



# **Beveridge Central Precinct Structure Plan Community Infrastructure Assessment**

**Draft Report Only**

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Prepared by ASR Research Pty Ltd  
on behalf of the Growth Areas Authority

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## **1. Introduction to Structure of Assessment**

The following report is presented in 2 parts:

- Part 1 Provides a description of the indicative community infrastructure plan for Greater Beveridge based on a report by ASR Research Pty Ltd for the Growth Areas Authority in 2011 (*Greater Beveridge Community Infrastructure Scoping Assessment & Review of Lockyerbie North Precinct Structure Plan Requirements*); and
- Part 2 Provides an assessment of community infrastructure provision requirements for both the Beveridge Central Precinct Structure Plan area and the Mandalay estate, and an assessment of the implications for the existing Mandalay Section 173 Agreement.

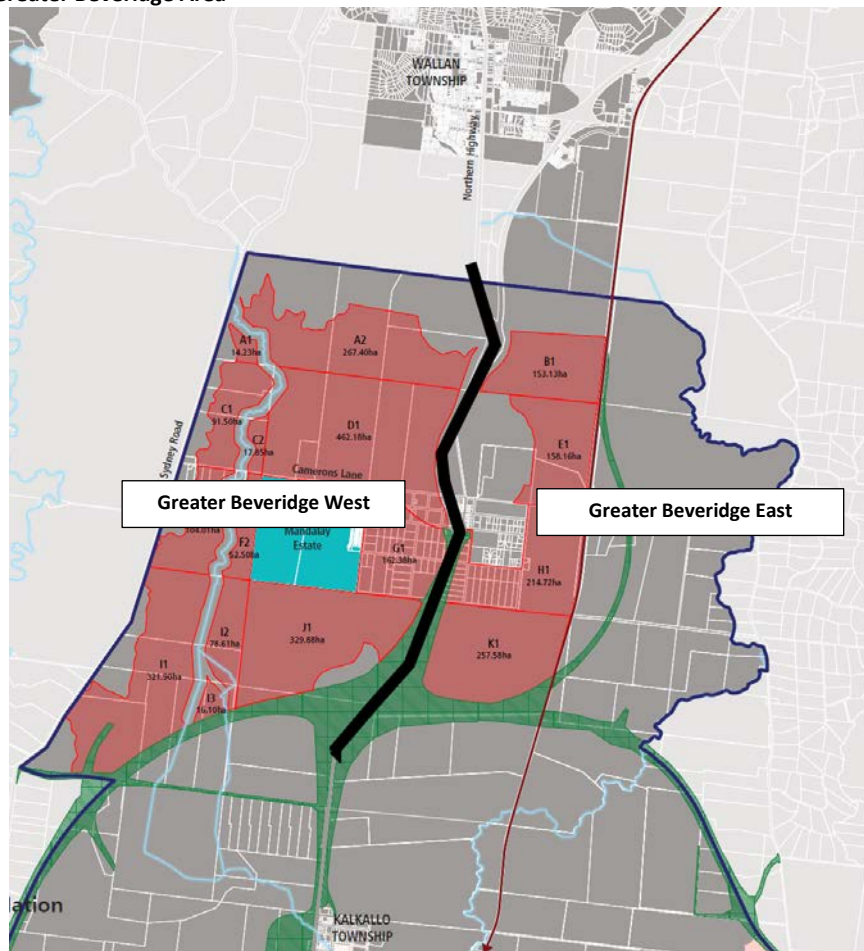
# **Part 1**

# **Greater Beveridge Planning Context**

## 2. Greater Beveridge & Development Assumptions

As Figure 1 shows that Greater Beveridge is defined for the purposes of this assessment as the new urban growth zone located north of the Outer Metropolitan Ring Road (OMR). The area can broadly be divided into two major zones divided by the Hume Highway (shown below as a black line). These zones are: 1) Beveridge East and 2) Beveridge West. Most of this land falls within the Shire of Mitchell. The Mandalay development is shown in blue and is located in the centre of Beveridge East.

**Figure 1 – Greater Beveridge Area**



Depending on the dwelling assumptions achieved (either 15 or 18 dwellings per hectare) table 1 below shows that Greater Beveridge may potentially yield anywhere from 29,000 to 34,000 homes, and generate a population ranging from 80,000 to 95,000 people.

**Table 1 – Greater Beveridge Development Assumptions**

	Beveridge West		Beveridge East		Greater Beveridge Total	
	Based on 15 Dwellings Per Ha	Based on 18 Dwellings Per Ha	Based on 15 Dwellings Per Ha	Based on 18 Dwellings Per Ha	Based on 15 Dwellings Per Ha	Based on 18 Dwellings Per Ha
Estimated Dwellings	20,755	24,498	7,982	9,579	28,737	34,077
Estimated Population	58,114	68,594	22,350	26,821	80,464	95,416

### 3. Principles of Community Infrastructure Provision in Urban Growth Areas

- Determining the scope of community infrastructure to provide – i.e. the types of services and facilities.
- Determining how much community infrastructure to provide – informed by the development of provision standards.
- Configuring community infrastructure effectively and efficiently – informed by service and facility models.
- Distributing community infrastructure in a spatially rational manner giving consideration to:
  - The nearest location (s) of the same facilities and services being proposed (refer to Appendix 1);
  - The typical catchment population of the service and / or facility;
  - Where most people live;
  - Accessibility by foot, bicycle, private vehicle or public transport; and
  - The proposed location of activity centres, natural and / or cultural assets.

### 4. Community Infrastructure Items & Hierarchy

Community infrastructure is a broad term encompassing numerous services, activities and facilities. The community infrastructure items selected for this assessment are based on those identified in the *Planning for Community Infrastructure in Growth Area Communities: Standards Project* (April 2008) prepared by ASR Research on behalf of the Shire of Melton and the Cities of Wyndham, Whittlesea, Casey and Hume. As illustrated in the “Standards” project, community infrastructure can very broadly be organised into a population catchment hierarchy that reflects both prevailing and desired future provision pattern outcomes for Melbourne’s Growth Areas. Table 2 below provides an indicative guide to the broad catchment sizes of certain infrastructure forms. The list of items is not necessarily exhaustive but useful for the purposes of this assessment.

**Table 2 - Community Infrastructure Hierarchy**

Population Catchment Hierarchy	Items	Hierarchy Type
Level 1 Up to 10,000 people	<ul style="list-style-type: none"> <li>• Government Primary Schools (including out of schools hours care)/Early Years Facility</li> <li>• Level 1 Council Community Centres/ Early Years Facility</li> <li>• Level 1 Active Open Space</li> <li>• Level 1 Passive Open Space (including level 1 playgrounds)</li> <li>• Long Day Child Care Centres</li> <li>• Social housing</li> </ul>	Lower Order
Level 2 Between 10 and 30,000 people	<ul style="list-style-type: none"> <li>• Government Secondary Colleges</li> <li>• Catholic Primary Schools</li> <li>• Level 2 indoor recreation centres</li> <li>• Level 2 Council Community Centres/Early Years Facility/Neighbourhood Houses</li> <li>• Low Order Tennis Facilities</li> <li>• Low Order Youth Facilities</li> <li>• Maternal &amp; Child Health (within every second level 1 early years facility)</li> <li>• Occasional Child Care (as part of every neighbourhood house and leisure centre)</li> <li>• Residential Aged Care</li> </ul>	Medium Order
Level 3 Between 30 and 60,000 people	<ul style="list-style-type: none"> <li>• Libraries</li> <li>• Aquatic Leisure Centres</li> <li>• Community Arts Centres</li> <li>• Catholic Secondary Colleges</li> <li>• Higher Order Active Open Space Reserves</li> <li>• Level 3 indoor recreation centres</li> <li>• High Order Tennis Facilities</li> <li>• Lawn Bowls Facility</li> <li>• High Order Dedicated Youth Facilities</li> <li>• Level 3 Council Community Centres</li> <li>• Level 2 Community-based health precincts (dedicated outreach health precinct sites)</li> <li>• Early Childhood Intervention Service</li> <li>• PAG facility</li> <li>• Delivered meals facility</li> <li>• Level 3 adventure playgrounds</li> <li>• Other independent schools</li> </ul>	Higher Order
Level 4 Total municipality	<ul style="list-style-type: none"> <li>• Main Council Civic Centre</li> <li>• Level 3 Community-based health precincts – Day hospitals that contain main or outreach Community Health Centre site (including Mental Health)</li> <li>• Synthetic athletics track</li> </ul>	
Level 5 Two or more municipalities	<ul style="list-style-type: none"> <li>• Highest Order Performing Arts Facility</li> <li>• Universities/TAFEs</li> <li>• Level 4 Community-based health precincts - Hospitals with community-based health services</li> <li>• Regional Parks</li> </ul>	



## 5. Proposed Community Infrastructure Provision Standards

Table 3 below shows the main community infrastructure provision ratios (and its source) used for the purposes of this assessment. It should be noted that these standards reflect what the ultimate needs of the community are, and what the PSP should accommodate, but not necessarily what the Development Contributions Plan (DCP) should fund.

The standards were developed from a variety of sources to assist with estimating both the demand for, and supply of community infrastructure within the PSP area. The sources of these standards include:

- *Precinct Structure Plan Guidelines* (PSP Guidelines), Growth Area Authority (2010);
- Planning for Community Infrastructure in Growth Areas (PCIGA), ASR Research (2008);
- Population and census data, and other survey data from sources such as the Australian Bureau of Statistics and the Australian Sports Commission;
- Municipal Strategies & Plans;
- Other indicative guidelines provided by State Government Departments (e.g. Department of Education & Early Childhood Development) and key non-Government agencies (e.g. the Catholic Education Office of the Melbourne Archdiocese), some of which are identified within the PCIGA report, but others were obtained during the course of the consultation process undertaken as part of the update.

**Table 3 - Description of Community Infrastructure Provision Ratios and Standards Used for the Assessment**

Community Infrastructure Category	Provision Ratio	Unit of Measure	Source of Standard
<b>Unencumbered Open Space Estimates</b>			
<i>All Local open Space</i>	10%	<i>of Net Developable Area</i>	GAA Precinct Structure Planning Guidelines
<i>Local Active open space</i>	6%	<i>of Net Developable Area</i>	GAA Precinct Structure Planning Guidelines
<i>Local Passive open Space</i>	4%	<i>of Net Developable Area</i>	GAA Precinct Structure Planning Guidelines
<i>District Active Open Space</i>	50,000	<i>People per 30 hectare reserve</i>	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>Indoor recreation facilities</b>			
<i>Indoor recreation centres / courts</i>	7,500	<i>Total population per court</i>	Hume City Leisure Strategy Plan 2006-2010
<i>Indoor recreation centres (land)</i>	12,000	<i>Total population per hectare</i>	GAA Precinct Structure Planning Guidelines
<i>Council aquatic / leisure centres</i>	60,000	<i>Total population per facility</i>	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>Outdoor playing fields / courts</b>			

Community Infrastructure Category	Provision Ratio	Unit of Measure	Source of Standard
<i>Cricket ovals</i>	4,800	<i>Total population per playing field</i>	Hume City Leisure Strategy Plan 2006-2010 <sup>1</sup>
<i>Football ovals</i>	4,800	<i>Total population per playing field</i>	Hume City Leisure Strategy Plan 2006-2010
<i>Lawn bowls</i>	10,000	<i>Total population per green</i>	Hume City Leisure Strategy Plan 2006-2010
<i>Outdoor netball courts</i>	3,500	<i>Total population per court</i>	ASR Research proposed standard in the absence of a Hume Standard
<i>Soccer fields</i>	5,000	<i>Total population per playing field</i>	Hume City Leisure Strategy Plan 2006-2010
<i>Tennis courts</i>	2,500	<i>Total population per court</i>	Hume City Leisure Strategy Plan 2006-2010
<b>Organised Sports Participation: People aged 15 +</b>			
<i>Aerobics / fitness</i>	8.2%	<i>% of people aged 15 years and over participating in organised sporting activity</i>	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
<i>Running</i>	1.9%	<i>% of people aged 15 years and over participating in organised sporting activity</i>	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
<i>Golf</i>	3.6%	<i>% of people aged 15 years and over participating in organised sporting activity</i>	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
<i>Tennis</i>	3.4%	<i>% of people aged 15 years and over participating in organised sporting activity</i>	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
<i>Basketball</i>	3.4%	<i>% of people aged 15 years and over participating in organised sporting activity</i>	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
<i>AFL</i>	4.1%	<i>% of people aged 15 years and over participating in organised sporting activity</i>	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
<i>Netball</i>	3.3%	<i>% of people aged 15 years and over participating in organised sporting activity</i>	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
<i>Cricket (outdoor)</i>	2.6%	<i>% of people aged 15 years and over participating in organised sporting activity</i>	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
<i>Yoga</i>	2.4%	<i>% of people aged 15 years and over participating in organised sporting activity</i>	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
<i>Football (outdoor)</i>	2.2%	<i>% of people aged 15 years and over participating in organised sporting activity</i>	Australian Sports Commission, Participation in Exercise, Recreation and Sport: Annual Report for States & Territories Victoria (2010)
<b>Organised Sports Participation: People aged 5 to 14</b>			
<i>Swimming</i>	22.5%	<i>% of people aged 5 to 14 years and over participating in organised sporting activity</i>	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009

<sup>1</sup> Hume City Council standards for sports specific provision have been used in the absence of standards yet to be developed by Mitchell Shire Council.

Community Infrastructure Category	Provision Ratio	Unit of Measure	Source of Standard
<i>Australian Rules football</i>	18.5%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
<i>Basketball</i>	13.8%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
<i>Tennis</i>	11.7%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
<i>Other organised sports</i>	9.7%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
<i>Netball (indoor and outdoor)</i>	9.4%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
<i>Cricket (outdoor)</i>	7.4%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
<i>Soccer (outdoor)</i>	6.0%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
<i>Martial arts</i>	5.5%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
<i>Gymnastics</i>	4.6%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
<i>Athletics, track and field</i>	4.2%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
<i>Soccer (indoor)</i>	3.2%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
<i>Hockey</i>	1.1%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
<i>Rugby league</i>	0.0%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
<i>At least one organised sport</i>	68.5%	% of people aged 5 to 14 years and over participating in organised sporting activity	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009
<i>Organised sports and/or dancing</i>	72.0%	% of people aged 5 to 14 years and over participating in organised	ABS (Cat. 4901.0 ) Children's Participation in Cultural and Leisure Activities, Australia, Apr 2009

Community Infrastructure Category	Provision Ratio	Unit of Measure	Source of Standard
		sporting activity	
<b>Kindergartens</b>			
% of 4 year olds participating in 4 year old Kindergarten	87%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Total number of enrolments in 4 year old sessional Kindergarten	90%	% of participating children (see above) enrolled at a Sessional Kindergarten service	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Number of Kindergarten rooms in current policy environment	75	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 75 enrolments per week	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Number of Kindergarten rooms when proposed policy changes are implemented	44	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 44 enrolments per week	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
% of 3 year olds participating in 3 year old activity groups	40%	% of 3 year olds participating in 3 year old activity groups	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Number of 3 year old activity groups per week	2	Number of 3 year old activity groups per week (based on 20 children per group, 2 sessions per week @ 3 hours per session)	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Number of rooms required to accommodate 3 year old activity groups	2	Based on 2 sessions per day, per room	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<b>Maternal &amp; Child Health</b>			
Number of MCH sessions per week	60	1 session per 60 children aged 0-3 years	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Number of MCH consulting units	10	Number of MCH consulting units required based on number of sessions per week (see above)	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Number of dual nurse facilities	6,000	Number of dwellings per dual nurse facility	ASR Research suggested provision standard to integrate with multipurpose community centre provision standards
<b>Playgroup</b>			
Number of 2 hr playgroup sessions per week	50	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	ASR Research constructed standard using actual participation data in various Growth Area Councils
<b>Early Childhood Intervention Services</b>			
Number of early childhood intervention sites	60,000	Total population per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>Community meeting spaces</b>			

Community Infrastructure Category	Provision Ratio	Unit of Measure	Source of Standard
Amount of sqms of community meeting space	30	Total number people per sqm of Council community meeting space	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<b>Occasional Child Care</b>			
Number of occasional child care places @ 1 place per 48 children aged 0-6 years	48	Total number people aged 0 to 6 years per licensed place	ASR Research constructed standard using actual Melbourne Metropolitan provision levels as a guide (2011). Data source - Register of Licensed Children's Services in Victoria (abbreviated at 3 March 2011)
Number of occasional child care centres	30	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed standard using provision models operating in Metropolitan Melbourne
<b>Long Day Child Care Centres</b>			
Number of Long Day Child Care places	6.8	Total number people aged 0 to 6 years per licensed place	ASR Research constructed standard using actual Melbourne Metropolitan provision levels as a guide (2011). Data source - Register of Licensed Children's Services in Victoria (abbreviated at 3 March 2011)
Number of Long Day Child Care centres	120	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed standard using provision models operating in Metropolitan Melbourne
<b>Neighbourhood Houses</b>			
Number of Neighbourhood Houses	9,000	Total number of dwellings per facility	ASR Research suggested provision standard to integrate with multipurpose community centre provision standards
<b>Planned Activity Group</b>			
Number of Planned Activity Group centres	60,000	Total population per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>Libraries</b>			
Number of library loans annum	3.7	Total loans per person	Annual Survey of Victorian Public Libraries 2009-2010 (Hume Data)
Number of library visits per annum	8.8	Total loans per person	Annual Survey of Victorian Public Libraries 2009-2010 (Hume Data)
Number of library facilities	60,000	Total population per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>Performing Arts Centres</b>			
Number of low order or Joint School / Community Performing Arts Facilities	18,000	Total dwellings per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
Number of Regional Performing Arts Facilities	400,000	Total population per facility	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>Education Enrolment &amp; Facility Estimates</b>			
Govt Specialist School	60,000	Total population per facility	Based on ASR Research calculation methodology
<b>Primary Schools</b>			
Govt Primary Enrolment	57.0%	% of 5-11 year old population	Based on City of Hume 2006 ABS Census Data
Catholic Primary Enrolment	20.0%	% of 5-11 year old	Based on City of Hume 2006 ABS Census Data

Community Infrastructure Category	Provision Ratio	Unit of Measure	Source of Standard
		<i>population</i>	
<i>Catholic Primary School</i>	5,000	<i>Total number of dwellings per facility</i>	Catholic Education Office
<i>Non Govt Primary Enrolment</i>	9.0%	<i>% of 5-11 year old population</i>	Based on City of Hume 2006 ABS Census Data
<i>Total Primary Enrolment</i>	86.0%	<i>% of 5-11 year old population</i>	Based on City of Hume 2006 ABS Census Data
<i>Govt Primary School</i>	3,000	<i>Total number of dwellings per facility</i>	Department of Education & Early Childhood Development
<b>Secondary Schools</b>			
<i>Govt Secondary Enrolment</i>	50.0%	<i>% of 12-17 year old population</i>	Based on City of Hume 2006 ABS Census Data
<i>Catholic Secondary Enrolment</i>	18.0%	<i>% of 12-17 year old population</i>	Based on City of Hume 2006 ABS Census Data
<i>Catholic Secondary School</i>	15,000	<i>Total number of dwellings per facility</i>	Catholic Education Office
<i>Non Gov Secondary Enrolment</i>	12.0%	<i>% of 12-17 year old population</i>	Based on City of Hume 2006 ABS Census Data
<i>Total Secondary Enrolment</i>	80.0%	<i>% of 12-17 year old population</i>	Based on City of Hume 2006 ABS Census Data
<i>Govt Secondary School</i>	9,000	<i>Total number of dwellings per facility</i>	Department of Education & Early Childhood Development
<b>Higher Education</b>			
<i>TAFE FT Enrolment</i>	5.0%	<i>% of 15-24 year old population</i>	Based on City of Hume 2006 ABS Census Data
<i>TAFE FT Enrolment</i>	0.4%	<i>% 25 + year old population</i>	Based on City of Hume 2006 ABS Census Data
<i>TAFE PT Enrolment</i>	4.0%	<i>% of 15-24 year old population</i>	Based on City of Hume 2006 ABS Census Data
<i>TAFE PT Enrolment</i>	1.0%	<i>% 25 + year old population</i>	Based on City of Hume 2006 ABS Census Data
<i>Uni FT Enrolment</i>	9.0%	<i>% of 15-24 year old population</i>	Based on City of Hume 2006 ABS Census Data
<i>Uni FT Enrolment</i>	0.3%	<i>% 25 + year old population</i>	Based on City of Hume 2006 ABS Census Data
<i>Uni PT Enrolment</i>	1.0%	<i>% of 15-24 year old population</i>	Based on City of Hume 2006 ABS Census Data
<i>Uni PT Enrolment</i>	1.0%	<i>% 25 + year old population</i>	Based on City of Hume 2006 ABS Census Data
<b>Justice &amp; Emergency Services</b>			
<b>Number of CFA sites</b>	50,000	<i>Total population per CFA site</i>	ASR Research suggested provision level for Growth Areas (2011)
<b>Number of Ambulance sites</b>	50,000	<i>Total population per Ambulance site</i>	ASR Research suggested provision level for Growth Areas (2011)
<b>Number of SES sites</b>	50,000	<i>Total population per SES site</i>	ASR Research suggested provision level for Growth Areas (2011)
<b>Number of Police station sites</b>	100,000	<i>Total population per Police site</i>	ASR Research suggested provision level for Growth Areas (2011)
<b>Law Courts</b>			
<i>Number of Courtrooms</i>	30,000	<i>Total population per Courtroom</i>	Department of Justice (2011)

Community Infrastructure Category	Provision Ratio	Unit of Measure	Source of Standard
<i>Number of Law Court Facilities</i>	400,000	<i>Total population per Law Court Facility</i>	ASR Research suggested provision level for Growth Areas (2011)
<b>Health Services</b>			
<b>Community Health Service Sites</b>			
<i>Number of Community Health service sites</i>	60,000	<i>Total population per Community Health service site</i>	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>Acute Health</b>			
<i>Number of public and private hospital beds</i>	3.8	<i>Number of public and private beds per 1,000 people</i>	Australian Institute of Health & Welfare, 2010. Australian hospital statistics 2008–09. AIHW cat. no. HSE 84
<i>Number of public hospital beds</i>	2.3	<i>Number of public beds per 1,000 people</i>	Australian Institute of Health & Welfare, 2010. Australian hospital statistics 2008–09. AIHW cat. no. HSE 84
<b>General Practices</b>	0.29	<i>Number of general practices per 1,000 people (Melbourne's Outer North West)</i>	Victorian Government, May 2011. Metropolitan Health Plan Technical Paper, page 88
<b>Resi. Aged Care &amp; HACC</b>			
<b>Residential Aged Care</b>			
<i>Number of High Care beds</i>	44	<i>Number of high care beds per 1000 people aged 70 years +</i>	Australian Government Planning Ratio (2007)
<i>Number of Low Care beds</i>	44	<i>Number of low care beds per 1000 people aged 70 years +</i>	Australian Government Planning Ratio (2007)
<i>Number of Community Aged Care Packages</i>	25	<i>Number of Community Aged Care Packages per 1000 people aged 70 years +</i>	Australian Government Planning Ratio (2007)
<b>HACC</b>			
<i>All people receiving HACC services</i>	4.9%	% All people receiving services at any time in 12 months (Victoria)	Australian Government Department of Health and Ageing (2009-2010), Ageing and Aged Care: Key Statistics - Programs
<i>People aged 70 Years and over receiving HACC services</i>	33.4%	% People aged 70 Years and over receiving services at any time in 12 months (Victoria)	Australian Government Department of Health and Ageing (2009-2010), Ageing and Aged Care: Key Statistics - Programs
<i>Number of Instances of HACC Assistance</i>	0.101	Number of Instances of Assistance (Victoria) per person	Australian Government Department of Health and Ageing (2009-2010), Ageing and Aged Care: Key Statistics - Programs

For the purposes of this scoping assessment these standards have been applied to the Greater Beveridge dwelling and population estimates. An indicative estimate of the amount community infrastructure required for each item is presented in Appendix 2 of this report. Again, it should be emphasised that these will not be the confirmed provision estimates of responsible agencies.



## 6 Community Infrastructure Hubs in Greater Beveridge

As with the population catchment hierarchy for various forms of community infrastructure, it is possible to classify different types of community infrastructure hubs, and the typical services and facilities they could include. These are described in Table 4 below.

**Table 4 – Indicative Community Hub Types**

<i>Hub Types</i>	<i>Typical Community Infrastructure Elements(not exhaustive)</i>
<b>Lower Order Hubs</b>	<ul style="list-style-type: none"> <li>- Govt. Primary School</li> <li>- Active Open Space Reserve AFL / Cricket / Soccer</li> <li>- A number of smaller passive open space reserves</li> <li>- A smaller scale Council community centre with early years services / meeting spaces</li> <li>- Private long day child care centres</li> </ul>
<b>Medium Order Hubs</b>	<ul style="list-style-type: none"> <li>- Govt. Primary / Secondary School / Catholic Primary School</li> <li>- Minor indoor recreation centre</li> <li>- Active Open Space Reserve Major Sports with tennis facility / lawn bowls etc</li> <li>- Major Council community centre with early years services / meeting spaces / adult education / youth / aged disability services functions</li> </ul>
<b>Higher Order Hubs</b>	<ul style="list-style-type: none"> <li>- Govt. Secondary School / Catholic Secondary School</li> <li>- Major indoor recreation centres</li> <li>- Aquatic / leisure centres</li> <li>- Libraries</li> <li>- Council administrative offices</li> <li>- Health</li> <li>- Higher education</li> <li>- Arts / cultural facilities</li> <li>- Higher order passive / active open space reserves</li> </ul>

In the context of the Greater Beveridge dwelling and population assumptions, the anticipated hub outcomes are summarised in Table 5 below. It should be noted that these are indicative and subject to change as each PSP is prepared.

**Table 5 – Potential Number & Type of Community Infrastructure Hubs to be established in Greater Beveridge**

	<b>Greater Beveridge West</b>		<b>Greater Beveridge East</b>		<b>Greater Beveridge Total</b>	
	<i>Based on 15 Dwellings Per Ha</i>	<i>Based on 18 Dwellings Per Ha</i>	<i>Based on 15 Dwellings Per Ha</i>	<i>Based on 18 Dwellings Per Ha</i>	<i>Based on 15 Dwellings Per Ha</i>	<i>Based on 18 Dwellings Per Ha</i>
<i>Estimated Dwellings</i>	20,755	24,498	7,982	9,579	28,737	34,077
<i>Estimated Population</i>	58,114	68,594	22,350	26,821	80,464	95,416
<b>Lower Order Hub</b>	<b>5</b>	<b>6</b>	<b>3</b>	<b>3</b>	<b>8</b>	<b>9</b>
<b>Medium Order Hubs</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>3</b>
<b>Higher Order Hubs</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>Total Number of Hubs</b>	<b>8</b>	<b>9</b>	<b>4</b>	<b>4</b>	<b>12</b>	<b>13</b>



# **Part 2**

## **Beveridge Central PSP & Mandalay Community Infrastructure Assessment**

## **7 Introduction to Part 2**

### **7.1 Background**

The following report provides a review of community infrastructure issues and requirements associated with the preparation of the Beveridge Central Precinct Structure Plan (PSP) area and a review of proposed community infrastructure provision in the Mandalay Estate.

### **7.2 Specific Assessment Objectives**

The specific objectives of this assessment were to:

1. Assess the implications of the proposed development scenario for the Beveridge Central PSP area on community infrastructure provision requirements, taking into account the demographic and community infrastructure profile characteristics of surrounding communities;
2. Propose a set of community infrastructure planning and design principles to guide provision over the course of the development of the Beveridge Central PSP area; and
3. Identify a detailed list of community infrastructure recommendations to help inform the final preparation of the Beveridge Central PSP.

### **7.3 Methodology**

The methodology for the assessment involved the following steps:

- Mapping existing and proposed community infrastructure in adjoining areas and assessing the capacity of these facilities to cater for demand arising from the Beveridge Central PSP and Mandalay development areas;
- Undertaking a quantitative and qualitative assessment of the community infrastructure required to serve the subject areas based on a population profile developed for the area and the application of community infrastructure planning standards;
- Consulting with key Council and non-Council stakeholders to confirm or amend community infrastructure requirements identified in the steps outlined above; and
- Preparing a detailed list of community infrastructure requirements for the subject areas.

## **7.4 Definition of Community Infrastructure**

For the purposes of this assessment community infrastructure is defined as both public and private, Council and non-Council facilities (e.g. buildings and ovals) likely to be required to support social services, programs, activities and accessibility to them (e.g. Kindergarten services, child care, community meetings, sporting competition, informal recreation and community transport etc).

# **8 Description of the Beveridge Central PSP area and Mandalay**

## **8.1 Beveridge Central PSP**

The Beveridge Central PSP area (“Subject Site”) incorporates land within the Urban Growth Zone in the Mitchell growth front and is an extension of the existing Beveridge Township. Beveridge Township itself (the Township Zone) does not form part of the precinct, however it will potentially be the focus of Council-led planning to encourage closer settlement at some point in the future. Therefore, the community infrastructure recommendations will need to have some regard for the potential for this future growth, as well as the degree to which the existing community infrastructure within the township is meeting current needs. The precinct itself is effectively split in half by the Hume Freeway, with the half to the east (including the existing Beveridge Township) abutting the recently approved Lockerbie North precinct, while the half to the west abuts the Mandalay development.

**Figure 2 – Beveridge Central PSP Subject Site**

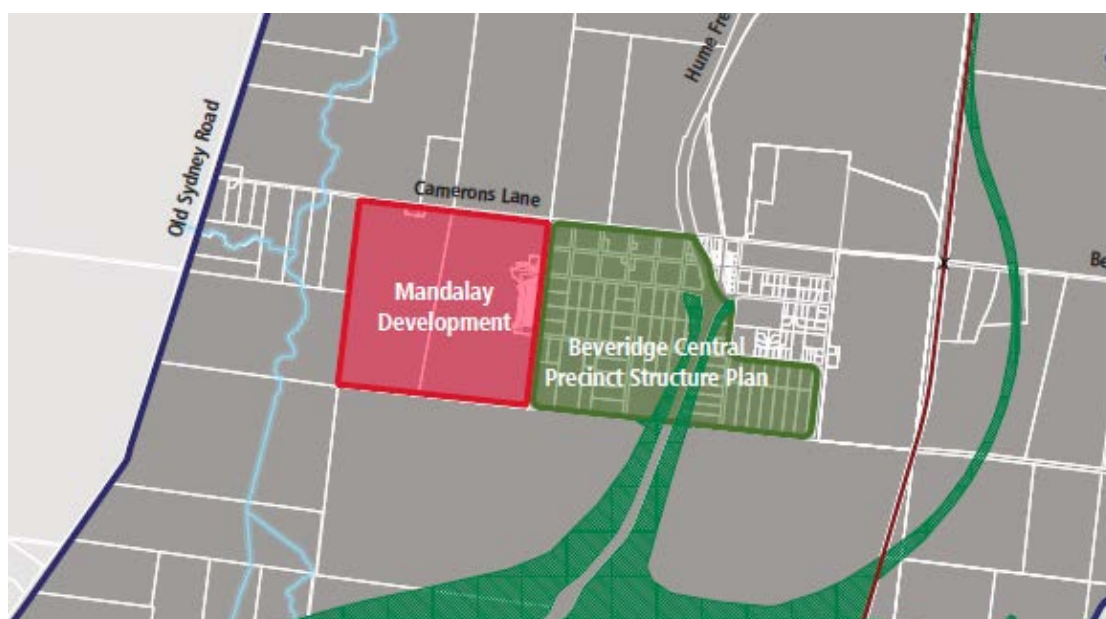
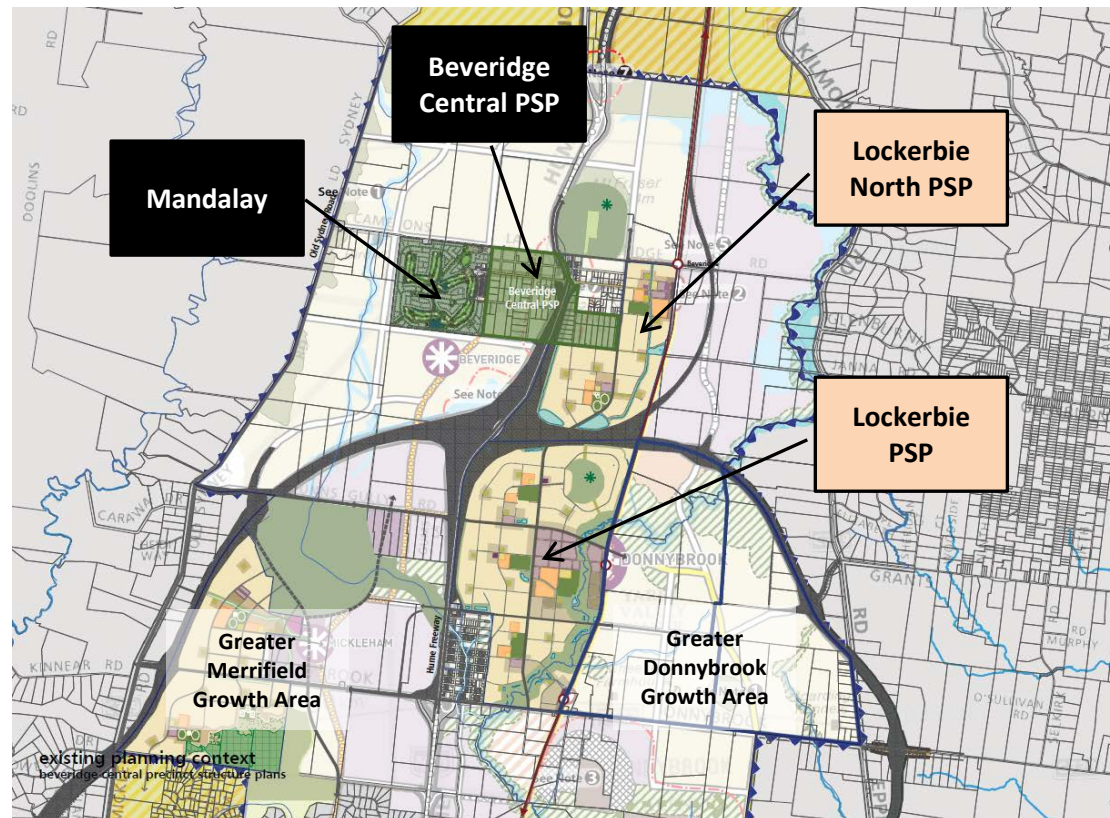


Figure 3 shows that the Beveridge Central PSP area is surrounded by the proposed growth area communities of greater Merrifield, Donnybrook and Beveridge, as well as the Lockerbie PSP area to the south.

**Figure 3 – Beveridge Central PSP / Mandalay in the Context of Surrounding Area**



## **8.2 Mandalay**

### **8.2.1 Mandalay Estate Planning Context**

The Mandalay Estate concept dates to the 1990s. The estate was initially intended to host a championship level golf course and associated functions and apartments along with general residential areas. To facilitate the development, the land was rezoned by the State Government in 1998 under the old format Mitchell Planning Scheme.

Since the introduction of the new format Planning Scheme in 1999, the land has been located within the Comprehensive Development Zone (CDZ), the purpose of which is to allow for uses and development in accordance with a specific Comprehensive Development Plan. The CDZ Schedule 2 contains tailored planning controls specifically for Mandalay. The associated (Beveridge) Comprehensive Development Plan (CDP) includes a detailed concept plan as well as a list of the



community and development infrastructure to be provided by the developer, along with other obligations.

The intentions for Mandalay have evolved since the 1990s. The central features of the most recent (2011) approved layout plan for the estate are a recreational golf course, 2,050 dwellings and some community facilities and retail. Mandalay is approximately 250 hectares in size. The first stages of the development are constructed and occupied. The golf course and further residential stages are under construction

The use and development of the land must be carried out generally in accordance with the Beveridge Comprehensive Development Plan.

The Comprehensive Development Plan comprises the concept plan (see Figure 2 below) and the Schedule which sets out facilities and services to be provided by the owner of the land and the thresholds at which point they can be provided.

The layout of the land as shown below must not be altered unless such alterations are to the satisfaction of the Responsible Authority.

**Figure 4 – Mandalay Concept Plan**



### 8.2.2 Mandalay Estate Community Infrastructure Obligations

The Mandalay Estate concept dates to the 1990s. The estate was initially intended to host a championship level golf course and associated functions and apartments along with general residential areas. To facilitate the development, the land was rezoned by the State Government in 1998 under the old format Mitchell Planning Scheme.

A Section 173 Agreement prepared for the development includes various community and open space obligations including:

- Multi-Purpose Community Hall;
- Infant Welfare Centre;
- Pre-School, including Child Care Facilities;
- Playground Facilities (5 in total);
- Provision for a Government Primary School site; and
- 10.2 hectares of unencumbered public open space consisting of:
  - 6.6 hectares of unencumbered parkland space; and
  - 4.6 hectares of unencumbered open space pedestrian linkages.

As part of the Agreement design briefs for the Mandalay Golf Course Community Centre components (i.e. the multipurpose community hall and infant welfare centre were prepared) were prepared. The documentation suggests that the spatial requirements indicated below assume two separate single storey buildings. However, it does go on to indicate that there may be efficiencies available in combining the two buildings in to one. Access, times of operation, security etc. should be considered. All Areas are gross building areas.

**Summary of spatial requirements for Mandalay Community Buildings**

<b>Building 1 - Multi Purpose Community Hall</b>	<b>m<sup>2</sup></b>
Multi Purpose Entrance / Waiting / Reception	40
Multi-purpose Hall	150
Hall Kitchen	20
Meeting Rooms	50
Public Toilets	40
Circulation & Stores	120
<b>Total for Building 1</b>	<b>420 m<sup>2</sup></b>

<b>Building 2 - Pre School and Infant Welfare</b>	<b>m<sup>2</sup></b>
Pre School and Infant Welfare Entrance / Waiting	30
<b>total for Pre School Centre</b>	<b>30 m<sup>2</sup></b>
<b>Pre School Centre</b>	
Kindergarten - x 2 rooms	300
Kinder Office - x 2 rooms	30 <i>(included)</i>
Kinder Store - x 2	20 <i>(included)</i>
Kinder Food Prep Area	10 <i>(included)</i>
Bathrooms - Kinder Dedicated	40
<b>total for Pre School Centre</b>	<b>340 m<sup>2</sup></b>
<b>External play areas</b>	<b>400 m<sup>2</sup></b>
<b>Infant Welfare Centre</b>	
Maternal & Child Health	120
Examination room 1	20 <i>(included)</i>
Examination room 2	20 <i>(included)</i>
Consultation	15 <i>(included)</i>
Waiting	20 <i>(included)</i>
Storeroom	15 <i>(included)</i>
Small Tea Prep	5 <i>(included)</i>
Toilet (to meet DDA requirements)	2 <i>(included)</i>
Circulation	23 <i>(included)</i>
<b>total for Maternal &amp; Child Health</b>	<b>120 m<sup>2</sup></b>
<b>Total for Building 2</b>	<b>490 m<sup>2</sup></b>

### 8.3 Lockerbie North PSP and DCP Apportionment

As part of the preparation of the DCP for the Lockerbie North PSP (located east of the Beveridge Central PSP) a 15% external apportionment was included in anticipation of the development of the eastern portion (i.e. east of the Hume Highway) of the Beveridge Central PSP. The specific community infrastructure only DCP items and the cost apportioned to Beveridge East are as follows:

1. OS01 – Northern Playing Fields – 8ha: 2 football/cricket ovals (\$2,536,200);
2. OS03 – Southern Playing Fields – 9.5ha: 2 football/cricket ovals, 2 netball courts, 6 tennis courts (\$3,298,200);
3. C02 – Northern Level 2 CC – land and construction (\$1,174,275);
4. C03 – Southern Level 1 CC – land and construction (\$820,800); and

5. C05 – Indoor Sports Centre – land (\$258,750);

These items total \$8,088,225.

## **9 Community Infrastructure Assessment Assumptions and Process**

This section provides an overview of the process used to undertake the community infrastructure assessment. The following summarises the assumptions and method by which both quantitative and qualitative considerations were used to assess the community infrastructure requirements of the Beveridge Central PSP area.

- The Mandalay development will yield a total of 2,050 dwellings (approximately 5,700 people) and has a Net Developable Area (NDA) of 157 hectares.
- The Beveridge Central PSP will yield an estimated 2,365 dwellings (approximately 6,600 people) and has an NDA of 197 hectares.
- Approximately 73% (1,718 dwellings / 4,809 people) of the Beveridge Central PSP residential population will be located in the western portion (i.e. west of the Hume Highway) and 27% (648 dwellings / 1,813 people) in the eastern portion;
- Beveridge Central (West) has an NDA of 143 hectares and Beveridge Central (East) has an NDA of 54 hectares.
- The combined areas of Mandalay and the Beveridge Central PSP will yield of a total of 4,415 dwellings (approximately 12,400 people);
- A single year age profile was developed for the full build-out population of the PSP area by applying the 2031 age structure of Beveridge (as per the *Shire of Mitchell's Population Forecasts* prepared by i.d. consulting Pty Ltd); and
- Community infrastructure provision standards (refer to Part 1, Section 5 of this assessment for more details) were then applied to the full build out population profile of the PSP area to inform the community infrastructure recommendations outlined in Section 6 of this report.

### **9.1 The Community Infrastructure Items Assessed**

Based on the community infrastructure hierarchy presented in Table 2 (Part 1) of this report, the Beveridge Central PSP area (estimated to yield approximately 6,600 people) will be at the mid to high range of a Level 1 catchment (i.e. covering lower order community infrastructure). However, this assessment also takes into account both likely additional residential communities and community



infrastructure provision in surrounding areas (Note: any future residential population within the surrounding area will be to future rezoning processes), and the likely locational attributes and roles of the Beveridge Central PSP in the context of this broader region. When this approach is taken it may be considered appropriate to include some higher order community infrastructure forms within the PSP area even though they may typically require a population threshold larger than that generated by the PSP area.

## **9.2 Community Infrastructure Demand and Supply Estimates for Beveridge Central**

The community infrastructure standards presented in Table 3 (Part 1) of this report were then applied to the projected dwelling and population yields for both Mandalay and the Beveridge Central PSP area (both Western and Eastern portions). Table 7 below provides estimates of the crude quantitative community infrastructure requirements generated by the PSP, both western and eastern portions, and the Mandalay development. ***It should be emphasised that the numbers indicated should not be interpreted as the final provision recommendation for the PSP area or Mandalay.*** Further qualitative analysis and consultation with relevant Council officers, service providers and State Government agencies is required before final provision strategies can be recommended.

Table 6 - Indicative Community Infrastructure Demands Generated by the Beveridge Central PSP

	Demand / Supply Estimates	Demand / Supply Estimates	Demand / Supply Estimates	Demand / Supply Estimates
	Mandalay	Beveridge Central PSP (West)	Beveridge Central PSP (East)	Total Beveridge Central PSP
<b>Assumptions</b>				
<i>Dwelling yield assumption</i>	2,050	1,718	648	2,365
<i>Population yield assumption</i>	5,700	4,809	1,813	6,662
<i>Net Developable Area (NDA) - hectares</i>	157	143	54	197
<b>Community Infrastructure Category</b>				
<b>Unencumbered Open Space Estimates</b>				
<i>All Local open Space</i>	16.8	14.3	5.4	19.7
<i>Local Active open space</i>	10.1	8.6	3.2	11.8
<i>Local Passive open space</i>	6.7	5.7	2.2	7.9
<i>District Active open space</i>	3.4	2.9	1.1	4.0
<b>Organised Sport Participation &amp; Facility Estimates</b>				
<i>Indoor facilities</i>				
<i>Indoor recreation centres / courts</i>	0.6	0.5	0.2	0.7
<i>Indoor recreation centres (land)</i>	0.5	0.4	0.2	0.6
<i>Council aquatic / leisure centres</i>	0.1	0.1	0.0	0.1
<i>Outdoor Sports</i>				
<i>Cricket ovals</i>	1.9	1.6	0.6	2.2
<i>Football ovals</i>	1.9	1.6	0.6	2.2
<i>Lawn bowls</i>	0.6	0.5	0.2	0.7

	<b>Demand / Supply Estimates</b>	<i>Demand / Supply Estimates</i>	<i>Demand / Supply Estimates</i>	<b>Demand / Supply Estimates</b>
	<b>Mandalay</b>	<i>Beveridge Central PSP (West)</i>	<i>Beveridge Central PSP (East)</i>	<b>Total Beveridge Central PSP</b>
<i>Outdoor netball courts</i>	1.6	1.4	0.5	1.9
<i>Soccer fields</i>	1.1	1.0	0.4	1.3
<i>Tennis courts</i>	2.9	2.4	0.9	3.3
<b>Organised Sports Participation</b>				
<i>Aerobics / fitness</i>	333	279	105	384
<i>Running</i>	77	65	24	89
<i>Golf</i>	146	123	46	169
<i>Tennis</i>	138	116	44	159
<i>Basketball</i>	138	116	44	159
<i>AFL</i>	167	140	53	192
<i>Netball</i>	134	112	42	155
<i>Cricket (outdoor)</i>	106	88	33	122
<i>Yoga</i>	97	82	31	112
<i>Football (outdoor)</i>	89	75	28	103
<i>Swimming</i>	251	211	79	290
<i>Australian Rules football</i>	207	173	65	238
<i>Basketball</i>	154	129	49	178
<i>Tennis</i>	131	109	41	151
<i>Other organised sports</i>	108	91	34	125
<i>Netball (indoor and outdoor)</i>	105	88	33	121
<i>Cricket (outdoor)</i>	83	69	26	95
<i>Soccer (outdoor)</i>	67	56	21	77

	Demand / Supply Estimates	Demand / Supply Estimates	Demand / Supply Estimates	Demand / Supply Estimates
	Mandalay	Beveridge Central PSP (West)	Beveridge Central PSP (East)	Total Beveridge Central PSP
Martial arts	61	51	19	71
Gymnastics	51	43	16	59
Athletics, track and field	47	39	15	54
Soccer (indoor)	36	30	11	41
Hockey	12	10	4	14
Rugby league	0	0	0	0
At least one organised sport	765	641	242	883
Organised sports and/or dancing	804	674	254	928
<b>Multipurpose Community Centre Component Analysis (see below)</b>				
<b>Kindergartens</b>				
% of 4 year olds participating in 4 year old Kindergarten	105	88	33	121
Total number of enrolments in 4 year old sessional Kindergarten	94	79	30	109
Number of Kindergarten rooms in current policy environment	1.3	1.1	0.4	1.4
Number of Kindergarten rooms when proposed policy changes are implemented	2.1	1.8	0.7	2.5
% of 3 year olds participating in 3 year old activity groups	46	39	15	54
Number of 3 year old activity groups per week	5	4	1	5
Number of rooms required to accommodate 3 year old activity groups	0.5	0.4	0.1	0.5

	<b>Demand / Supply Estimates</b>	<i>Demand / Supply Estimates</i>	<i>Demand / Supply Estimates</i>	<b>Demand / Supply Estimates</b>
	<b>Mandalay</b>	<i>Beveridge Central PSP (West)</i>	<i>Beveridge Central PSP (East)</i>	<b>Total Beveridge Central PSP</b>
<b>Maternal &amp; Child Health</b>				
<i>Number of MCH sessions per week</i>	7	6.2	2.3	8
<i>Number of MCH consulting units</i>	0.7	0.6	0.2	0.8
<i>Number of dual nurse facilities</i>	0.3	0.3	0.1	0.4
<b>Playgroup</b>				
<i>Number of 2 hr playgroup sessions per week</i>	9	7	3	10
<b>Early Childhood Intervention Services</b>				
<i>Number of early childhood intervention sites</i>	0.1	0.1	0.0	0.1
<b>Community meeting spaces</b>				
<i>Amount of sqms of community meeting space</i>	191	160	60	221
<b>Occasional Child Care</b>				
<i>Number of occasional child care places @ 1 place per 48 children aged 0-6 years</i>	17	14	5	19
<i>Number of occasional child care centres</i>	0.6	0.5	0.2	0.6
<b>Long Day Child Care Centres</b>				
<i>Number of Long Day Child Care places</i>	118	99	37	137
<i>Number of Long Day Child Care centres</i>	1.0	0.8	0.3	1.1
<b>Neighbourhood Houses</b>				
<i>Number of Neighbourhood Houses</i>	0.3	0.2	0.1	0.3
<b>Planned Activity Group</b>				
<i>Number of Planned Activity Group centres</i>	0.1	0.1	0.0	0.1
<b>Summary of Multipurpose Community Centre</b>				

	Demand / Supply Estimates	Demand / Supply Estimates	Demand / Supply Estimates	Demand / Supply Estimates
	Mandalay	Beveridge Central PSP (West)	Beveridge Central PSP (East)	Total Beveridge Central PSP
<b>Requirements</b>				
Amount of Local Multipurpose Community Centre Floor space (sqm)	1025	859	324	1183
Amount of District Multipurpose Community Centre Floor space (sqm)	123	103	39	142
<b>Libraries</b>				
Number of library loans annum	21,238	17793	6708	24,501
Number of library visits per annum	50,512	42,319	15,954	58,274
Number of library facilities	0.1	0.1	0.0	0.1
<b>Performing Arts Centres</b>				
Number of low order or Joint School / Community Performing Arts Facilities	0.1	0.1	0.0	0.1
Number of Regional Performing Arts Facilities	0.0	0.0	0.0	0.0
<b>Education Enrolment &amp; Facility Estimates</b>				
Govt Specialist School	0	0	0	0
Govt Primary Enrolment	468	392	148	539
Catholic Primary Enrolment	164	137	52	189
Catholic Primary School	0.4	0.4	0.1	0.5
Non Govt Primary Enrolment	74	62	23	85
Total Primary Enrolment	705	591	223	814
Govt Primary School	0.7	0.6	0.2	0.8
Govt Secondary Enrolment	275	231	87	318
Catholic Secondary Enrolment	99	83	31	114

	Demand / Supply Estimates	Demand / Supply Estimates	Demand / Supply Estimates	Demand / Supply Estimates
	Mandalay	Beveridge Central PSP (West)	Beveridge Central PSP (East)	Total Beveridge Central PSP
Catholic Secondary School	0	0	0	0
Non Gov Secondary Enrolment	66	55	21	76
Total Secondary Enrolment	440	369	139	508
Govt Secondary School	0	0	0	0
TAFE FT Enrolment	36	30	11	41
TAFE FT Enrolment	13	11	4	15
TAFE PT Enrolment	28	24	9	33
TAFE PT Enrolment	34	28	11	39
Uni FT Enrolment	64	54	20	74
Uni FT Enrolment	10	8	3	12
Uni PT Enrolment	7	6	2	8
Uni PT Enrolment	34	28	11	39
<b>Police &amp; Emergency Services</b>				
Number of CFA sites	0.1	0.1	0.0	0.1
Number of Ambulance sites	0.1	0.1	0.0	0.1
Number of SES sites	0.1	0.1	0.0	0.1
Number of Police station sites	0.1	0.0	0.0	0.1
<b>Law Courts</b>				
Number of Courtrooms	0.2	0.2	0.1	0.2
Number of Law Court Facilities	0.0	0.0	0.0	0.0
<b>Health Services</b>				
Community Health Service Sites				

	Demand / Supply Estimates	Demand / Supply Estimates	Demand / Supply Estimates	Demand / Supply Estimates
	Mandalay	Beveridge Central PSP (West)	Beveridge Central PSP (East)	Total Beveridge Central PSP
Number of Community Health service sites	0.1	0.1	0.0	0.1
<b>Acute Health</b>				
Number of public and private hospital beds	22	18	7	25
Number of public hospital beds	13	11	4	15
<b>General practices</b>				
Number of general practices	1.7	1.4	0.5	1.9
<b>Residential Aged Care &amp; HACC</b>				
<b>Residential Aged Care</b>				
Number of High Care beds	10	8	3	11
Number of Low Care beds	10	8	3	11
Number of Community Aged Care Packages	6	5	2	6
<b>HACC</b>				
All people receiving HACC services	281	236	89	324
People aged 70 Years and over receiving HACC services	74	62	23	85
Number of Instances of HACC Assistance	580	486	183	669



### 9.3 Comparison of Community Infrastructure Demand and Supply Estimates for Mandalay and the Current Section 173 Agreement

Table 7 below compares the community infrastructure demand / supply estimates for Mandalay with its current Section 173 obligations. Where applicable, the table also summarises potential response options to be considered by the Mitchell Shire Council, the GAA and other relevant stakeholders.

**Table 7 – Discussion of Community Infrastructure Impacts for Each Sub-Area**

	Demand / Supply Estimates	Current Mandalay Obligations	Potential Response Options
	Using Current Standards / Estimate Measures	Current Section 173 Agreement	
<b>All Unencumbered Open Space</b>	<ul style="list-style-type: none"> <li>16.78hectares<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>10.2 hectares</li> </ul>	<ul style="list-style-type: none"> <li>Overall unencumbered public open space obligation fall approximately 6.6 hectares short of current standards. However, it should be noted that there is also approximately 15.2 hectares of encumbered open space set aside for mostly passive, linear open space purposes.</li> </ul>
<i>Local Active Outdoor Open Space (a sub-component of all unencumbered public open space)</i>	<ul style="list-style-type: none"> <li>10.1 hectares</li> </ul>	<ul style="list-style-type: none"> <li>Not specified (however, within the concept plan, there is provision for a larger public open space reserve of approximately 3 hectares).</li> <li>The provision of conventional active open space within Mandalay (excluding the Golf Course) appears to be the biggest gap in terms of the community infrastructure obligations stipulated in the current Section 173 Agreement. The current unspecified 3 hectare site that has the most potential to be used as a sporting field, has no embellishment obligations tied to it (i.e. there is no requirement for the developer to construct a playing field (s) or construct a sporting pavilion and associated amenities such as car parking.</li> </ul>	<ul style="list-style-type: none"> <li>Negotiate with developer one or more of the following options: <ol style="list-style-type: none"> <li>Contribute to the development of single oval (junior size) with associated amenities such as a sporting pavilion and car parking within Mandalay;</li> <li>Make a financial contribution toward the acquisition of land for active open space at an off-site location such as the Beveridge Central PSP;</li> <li>Make a financial contribution toward the development of an off-site active open space reserve proposed for the Beveridge Central PSP; or</li> <li>A combination of options 2 &amp; 3 above.</li> </ol> </li> </ul>

<sup>2</sup> Estimate calculated based on a Net Developable Area (NDA) that excludes land allocated for the Mandalay Golf Course and encumbered open space.

	Demand / Supply Estimates	Current Mandalay Obligations	Potential Response Options
	Using Current Standards / Estimate Measures	Current Section 173 Agreement	
<b>Indoor facilities</b>	<ul style="list-style-type: none"> <li>Equivalent to 10% of the catchment for an indoor leisure centre precinct.</li> </ul>	<ul style="list-style-type: none"> <li>No provision for an on-site indoor leisure centre precinct, or a financial contribution toward an off-site precinct. This is understandable given the relatively small population yield of Mandalay and its approval prior to the release of the Growth Corridor Plan.</li> </ul>	<ul style="list-style-type: none"> <li>One of the two most significant off-site items recommended by this assessment is for a Council aquatic leisure centre located on 3 hectares of land at a location yet to be determined (Mitchell Shire Council is about to commission an Aquatics Strategy for the municipality that will provide guidance on this matter).</li> <li>This facility is being established on the basis of a core population catchment of 60,000 people.</li> <li>On this basis, Mandalay accounts for 10% of the catchment for this facility.</li> <li>The DCP should identify a financial contribution for the land acquisition of this facility.</li> </ul>
<b>Outdoor Sports</b>	<ul style="list-style-type: none"> <li>10.1 hectares. This approximately equates to one large reserve accommodating two ovals and a six-court tennis facility.</li> </ul>	<ul style="list-style-type: none"> <li>Excluding the Mandalay Golf Course (golf courses are not generally included in active open space calculation requirements or supply levels when assessing development applications), the Section 173 Agreement makes no provision for the “development “ (i.e. the construction of playing fields, construction of a sporting pavilion and associated amenities such as car parking) of active open space infrastructure. However, a small amount of land (approximately 3 hectares) does appear to be available for either junior sport or a single sporting field (e.g. 1 soccer field or a small Australian Rules / Cricket oval).</li> </ul>	<ul style="list-style-type: none"> <li>Accept current Section 173 Agreement in light of the Mandalay Golf Course development, despite this form of recreation infrastructure not being traditionally classified as an active open space contribution.</li> <li>If possible, renegotiate with developers of Mandalay, funding for the development of the relatively small amount of active open space reserve that currently exists within the Concept Plan (i.e. playing field, pavilion car parking etc.)</li> <li>Allocate additional land within the Beveridge Central (West) PSP to compensate for shortfalls within Mandalay.</li> </ul>
<b>Multipurpose Community Centre Component Analysis (see below)</b>	<ul style="list-style-type: none"> <li>Refer to elements below.</li> </ul>	<ul style="list-style-type: none"> <li>Agreement provides for a 910 square metre multipurpose community centre consisting of general hall space, 2 Kindergarten rooms and 2 MCH consulting units.</li> </ul>	<ul style="list-style-type: none"> <li>Accept Mandalay community centre facility and land obligations as currently stated in Section 173 Agreement, and construct an additional, but separate facility within the Beveridge Central (West) PSP to meet the demands generated by the PSP.</li> <li>Increase land area allocation for Mandalay community centre site from present 0.5 ha (approx.) to 0.8 ha in order to accommodate more facility space generated by additional early demand from Beveridge Central (West) PSP, until such time as a new facility is required within the Beveridge Central PSP (e.g. at 1,000 occupied lots).</li> <li>Renegotiate with developers of Mandalay to provide a financial contribution only toward a new facility within the Beveridge Central (West) PSP, as an alternative to provision within Mandalay (both facility and land).</li> <li>Allocate all community centre funding (land and construction) from the Beveridge Central</li> </ul>

	Demand / Supply Estimates	Current Mandalay Obligations	Potential Response Options
	Using Current Standards / Estimate Measures	Current Section 173 Agreement	
			(West) PSP toward the present proposed community centre site within Mandalay.
<b>Kindergartens</b>	<ul style="list-style-type: none"> <li>Equivalent to 2 Kindergarten rooms being used at close to full capacity for both four year old and some 3 year old Kindergarten provision.</li> </ul>	<ul style="list-style-type: none"> <li>Allows for 2 Kindergarten rooms, which would allow 4 and 3 year old demand to be met</li> </ul>	<ul style="list-style-type: none"> <li>Retain Mandalay Kindergarten provision obligation to meet needs of Mandalay only. Kindergarten demand from the adjacent Beveridge Central (West) PSP would need to be met by a separate facility or by providing additional capacity at Mandalay (at least 1 to 2 additional rooms).</li> </ul>
<b>Maternal &amp; Child Health</b>	<ul style="list-style-type: none"> <li>Equivalent to 1 MCH consulting unit being used 70% of the week</li> </ul>	<ul style="list-style-type: none"> <li>Allows for 2 MCH consulting units, more than double the current demand estimate.</li> </ul>	<ul style="list-style-type: none"> <li>Retain the 2-room MCH model at Mandalay and allow future demand from adjacent Beveridge Central (West) PSP to be absorbed by Mandalay facility.</li> <li>Could reconfigure current indicative building design concept to increase floor area for Kindergarten at the expense of 1 MCH consulting unit.</li> </ul>
<b>Playgroup</b>	<ul style="list-style-type: none"> <li>Equivalent to 9 x 2-hour sessions of playgroup per week being conducted.</li> </ul>	<ul style="list-style-type: none"> <li>No reference to meeting playgroup demand within the Section 173 Agreement. However, because playgroups are essentially an unregulated, informal activity, they can operate from a variety of settings. There is scope within the present proposed Mandalay community facility for playgroups to operate (e.g. from within the general community hall space).</li> </ul>	<ul style="list-style-type: none"> <li>No change recommended.</li> </ul>
<b>Community meeting spaces</b>	<ul style="list-style-type: none"> <li>Approximately 120 square metres of general community space.</li> </ul>	<ul style="list-style-type: none"> <li>Makes provision for a 420 square metre community hall component, significantly more than the demand estimate.</li> </ul>	<ul style="list-style-type: none"> <li>No change recommended.</li> </ul>
<b>Occasional Child Care</b>	<ul style="list-style-type: none"> <li>Equivalent to a 15 to 20 place occasional child care centre.</li> </ul>	<ul style="list-style-type: none"> <li>No occasional child care facility is incorporated into proposed Mandalay community centre.</li> </ul>	<ul style="list-style-type: none"> <li>Within the context of the study area, occasional child care provision is best considered in association with the possible establishment of a Neighbourhood House type service as a part of a potential additional community centre proposed for the Beveridge Central (West) PSP.</li> </ul>
<b>Long Day Child Care Centres</b>	<ul style="list-style-type: none"> <li>Equivalent to a large 120 place long day child care centre.</li> </ul>	<ul style="list-style-type: none"> <li>No long day child care facility is incorporated into proposed Mandalay community centre. However, this does not exclude the possibility of a private provider establishing a facility within the development.</li> </ul>	<ul style="list-style-type: none"> <li>Encourage the developers of Mandalay to seek expressions of interest for a private long day child care centre to be established within the development. However, proposed provision strategies within Beveridge Central (West) PSP will also need to be considered.</li> </ul>

	Demand / Supply Estimates	Current Mandalay Obligations	Potential Response Options
	Using Current Standards / Estimate Measures	Current Section 173 Agreement	
<b>Neighbourhood Houses</b>	<ul style="list-style-type: none"> <li>Equivalent to approximately 25 to 30% of the catchment of one Neighbourhood House.</li> </ul>	<ul style="list-style-type: none"> <li>No occasional Neighbourhood House facility is incorporated into proposed Mandalay community centre.</li> </ul>	<p>Within the context of the study area, Neighbourhood House type services are best considered as part of one of the following two options:</p> <ul style="list-style-type: none"> <li>An expansion to the existing proposed Mandalay community centre; or</li> <li>In association with the possible establishment of an additional community centre in the Beveridge Central (West) PSP.</li> </ul>
<b>Planned Activity Group</b>	<ul style="list-style-type: none"> <li>Equivalent to approximately 10% of the catchment for a PAG facility.</li> </ul>	<ul style="list-style-type: none"> <li>No provision for an on-site PAG facility, or a financial contribution toward an off-site library facility. This is understandable given the relatively small population yield of Mandalay and its approval prior to the release of the Growth Corridor Plan.</li> </ul>	<ul style="list-style-type: none"> <li>No change recommended.</li> <li>Mitchell Council to determine its long term PAG facility needs in the context of the Greater Beveridge Growth Corridor.</li> </ul>
<b>Libraries</b>	<ul style="list-style-type: none"> <li>Equivalent to 10% of the catchment for branch library facility.</li> </ul>	<ul style="list-style-type: none"> <li>No provision for an on-site Library facility, or a financial contribution toward an off-site library facility. This is understandable given the relatively small population yield of Mandalay and its approval prior to the release of the Growth Corridor Plan.</li> </ul>	<ul style="list-style-type: none"> <li>One of the two most significant off-site items recommended by this assessment is for a higher order Council community centre that includes a Library, multipurpose community centre and community health service located on 2 hectares of land within the proposed Major Town Centre to be located in PSP 1061.</li> <li>Both these higher order community infrastructure items are being established on the basis of having core population catchments of 60,000 people.</li> <li>On this basis, Mandalay accounts for 10% of the catchment for these two community infrastructure items.</li> <li>The DCP should identify a financial contribution for the land acquisition of both these community infrastructure proposals.</li> </ul>
<b>Performing Arts Centres</b>	<ul style="list-style-type: none"> <li>Equivalent to approximately 10% of the catchment for a lower order joint school / community facility.</li> </ul>	<ul style="list-style-type: none"> <li>No provision for an on-site performing arts facility, or a financial contribution toward an off-site facility. This is understandable given the relatively small population yield of Mandalay and its approval prior to the release of the Growth Corridor Plan.</li> </ul>	<ul style="list-style-type: none"> <li>No change recommended.</li> <li>Mitchell Council to determine its long term Performing Arts facility needs in the context of the Greater Beveridge Growth Corridor.</li> </ul>
<b>Government Education Facilities</b>	<ul style="list-style-type: none"> <li>Equivalent to 70% of the catchment of a Government Primary School.</li> </ul>	<ul style="list-style-type: none"> <li>The Mandalay Concept Plan makes provision for a Government Primary School site. This provision strategy made sense prior to the release of the Growth Corridor Plan, but now</li> </ul>	<ul style="list-style-type: none"> <li>DEECD no longer supports provision for a Government Primary School within Mandalay given State Government approval of the Growth Corridor Plan.</li> <li>DEECD's preferred location for a Government Primary School is the Beveridge Central (West) PSP, which will also service the needs of Mandalay.</li> <li>DEECD's decision provides an opportunity for a non-government education provider to occupy</li> </ul>

	Demand / Supply Estimates	Current Mandalay Obligations	Potential Response Options
	Using Current Standards / Estimate Measures	Current Section 173 Agreement	
		requires review given the proposed urban development for the area surrounding Mandalay.	the site previously earmarked for a Government Primary School site. The preferred alternative is a Catholic Primary School, based on an expressed interest from the Catholic Education Office (Catholic Archdiocese of Melbourne) to establish a facility within the general vicinity.
<b>Catholic Education Facilities</b>	<ul style="list-style-type: none"> <li>Equivalent to 40% of the catchment of a Catholic Primary School.</li> </ul>	<ul style="list-style-type: none"> <li>The Mandalay Concept Plan makes no provision for an on-site non-Government primary school site</li> </ul>	<ul style="list-style-type: none"> <li>The Catholic Education Office (Catholic Archdiocese of Melbourne) has expressed a formal interest in establishing a Catholic Primary School within either the Beveridge Central (West) PSP or Mandalay, subject to further discussions with the GAA and the developers of Mandalay.</li> <li>As indicated above, DEECD no longer supports provision for a Government Primary School within Mandalay given State Government approval of the Growth Corridor Plan.</li> <li>DEECD's decision provides an opportunity for a non-government education provider to occupy the site previously earmarked for a Government Primary School site. The preferred alternative is a Catholic Primary School.</li> </ul>
<b>Police &amp; Emergency Services</b>	<ul style="list-style-type: none"> <li>Provision benchmarks / ratios for Police and emergency services are not sufficiently developed to confidently indicate what the future needs of Mandalay and surrounding urban communities should be. Ongoing dialogue with these agencies is still required to determine future provision strategies. This process is currently being facilitated by the GAA.</li> </ul>	<ul style="list-style-type: none"> <li>There is no provision for police and emergency services within the Mandalay Concept Plan.</li> </ul>	<ul style="list-style-type: none"> <li>GAA to continue dialogue with all major Police and emergency service agencies to determine their short, medium and long term plans for the Greater Beveridge Growth Corridor, and how that will impact on all future PSP's.</li> </ul>
<b>Law Courts</b>	<ul style="list-style-type: none"> <li>Provision benchmarks / ratios for law courts / judicial services are not sufficiently developed to confidently indicate what the future needs of Mandalay and surrounding urban communities should be. Ongoing dialogue with the department of Justice is still required to determine future provision strategies. This process is currently being facilitated by the GAA.</li> </ul>	<ul style="list-style-type: none"> <li>There is no provision for law courts / judicial services within the Mandalay Concept Plan. The need for such a service (s) in this location will not likely be a priority given the absence of a proposed Major Town Centre.</li> </ul>	<ul style="list-style-type: none"> <li>GAA to continue dialogue with the Department of Justice to determine their short, medium and long term plans for the Greater Beveridge Growth Corridor, and how that will impact on all future PSP's.</li> </ul>
<b>Health Services</b>	<ul style="list-style-type: none"> <li>Equivalent to 10% of the catchment of a community health service centre</li> </ul>	<ul style="list-style-type: none"> <li>In conjunction with development of commercial precinct-when 600 lots</li> </ul>	<ul style="list-style-type: none"> <li>Accept Section 173 Agreement as currently stands, despite these types of private health services not being typical development contribution items.</li> </ul>

	Demand / Supply Estimates	Current Mandalay Obligations	Potential Response Options
	Using Current Standards / Estimate Measures	Current Section 173 Agreement	
	site. <ul style="list-style-type: none"> <li>Equivalent to generating sufficient demand for 1 to 2 general practices</li> </ul>	sold. In or adjacent to commercial precinct. Accommodation for visiting doctor and other health care professionals	<ul style="list-style-type: none"> <li>Explore opportunities for accommodating visiting / outreach community health services within a new facility to be potentially built within the Beveridge Central (West) PSP.</li> </ul>
<b>Residential Aged Care</b>	<ul style="list-style-type: none"> <li>Equivalent to a very small, and most likely unviable, residential aged care facility offering both low and high care beds.</li> </ul>	<ul style="list-style-type: none"> <li>Not a Section 173 Agreement requirement as such, but a site is loosely identified within the concept plan ("integrated housing").</li> </ul>	<ul style="list-style-type: none"> <li>Given the scale of urban development surrounding Mandalay, unanticipated at the time of Mandalay's original planning approval, the site is potentially even more attractive as an integrated residential aged care location. This should be further discussed with the developers of Mandalay.</li> </ul>

## 9.4 Summary of Implications of the Community Infrastructure Demand and Supply Estimates on the Beveridge Central PSP

Table 8 below summarises the implications of the community infrastructure demand and supply estimates on the Beveridge Central PSP (East & West).

**Table 8 – Discussion of Community Infrastructure Impacts for the Beveridge Central PSP (West & East)**

	Beveridge Central PSP (West)	Beveridge Central PSP (East)	Discussion of Implications
<b>Unencumbered Open Space Estimates</b>	<ul style="list-style-type: none"> <li>14.3 hectares</li> </ul>	<ul style="list-style-type: none"> <li>5.4 hectares</li> </ul>	Refer below for details about the implications for specific components of the open space system.
<i>Local passive open space &amp; linear trails</i>	<ul style="list-style-type: none"> <li>5.7 hectares</li> </ul>	<ul style="list-style-type: none"> <li>2.2 hectares</li> </ul>	<ul style="list-style-type: none"> <li>Ensure local parks are within 400 metre safe walking distance of 95% all dwellings. Ensure Beveridge Central PSP (East and West) has a total unencumbered passive open space supply approximating to 6 hectares in the Western portion and 2 hectares in the Eastern portion.</li> <li>The size of each passive open space within the Western portion of the PSP should vary from one another, but generally range from 0.7 to 1.2 ha in size, but potentially smaller (+ / - 0.4 ha) if associated with an activity centre.</li> <li>Because of its relatively small size this assessment recommends that the Eastern portion of the PSP be established with one large 2 hectare (approximately) passive open space reserve, sufficient to cater for informal for sporting / recreation activity.</li> <li>Ensure linear parks and trails are within 1 kilometre of 95% of all dwellings, and linked to key community infrastructure hubs (e.g. schools, community centres and sporting fields), activity centres, the adjoining Mandalay development, the proposed Lockerbie North PSP and other surrounding areas and assets.</li> </ul>
<i>Local active open Space</i>	<ul style="list-style-type: none"> <li>8.6 hectares</li> </ul>	<ul style="list-style-type: none"> <li>3.2 hectares</li> </ul>	<p>Because of the need to establish multiple playing field reserves (i.e. two or more playing fields per reserve) this assessment recommends the following configuration:</p> <ul style="list-style-type: none"> <li>Establish a 9.5 hectare active recreation reserve in Beveridge Central (West) PSP, accommodating 2 AFL / Cricket ovals (with pavilion and car parking) and a 6 court tennis facility (with pavilion and car parking).</li> </ul> <p>In relation to the Beveridge Central (East) portion of the PSP, this sub-catchment is required to provide a financial contribution toward the following outdoor sporting DCP items identified within the Lockerbie North PSP:</p> <ul style="list-style-type: none"> <li>OS01 – Northern Playing Fields – 8ha: 2 football/cricket ovals (\$2,536,200); and</li> <li>OS03 – Southern Playing Fields – 9.5ha: 2 football/cricket ovals, 2 netball courts, 6 tennis courts (\$3,298,200).</li> </ul> <p>Therefore, no additional active open space is recommended for Beveridge Central (East).</p>

	Beveridge Central PSP (West)	Beveridge Central PSP (East)	Discussion of Implications
<i>District active open Space</i>	<ul style="list-style-type: none"> <li>2.9 hectares</li> </ul>	<ul style="list-style-type: none"> <li>1.1 hectares</li> </ul>	<ul style="list-style-type: none"> <li>Within the Mitchell, Hume, Whittlesea growth corridor, a financial contribution toward the acquisition of land (but not its development) for district level active open space has been identified as a priority and should be included within each PSP's DCP.</li> <li>This has been calculation on the basis of a PSP's percentage share of a 50,000 population catchment establishment for a 30 hectare district active open space reserve.</li> </ul>
<b>Indoor facilities</b>	<ul style="list-style-type: none"> <li>Equivalent to 8% of the catchment for an indoor leisure centre precinct.</li> </ul>	<ul style="list-style-type: none"> <li>Equivalent to 3% of the catchment for an indoor leisure centre precinct.</li> </ul>	<ul style="list-style-type: none"> <li>One of the two most significant off-site items recommended by this assessment is for a Council aquatic leisure centre located on 3 hectares of land at a location yet to be determined (Mitchell Shire Council is about to commission an Aquatics Strategy for the municipality that will provide guidance on this matter).</li> <li>This facility is being established on the basis of a core population catchment of 60,000 people.</li> <li>On this basis, the entire Beveridge Central PSP accounts for 11% of the catchment for this facility.</li> <li>The DCP should identify a financial contribution for the land acquisition of this facility.</li> </ul> <p>The Beveridge Central (East) component of the PSP is required to provide a financial contribution toward the following DCP item identified within the Lockerbie North PSP:</p> <ul style="list-style-type: none"> <li>C05 – Indoor Sports Centre – land.</li> </ul>
<b>Outdoor Sports</b>	<ul style="list-style-type: none"> <li>8.6</li> </ul>	<ul style="list-style-type: none"> <li>3.2</li> </ul>	<ul style="list-style-type: none"> <li>Accept current Section 173 Agreement in light of the Mandalay Golf Course development, despite this form of recreation infrastructure not being traditionally classified as an active open space contribution.</li> <li>If possible, renegotiate with developers of Mandalay, funding for the development of the relatively small amount of active open space reserve that currently exists within the Concept Plan (i.e. playing field, pavilion car parking etc.)</li> <li>Allocate additional land within the Beveridge Central (West) PSP to compensate for shortfalls within Mandalay.</li> </ul> <p>In relation to the Beveridge Central (East) portion of the PSP, this sub-catchment is required to provide a financial contribution toward the following outdoor sporting DCP items identified within the Lockerbie North PSP:</p> <ul style="list-style-type: none"> <li>OS01 – Northern Playing Fields – 8ha: 2 football/cricket ovals (\$2,536,200); and</li> <li>OS03 – Southern Playing Fields – 9.5ha: 2 football/cricket ovals, 2 netball courts, 6 tennis courts (\$3,298,200);</li> </ul>
<b>Multipurpose Community Centre Component Analysis (see below)</b>	<ul style="list-style-type: none"> <li>Refer to elements below.</li> </ul>	<ul style="list-style-type: none"> <li>Refer to elements below.</li> </ul>	<p>In relation to multipurpose community centre provision for the Mandalay &amp; Beveridge Central (West) PSP the following provision strategy options have been identified:</p> <ul style="list-style-type: none"> <li>Increase land area allocation for Mandalay community centre site from present 0.5 ha (approx.) to 0.8 ha in order to accommodate more facility space generated by additional early demand from Beveridge Central (West) PSP, until such time as a new facility is required within</li> </ul>



	Beveridge Central PSP (West)	Beveridge Central PSP (East)	Discussion of Implications
			<p>the Beveridge Central PSP (e.g. at 1,000 occupied lots).</p> <ul style="list-style-type: none"> <li>Renegotiate with developers of Mandalay to provide a financial contribution only toward a new facility within the Beveridge Central (West) PSP, as an alternative to provision within Mandalay (both facility and land).</li> <li>Allocate all community centre funding (land and construction) from the Beveridge Central (West) PSP toward the present proposed community centre site within Mandalay.</li> </ul> <p>In relation to the Beveridge Central (East) portion of the PSP, this sub-catchment is required to provide a financial contribution toward the following DCP items identified within the Lockerbie North PSP:</p> <ul style="list-style-type: none"> <li>C02 – Northern Level 2 CC – land and construction; and</li> <li>C03 – Southern Level 1 CC – land and construction.</li> </ul>
<b>Kindergartens</b>	<ul style="list-style-type: none"> <li>Equivalent to approximately 2 Kindergarten rooms being used at close to full capacity for both 4-year old and some 3-year old Kindergarten provision.</li> </ul>	<ul style="list-style-type: none"> <li>Equivalent to 1 Kindergarten room being used at close to full capacity for both 4-year old and some 3-year old Kindergarten provision.</li> </ul>	<ul style="list-style-type: none"> <li>Retain Mandalay Kindergarten provision obligation to meet needs of Mandalay only.</li> <li>Kindergarten demand the Beveridge Central (West) PSP would need to be met either by a separate facility (containing 3 rooms), or by providing additional capacity at Mandalay.</li> <li>Beveridge Central (East) Kindergarten demand will be met by multipurpose community centres identified within the Lockerbie North PSP.</li> </ul>
<b>Maternal &amp; Child Health</b>	<ul style="list-style-type: none"> <li>Equivalent to 1 MCH consulting unit being used 60% of the week</li> </ul>	<ul style="list-style-type: none"> <li>Equivalent to 1 MCH consulting unit being used 20% of the week</li> </ul>	<ul style="list-style-type: none"> <li>Retain the 2-room MCH model at Mandalay and allow future demand from adjacent Beveridge Central (West) PSP to be absorbed by Mandalay facility.</li> </ul>
<b>Playgroup</b>	<ul style="list-style-type: none"> <li>Equivalent to 7 x 2-hour sessions of playgroup per week being conducted.</li> </ul>	<ul style="list-style-type: none"> <li>Equivalent to 3 x 2-hour sessions of playgroup per week being conducted.</li> </ul>	<ul style="list-style-type: none"> <li>Demand for playgroup activities will be met from a multipurpose community centre proposed for the Beveridge Central (West) PSP, potential expansion of the proposed Mandalay facility, or combination of both facilities.</li> </ul>
<b>Community meeting spaces</b>	<ul style="list-style-type: none"> <li>Approximately 160 square metres of general community space.</li> </ul>	<ul style="list-style-type: none"> <li>Approximately 60 square metres of general community space.</li> </ul>	<ul style="list-style-type: none"> <li>Additional general community meeting space will be met from a multipurpose community centre proposed for the Beveridge Central (West) PSP, potential expansion of the proposed Mandalay facility, or combination of both facilities.</li> <li>Beveridge Central (East) general community meeting space demand will be met by multipurpose community centres identified within the Lockerbie North PSP.</li> </ul>
<b>Occasional Child Care</b>	<ul style="list-style-type: none"> <li>Equivalent to a 14 place occasional child care centre.</li> </ul>	<ul style="list-style-type: none"> <li>Equivalent to a 5 place occasional child care centre.</li> </ul>	<ul style="list-style-type: none"> <li>Within the context of the study area, occasional child care provision is best considered in association with the possible establishment of a Neighbourhood House type service as a part of a potential additional community centre proposed for the Beveridge Central (West) PSP.</li> </ul>
<b>Long Day Child Care Centres</b>	<ul style="list-style-type: none"> <li>Equivalent to a large 100 place long day child care centre.</li> </ul>	<ul style="list-style-type: none"> <li>Equivalent to a large 40 place long day child care centre.</li> </ul>	<ul style="list-style-type: none"> <li>Long Day Child Care service not recommended for proposed Council multipurpose community centres.</li> <li>Private provision to be encouraged within the Beveridge Central (West) PSP by developer(s), as an alternative to public / community based provision.</li> </ul>

	Beveridge Central PSP (West)	Beveridge Central PSP (East)	Discussion of Implications
<b>Neighbourhood Houses</b>	<ul style="list-style-type: none"> <li>Equivalent to approximately 20% of the catchment of one Neighbourhood House.</li> </ul>	<ul style="list-style-type: none"> <li>Equivalent to approximately 10% of the catchment of one Neighbourhood House.</li> </ul>	<p>Within the context of the study area, Neighbourhood House type services are best considered as part of one of the following two options:</p> <ul style="list-style-type: none"> <li>An expansion to the existing proposed Mandalay community centre; or</li> <li>In association with the possible establishment of an additional community centre in the Beveridge Central (West) PSP.</li> </ul>
<b>Planned Activity Group</b>	<ul style="list-style-type: none"> <li>Equivalent to approximately 8% of the catchment for a PAG facility.</li> </ul>	<ul style="list-style-type: none"> <li>Equivalent to approximately 3% of the catchment for a PAG facility.</li> </ul>	<ul style="list-style-type: none"> <li>No provision strategy recommended until Mitchell Council determines its long term PAG facility needs in the context of the Greater Beveridge Growth Corridor.</li> </ul>
<b>Libraries</b>	<ul style="list-style-type: none"> <li>Equivalent to 8% of the catchment for branch library facility.</li> </ul>	<ul style="list-style-type: none"> <li>Equivalent to 3% of the catchment for branch library facility.</li> </ul>	<ul style="list-style-type: none"> <li>One of the two most significant off-site items recommended by this assessment is for a higher order Council community centre that includes a Library, multipurpose community centre and community health service located on 2 hectares of land within the proposed Major Town Centre to be located in PSP 1061.</li> <li>This facility will have a core population catchment of 60,000 people.</li> <li>On this basis, the Beveridge Central PSP accounts for 11% of the catchment for this item.</li> <li>The DCP should identify a financial contribution for land acquisition only.</li> </ul>
<b>Performing Arts Centres</b>	<ul style="list-style-type: none"> <li>Equivalent to approximately 10% of the catchment for a lower order joint school / community facility.</li> </ul>	<ul style="list-style-type: none"> <li>Equivalent to approximately 4% of the catchment for a lower order joint school / community facility.</li> </ul>	<ul style="list-style-type: none"> <li>No provision recommended at this stage.</li> <li>Mitchell Council to determine its long term Performing Arts facility needs in the context of the Greater Beveridge Growth Corridor.</li> </ul>
<b>Government Education Facilities</b>	<ul style="list-style-type: none"> <li>Equivalent to 60% of the catchment of a Government Primary School.</li> </ul>	<ul style="list-style-type: none"> <li>Equivalent to 20% of the catchment of a Government Primary School.</li> </ul>	<ul style="list-style-type: none"> <li>DEECD no longer supports provision for a Government Primary School within Mandalay given State Government approval of the Growth Corridor Plan.</li> <li>DEECD's preferred location for a Government Primary School is the Beveridge Central (West) PSP, which will also service the needs of Mandalay.</li> <li>Residents of the Beveridge Central (East) PSP will form part of the catchment of education facilities proposed as part of the Lockerbie North PSP.</li> </ul>
<b>Catholic Education Facilities</b>	<ul style="list-style-type: none"> <li>Equivalent to 40% of the catchment of a Catholic Primary School.</li> </ul>	<ul style="list-style-type: none"> <li>Equivalent to 10% of the catchment of a Catholic Primary School.</li> </ul>	<ul style="list-style-type: none"> <li>The Catholic Education Office (Catholic Archdiocese of Melbourne) has expressed a formal interest in establishing a Catholic Primary School within either the Beveridge Central (West) PSP or Mandalay, subject to further discussions with the GAA and the developers of Mandalay.</li> <li>As indicated above, DEECD no longer supports provision for a Government Primary School within Mandalay given State Government approval of the Growth Corridor Plan.</li> <li>DEECD's decision provides an opportunity for a non-government education provider to occupy the site previously earmarked for a Government Primary School site. The preferred alternative is a Catholic Primary School.</li> <li>Residents of the Beveridge Central (East) PSP will form part of the catchment of education facilities proposed as part of the Lockerbie North PSP.</li> </ul>
<b>Police &amp; Emergency Services</b>	<ul style="list-style-type: none"> <li>Provision benchmarks / ratios for Police and emergency services are not sufficiently developed to confidently indicate what the future needs of the PSP and</li> </ul>		<ul style="list-style-type: none"> <li>GAA to continue dialogue with all major Police and emergency service agencies to determine their short, medium and long term plans for the Greater Beveridge Growth Corridor, and how</li> </ul>

	Beveridge Central PSP (West)	Beveridge Central PSP (East)	Discussion of Implications
	surrounding urban communities should be. Ongoing dialogue with these agencies is still required to determine future provision strategies. This process is currently being facilitated by the GAA.		that will impact on all future PSP's.
<b>Law Courts</b>	<ul style="list-style-type: none"> <li>Provision benchmarks / ratios for law courts / judicial services are not sufficiently developed to confidently indicate what the future needs of the PSP and surrounding urban communities should be. Ongoing dialogue with the department of Justice is still required to determine future provision strategies. This process is currently being facilitated by the GAA.</li> </ul>		<ul style="list-style-type: none"> <li>GAA to continue dialogue with the Department of Justice to determine their short, medium and long term plans for the Greater Beveridge Growth Corridor, and how that will impact on all future PSP's.</li> </ul>
<b>Health Services</b>	<ul style="list-style-type: none"> <li>Equivalent to 11% of the catchment of a community health service centre site.</li> <li>Equivalent to generating sufficient demand for 1 to 2 general practices</li> </ul>		<ul style="list-style-type: none"> <li>Explore opportunities for accommodating visiting / outreach community health services within a new facility to be potentially built within the Beveridge Central (West) PSP.</li> <li>Encourage developers to ensure that at least 1 general practice be established within the PSP area.</li> </ul>
<b>Residential Aged Care</b>	<ul style="list-style-type: none"> <li>Equivalent to a very small, and most likely unviable, residential aged care facility offering both low and high care beds (11 high and 11 low care beds).</li> </ul>	<ul style="list-style-type: none"> <li>Equivalent to a very small, and most likely unviable, residential aged care facility offering both low and high care beds (4 high and 4 low care beds).</li> </ul>	<ul style="list-style-type: none"> <li>If a future facility can be established within the Mandalay development, this assessment does not consider the establishment of a residential aged care facility to be a high priority for the Beveridge Central PSP.</li> <li>Given the scale of urban development surrounding Mandalay, unanticipated at the time of Mandalay's original planning approval, the site is potentially even more attractive as an integrated residential aged care location. This should be further discussed with the developers of Mandalay.</li> </ul>

## **10 Conclusions & Recommendations**

### **10.1 Population and Dwelling Yields & Service Catchments**

It is estimated that the Beveridge Central PSP area will generate approximately 2,365 dwellings and yield a population of approximately 6,500 to 7,000 people. Approximately 70% of the PSP population will live west of the Hume Highway and 30% on the eastern side.

The community infrastructure needs of the larger western portion of the PSP have been assessed in conjunction with the adjoining Mandalay development to the west, which is anticipated to yield approximately 2,000 dwellings. Together, these two areas will generate approximately 3,768 dwellings and yield a population of approximately 10,500 people. This assessment recommends that these two areas be seen as forming one catchment area to service local level community infrastructure needs.

A more specific summary of the key recommendations associated with the development of the PSP area is summarised below and divided into specific community infrastructure initiatives, process related recommendations and community infrastructure hub plans.

### **10.2 Community Infrastructure Hubs**

#### *Recommendation*

#### *Number*

1. As explained in more detail below, the Beveridge Central PSP area has sufficient population, and is sufficiently distant from existing and future urban communities to warrant the provision of a range of lower order (i.e. Level 1) community infrastructure forms, including active and passive open space, a government primary school, and services generally accommodated within a Council multipurpose community centre. This assessment recommends that most this community infrastructure be located within a new hub to be established in the western portion of the Beveridge Central PSP.
2. The Greater Beveridge scoping assessment presented in Part 1 of this report indicates that that neither the Beveridge Central PSP, nor Mandalay are likely to be locations for higher order community infrastructure forms (e.g. libraries, leisure centres and secondary schools) as no Major Town Centres are planned.

### **10.3 Community Infrastructure Specific Recommendations**

#### Government and Non-Government Primary Schools

3. Based on Department of Education and Early Childhood Development (DEECD) provision guidelines, the Beveridge Central PSP will most likely require at least one (1) Government Primary. This assessment recommends that a Government Primary School be established in the western portion of the Beveridge Central PSP, adjacent to the existing Mandalay development.
4. As a consequence, this assessment also recommends that DEECD not support the provision of a Government Primary School at the Mandalay Estate as shown in the Mandalay Concept Plan. The alternative Beveridge West PSP location recommended above will service the demands generated by both Mandalay and the western portion of the PSP.
5. However, DEECD will need to confirm their support for these recommendations, as well as a preferred location and land allocation before the PSP can be approved.
6. Based on Melbourne Archdiocese Catholic Education Office (CEO) provision guidelines, the subject site will most likely require one (1) Catholic Primary School, and preferably located within the Mandalay development on the site originally proposed for the Government Primary School. However, the CEO will need to confirm this requirement, as well as a preferred location and land allocation size.
7. Although other non-government school providers may establish themselves within the PSP area, no provision intentions were identified.

#### Government and Non-Government Secondary Schools

8. Based on Department of Education and Early Childhood Development (DEECD) provision guidelines and the Melbourne Archdiocese Catholic Education Office (CEO) provision guidelines, Government and Catholic Secondary School provision is not recommended the Beveridge Central PSP.
9. Future PSP's north and south of the Beveridge Central PSP are likely to provide better locational options for secondary school provision.

#### Multipurpose Community Centres

10. Although not all multi-purpose community centres are identical, it is possible to describe the types of services and functions typically incorporated into such facilities. Generally speaking, such facilities are a combination of a few (but rarely all) of the following services and functions:

- Kindergarten;
  - Maternal & Child Health;
  - Playgroups;
  - Long Day Child Care;
  - Community meeting spaces;
  - Neighbourhood Houses / Adult Education;
  - Youth spaces; and
  - Other miscellaneous uses (e.g. community health, arts / cultural, spaces for non-government organisations).
- 11.** As part of the Section 173 Agreement associated with the Mandalay Development Plan, the developers are required to fund the construction of 910 square metres of community facility space consisting of two major components: 1) a multipurpose community hall with 420 square metres of floor space, and 2) a preschool and infant welfare centre with 490 square metres of floor space. Combined these facilities will accommodate services such as Kindergarten, Maternal & Child Health, Playgroups and offer general community meeting spaces.
- 12.** Given the Mandalay community centre provision requirements, this assessment proposes two options to meet additional demands generated by the western portion of the Beveridge Central PSP: Option 1) that the PSP make a financial contribution toward an expansion of the proposed Mandalay community facilities equivalent in value to the construction of 910 square metres of community centre floor space; or Option 2) that one new multipurpose community centre be established within the western portion of the Beveridge Central PSP area on 0.5 hectares of land, and containing a building footprint of 910 square metres, and capacity for 60 car parking spaces.
- 13.** Under Option 2 the proposed community centre would contain sufficient space to accommodate both early years services and general community meeting spaces (refer to Section 10.6 of this report for more details of the proposed facility). Recommended functions for the facility would include:
- Both four and three year old sessional Kindergarten programs, and / or occasional child care (depending on the preferences of Mitchell Shire Council);
  - Playgroup programs; and
  - And general community meeting spaces (which could possibly include classroom spaces typically required for adult education programs).
- 14.** The proposed Mandalay facilities would have sufficient capacity to meet the Maternal & Child Health service demands generated by both Mandalay and the western portion of the Beveridge Central PSP. Therefore, no additional MCH provision is recommendation for Option B.

15. This assessment recommends that the PSP identify at least one (1) preferred location for a privately run Long Day Child Care centre site.

#### Unencumbered passive open space

16. On a crude quantitative basis (i.e. 4% of Net Developable Area), this assessment suggests the PSP area should be supplied with 7.9 hectares of passive open space (5.7 ha in the western portion and 2.2 ha in the eastern portion) divided into local parks generally ranging in size from 0.7 to 2 hectares. However, the final provision outcome for passive open space within the subject land will depend on the resolution of a number of key issues including responses to passive open space provision within encumbered land such as drainage reserves. This assessment broadly recommends local passive open space be delivered on the basis that every residential dwelling within the subject site be within 300 to 400 metres of a passive open space reserve (whether that be an existing adjacent open space or a proposed new open space within the PSP area). Estimates for the amount of encumbered open space (in the form of drainage lines, retarding basins, waterways and wetlands) were not available at the time of preparing this assessment. If available, some of this open space has the potential to be used for functional passive open space uses such pedestrian and bicycle pathways, and provide key nodal opportunities for conventional local passive parks to be established.

#### Active outdoor open space

17. In terms of achieving the PSP Guidelines of 6% of Net Developable Area toward local active open space, the PSP generates sufficient population to warrant the allocation of approximately 11.8 hectares of active open space within the PSP area.
18. In terms of higher order or “District” active open space the PSP generates a need for the equivalent of 4 hectares. This space may be allocated in one more active open space reserves throughout the Northern Catchment of the Hume / Mitchell / Whittlesea Urban Growth Area.
19. This assessment recommends the establishment of one (1) active open space reserve, approximately 9.5 hectares in size and located in the western portion of the Beveridge Central PSP; and
20. The decision as to which sports which should be accommodated on each active open space reserve should be discussed with Mitchell Shire Council. However, this assessment suggests that 9.5 hectares of active open space could accommodate the following types of sports and the following number of playing fields and / or courts:

Proposed Active Reserve and Size	Sports Type and Number of Playing Fields / Courts				
	Australian Rules Football (ARF)	<i>Alternative Option to ARF - most likely to be Football (Soccer)</i>	Cricket	Tennis Courts	Outdoor Netball Courts
9.5 hectare Beveridge West active open space	2	4	2	6	2

21. The two ovals would be serviced by 1 sporting pavilion as per the Shire of Mitchell's recommended "district" level Australian Rules Football / Cricket pavilion design specifications (*Mitchell Shire Council Sports Development Plan – December 2011*).
22. The new 6 court tennis facility in the Beveridge West active open space reserve would be serviced by a separate tennis pavilion as per the Shire of Mitchell's recommended "district" level tennis pavilion design specifications (*Mitchell Shire Council Sports Development Plan – December 2011*).
23. A two (2) court outdoor netball facility is also recommended for the Beveridge West active open space reserve.
24. In terms of higher order, or "District" active open space, the Beveridge Central PSP generates sufficient population to warrant a financial contribution toward the purchase of 4 hectares of active open space, the location of which has yet to be confirmed.

#### Indoor recreation facilities

25. Although the PSP generates a theoretical need for 0.6 hectares of land for an indoor recreation facility, the provision of such a facility for this PSP is not recommended on the basis that future PSP's north and south of Beveridge Central are likely to provide better locational options.

#### Enhancing Access to Adjoining Areas

26. A key priority for the Beveridge Central PSP area will be to ensure future residents can easily access proposed community infrastructure hubs, activity centres, regional open space assets, major roads and public transport nodes via an interconnected network of off-road shared pedestrian and bicycle trails and on-road cycle ways. Key elements this pathway network should connect to include:
  - The existing Mandalay development including pedestrian / bicycle only access points;
  - The western community infrastructure hub within the Beveridge Central PSP;
  - Major activity centres located either within the Beveridge Central PSP or adjoining PSP areas;



- Major public transport nodes (most probably somewhere along Pattersons Road ;
- The proposed Mt Fraser Regional Park;
- The Merri Creek linear open space system;
- Proposed major north-south and east-west roads connecting the Beveridge Central PSP with the Lockerbie North PSP to the east, the greater Beveridge and Merrifield Growth areas to the west / south-west, and other proposed new communities to the east (Greater Donnybrook / Wollert).

#### Arts & cultural facilities / infrastructure

- 27.** This assessment supports the identification of at least one public art initiative, and the installation of interpretive signage, to appropriately reflect the cultural or natural heritage of the area. More detailed discussions with Mitchell Shire Council will be required to confirm this recommendation and a process for implementation.

#### Residential Aged Care

- 28.** This assessment recommends that the PSP indicate the preferred location for one (1) small to medium sized residential aged care sites capable of accommodating at least 20 low care and 20 high care beds.
- 29.**

#### Community Infrastructure Needs of the Eastern Portion of the Beveridge Central PSP

- 30.** As part of the preparation of the DCP for the Lockerbie North PSP (located east of the Beveridge Central PSP) a 15% external apportionment was included in anticipation of the development of the eastern portion (i.e. east of the Hume Highway) of the Beveridge Central PSP. The specific community infrastructure only DCP items and the cost apportioned to Beveridge East are as follows:
- 6. OS01 – Northern Playing Fields – 8ha: 2 football/cricket ovals (\$2,536,200);
  - 7. OS03 – Southern Playing Fields – 9.5ha: 2 football/cricket ovals, 2 netball courts, 6 tennis courts (\$3,298,200);
  - 8. C02 – Northern Level 2 CC – land and construction (\$1,174,275);
  - 9. C03 – Southern Level 1 CC – land and construction (\$820,800); and
  - 10. C05 – Indoor Sports Centre – land (\$258,750).
- 31.** In addition to these existing DCP obligations the eastern portion of the PSP generates the need for approximately of 2.2 hectares of passive open space. It is recommended that this

be provided in the form of one large reserve to allow for both passive open space functions and meet informal recreation needs.

#### **10.4 Off-site Recommendations**

- 32.** The subject site forms part of a broader catchment (referred to as the Greater Beveridge Western Catchment) that should contribute to the land acquisition for a range of “off-site” community infrastructure items proposed to be located in PSP 1061.
- 33.** The most significant off-site items recommended by this assessment are:
- A high order Council community centre that includes a Library, multipurpose community centre and community health service located on 2 hectares of land within the proposed Major Town Centre to be located in PSP 1061; and
  - A Council aquatic leisure centre located on 3 hectares of land at a location yet to be determined (Mitchell Shire Council is about to commission an Aquatics Strategy for the municipality that will provide guidance on this matter).
- 34.** Both these higher order community infrastructure items are being established on the basis of having core population catchments of 60,000 people.
- 35.** On this basis, the subject site accounts for 8% of the catchment for these two community infrastructure items. The DCP should identify a financial contribution for the land acquisition of both these community infrastructure proposals.

#### **10.5 Process Related Recommendations**

- 36.** The initial community infrastructure priorities identified above will require further discussion with Mitchell Shire Council to confirm its support and to facilitate a more detailed list of measures associated with each recommendation.
- 37.** Based on these more detailed discussions with Council a more definitive list of community infrastructure items can be incorporated within the Development Contributions Plan (DCP) proposed for the PSP area.

#### **10.6 Community Infrastructure Hub Plans & Indicative DCP Costs**

##### **10.6.1 Community Infrastructure Hub Plans**

Presented below is a table summarising the recommended community infrastructure for Beveridge Central (West) community hub. Outside of these hubs major community infrastructure initiatives include the potential establishment of the potential Mt Fraser Regional Park, the development of the Merri Creek Linear Open Space system, the potential development of retarding basins and wetlands

as open space assets and the construction of both on and off-road bicycle and / or pedestrian pathways throughout the PSP area.

**Table 9 – Beveridge Central (West) Hub & Mandalay Community Infrastructure Plan**

Item	Allocated Land Area (ha)	Additional Comments
Option B Multipurpose Community Centre	0.5	<ul style="list-style-type: none"> <li>The precise composition of this facility will require further confirmation with Council and non-Council stakeholders. Indicatively, this assessment recommends the building consist of 910 sqm (approximately).</li> </ul>
Government Primary School <sup>3</sup>	3.5	<ul style="list-style-type: none"> <li>This provision recommendation requires formal confirmation from DEECD.</li> </ul>
Active Open Space Reserve	9.5	<ul style="list-style-type: none"> <li>The composition of this active open space reserve will require confirmation from Mitchell Shire Council. However, the land allocation is sufficient to accommodate two ovals (for Cricket &amp; Australian Rules Football), a 6 court tennis facility, district level playground facility and a 2 court outdoor netball facility.</li> </ul>
Catholic Primary School <sup>4</sup>	2.6	<ul style="list-style-type: none"> <li>This provision recommendation requires formal confirmation from the Catholic Education Office of the Melbourne Archdiocese. Provision is recommended for the Mandalay development.</li> </ul>

#### 10.6.2 Indicative Land / Building Floor Area Requirements for Potential Development Contributions Plan Items

Table 8 below provides land and building floor area requirements for community infrastructure items that may be included within the Development Contributions Plan (DCP) required to be prepared for the Beveridge Central PSP area. Cost estimates for each of these items will be prepared by Quantity Surveyors commissioned by the GAA once items are confirmed.

<sup>3</sup> Is a non DCP item

<sup>4</sup> Is a non DCP item

**Table 10 - Indicative Land / Floor area requirements for Proposed DCP Community Infrastructure Items**

<b>Proposed DCP Community Infrastructure Items<sup>5</sup></b>	<b>Community Infrastructure Hub Location</b>	<b>Proposed Main Catchment Area</b>	<b>Land Area (Ha)</b>	<b>Number of Playing Fields / Courts</b>	<b>Total Building Floor Area</b>
Beveridge Central (West) Community Centre	Beveridge Central (West) Hub	Beveridge Central (West) PSP	0.5	Not applicable	910
Local Active Playing Fields - Construction of 2 AFL / Cricket playing fields & car parking (50 spaces)	Beveridge Central (West) Hub	Beveridge Central (West) PSP	8	2	Not applicable
Local Pavilion to serve 2 AFL / Cricket playing fields	Beveridge Central (West) Hub	Beveridge Central (West) PSP	Not applicable	Not applicable	444 <sup>6</sup>
Construction of 6 Local tennis courts and car parking (30 spaces)	Beveridge Central (West) Hub	Beveridge Central (West) PSP	1.5	6	Not applicable
Local Pavilion to serve 6 tennis courts	Beveridge Central (West) Hub	Beveridge Central (West) PSP	Not applicable	Not applicable	202 <sup>7</sup>
Construction of two outdoor netball courts	Beveridge Central (West) Hub	Beveridge Central (West) PSP	Within the 9.5 hectare active open space reserve	Not applicable	To be shared with either ARF / Cricket or Tennis pavilions
Land Acquisition for District Active Open Space	TBC	Northern Catchment	4	Not applicable	Not applicable

<sup>5</sup> Does not include DCP items apportioned to the eastern portion of the Beveridge Central PSP (refer to Lockerbie North PSP).

<sup>6</sup> As per the Shire of Mitchell's recommended "district" level Australian Rules Football / Cricket pavilion design specifications (*Mitchell Shire Council Sports Development Plan* – December 2011)

<sup>7</sup> As per the Shire of Mitchell's recommended "district" level Australian Rules Football / Cricket pavilion design specifications (*Mitchell Shire Council Sports Development Plan* – December 2011)

Table 9 below indicates the percentage of the cost of proposed DCP items that should be apportioned to the PSP area.

**Table 11 – Recommended Apportionment of Proposed DCP Cost Items to PSP Area**

<i>Proposed On-site Community Infrastructure Item</i>	<b>Proposed Main Catchment Area</b>	<b>Proposed apportionment to the western portion of the PSP area</b>
Option B Multipurpose Community Centre	Beveridge Central (West) PSP	100%
Local Active Playing Fields - Construction of 2 AFL / Cricket playing fields & car parking (50 spaces)	Beveridge Central (West) PSP	100%
Local Pavilion to serve 2 AFL / Cricket playing fields	Beveridge Central (West) PSP	100%
Construction of 6 Local tennis courts and car parking (30 spaces)	Beveridge Central (West) PSP	100%
Local Pavilion to serve 6 tennis courts	Beveridge Central (West) PSP	100%
Construction of two outdoor netball courts	Beveridge Central (West) PSP	100%
Land Acquisition for District Active Open Space	Greater Beveridge (Western) Catchment	25%
Land Acquisition for Higher Order Community Centre in PSP 1061	Greater Beveridge (Western) Catchment	8%
Land Acquisition Aquatic Leisure Centre (site yet to be confirmed)	Greater Beveridge (Western) Catchment	8%

## 10.7 Indicative Community Centre & Sporting Pavilion Design Specifications

The following tables provide indicative specifications for: 1) the multipurpose community centre (Option B), 2) the Australian Rules Football / Cricket pavilion and 3) the tennis pavilion. These are subject to amendment based on the views of Mitchell Shire Council.

**Table 12 - Indicative Specifications for Proposed Multipurpose Community Centre**

<b>Building Components</b>	<b>Unit</b>	<b>Quantity</b>
<i>Early Years Component</i>		
<i>Foyer &amp; Internal Circulation</i>	m2	40
<b>KINDERGARTEN</b>		
<i>Playroom 1 (33 Places @ 3.25 sqm per place)</i>	m2	118
<i>Playroom 1 (33 Places @ 3.25 sqm per place)</i>	m2	118
<i>Playroom 1 (33 Places @ 3.25 sqm per place)</i>	m2	118
<i>Kitchen (1&amp;2)</i>	m2	12
<i>Kitchen (3)</i>	m2	12
<i>Office/Admin room</i>	m2	35
<i>Internal Store 1</i>	m2	16

Building Components	Unit	Quantity
<i>Internal Store 2</i>	m2	16
<i>Internal Store 3</i>	m2	16
<i>External Store 1</i>	m2	20
<i>External Store 2</i>	m2	20
<i>External Store 3</i>	m2	20
<i>Children's Toilets (1&amp;2)</i>	m2	24
<i>Children's Toilets (3)</i>	m2	12
<b>Sub-total Kindergarten</b>		<b>557</b>
<b>EARLY YEARS STAFF ROOMS &amp; AMENITIES</b>		
<i>Staff Amenities</i>	m2	15
<i>Storage &amp; Laundry</i>	m2	8
<b>Sub-total Early Years Staff Room &amp; Amenities</b>		<b>23</b>
<b>Total Early Years Building Area</b>		<b>620</b>
<b>General Community Components</b>		
<i>Foyer &amp; internal circulation</i>	m2	20
<i>Main office</i>	m2	20
<i>All meeting spaces</i>	m2	180
<i>Storerooms</i>	m2	30
<i>Large kitchen</i>	m2	20
<i>Toilets</i>	m2	20
<b>Total General Community Building Area</b>		<b>290</b>
<b>Total Building Floor Area</b>	<b>m2</b>	<b>910</b>
<b>External Areas</b>		
Carpark main - Asphalt (approx 60 cars @ 30 sqm per space)	m2	1800
Regulated outdoor playspace (7sqm per place)	m2	616

**Table 13 - Indicative Specifications for Proposed Australian Rules Football / Cricket Pavilion<sup>8</sup>**

Building Components	Quantity (sqm)
Change rooms	90
Social club areas	195
Showers & toilets	46
Umpires room (includes showers and toilets)	15
First aid room	10
Public toilets (includes disabled)	35

<sup>8</sup> Source: Mitchell Shire Council Sports Development Plan, December 2011

Building Components	Quantity (sqm)
Canteen	25
Storage	20
Time keeping / scorers	3
Utility / Cleaners Room	5
<b>Total Pavilion Footprint</b>	<b>444</b>

**Table 14 - Indicative Specifications for Proposed Tennis Pavilion<sup>9</sup>**

Building Components	Quantity (sqm)
Change rooms	20
Showers & toilets	16
Internal disabled toilet	8
First aid room	8
Lounge area	80
Kitchen / servery	20
Storage	15
Utility / Cleaners Room	5
External covered viewing area	30
<b>Total Pavilion Footprint</b>	<b>202</b>

<sup>9</sup> Source: Mitchell Shire Council Sports Development Plan, December 2011

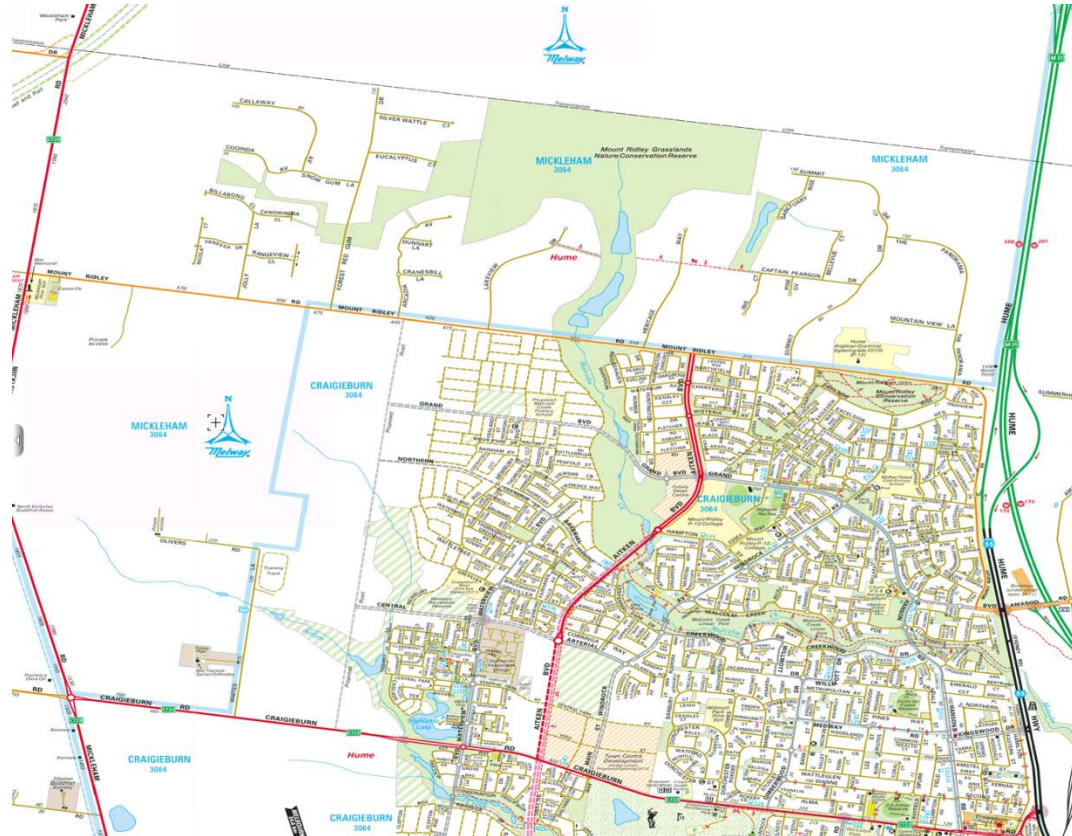
## Appendices



**Beveridge Central Precinct Structure Plan**  
*Community Infrastructure Assessment*

**Appendix 1 – Audit of Existing Nearest Community Infrastructure**

Figure 5 - Craigieburn & Mickleham Communities



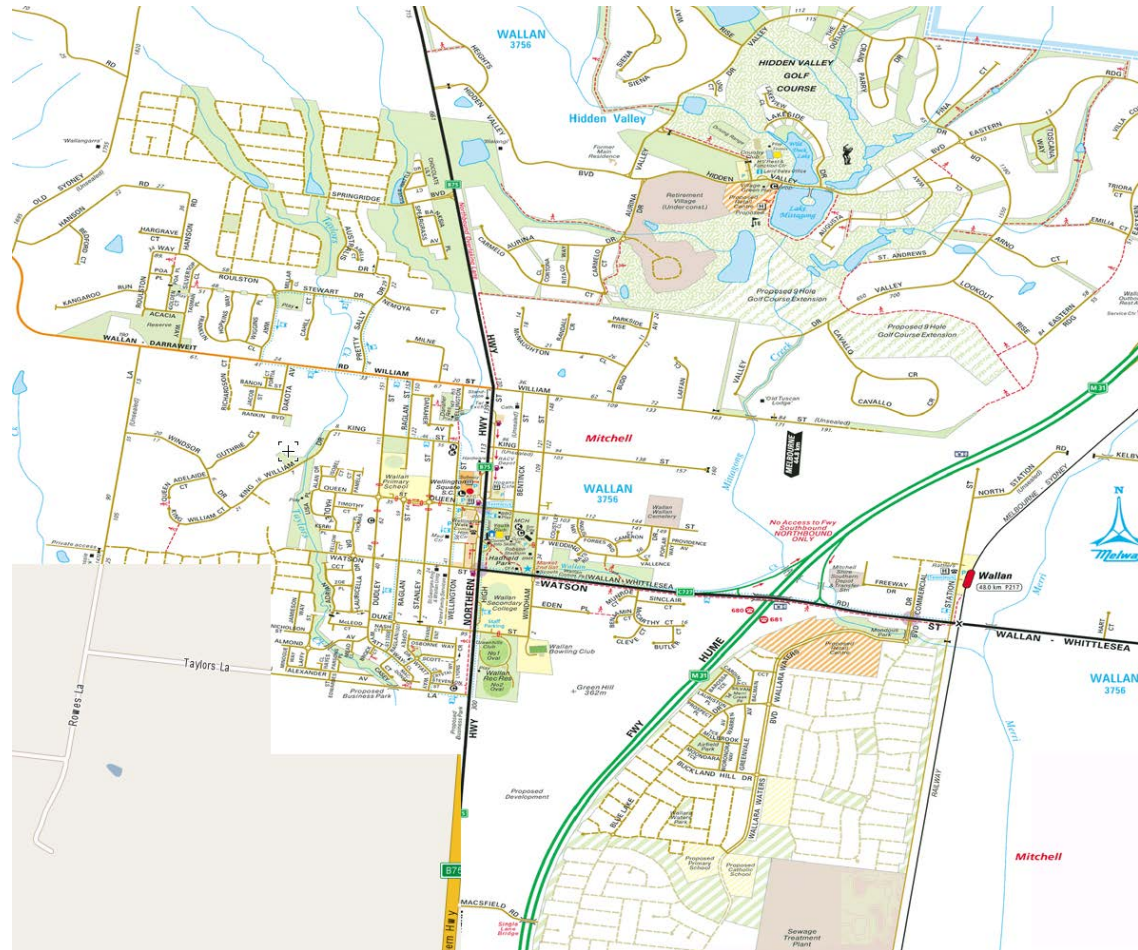
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Figure 6 - Beveridge (Including Mandalay)



Figure 7 – Wallan (including Wallara Waters)

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#### **Existing Community Infrastructure Provision**

The study area contains the following main community infrastructure facilities.

#### *Craigieburn & Mickleham*

- Craigieburn Leisure Centre
- Craigieburn Secondary College
- Craigieburn Primary School
- Craigieburn South Primary School
- Mickleham Primary School
- Our Lady's Primary School
- Willmontt Park Primary School
- Hume-Moonee Valley Regional Library Craigieburn
- Hanson Road Play Group & Toy Library
- Selwyn House & MCH & Occasional Child Care
- Orlig Neighbourhood House
- D.S. Aitken Reserve
- Hothlyn Drive Reserve
- Craigieburn Bowls Club
- Craigieburn Golf Course
- Malcolm Creek Children's Centre (Kindergarten & MCH)
- Victor Ian Foster Reserve
- Malcolm Creek Linear Reserve
- Proposed Craigieburn North P-12 & Special School
- Proposed Kindergarten & MCH
- Proposed Craigieburn North Recreation Reserve
- Dianella Community Health Centre
- Craigieburn Gardens
- Hilton Street Kindergarten & Long Day Child Care Centre
- Pembroke Cres Kindergarten

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- Proposed Catholic School
- Bank Street Kindergarten
- Mitford Crescent Kindergarten & MCH
- Craigieburn Tennis Club
- Craigieburn Early Childhood Services (Council Child Care Centre)
- A.B.C Developmental Learning Centres - Craigieburn (Private Long Day Child Care)
- Pelican Child Care Centre (Private Long Day Child Care)
- A.B.C. Developmental Learning Centre - Craigieburn Central (Private Long Day Child Care Centre)
- Craigieburn Youth Centre
- Craigieburn Swim School (Private)
- The Greenway Public Tennis Court
- Craigieburn Ambulance Service
- Craigieburn Skate Park
- Aitken Creek Linear Reserve
- Brotherhood of St Laurence Craigieburn

### *Beveridge (including Mandalay development)*

- Beveridge Reserve (contains Community Centre, Pony Club facility, 2 disused tennis courts, playground, BBQ, picnic tables)
- Beveridge Primary School
- Beveridge CFA
- Proposed Primary School (Mandalay)
- Mandalay Golf Course (under construction)
- Proposed Retirement Village (Mandalay)

### *Wallan (Including Wallara Waters)*

- Wallan Kindergarten
- Wellington Street Kindergarten
- Wallan Maternal & Child Health
- Dudley Street Childcare and Kindergarten (private Long Day Child Care)

## **Beveridge Central Precinct Structure Plan**

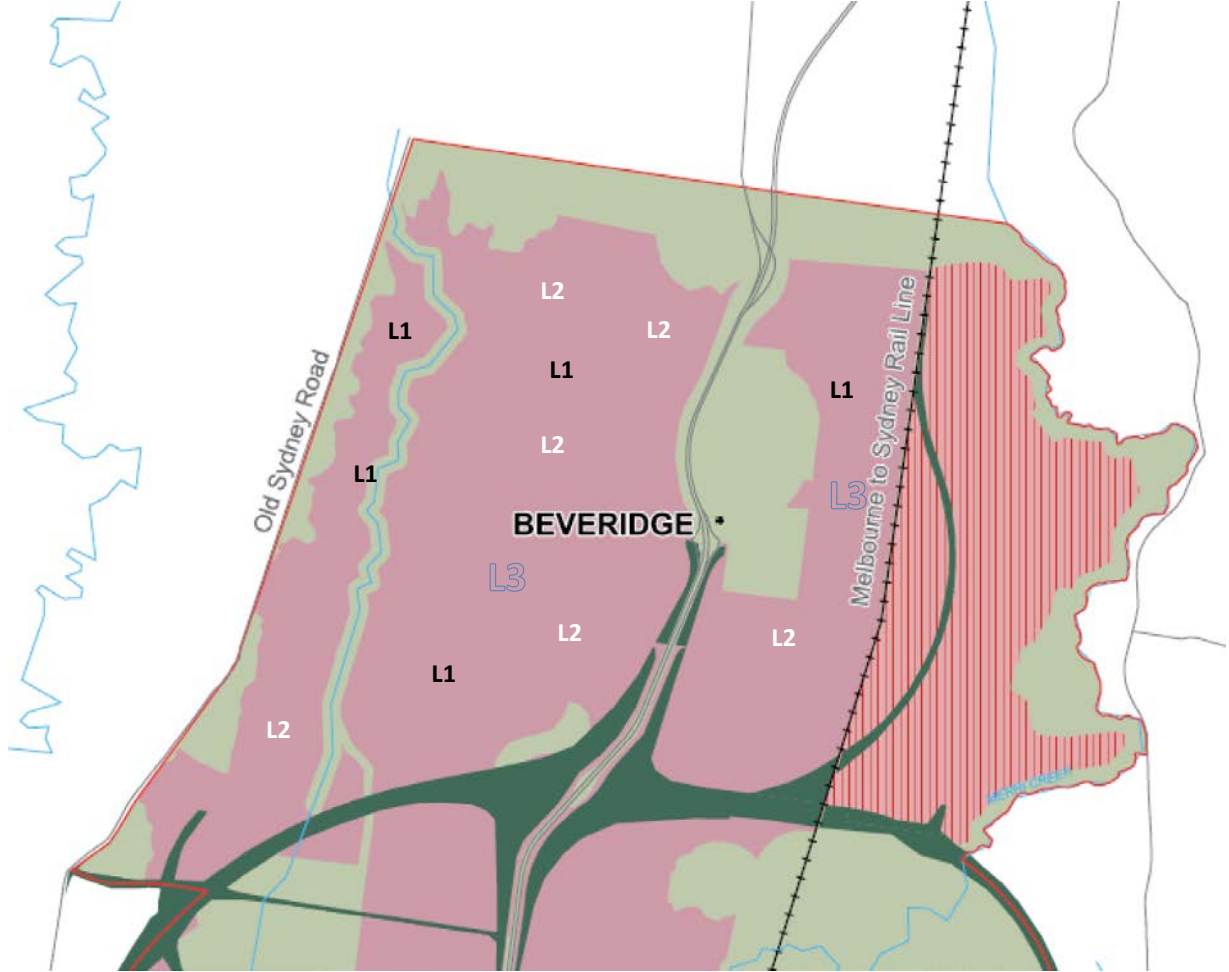
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- Killara Children's Centre (private Long Day Child Care)
- Wallan Child Care & Kindergarten (private Long Day Child Care)
- Wallan Neighbourhood House Occasional Care
- Wallan Primary School
- Wallan Secondary College
- Proposed Primary School (Wallan Waters)
- Proposed Catholic School (Wallan Waters)
- Hadfield Park
- Wallan Community Park
- Playgrounds (Wallan Football Ground, Hadfield Park, Roulston Reserve, Danaher Reserve, Lisa Place Playground, Silvertop Close Playground, Hidden Valley Drive)
- Wallan Recreation Reserve
- Wallan Bowling Club
- Wallan Tennis Facility (6 courts)
- Hidden Valley Golf Course
- Robson Stadium (3 court indoor multi-purpose stadium)
- Wallan Neighbourhood House (Wallan and District Community Group Inc.)
- Wallan Library
- Mitchell Community Health (Wallan)
- Wallan CFA

**Appendix 2 - Indicative Community Infrastructure Locations for  
Greater Beveridge Growth Corridor**

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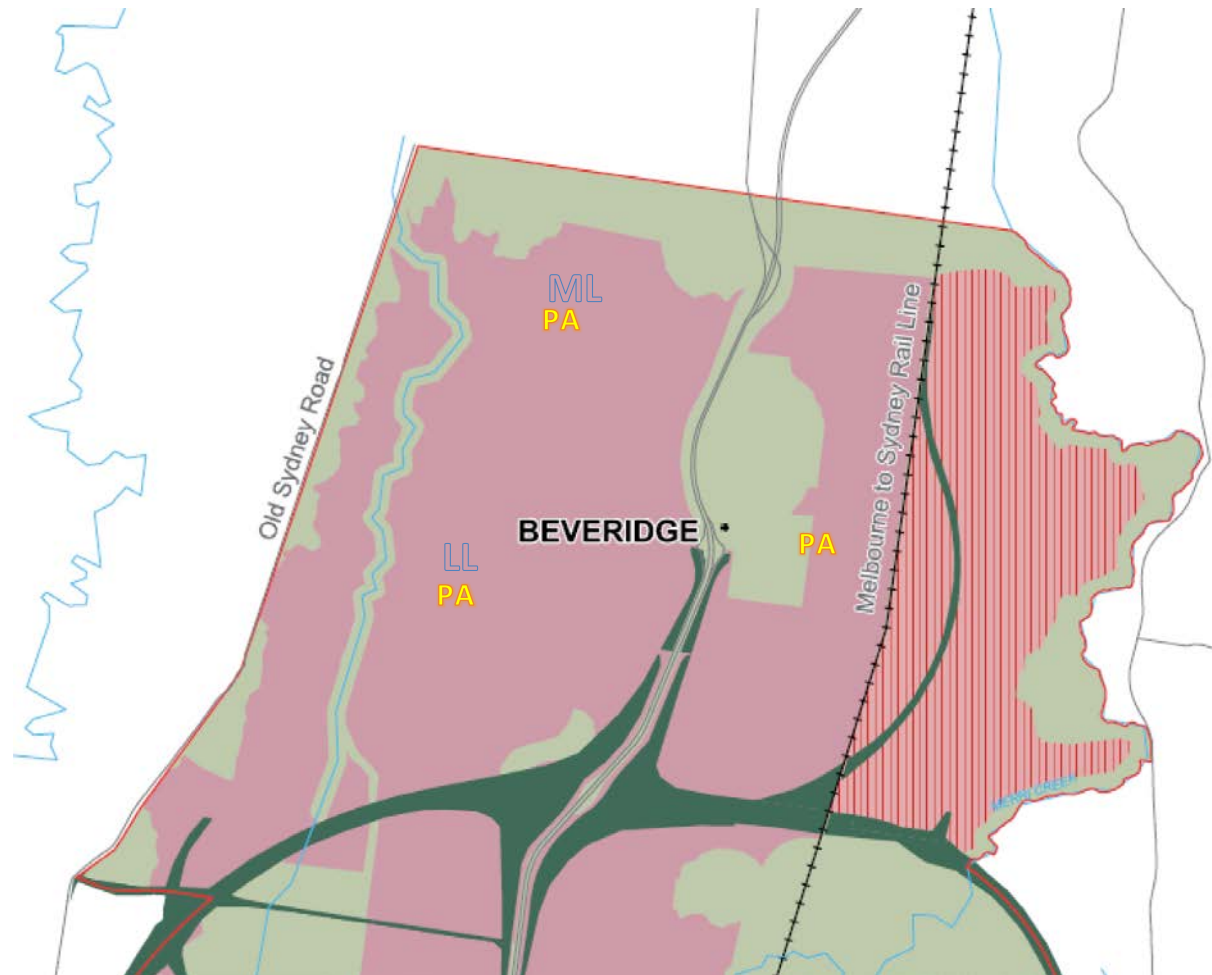
**Figure 8 - Multipurpose Community Centres: Indicative Level 1 (L1), Level 2 (L2) & Level 3 (L3 – includes Community Health Service & other NGO services) Centres**



**Figure 9 - Libraries & Arts / Cultural Facilities– Indicative Large Library sites (LL), Minor Library Sites (ML) & Performing Arts / Cultural Sites (PA)**



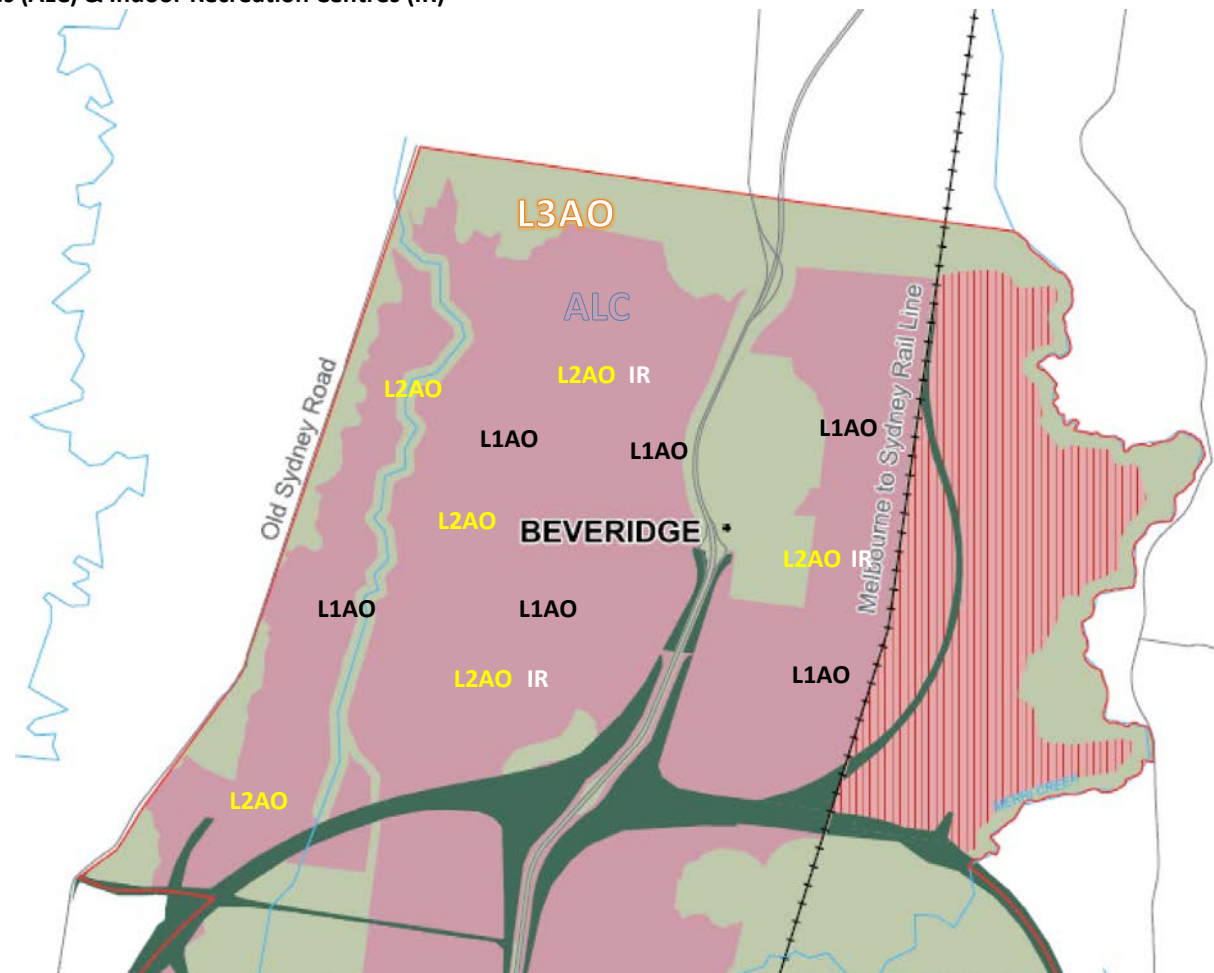
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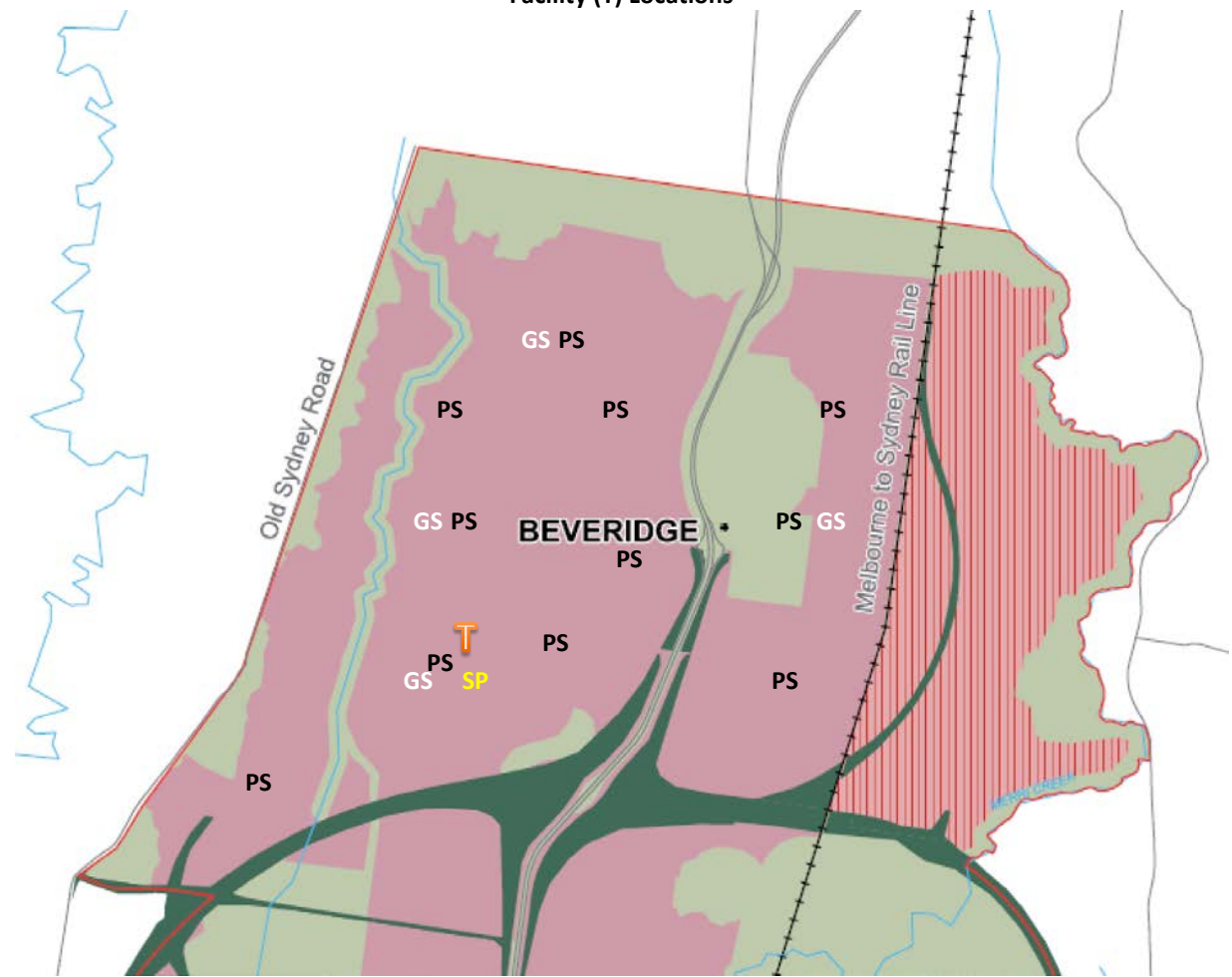
**Figure 10 - Active Open Space & Indoor Recreation Centres: Indicative Level 3 Active Open Space (L3AO), Level 2 Active Open Space (L2AO), Level 1 Active Open Space (L1AO), Aquatic Leisure Centres (ALC) & Indoor Recreation Centres (IR)**



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**Figure 11 - Education Facilities: Indicative Government Primary Schools (PS), Government Secondary Schools (GS), Government Specialist Schools (SP) & Government Tertiary Facility (T) Locations**

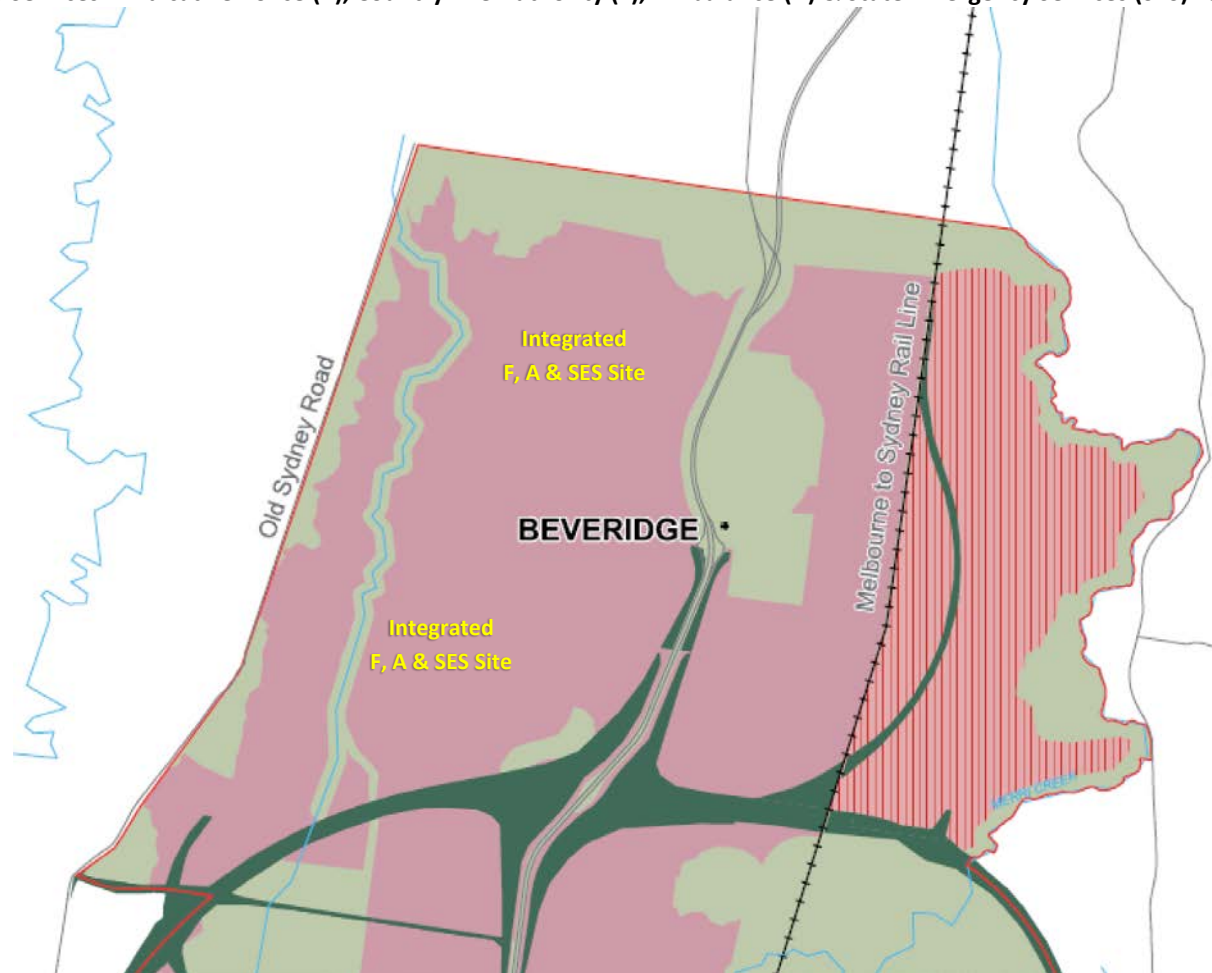




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**Figure 13 - Police & Emergency Services – Indicative Police (P), Country Fire Authority (F), Ambulance (A) & State Emergency Services (SES) Locations**



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Figure 14 - Residential Aged Care – Indicative High (H) & Low (L) Care Facilities

