



**Review of Proposed Location Options for
North West Community Infrastructure Hub
within the Mt Atkinson & Tarneit Plains
Precinct Structure Plan**

Final Report

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September 2, 2016

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1. Report Purpose and Objectives

The following report presents a review of proposed location options for the north west community infrastructure hub proposed as part of the Mt Atkinson & Tarneit Plains Precinct Structure Plan area (refer to Figure 1).

The specific objectives of this report were to:

1. Evaluate the strengths and weaknesses of the current proposed location of the north west community infrastructure hub in the context of all proposed community infrastructure provision within the PSP; and
2. Evaluate the strengths, weaknesses and implications of relocating the north west community infrastructure further east within the PSP.

2. Background

2.1 The Current Proposed Community Infrastructure Hubs

The Mt Atkinson & Tarneit Plains Precinct Structure Plan area (refer to Figure 1) shows four main proposed community infrastructure hubs: 1) a north west community infrastructure hub; 2) a north east community infrastructure hub, 3) a southern community infrastructure hub, and 4) a town centre hub. For the purposes of this review, the town centre has been excluded because it does not contain a proposed active open space reserve.

As shown in Figure 2 the north west community infrastructure hub consists of the following three key elements:

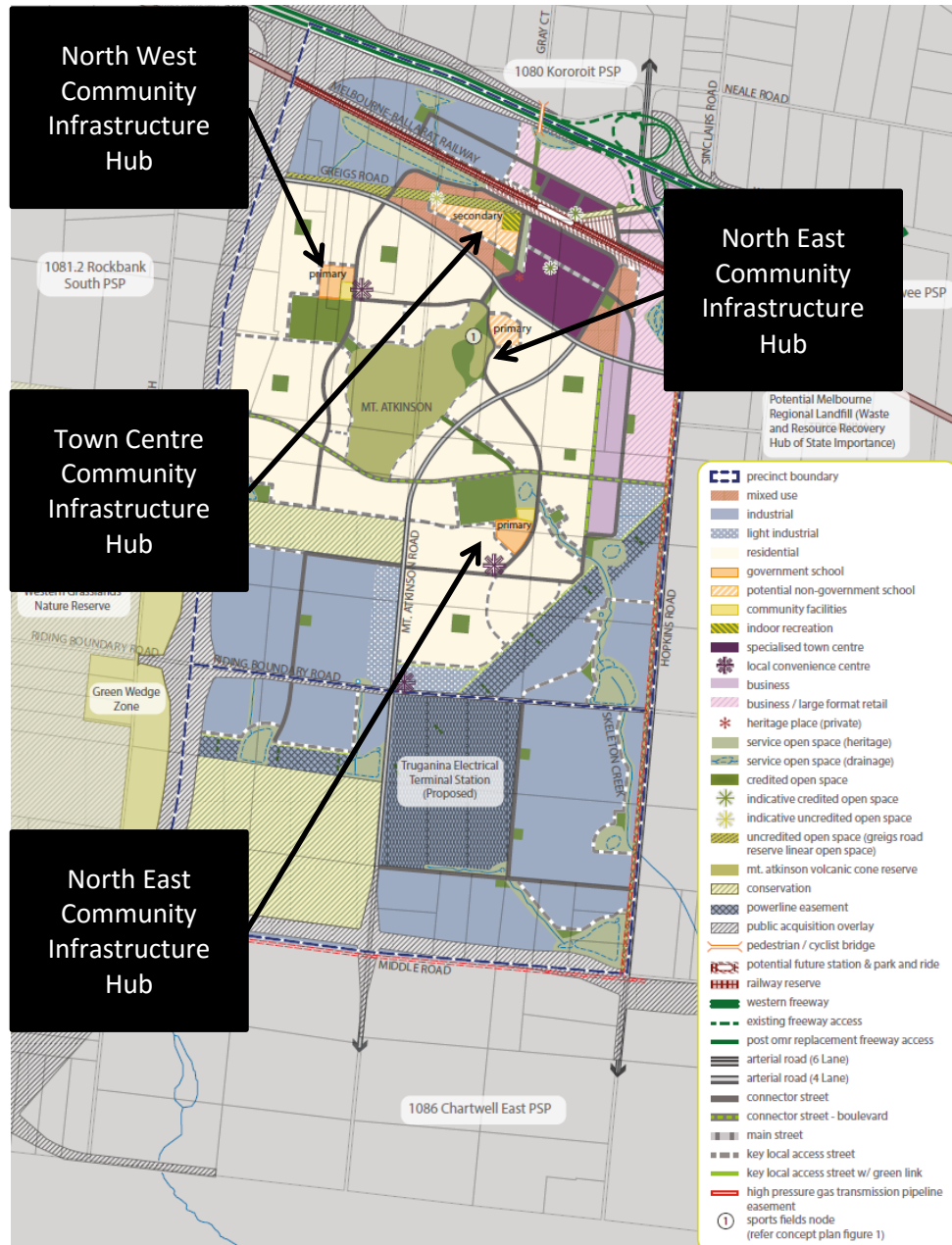
- An active open space reserve – “OS01”;
- A community facility site – “CI02”; and
- A proposed Government Primary School site.

The north east community infrastructure hub consists of a potential non-government school site located on the eastern edge of the proposed Mt Atkinson Volcanic Cone Reserve (refer to Figure 3 for an indicative concept plan for this reserve), part of which will contain an active open space “OS02”.

The southern community infrastructure hub consists of the following key elements:

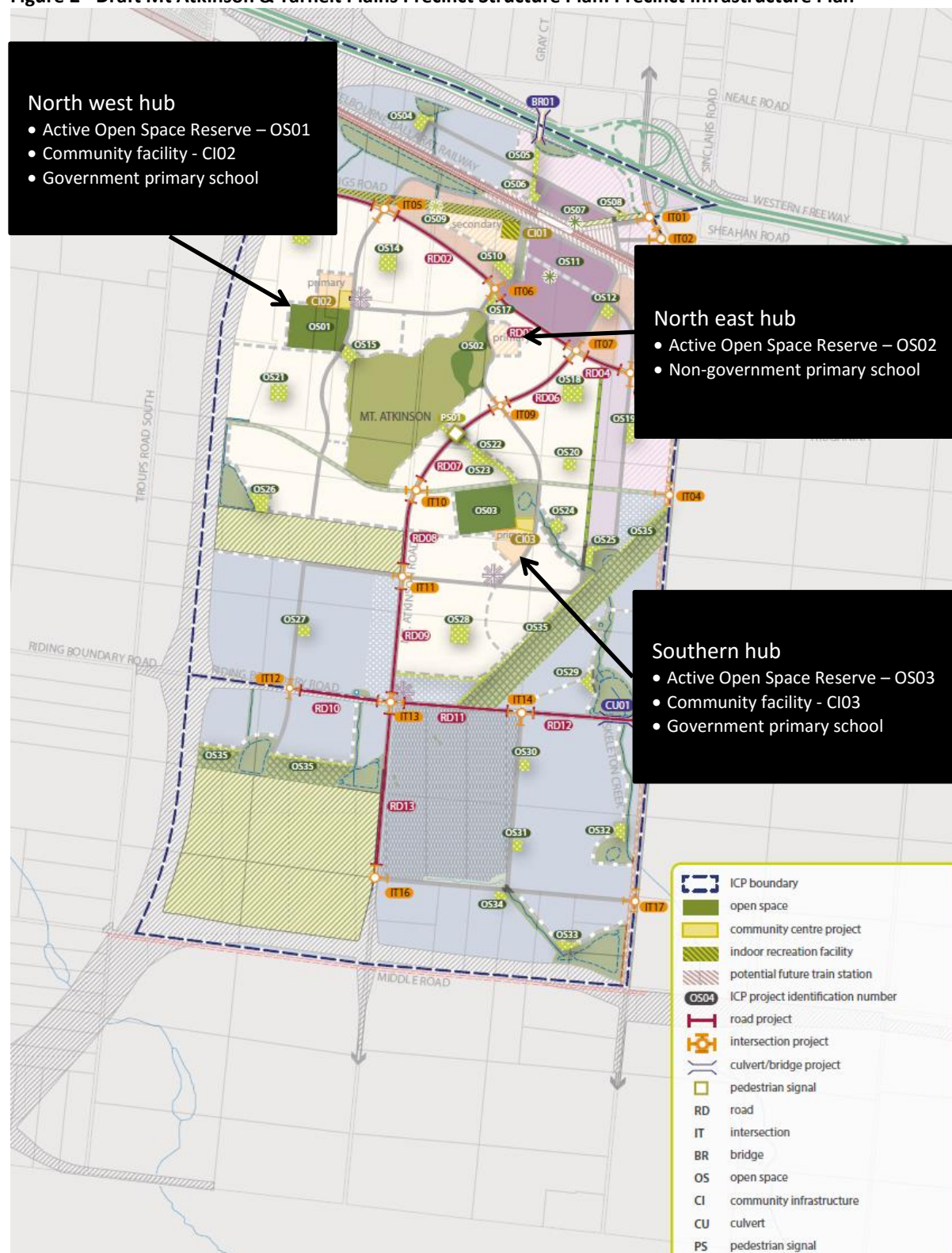
- An active open space reserve – “OS03”;
- A community facility site – “CI03”; and
- A proposed Government Primary School site.

Figure 1 – Draft Mt Atkinson & Tarneit Plains Precinct Structure Plan: Draft Urban Structure Plan



Source: Victorian Planning Authority, Mt Atkinson & Tarneit Plains Precinct Structure Plan, April 2016 (Plan 3, page 10)

Figure 2 - Draft Mt Atkinson & Tarneit Plains Precinct Structure Plan: Precinct Infrastructure Plan



Source: Victorian Planning Authority, Mt Atkinson & Tarneit Plains Precinct Structure Plan, April 2016 (Plan 13, page 68)

Figure 3 - Mt Atkinson Volcanic Cone Reserve Concept Plan

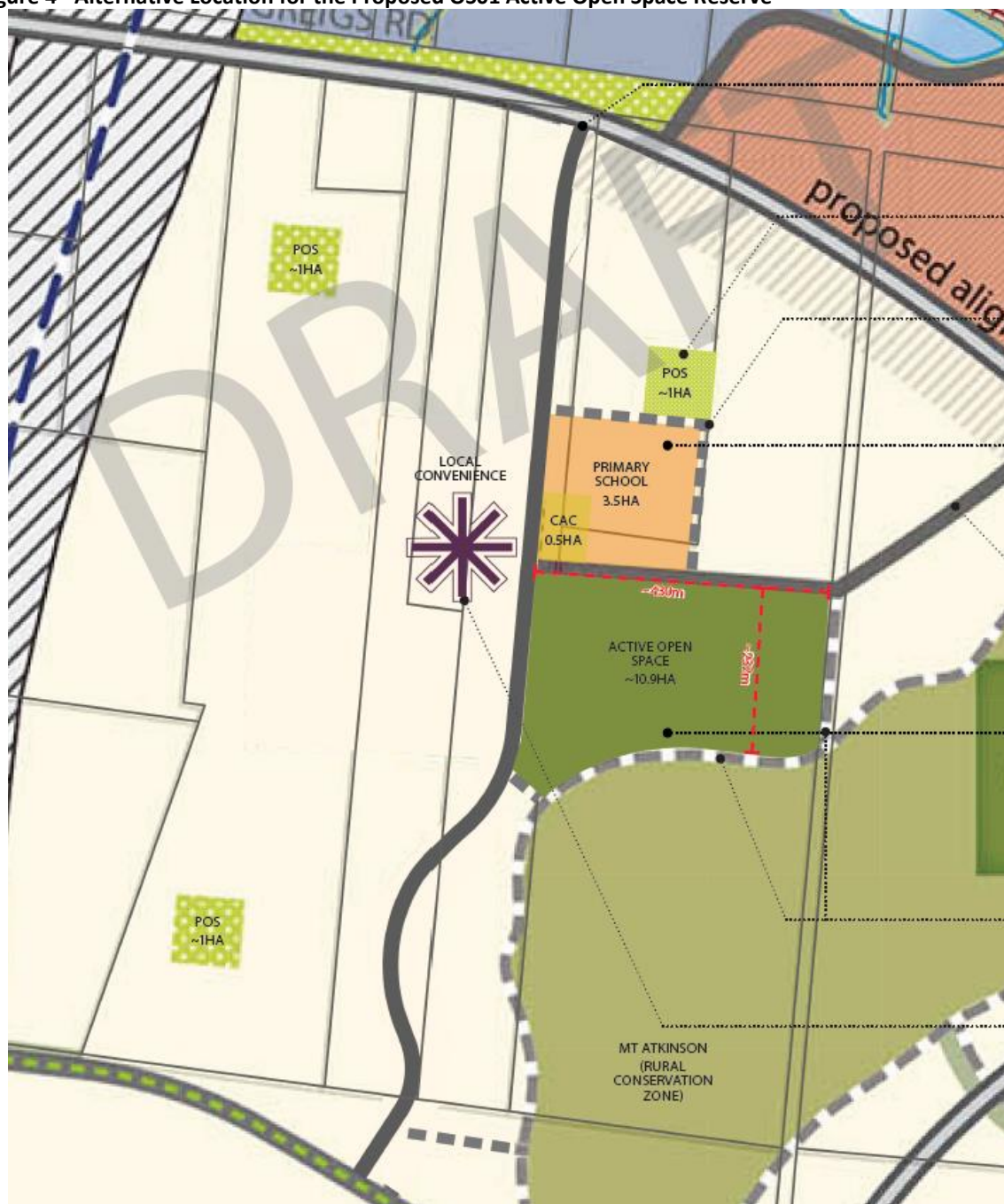


Source: Victorian Planning Authority, *Mt Atkinson & Tarneit Plains Precinct Structure Plan*, April 2016 (Figure 1, page 22)

2.2 The Alternative Location of Proposed North West Community Infrastructure Hub

An alternative proposal, shown in Figure 3, relocates all elements of the north west community infrastructure further east and abuts the northern boundary of the proposed Mt Atkinson Volcanic Cone Reserve.

Figure 4 - Alternative Location for the Proposed OS01 Active Open Space Reserve



Source: Tract Planning Consultants

3. Review Methodology

This review uses Clause 56.05-2 of the Melton Planning Scheme as the basis for determining whether the distribution, configuration and functionality of proposed active open space within the Mt Atkinson & Tarneit Plains Precinct Structure Plan area is satisfactory. This has been chosen for two principal reasons: 1) it has greater statutory significance, and 2) it best reflects the distribution, configuration and functionality outcomes that can reasonably be expected to be delivered and largely funded by developers in Melbourne's growth areas.

It should be noted that there are no equivalent spatial distribution standards for the schools or community centres within the Melton Planning Scheme. However, because these two other community infrastructure elements tend to be delivered with active open space in growth area PSPs, Clause 56.05-2 provides a useful 'de-facto' standard for these infrastructure forms as well.

The details contained within Clause 56.05-2 are included in Appendix 1 of my report.

4. Review of Distribution of Proposed Active Open Spaces

This section assesses the spatial distribution of proposed active open spaces contained within the Mt Atkinson & Tarneit Plains PSP against Clause 56.05-2 (Public open space objectives) of the Melton Planning Scheme.

Standard 13 of Clause 56.05-2 states that the provision of open space should include:

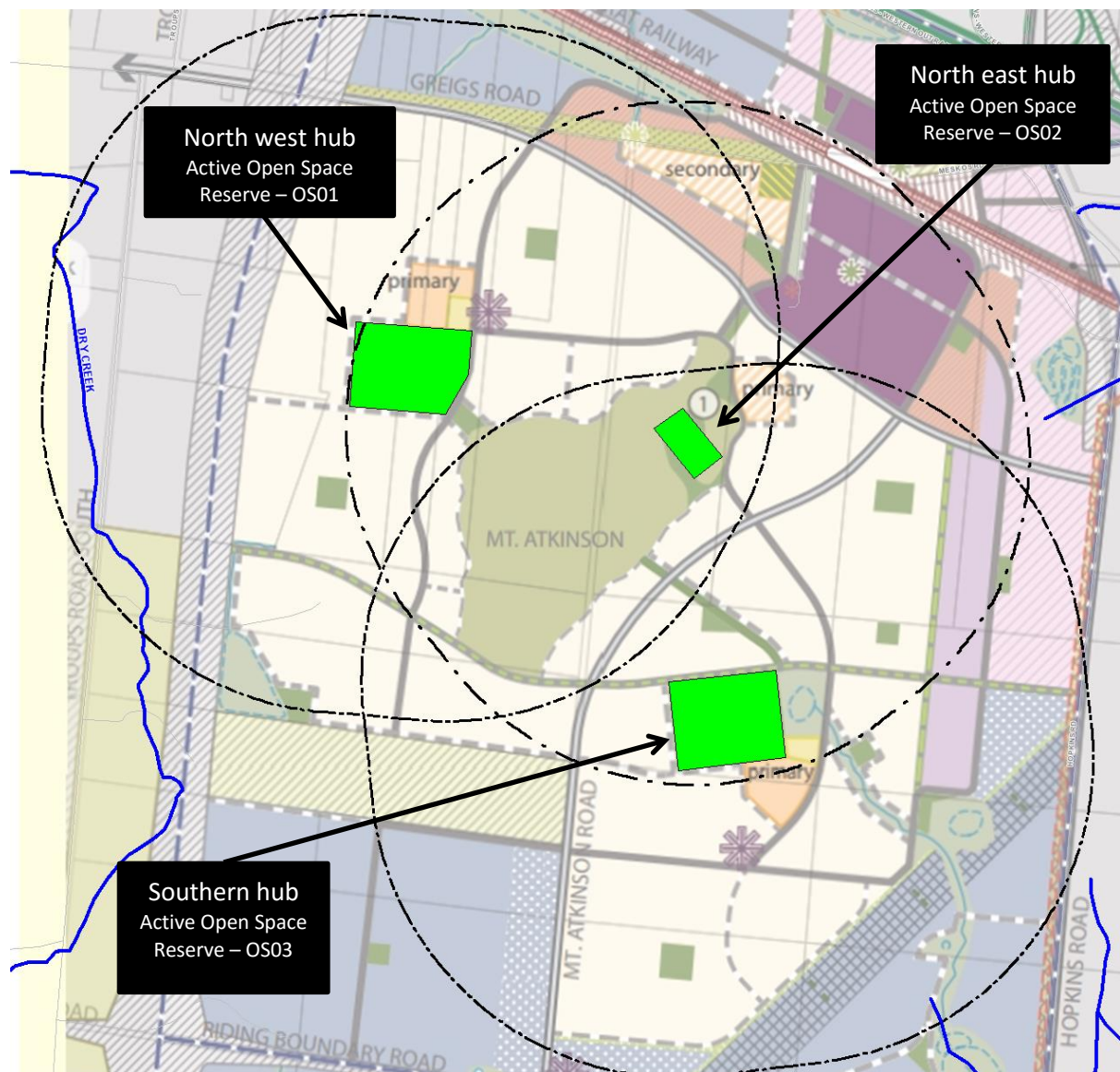
A network of well-distributed neighbourhood public open space that includes:

- *Active open space of at least 8 hectares in area within 1 kilometre of 95 percent of all dwellings...*

4.1 Distribution of Proposed Active Open Space Reserves within the Current PSP

Figure 5 shows the provision of proposed active open space reserves within a 1 kilometre of radius from the perimeter of each active open space reserve contained within the Mt Atkinson & Tarneit Plains PSP. Assessed in terms of providing an active open space reserve within 1 kilometre of 95 percent of all dwellings, the proposed distribution satisfies the requirement of Clause 56.05-2, Standard 13 of the Melton Planning Scheme.

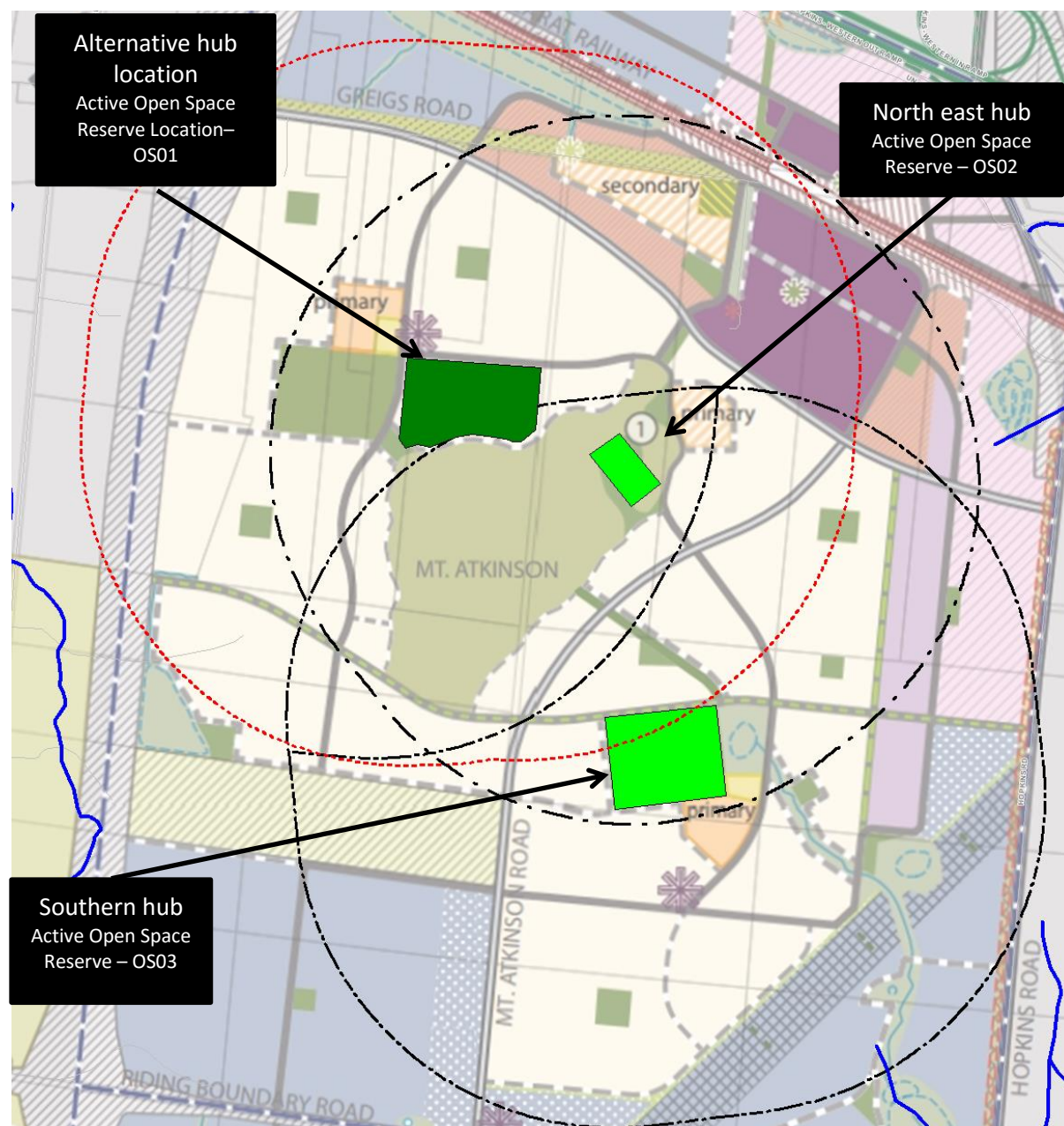
Figure 5 – One Kilometre Catchment Areas for each Proposed Active Open Space Reserve within the Mt Atkinson & Tarneit Plains PSP



4.2 Distribution of Alternative Active Open Space Option

Figure 6 shows the alternative active open space location option for “OS01”, while maintaining the existing active open space locations for the north east community infrastructure hub (“OS02”) and the southern community infrastructure hub (“OS03”). Assessed in terms of providing an active open space reserve within 1 kilometre of 95 percent of all dwellings, the proposed distribution satisfies the requirement of Clause 56.05-2, Standard 13 of the Melton Planning Scheme.

Figure 6 – One Kilometre Catchment Areas for the Alternative North West Hub Location



5. Review of Proposed Active Open Space Reserve Configurations and Functionality

5.1 Assessment Criteria

This section assesses the configuration and functionality attributes of proposed active open spaces contained within the Mt Atkinson & Tarneit Plains PSP against standards Clause 56.05-2 of the Melton Planning Scheme.

Clause 56.05-2 (Standard 13) recommends:

Active open space of at least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is:

- *Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space*
- *Sufficient to incorporate two football/cricket ovals*
- *Appropriate for the intended use in terms of quality and orientation*
- *Located on flat land (which can be cost effectively graded)*
- *Located with access to, or making provision for, a recycled or sustainable water supply*
- *Adjoin schools and other community facilities where practical*
- *Designed to achieve sharing of space between sports.*

I have made a number of assumptions in relation to the criteria shown above. These are summarised below.

Criteria	My assumptions / comments
Active open space of at least 8 hectares in area	This represents an optimum size, but need not necessarily be the size for all proposed reserves. The local context, including other proposed land uses, dwelling and population yields and proximity to other services and facilities, also needs to be taken into account.
Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space	I understand the VPA generally attempts to allow for a 20 metre setback from an oval to the boundary of the active open space reserve.
Sufficient to incorporate two football/cricket ovals	In the case of smaller reserves (i.e. less than 8 hectares) multiple playing field outcomes can still be achieved (e.g. two soccer fields overlaying one AFL / cricket oval) on, for example, a 4 hectare active open space).
Appropriate for the intended use in terms of quality and orientation	I understand the VPA generally attempts to orient all playing fields in a north / south orientation, or within 15 degrees of this orientation.
Located on flat land (which can be cost effectively graded)	I understand that all proposed active open space reserves will be located on generally flat land within the PSP area.

Criteria	My assumptions / comments
Located with access to, or making provision for, a recycled or sustainable water supply	I understand from my reading of the PSP document that all reserves will have the opportunity to access recycled water.
Adjoin schools and other community facilities where practical	This represents a generally desirable outcome, but not always a necessary requirement. The local context, including other proposed land uses, dwelling and population yields and proximity to other services and facilities, also needs to be taken into account.
Designed to achieve sharing of space between sports	This represents a generally desirable outcome, but not always a necessary requirement. This criterion also ensures a more cost effective outcome and is a way of maximising usage of proposed infrastructure.

5.2 Configuration Assessment

Table 6 on the following page provides an assessment of the current proposed active open space locations within the Mt Atkinson & Tarneit Plains PSP, and the alternative north west hub location, against the Standard 13 criteria shown above.

As shown in Table 6 my overall conclusion is that proposed active open space provision, including the alternative location for the north west hub, satisfies the criteria of Standard 13 to a very high level. More specifically:

- All but 1 of the 3 proposed active recreation reserves are 8 hectares or more in size;
- All current PSP active open space reserves, and the alternative north west hub location, are suitably dimensioned and designed to provide for the intended use and provide adequate buffer areas;
- All current proposed PSP active open space reserves are located on sufficiently flat land. However, the alternative north west hub location is likely to have a steeper gradient that will require earthworks to deliver optimal playing field outcomes;
- All current proposed active open spaces reserves, including the alternative north west hub location, have the capacity to access recycled water;
- All proposed active recreation reserve locations, including the alternative north west hub location, are located adjacent to proposed education facilities; and
- All proposed active open space reserves are, or could be designed to achieve sharing of space between sports.

Table 1 – Current Proposed & Alternative Active Open Space Locations for the Mt Atkinson & Tarneit Plains PSP Area

		Compliance with Clause 56.05-2 (Standard 13)							
List of active recreation reserves proposed	Proposed size of each active recreation reserve (ha)	Active open space of at least 8 hectares in area	Suitably dimensioned and designed to provide for the intended use, buffer areas	Sufficient to incorporate two football/cricket ovals	Appropriate for the intended use in terms of quality and orientation	Located on flat land (which can be cost effectively graded)	Located with access to, or making provision for, a recycled or sustainable water supply	Adjoin schools and other community facilities where practical	Designed to achieve sharing of space between sports
OS01	10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
OS02	3.42	No	Yes	No	Yes	Yes	Yes	Yes	Yes
OS03	10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Alternative OS01 Location Option	10.9	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

6. Strengths & Weaknesses of Current & Alternative North West Hub Locations

In addition to assessing the current proposed and alternative north west hub locations against Clause 56.05-2, I have provided some additional analysis of the strengths and weaknesses of the two options in the table below.

	Strengths	Weaknesses
Current North West Community Infrastructure Hub Location	<ul style="list-style-type: none"> Leads to a slightly more even spatial distribution of all community infrastructure hubs within the PSP Fewer road barriers for future residents living in the north west section of the PSP wanting to walk or bicycle to the north west community infrastructure hub 	<ul style="list-style-type: none"> Delivery outcome may be more difficult due to multiple land ownership. In comparison to the alternative north west hub location the present hub location has less interesting landscape and geological features with which to embrace as part of any future urban design process.
Alternative North West Community Infrastructure Hub Location	<ul style="list-style-type: none"> Enhanced buffer outcomes as the southern boundary of the hub abuts the proposed Mt Atkinson Volcanic Cone Reserve. This will lead to improved amenity outcomes such as minimising the potential conflict between active open space use requirements such as car parking and neighbouring residents. Provides greater potential to develop a more accessible off-road trail network connecting the school, community facility and active open within the north west hub with the various attributes of the Mt Atkinson Volcanic Reserve. Delivers a greater 'sense of place' outcome for the PSP. This option would, I believe, lead to a much more interesting and aesthetically pleasing setting for the north west hub, with the Mt Atkinson Volcanic Reserve providing a potentially beautiful backdrop. 	<ul style="list-style-type: none"> The southern portion of the active open space reserve is situated on slightly steeper ground. Future residents living in the north west section of the PSP wanting to walk or bicycle to the alternative north west community infrastructure hub would likely encounter more road barriers.

In summary, I am of the opinion that the alternative north west community infrastructure hub location does not compromise the overall community infrastructure provision outcomes for the PSP.

7. Conclusions

Based on the information and criteria used for my assessment my conclusions are as follows:

1. The Mt Atkinson & Tarneit Plains PSP shows that the current proposed distribution of community infrastructure hubs within the PSP, each of which includes an active open space, satisfies the requirement for providing an active open space reserve within 1 kilometre of 95 percent of all dwellings, as recommended by Clause 56.05-2 of the Melton Planning Scheme.
2. However, I have provided evidence that relocating the north west community infrastructure hub further east does not compromise this distribution outcome.
3. In fact, the alternative location for the north west community infrastructure hub, could deliver a number of benefits that the current location could not, including:
 - Enhanced buffer outcomes as the southern boundary of the hub abuts the proposed Mt Atkinson Volcanic Cone Reserve. This will lead to improved amenity outcomes such as minimising the potential conflict between active open space use requirements such as car parking and neighbouring residents.
 - Providing greater potential to develop a more accessible off-road trail network connecting the school, community facility and active open within the north west hub with the various attributes of the Mt Atkinson Volcanic Reserve.
 - Delivering a greater 'sense of place' outcome for the PSP. This option would, I believe, lead to a much more interesting and aesthetically pleasing setting for the north west hub, with the Mt Atkinson Volcanic Reserve providing a potentially beautiful backdrop.

Appendices

Appendix 1 – Melton Planning Scheme – Clause 56 Residential Subdivision and Clause 56.05-2 Public Open Space Provision Objectives

56.05-2 Public open space provision objectives

- To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.
- To provide a network of public open space that caters for a broad range of users.
- To encourage healthy and active communities.
- To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.
- To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.

Standard C13

The provision of public open space should:

- Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme.
- Provide a network of well-distributed neighbourhood public open space that includes:
 - Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings.
 - Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences.
 - Additional small local parks or public squares in activity centres and higher density residential areas.
 - Active open space of at least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is:
 - Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space
 - Sufficient to incorporate two football/cricket ovals
 - Appropriate for the intended use in terms of quality and orientation
 - Located on flat land (which can be cost effectively graded)

- Located with access to, or making provision for, a recycled or sustainable water supply
 - Adjoin schools and other community facilities where practical
 - Designed to achieve sharing of space between sports.
- Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings.

Public open space should:

- Be provided along foreshores, streams and permanent water bodies.
- Be linked to existing or proposed future public open spaces where appropriate.
- Be integrated with floodways and encumbered land that is accessible for public recreation.
- Be suitable for the intended use.
- Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences.
- Maximise passive surveillance.
- Be integrated with urban water management systems, waterways and other water bodies.
- Incorporate natural and cultural features where appropriate.