municipal Library Facilities. The development of the College Library was enhanced by additional capital provided by the Shire and the collections of each were merged. The College Library has a dual function as the local Municipal library.</p> <p>The Agreement governing the partnership is structured as a Joint Use Agreement with a Committee of Management responsible for managing and maintaining the facility.</p>
Development with a private provider	<p>Rivergum Primary School at Hampton Park joined with a developer in a partnership to construct a heated indoor swimming pool facility. The facility operates as commercial swim school on the school site offering swimming lessons to the general community and to the students attending the school.</p> <p>The Agreement is a Limited Occupational License similar in concept to a Build Own Operate and Transfer (BOOT) Scheme. The developer has sub-Licensed the facility to a swim School Operator to conduct the swimming lessons. The developer is responsible, with the sub-licensee, to manage and maintain the facility in accordance with the terms of the agreement.</p>
Arts facility - Joint Development between Council, DEECD and Catholic Education Office	<p>Bellarine Secondary College is a participant in a unique partnership with the City of Greater Geelong and the Catholic Education Office in a Community Multi Arts Facility. The Drysdale Campus of the College is a new facility and funding for music and drama facilities was withheld to contribute with the Catholic Education Office and the City towards the construction of a superior shared facility. The facility is sited on land owned by the City adjacent to both the College Campus and the Catholic Regional College.</p> <p>The Agreement is structured as a Joint Use Agreement with a Committee of Management responsible for managing and maintaining the facility, albeit under the auspices of the City of Greater Geelong.</p>
Multiple facility types - Joint Development between Council, DEECD and Independent College	<p>Brookside Primary School is located in Caroline Springs and is essentially a joint development between DEET/School Council, Melton Shire and Mowbray College. Delfin facilitated the development in accordance with a model it established at Golden Grove north west of Adelaide in South Australia. Essentially the education precinct is established as a hub around which other community facilities are clustered.</p> <p>The facility comprises classrooms for the exclusive use of Brookside Primary School and shared facilities comprising facilities for multi-media (Library), art/environment, performing arts and leisure centre. All DoE and shared facilities are constructed on the school site. All facilities to be constructed on the DoE site are subject to a Joint Use Agreement. All classroom facilities constructed for use by Mowbray were constructed by Mowbray on its adjacent site. The Melton Shire contributed towards the cost of the Multi-media and leisure facilities and provided the outdoor recreation space in the form of a fully constructed first grade football/cricket oval, thus saving the DEET and presumably Mowbray the cost of providing a full sized primary school site.</p> <p>The form of Agreement is similar to the standard Joint Use Agreement with a Committee of Management representing the participants responsible for managing and maintaining the facility.</p>
Multiple facility types - Joint Development between Council, and CEO	The Sandhurst Catholic Education Office is planning to build a new P-12 campus of the Bendigo Catholic Regional College in Maiden Gully – a growing township 15kms to the west of the Bendigo CBD. Greater Bendigo City Council has entered into an arrangement to jointly develop playing fields and community facilities on the school site and the adjacent land owned by Council. The facilities will include 3 playing fields, 2 tennis/netball courts and a children's services/community centre.
Early years facilities	Melton Council has jointly developed 4 preschools with DEECD on school land. Corio Primary School has built a childcare centre on its site. Wyndham Council is planning to build a number of early years facilities on school sites.
<b>OTHER FACILITIES</b>	
Pakenham Emergency Services Precinct	This 1.5 ha precinct accommodates a 24 hour police station, fire station and local SES facility

## Appendix C – Standards/Facility models for Council Provided Infrastructure

Activity	Provision ratio	Facility models for Council provided facilities				
		Setting and hierarchy	Land area	Elements/fields	Catchment area	Population trigger
EARLY YEARS SERVICES						
M&CH service	1 session: 13 infants 1 consulting room: 130 infants	A facility with a minimum of 2 consulting rooms within a community activity centre, community health centre or major shopping centre which is accessibly located in its catchment area. The centre could also be at a primary school if integrated with a preschool.	Community activity centre – 0.8 to 1ha	2 consulting rooms An interview room A waiting/program room Kitchen area Amenities Storage facility  The consulting suites should have the capacity to accommodate other children's and community services	2 room facility -16,000 people	1 <sup>st</sup> room -2,000 people 2 <sup>nd</sup> room – 7,000 people
3yo preschool	1 room: 208 children aged 3 years	A licensed room within a community activity centre. The 3yo program will share access with the 4yo program until demand warrants the provision of a 4 <sup>th</sup> room for the 3yo program.	Community activity centre – 0.8 to 1ha Single room centre – 0.25ha	33 place room Kitchen Staff areas Amenities Storage Play area	4 <sup>th</sup> room – 16000 people	4 <sup>th</sup> room: 12,000 people
4yo preschool	1 room: 88 children aged 4 years  Other demand to be met by Non-Council providers	A minimum of 3 licensed rooms within a community activity centre A lesser facility (e.g. 1 or 2 room facility) may be provided if the development area is small and/or bounded by significant barriers. The centre should be accessibly located in its local catchment areas. The centre could be at a primary school.	Community activity centre – – 1ha Single room centre - 0.25ha	3X33 place rooms Kitchen Staff areas Amenities Storage Play area	Single or 1 <sup>st</sup> room: 4000 people 2 <sup>nd</sup> room: 8,000 people 3 <sup>rd</sup> room: 12,000 people	Single or 1 <sup>st</sup> room: 2,000 people 2 <sup>nd</sup> room: 6,000 people 3 <sup>rd</sup> room: 9,000 people
Occasional childcare	1 room: 1,564 children aged 0-6 years	A licensed room within a community activity centre, recreation centre, neighbourhood house or community art centre.	Community activity centre – 1ha	33 place room Kitchen Staff areas Amenities Storage Play area	4 <sup>th</sup> room – 16,000 people	4 <sup>th</sup> room: 12,000 people
Playgroups	1 session: 50 children aged 0-3 years	Access to activity spaces within a community activity centre, recreation centre, sports pavilion, community arts centre and/or neighbourhood house.	-	Activities area Kitchen Amenities Storage Play area	-	-

Activity	Provision ratio	Facility models for Council provided facilities				
		Setting and hierarchy	Land area	Elements/fields	Catchment area	Population trigger
COMMUNITY AND CULTURAL SERVICES						
Community meetings / activities	20sqms:1,000 people	Each district should have a hierarchy of spaces ranging from large rooms (300 people capacity – standing) through to small meeting rooms for 10 people. The spaces could be located at community activity centres, arts facilities, recreation centres, schools, churches, sports pavilions, civic building etc The spaces should be accessibly located throughout the development areas and be suitable for use by all age groups.	-	Activity spaces Kitchen Storage Amenities area Outdoor area	-	A community room should be provided as early as possible in the development
Youth Activities	1 resource centre: 300,000 people 1 multiuse space: 40,000 people	Dedicated municipal level resource centre located in prominent commercial/community hub complemented by district level spaces at community activity centres, arts centres, recreation centres or sports pavilions that are suitable for youth activities	-	Activity areas Consulting rooms	District facility – 40,000 people	For district facility -2,000 people
Disability and aged services programs	1 multi-use space: 10000 people	Activity spaces that are suitable for aged/ disability programs and groups at community activity centres	-	Activity rooms Consulting rooms	10,000 people	2,000 people
Civic/events space	1 space: 60,000 people	A flat space which has access to services, public toilets and carparking. Spaces could part of an active/passive reserve or passive open space. Should have a sufficient buffer to houses.	4ha	Level grassed area Access to services Access to toilets	60,000 people	20,000 people
Community garden	1 garden: 10,000 people 100m² - 1000 people	A dedicated area of around 0.1ha. The garden could have multiple settings – e.g. located within an active or passive reserve, adjacent to a community activity centre or neighbourhood house or near a school. The garden should have access to kitchen facilities	0.1ha	Level area Shed and shelter Access to toilets, kitchen	10,000 people	2,000 people
Men's shed	1 shed: 60,000 people	Dedicated space for located in a community activity centre	0.1ha	Workshop areas Kitchen	60,000 people	5000 people
Neighbourhood house	1 facility : 40,000 people	Dedicated facility operating from within a community activity centre or as a stand-alone building or complex (Creeds Farm) which is prominently located within the development area	0.3ha if stand-alone	Offices Classrooms/art area Activity/meeting spaces Licensed children's room Consulting rooms	40,000 people	5,000 people
Non- government agencies	1 facility: 60,000 people	Dedicated space in a commercial/community hub which is prominently located within the development area. Could be integrated with a community activity centre or community health centre	0.5ha	Offices Activity/meeting spaces Consulting rooms	60,000 people	10,000 people
PAG facility	1 facility: 60,000 people	Dedicated space located in a community activity centre	200sqms	Activities room Kitchen/Office	60,000 people	20,000 people
Library	1 library: 60,000 people 35sqms:1000 people	Dedicated library facility in a prominent community, commercial hub or recreation bub. Could be integrated with other community/recreation facilities.	1.5-2ha Could be less if facility in multi-storey	Offices Book storage areas Reading, IT and study areas Children's activity space Meeting rooms Social area/café space	60,000 people	20,000 people
Community arts	1 centre: 60,000 people	Dedicated arts space in a prominent location complemented by multi-purpose spaces at community activities centres that can be used for arts activities> the dedicated space could be standalone or integrated with other facilities. It could be located at an education facility.	0.5ha	Offices, wet and dry studio spaces Exhibition/small performance area Meeting rooms	60,000 people	30,000 people
Performing arts	Municipal level facility 1 centre : 350,000 people District level facilities 1 space: 60,000 people	Dedicated municipal level centre located in prominent commercial/community civic hub complemented by district level spaces at community activity centres or schools	Municipal – 3ha District – 0.5ha	Theatres Offices Changerooms Kitchen amenities	Municipal – 350,000 people District – 60,000	100,000 30,000

Activity	Provision ratio	Facility models for Council provided facilities				
		Setting and hierarchy	Land area	Elements/fields	Catchment area	Population trigger
<b>RECREATION</b>						
<b>Australian rules football</b>	1 oval:6,000 people	<p>Active recreation reserve capable of accommodating at least 2 senior size playing fields, associated infrastructure and an appropriate buffer to surrounding properties. One field venues may be provided if the development area is small and/or bounded by significant barriers.</p> <p>Junior size oval/s could be provided if Council determines that venues will be permanently assigned for junior sport. The pavilions have at least two change areas per oval, umpires' rooms, social areas, first aid room, kiosk/kitchen, official rooms, externally accessible toilets, storage etc. The change and amenities areas are designed so that they are suitable for male and female use.</p> <p>If a development area has a population size of 30,000-50,000 (or smaller if a separate township), at least one of football venues is developed to a higher standard.</p> <p>For single and 2 field venues: Centrally and prominently located in local catchment area, preferably near schools and/or activity centres and in sites which are accessible to residential areas but where the impact on residential amenity is minimized.</p> <p>For higher standard facility: Centrally and prominently located within the development area, preferably in a regional recreation precinct which accommodates number of sports. The pavilion will have meeting space areas suitable for general community use.</p>	<p>Single oval – 4-5ha  2 oval venue – 8ha  Higher standard venue – 10ha</p>	<p><b>Playing fields:</b>  Min:160mX140m  Irrigated, drained and lit  Suitable grasses for football</p> <p>Note: smaller size fields may be allowed if the fields are to be permanently allocated as a junior field.</p>	<p>Single: 5,000-7,000 people  2 oval: 10,000-14,000 people  Higher standard facility - 30,000-50,000</p>	<p>Oval 1 and pavilion at 4000 people  Oval 2 at 10000 people</p>
<b>Soccer</b>	<p>1:4000-6000 for grass fields</p> <p>1: 12000-15,000 people for synthetic fields</p>	<p>Active recreation reserve capable of accommodating the equivalent of 2 but preferably 3 full size senior size fields, associated infrastructure and an appropriate buffer to surrounding properties and roads.</p> <p>The size and configuration of the fields may vary. For a senior venue, full size fields are provided. For a junior/senior venue, a mix of senior, medium and small fields for small sided games are provided. Some single field venues at schools may be used for community soccer. In the main, the fields are dedicated to soccer. Some may be used for lower grade senior and junior cricket with the pitch in the gap between 2 parallel soccer fields</p> <p>The pavilion has at least 2 change areas per field, social rooms, umpires rooms, first aid room, official rooms, externally accessible toilets etc. The pavilion and playing fields comply with Football Federation Victoria's Design Specifications. The change and amenities areas are designed so that they are suitable for male and female use.</p> <p>A higher quality venue is provided if the population of the development area is 30000-50000 people.</p> <p>For 2 and 3 field sites: Centrally and prominently located within the local catchment area. Preferably sited near schools and/or activity centres and in sites which are accessible to residential areas but where the impact on residential amenity is minimized</p> <p>For higher standard facility: Centrally and prominently located within the development area, preferably in a regional recreation precinct which accommodates a number of sports. The pavilion will have meeting space areas suitable for general community use.</p>	<p>2 field – 4-5ha  3 fields – 8ha  Higher standard venue – 10ha</p>	<p><b>Playing fields:</b>  Min:100mX65m for senior fields  Irrigated, drained and lit  Suitable grasses for soccer  Suitable synthetic surface for soccer</p> <p>Note: smaller size fields may be considered if permanently allocated for junior and small sided games</p>	<p>2 fields: 5,000-7,000 people  3 fields: 10,000-14,000 people  Higher standard facility - 30,000-50,000 people</p>	<p>Fields 1 and 2 and pavilion at 4000 people  3<sup>rd</sup> field at 8000 people</p>



Activity	Provision ratio	Facility models for Council provided facilities				
		Setting and hierarchy	Land area	Elements/fields	Catchment area	Population trigger
<b>Cricket</b>	1 field:4 000 people	<p>Active recreation reserve capable of accommodating at least 2 senior size playing fields, associated infrastructure and an appropriate buffer to surrounding properties. One field venues may be provided if the development area is small and/or bounded by significant barriers. Junior size oval/s could be provided if Council determines that venues will be permanently assigned for junior sport.</p> <p>The pavilions have at least two change areas per oval, umpires' rooms, social areas, first aid room, kiosk/kitchen, official rooms, externally accessible toilets, storage etc. The change and amenities areas are designed so that they are suitable for women.</p> <p>If a development area has a population size of 30,000-50,000 (or smaller if a separate township), at least one of the cricket venues is developed to a higher standard.</p> <p>For single and 2 field venues – Centrally and prominently located in local catchment area, preferably near schools and/or activity centres and in sites which are accessible to residential areas.</p> <p>For higher standard facility – centrally and prominently located within the development area, preferably in a regional recreation precinct which accommodates number of sports. The pavilion could have meeting space areas suitable for general community use.</p>	<p>Single oval – 4-5ha 2 oval venue – 8ha Higher standard venue – 10ha</p>	<p><b>Playing fields:</b> Min:150mX130m Irrigated, drained and lit Suitable grasses for football</p> <p>Note: smaller size fields may be considered if permanently allocated as a junior field.</p>	<p>Single: 3,000-6,000 people 2 oval: 8,000-12,000 people Higher standard facility - 30,000-50,000 people</p>	<p>Oval 1 and pavilion at 4000 people Oval 2 at 10000 people</p>
<b>Outdoor tennis</b>	1 court : 4,000 people	<p>A venue with 8-10 lit courts, a clubhouse and carparking. A sub-municipal or municipal level venue could be provided in addition to the 8-10 court venue. This venue could accommodate between 20-24 courts and serve a catchment area of 150,000 people+. The tennis venues would be prominently located, preferably near other sporting facilities, schools and/or activity centres and in situations which are accessible to residential areas but where the impact on residential amenity is minimized.</p> <p>For 10 court facilities: Centrally and prominently located in local catchment area, preferably near schools and/or activity centres and in sites which are accessible to residential areas.</p> <p>For higher standard facility: Centrally and prominently located within the development area, preferably in a regional recreation precinct which accommodates a number of sports. The pavilion could have meeting space areas suitable for general community use.</p>	<p>10 court facility: 1.5ha 12-24 court facility: 1.8-4ha</p>	<p><b>Courts</b> 24mX11m Synthetic grass, synthetic clay, clays or acrylic resin surfaces Irrigated, drained, lit and suitably fenced</p>	<p>10 court facility -3,000 people 20-24 courts facility – 150,000 +people</p>	<p>6 courts and pavilion – 6000 people Additional 4 courts – 12,000 people Additional 2 courts – 16,000</p>
<b>Outdoor bowls</b>	1 green: 15,000 people	<p>A venue with at least 2 lit greens, a club house and carparking with land for an additional 2 greens.</p> <p>Centrally and prominently located within the development area, preferably in a regional recreation precinct which accommodates a number of sports. The clubhouse could have meeting space areas suitable for general community use.</p>	<p>4 green facility :1.75ha</p>	<p><b>Greens</b> 20mX40m Synthetic grass or Grass</p>	<p>2 green facility – 30,000 people 4 green facility – 60,000 people</p>	<p>1 green and pavilion - 10000 people 2<sup>nd</sup> green – 20,000 people 3<sup>rd</sup> green -30,000 people 4<sup>th</sup> green – 40,000 people</p>

Activity	Provision ratio	Facility models for Council provided facilities				
		Setting and hierarchy	Land area	Elements/fields	Catchment area	Population trigger
<b>Athletics</b>	1: 150,000	Venue with a lit synthetic track, field events areas, pavilion (suitable for male and female athletes), spectator viewing areas, social area etc; carparking; and associated infrastructure. The facility typically serves a municipal population. Centrally and prominently located within the region served by the facility, preferably in a recreation precinct which accommodates a number of sports. The clubhouse could have meeting space areas suitable for general community use.	5ha	<b>Track</b> Synthetic track Field events area	150,000	80,000 people
<b>Baseball/ softball</b>	1 facility- 150,000 people	A venue with 5 fields – 7 fields (2 lit); an extensive pavilion with multiple changerooms (suitable for women), social area etc; carparking; and associated infrastructure. Centrally and prominently located within the region served by the facility, preferably in a recreation precinct which accommodates a number of sports. The pavilion could have meeting space areas suitable for general community use.	7 fields – 9ha	<b>Fields</b> V shaped field with distances along foul lines to outfield boundaries – min 98m and from the back of the cage behind the batter to the mid-point of the outfield boundary (min 140M) 2 lit fields En-tout cas and grass infields Grass outfields	125,000 people	3 fields and pavilion - 50000 people Additional 2 fields – 80,000 people Additional 2 fields - 110,000 people
<b>Hockey</b>	1: 300,000	Venue with a 2 fields (both synthetic and lit); a pavilion with 4 changerooms (suitable for male and female players), social area etc; carparking; and associated infrastructure. The facility typically serves a municipal population. Centrally and prominently located within the region served by the facility, preferably in a recreation precinct which accommodates a number of sports.	3.5ha	<b>Fields</b> 2 lit and fenced synthetic grass fields 91mX55m	150,000 people	1 <sup>st</sup> field and pavilion – 80,000 2 <sup>nd</sup> field -120,000
<b>Cycling – combined Velodrome BMX Criterium facilities</b>	1: 500,000	Venue with a velodrome, criterium track, BMX track, pavilion (suitable for male and female cyclists), social area etc; carparking; and associated infrastructure. The facility typically serves a regional population.  Centrally and prominently located within the region served by the facility, preferably in a recreation precinct which accommodates a number of sports.	8ha	<b>Elements</b> 250m loop velodrome 1000m loop criterium circuit 350 BMX track	500,000 people	300,000 people
<b>Rugby</b>	1: 300,000	Venue with a 4 lit fields, a pavilion with 6 changerooms (suitable for male and female players), social area etc; carparking; and associated infrastructure. The facility typically serves a municipal population. Centrally and prominently located within the region served by the facility, preferably in a recreation precinct which accommodates a number of sports.	8ha	<b>Fields</b> 4 lit fields 100mX68m	300,000 people	2 fields and pavilion 150,000 3 <sup>rd</sup> field at 250,000
<b>Lacrosse</b>	1: 300,000	Venue with a 4 lit fields, a pavilion with 6 changerooms (suitable for male and female players), social area etc; carparking; and associated infrastructure. The facility typically serves a municipal population. Centrally and prominently located within the region served by the facility, preferably in a recreation precinct which accommodates a number of sports.	8ha	<b>Fields</b> 4 lit fields, 1 could be synthetic 100mX55m	300,000 people	2 fields and pavilion 150,000 3 <sup>rd</sup> field at 250,000

## Appendix D – Population projections by single years age cohorts

Age Years	Population numbers by area							
	Quarry Hills	Wollert 1	Wollert 2	Wollert 3	Epping North-Wollert 3	Whittlesea Growth Sub-region	Whittlesea municipality	Northern Melbourne Growth Region
0	83	346	457	554	1260	3471	4153	7399
1	81	336	443	537	1222	3369	4030	7181
2	79	329	434	527	1198	3301	3949	7036
3	77	322	425	516	1173	3232	3867	6891
4	76	317	418	507	1153	3176	3799	6770
5	72	302	399	483	1099	3028	3623	6456
6	70	293	387	469	1066	2938	3515	6263
7	68	285	376	456	1037	2858	3419	6093
8	67	279	369	447	1017	2801	3352	5972
9	66	275	363	440	1000	2756	3297	5876
10	65	270	357	432	984	2711	3243	5779
11	64	267	352	427	971	2677	3203	5706
12	64	265	349	423	963	2654	3175	5658
13	64	265	349	423	963	2654	3175	5658
14	63	261	345	418	951	2620	3134	5586
15	63	262	346	420	955	2631	3148	5610
16	63	263	348	422	959	2643	3161	5634
17	67	279	369	447	1017	2801	3352	5972
18	70	292	385	467	1062	2926	3501	6238
19	70	293	387	469	1066	2938	3515	6263
20	78	325	428	519	1181	3255	3895	6940
21	84	348	460	557	1268	3493	4180	7447
22	86	360	475	575	1309	3607	4315	7689
23	92	382	505	612	1391	3834	4586	8173
24	93	389	513	622	1416	3902	4668	8318
25	98	409	540	655	1490	4106	4912	8753
26	99	413	545	660	1502	4140	4953	8826
27	98	407	537	651	1482	4083	4885	8705
28	99	412	543	659	1498	4129	4939	8801
29	97	405	534	648	1474	4060	4858	8656
30	96	401	530	642	1461	4026	4817	8584
31	95	397	524	635	1445	3981	4763	8487
32	93	389	513	622	1416	3902	4668	8318
33	91	381	503	610	1387	3822	4573	8149
34	90	374	494	599	1362	3754	4492	8004
35	86	358	473	574	1305	3595	4301	7665
36	84	352	464	563	1280	3527	4220	7520
37	82	340	449	545	1239	3414	4084	7278
38	80	334	440	534	1214	3346	4003	7133
39	79	328	433	525	1194	3289	3935	7012
40	74	309	407	494	1124	3096	3705	6601
41	72	299	394	478	1087	2994	3582	6384
42	68	284	375	454	1033	2847	3406	6069
43	69	286	378	458	1041	2870	3434	6118

Age Years	Population numbers by area							
	Quarry Hills	Wollert 1	Wollert 2	Wollert 3	Epping North-Wollert 3	Whittlesea Growth Sub-region	Whittlesea municipality	Northern Melbourne Growth Region
44	67	280	370	449	1021	2813	3365	5997
45	66	275	363	440	1000	2756	3297	5876
46	67	280	370	449	1021	2813	3365	5997
47	71	294	388	470	1070	2949	3528	6287
48	68	283	373	452	1029	2836	3392	6045
49	68	282	372	451	1025	2824	3379	6021
50	71	295	390	472	1074	2960	3542	6311
51	68	282	372	451	1025	2824	3379	6021
52	71	295	390	472	1074	2960	3542	6311
53	71	297	393	476	1083	2983	3569	6359
54	67	279	369	447	1017	2801	3352	5972
55	74	309	407	494	1124	3096	3705	6601
56	71	294	388	470	1070	2949	3528	6287
57	72	299	394	478	1087	2994	3582	6384
58	74	308	406	492	1120	3085	3691	6577
59	72	302	399	483	1099	3028	3623	6456
60	75	311	410	498	1132	3119	3732	6649
61	68	285	376	456	1037	2858	3419	6093
62	70	291	384	465	1058	2915	3488	6214
63	69	287	379	460	1046	2881	3447	6142
64	69	287	379	460	1046	2881	3447	6142
65	70	293	387	469	1066	2938	3515	6263
66	66	276	364	441	1004	2767	3311	5900
67	58	242	319	387	881	2427	2904	5175
68	55	231	305	369	840	2314	2768	4933
69	58	243	321	389	885	2439	2917	5199
70	55	230	303	367	836	2302	2755	4909
71	56	235	310	376	856	2359	2823	5029
72	58	242	319	387	881	2427	2904	5175
73	57	236	312	378	860	2370	2836	5054
74	54	226	299	362	823	2268	2714	4836
75	47	194	257	311	708	1951	2334	4159
76	44	183	242	293	667	1837	2198	3917
77	40	166	219	266	605	1667	1994	3554
78	40	168	222	270	613	1690	2022	3603
79	36	150	199	241	547	1508	1805	3216
80	36	152	200	242	552	1520	1819	3240
81	34	141	187	226	515	1418	1696	3022
82	33	136	179	217	494	1361	1628	2902
83	30	124	164	199	453	1248	1492	2660
84	28	119	157	190	432	1191	1425	2539
85	100	415	548	664	1511	4163	5893	8874
	<b>6000</b>	<b>25000</b>	<b>33000</b>	<b>40000</b>	<b>91000</b>	<b>250750</b>	<b>300000</b>	<b>534570</b>

## Appendix E1 – Quantitative Assessment of Infrastructure Needs: Quarry Hills, Wollert and Epping North-Wollert

Community Infrastructure Category	Provision Ratio	Source	Quarry Hills 6,000	Wollert 1 25,000	Wollert 2 33,000	Wollert 3 40,000	Epping Nth, Quarry Hills Wollert 1 76,000	Epping Nth, Quarry Hills Wollert 2 84,000	Epping Nth, Quarry Hills Wollert 3 91,000
<b>Unencumbered Open Space</b>									
All local open space	10% of Net Developable Area	GAA Precinct Structure Planning Guidelines	21.0	69.5	69.5	69.5	0.0	0.0	0.0
Local active open space	6% of Net Developable Area	GAA Precinct Structure Planning Guidelines	12.6	41.7	41.7	41.7	0.0	0.0	0.0
Local passive open space	4% of Net Developable Area	GAA Precinct Structure Planning Guidelines	8.4	27.8	27.8	27.8	0.0	0.0	0.0
Local park	1ha per 1,000 people	Standard applied in most growth areas	6	25	33	40	76	84	91
Local active open space based on population(PSP derived equivalent)	1.50 hectares per 1000 people	GAA Precinct Structure Planning Guidelines	9.0	37.5	49.5	60.0	114.0	126.0	136.5
Regional active open space	13ha per 30000 people	Planning for Growth Area Communities: Standards Project (April 2008)	3.6	15.0	19.8	24.0	45.6	50.4	54.6
<b>Recreation</b>									
<b>Indoor facilities</b>									
Indoor multipurpose court	1 court per 10,000 people	Planning for CI In Growth Area Communities: Standards Project (April 2008)	0.6	2.5	3.3	4.0	7.6	8.4	9.1
Indoor recreation centre (land)	1ha per 12,000 people	GAA Precinct Structure Planning Guidelines	0.5	2.1	2.8	3.3	6.3	7.0	7.6
Council aquatic / leisure centre	1 centre per 60,000 people	ASR Research Guideline based on existing Melbourne Metropolitan provision levels	0.1	0.4	0.6	0.7	1.3	1.4	1.5
Gymnastics venue	1 centre per 500,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.01	0.05	0.07	0.08	0.15	0.17	0.18
Table tennis venue	1 centre per 500,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.01	0.05	0.07	0.08	0.15	0.17	0.18
<b>Outdoor Sports</b>									
Cricket field	1 oval per 4,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	1.5	6.3	8.3	10.0	19.0	21.0	22.8
Football oval	1 oval per 6,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	1.0	4.2	5.5	6.7	12.7	14.0	15.2
Lawn bowls green	1 green per 15,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.4	1.7	2.2	2.7	5.1	5.6	6.1
Outdoor netball court	1 court per 3,500 people	ASR Research proposed standard in the absence of a Whittlesea Standard	1.7	7.1	9.4	11.4	21.7	24.0	26.0
Soccer field	1 field per 5,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	1.2	5.0	6.6	8.0	15.2	16.8	18.2
Tennis court	1 court per 4,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	2	6	8	10	19	21	23
Skate venue	1 venue per 30,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.2	0.8	1.1	1.3	2.5	2.8	3.0
Softball/baseball venue (7 fields)	1 venue per 150,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.04	0.17	0.22	0.27	0.51	0.56	0.61
Athletics track (all weather)	1 venue per 150,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.04	0.17	0.22	0.27	0.51	0.56	0.61
Rugby venue (3 fields)	1 venue per 300,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.02	0.08	0.11	0.13	0.25	0.28	0.30
Hockey venue (2 fields)	1 venue per 300,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.02	0.08	0.11	0.13	0.25	0.28	0.30

Community Infrastructure Category	Provision Ratio	Source	Quarry Hills	Wollert 1	Wollert 2	Wollert 3	Epping Nth, Quarry Hills Wollert 1	Epping Nth, Quarry Hills Wollert 2	Epping Nth, Quarry Hills Wollert 3
			6,000	25,000	33,000	40,000	76,000	84,000	91,000
Equestrian venue	1 venue per 300,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.02	0.08	0.11	0.13	0.25	0.28	0.30
Lacrosse venue (3 fields)	1 venue per 500,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.01	0.05	0.07	0.08	0.15	0.17	0.18
Velodrome	1 venue per 500,000 people	ASR Research proposed standard in the absence of a State-wide Standard	0.01	0.05	0.07	0.08	0.15	0.17	0.18
Criterium course	1 course per 500,000 people	ASR Research proposed standard in the absence of a State-wide Standard	0.01	0.05	0.07	0.08	0.15	0.17	0.18
Mountain bike course	1 course per 500,000 people	ASR Research proposed standard in the absence of a State-wide Standard	0.01	0.05	0.07	0.08	0.15	0.17	0.18
BMX facility	1 venue per 500,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.01	0.05	0.07	0.08	0.15	0.17	0.18
<b>Parks</b>									
Local park	1 park within 400m of each household	Mernda Strategic Plan	4	13	13	13	17	17	17
District park	1 park with 2km of each household	Mernda Strategic Plan	1	2	2	2	6	6	6
<b>Playgrounds</b>									
Local playground	1 playground within 400m of each household	ASR Research proposed standard in the absence of a Whittlesea Standard	4	13	13	13	17	17	17
District playground	1 playground with 2km of each household	ASR Research proposed standard in the absence of a Whittlesea Standard	1	2	2	2	3	3	3
<b>Early years</b>									
Number of enrolments in 4 year old preschool in Council facilities	75% of all eligible children	ASR Research standard using actual provision Melbourne Metropolitan area	57	237	313	380	722	798	864
Council 4yo preschool room	1 room for every 88 children aged 4 years	ASR Research standard using actual provision Melbourne Metropolitan area	0.8	3.2	4.3	5.2	9.8	10.9	11.8
Number of enrolments in 3yo preschool in Council facilities	60% of 4yo attendances	ASR Research standard using actual provision Melbourne Metropolitan area	34	142	188	228	433	479	518
Council 3yo preschool room	1 room per 100 enrolments	ASR Research standard using actual provision Melbourne Metropolitan area	0.3	0.7	0.9	1.1	2.2	2.3	2.7
MCH session	1 session per 48 children aged 0-3 years	ASR Research standard using actual provision Melbourne Metropolitan area	7	28	37	44	84	93	101
MCH consulting room	1 room per 480 children aged 0-3 years	ASR Research standard using actual provision Melbourne Metropolitan area	0.7	2.8	3.7	4.4	8.4	9.3	10.1
Long day childcare place	1 place per 6.8 children aged 0-6 years	ASR Research standard using actual provision Melbourne Metropolitan area	79	330	436	528	1003	1109	1202
Occasional childcare place	1 place per 48 children aged 0-6 years	ASR Research standard using actual provision Melbourne Metropolitan area	11	47	62	75	142	157	170
Occasional childcare room	1 centre for every 1440 children aged 0-6 years	ASR Research standard using actual provision Melbourne Metropolitan area	0.4	1.6	2.1	2.5	4.7	5.2	5.7
2 hour playgroup session	1 session per 50 children aged 0-3 years	ASR Research standard using actual participation data in various Growth Area Councils	6	27	35	43	81	90	97
<b>Community Facilities</b>									
Community meeting space	1sqm per 50 people	ASR Research standard using actual provision Melbourne Metropolitan area	200	833	1100	1333	2533	2800	3033
Outreach/visiting services venue	1 venue per 60,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.1	0.4	0.6	0.7	1.3	1.4	1.5

Community Infrastructure Category	Provision Ratio	Source	Quarry Hills	Wollert 1	Wollert 2	Wollert 3	Epping Nth, Quarry Hills Wollert 1	Epping Nth, Quarry Hills Wollert 2	Epping Nth, Quarry Hills Wollert 3
			6,000	25,000	33,000	40,000	76,000	84,000	91,000
Neighbourhood House	1 house per 40,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.2	0.6	0.8	1.0	1.9	2.1	2.3
Planned activity group centre	1 centre per 60,000 people	Planning for CI In Growth Area Communities: Standards Project (April 2008)	0.1	0.4	0.6	0.7	1.3	1.4	1.5
Youth services space	1 space per 40,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.2	0.6	0.8	1.0	1.9	2.1	2.3
Library facility	1 library per 60,000 people	Planning for CI In Growth Area Communities: Standards Project (April 2008)	0.1	0.4	0.6	0.7	1.3	1.4	1.5
Library floor space	35sqm per 1,000 people	People Places: A guide for public library buildings in NSW	210	875	1155	1400	2660	2940	3185
Community garden (garden)	1 garden per 10,000 people	Suggested standard City of Whittlesea	0.6	2.5	3.3	4.0	7.6	8.4	9.1
Community garden (m <sup>2</sup> )	100m <sup>2</sup> per 1,000 people	Standard applied by Maribymong City Council in greenfield development areas e.g. former Defence Site	600	2500	3300	4000	7600	8400	10000
Men's shed	1 shed per 60,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.1	0.4	0.6	0.7	1.3	1.4	1.5
Community arts facility	1 facility per 60,000 people	Planning for CI In Growth Area Communities: Standards Project (April 2008)	0.1	0.4	0.6	0.7	1.3	1.4	1.5
Performing arts facility	1 facility per 300,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.02	0.08	0.11	0.13	0.25	0.28	0.30
<b>Education</b>									
Government special school	1 school per 60,000 people	Based on ASR Research calculation methodology	0.1	0.4	0.6	0.7	1.3	1.4	1.5
Government primary enrolment	71.0% of 5-11 year old population	Based on City of Whittlesea 2006 ABS Census Data	336	1399	1847	2239	4254	4702	5094
Catholic primary enrolment	26.0% of 5-11 year old population	Based on City of Whittlesea 2006 ABS Census Data	123	512	676	820	1558	1722	1865
Catholic primary school	1 school per 5,000 dwellings	Catholic Education Office	0.5	2.1	2.8	3.3	6.3	7.0	7.6
Government primary school	1 school per 3,000 dwellings	Department of Education & Early Childhood Development	0.8	3.5	4.6	5.6	10.6	11.7	12.6
Government secondary enrolment	70.0% of 12-17 year old population	Based on City of Whittlesea 2006 ABS Census Data	268	1117	1474	1787	3395	3753	4066
Catholic secondary enrolment	26.0% % of 12-17 year old population	Based on City of Whittlesea 2006 ABS Census Data	100	415	548	664	1261	1394	1510
Catholic secondary school	1 school per 15,000 dwellings	Melbourne Catholic Education Office	0.2	0.7	0.9	1.1	2.1	2.3	2.5
Government secondary school	1 school per 9,000 dwellings	Department of Education & Early Childhood Development	0.3	1.2	1.5	1.9	3.5	3.9	4.2
TAFE enrolment (Part and full time)	2.6% of total population	Based on City of Whittlesea 2006 ABS Census Data	156	650	858	1040	1976	2184	2366
University enrolment (Part and full time)	2.3% of total population	Based on City of Whittlesea 2006 ABS Census Data	138	575	759	920	1748	1932	2093
<b>Police &amp; Emergency Services</b>									
CFA site	Radius of max. 5 minutes response time	Country Fire Authority	0.1	0.5	0.7	0.8	1.5	1.7	1.8
Ambulance site	Radius of max 15minutes repose time	Ambulance Victoria	0.1	0.5	0.7	0.8	1.5	1.7	1.8
SES site	1 site per 100,000 people	SES Victoria	0.1	0.3	0.3	0.4	0.8	0.8	0.9
Police station site	1 site per 100,000 people	Victoria Police	0.1	0.3	0.3	0.4	0.8	0.8	0.9
Law court complex	1 law court complex per 400,000	ASR Research suggested provision level for Growth Areas (2011)	0.0	0.1	0.1	0.1	0.2	0.2	0.2

Community Infrastructure Category	Provision Ratio	Source	Quarry Hills	Wollert 1	Wollert 2	Wollert 3	Epping Nth, Quarry Hills Wollert 1	Epping Nth, Quarry Hills Wollert 2	Epping Nth, Quarry Hills Wollert 3
			6,000	25,000	33,000	40,000	76,000	84,000	91,000
<b>Health Services</b>									
Public and private hospital bed	3.8 beds per 1000 people	AIHW, 2010. Australian hospital statistics 2008–09. AIHW cat. No. HSE 84	23	95	125	152	289	319	346
Public hospital bed	2.3 beds per 1000 people	AIHW, 2010. Australian hospital statistics 2008–09. AIHW cat. No. HSE 84	14	58	76	92	175	193	209
Community health service/GP super-clinic	1 site per 60,000 people	Planning for CI In Growth Area Communities: Standards Project (April 2008) Draft GAA Heath and Aged Care benchmarks	0.1	0.4	0.6	0.7	1.3	1.4	1.5
Acute hospital	1 hospital per 500,000 people	Draft Corridor Plan: Melbourne North Draft GAA Heath and Aged Care benchmarks	0.01	0.05	0.07	0.08	0.15	0.17	0.18
<b>Housing</b>									
Affordable housing	10% of dwellings	COW Social and Affordable Housing Policy and Strategy 2012-2016	214	893	1179	1429	2714	3000	3250
Social housing	5% of dwellings	COW Social and Affordable Housing Policy and Strategy 2012-2016	107	446	589	714	1357	1500	1625
<b>Residential Aged Care &amp; HACC</b>									
High care bed	44 beds per 1000 people aged 70 years +	Australian Government Planning Ratio (2007)	33	137	181	220	417	461	500
Low care bed	44 beds per 1000 people aged 70 years +	Australian Government Planning Ratio (2007)	33	137	181	220	417	461	500
Independent living village (100 unit)	1 village: 1270 people aged 65+	Actual provision rate in Australia in 2012	1	4	5	6	11	13	14
Community aged care package	25 beds per 1000 people aged 70 years +	Australian Government Planning Ratio (2007)	19	78	103	125	237	262	284
People receiving HACC services	4.9% of total population receiving services at any time in 12 months (Victoria)%	Federal Dept of Health and Ageing (2009-2010), Ageing and Aged Care: Key Stats	294	1225	1617	1960	3724	4116	4459
People 70 Years and over receiving HACC services	33.4% of people aged 70 Years and over	Federal Dept of Health and Ageing (2009-2010), Ageing and Aged Care: Key Stats	250	1042	1375	1667	3167	3500	3792



## Appendix E2 – Quantitative Assessment of Infrastructure Requirements: Wollert/Quarry Hills through to Northern Melbourne Growth Region

Community Infrastructure Category	Provision Ratio	Source	Wollert/Quarry Hills 46,000 people	Whittlesea Growth Sub-region 250,750 people	Whittlesea Municipality 300,000 people	Northern Melbourne Growth Region 534,570 people
<b>Recreation</b>						
<b>Indoor facilities</b>						
Gymnastics venue (public)	1 centre per 500,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.10	0.50	0.60	1.07
Table tennis venue	1 centre per 500,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.10	0.50	0.60	1.07
<b>Outdoor Sports</b>						
Softball/baseball venue (7 fields)	1 venue per 150,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.31	1.67	2.00	3.56
Athletics track (all weather)	1 venue per 150,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.31	1.67	2.00	3.56
Hockey venue (2 fields)	1 venue per 300,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.15	1.67	2.00	3.56
Equestrian venue	1 venue per 300,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.15	0.84	1.00	1.78
Rugby venue (3 fields)	1 venue per 300,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.15	0.84	1.00	1.78
Lacrosse venue (3 fields)	1 venue per 500,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.10	0.50	0.60	1.07
Velodrome	1 venue per 500,000 people	ASR Research proposed standard in the absence of a State-wide Standard	0.10	0.50	0.60	1.07
Criterium course	1 course per 500,000 people	ASR Research proposed standard in the absence of a State-wide Standard	0.10	0.50	0.60	1.07
Mountain bike course	1 course per 500,000 people	ASR Research proposed standard in the absence of a State-wide Standard	0.10	0.50	0.60	1.07
BMX facility	1 venue per 500,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.10	0.50	0.60	1.07
<b>Community Facilities</b>						
Regional performing arts facility	1 facility per 300,000 people	ASR Research proposed standard in the absence of a Whittlesea Standard	0.15	0.84	1.00	1.78
<b>Education</b>						
TAFE enrolment (Part and full time)	2.6% of total population	Based on City of Whittlesea 2006 ABS Census Data	1200	6520	7800	13899
University enrolment (Part and full time)	2.3% of total population	Based on City of Whittlesea 2006 ABS Census Data	1050	5767	6900	12295
<b>Police &amp; Emergency Services</b>						
SES site	1 unit per 100,000 people	SES Victoria	0.5	2.5	3.0	5.3
Police station site	1 site per 100,000 people	Victoria Police	0.5	2.5	3.0	5.3
Law court complex	1 law court complex per 400,000	ASR Research suggested provision level for Growth Areas (2011)	0.1	0.6	0.8	1.3
<b>Health Services</b>						
Number of public and private hospital beds	3.8 beds per 1000 people	AIHW, 2010. Australian hospital statistics 2008–09. AIHW cat. No. HSE 84	175	953	1140	2031
Number of public hospital beds	2.3 beds per 1000 people	AIHW, 2010. Australian hospital statistics 2008–09. AIHW cat. No. HSE 84	106	577	690	1230
Acute hospital	1 hospital per 500,000 people	Melbourne Nth Draft Corridor Plan	0.08	0.5	0.60	1.1

## Appendix F1 – Qualitative Assessment of Infrastructure Needs, Quarry Hills: Local Facilities

Services/Facilities	Demand	Assessment	Recommendations
4yo preschool 3yo kindergarten Maternal and child health Occasional care Playgroup	29 places 0.9 licensed rooms 17 places 0.5 licensed rooms 7 sessions 0.7 consulting rooms 11 places 0.3 licensed rooms 6 sessions (2 hours)	<p>The closest facility to Quarry Hills offering family and children's services will be the community activity centre in Epping North Precinct 5. This facility was originally intended to serve the community of 7,000 people that will develop in Precinct 5. The site for the centre is 0.7ha. The Epping North East Local Structure Plan indicates that the centre will consist of a two room preschool, two room maternal and child health centre, meeting rooms, office space for visiting services, small multipurpose room and neighbourhood house. Council's Indicative Works Budget (2012-2022) (CWIB) provides for the facility to be constructed in 2016-2018 at an estimated cost of \$3,850,000.</p> <p>Council's ideal facility model for early years services is community activity centres with 3 or 4 licensed preschool rooms (33 places), at least 2 consulting rooms for M&amp;CH, consulting rooms for visiting services and activity rooms for community groups.</p> <p>Its minimum facility model is 2 licensed preschools rooms, 2 consulting rooms for M&amp;CH and visiting services and activities spaces (note: the facility proposed for Epping North Precinct 5 fits this model). This model is applicable in areas where the population size cannot justify the provision of the ideal facility or where the facility's catchment size is limited by significant barriers, such as major roads, train lines, creeks and unfavourable topography. The preferred setting for the minimum facility is in a community hub or located in a school.</p> <p>Quarry Hills with 6000 people cannot justify the provision of the ideal facility model. Quarry Hills combined with EN Precinct 5 (total of 13,000 people), can justify the ideal model. Three options can be considered:</p> <ol style="list-style-type: none"> <li>1. Developing the ideal facility in EN Precinct 5 to serve both the Precinct and Quarry Hills</li> <li>2. Developing the ideal facility in Quarry Hills to serve Quarry Hills and EN Precinct 5</li> <li>3. Developing a minimum facility in both EN Precinct 5 and Quarry Hills</li> </ol> <p>The considerations/advantages of Options 1 and 2 are that:</p> <ul style="list-style-type: none"> <li>• The early years facilities are consolidated at the one site and duplication is avoided.</li> <li>• The facilities are located near the primary school</li> <li>• The freeway separating Precinct 5 for Quarry Hills would be a significant barrier to movement in both directions and access would be compromised.</li> <li>• Option 1 may be more practical in terms of the timing of delivery – i.e. the Precinct 5 community is developing now whereas the development of Quarry Hills may be some years away.</li> </ul> <p>The advantages of Option 3 are that the facilities would be highly accessible to the local communities. This site recommended option.</p>	<p>Develop an integrated children's services centre which comprises 2 licensed preschool rooms, 2 consulting rooms for M&amp;CH and visiting services and activities spaces for early years groups.</p> <p>The preferred setting is adjacent to the passive reserve in Quarry Hills.</p> <p>If a primary school is provided in Quarry Hills, the centre could be located within the grounds of the school.</p>
Long day child care	79 places or 0.9 of a centre	Council is not involved in the provision of childcare facilities. It is anticipated that a private or community sector provider will meet this demand.	Meet demand through private/community sector
Community meeting space	200sqms of meeting spaces	A space will be needed for local community activities. This space could be provided as a community room attached to the early year centre. If this setting is not available, the community room could be provided as a stand-alone facility.	Integrate the community room with the early years centre
Community garden	0.6 garden 600m <sup>2</sup>	The garden should be located with the proposed community room/early years centre. In addition to early years facilities, the CAC could have a sustainability and cultural focus. The garden would support this focus.	Locate the garden with the community room/early years centre
Government primary schools	0.7 schools	Quarry Hills will create demand for 0.7 schools. The closest government primary schools are the proposed school in EN Precinct 5 and the Meadowglen Primary School in Epping. The Precinct 5 school will be separated from Quarry Hills in the long term by the Ring Road. Meadowglen PS could be accessed by using the walking path in Quarry Hills Park or the proposed Darebin Creek Trail. DEECD was not able to confirm whether it would provide a school in the Quarry Hills area.	Seek confirmation from DEECD as to whether it will provide a school in Quarry Hills.
Catholic primary school	0.4 schools.	3 catholic primary schools are planned for Epping North – in Precincts 2, 3 and 5. The school in EN Precinct 5 and existing schools in Epping would cater for Quarry Hills.	Meet demand from Quarry Hills through the proposed catholic primary school in Epping North Precinct 5 and existing schools in Epping.

Services/Facilities	Demand	Assessment	Recommendations
Cricket fields Football oval	1.5 fields 1 oval	<p>The nearest cricket/football reserve (2 fields) will be located at the corner of Craigieburn East Rd and Epping Rd, about 1km from the north east corner of the Quarry Hills PSP area. Epping Recreation Reserve (2 fields) is located about 1.5kms from the south east boundary of Quarry Hills. These facilities, particularly the Craigieburn East/Epping Rd facility, will be reasonably accessible to Quarry Hills.</p> <p>The preferred facility model for cricket/football reserve is a 2 field venue. Quarry Hills will not generate sufficient demand to sustain a two field venue or to sustain clubs to occupy the venue. A lesser alternative option should be considered – a reserve that could be used for informal play and passive activities.</p>	Provide a reserve that is suitable for informal play
Soccer fields	1.2 fields	The nearest soccer reserves are the proposed 2 field soccer venue in ENE Precinct 5 and the Harvest Home Rd Soccer Stadium. These facilities will satisfy the demand for soccer from Quarry Hills.	Meet demand through the Harvest Hone Soccer Stadium and the soccer reserve to be developed in EN Precinct 5
Local parks	4	4 local parks are required in Quarry Hills. These parks could be located on the Darebin Creek, at the foot of Quarry Hills and/or within the residential area.	Provide 4 local parks of at least 1ha on the Darebin Creek, at the foot of Quarry Hills and/or in within the residential area
Local playgrounds	4	The playgrounds should be located in the local parks	Locate the playgrounds in the local parks
Path network	-	The local path network should link the key facilities proposed for Quarry Hills – community activity centre, recreation reserve, local parks and Quarry Hills Bushland Park – and connect with the proposed Darebin Creek Regional Trail.	Develop a path network which links the key facilities proposed for Quarry Hills - community activity centre, recreation reserve, local parks and Quarry Hills Bushland Park – and connect with the proposed Darebin Creek Regional Trail.

## Appendix F2 – Qualitative Assessment of Infrastructure Needs, Wollert: Local facilities

Services/Facilities	Demand			Assessment	Recommendations
	Scenario 1 25,000 people	Scenario 2 33,000 people	Scenario 3 40,000 people		
4yo preschool 3yo kindergarten Maternal and child health Occasional care Playgroup	3.6 rooms 1.5 rooms 2.8 rooms 1.5 rooms 27 sessions	4.7 rooms 1.9 rooms 3.7 rooms 1.9 rooms 35 sessions	5.8 rooms 2.3 rooms 4.4 rooms 2.3 rooms 43 sessions	<p>The closest facilities to Wollert providing early years services will be the proposed community activity centres in Epping North Precincts 3 and 5. These facilities may have some early capacity to cater for Wollert (depending on the development timelines of Wollert and the Precincts) but in the long term they will be fully used by their precinct communities.</p> <p>Council's ideal facility model for early years services is an integrated centre with 3 or 4 licensed preschool rooms (33 places), at least 2 consulting rooms for M&amp;CH, a consulting room for visiting services and activities rooms for playgroups and other early year groups. Its minimum facility model is 2 licensed preschools rooms, 2 consulting rooms for M&amp;CH and visiting services and an activities room for playgroup and other early years groups.</p> <p>Facility demand will be as follows:</p> <ul style="list-style-type: none"> <li>Population scenario 1 – 7 licensed rooms and 3 M&amp;CH consulting rooms</li> <li>Population scenario 2 – 9 licensed rooms and 4 consulting rooms</li> <li>Population scenario 3 - 11 licensed room and 5 consulting rooms</li> </ul> <p>Options for satisfying this demand are:</p> <p>Scenario 1:</p> <ul style="list-style-type: none"> <li>1 centre with 4 licensed rooms, 2 M&amp;CH consulting rooms, 1 consulting room for visiting services and activities rooms for early years groups</li> <li>1 centre with 3 licensed rooms, 2 consulting rooms for M&amp;CH and visiting services and an activities rooms for early years groups</li> </ul> <p>Scenario 2:</p> <ul style="list-style-type: none"> <li>1 centre with 3 licensed rooms, 2 M&amp;CH consulting rooms, 1 consulting room for visiting services and activities rooms for early years groups</li> <li>2 centres with 3 licensed rooms, 2 consulting rooms for M&amp;CH and visiting services and an activities room for early years groups</li> </ul> <p>Scenario 3:</p> <ul style="list-style-type: none"> <li>2 centres with 4 licensed rooms, 2 M&amp;CH consulting rooms, 1 consulting room for visiting services and activities rooms for early years groups</li> <li>1 centre with 3 licensed rooms, 2 consulting rooms for M&amp;CH and visiting services and an activities room for early years groups</li> </ul>	<p>Provide for the facilities outlined in the assessment. The children's centres should be component elements of community activity centres which also include multipurpose/ activity rooms suitable for use by all age groups (youth, seniors, disability groups, playgroups etc)</p>
Long day child care	330 places	436 places	528 places	Council is not involved in the provision of childcare facilities. It is anticipated that private and/or community sector providers will meet this demand.	Meet demand through the private and/or community sector
Community meeting space	833m <sup>2</sup>	1100m <sup>2</sup>	1333 m <sup>2</sup>	Activities spaces/community meeting rooms should be incorporated in the multipurpose community centres and selected sporting pavilions. A hierarchy of spaces should be provided to cater for small group through to large groups meetings and all age groups.	Provide activities rooms and meeting rooms at the community activity centres and selected sports pavilions
Community garden (sites)	2.5	3.3	4	The quantitative assessment indicates that 2-4 community gardens will be required in Wollert. They could be provided at the number of settings: at community activity centres, adjacent to a school, in a passive reserve or attached to the active reserve.	Make provision for 2-4 community gardens in Wollert.
Community garden (area m <sup>2</sup> )	2500	3300	4000		
Government primary school	3.0	3.9	4.8	The quantitative assessment indicates that 3-5 schools will be required in Wollert. These schools should be distributed strategically across the development area.	Make provision for 3-5 schools in Wollert depending on population size

Services/Facilities	Demand			Assessment	Recommendations
	Scenario 1 25,000 people	Scenario 2 33,000 people	Scenario 3 40,000 people		
Catholic primary school	1.8	2.4	2.9	3 catholic primary schools are planned for Epping North – in precincts 2, 3 and 5. The Catholic Education Office advised that 2-3 schools will be needed in Wollert – the number depending on the final population size.	Make provision for 2-3 catholic primary schools in Wollert
Cricket field Football oval	6.3 4.2	8.3 5.5	10 6.7	<p>The nearest cricket/football reserves will be located:</p> <ul style="list-style-type: none"> <li>At the corner of Craigieburn East Rd and Epping Rd immediately across Craigieburn East Rd from Wollert (2 fields)</li> <li>Adjacent to proposed P-12 school in EN Precinct 3 (2 fields)</li> <li>At the Epping North Regional Recreation Reserve in Precinct 2 (2 higher grade fields)</li> </ul> <p>The reserves in Craigieburn East Rd and adjacent to the school are local reserves designed to serve their precinct communities. They may have some early capacity to cater for Wollert, particularly the Craigieburn East Rd site, but in the long term will be fully needed by their precinct communities.</p> <p>The reserve at the Regional Recreation Reserve will be a higher standard facility designed to cater for the higher grade football and cricket facility needs of the Epping North community. Again, it may have some early capacity to cater for Wollert but in the long term will be fully needed by the Epping North community.</p> <p>The preferred facility model for cricket/football is a reserve with at least 2 senior size playing fields with associated infrastructure and an appropriate buffer to surrounding properties. School ovals could also be used for lower grade senior and junior cricket and junior football. If a development area has a population size of 30,000-50,000 (or smaller if a separate township), at least one of the cricket/football venues could be developed to a higher standard.</p> <p>Options for meeting the facility demand generated by Wollert are:</p> <ul style="list-style-type: none"> <li>Population scenario 1 – 2 Council reserves with 2 fields used for football/cricket and 2 school ovals used for cricket</li> <li>Population scenario 2 - 3 Council reserves with 2 fields used for football/cricket and 2 school ovals used for cricket</li> <li>Population scenario 3 - 4 Council reserves with 2 fields used for football/cricket and 2 school ovals used for cricket</li> </ul> <p>At least one of the Council reserves in each scenario should be developed to a higher standard.</p>	Provide for the facilities outlined in the assessment
Soccer field	5.0	6.6	8.0	<p>The nearest soccer reserves are the proposed 2 field soccer venues in EN Precinct 3 and 5 and the Harvest Home Rd Soccer Stadium. The precinct facilities will cater for local demand. The Soccer Stadium will have some capacity to provide for Wollert.</p> <p>The quantitative assessment indicates that up to 8 fields will be required. 6 fields should be sufficient. It is recommended that 2 reserves of 3 fields be provided.</p>	Develop 2 soccer reserves with 3 fields.
Local parks	13	13	13	13 local parks are required in Wollert to satisfy the 1 park within 400m of every household benchmark. The parks could be located with the active reserves, in the district park along the Darebin and Findon Creeks, near the CAC and at other positions in the development area.	Provide local parks of at least 1ha strategic locations in the development areas. These locations could be in the active reserves, along the Darebin and Findon Creeks, near the community activity centres and at other positions in the development area.

Services/Facilities	Demand			Assessment	Recommendations
	Scenario 1 25,000 people	Scenario 2 33,000 people	Scenario 3 40,000 people		
Local playgrounds	13	13	13	13 playgrounds are required in Wollert. They should be located in the local parks and district park.	Provide playgrounds in the local parks and district park.
Local path network	-	-	-	The local path network should link the key community infrastructure proposed for Wollert - community activity centres, recreation reserves, district park, schools etc – and connect with the proposed trails along the Darebin, Findon Creek and the transmission line.	Develop a path network which links the key facilities proposed for Wollert - community activity centres, recreation reserves, district park, schools etc – and connect with the proposed trails along the Darebin, Findon Creek and the transmission line.

## Appendix F3 – Qualitative Assessment of Infrastructure Needs, Quarry Hills and Wollert: District level facilities

Services/Facilities	Facility demand							Assessment	Recommendation
	Quarry Hills	Wollert Scenario 1	Wollert Scenario 2	Wollert Scenario 3	Epping Nth Wollert Quarry Hills 1	Epping Nth Wollert Quarry Hills 2	Epping Nth Wollert Quarry Hills 3		
	6,000	25,000	33,000	40,000	76,000	84,000	91,000		
<b>Community services and cultural services</b>									
Outreach/visiting services (facility)	0.1	0.4	0.6	0.7	1.3	1.4	1.5	Many non-Government agencies operating in Whittlesea have indicated that, if funding permits, they will extend their operation into Wollert and Quarry Hills. Some will travel from their existing locations; others would like to operate on a part time, regular basis from a facility in Whittlesea. Their preference would be to locate with other community service providers in a community hub. It is recommended that an outreach centre be developed in Wollert for this purpose. This facility would be part of an integrated community hub.	Make provision for a facility for non-government agencies to establish a base in Epping North-Wollert. This facility should be in a community hub near the Wollert Town centre.
Community health centre	0.1	0.4	0.6	0.7	1.3	1.4	1.5	Plenty Valley CHS is based at the Northern Hospital Site. It will provide visiting services to and need accommodation in Wollert. This space could be co-located with the facility for the non-government agencies.	Make provision for a space for community health services. This space could be co-located with the non-government agency facility.
Neighbourhood house program (facility)	0.2	0.6	0.8	1.0	1.9	2.1	2.3	The quantitative assessment indicates that 2 neighbourhood houses will be required in the Epping North-Wollert Area. The existing facility at Creeds Farm services the Epping North area. This facility has the capacity to cater for Epping North. A second house should also be provided in Wollert. This facility would provide for Wollert and Quarry Hills.	Make provision for a neighbourhood house in Wollert. This facility could be part of a community activity centre or a stand-alone facility.
Youth activities spaces	0.2	0.6	0.8	1.0	1.9	2.1	2.3	Council's preferred facility model for youth activities is a central resource centre (at the Plenty Valley Town Centre) supported by spaces in community activity centres. Suitable spaces for youth activities should be provided at the proposed CACs in Wollert and Quarry Hills.	Provide suitable spaces for youth activities in the community activity centres to be developed in Wollert and Quarry Hills.
Library (branch facility) Library floor space (m <sup>2</sup> )	0.1 210	0.4 875	0.6 1155	0.7 1400	1.3 2660	1.4 2940	1.5 3185	The quantitative assessment indicates that the equivalent of 1.5 libraries will be needed to serve Epping North-Wollert. A branch library is proposed for the Harvest Home Road Town Centre. It was intended that this facility would cater for Epping North and part of Epping. The Yarra Plenty Library Corporation recommends that this library be extended to cater for Wollert and Quarry Hills. The library would require a floor space 2660-3200m <sup>2</sup> depending on the final population of Wollert.	Develop a 2660-3200m <sup>2</sup> library facility to serve the Epping North-Wollert area at the Harvest Home Rd Town Centre

Services/Facilities	Facility demand							Assessment	Recommendation
	Quarry Hills	Wollert Scenario 1	Wollert Scenario 2	Wollert Scenario 3	Epping Nth Wollert Quarry Hills 1	Epping Nth Wollert Quarry Hills 2	Epping Nth Wollert Quarry Hills 3		
	6,000	25,000	33,000	40,000	76,000	84,000	91,000		
Planned activity group (facility)	0.1	0.4	0.6	0.7	1.3	1.4	1.5	A PAG facility is currently under development at Harvest Home Rd CAC. This facility will provide for Epping North and Epping and will be fully occupied from its inception. A 2 <sup>nd</sup> PAG will be needed in Wollert. The preferred facility model is a dedicated space in a community activity centre.	Make provision for a dedicated space for PAG in one of the community activity centres in Wollert.
Men's shed	0.1	0.4	0.6	0.7	1.3	1.4	1.5	A men's shed is required in Epping North-Wollert. This should be provided at one of the community activity centres.	Make provision for a men's shed at a community activity centres in Epping North-Wollert.
Community arts (facility)	0.1	0.4	0.6	0.7	1.3	1.4	1.5	The preferred facility model for community arts is the provision of a dedicated space at the district level supported by flexible spaces at community activity centres that can be used for arts activities.  A dedicated space is needed in Epping North-Wollert. This should be provided at one of the community activity centres.	Make provision for a dedicated community arts space at the one of the community activity centres in Epping North-Wollert.
Events space	0.1	0.4	0.6	0.7	1.3	1.4	1.5	An event space is required in Epping North -Wollert. One of the reserves in Wollert should be nominated and suitably developed as the location for events.	Nominate and suitably develop an area in one of the reserves in Wollert as an events space.
<b>Recreation</b>									
Tennis (court)	1.5	6.25	8.25	10	19	21	22.75	The quantitative assessment indicates that 20 courts will be needed across the Epping North-Wollert Area  4 courts have been developed in EN Precinct 2. 6 courts are to be constructed in the Epping North Regional Recreation Reserve. These facilities will cater for the tennis needs of the Epping North community.  There are 2 courts in Tuttle Reserve Wollert. The Outer Ring Rd reservation passes through this reserve. The tennis courts would eventually have to be removed when the Ring Rd is constructed. Provision should be made for a 6-10 court facility at the higher standard recreation reserve in Wollert.	Make provision for 6-10 court tennis facility at the higher standard recreation reserve in Wollert.
Bowls (green)	0.4	1.7	2.2	2.7	5.1	5.6	6.1	The assessment indicates that 5-6 greens are required in Epping North-Wollert Area.  There are 2 greens at Epping RSL (a Council owned venue). 2 more greens are planned for this site. This may be sufficient. If more greens are required in the future, they	Make provision for 2 additional bowling greens at the Epping RSL site.



Services/Facilities	Facility demand							Assessment	Recommendation
	Quarry Hills	Wollert Scenario 1	Wollert Scenario 2	Wollert Scenario 3	Epping Nth Wollert Quarry Hills 1	Epping Nth Wollert Quarry Hills 2	Epping Nth Wollert Quarry Hills 3		
	6,000	25,000	33,000	40,000	76,000	84,000	91,000		
								should be developed at the RSL site.	
Indoor sports – e.g. basketball, netball, badminton, volleyball and/or indoor soccer etc (court)	0.6	2.5	3.3	4.0	7.6	8.4	9.1	<p>The quantitative assessment indicates that 7-9 indoor courts will be required in Epping North-Wollert.</p> <p>A catchment population of 76000-91000 people can certainly justify the provision of an indoor stadium. The Epping North Regional Recreation Reserve Masterplan provides for the development of an indoor sports centre. It does not specify the component elements of the centre. Council has included \$17M in the Indicative Capital Works Budget for the development of a stadium in the Hub. The budget also does not specify the components of the centre. The Recreation Needs Assessment which informed the Epping North Strategic Plan (45,000 people) recommends the provision of a 6 court stadium at the Regional Reserve.</p> <p>The recommended facility model for an indoor stadium is a 6 court venue complemented by school facilities. This model should be implemented in Epping North. The stadium should be located at the Regional Reserve.</p>	Develop a 6 court stadium at the Epping North Regional Recreation Reserve
Indoor aquatic/fitness activities (centre)	0.1	0.4	0.6	0.7	1.3	1.4	1.5	<p>The quantitative assessment indicates that an aquatic centre will be needed in Epping North-Wollert. The best location for this facility would be with the indoor stadium in the Epping North Regional Recreation Reserve. However, there would be insufficient space to provide both the stadium and the aquatic centre at this site. An alternative location would be the proposed higher standard reserve in Wollert.</p>	Develop an aquatic centre at the higher standard reserve in Wollert.
Outdoor netball (court)	3	7	9	11	22	24	26	2 outdoor netball courts are to be built at the Epping North Recreation Reserve. 2 courts should also be provided in the higher standard reserve in Wollert.	Make provision for 2 netball courts in the higher standard reserve in Wollert
Skate (venue)	0.2	0.8	1.1	1.3	2.5	2.8	3.0	<p>The recommended facility model for skate facilities is a higher order venue with multiple elements, e.g. the McDonalds Rd, venue complemented by smaller facilities in strategically selected locations.</p> <p>This model should be implemented in Epping North-Wollert. The main venue could be located in the regional play space in the Epping North Regional Recreation Reserve with a smaller facility at a reserve in Wollert.</p>	Make provision for a skate facility at one of the active recreation reserves in Wollert

Services/Facilities	Facility demand							Assessment	Recommendation
	Quarry Hills	Wollert Scenario 1	Wollert Scenario 2	Wollert Scenario 3	Epping Nth Wollert Quarry Hills 1	Epping Nth Wollert Quarry Hills 2	Epping Nth Wollert Quarry Hills 3		
	6,000	25,000	33,000	40,000	76,000	84,000	91,000		
<b>Parks</b>									
District park	1	2	2	2	7	7	7	3 district parks are required in Wollert and Quarry Hills. The Quarry Hills Bushland Park will meet the district park needs of the Quarry Hills community. The needs of the Wollert community should be met by providing a passive reserve and integrating some passive space with the higher standard active reserve.	Provide a district level passive open space reserve in Wollert.  Integrate passive open space with the higher standard active recreation reserve in Wollert.
<b>Education</b>									
Catholic secondary school	0.1	0.6	0.8	1.0	1.8	2.0	2.2	No catholic secondary college is planned for Epping North. Demand from Epping North is to be met by existing schools – Mary Mede, St Monica's and Parade College.  The Catholic Education Office advises that a secondary college is proposed for Wollert. This facility will cater for students from Wollert, Quarry Hills and Epping North.	Make provision for a catholic secondary college in Wollert
Government secondary school	0.2	1.0	1.3	1.6	3.0	3.3	3.6	2 government secondary schools are planned for Epping North. Edgar Creek P12 in EN Precinct 3 and Craigieburn East Rd P-12 in EN Precinct 5. Both are close to Wollert and could potentially cater for some of the early demand from Wollert.  1.2-1.8 schools will be required to cater for Wollert and Quarry Hills. Provision should be made for 1-2 schools in Wollert	Make provision for 1-2 government secondary colleges in Wollert
Government special school	0.1	0.4	0.6	0.7	1.3	1.4	1.5	The closest special schools to Wollert/Quarry Hills are in Sth Morang and Lalor.  A special school can be justified in Epping North-Wollert on a population basis	Make provision for a special school in Wollert.
<b>Housing</b>									
Affordable housing	214	893	1179	1429	2714	3000	3250	The provision of social/affordable housing can best be achieved by: <ul style="list-style-type: none"> <li>• The Office of Housing directly providing stock; and/or</li> <li>• Developers entering into formal partnerships with a housing association/s to formulate a strategy to ensure the delivery of a certain number of affordable/social</li> </ul>	Develop a strategy to provide affordable/social housing in Wollert/Quarry Hills
Social housing	107	446	589	714	1357	1500	1625		

Services/Facilities	Facility demand							Assessment	Recommendation
	Quarry Hills	Wollert Scenario 1	Wollert Scenario 2	Wollert Scenario 3	Epping Nth Wollert Quarry Hills 1	Epping Nth Wollert Quarry Hills 2	Epping Nth Wollert Quarry Hills 3		
	6,000	25,000	33,000	40,000	76,000	84,000	91,000		
								housing dwellings	
<b>Residential aged care</b>									
Independent living village (100 unit village)	1	4	5	6	11	13	14	7 independent living villages (100 units) could be required in Wollert and Quarry Hills. These facilities would be built and operated by the private sector. They should be located near the activity centres, community/medical facilities and public transport routes (note: villages could be larger than 100 units. In this eventuates, fewer villages would be required).	Encourage the private sector to provide independent living villages in Wollert and Quarry Hills.
High care and low care beds	66	270	360	440	820	920	1000	4 residential aged care facilities (100beds) could be required in Wollert and Quarry Hills. These facilities would be built and operated by the private sector. They should be located near the town centre and community/medical facilities (note: facilities could be larger than 100 beds. In this eventuates, fewer locations would be required).	Encourage the private sector to provide high and low care facilities in Wollert and Quarry Hills.
<b>Emergency services</b>									
Ambulance	-	-	-	-	-	-	-	The Whittlesea Growth Sub-region is serviced by stations at Epping (multiple crews) and Whittlesea township (single crew). Further development in the Sub-region will require the expansion of these stations and the reclassification of the Whittlesea Station to a multi-crew site. A 3 <sup>rd</sup> station would also be needed. It is likely this station would be located in Donnybrook but a facility in Wollert is possible.	Expand the Ambulance Station in Epping to provide for Epping North-Wollert. Make provision for an emergency services precinct in Wollert. Allocate land within this precinct for an ambulance station should it be required in the future.
Fire	-	-	-	-	-	-	-	The Epping North-Wollert area is served by stations in Epping and Wollert. Both are located on Epping Rd. The development of Epping North Wollert/Quarry Hills would necessitate an expansion of both stations. The current sites could not accommodate these expansions. The Wollert Station is also situated on the Outer Ring Rd reservation. Eventually, it would have to be relocated. The CFA advises that it plans to relocate the Epping Station to Harvest Home Rd in Epping North and the Wollert station to a central location in the Wollert PSP area. A 0.8ha site would be needed for the Epping facility and 0.4ha for the Wollert facility.	Make provision for an emergency services precinct in Wollert. Relocate the Wollert CFA station to this site.

## Appendix F4 - Qualitative Assessment of Infrastructure Needs, Sub-municipal level/municipal/regional level facilities

Community Infrastructure Category	Wollert/Quarry Hills	Whittlesea Growth Sub-region	Whittlesea Municipality	Northern Melbourne Growth Region	Assessment	Recommendation
	46,000 people	250,750 people	300,000 people	534,570 people		
<b>Recreation</b>						
Softball/baseball venue (7 fields)	0.31	1.67	2.00	3.56	The Mill Park softball venue is used to capacity. A second facility will be needed to cater for population growth in Whittlesea. Provision should be made for a second venue in the Whittlesea Growth Sub-Region. Wollert or Quarry Hills could be a suitable location for this facility	Make provision for a 5-7 field softball/baseball venue in the Whittlesea Growth Sub-region.
Athletics track (all weather)	0.31	1.67	2.00	3.56	The Meadowglen Athletics Stadium is being used to capacity as a schools athletics venue. It is serving a regional population including the northern end of Hume. A second facility could be needed to cater for population growth in Whittlesea. Hume is about to develop an athletics facility in Craigieburn. This facility will take the pressure off the Meadowglen Stadium and allow it to meet the future demand from Whittlesea.	No recommendation
Rugby venue (3 fields)	0.15	0.84	1.00	1.78	There is no rugby venue in Whittlesea. A municipal population of 300,000 can justify the provision of a facility. Provision should be made for a rugby venue in the Whittlesea Growth Sub-Region. Wollert could be a suitable location for this facility	Make provision for a 3 field rugby venue in Wollert
Hockey venue (2 fields)	0.15	0.84	1.00	1.78	There is no hockey venue in Whittlesea. A municipal population of 300,000 can justify the provision of a facility. The eastern section of Whittlesea is serviced by the hockey fields in Plenty. Hume is about to develop a facility in Craigieburn. This venue should have the capacity to cater for the western section of Whittlesea. No facility is required.	No recommendation
Equestrian venue	0.15	0.84	1.00	1.78	A new location at Quarry Hills for Findon Pony Club is being explored as part of the Quarry Hills Regional Parkland Planning Project. This location and the existing equestrian centre at the Whittlesea Showgrounds have the capacity to cater for the Whittlesea municipality at full development. A larger purpose built regional centre could be required in the Northern Melbourne Growth Region.	Identify a site for a regional equestrian venue in the Growth Region. This may be an existing facility upgraded to a high standard.
Lacrosse venue (3 fields)	0.10	0.50	0.60	1.07	A lacrosse venue can be justified in the Northern Melbourne Growth Region. The closest facilities to Whittlesea are located in Eltham and Brunswick.	Identify a site for a regional lacrosse venue in the Growth Region.
Gymnastics venue (public)	0.10	0.50	0.60	1.07	There is no dedicated gymnastics venue in the Northern Melbourne Growth Region. Provision should be made for a facility.	Make provision for a dedicated gymnastics venue in the Growth Region.
Velodrome Criterium circuit Competition BMX facility	0.10	0.50	0.60	1.07	A dedicated off-road cycling facility can be justified in the Northern Melbourne Region. The nearest velodromes to Whittlesea are in Brunswick, Coburg and Northcote. There is no dedicated criterium circuit in northern Melbourne. Mill Park has a small competition BMX facility. Hume Council is about to investigate the feasibility of developing an off road cycling facility in Hume to serve the Northern Melbourne Area. This facility could cater for Whittlesea	Make provision for an off-road cycling facility in the Northern Melbourne Growth Region.
Mountain bike course	0.10	0.50	0.60	1.07	Quarry Hills is currently used as an informal mountain bike venue. The masterplan for the Quarry Hills Bushland Park suggest that cycling be one of the activities encouraged in the park on the condition that sensitive areas of the Park are protected from any damage from this activity. Cycling Victoria and Australia are interested in exploring this option further.	Assess the feasibility of developing a competition mountain bike venue in the Quarry Hills Bushland Park.

Community Infrastructure Category	Wollert/Quarry Hills 46,000 people	Whittlesea Growth Sub-region 250,750 people	Whittlesea Municipality 300,000 people	Northern Melbourne Growth Region 534,570 people	Assessment	Recommendation
Orienteering course	0.10	0.50	0.60	1.07	The Quarry Hills would be an ideal orienteering site. The masterplan for the Quarry Hills Bushland Park suggests that orienteering be encouraged in the Park on the condition that sensitive areas are protected from damage from this activity.	Assess the feasibility of using the Quarry Hills Bushland Park for orienteering
Regional Park	-	-	-	-	The Regional Park needs of Wollert and Quarry Hills will be adequately met by the Quarry Hills Bushland Park, Hawkstowe Park and the Plenty River Park network.	Develop the Quarry Hills Bushland Park
<b>Community Facilities</b>						
Regional performing arts facilities	0.15	0.84	1.00	1.78	The Plenty Valley Performing Arts Centre is near capacity and will need extension to cater for future population growth from the Whittlesea Growth Sub-region. There is land available for this extension. Consideration should also be given to developing a medium sized theatre (300 seats) at a government school in Wollert. This could be a joint project between Council and DEECD.	Give consideration to developing a 300 seat theatre at one of the secondary schools in Wollert
<b>Tertiary Education</b>						
TAFE enrolment (Part and full time)	3016	6520	7800	13899	The TAFE needs of Quarry Hills and Wollert residents will be met through expansion of existing colleges.	Encourage the TAFE colleges to provide additional capacity for population growth in the Northern Melbourne Growth Region.
University enrolment (Part and full time)	2668	5767	6900	12295	The University needs of Quarry Hills and Wollert residents will be met through expansion of existing universities	Encourage the universities to plan for additional capacity for population growth in the Growth Region.
<b>Emergency Services</b>						
SES Unit	1.2	2.5	3.0	5.3	Wollert and Quarry Hills are currently serviced by the SES units at Whittlesea or Broadmeadows. An additional unit will be needed to cater for the Epping-Donnybrook Area. This could be in Wollert. A land parcel of 2,000 sqms would be required.	Make provision for an emergency services precinct in Wollert. Allocate space for an SES unit the precinct
Police station site	1.2	2.5	3.0	5.3	The Policing Needs for Whittlesea Report recommends that the policing needs of the Whittlesea Growth Sub-region be met through the a new station in Mernda and the exiting stations in Mill Park, Epping and Whittlesea Townships. This profile of facilities appears to be weighted to the east of the municipality and could leave the Epping-Donnybrook Corridor underserved. Epping Police Station should be expanded and a new station in Donnybrook be provided to serve the corridor. The Epping Central Structure Plan provides for the extension of the Epping Station.	Expand the Epping Police Station to provide for Epping North-Wollert Area
Law court complex	0.3	0.6	0.8	1.3	The magistrates' courts in Broadmeadows and the proposed courts in Sth Morang will cater for Wollert/Quarry Hills.	Ensure the Court Complex has the capacity to cater for population growth in the Growth Region.
<b>Health Services</b>						
Acute hospital – bed Acute hospital	106 0.08	577 0.5	690 0.60	1230 1.1	The primary health care needs of Wollert and Quarry Hill residents will be met by the Northern Epping Hospital, the Bundoora Rehabilitation Centre, the proposed South Morang Superclinic and other specialist public hospital services and private hospital across Melbourne.	Encourage Northern Hospital to plan for additional capacity for population growth in the Growth Region.