



Community Facilities and Social Impact Assessment – PMP Printing Site

COMMUNITY INFRASTRUCTURE REPORT

Prepared for the Victorian Planning Authority

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REPORT AUTHORS

Glenn Weston – Director, Public Place

Public Place Melbourne Pty Ltd
ABN 45 165 088 951

Tel: 03 9078 4607

Website: www.public-place.com.au

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1 Introduction

Public Place was engaged by the Victorian Planning Authority (VPA) to prepare a Community Facilities Assessment and Social Impact Assessment relating to a proposal to redevelop the PMP Printing Precinct ('the Precinct').

This Community Infrastructure Report is the final output of the Community Facilities Assessment and Social Impact Assessment process. The report presents the findings of following tasks:

- Site Appreciation and Policy Context.
- Community Profile.
- Infrastructure Capacity Analysis.
- Open Space Audit and Assessment.

2 Site Appreciation and Policy Context

2.1 Introduction

This section presents the findings of the site appreciation and policy review.

2.2 Site and Context

The PMP Printing Precinct is a 10 hectare brownfield area located in the suburb of Clayton, approximately 18 km south east of the CBD. The Precinct is located toward the southern boundary of the City of Monash, within the City of Monash's 'Clayton Activity Centre' planning area. The Study Area for the community infrastructure analysis comprises the Clayton Activity Centre, the balance of Clayton, Notting Hill, East Oakleigh and Huntingdale and Oakleigh South (see Figure 2-1 below).

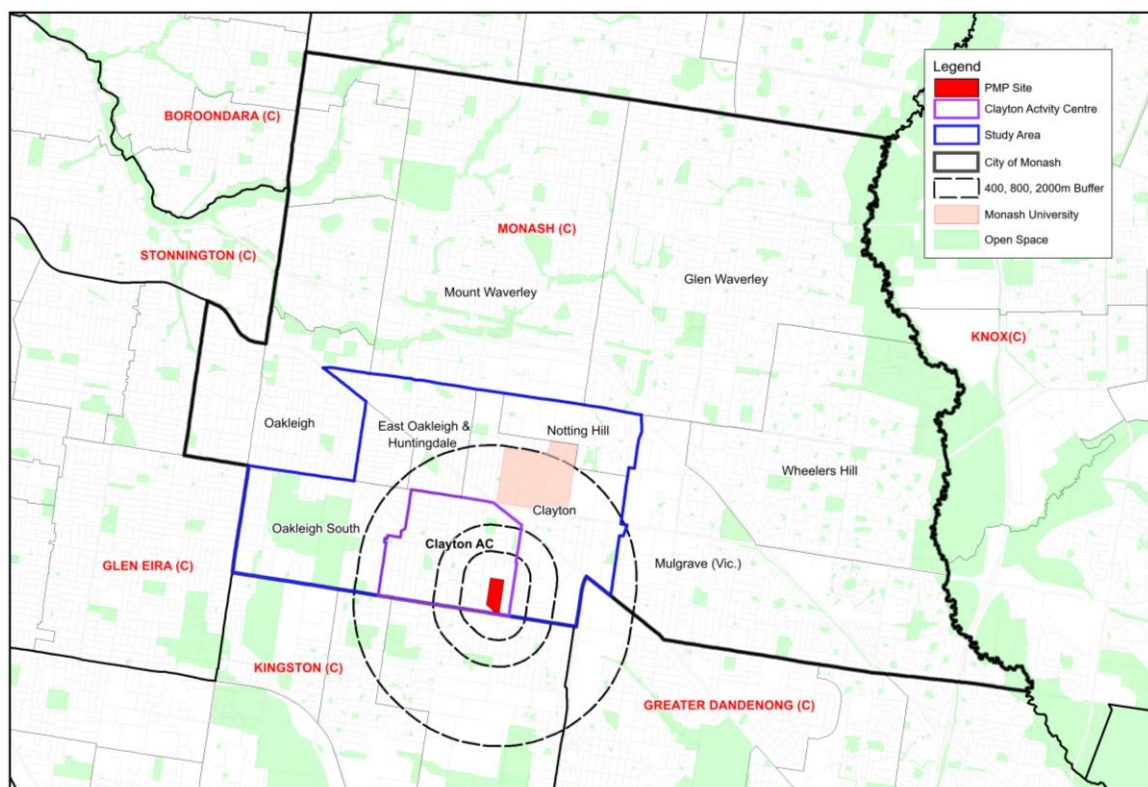


Figure 2-1: Location Map

The PMP Printing Precinct investigation area consists of 29 lots under various ownerships and has been divided into 4 sub-precincts for investigation purposes

- Sub precinct A: PMP Printing Site - 8.16 hectares (2 lots consisting of the main land holdings of 209-211 Carinish Road and 27-49 Browns Road). This sub precinct consists of the main PMP Printing factory and ancillary uses.

- Sub precinct B: Bendix Drive - 1.14 hectares (12 lots between 11 - 57 Bendix Drive). This sub precinct consists of a number of factoryettes under various ownerships providing a mix of textile, automotive, logistics and construction materials operations and services.
- Sub precinct C - Centre Road, 0.77 hectare (22 lots between 1455 - 1489 Centre Road). This sub-precinct has arterial Road frontage of Centre Road, with a mix of small factoryettes, similar to Bendix Drive, in addition to a mix of convenience and convenience retail operators.
- Sub Precinct D – 27-29 Browns Road – 3.33 hectares (2 lots between 27 – 29 Browns Road) consisting of unused department of education land, with a recently approved Development Plan Overlay, and Monash Health’s Brown’s Road South Carpark, used by workers of the Monash Medical Centre.

This report focuses on the community facility requirements associated with the Sub Precinct A & B.

2.3 Key Local Community Facilities

The Clayton Community Centre is located 800 metres to the west of the PMP site and is one of Victoria's largest community facilities. The Clayton Community Centre is the Monash Council's biggest capital project to date, with Council investing \$24.2 million to create this state of the art community space. The Clayton Community Centre includes the following functional components:

- Clayton Aquatic and Health Club
- Clayton Library
- Meeting Room and Theatrette facilities for hire
- Monash Youth Services (MYS)
- Maternal Child and Health
- Link Health and Community
- Clayton Preschool
- Oakleigh Occasional Child Care

2.4 State Policies and Strategies

2.4.1 Plan Melbourne 2017-2050

Plan Melbourne 2017-2050 sets out the Victorian Government's vision for how Melbourne will grow to 2050. *Plan Melbourne* identifies a need to provide a diversity of housing, employment and services in close proximity to transport. Urban renewal sites are specifically identified due to their capacity to make a major contribution to this objective.

Plan Melbourne identifies an extensive area of land generally located between the Monash Freeway and an area south of the Dandenong rail line as the 'Monash National Employment and Innovation Cluster (NEIC)'. The PMP Printing site is a significant redevelopment site within the Monash NEIC.

Community Facilities

Plan Melbourne identifies community infrastructure as an important enabler of effective urban renewal. A particular focus of *Plan Melbourne* is to ensure that infill development is sequenced to encourage productive use of existing infrastructure.

Outcome 5 - Melbourne is a city of inclusive, vibrant and healthy neighbourhoods - 20 Minute Neighbourhoods

A 20-minute neighbourhood is defined as a neighbourhood where you can walk, cycle or undertake a local public transport trip within 20 minutes from your home to access most of your daily needs. Everyday needs are considered to be schools, shops, meeting places, open spaces, cafés, doctors, childcare and access to public transport. The creation of mixed use communities such as being proposed for the PMP Printing site has the potential to enable this directive within *Plan Melbourne* (see Figure 4-1).

<p>DIRECTIONS</p> <p>5.1 Create a city of 20-minute neighbourhoods</p> <p>5.2 Create neighbourhoods that support safe communities and healthy lifestyles</p> <p>5.3 Deliver social infrastructure to support strong communities</p> <p>5.4 Deliver local parks and green neighbourhoods in collaboration with communities</p>
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Figure 2-2: *Plan Melbourne* – Outcome 5 Directions

Outcome 2 - Melbourne provides housing choice in locations close to jobs and services

Plan Melbourne recognises that housing affordability, the types of housing available to cater for different household needs and lifestyles, and the provision of medium- and higher-density housing close to jobs and services are issues that must be addressed.

The document outlines a number of directions that seek to address these issues (see Figure 4-2).

Homes for Victorians (2017) provides a co-ordinated cross government approach to tackling the current housing affordability crisis in Victoria. It deals with social and affordable housing, changing taxes and concessions, and building certainty in planning and housing supply to ensure the best housing outcomes for the Victorian community.

<p>OUTCOME 2 - DIRECTIONS</p> <p>2.1 Manage the supply of new housing in the right locations to meet population growth and create a sustainable city</p> <p>2.2 Deliver more housing closer to jobs and public transport</p> <p>2.3 Increase the supply of social and affordable housing</p> <p>2.4 Facilitate decision-making processes for housing in the right locations</p> <p>2.5 Create greater choice and diversity of housing</p>

Figure 2-3: Plan Melbourne - Outcome 2 Directions (2017-2050).

2.5 Local Policies

The City of Monash was asked to provide Council policies and strategies that may be relevant in the context of the Community Facilities Assessment and Social Impact Assessment. Specifically Councils was asked to provide policies, plans and/or strategies which relate to:

- Community Facilities.
- Open Space.
- Housing Diversity.

2.5.1 Community Facilities

City of Monash reported that the Council is preparing a community infrastructure plan. An internal assessment has been prepared. However related documents and data have not been made public and could not be provided to Public Place.

2.5.2 Open Space

City of Monash has recently prepared an Open Space Strategy which includes recommended strategies and actions for Council concerning open space. The Plan sets out the following Vision for open space in Monash:

The City of Monash has quality, diverse and accessible open space to drive the liveability, health and wellbeing of our community by:

- *meeting the current and future needs of the community - close to where people live, work and play.*
- *having a diversity of functions for social, physical and environmental experiences for the whole community.*
- *strengthening the 'Garden City Character' of residential, commercial and industrial areas*

Of particular relevance to this SIA, based on a supply/demand assessment on precinct basis, the Open Space Strategy identifies the area near the PMP printing site as lacking in community level open space. It is also noted that the Strategy expresses a desire to increase the open space contribution to 10% in Clause 53.01 of the Monash Planning Scheme.

2.5.3 Housing Diversity

The Monash Planning Scheme includes a references to housing choice within the State Planning Policy Framework (SPFF). For example under 11.06-2 Housing choice, the following strategy is included:

- Facilitate diverse housing that offers choice and meets changing household needs through:
 - provision of a greater mix of housing types.
 - adaptable internal dwelling design.
 - universal design.

In addition the Monash Housing Strategy 2014 includes the following objectives:

- To provide accommodation for a diverse and growing population that caters for different family, cultural and lifestyle preferences and a variety of residential environments and urban experiences
- To encourage the provision of a variety of housing styles and sizes that will accommodate the future housing needs and preferences of the Monash community.
- To recognise and provide for housing needs of an ageing population
- To encourage efficient use of existing physical and social infrastructure

2.6 Summary

The policy context that applies to the PMP Printing site is one that encourages urban renewal to meet the housing needs of the community in locations that are already provisioned with community infrastructure, transport and open space. Development is to occur in a manner which respects and integrates with the existing physical and social environment, and leverages the opportunities created to improve social outcomes in the host area, including provision of diverse housing, pedestrian infrastructure and local and regional community facilities.

3 Community Profile

3.1 Introduction

This Section profiles the Study Area community with a focus on the Clayton Activity Centre (Clayton AC).

Monash University is situated within the Study Area and as a result the population of the Clayton AC and the Study Area includes numerous students who rent in the local area while attending university. As a result, the presence of Monash University has a significant influence on the Study Areas' demography.

3.1.1 Population and Age Profile

Approximately 36,000 people lived within the Study Area at the time of the last Census, and 11,000 lived in the Clayton AC. Consistent with the presence of notable student population, there were considerably more young adults (aged 18 to 24) living in the Study Area and the Clayton AC compared with Greater Melbourne. In the immediate vicinity of the university campus (in Notting Hill and the Balance of Clayton) young adults comprised 49.7% of the population, approximately 5 times the proportion observed for Melbourne as a whole (see Table 3-1 and Figure 3-1).

Table 3-1: Population and Age Profile, Selected Areas

	Clayton AC	Clayton Balance and Notting Hill	Study Area	Monash (c)	Melbourne
Population 2016	11,399	10,990	35,800	182,618	4,485,211
Median Age	29	23	28	37	36
0 to 4	6.2%	2.8%	5.0%	5.1%	6.4%
5 to 11	4.7%	2.3%	5.2%	7.6%	8.5%
12 to 17	2.7%	1.7%	3.4%	6.5%	6.7%
18 to 24	24.3%	49.7%	27.1%	13.3%	10.0%
25 to 34	26.5%	22.9%	21.8%	14.9%	16.3%
35 to 49	16.0%	8.8%	16.0%	19.5%	21.1%
50 to 69	11.5%	6.2%	12.6%	20.5%	21.3%
70+	8.1%	5.6%	8.9%	12.7%	9.6%

Source: ABS Census 2016

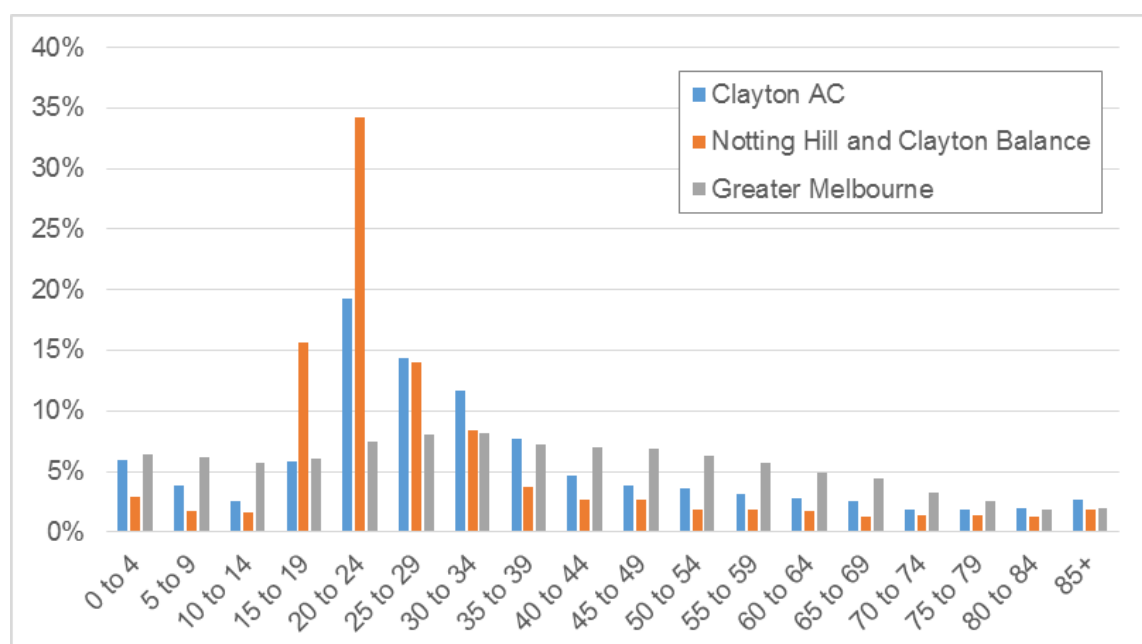


Figure 3-1: Age Profile – Selected Areas

3.2 Dwellings and Tenure

There was considerable housing diversity across the Study Area at the time of the last Census, as evidenced by the proportion of all dwellings which were apartments and town houses (see Table 3-2). However, a large proportion of apartments in the Study Area are student accommodation, located in Notting Hill and the Clayton Balance area, which includes the Monash University Campus. Elsewhere where in the Study Area, apartments comprise only 8.8% of all dwellings, notably lower than for Melbourne as a whole. Similarly, in the Clayton AC the proportion of dwellings that are apartments (10.0%) was lower than observed for Melbourne and there were no apartments in buildings with four or more storeys.

Consistent with the presence of notable student population, the proportion of the population of the Study Area and the Clayton AC who were renting at the time of the last Census was much higher than observed for Melbourne as whole. Also, a relatively low proportion of people living in the Clayton AC lived at the same address one and five years prior to the Census. In Clayton Balance and Notting Hill, the proportion who were renting was even higher (63.3%) and in this area only 29.8% of residents lived at the same address as they did five years prior to the Census.

Table 3-2: Dwellings and Tenure, Selected Areas

	Clayton AC	Clayton Balance and Notting Hill	Study Area	Monash	Melbourne
DWELLINGS					
Separate house	40.8%	42.1%	53.3%	71.9%	68.0%
Semi-detached, etc	49.2%	27.7%	29.9%	15.5%	16.8%
Flat, unit or apartment	10.0%	30.2%	16.8%	12.5%	14.7%
In one or two storey block	3.6%	17.2%	7.6%	9.0%	5.6%
In three storey block	6.3%	5.2%	3.4%	1.6%	3.1%
In four or more storey block	0.0%	7.7%	5.8%	1.9%	5.9%
Attached to a house	0.0%	0.0%	0.0%	0.0%	0.0%
Other dwelling	0.0%	0.0%	0.0%	0.1%	0.4%
TENURE					
Fully owned	22.6%	18.4%	25.8%	39.1%	31.3%
Being purchased	19.2%	17.0%	23.5%	29.8%	37.0%
Rented	57.7%	63.3%	50.2%	30.2%	30.8%
<i>Public/Social Housing</i>	0.9%	3.4%	2.1%	2.3%	2.8%
Other Tenure	0.5%	1.4%	0.6%	0.9%	0.8%
Same address 1 year ago	75.0%*	64.9%*	87.2%*	81.5%	83.6%
Same address 5 years ago	43.0%*	29.8%*	66.6%*	56.2%	57.2%

Source: ABS Census 2016 and 2011*

3.3 Households

Family households were the most common household type in the Study Area and the Clayton AC at the time of the last Census (see

Table 3-3). However, there was also a high proportion of group households reflecting the presence of significant numbers of students living in share accommodation (in the Clayton Balance and Notting Hill, family households comprised only 44.1% of all households and 27.6% of households were group households). As a result of the above, families that include dependent children were less common in the Study Area and the Clayton AC compared with Melbourne as a whole (see Table 3-3).

Table 3-3: Households and Families, Selected Areas

	Clayton AC	Clayton Balance and Notting Hill	Study Area	Monash	Melbourne
HOUSEHOLDS					
Family Household	60.6%	44.1%	61.0%	73.9%	71.7%
Lone Person Household	19.9%	28.3%	22.7%	19.7%	23.2%
Group Household	19.5%	27.6%	16.2%	6.4%	5.0%
Household Size	2.9	2.7	2.7	2.7	2.7
FAMILIES					
Couple family with no children	22.8%	19.4%	23.1%	25.4%	24.7%
Couple family with children	26.8%	16.5%	27.2%	36.7%	34.8%
One parent family	8.4%	5.6%	8.3%	10.1%	10.8%
Other Family	2.5%	2.6%	2.4%	1.7%	1.4%

Source: ABS Census 2016

3.4 Income and Employment

Median household and personal income was notably lower in the Study Area and Clayton AC compared with Greater Melbourne, reflecting in part the high proportion of residents who were attending a tertiary institution at the time of the last Census (37.5% and 26.3% respectively). In the Clayton Balance and Notting Hill area, incomes were lower again, and students comprised an even higher proportion of the population (almost 60%).

Table 3-4: Income and Employment, Selected Areas

	Clayton AC	Clayton Balance and Notting Hill	Study Area	Monash	Melbourne
INCOME					
Median Personal Income	\$438	\$227	\$431	\$569	\$673
Personal Income <\$400	46.8%	61.4%	47.5%	38.7%	33.2%
Median Household Income	\$1,246	\$926	\$1,230	\$1,512	\$1,542
HH Income <\$650	26.3%	39.3%	27.5%	20.4%	18.4%
EMPLOYMENT & EDUCATIONAL ATTAINMENT					
Unemployment Rate	Not released	Not released	Not released	Not released	Not released
Labour Force Participation	Not released	Not released	Not released	Not released	Not released
Completed Year 12	81.1%	88.5%	79.4%	73.0%	63.2%
Bachelor Degree or Higher	Not released	Not released	Not released	Not released	Not released
Tertiary Student	30.2%	58.9%	33.7%	16.0%	10.0%

Source: ABS Census 2016

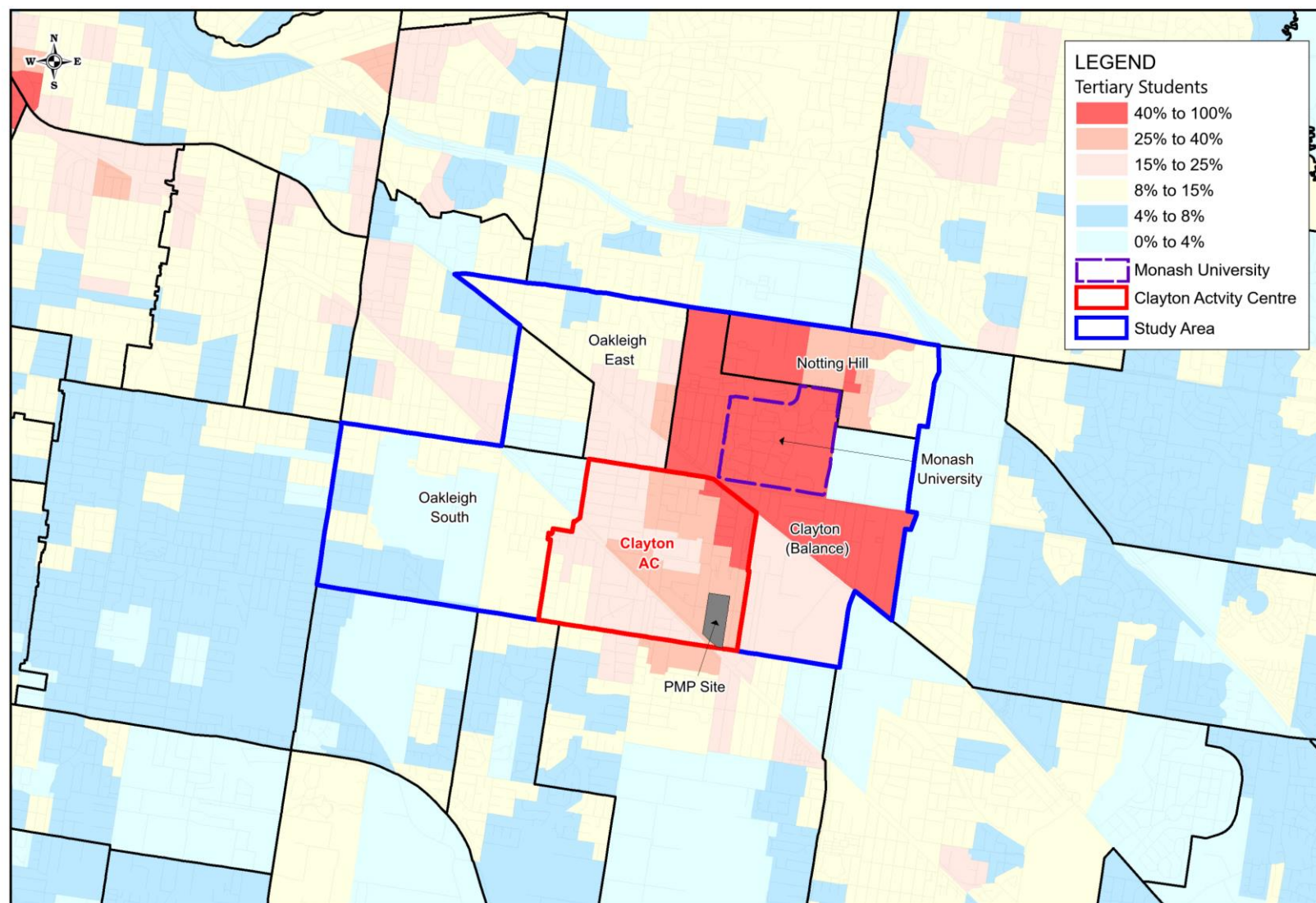


Figure 3-2: Distribution of Tertiary Students throughout the Study Area

3.5 Birthplace and Language

A large proportion of residents of the Study Area (63.1%) and the Clayton AC (73.0%) were born overseas and/or speak a language other than English. Moreover, a relatively high proportion of Clayton AC residents speak English 'Not Well or Not at All'. While a similar proportion of residents living in Clayton Balance and Notting Hill area were born overseas, a smaller percentage speak a language other than English, and the proportion who speak English 'Not Well or Not at All' was lower than observed for Melbourne as a whole.

The data in Table 3-5 suggest that while students living in the Study Area come from a variety of ethnic backgrounds, these individuals typically have good English skills. In contrast, among the (more) permanent residential population, there is a high level of ethnic and language diversity and a significant proportion of these residents have poor English skills.

Table 3-5: Birthplace and Language, Selected Areas

	Clayton AC	Clayton Balance and Notting Hill	Study Area	Monash	Melbourne
Born in Australia	27.0%	29.2%	36.9%	48.4%	63.8%
Born Overseas	73.0%	70.8%	63.1%	51.6%	36.2%
Speaks English only	29.5%	44.4%	26.6%	47.7%	65.9%
Speaks other language	70.5%	55.6%	73.4%	52.3%	34.1%
Speaks English Not Well or Not at All	16.2%	11.1%	14.3%	14.4%	13.4%
Top 5	Chinese (23.1%)	Chinese (32.2%)	Chinese (35.3%)	Chinese (21.5%)	Chinese (6.6%)
	Indo-Aryan (13.0%)	Indo-Aryan (6.3%)	Indo-Aryan (11.2%)	Indo-Aryan (7.3%)	Indo-Aryan (4.8%)
	Greek (6.1%)	Southeast Asian (3.8%)	Greek (4.9%)	Greek (5.9%)	Greek (2.5%)
	Italian (3.1%)	Greek (3.1%)	Southeast Asian (4.4%)	Italian (2.2%)	Vietnamese (2.4%)
	Vietnamese (2.6%)	Vietnamese (1.8%)	Italian (2.3%)	Vietnamese (1.7%)	Italian (2.4%)

Source: ABS Census 2016

3.6 Population Forecasts

3.6.1 Existing Projections

Population forecasts have been independently commissioned by the City of Monash up to 2036 (Forecast i.d.2017). The forecasts project strong growth in Study Area (0.8% per annum) and a lesser rate of growth for the Clayton Activity Centre area (which includes the PMP site). A relatively high rate of growth is projected for Clayton Balance and Notting Hill (1.3% per annum).

The i.d. forecasts do not take into account potential residential development within the PMP Printing site or the Browns Road site immediately to the north.

Table 3-6: Population Forecasts, Selected Areas

	2016	2026	2036	Change 2016 to 2036	
Clayton AC	12,145	12,877	13,087	942	0.4%
Clayton Balance and Notting Hill	11,710	14,224	14,914	3,204	1.3%
Study Area	38,040	42,443	44,263	6,223	0.8%
Monash	192,850	204,737	214,649	21,799	0.5%

Source: i.d. Consulting 2017

Council projections indicate that the age profile of the Study Area will remain relatively stable over the next 20 years. However, within the Clayton Activity Centre notable change is projected. Specifically, the number of people aged 20 to 29 is projected to decline by over 1,000 people, whereas growth is projected for other age cohorts. This will lead to a notable shift in the age profile of the Clayton AC (see Figure 3-3).

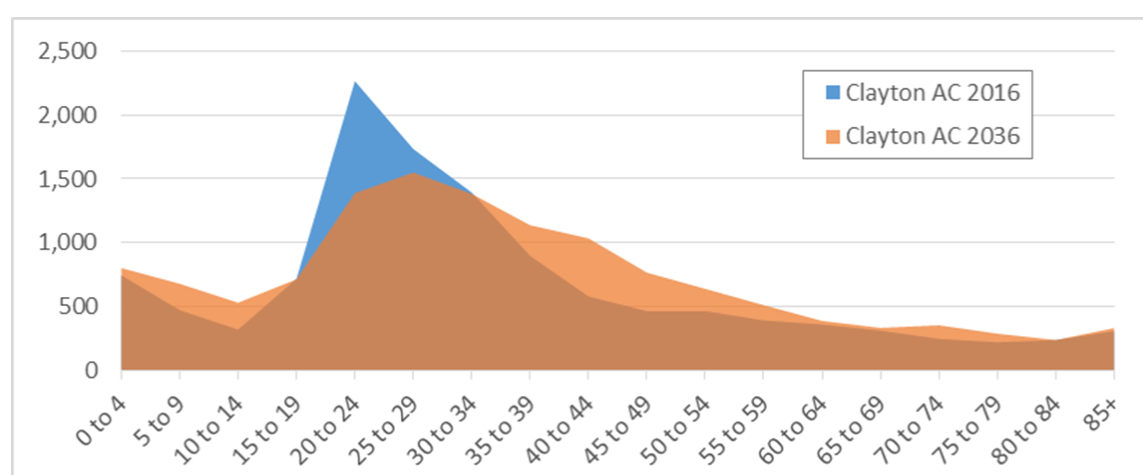


Figure 3-3: Age Profile, Clayton 2016 and 2036.

3.6.2 The PMP Printing Site

Dwelling yield estimates for the PMP site indicate that the site could accommodate 123 townhouses and 808 apartments.

Given the proximity of the proposal site to Monash University and the large proportion of the Clayton population in who are studying at Monash University, it has been assumed that 30% of all households that take residence within the development would be student households. This assumption does not have material implications for the overall size of the PMP population, but does have a marked influence on the age profile of the future population of the site (see Figure 3-4).

Based on the assumed mix of a dwelling types/sizes, the population of the PMP site would be approximately 1,809.

Table 3-7: Population Outcomes, PMP Site

	Townhouses			Apartments			TOTAL
	2 Bed	3 Bed	4 Bed	1 Bed	2 Bed	3 Bed	
Dwellings	25	86	12	161	566	81	931
Household Size	1.83	2.58	3.42	1.34	1.91	2.53	1.93
Population	46	222	41	216	1,079	205	1,809

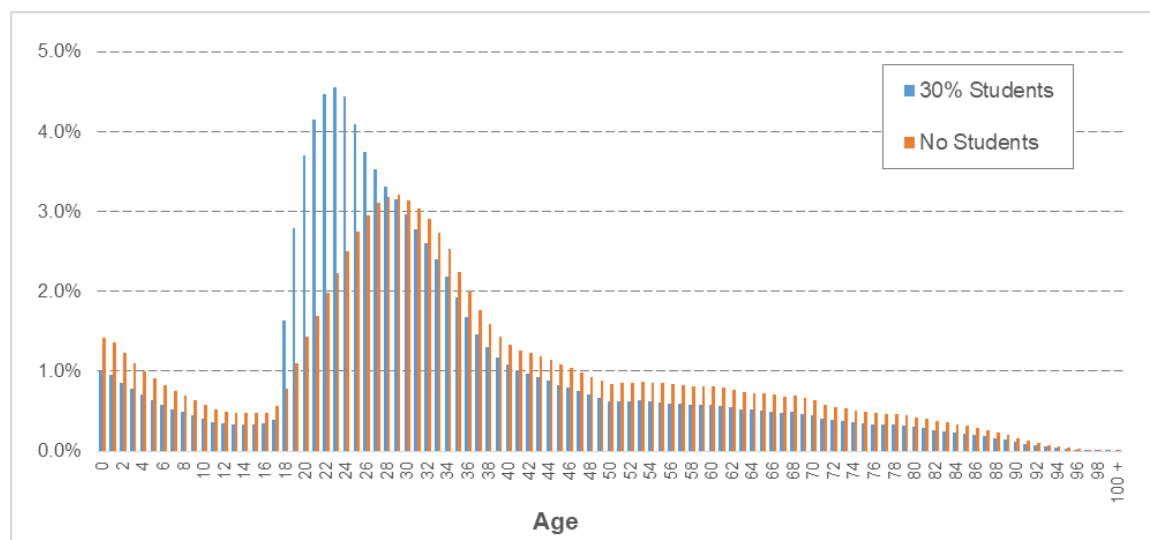


Figure 3-4: Age Profile of the PMP Printing Site – with and without Student Households.

4 Community Facilities and Open Space

4.1 Introduction

The following Sections (4 to 12) provide an assessment of the capacity of community facilities and open space located near the PMP Printing Site.

Given the location of the PMP Printing Site in the City of Monash, the focus of the assessment is facilities located in the Clayton AC, the Clayton Balance and Notting Hill area and the remainder of the Study Area (Oakleigh South, Oakleigh East and Huntingdale). These areas are at least partly within a 2km radius of the PMP printing site.

5 Early Years Facilities

5.1 Maternal and Child Health

5.1.1 Introduction

Under existing funding arrangements, future residents of the PMP Printing site would be directed to access Maternal and Child Health (MCH) services delivered by City of Monash.

The amount of MCH funding each Council receives varies to reflect the number of eligible children, the extent of disadvantage in the municipal area and its remoteness. However, a commonly used rule of thumb is that approximately 1 MCH nurse is required for every 130 birth notifications received in a municipal area.¹

5.1.2 Supply

The closest MCH centre to the PMP Site is located at the Clayton Community Centre (Cooke Street) approximately 800 metres to the west of the site. There is also a centre located in Oakleigh East (Greville Street), approximately 2.4 kilometres to the north-west (see Table 5-1 and Figure 5.1). These existing facilities provide four consulting suites and are used to respond to the needs of residents living in the Study Area.

Table 5-1: MCH Facilities near the PMP Printing site

Map Ref Name	Consulting Offices	Distance from site (km)
Clayton (Clayton Community Centre)	2	0.8
Oakleigh East (Greville Street)	2	2.4

Source: City of Monash Direct Data Request

5.2 Demand

Table 5-2 shows demand for MCH nurse EFT associated with the population of the Clayton AC, the Clayton Balance and Notting Hill area and the remainder of the study area. As can be seen, as at 2016 approximately 1.1 MCH nurses are required to service demand emanating from the Clayton AC, and a total of three nurse EFT is required to meet the needs of the study area as a whole. Over the next two decades, modest population growth is projected and by 2036 approximately 1.2 nurse EFT will be required to meet the needs of the Clayton AC and 3.5 EFT would be required across the Study Area as a whole.

¹ Pers Com. MAV September (2013)

The above considered, total demand generated by the population of the Clayton AC and the reminder of the Study Area can be accommodated by existing facilities for the foreseeable future.

Development, of the PMP site would increase demand for MCH services in the local area by approximately 0.20 Nurse EFT. This increase would see demand approach, but not exceed the capacity of existing facilities.

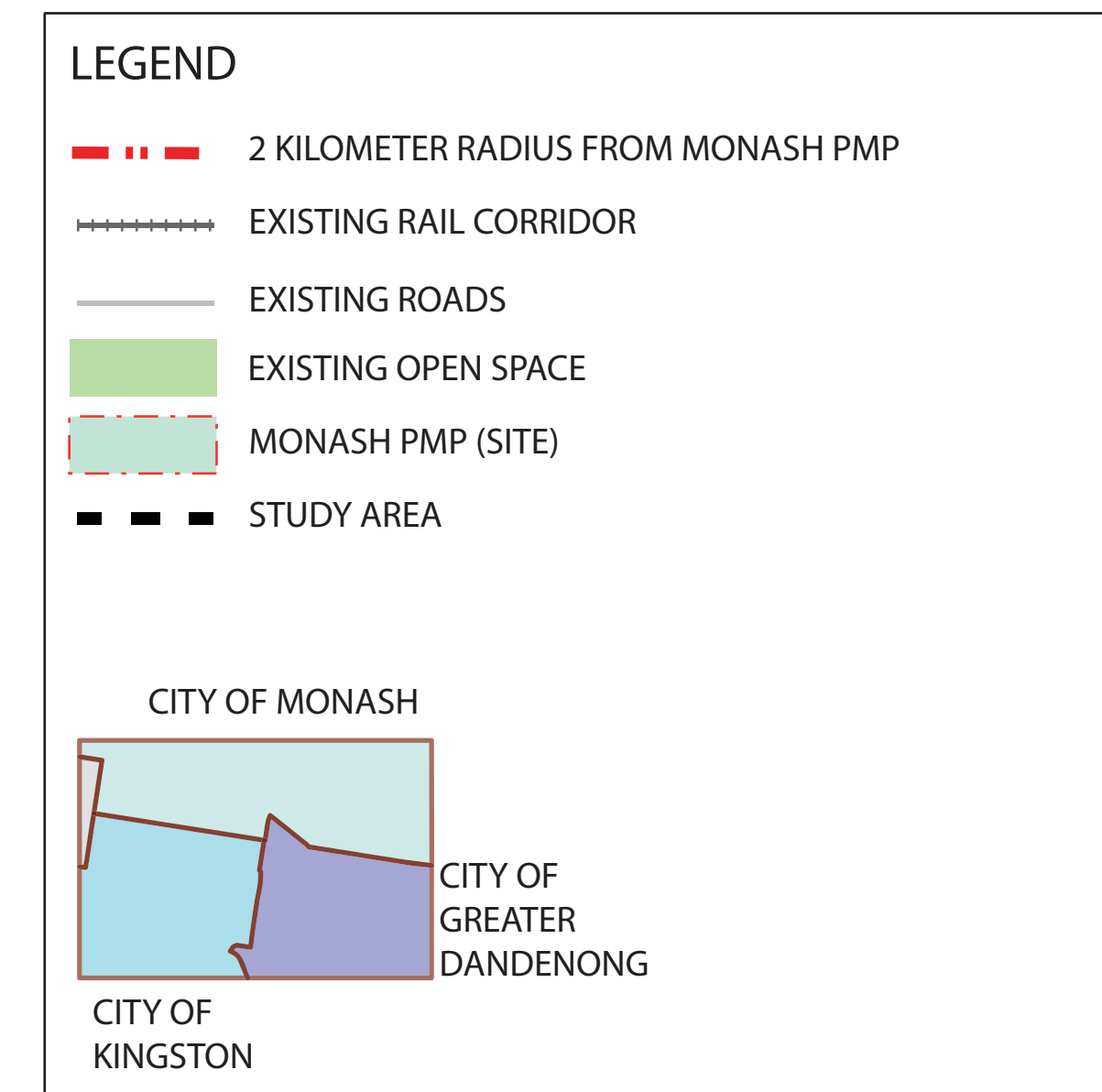
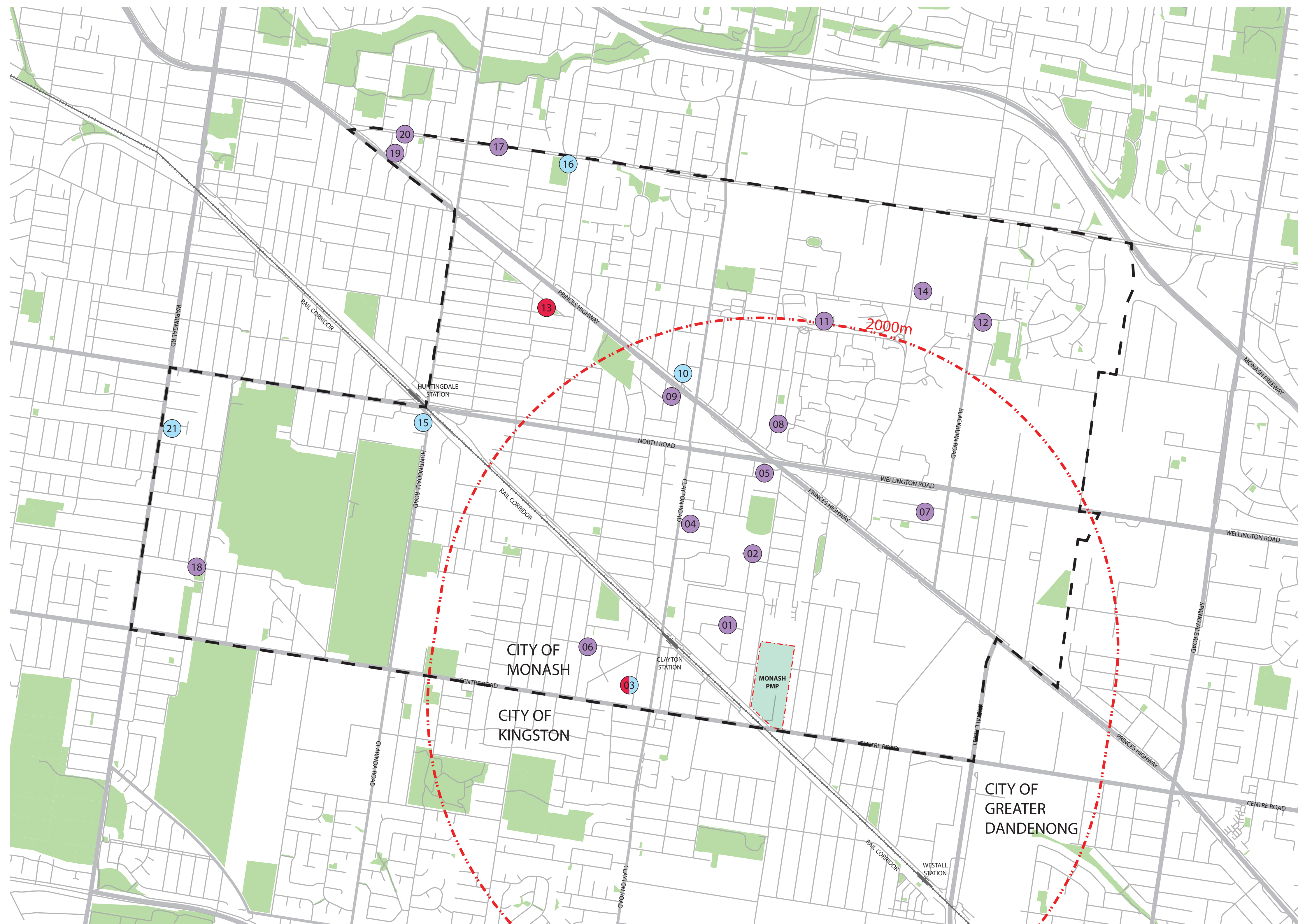
Table 5-2: MCH Nurses Required in the Study Area (EFT)

	Population			NURSE EFT		
	2016	2026	2036	2016	2026	2036
Clayton Activity Centre	149	184	161	1.1	1.4	1.2
Clayton Balance & Notting Hill	67	98	94	0.5	0.8	0.7
Study Area West	175	192	198	1.3	1.5	1.5
Total Study Area	391	474	452	3.0	3.6	3.5
PMP	26			0.20		

Source: i.d. Consulting 2016; Public Place 2016

5.3 Facility Response

City of Monash has indicated that it will rely on existing and/or new facilities located offsite when responding to demand generated by the PMP site.



EARLY YEAR FACILITIES

- | | | | | |
|--|--|---|---|--------------------------------------|
| 01 St Dominic Savio Early Learning Centre
LDC | 06 Goodstart Early Learning Clayton
LDC | 11 Csro Care Clayton
LDC | 16 St Johns Preschool
KINDA | 21 Ward Avenue Kindergarten
KINDA |
| 02 Kanooka Child Care Centre
LDC | 07 Nola-Dee Child Care Centre
LDC | 12 Great Beginnings Notting Hill
LDC | 17 Coco's Early Learning Centre
LDC | |
| 03 Clayton Preschool
MCH, KINDA, OCCASIONAL | 08 Monash Children's Centre
LDC | 13 East Oakleigh MCH
MCH | 18 Bright Beginnings Child Care Centre
LDC | |
| 04 Murray Street Early Learning Centre
LDC | 09 Nido Early School
LDC | 14 Monash Community Family
Co-operative Ltd
LDC | 19 Goodstart Early Learning Oakleigh
LDC | |
| 05 Monash Vale Early Learning Centre
LDC | 10 Dover Street Preschool
KINDA | 15 Germain St Kindergarten
KINDA | 20 3 Bees Early Learning Centre
LDC | |

Figure 5.1 Early Years Facilities near the Monash PMP

5.4 Sessional Kindergarten

5.4.1 Introduction

Victorian children can attend kindergarten while placed in LDC (an integrated program) or as part of a sessional program in a pre-school. In the case of sessional programs, the majority of services are either delivered by local Council's or from within Council buildings, and typically Council's give preference to local residents when assessing applications for enrolment.

The proportion of children placed in sessional programs varies widely across Metropolitan Melbourne from 32% in City of Port Phillip to 80% in City of Banyule, and the use of integrated programs has increased in recent years, reflecting the needs of working families. In City of Monash, the proportion of children who attend kindergarten in sessional programs decreased from 84% in 2008 to 66% in 2015 (see Table 5-3).

In the above context, what the appropriate supply of facilities to support delivery of sessional kindergarten is, will depend in large part on the policies and resources of each respective local government.

Table 5-3: Proportion of Children who Attend Kindergarten in a Sessional Service

	2008	2009	2010	2011	2012	2015
Port Phillip (lowest)	37%	41%	36%	42%	40%	28%
Hobsons Bay	84%	81%	73%	69%	67%	66%
Banyule (highest)	90%	89%	90%	86%	84%	80%
METRO MELBOURNE	81%	80%	76%	74%	71%	71%

Source: DEECD 2016

5.4.2 Supply

There are five existing preschools located in the Study Area. These facilities have a combined enrolment capacity of 220 assuming an optimal staff to child ratio (1 to 11) is employed. Each of the five existing preschools have a licenced capacity of 30 children and in theory could accommodate up to 60 enrolments (taking the combined capacity to 300). However, this would not be a cost effective service delivery approach and is unlikely to be employed.

Table 5-4: Sessional Kindergartens near the PMP Printing site

Name	Location	Places	Max. Enroll.
Clayton Community Centre Kindergarten	CLAYTON	30	44
Dover Street Preschool	OAKLEIGH EAST	30	44
Germain Street Kindergarten	OAKLEIGH SOUTH	30	44
Ward Avenue Kindergarten	OAKLEIGH SOUTH	30	44
St Johns Preschool	OAKLEIGH	30	44
Total		150	220

Source: ACEQUA2017; Public Place 2019

5.4.3 Demand

Table 5-5 shows estimated demand for sessional kindergarten generated by the population of the Clayton AC, the Clayton Balance and Notting Hill area and the remainder of the study area, assuming the market share of sessional programs remains at 2015 levels.² As can be seen, if the assumed market share is correct, as at 2016 the populations of these areas would generate demand for approximately 253 enrolments and demand will grow to 292 enrolments by 2036. This considered, existing facilities may not have sufficient capacity to accommodate demand into the future. However, continued decline in the market share enjoyed by sessional programs has the potential to offset growth associated with population increase and will therefore need to be monitored into the future.³

Development, of the PMP site would increase demand for sessional kindergarten in the local area by approximately 12 enrolments. This increase, while not large in and of itself, would occur in the context of existing and future capacity challenges.

Table 5-5: Projected Demand for Kindergarten Enrolments

	Population			Enrollments		
	2016	2026	2036	2016	2026	2036
Clayton Activity Centre	149	184	161	96	119	104
Clayton Balance & Notting Hill	67	98	94	43	64	61
Study Area West	175	192	198	113	124	128
Total Study Area	391	474	452	253	307	292
PMP	18			12		

Source: i.d. Consulting 2017; Public Place 2019

² The estimates assume a participation rate of 98% and a sessional share of 66%.

³ For example, if the market share in Clayton declined to a level comparable to that observed in City of Port Phillip in 2015 (see Table 5-3), there would be demand for 142 enrolments, which could be easily accommodated.

Approximately 30-40% of three year olds enrol in a three year old kindergarten programs. A two group timetable for four year old sessional kindergarten allows for up to two three-year-old groups to be operated at the same centre, due to their shorter length (2.5 to 3.5 hours). Consequently, where it is concluded that there is infrastructure to support delivery of four year sessional programs, this also implies that there is infrastructure available to support delivery of three year old programs.

5.5 Facility Response

City of Monash has indicated that it will rely on existing and/or new facilities located offsite when responding to demand generated by the PMP site.

5.6 Long Day Care

5.6.1 Introduction

As at 2016, the rate of provision of LDC places in Metropolitan Melbourne was 214 places per 1,000 children aged 0-5.⁴ The proportion of children who attend LDC has increased over the past two decades, although the rate of increase has been declining and the latest data for Victoria show that utilisation of LDC declined between 2011 and 2014. The trend toward greater utilisation of LDC reflects substantial rises in workforce participation by mothers in the 1980s and 1990s, followed by a more gradual and decreasing rate of increase after the year 2000.⁵ The implication is that further increases in the rate of LDC utilisation may occur, but that growth will most likely be less significant than observed in preceding decades.

LDC centres are typically located on or near major transport corridors to improve convenience for commuters and LDC centre catchments can be wide (5 or more kilometres) and do not necessarily align with suburb or municipal boundaries.

Data published by the ABS indicate that children living in families with higher income are more likely to be placed in LDC compared with those living in families with lower income. That is, only 9% of children who lived in a family with weekly income of less than \$1,000 were placed in LDC in 2011, compared with 18% of children who lived in a family with a weekly income of more than \$2,000.

5.7 Supply

There are currently 16 LDC facilities located in the Study Area. Collectively these centres provide 1,214 licensed places at a rate of 540 places per 1,000 children aged 0-5 (see Table 5-6, Table 5-7 and Figure 3.3), more than 2.5 times the metropolitan average rate of supply.

At the current level of supply, all existing facilities report at least some vacancies, suggesting that supply is adequate.

⁴ Historical data suggest that at this rate of supply, 70% to 80%⁴ of places would be utilised and that in the order of 90% of centres would have at least some vacancies. A degree of 'oversupply' is a desirable feature of the LDC market as the presence of excess capacity in the service network results in improved choice and flexibility for consumers (days available, geographic location of centres, etc.).

⁵ AIFS Fact Sheet: Families then and now: 1980-2010

Table 5-6: LDC Facilities near the PMP Printing site

Name	Location	Places
Goodstart Early Learning Clayton	Clayton AC	67
Kanooka Child Care Centre		64
Monash Vale Early Learning Centre		97
St Dominic Savio ELC		79
Murray Street Early Learning Centre		36
Csiro Care Clayton	Clayton Balance & Notting Hill	65
Monash Children's Centre		109
Nola-Dee Child Care Centre		36
Monash Community Family Co-operative		120
Great Beginnings Notting Hill		120
3 Bees Early Learning Centre	Study Area West	43
Coco's Early Learning Centre		106
Goodstart Early Learning Oakleigh		44
Nido Early School		178
Bright Beginnings		50
Total		1,214

Source: ACEQUA 2016; mychild.gov.au 2016.

5.8 Demand

Spending on LDC is lower in the Clayton AC and the Study Area, compared with Monash as a whole. However, supply of LDC places is much higher in the Clayton AC and the Study Area (see Table 5-7), reflecting a clustering of LDC centres in commercial advantageous locations such as along major transport corridors (the Princess Highway in particular) and near major employment nodes (the CSIRO Care Clayton is an obvious example of this). That is, in the Clayton area, the LDC market is bolstered by the needs of a commuting workforce and supply is situated to capture passing trade.

Table 5-7: LDC Supply and Demand – Summary

	Clayton AC	Study Area	Monash
Population (0 to 5)	840	2,249	12,324
LDC Centres	5	15	46
Licensed Places	343	1,214	3,516
Provision Rate (per 1,000 aged 0-5)	408	540	285
Spend per child 0-5	\$2,350	\$2,426	\$2,641

Source: Market Info 2015

In the coming two decades, population growth will create additional demand for LDC places in the Clayton AC and the Study Area. Assuming that utilisation of LDC remains stable, demand associated with the population of the Clayton AC would grow by approximately 28 places to 2036 and demand for an additional 108 places would be generated by the population of the Study Area.

Development of the PMP site would increase demand for licensed places by approximately 40 places. This increase alone would be unlikely to support a commercially viable LDC centre located within the PMP site. However, in the context of growing demand in the Study Area, the PMP site may be seen as an attractive location by a potential LDC operator. This is particularly so given that local LDC centres in Clayton will continue to capture demand from outside the local area due to the presence of significant arterial roads and employment nodes in the area.

Table 5-8: Future Growth in LDC Demand

	Additional Population 2016 to 2036	Additional Places 2016 to 2036
Clayton Activity Centre	99	28
Clayton Balance & Notting Hill	159	45
Study Area West	122	35
Total Study Area	381	108
PMP	142	40

Source: ACECQA 2016; Forecast id. 2016

5.9 Facility Response

City of Monash has indicated that it will rely on existing and/or new facilities located offsite when responding to demand generated by the PMP site.

6 Community Meeting Spaces

6.1.1 Introduction

Community meeting spaces support community groups of different types and sizes to meet and engage in social and recreational activity. Demand for meeting spaces varies considerably across communities and through time. While some provision benchmarks are available (see below), these must be viewed as guide only.

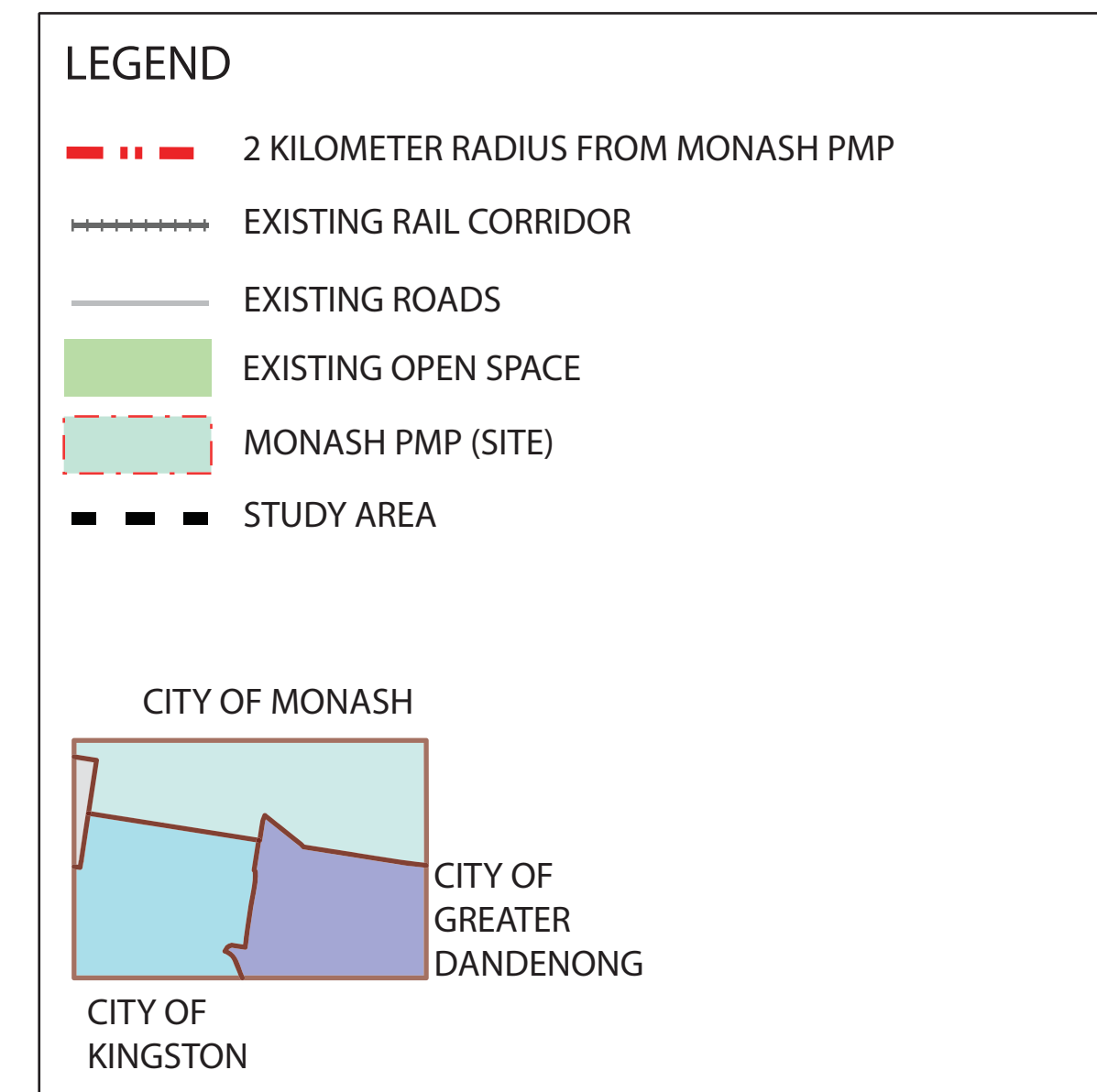
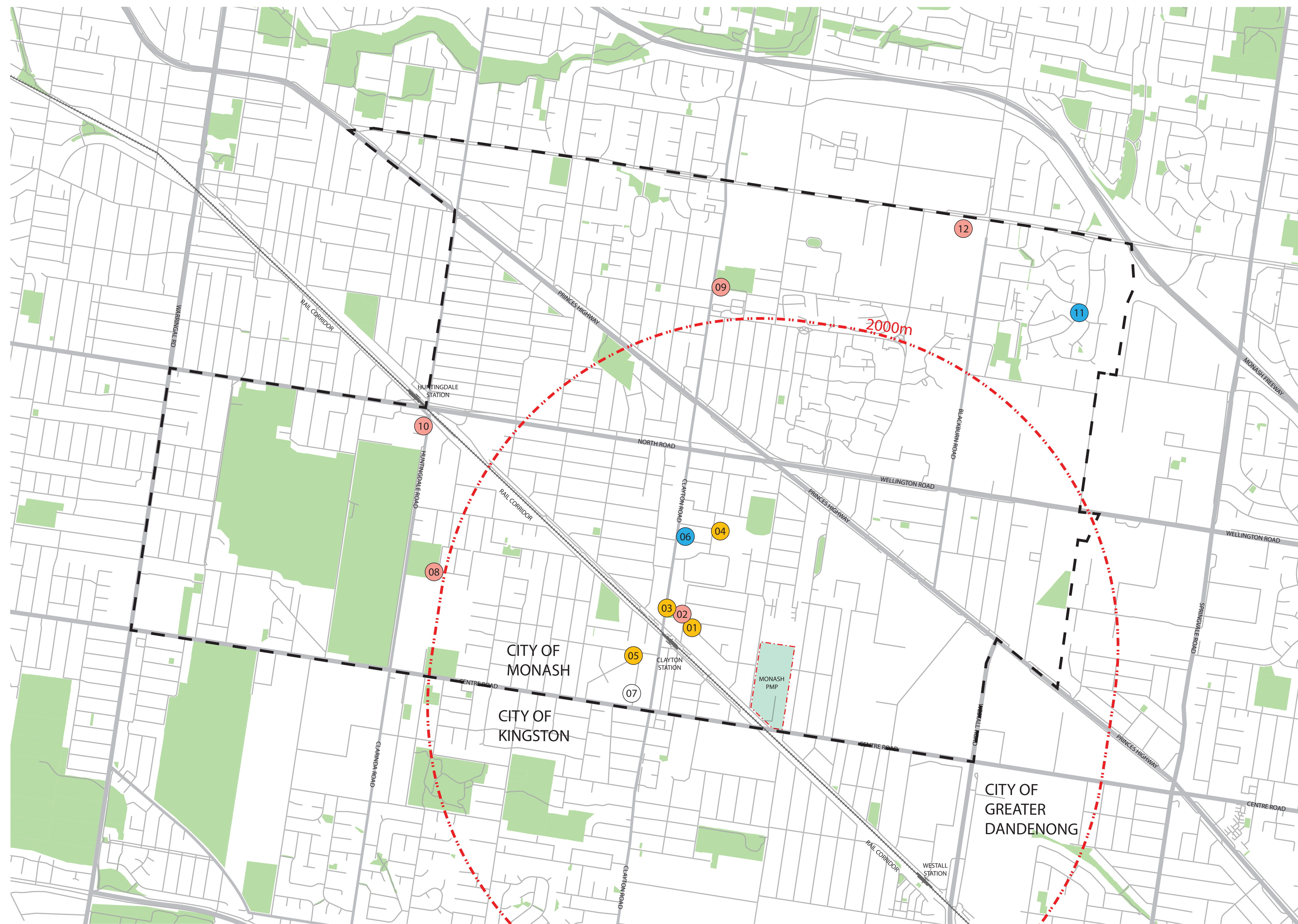
6.1.2 Supply

There are several larger meeting spaces in Monash, including the Oakleigh Grammar Conference Centre, Mulgrave Community Centre and Mount Waverley Youth Centre. In addition, the Clayton Hall (accommodates up to 325 people), is located a short distance from the PMP printing site (500 metres). These facilities have sufficient capacity to meet subregional needs for the foreseeable future. In addition, there are a number of local community spaces located in relatively close proximity to the PMP Printing site (Table 6-1 provides a listing, also see Figure 6.1). Some of these can be hired by the public, whereas others are reserved for the exclusive use of particular user groups.

Table 6-1: Community Meeting Spaces in the Study Area

Name	Space	People	from PMP
<i>Available for Hire</i>			
Clayton Hall	Meeting room	70	0.5km
	Main Hall	325	
Clayton Community Centre	Clayton Theatre	132	0.8 km
	Small meeting room	25	
	Large meeting room	50	
Warringga Scout Hall	Hall	-	2.1km
Monash Community Inn	Hall	60	2.2km
Huntingdale Community Hall	Hall	60	2.5 km
Notting Hill Neighborhood House	Large hall	100	2.7km
	Classroom 1	10	
	Classroom 2	20	
	Computer Room	10	
Notting Hill Community Hall	Hall	150	2.8km
<i>Exclusive Use</i>			
Clayton Senior Citizens Club	Senior Citizens Centre	-	0.5km
Regione Lazio Senior Citizens Club	Senior Citizens Centre	-	0.65km
Associazione Pensionati Laziali di Monash	Senior Citizens Centre	-	0.75km
Prime Timers (Church Of Christ)	Senior Citizens Centre	-	0.8km
Monash Youth and Family Services Clayton	Youth Centre	-	0.8 km
Anglicare Dixon House	Neighborhood House	-	0.8 km

Source: City of Monash 2017



COMMUNITY MEETINGS SPACES

- | | | |
|--|--|-------------------------------------|
| 01 Clayton Senior Citizens Club Seniors | 06 Anglicare Dixon House Neighbourhood House | 11 Notting Hill Neighbourhood House |
| 02 Clayton Hall Hall | 07 Clayton Community Centre Library, Youth, Hall | 12 Notting Hill Community Hall Hall |
| 03 Circolo Pensionati Italiani di Oa Seniors | 08 Warringga Scout Hall Hall | |
| 04 Associazione Pensionati Laziali d Seniors | 09 Monash Community Inn Hall | |
| 05 Prime Timers Seniors | 10 Huntingdale Community Hall Hall | |

Figure 6.1 Community Meetings Spaces, Libraries and Schools near the Monash PMP

6.2 Demand

Table 6-2 compares the existing supply of community meeting space in the Clayton AC and the Study Area as a whole with provision benchmarks employed in Melbourne's growth areas, namely:

- One, 1-20 person venue per 4,000 residents (approx. size 12.5 sq.m)
- One, 21-50 person venue per 8,000 residents (approx. size 40 sq.m)
- One, 51-100 person venue per 8,000 residents (approx. size 85 sq.m)
- One, 101-200 person venue per 8,000 residents (approx. size 175 sq.m)
- One, 200+ person venue per 20,000 residents (approx. size 250+ sq.m)

Demand for meeting spaces in Clayton and adjoining areas may not be the same in the growth areas and therefore the figures should be taken as guide only.

The Table shows that there is less open access community meeting space in the Clayton AC in 2016 compared with the growth area benchmarks. This is also the case for the Study Area as a whole. However, there are a number of existing community facilities in the Clayton AC which are used exclusively by particular sections of the community (one youth centre, three seniors centres and one neighbourhood house) and these would facilitate social and recreational activity. There are also a number of sporting pavilions which likewise would support sections of the community to meet and socialise. In addition, Monash University is located only a short distance to the north of the PMP site (1.1km). Within the university there are a wide variety of meeting spaces, including conference centres, study spaces, cafes, etc. which would be used by the Study Area's significant student population.

City of Monash reported that existing meeting spaces in the Study Area are well utilised and have little capacity to accommodate increased demand and population growth projected for the Clayton AC and the balance of the study area will likely increase demand for community meeting space overtime, albeit by a relatively small amount.

Development of the PMP site would increase demand for local community meeting space. The projected population of the PMP site is expected to create increased demand across each provision benchmark listed above and when totalled the increased demand equates to 73 square metres. There is flexibility in terms of how this space can be delivered, but this amount of space equates with one, 50 to 100 person capacity room and a small office space.

Table 6-2: Demand for Community Meeting Space in the Study Area

	Rooms	Demand 2016		Demand 2036		Supply (Actual)	
		sq.m	rooms	sq.m	rooms		
Clayton AC	1-20 person venue	38	3.0	41	3.3	-	0
	21-50 person venue	61	1.5	65	1.6	-	2
	51-100 person venue	129	1.5	139	1.6	-	1
	101-200 person venue	266	1.5	286	1.6	-	1
	200+ person venue	152	0.6	164	0.7	-	1
	Local Spaces	493	7.6	532	8.2	-	4
Study Area	1-20 person venue	119	9.5	138	11.1	-	3
	21-50 person venue	190	4.8	221	5.5	-	3
	51-100 person venue	404	4.8	470	5.5	-	3
	101-200 person venue	832	4.8	968	5.5	-	2
	200+ person venue	476	1.9	553	2.2	-	1
	Local Spaces	1,545	23.8	1,798	27.7	-	11
		Demand					
		sq.m		rooms			
PMP Printing	1-20 person venue	6		0.5			
	21-50 person venue	9		0.2			
	51-100 person venue	19		0.2			
	101-200 person venue	40		0.2			
	200+ person venue	23		0.1			
	Local Spaces	73		1.1			

Source: i.d. Consulting 2017; Forecast id 2017; ASR 2008; Public Place 2019

6.3 Facility Response

City of Monash has indicated a preference to respond to demand generated by the PMP site, by expanding the supply of community meeting space within the existing Clayton Community Centre. This approach would allow for additional demand to be accommodated in a location accessible to future residents of the PMP site and the study area generally, and is therefore appropriate.

7 Libraries

7.1.1 Introduction

The City of Monash has six libraries which deliver a total of 3,316 square metres of floor space, or 1 square metre for every 58 residents. Provision in other municipal areas exceeds the rate observed for Monash by some margin (for example the rate of provision was 1 square metre for every 31 residents in Stonington). The Library facilities planning guide 'People and Places' recommends a provision rate of approximately 1 square metre per 32 residents, a standard which reflects the changing role of libraries from book repositories to diverse community spaces.

7.1.2 Supply

There nearest library to the PMP printing site is the Clayton Library, which forms part of the Clayton Community Centre (see Table 7-1 and Figure 6.1). This facility provides 680 square metres of open access floor space. The Clayton Library services the needs of the Clayton community primarily, but is also used by residents living throughout the Study Area.

There is also another library (Oakleigh Library) located outside the Study Area, which would provide convenient access to library services for some residents living in the Study Area, particularly those living in Oakleigh East and Huntingdale.

Table 7-1: Libraries in the Study Area

Name	Location	Floor Area	Distance from PMP
Clayton Library	Clayton AC	680 sq.m.	0.8 km

7.1.3 Demand

Based on the existing provision rate of 1 square metre per 58 residents, the Clayton AC population generates demand for 209 square metres of library floor space and this figure would grow to 226 square metres by 2036. If the 'People and Places' standard is applied the figures are 380 and 409 respectively.

The population of the Study Area as whole generates demand for 656 square metres of library floor space if the existing provision rate is applied, growing to 763 by 2036. If the 'People and Places' standard is applied the figures are 1,189 and 1,383 respectively.

Approximately one third of the residents of the Study Area are tertiary students, with the majority being students attending Monash University. Monash University students have

access to several world class libraries within the University which would limit their need to access local municipal library facilities.

City of Monash reported that the existing Clayton Library is currently meeting the community's needs and there is no evidence of capacity pressures. The above considered, the existing Clayton Library has sufficient capacity to meet the needs of the Clayton community for the foreseeable future.

Development, of the PMP site would increase demand for library floor space by approximately 31 square metres, assuming the municipal level average provision rate. However, a large proportion (approximately 30%) of residents would be tertiary students and these residents would rely on libraries within Monash University and other relevant tertiary institutions, offsetting the impact of the development on demand for Council library services. This considered it is likely that the Clayton library could accommodate additional demand generated by the development.

Table 7-2: Demand for Library Floor Space in the Study Area

	1 sq.m per 58 residents (Municipal average)		1 sq.m per 32 people (People and Places)	
	2016	2036	2016	2036
Clayton AC	209	226	380	409
Study Area	656	763	1,189	1,383
PMP	31		57	

Source: *People and Places 2013; Public Place 2019*

7.2 Facility Response

City of Monash has indicated that it will rely on existing and/or new facilities located offsite when responding to demand generated by the PMP site.

8 Schools

8.1 Primary Schools

Supply

The PMP Printing Site is intersected by the neighbourhood area of three primary schools, Clayton North Primary, Westall Primary and Clayton South Primary. These schools have a combined enrolment capacity of 1,150 students and are all located approximately 1.6 kilometres from the PMP site.

Demand

Table 8-1 shows existing enrolments, current enrolment capacity and forecast demand for government education within the neighbourhood area of the three schools in close proximity to the PMP Printing site. As the table shows, with the exception of Clayton North Primary, current enrolment levels are well below each school's capacity. Across the three schools an additional 486 enrolments could be accommodated.

However, demand for government school places generated within each school's catchment is higher than the existing enrolment levels, suggesting that many residents send their children to schools outside their local area. If the existing primary schools near the PMP Printing site attract a higher proportion of local residents, then these schools may experience pressure on existing capacity. Moreover, development, of the PMP site would generate demand for approximately 61 additional primary school enrolments.

Table 8-1: Government Primary Schools near the PMP Printing site

Name	Enrolments		In Catchment Demand ⁶		
	Capacity	Actual 2016	2016	2026	2036
Clayton North	375	335	624	792	812
Clayton South	350	102	443	611	644
Westall	425	227	431	552	557
Total	1,150	664	1,498	1,955	2,013
PMP			61		

Source: DET 2016

⁶ The demand data were developed by analysing predicted changes in the underlying demographics of an area, reflecting changes in housing development, populations and birth rates. An area's demographic demand catchment is used to determine the current and future demand in each school's 'neighbourhood' to assist the Department to plan and ensure that each school has sufficient capacity to accommodate every student that currently lives, and is expected to live, in its local neighbourhood.

DET was consulted as part of the development of this report. DET indicated that the PMP Printing Precinct's Comprehensive Development Plan appears unlikely to create substantial demand pressure on the existing primary school network. Notwithstanding, DET will continue to monitor demand for primary school places and utilisation of existing schools.

8.2 Secondary Schools

Supply

The PMP Printing Site located within the neighbourhood area of Westall Secondary College and near the boundary of the neighbourhood area of South Oakleigh Secondary College. These schools have a combined enrolment capacity of 2,000 students and are located approximately 1.6 kilometres and 3.2 kilometres from the PMP printing site respectively.

Demand

Table 6-3 shows existing enrolments, current enrolment capacity and forecast demand for government education within the neighbourhood area of Westall Secondary College and South Oakleigh Secondary College. As the table shows, both schools have current enrolment levels well below their capacity, despite high local demand. As is the case with primary schools located in Clayton and surrounds, it appears that many local residents choose to send their children to government schools outside their local area. Moreover, development, of the PMP site would generate demand for approximately 33 additional secondary school enrolments.

Table 8-2: Government Secondary Schools near the PMP Site

Name	Enrollments		In Catchment Demand*		
	Capacity	Actual 2016	2016	2026	2036
Westall	950	432	1,326	1,794	1,979
South Oakleigh	1,050	397	1,607	1,914	2,152
Total	2,000	829	2,933	3,708	4,131
PMP			33		

Source: DET 2016

As is the case with respect to primary schools, DET indicated that the PMP Printing Precinct's Comprehensive Development Plan appears unlikely to create substantial demand pressure on the existing secondary school network. Notwithstanding, DET will continue to monitor demand for secondary school places and utilisation of existing schools.

8.3 Facility Response

None required

9 Residential Aged Care

9.1.1 Introduction

Residential Aged Care is a combined accommodation and care service for older people who are unable to continue living independently at home. In addition to accommodation, people living within residential aged care facilities receive meals, cleaning and laundry services, assistance with showering and dressing, nursing care including medication management and access to social activities.

9.1.2 Supply and Demand

The Australian Government is responsible for the funding and regulation of residential aged care. Each year, the Government undertakes a planning and allocation process to determine the geographical distribution of residential aged care places to be made available across Australia. The national planning target ratio is 80.0 operational residential care places per 1,000 people aged 70+ years.⁷ The government monitors the provision of residential care places within a number of planning regions to ensure that residential aged care places are distributed equitably within each state.

The PMP Printing Site is located within the Eastern Metropolitan Region (EMR), which comprises the Cities of Boroondara, Knox, Manningham, Maroondah, Monash and Whitehorse and the Shire of Yarra Ranges. As at 2015, there were 10,623 operational residential aged care beds in the EMR resulting in rate of provision of 83.1 beds per 1,000 people aged 70+ years.⁸ That is, as at 2015 supply in the EMR was in line with the Government's targets. However, the population of EMR aged 70+ is projected to increase from approximately 127,000 to 193,000 people between 2016 and 2031, indicating that an additional 5,280 residential aged care beds will be required in the Region by 2031 to ensure the Government's planning target continues to be met.

9.2 Facility Response

There is no plan to develop a Residential Aged Care facility within the PMP site. City of Monash will continue to work with the residential aged care sector to facilitate adequate supply within Monash.

⁷ DSS (2014) 2013–14 Concise Facts & Figures In Aged Care

⁸ Stocktake of Australian Government Subsidised Aged Care Places and Ratios as at 30 June 2015

10 Community Health

10.1 Introduction

An initial meeting with DHHS indicated that there may be a need for a community health centre in Melbourne's South East and furthermore that commercial space within urban renewal sites may be an appropriate place to locate the centre.

Link Health and Community currently operate from the Clayton Community Centre and provide primary care, oral health and counselling services, as well as health promotion and service. This service is located 800 metres from the PMP site.

Community health services such as Link Health and Community seek to provide high quality affordable and accessible services to the community and rely on a network of facilities to enable this. Community Health Services periodically review their physical infrastructure, including the total number and location of their facilities in the context of community needs, and the cost associated with their operating from their existing facilities. It may be that commercial space within the PMP Printing site would be attractive to a community health service such as Link Health and Community. Likewise commercial space within the PMP Printing site may be attractive to private health service providers.

10.2 Facility Response

There is no plan to develop a Community Health facility within the PMP site. City of Monash will continue to work with DHHS and the community health sector to facilitate adequate supply within Monash.

11 Open Space

11.1 Introduction

State government policy, as articulated in Plan Melbourne, is to deliver local parks and green neighbourhoods in collaboration with communities (Direction 5.4). Under this overall direction, the government has adopted the policy that communities will have access to a network of accessible, high-quality, local open spaces, that meet the needs of all members of the community, regardless of age, gender, ability or a person's location. Plan Melbourne identifies urban redevelopment projects as providing an opportunities to plan for new local open space

The adequacy of an open space network can be judged in terms of its ability to ensure convenient access to a range of open spaces for the community. The following standards are commonly applied and the objective to ensure open space is available within 400 metres of all residences is adopted in the City of Monash Open Space Strategy 2018:

- Local (or minor) passive open space within a 400 metre radius, or within a 300 metre radius to medium high density dwellings
- Neighbourhood parks within an 800 metre radius

Pedestrian barriers such as major roads should be considered when determining the accessibility of opens spaces.

11.2 Supply and Demand

400 metre radius

Until recently there has been no local public open space within 400 metres of the PMP Printing site, a deficit which is recognised in the City of Monash's Open Space Strategy (2018) which identifies the Browns Road area as a location for new social/family recreation spaces.

Open space has been developed to the south of the site as part of the Level Crossing Removal Project, which includes a mix of active (basketball courts, futsal court, multipurpose courts, etc.) and passive spaces (picnic tables, rest areas, enclosed dig areas, etc.) as well as a shared trail. Development of the rail land for open space occurred in conjunction with the building of an elevated rail line, which has increased pedestrian connectivity to the south (making existing Keeley Park within the City of Kingston more accessible for future PMP residents) and similarly has improved pedestrian connectivity to the west.

800 metre radius

Within 800 metres of the PMP Printing site there are three open spaces that would be accessible to PMP residents:

- Evelyn Street Reserve is a local (minor) passive open space including a children's playground (some community feedback received during the preparation of City of Monash's Draft Open Space Strategy indicates this playground in need of renewal).
- Fregon Reserve is a neighbourhood level active open space reserve with sporting pavilion. Other facilities include a picnic area and children's playground. The reserve currently supports community level participation in sport (cricket and rugby) as well as passive recreation.
- Keeley Park (City of Kingston) is a local level active open space reserve including AFL, cricket, soccer, a play space and informal landscaped areas around the perimeter. It is located to the south of the Dandenong Rail Corridor, and is not immediately accessible. However, the Level Crossing Removal Project will improve access to this space for future PMP residents.

There are also a number of local (minor) pocket parks and small open space reserves within 800 metres of the site.

ANALYSIS OF OPEN SPACE NETWORK
WITHIN A 400m/800m/2000m
RADIUS FROM MONASH PMP



LEGEND

- EXISTING PEDESTRIAN ACCESS/CONNECTION
- 400/800/2000 METRE RADIUS FROM EDGE OF MONASH PMP
- EXISTING PHYSICAL BARRIER
- NATURAL AND SEMI-NATURAL OPEN SPACE
- SPORTS FIELDS AND ORGANISED RECREATION
- PARKS AND GARDENS
- SERVICES AND UTILITIES RESERVES
- TRANSPORT RESERVATIONS
- EDUCATION FACILITIES
- INDUSTRIAL ZONES
- MONASH PMP (SITE)

OPEN SPACE CLASSIFICATIONS

- REGIONAL OPEN SPACE
- DISTRICT (MAJOR) OPEN SPACE
- NEIGHBOURHOOD OPEN SPACE
- LOCAL (MINOR) OPEN SPACE

Formal active sports reserves

There are four formal sporting reserves located near the PMP printing site, the aforementioned Keeley Park, located to the south in the City of Kingston and three reserves located in City of Monash:

- Fregon Reserve - provides two sporting ovals/pitches and a pavilion. The reserve is currently used by the Waverley Oakleigh Panthers Rugby Club and the Victorian Cavaliers Sports Club (cricket). Playing space currently meets the needs of the tenant clubs. However, the existing pavilion will require upgrade over a 5 to 10 year period. The Victorian Cavaliers Sports Club use Fregon Reserve in combination with Princes Highway Reserve.
- Princes Highway Reserve - has two sporting ovals and a pavilion. The reserve is used by the Oakleigh Districts Football-Cricket Club and the Victorian Cavaliers Sports Club. Other features of the reserve include Bocce Courts, communal BBQ, an off-lead dog area, pathways and playground for the children.
- Meade Reserve - provides one football/cricket oval and a pavilion. This reserve supports high level of competition (Division 1 AFL and turf based cricket) and the existing playing surface is in excellent condition.

Given the above, the area surrounding the PMP site is well provisioned with formal sporting reserves, and there are currently no signs that existing reserves are unable to meet the needs of the local community.

However, population growth in the Study Area may generate increased demand for formal recreation. To illustrate, Table 12-2 provides estimates of the number of formal sports participants (based on Victorian participation rates) who would live in the Study Area as at 2036, and additionally those who would live within the PMP Printing site. As the Table shows, declining participation in some sports (such as AFL and cricket) may offset the impacts of population growth, whereas with respect to activities such as gym and jogging, population growth combined with increasing participation may lead to significant growth in the number of participants living in the Study Area over time. Increases in the number of participants in popular court based sports, such as basketball and netball are also likely.

Table 11-1: Sports Participation in the Study area (persons aged 15 or over)

	Participation rate				Participants (Study Area)				PMP Printing			
	2006	2009	2011	2031 (trend)	2006	2011	2036		Base Scenario		Density Bonus Scenario	
							2011 rate	Trend	2011 rate	Trend	2011 rate	Trend
AFL	3.3%	2.7%	2.0%	1.6%	803	613	773	618	38	30	44	35
Cricket (outdoor)	2.8%	1.9%	2.0%	1.5%	681	613	773	580	38	28	44	33
Lawn bowls	1.7%	1.3%	1.4%	1.2%	414	429	541	464	26	23	30	26
Soccer (outdoor)	1.9%	1.1%	1.9%	1.5%	462	582	734	580	36	28	41	33
Tennis	4.8%	4.7%	4.2%	4.0%	1,168	1,287	1,623	1,546	79	75	91	87
Netball	3.2%	3.0%	3.5%	3.4%	779	1,073	1,353	1,314	66	64	76	74
Basketball	2.6%	3.0%	3.2%	3.6%	633	981	1,237	1,391	60	68	70	78
Fitness/Gym	11.8%	14.4%	17.6%	20.2%	2,872	5,394	6,802	7,806	331	380	383	439
Jogging	4.2%	7.5%	7.8%	10.5%	1,022	2,391	3,014	4,058	147	197	170	228

Adapted from: i.d. Consulting 2017; ABS Participation in Sport and Physical Recreation, Victoria (2011-12).

11.3 Facility Response

Open space will be required within the redeveloped PMP Printing Site to provide respite from the built form, enable informal social and recreational activity and create linkages to existing open spaces. Moreover, the site offers an opportunity to improve open space access for the surrounding neighbourhood, which is poorly supplied with open space.

Given the higher density development form proposed, it is recommended that the total on-site open space contribution made in association with the development of the PMP site exceeds that typically provided (that is, greater than 5%). A contribution of 10% would allow for the objectives outlined above to be met, is consistent with aspirations set out in the Monash Open Space Strategy, and therefore would be reasonable.

12 Conclusion

The PMP Printing site presents a prime opportunity to deliver a diverse range of housing to meet the community's needs, in close proximity to employment, transport, education, community facilities and open space

Development of the site would potentially assist in realising the objective of the Draft Monash Open Space Strategy to improve the supply of social/family recreation space in the Browns Road Precinct.

Development of the PMP printing site could also potentially assist in the financing of new/upgraded facilities elsewhere in the study area.

13 References

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