

**City of Darebin**

**Preston Market Precinct  
Social Infrastructure Assessment**

**Final Report**

**ASR Research  
November 2019**

## EXECUTIVE SUMMARY

### Purpose of assessment

- Identify the minimum needs and opportunities for the provision of social infrastructure to service the future community in the Preston Market Precinct.
- Identify potential contributions in lieu for the provision of social infrastructure in or near the Market Precinct.

### Population assumptions used in assessment

Area	Population 2019	Population 2041	Increase	
			Number	%
Preston Market Precinct	0	4,560 (low scenario)	4,560	-
	0	6,000 (high scenario)	6,000	-
Preston Activity Centre	4,935	17,172	12,237	248
Preston West	17,765	33,728	15,963	89
Preston	38,824	68,006	29,772	75

### Infrastructure provision strategies

Infrastructure item	Strategies for satisfying future infrastructure demand in Preston
<b>Early years facilities:</b> <ul style="list-style-type: none"> <li>• 3 and 4-year old preschool</li> <li>• M&amp;CH</li> <li>• Long day childcare</li> <li>• Occasional care</li> <li>• Playgroups</li> </ul>	<ul style="list-style-type: none"> <li>• Providing additional capacity at the Council owned dedicated kindergartens (JS Grey and Gower St), if feasible;</li> <li>• Providing new dedicated kindergarten facilities in strategic locations in Preston, including a facility in the Preston Market Precinct (at a minimum - a 2 room, 66 place facility) (as part of a community centre);</li> <li>• Encouraging existing long day care providers in Preston to use their facilities to capacity;</li> <li>• Encouraging existing long day care providers in Preston to increase the number of kindergarten and long day care places offered by their centres through the reconfiguration and/or extension of their facilities;</li> <li>• Establishing a 2-3 room M&amp;CH centre in the Preston Market Precinct as part of a community centre. Relocating the Preston M&amp;CH to this centre;</li> <li>• Retaining the West Preston M&amp;CH site and operating it to capacity;</li> <li>• Identifying a highly accessible location in East Preston for a new 2 room M&amp;CH Centre. Relocating the East Preston M&amp;CH Centre to this site;</li> <li>• Identifying spaces in existing facilities in Preston that would be suitable for occasional care or playgroups; and</li> <li>• Providing suitable spaces in any new or reconfigured early years facilities for occasional care and playgroups.</li> </ul>
<b>Playing fields</b>	<ul style="list-style-type: none"> <li>• Reconfiguring existing sporting reserves in Preston, where feasible, to optimise the number of playing fields;</li> <li>• Developing a synthetic field/s for soccer and other sports, where feasible;</li> <li>• Upgrading sports fields to enhance their capacity and provide for optimal use, e.g. properly constructed fields with effective drainage and watering systems, a thick durable grass surface and lighting covering the whole fields; and</li> <li>• Upgrading/extending sports pavilions to provide additional changeroom capacity and make them suitable for use by female players and officials.</li> </ul>
<b>Tennis courts and bowls greens</b>	<ul style="list-style-type: none"> <li>• Optimising the use of existing courts and greens in Preston and adjoining suburbs.</li> </ul>
<b>Recreation/aquatic centres</b>	<ul style="list-style-type: none"> <li>• Optimising the use of existing courts in Darebin;</li> <li>• Constructing additional courts at DISC; and</li> <li>• Constructing the new 8 court facility at John Cain Reserve.</li> </ul>
<b>Branch library</b>	<ul style="list-style-type: none"> <li>• Providing a 4,250m<sup>2</sup> library facility in Preston. Exploring three provision options for the library:               <ul style="list-style-type: none"> <li>– Extending the existing facility in Gower St (2,865m<sup>2</sup> extension)</li> </ul> </li> </ul>

Infrastructure item	Strategies for satisfying future infrastructure demand in Preston
	<ul style="list-style-type: none"> <li>– Relocating the library to High St as part of redevelopment of the Preston Town Hall/Civic Precinct; or</li> <li>– Developing a new library facility in the Preston Market Precinct.</li> </ul>
<b>Arts facilities</b>	<ul style="list-style-type: none"> <li>• Renewing the DAC site as a creative hub (the theatre spaces would be retained and upgraded and the carpark and other spaces at the Centre would be redeveloped to provide creative spaces and potentially some social housing);</li> <li>• Redeveloping the Market Precinct in a way which encourages/supports creative activity;</li> <li>• Exploring opportunities to provide arts studio spaces in the Precinct; and</li> <li>• Activating the Precinct through the provision of permanent and ephemeral and public art installations and creative spaces.</li> </ul>
<b>Intercultural centres, youth services, seniors centres, neighbourhood houses, general community activities</b>	<ul style="list-style-type: none"> <li>• Relocating the Darebin Intercultural Centre to a site in High St Preston (not in the Precinct).</li> <li>• Optimising the use of existing meeting spaces in Preston.</li> <li>• Developing additional meeting/activity spaces - could be part of community centre in Preston Market Precinct, part of Library/Learning Centre etc.</li> <li>• Expanding or reconfiguring The Bridge Preston facility or constructing a new building for the House at a suitable location in Preston.</li> </ul>
<b>Health, welfare and community support providers</b>	<ul style="list-style-type: none"> <li>• Relocating DIVRS to a suitable facility in Preston.</li> <li>• Providing a facility/space in Preston Activity Centre that could be shared by multiple community agencies.</li> </ul>
<b>School facilities</b>	<ul style="list-style-type: none"> <li>• Optimising the use of the current school facilities.</li> <li>• Providing additional capacity through use of portables and/or extending the permanent buildings on the existing school sites.</li> </ul>
<b>Passive Open Space</b>	<ul style="list-style-type: none"> <li>• Providing open space in Preston within 500m of all households by acquiring or repurposing land.</li> <li>• Enhancing the amenity of, access to, and planting along Darebin Creek.</li> <li>• Enhancing the existing connections to Merri Creek.</li> <li>• Redeveloping playgrounds in the area as per the playspace strategy</li> <li>• Enhancing the standard and quality of existing open space areas in Preston (open space areas in Preston Central identified for enhancement include the Adams Reserve, Walter Reserve and Civic Centre and Library forecourts).</li> </ul>

Tables A-B on the following pages:

- List the new, additional, replacement or modified facilities that should be considered for provision by Council to satisfy the future social infrastructure needs of the Preston community.
- Identify the catchment area served by the facilities.
- Identify the preferred locations for the facilities – potentially in the Market Precinct or elsewhere in Preston.
- Indicate the estimated land areas required for the facilities and construction costs (where relevant).
- Identify the proportion of demand for the facilities that can be attributed to the Preston Market Precinct.

#### Funding sources to implement strategies

- Council rates – local rates are used to pay for infrastructure delivery and maintenance.
- Proceeds from the sale of Council assets – rationalising and disposing of assets and using funds to redevelop existing facilities or build new facilities.
- Grants from other levels of government – obtaining funding and/or land from state and federal governments.
- Contributions for partner agencies – local agencies securing funding to partner with Council and Government in developing infrastructure.

- Development contributions – obtaining funding and/or land and/or works from developers during the development process (through a DCP or Section 173 agreement or both).

Table A – Facility Provision in Preston

Item	Infrastructure items	Strategy	Catchment area	Estimated floor area required (m2)	Estimated construction costs (\$)	Proportion of demand attributable to Market Precinct	Estimated construction cost attributable to Market Precinct \$
1	<b>Multipurpose community centre</b>	New multipurpose community centre in the Market Precinct – 2 kindergarten rooms, 2-3 M&CH rooms, activity rooms, consulting rooms and ancillary spaces	Market Precinct	1,800	6,000,000	100%	6,000,000
2	<b>JS Grey and Gower St Kindergarten – upgrade and extension</b>	Upgrade and extension of facilities to provide additional capacity	Preston	-	1,500,000	-	-
3	<b>Facility for DIVRS</b>	New facility comprising offices, activity rooms, training rooms, consulting rooms food display areas, cool room, storage, outdoor garden and ancillary	Preston Reservoir	2,600	4,310,000	4%	172,400
4a	<b>Facility for The Bridge Preston</b>	New facility comprising offices, activity rooms, training rooms, consulting rooms, kitchen, childcare area and ancillary spaces; or	Preston	1,400	3,300,000	9%	297,000
4b		Redevelopment of existing site	Preston	-	820,000	9%	74,800
5	<b>Facility/space for local community agencies</b>	Building/space that could be used by local community agencies	Preston	Likely to be a leased facility	-	9%	
6a	<b>Library/learning centre</b>	Extension/redevelopment of existing library to provide foyer, customer service point, amenities, collection area, computer/IT room, multimedia area, study and lounge areas, work room, staff room, kitchen and outdoor alfresco area.	Preston library catchment	4,265	14,100,000	7%	987,000
6b		Relocation to Town Hall; or	Preston library catchment	4,265	14,100,000	7%	987,000
6c		New library at Preston Market Precinct	Preston library catchment	4,265	14,100,000	7%	987,000
7	<b>Local playing fields – upgrade</b>	Playing field and pavilion upgrades to enhance capacity	Preston	-	20,000,000	9%	1,800,000

Item	Infrastructure items	Strategy	Catchment area	Estimated floor area required (m2)	Estimated construction costs (\$)	Proportion of demand attributable to Market Precinct	Estimated construction cost attributable to Market Precinct \$
8	Local playing field – conversion to synthetic	Conversion of field/s to synthetic surface	Preston Reservoir	-	2,070,000	4%	82,800
9	Intercultural Centre	Relocation to another site in Darebin (not the Preston Market Precinct). Relocated facility to comprise offices, activity rooms, training rooms, consulting rooms, storage and ancillary spaces.	Darebin	-	1,350,000	3%	40,500
10	Darebin Arts Centre – upgrade	Upgrade of DAC	Darebin	-	12,000,000	3%	360,000
11	New recreation centre – John Cain Reserve	Construction of new 8 court indoor/outdoor facility	Preston, Thornbury, Northcote, Fairfield, Alphington	-	24,000,000	4%	960,000
12	Northcote Aquatic and Recreation Centre – Upgrade	Redevelopment of existing facility to provide admin/reception, café/function area, four indoor pool areas, steam room and sauna, gym and fitness spaces and two outdoor pools	Preston, Thornbury, Northcote, Fairfield, Alphington	-	60,000,000	4%	2,400,000
13	Reservoir Leisure Centre - Upgrade	Redevelopment of existing facility. Works likely to be similar to those undertaken at Northcote Aquatic and Recreation Centre.	Preston Reservoir	-	60,000,000	4%	24,000,000
14	Passive open spaces	Provision of open space within 500m of all households by acquiring or repurposing land The amenity of, access to, and planting along Darebin Creek enhanced. Existing connections to Merri Creek enhanced. Playgrounds in the area redeveloped as per the playspace strategy	Preston	-	2,500,000	9%	135,000
		The standard and quality of existing open space areas in Preston enhanced (open space areas in Preston Central identified for enhancement include the Adams Reserve, Walter Reserve and Civic Centre and Library forecourts).	Preston Activity Centre	-	600,000	35%	211,000

Table B - Facilities from the list above that could potentially be located at the Market Precinct (one or more of the following)

Item	Infrastructure items	Strategy	Catchment area	Estimated floor area required (m2)	Estimated construction costs (\$)	Proportion of demand attributable to Market Precinct	Estimated construction cost attributable to Market Precinct \$
1	<b>Multipurpose community centre</b>	New multipurpose community centre – 2 kindergarten rooms, 2-3 M&CH rooms, activity rooms, consulting rooms and ancillary spaces	Market Precinct	1,800	6,000,000	100%	6,000,000
3	<b>Facility for DIVRS</b>	New facility comprising offices, activity rooms, training rooms, consulting rooms, food display areas, cool room, storage, outdoor garden and ancillary spaces	Preston Reservoir	2,600	4,310,000	4%	172,400
4b	<b>Facility for The Bridge Preston</b>	New facility comprising offices, activity rooms, training rooms, consulting rooms, kitchen, childcare area and ancillary spaces	Preston	1,400	3,400,000	9%	297,700
5	<b>Facility/space for local community agencies</b>	Building/space that could be used by local community agencies	Preston	Likely to be a leased facility	-	9%	-
6c	<b>Library/learning centre</b>	New library/learning centre comprising a foyer, customer service point, amenities, collection area, computer/IT room, multimedia area, study and lounge areas, work room, staff room, kitchen and outdoor alfresco area.	Preston library catchment	4,265	14,130,000	7%	987,000

## TABLE OF CONTENTS

<b>SECTION ONE – INTRODUCTION .....</b>	<b>9</b>
1.1 AIM AND OBJECTIVES OF ASSESSMENT .....	9
1.2 SCOPE OF STUDY/TERMS .....	9
1.3 STUDY METHODOLOGY.....	9
<b>SECTION TWO – DEVELOPMENT CONTEXT.....</b>	<b>11</b>
2.1 INTRODUCTION .....	11
2.2 LOCATION, LAND USE, RESIDENTIAL DEVELOPMENT AND POPULATION SIZES.....	11
2.3 DEMOGRAPHIC CHARACTERISTICS .....	14
2.4 PHYSICAL ACCESS TO EXTERNAL SOCIAL INFRASTRUCTURE.....	15
<b>SECTION THREE – LITERATURE REVIEW/CONSULTATION OUTCOMES.....</b>	<b>17</b>
3.1 INTRODUCTION .....	17
3.2 COUNCIL DOCUMENTS.....	17
3.2 COUNCIL OFFICERS AND EXTERNAL PROVIDERS/PLANNERS.....	18
<b>SECTION FOUR – QUANTITATIVE ASSESSMENT OF DEMAND .....</b>	<b>19</b>
4.1 INTRODUCTION .....	19
4.2 ASSESSMENT .....	19
<b>SECTION FIVE – QUALITATIVE ASSESSMENT.....</b>	<b>23</b>
5.1 INTRODUCTION .....	23
5.2 EARLY YEARS FACILITIES.....	23
5.3 ACTIVE RECREATION FACILITIES .....	27
5.4 LIBRARY/LEARNING CENTRE, ARTS/CULTURAL FACILITIES.....	29
5.5 INTERCULTURAL CENTRE, YOUTH, SENIORS CENTRES, NEIGHBOURHOOD HOUSES, HALLS/COMMUNITY MEETING SPACES....	29
5.6 HEALTH, WELFARE AND COMMUNITY SUPPORT PROVIDERS .....	30
5.7 SCHOOL FACILITIES.....	30
5.8 PASSIVE OPEN SPACE .....	32
<b>SECTION SIX – SUMMARY OF INFRASTRUCTURE REQUIREMENTS AND PROVISION STRATEGIES .....</b>	<b>33</b>
6.1 INTRODUCTION .....	33
6.2 SUMMARY OF REQUIREMENTS AND STRATEGIES FOR INFRASTRUCTURE PROVISION.....	33
6.3 FUNDING OPTIONS.....	35
<b>APPENDICES.....</b>	<b>39</b>
APPENDIX A – AGE BREAKDOWN BY AREA, 2041 .....	40
APPENDIX B – SERVICE PROFILES .....	43
APPENDIX C – PROVISION RATIOS AND SOURCES AND FULL DEMAND CALCULATIONS BY AREA, 2041.....	44
APPENDIX D – COST ESTIMATES FOR INFRASTRUCTURE ITEMS.....	51



## SECTION ONE – INTRODUCTION

### 1.1 Aim and Objectives of Assessment

Council is undertaking a social infrastructure assessment for the Preston Market Strategic Redevelopment Site. The assessment will identify:

- Minimum needs and opportunities for the provision of social infrastructure to service the future community in the Market Precinct.
- Potential contributions in lieu for the provision of social infrastructure in or near the Market Precinct.

The key objectives of the assessment are to:

- Identify the demand for social infrastructure generated by the redevelopment of the Market Precinct and the broader development of the Preston Activity Centre, Preston West and Preston.
- Assess the capacity of existing or planned infrastructure in Preston and, if relevant, neighbouring areas to cater for this demand.
- Identify the gaps in infrastructure provision and how these gaps should be addressed.
- Develop a social infrastructure plan which identifies the facilities required to cater for the Market Precinct, Preston Activity Centre, Preston West and Preston and their cost, recommended locations, catchment areas and potential funding sources.

### 1.2 Scope of Study/Terms

For the purpose of this Study, social infrastructure is defined as recreation, educational, cultural and community services facilities provided by Council, Government and other providers. This includes:

- Early years facilities: kindergarten, M&CH centres, long day childcare centres and occasional care venues.
- Playing fields and courts.
- Indoor and outdoor recreation centres.
- Libraries and cultural facilities.
- Youth facilities
- Senior centres, neighbourhood houses and halls/community centres.
- Community support and information services.
- Government and non-Government schools.

### 1.3 Study Methodology

The methodology for the assessment involved six related stages. These were:

- Review of planning and policy documents developed by Darebin City Council and external organisations which have relevance to social infrastructure provision in Preston.
- Development of a demographic profile for the existing and future communities in Preston Market Precinct, Preston Activity Centre, Preston West and Preston areas.
- Identification of existing and planned social infrastructure that serves (or will serve) the communities in these areas and an assessment of the capacity of this infrastructure to cater for future community facility needs.

- Identification of the deficiencies/gaps in social infrastructure provision and how these gaps can be addressed.
- Exploration of mechanisms to fund future social infrastructure provision.
- Preparation of draft and then final reports

## SECTION TWO – DEVELOPMENT CONTEXT

### 2.1 Introduction

The purpose of this section is to describe the current and future characteristics of the Preston Market Precinct, Preston Activity Centre, Preston West and Preston areas that have relevance to social community infrastructure provision.

### 2.2 Location, land use, residential development and population sizes

#### 2.2.1 Preston Market Precinct

The Preston Market Precinct is located in the Preston Activity Centre. The Precinct is around 5.1ha in size and is bounded by Murray Rd to the north, Little Mary St to the east, St Georges Rd to the west and Cramer St to the south. The Preston Train Station is located to the west of the Precinct. Preston City Oval is situated to the south of the Precinct, immediately across Cramer St from the Preston Market.

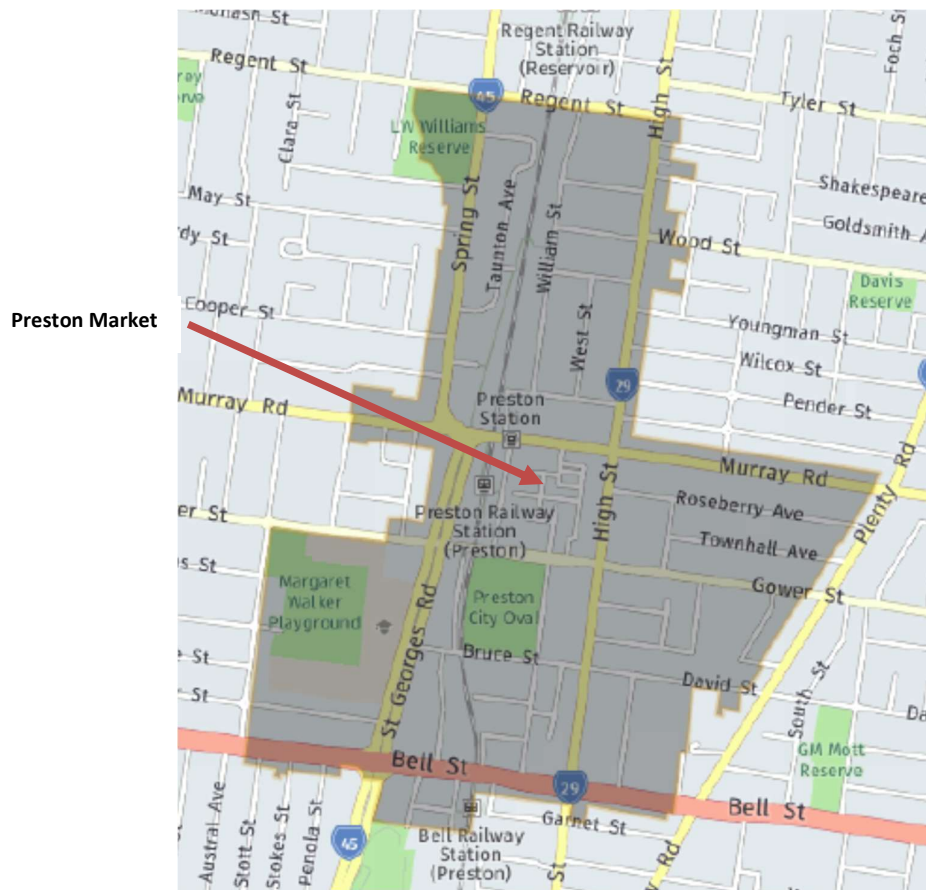


The Market Precinct is a commercial/retail and transport hub. It currently does not contain any residential development. However, existing approvals granted in 2017 allows construction of two (2) ten storey and one (1) fourteen storey mixed use apartment buildings in the north-west segment of the Market carpark situated along Murray Rd.

The Precinct is to be redeveloped as a mixed use hub. The Preston Market will be retained (likely to be in a different form), the Mernda train line will be elevated and a new Preston Station will be constructed. Multi-storey apartment buildings will be developed in the Precinct. It is anticipated that between 1,900-2,500 dwellings will be built which will accommodate around 4,560 to 6,000 people (based on average household size for Preston Activity Centre in 2041 – Darebin Forecast id). Commercial office and retail buildings will be also constructed.

### 2.2.2 Preston Activity Centre

The Preston Activity Centre is bounded by Regent Street in the north, High Street, Murray Road and Plenty Road in the east, generally by Bell Street in the south, and Jessie Street, Cramer Street, Bond Street, Murray Road, Asling Street, Spring Street and Myrtle Grove in the west. The Activity Centre encompasses significant commercial areas and surrounding residential areas. The Market Precinct, Civic Precinct, Preston City Oval and Darebin Arts Centre are located in the Activity Centre.



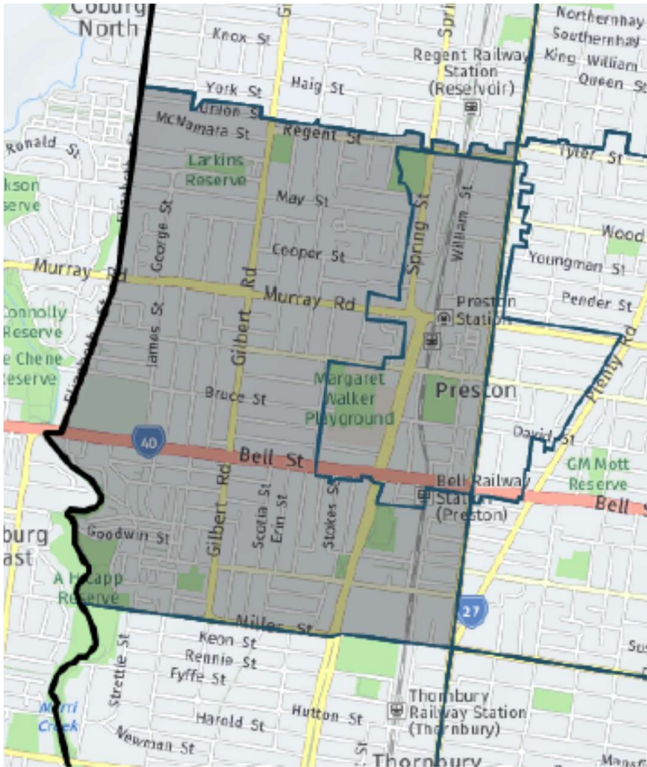
The current population of the Preston Activity Centre is 4,930. This number is predicted to grow to 17,170 by 2041. The majority of this increase is expected to occur in the western section of the Activity Centre (west of High St) – a rise of 9,700. The eastern section (east of High St) is projected to increase by 2,600. (source: Darebin id Population Forecasts, last updated Nov 2017).

### 2.2.3 Preston West

Preston West is bounded by Furzer Street, Union Street and Regent Street in the north, High Street in the east, Miller Street in the south, and Merri Creek, Bell Street and Elizabeth Street in the west. Preston West is an established residential area with commercial and industrial areas along and near to High Street. It encompasses the Preston Market Precinct and the western section of the Preston Activity Centre.

Preston West's current population is around 17,765. This number is predicted to grow to 33,728 by 2041, a rise of 15,963. As mentioned above, the majority of the increase is expected to occur in the western section of the Preston Activity Centre (increase of 9,700 people) (section of Activity Centre west of High St - see map on the next page) (source: Darebin id Population Forecasts, last updated November 2017).

Preston West -  
Shaded area



Preston Activity  
Centre – west of  
High St (part of  
Preston West) –  
Shaded area





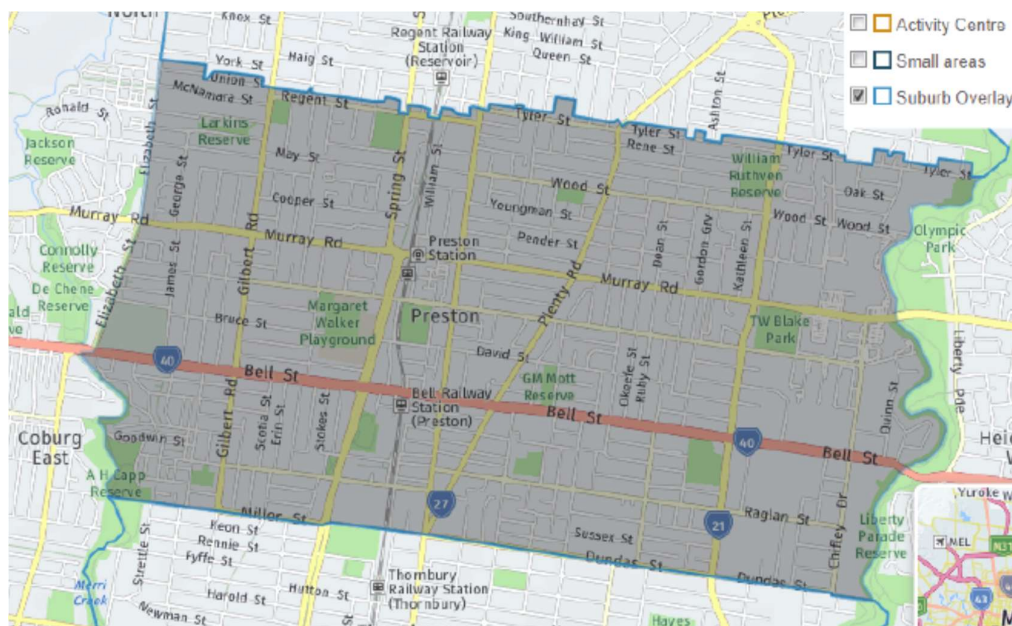
### 2.2.4 Preston (the Suburb)

Preston is bounded by Furzer Street, Union Street, Regent Street and Tyler Street in the north, Darebin Creek in the east, Dundas Street and Miller Street in the south, and Merri Creek, Bell Street and Elizabeth Street in the west. Preston is an established residential area with several commercial areas and substantial industrial areas in the south-east. Preston's current population is around 38,200. This number is predicted to grow to 68,000 by 2041, a rise of 29,800 or 77%. A significant proportion of this increase will be generated by development in the Preston Market Precinct and the remainder of the Preston Activity Centre (12,240 people) (see table 1). (source: Darebin id Population Forecasts, last updated Nov 2017).

**Table 1 - Population increases, Preston areas**

Area	Population 2019	Population 2041	Increase	
			Number	%
Preston Market Precinct	0	4,560 (low scenario)	4,560	-
	0	6,000 (high scenario)	6,000	-
Preston Activity Centre	4,935	17,172	12,237	248
Preston West	17,765	33,728	15,963	89
Preston	38,824	68,006	29,772	75

*Note: Darebin's overall population is anticipated to increase by 64,800 by 2041. Preston's population growth will account for 46% of this increase.*



### 2.3 Demographic characteristics

It is anticipated that Preston's population will get younger over the next 22 years with the child, youth and young adult populations growing larger numerically and as proportions of the total population. This trend will be particularly strong in the Preston Activity Centre, with the child and youth population in this area growing by 2% as a proportion of total population (see Table 2 on page 15). It is also anticipated that Preston will continue to gentrify and become more affluent. This trend will be strong in Preston West where the average household income at the time of the 2016 Census was \$1,529 per week, well above the figure for the whole of Darebin of \$1,423 but still below the figures for Alphington, Northcote and Fairfield (see Table 2 for more demographic data).

## 2.4 Physical access to external social infrastructure

The future community in the Preston Market Precinct will be able to access key local, district, sub-municipal and regional social infrastructure by nearby road, public transport and pathway links. These links and infrastructure include the following:

- Road crossings and street paths which link the Market Precinct to nearby local and district level community facilities in Preston. These facilities include:
  - Within 250m walking distance of the centre point of the Precinct – Preston Train Station, Preston Oval, Salvation Army Church and Support Centre
  - Between 251m and 500m - Darebin Civic Centre/Town Hall, Preston Library, Melbourne Polytechnic
  - Between 501m and 750m - Preston Secondary College, Darebin Information Volunteer Resource Centre, The Bridge Neighbourhood House, Preston West Primary School
  - Between 751m and 1km - Sacred Heart School, Parade College Junior Campus, Darebin Arts Centre.
- Street paths link the Market Precinct to tram routes 11 (Gilbert Rd - 1100m from the Market) and 86 (Plenty Rd – 800m). These routes connect to the Melbourne CBD and directly pass metropolitan and state level social infrastructure such as Edinburgh Gardens, Treasury Gardens, Fitzroy Gardens, St Vincent’s Hospital, Melbourne Museum and Parliament House (note: a bike path follows tram route 11 to the south and extends to the north along St Georges Rd before branching out along High St and Cheddar Rd. The Cheddar Rd path stops just short of the Metropolitan Ring Road Trail).
- An existing street path along Murray Road links the Market Precinct to the Darebin Creek Trail. To the north, this trail and its branches link to Bundoora Park, Latrobe University, RMIT Bundoora, the Metropolitan Ring Road Trail. To the south, this trail passes a number of schools and recreation reserves such as the hockey field at Cyril Cummins Recreation Reserve, Thornbury High School and John Cain Memorial Park. It then connects to the Yarra City Trail which then links to the Capital City Trail. The Yarra and Capital City Trails pass significant sub-regional and regional facilities such as Yarra Bend Park, the Abbotsford Children’s Farm, Princes Park, The Zoo and Docklands Stadium.
- The Melbourne to Mernda train line traverses north-south through the Preston Market Precinct and connects the Precinct to Melbourne’s outer and inner northern suburbs and the Melbourne CBD. Some significant recreation facilities (e.g. MCG), parks (Darling Gardens), waterways (Yarra River, Merri Creek), schools (St John’s College) and Activity Centres (Northcote, Epping and Reservoir) are located on the train line.
- Five bus routes (no 513, 527, 552, 553) connect the Market Precinct to other parts of Preston, Reservoir and Coburg. Smart Bus route 903 connects the Precinct to a ring of Melbourne suburbs extending from Altona in the west to Braeside in the south.

Table 2 – Population characteristics, Preston Areas

	Preston Market Precinct		Preston Activity Centre		Preston West		Preston		Darebin	
	Low and High									
<b>Population</b>										
– Total population (est. 2019)	0		4,935		17,765		38,284		165,309	
– Projected total population (est. 2041)	4,560, 6,000		17,172		33,728		68,006		230,118	
– Increase	4,560, 6,000		12,237		15,963		29,722		64,809	
<b>Age breakdown (as % of total 2019 and 2041 populations)</b>										
	2019	2041	2019	2041	2019	2041	2019	2036	2019	2036
– 0-9 years	0	12.1	10.5	12.1	12.4	12.6	11.7	11.9	11.7	11.7
– 10-19 years	0	8.5	7.2	8.5	8.9	9.8	8.9	9.4	9.6	9.8
– 20-29 years	0	21.2	22.5	21.2	17.4	17.9	17.8	18.0	17.8	17.1
– 30-39 years	0	22.5	20.3	22.5	18.7	19.7	18.3	19.0	18.5	18.1
– 40-49 years	0	13.4	14.0	13.4	16.0	15.0	15.0	14.0	13.8	14.2
– 50-59 years	0	7.6	10.3	7.6	11.1	10.0	11.1	10.3	10.8	10.5
– 60-69 years	0	5.2	6.9	5.2	7.3	6.8	7.6	7.3	7.6	8.0
– 70-79 years	0	4.7	4.6	4.7	4.9	5.3	5.2	5.7	5.5	6.1
– 80+ years	0	3.5	3.8	3.5	3.7	3.5	4.1	4.1	4.6	4.6
<b>ABS Census</b>	<b>2011</b>	<b>2016</b>	<b>2011</b>	<b>2016</b>	<b>2011</b>	<b>2016</b>	<b>2011</b>	<b>2016</b>	<b>2011</b>	<b>2016</b>
<b>SEIFA index 2016</b>										
– Score	-	-	-	-	940	966	976	996	990	1020
– Position in Victoria with 1 the worst/1520/2650/79	-	-	-	-	-	105/424	348/1520	838/2650	39/79	50/79
– Position in Darebin with 1 the worst/8	-	-	-	-	-	-	2	3	-	-
<b>Median age</b>	-	-	-	-	-	37	36	36	36	36
<b>Median household income, \$pw*</b>	-	-	-	-	-	1529	1155	1427	1178	1423
<b>% of population born overseas</b>	-	-	-	-	-	38	42	43	40	41
<b>Single parent households as a % of all households</b>	-	-	-	-	-	14	17	16	16	16
<b>Lone person households as a % of all households</b>	-	-	-	-	-	24	26	27	28	28



## SECTION THREE – LITERATURE REVIEW/CONSULTATION OUTCOMES

### 3.1 Introduction

This section details:

- Findings and recommendations that have been made in relevant Council and external documents relating to social infrastructure provision in Preston.
- Comments made by Council officers and external service providers/planners about social infrastructure provision in Preston.

### 3.2 Council documents

Council has completed or is currently completing a number of planning studies have relevance to social infrastructure provision in Preston. The studies and their relevant findings and recommendations are outlined in table 3.

**Table 3 – Planning studies, relevant findings and recommendations**

Infrastructure type	Document	Findings and recommendations
Early years services/facilities	Early Years Infrastructure Plan, Supply and Demand Assessment (2018), Updated 2019	<p>Recommends that:</p> <ul style="list-style-type: none"> <li>– An additional early years facility be provided in Preston West that has at least 2 kindergarten rooms, 2 M&amp;CH rooms and spaces for occasional childcare and playgroups</li> <li>– An additional early years facility be provided in Preston East that has at least 2 kindergarten rooms and spaces for playgroups</li> <li>– Private or community based childcare providers be encouraged to provide additional childcare capacity in Preston (at least 3 additional services, 1 in the East and 2 in the West).</li> </ul>
Neighbourhood Houses	Neighbourhood Houses and Darebin Information Volunteer Resource Service Centre Facilities Plan (draft 2019)	<p>Recommends that Council explore 3 facility options for The Bridge Neighbourhood House (Preston)</p> <ol style="list-style-type: none"> <li>1. Extend into the adjoining property</li> <li>2. Develop a new facility at another site in Preston; or</li> <li>3. Redevelop the existing site.</li> </ol> <p>A site area of 0.15ha would be needed for the new facility (if single storey).</p>
Information and Volunteer Resource Centre	Neighbourhood Houses and Darebin Information Volunteer Resource Service Centre Facilities Plan (draft 2019)	Recommends that a new site be found for DIVRS in Preston or Reservoir. A site area of around 0.3ha would be required for a single storey facility
Facilities for older persons activities	Towards an Aged Friendly Darebin (draft 2019)	Recommends that three additional locations for elderly citizens groups be provided across the municipality. No locations are specified other than the recommendation that at least one site be in a disadvantaged area.
Playing fields	Leisure Facilities Analysis 2019 Leisure Strategy 2015-2020	<p>Identified that there is demand for 5 additional ovals across Darebin but suggests that this demand can be met by increasing the capacity of existing venues.</p> <p>Found that there is a sufficient number of soccer fields but suggests Council considers investing in converting some grass fields to synthetic.</p> <p>Recommends that a second hockey field be provided.</p>
Aquatic Centre	Northcote and Aquatic Centre Redevelopment Feasibility Study 2018	Recommends that the Northcote Aquatic and Leisure Centre be extensively redeveloped.
Arts and cultural facilities	Creative and Cultural Infrastructure Framework 2018	Recommends that the DAC site be redeveloped as a creative hub. The theatre would be retained. The carpark and other spaces at the centres could be redeveloped to provide live work/spaces and potentially some social housing.

Infrastructure type	Document	Findings and recommendations
		Recommends that design guidelines be prepared for the provision of creative spaces in new development areas.
Library/learning centre	Preston Library Feasibility Assessment (Draft 2019)	Recommends that library/centres floor area be around 4,250m <sup>2</sup> and comprise a collection area, computer rooms, reading, sitting and study areas, works area, foyer spaces, storage and meeting activity spaces.
Social housing	Housing Strategy (2013) Revised 2015	Recommends that additional social housing be provided in Preston.
Parks and open space	Breathing spaces – The Darebin Open Space Strategy	Identified that there is a significant shortfall in the provision of public open space within Preston. Recommends that: <ul style="list-style-type: none"> <li>– POS be provided in Preston within 500m of all households by acquiring or repurposing land for open space</li> <li>– The amenity of, access to, and planting along Darebin Creek be enhanced</li> <li>– The connections to Merri Creek be enhanced</li> <li>– Playgrounds in the area be redeveloped as per the playspace strategy</li> <li>– The standard and quality of existing open space areas in Preston be enhanced</li> </ul>

### 3.2 Council officers and external providers/planners

Council officers advised that the following infrastructure issues/developments should be investigated/considered in the assessment:

- Redevelopment of Preston Town Hall/Civic Precinct (potentially to include a relocated and larger library/learning centre).
- Level crossing removals and train station redevelopment in Preston.
- The Oakover Village Redevelopment Project.
- The renewal of the Darebin Arts Centre as a creative arts hub.
- Opportunities to provide arts studio spaces in the Market Precinct.
- Opportunities to activate the Market Precinct through permanent and ephemeral public art installations.
- The development of the Market Precinct in a way which encourages/supports arts activity.
- The 3KD site redevelopment and the opportunities it presents for social infrastructure provision.
- Interest from the Victoria Aboriginal Health Service to relocate to Preston.

## SECTION FOUR – QUANTITATIVE ASSESSMENT OF DEMAND

### 4.1 Introduction

This section provides a quantitative assessment of the social infrastructure demand that will be generated by residential development/population growth in Preston Market Precinct, Preston Activity Centre, Preston West and Preston.

### 4.2 Assessment

The quantitative assessment of demand was derived from the application of infrastructure provision ratios to:

- The projected total population sizes (in 2041) of Preston Market Precinct, Preston Activity Centre, Preston West and Preston.
- Where appropriate, the anticipated population size of the target age cohorts for specific programs (e.g. kindergarten program for 3 and 4 year olds, primary and secondary school students).

The assessment considers two dwelling yield and population scenarios for the Market Precinct – 1) 1,900 dwellings, 4,560 people and 2) 2,500 dwellings, 6,000 people (based on average household size for Preston Activity Centre in 2041 – Darebin Forecast id). The assessment assumes that:

- The Market Precinct will have an average household size in 2041 of 2.4 persons.
- The age breakdowns of Preston Activity Centre, Preston West and Preston will be as per the id population forecasts (see Appendix A).
- The Market Precinct and the Preston Activity Centre will have the same age breakdowns in 2041.

The assessment covers a range of Council and non-Council infrastructure. The provision ratios have been derived or developed from a number of sources. These sources include:

- Australian Sport Commission participation data.
- Actual usage data for services and facilities in Darebin.
- VPA benchmarks.
- Dept of Education provision standards.
- Standards used by Growth Area Councils in Victoria.

The outcomes of the quantitative assessment are outlined in full in Appendix C. Table 4 on the following page compares the demand generated in 2019 to likely demand in 2041. The figures confirm the significant increases in demand that will occur in Preston over the next 22 years, e.g. an additional 450 kindergarten enrolments, 630 soccer players, 1,000m<sup>2</sup> of library floor space and 1,400 government primary school students.

Table 4 – Quantitative Assessment of Infrastructure Demand

Social Infrastructure Item	Preston Market Precinct			Preston Activity Centre		Preston West		Preston	
	2019	2041 Low	2041 High	2019	2041	2019	2041	2019	2041
	0	4560	6000	4935	17172	17765	33728	38284	69006
<b>Indoor and outdoor recreation facilities</b>									
Indoor multi-purposes courts	0	0.5	0.6	0.5	1.7	1.8	3.4	3.9	7
Council aquatic/leisure centre memberships	0	155	204	167	584	604	1147	1302	2312
Council aquatic/leisure centres (centre with recreational, learn to swim and toddlers' pools, gym and fitness rooms and admin areas – around 5,000m2 of facilities).	0	0.1	0.1	0.1	0.2	0.2	0.4	0.5	0.8
<b>Participation in organisation/ venue based activity: Adults (people aged 15 and over)</b>									
Fitness/gym	0	1156	1521	1248	4351	4435	8416	9657	17,152
Swimming	0	348	458	376	1,311	1336	2,536	2910	5,168
Golf	0	157	206	169	591	602	1,143	1311	2,329
Pilates	0	152	200	164	573	584	1,108	1271	2,258
Basketball	0	149	196	161	562	573	1,087	1247	2,215
Tennis	0	130	171	140	488	497	944	1083	1,924
Football/soccer	0	96	126	103	360	367	697	799	1,420
Yoga	0	157	206	169	591	602	1,143	1311	2,329
Netball	0	92	121	99	346	353	669	767	1,363
Australian football	0	138	181	149	519	529	1,003	1151	2,045
Athletics (track and field)	0	119	156	128	447	455	864	991	1,761
Cricket	0	100	131	107	375	382	725	832	1,477
<b>Organised participation by activity - top 10 activities (children aged 0 to 14)</b>									
Swimming	0	289	380	312	1,087	1216	2,308	2486	4,415
Australian football	0	96	126	103	361	404	767	826	1,468
Basketball	0	84	110	90	315	352	668	719	1,277
Cricket	0	42	55	45	157	176	334	360	639
Dancing (recreational)	0	78	102	83	292	327	621	669	1,188
Netball	0	52	68	56	196	219	416	448	796
Football/soccer	0	76	100	82	287	321	609	656	1,165
Tennis	0	54	70	57	201	226	428	461	818
Gymnastics	0	81	106	87	303	339	644	694	1,233

Social Infrastructure Item	Preston Market Precinct			Preston Activity Centre		Preston West		Preston	
	2019	2041 Low	2041 High	2019	2041	2019	2041	2019	2041
	0	4560	6000	4935	17172	17765	33728	38284	69006
Athletics, track and field	0	29	39	31	110	123	234	252	448
<b>Kindergartens</b>									
Number of 4 year olds participating in 4 year old kindergarten (assume 100% attendance)	0	56	74	61	211	223	423	467	830
Number of 3 year olds participating in 3 year old kindergarten (assume 100% attendance)	0	58	77	47	220	176	445	363	859
Total number of kindergarten places for 3 and 4yo kindergarten	0	57	76	54	216	200	434	415	845
Number of kindergarten rooms (assumes 33 place rooms)	0	1.7	2.3	1.6	6.5	6.0	13.2	3.7	25.6
<b>Maternal &amp; Child Health</b>									
Number of MCH consulting rooms	0	0.5	0.7	0.6	2	1.9	3.7	4.1	7.2
<b>Child Care</b>									
Number of occasional childcare places	0	18	23	19	67	70	133	143	254
Number of long bay childcare places	0	87	114	94	326	342	649	703	1249
<b>Multipurpose community meeting space (m2)</b>	0	152	200	164	572	592	1,124	1,276	2,267
<b>Neighbourhood Houses</b>									
Number of neighbourhood houses	0	0.2	0.3	0.2	0.7	0.8	1.5	1.7	3
Number of neighbourhood house users per week	0	137	180	147	515	533	1,012	1,149	2,040
<b>Libraries</b>									
Number of library loans per annum	0	33,288	43,800	35962	125,305	129,747	246,200	279,477	496,407
Number of library visits per annum	0	19,608	25,800	21,183	73,810	76,427	145,022	164,623	292,404
Number of library facilities	0	0.1	0.2	0.1	0.5	0.5	0.9	1.0	1.8
Centre based library floor space (sqms)	0	315	414	340	1,133	1,154	1,710	2,800	3,200
<b>Primary Schools</b>									
Govt primary school enrolments	0	210	276	226	789	895	1,698	1,819	3,231
Catholic primary schools enrolments	0	68	89	73	255	289	549	588	1,044
Non govt primary school enrolments	0	19	25	21	73	83	157	168	298
Total primary school enrolments	0	297	390	320	1,117	1266	2,403	2,575	4,573
Govt primary school enrolments	0	0.6	0.8	0.7	2.6	2.5	4.7	5.3	9.5
<b>Secondary Schools</b>								0.0	
Govt secondary school enrolments	0	109	143	117	410	508	963	1,051	1,867
Catholic secondary enrolments	0	56	73	60	209	259	491	536	952
Non govt secondary enrolments	0	26	34	27	96	120	227	247	439

Social Infrastructure Item	Preston Market Precinct			Preston Activity Centre		Preston West		Preston	
	2019	2041 Low	2041 High	2019	2041	2019	2041	2019	2041
	0	4560	6000	4935	17172	17765	33728	38284	69006
Total secondary school enrolments	0	190	250	205	716	885	1,680	1,834	3,258
Govt secondary school enrolments	0	0.19	0.25	0.22	0.77	0.74	1.41	1.6	2.85
<b>Further education</b>								0.0	
Total TAFE students	0	88	115	94	330	330	627	718	1,276
Total university students	0	412	542	445	1,552	1523	2,890	3306	5,873
<b>Primary &amp; Acute Health Services</b>									
Number of public and private hospital beds	0	18	23	19	66	69	130	148	262
Number of public hospital beds	0	11	14	12	41	43	81	92	164
General practices	0	1.5	2.0	1.6	5.7	6	11.1	12	22
Dental services	0	0.9	1.2	1.0	3.4	4	6.7	8	14
Pharmacies	0	1.0	1.4	1.1	3.9	4	7.8	9	16
Projected hospital admissions	0	2,637	3,470	2,849	9,927	10279	19,504	22140	39,325
Emergency presentations	0	1,213	1,597	1,311	4,568	4729	8,974	10187	18,095
Drug & alcohol clients	0	24	31	26	89	92	175	199	354
Mental health clients	0	51	67	55	192	199.2	378	429	762
<b>Aged Care</b>								0.0	
Number of residential aged care beds	0	29	38	31	109	122	231	294	522
Number of home care places	0	17	22	18	63	70	133	169	301
Short Term Restorative Care Programme	0	1	1	0.9	3	3	6	7	13

## SECTION FIVE – QUALITATIVE ASSESSMENT

### 5.1 Introduction

This section contains a qualitative assessment of infrastructure requirements by facility type in Preston Market Precinct, Preston Activity Centre, Preston West and Preston. The assessment draws on the findings of the literature review and the quantitative assessment of demand, consultation with relevant Council staff and local service providers and an assessment of the capacity of existing social infrastructure to cater for demand in its current or a modified form.

### 5.2 Early years facilities

#### 5.2.1 Funded kindergarten

There are 16 funded kindergarten programs operating in Preston – 2 from Council buildings, 13 from long day childcare centres and 1 from a school. The programs have the capacity to offer 496 places (15 hours per week for 496 children).

The two Council owned kindergarten facilities are fully compliant with the facility requirements of the National Education and Care Regulations. They are considered to be in reasonable to good condition and fit for their existing purpose, i.e. one and two room dedicated facilities for 4yo kindergarten.

Preston West	Preston East	Total supply (Preston)
Services within Kindergartens <ul style="list-style-type: none"> <li>• JS Grey Kindergarten (54 places) (Map ref 1)</li> </ul> Services within Long Day Child Care <ul style="list-style-type: none"> <li>• Nara Community Early Learning Centre (36 places) (2)</li> <li>• Tree House Learning - Preston (33 places) (3)</li> <li>• Wonder World Play Centre (7 places) (4)</li> <li>• Bell Street Early Learning &amp; Kinder (19 places) (5)</li> <li>• Nino Early Learning Adventures – Preston (37 places) (6)</li> <li>• Explorers Early Learning – 25 places (7)</li> <li>• Inspire Early Learning – 25 places (8)</li> </ul>	Services within Kindergartens <ul style="list-style-type: none"> <li>• Gower Street Kindergarten (29 places) (9)</li> </ul> Services within Long Day Child Care <ul style="list-style-type: none"> <li>• Wood Street Childcare Centre (17 places) (10)</li> <li>• Northland Kinder Haven (30 places) (11)</li> <li>• Melbourne Juniors (32 places) (12)</li> <li>• Darebin Childcare and Kindergarten Inc - Preston (7 places) (13)</li> <li>• Kool Kidz Preston (39 places) (14)</li> <li>• Victoria Street Early Learning &amp; Kinder (18 places) (15)</li> <li>• East Preston Islamic College ELC (88 places) (16)</li> </ul>	496 places



The quantitative assessment for kindergarten supply and demand indicates that 844 places will be required to meet 3yo and 4yo year old demand in Preston in 2041. 496 places are currently offered. This leaves a deficit of 348 places. The Market Precinct will generate demand for 57-76 places or 1.7 to 2.3 kindergarten rooms (33 place rooms).

**Table 5 – Total demand for kindergarten places and rooms, 2041**

Items	Preston	Preston Market Precinct		Preston Activity Centre	Preston West	Preston
	<b>Current supply</b>	<b>Low</b>	<b>High</b>			
4 year old enrolments	-	56	74	211	423	830
3 year old enrolments	-	58	77	220	445	859
No of places	496	57	76	216	434	844
No of rooms	-	1.7	2.3	6.5	13.2	25.6

The suggested approach for providing additional capacity across Preston to meet this demand is as follows:

- Exploring the feasibility of providing additional capacity at the Council owned dedicated kindergarten (JS Grey and Gower St) – e.g. extending existing rooms so they can be registered for 33 places, adding additional rooms at each site.
- Increasing the number of kindergarten places offered by the long day childcare centres in Preston through the reconfiguration and/or extension of their facilities.
- Providing new dedicated kindergarten facilities in strategic locations in Preston, including a facility (minimum 2X33 place playrooms) in the Preston Market Precinct. The facility in the Market Precinct should be part of a larger early years hub.

*(Note: Council is about to undertake a municipal wide study to identify how future 3yo and 4yo kindergarten demand can be met. This study will explore the above options in greater detail).*

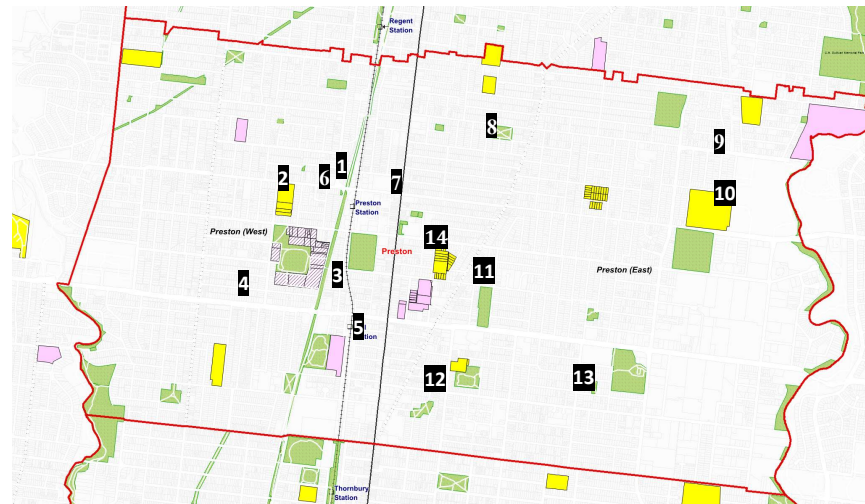
### 5.2.2 Long day childcare

There are 13 long day childcare centres in Preston – 6 in Preston East and 7 in Preston West. The centres offer 1,150 places. Only one centre is owned by Council – Darebin Childcare and Kindergarten Preston. Some centres are operating at or near capacity; others are understood to have significant spare capacity.

All the centres comply with the facility requirements of the National Education and Care Act. Most are in good condition and are highly functional. Some require upgrade and reconfiguration.

Preston West	Preston East	Total supply (Preston)
<ul style="list-style-type: none"> <li>• Tree House Learning - Preston (110 places) (map ref 1)</li> <li>• Wonder World Play Centre (24 places) (2)</li> <li>• Nara Community Early Learning Centre (68 places) (3)</li> <li>• Bell Street Early Learning &amp; Kinder (64 places) (4)</li> <li>• Nino Early Learning Adventures – Preston (122 places) (5)</li> <li>• Explorers Early Learning – 140 places (6)</li> <li>• Inspire Early Learning – 130 places (7)</li> </ul>	<ul style="list-style-type: none"> <li>• Wood Street Childcare Centre (58 places) (8)</li> <li>• Northland Kinder Haven (100 places) (9)</li> <li>• Melbourne Juniors (105 places) (10)</li> <li>• Darebin Childcare and Kindergarten Inc - Preston (22 places) (11)</li> <li>• Kool Kidz Preston (130 places) (12)</li> <li>• Victoria Street Early Learning &amp; Kinder (60 places) (13)</li> <li>• Happy Hubhub (17 places) (14)</li> </ul>	1150 places





The quantitative assessment for long day childcare supply and demand indicates that 1,249 places will be required to meet demand in Preston in 2041. 1,150 places are currently offered. This leaves a deficit of 99 places. The Market Precinct will generate demand for 87 to 114 places (note: the demand could be higher if the redevelopment of Precinct results in higher employment numbers in the Precinct).

**Table 6 – Total demand for long day childcare places, 2041**

Preston	Preston Market Precinct		Preston Activity Centre	Preston West	Preston
Current supply	Low	High			
1,150	87	114	326	649	1,249

The suggested approach for meeting future demand long day childcare demand in Preston is to encourage:

- Existing providers to use their facilities to capacity.
- Existing providers to reconfigure/extend existing facilities to provide additional capacity.
- New providers to construct new childcare centres (if needed).

### 5.2.3 M&CH Centres

Three M&CH centres operate in Preston – 2 in Preston East and 1 in Preston West. Two centres have 2 consulting rooms; the other is a single room centre. The centres can accommodate 50 sessions per week. They currently offer 40 sessions. The West Preston Centre is functional and in good condition. The Preston and East Preston Centres are dated and poorly functional. The East Preston Centre is also situated in an isolated location.

Preston West	Preston East	Total supply (Preston)
<ul style="list-style-type: none"> <li>• West Preston MCH Centre (2 rooms and 16 sessions per week) (map ref 1)</li> </ul>	<ul style="list-style-type: none"> <li>• Preston MCH Centre (2 rooms and 16 sessions per week) (2)</li> <li>• East Preston MCH Centre (1 room and 8 sessions per week) (3)</li> </ul>	5 rooms which can cater for 50 sessions, 40 being offered



The quantitative assessment of M&CH centre supply and demand indicates that 7 consulting rooms will be required to meet demand in Preston in 2041. 5 rooms are currently operating. This leaves a deficit of 2 rooms. The Market Precinct will generate demand for 0.5 to 0.7 consulting rooms.

**Table 7 – Total demand for M&CH consulting rooms, 2041**

Preston	Preston Market Precinct		Preston Activity Centre	Preston West	Preston
Current supply	Low	High			
5	0.5	0.7	2	3.7	7.2

The suggested approach for meeting future M&CH demand in Preston and providing highly functional centres is as follows:

- Retaining the West Preston Site and operating it to capacity.
- Establishing a 2-3 room centre in the Preston Market Precinct. Relocating the Preston M&CH to this centre (note: this centre will cater for the central Preston area which encompasses the Preston Activity Centre and the Market Precinct).
- Identifying a highly accessible location in East Preston for a new 2 room M&CH Centre. Relocating the East Preston M&CH Centre to this site.

### 5.2.5 Occasional care and playgroups

Two occasional childcare programs operate in Preston. Both are in Preston East.

Preston West	Preston East	Total supply (Preston)
<ul style="list-style-type: none"> <li>• No occasional childcare centres</li> </ul>	<ul style="list-style-type: none"> <li>• The Bridge Preston (40 places)</li> <li>• Happy Hubhub (19 places)</li> </ul>	59 places

The quantitative assessment for occasional care supply and demand indicates that 254 places will be required to meet demand in Preston by 2041. 59 places are currently available. This leaves a deficit of 195 places. Additional capacity will be required.

Table 8 – Total demand for occasional childcare place (2041)

Preston	Preston Market Precinct		Preston Activity Centre	Preston West	Preston
Current supply – OCC places	Low	High			
59	18	23	67	133	254

There are five playgroup locations in Preston, four are in Preston West. Additional capacity will be required to meet demand in 2041.

Preston East	Preston West	Total supply (Preston)
<ul style="list-style-type: none"> <li>East Preston Community Centre</li> </ul>	<ul style="list-style-type: none"> <li>Newlands Primary School</li> <li>West Preston Baptist Church</li> <li>Melbourne Polytechnic</li> <li>Bell Primary School</li> </ul>	5 venues

The suggested approach for meeting the future demand for occasional care and playgroups in Preston is as follows:

- Identifying spaces in existing facilities in Preston that would be suitable for occasional care or playgroups.
- Providing suitable spaces in any new or reconfigured early years facilities for occasional care and playgroups, including the proposed early years hub in the Preston Market Precinct

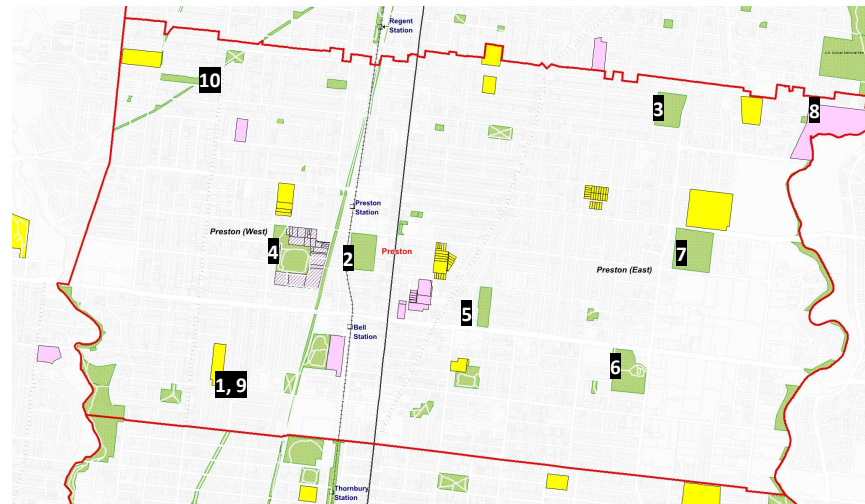
### 5.3 Active Recreation Facilities

#### *Playing fields and courts*

There are 11 active recreation reserves in Preston (see map on the following page for their locations).

- AH Capp Reserve – 1 football/cricket field (map ref 1)
- Preston City Oval – 1 football/cricket (2)
- William Ruthven VC Reserve – 1 football/cricket (3)
- HP Zwar Park – 1 football/cricket (4)
- GH Mott Reserve - 1 soccer (5)
- Oulton Reserve – 2 soccer/2 cricket (6)
- TW Blake Reserve – 2 cricket (7)
- CH Sullivan Reserve – 2 cricket (8)
- WH Robinson Reserve – 1 cricket (9)
- WH Larkins Reserve - 3 tennis courts (10)
- TH Cochrane Reserve – 4 tennis (11).

The reserves provide 4 football fields, 3 soccer fields, 9 cricket fields and 7 tennis courts. The condition and capacity of the reserves vary. Overall the facilities are in reasonable condition.



The quantitative assessment of demand indicates that population growth in Preston will generate significant additional demand for playing fields and courts – e.g. 924 extra cricketers, 944 netballers, 1,128 soccer players across Preston. The Market Precinct will generate 234 to 496 footballers, 184 to 241 tennis players etc (see table 9).

**Table 9 - Additional demand players/participants, 2041**

Preston	Preston Market Precinct		Preston Activity Centre	Preston West	Preston
	Low	High			
Australian football	234	496	628	837	1536
Soccer	172	226	462	618	1128
Cricket	142	186	380	501	924
Tennis	184	241	492	649	1198
Netball	144	189	387	513	944

Council is facing significant capacity problems across the municipality with respect to the provision of facilities for outdoor sport (with the exception of tennis and bowls). Population growth in Preston and other parts of Darebin will add to these problems. Council is currently undertaking an assessment of the future demand for sporting reserves in Darebin and how this demand can be met. Council anticipates that it will need to continue a range of measures to provide additional capacity. These include:

- Investigating the feasibility of developing more synthetic fields for soccer and other sports.
- Upgrading sports fields to provide for optimal use e.g. reconstructed fields with drainage, watering systems, a thick durable grass surfaces and lighting covering the whole fields.
- Reconfiguring sporting reserves to optimise the number of playing fields.

#### *Recreation Centres*

There is no indoor multipurpose stadium in Preston. Preston residents use the Darebin Community Sports Stadium in Reservoir (9 courts - 4 indoor, 5 outdoor), Keon Youth Club (1), Merrilands Community Centre Reservoir (1), and Thornbury High School (4 courts). A new 8 court facility (4 indoor and 4 outdoor) is about to be built in Thornbury at John Cain Memorial Reserve. The quantitative assessment of demand indicates that population growth in Preston will generate significant additional demand for indoor courts – e.g. 1,500 more basketballers. This demand will be met through the existing facilities and the new centre in Thornbury.

There are no aquatic centres in Preston. Preston residents access the centres in Reservoir and Northcote. Council intends to upgrade/renew these centres over the next decade. These works will provide additional capacity and satisfy future demand from Preston residents.

Note: Residents of the Market Precinct will be able to access the Darebin Community Sports Stadium, John Cain Park and the Reservoir and Northcote Aquatic Centres by bus. The Darebin Creek Trail passes Darebin Stadium and John Cain Park. The 86 tram route passes Darebin Stadium.

#### 5.4 Library/learning centre, arts/cultural facilities

There is one library/learning centre in Preston. It is situated in Gower St close to the Council Offices and has a floor area of around 1,450m<sup>2</sup>. Council advises that the catchment area of the centre extends beyond Preston. It estimates the current catchment population size is about 60,500 people and will be around 75,000 in 2036 and around 80,000 in 2041. Council is currently considering future provision options for the library/learning centre. These options include redeveloping and extending the existing facility or relocating the centre to High St as part of redevelopment of the Preston Town Hall/Civic Precinct. A third option could be considered – a new facility in the Preston Market Precinct. This would be a highly accessible and prominent location. The Council is estimating that the redeveloped or new library/learning centre will need a floor area of around 4,265m<sup>2</sup>.

**Table 10 – Library, total floor space requirements, 2041**

Preston	Preston Market Precinct		Preston	Preston Library catchment area, 2041
Current library floor space m <sup>2</sup>	Low	High		
1,450	315	414	2,800	3,200

The Darebin Arts Centre (DAC) is located on the southern edge of the Preston Activity Centre. The Darebin Creative and Cultural Infrastructure Framework 2018 recommends that the DAC site be redeveloped as a creative hub. The theatre spaces would be retained and the carpark and other spaces at the Centre would be redeveloped to provide creative spaces and potentially some social housing. Council staff suggest that the Market Precinct be redeveloped in a way which encourages/supports creative activity. Opportunities to provide studio and other creative spaces and public art installations (permanent and ephemeral) should be explored.

#### 5.5 Intercultural centre, youth services, seniors centres, neighbourhood houses and halls/community meeting spaces

The Darebin Intercultural Centre is located at Roseberry Street, Preston, within walking distance of the Preston Market. The Intercultural Centre shares a building with the Victorian Civil and Administrative Tribunal (VCAT) and Council is undertaking a feasibility study to look into the ongoing suitability of this location. The preliminary recommendation from the study is that the Centre be relocated to a site in High St Preston (not in the Precinct) and the facility on the site be repurposed as an Intercultural Centre.

There is one dedicated senior citizens centre in Preston – the East Preston Senior Citizens Centre. The Centre is used regularly by four seniors clubs, a U3A group and a local choir - a total of 1,000 participants. The facility, although ageing, is in good condition and is reasonably functional. The Towards Age Friendly Darebin Report 2019 recommends that additional locations for elderly citizens groups be provided across the municipality (these locations would be shared facilities). The report does not specify sites for the facilities. One of locations could be in the Preston Market Precinct and take the form of activity rooms in a multipurpose community centre.

Council's youth services unit does have regular access to a facility in Preston. It supports the provision of a community centre in the Market Precinct and indicated it would regularly use the activity spaces at the centre.

There is one neighbourhood house in Preston – The Bridge Preston in High St. Around 1,400 people per week attend programs at the House. The House operates from former Church/Manse buildings. The buildings have some functionality and facility deficiencies – e.g. kitchen not commercial standard, insufficient office space, insufficient storage and no confidential spaces. The Neighbourhood Houses and Darebin Information Volunteer Resource Service Facilities Plan (draft 2019) recommends that three facility options be explored for The Bridge Preston – 1) extend into the adjoining property, 2) develop a new facility at another site in Preston; or 3) redevelop the existing site. The Preston Market Precinct could be a suitable location for Option 2. A site area of 0.15ha would be needed for this facility (if single storey).

There are a number of halls/activity spaces in Preston. They include church and school halls and Council owned spaces like the Preston Town and Shire Halls, The Bridge Neighbourhood House, Donald St Hall and East Preston Community Centre. Some of the spaces are heavily used; others have spare capacity. Population growth in Preston will create significant additional demand for community meeting/activity spaces. This demand could be met by optimising the use of existing facilities and providing additional capacity at existing Council facilities, such as the library/learning centre and the new community centres proposed for the Preston Market Precinct.

## **5.6 Health, welfare and community support providers**

There are a number of significant health, welfare and community support providers operating from facilities in Preston. These providers include the Darebin Information Volunteer Resource Service (DIVRS), Salvation Army and Your Community Health.

Council recently completed a facilities plan for DIVRS. The Plan found that DIVRS has outgrown its current facility in High St and a facility at a new location is required. The Market Precinct would be suitable location for this facility. The DIVRS facility could be integrated with The Bridge building if both were to be located in The Precinct.

The Salvation Army Church and Support Centre is located in Gower St, across from the Council offices. The Salvation Army would meet any rise in demand by increasing staff and volunteer numbers (assuming operational funds are available). It would need to expand its facility in Gower St to accommodate these additional workers. There is room on the site for expansion. It wants to stay in Gower St to remain close to the Church buildings.

Your Community Health operates from three locations in Darebin – East Reservoir, Preston (near Northland) and Northcote. Like the Salvation Army, Your Community Health would satisfy additional demand by increasing staff numbers and expanding its programs. It would seek to use its current sites to capacity by reconfiguring or extending the existing buildings. It may also seek to access additional site/s, potentially in the Preston Market Precinct or Activity Centre. It could share these site/s with other local agencies.

## **5.7 School facilities**

There are 9 primary schools locations in Preston. They are:

1. Newlands PS, current enrolments, 209
2. St Raphael's PS, 288
3. Preston West PS, 688
4. Bell PS, 529

5. Preston PS, 739
6. Preston North East PS, 300
7. Sacred Heart PS, 116
8. Preston South PS, 218
9. Yarra Me Special Development School, TBC



Around 3,200 children attend these schools in Preston (note: a significant number live outside of Preston). This figure will increase to at least 4,570 students in 2041.

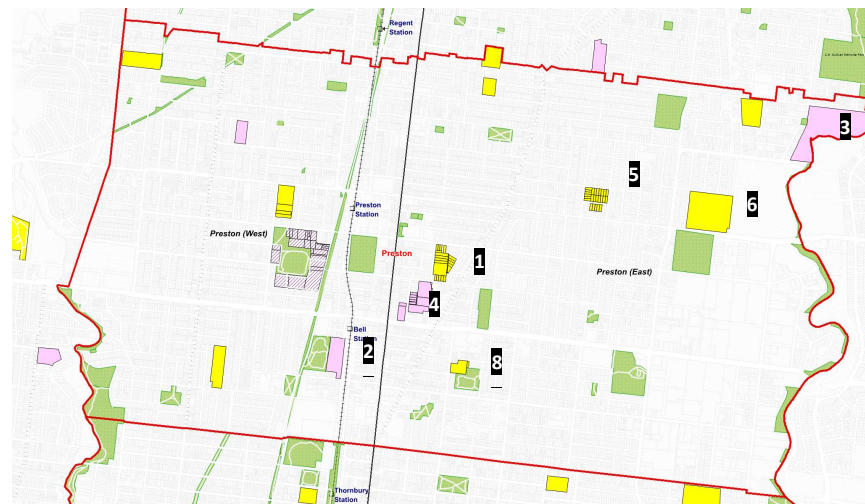
**Table 11 – Primary school, total enrolment demand, 2041**

Preston	Preston Market Precinct		Preston Activity Centre	Preston West	Preston
Current numbers - Students	Low	High			
3,200	297	390	1,117	2,403	4,573

There are six secondary school locations in Preston. Five are located in Preston East and one in Preston West. The schools are:

1. Preston High School, current enrolments, 700??
2. St John's Orthodox College, 255
3. East Preston Islamic School, 712
4. Parade College Preston Campus, 200 (TBC)
5. Latrobe College (The Pavilion), NA
6. Northern College of the Arts and Technology, 435





Around 1,930 students children attend these schools (note: a significant number live outside of Preston). This figure will increase to at least 3,500 in 2041.

**Table 12 - Secondary school, total enrolment demand, 2041**

Preston	Preston Market Precinct		Preston Activity Centre	Preston West	Preston
Current numbers - Students	Low	High			
1,934	190	250	716	1,680	3,528

Catholic Education Melbourne indicated that it will meet the increase in demand for primary and secondary catholic education through optimising the use of the existing classroom capacity at the schools in Preston and neighbouring Thornbury and Reservoir. If this proved insufficient, it would provide additional capacity by adding permanent or temporary classrooms at the existing sites. It may eventually look for additional sites. It is expected that the Victorian School Building Authority will take the same approach to Government school provision.

## 5.8 Passive Open Space

The Darebin Open Space Strategy identified that there is currently a significant shortfall in the provision of public open space within Preston, particularly in the Preston West and Preston Central Open Space Precincts (note – the Preston Market Precinct is located within the Preston Central Open Space Precinct).

With respect to the suburb of Preston, the Strategy recommends that:

- Council seek to address this shortfall by acquiring or repurposing land for open space.
- The amenity of, access to, and planting along Darebin Creek be enhanced.
- The connections to Merri Creek be enhanced.
- Playgrounds in the area be redeveloped as per the playspace strategy.
- The standard and quality of existing open space areas in Preston be enhanced.

With respect to Preston Central, the Strategy makes similar recommendations about acquiring or repurposing land, redeveloping playspaces and enhancing existing open space. It identifies four open spaces areas that should be upgraded to a higher standard – Darebin Civic Centre and Preston Library Forecourts, Adams Reserve and Walter Reserve.



## SECTION SIX – SUMMARY OF INFRASTRUCTURE REQUIREMENTS AND PROVISION STRATEGIES

### 6.1 Introduction

This section presents a summary of the social infrastructure requirements identified in the assessment and the suggested provision strategies for meeting these requirements.

### 6.2 Summary of requirements and strategies for infrastructure provision

Table 13 lists the potential strategies for satisfying future social infrastructure demand in Preston. Multiple options are provided for some infrastructure items. All the options should be pursued for some of the items, e.g. early years facilities and playing fields. For others, e.g. library, a single option should be chosen.

**Table 13 – Summary of Infrastructure Provision Strategies**

Infrastructure item	Strategies for satisfying future infrastructure demand in Preston
<b>Early years facilities:</b> <ul style="list-style-type: none"> <li>• 3 and 4-year old preschool</li> <li>• M&amp;CH</li> <li>• Long day childcare</li> <li>• Occasional care</li> <li>• Playgroups</li> </ul>	<ul style="list-style-type: none"> <li>• Providing additional capacity at the Council owned dedicated kindergartens (JS Grey and Gower St), if feasible;</li> <li>• Providing new dedicated kindergarten facilities in strategic locations in Preston, including a facility in the Preston Market Precinct (at a minimum - a 2 room, 66 place facility) (as part of a community centre);</li> <li>• Encouraging existing long day care providers in Preston to use their facilities to capacity;</li> <li>• Encouraging existing long day care providers in Preston to increase the number of kindergarten and long dare care places offered by their centres through the reconfiguration and/or extension of their facilities;</li> <li>• Establishing a 2-3 room M&amp;CH centre in the Preston Market Precinct as part of a community centre). Relocating the Preston M&amp;CH to this centre;</li> <li>• Retaining the West Preston M&amp;CH site and operating it to capacity;</li> <li>• Identifying a highly accessible location in East Preston for a new 2 room M&amp;CH Centre. Relocating the East Preston M&amp;CH Centre to this site;</li> <li>• Identifying spaces in existing facilities in Preston that would be suitable for occasional care or playgroups; and</li> <li>• Providing suitable spaces in any new or reconfigured early years facilities for occasional care and playgroups.</li> </ul>
<b>Playing fields</b>	<ul style="list-style-type: none"> <li>• Reconfiguring existing sporting reserves in Preston, where feasible, to optimise the number of playing fields;</li> <li>• Developing a synthetic field/s for soccer and other sports, where feasible;</li> <li>• Upgrading sports fields to enhance their capacity and provide for optimal use, e.g. properly constructed fields with effective drainage and watering systems, a thick durable grass surface and lighting covering the whole fields; and</li> <li>• Upgrading/extending sports pavilions to provide additional changeroom capacity and make them suitable for use by female players and officials.</li> </ul>
<b>Tennis courts and bowls greens</b>	<ul style="list-style-type: none"> <li>• Optimising the use of existing courts and greens in Preston and adjoining suburbs.</li> </ul>
<b>Recreation/aquatic centres</b>	<ul style="list-style-type: none"> <li>• Optimising the use of existing courts in Darebin;</li> <li>• Constructing additional courts at DISC; and</li> <li>• Constructing the new 8 court facility at John Cain Reserve.</li> </ul>
<b>Branch library</b>	<ul style="list-style-type: none"> <li>• Providing a 4,250m<sup>2</sup> library facility in Preston. Exploring three provision options for the library:               <ul style="list-style-type: none"> <li>– Extending the existing facility in Gower St (2,865m<sup>2</sup> extension)</li> <li>– Relocating the library to High St as part of redevelopment of the Preston Town Hall/Civic Precinct; or</li> <li>– Developing a new library facility in the Preston Market Precinct.</li> </ul> </li> </ul>
<b>Arts facilities</b>	<ul style="list-style-type: none"> <li>• Renewing the DAC site as a creative hub (the theatre spaces would be retained and upgraded and the carpark and other spaces at the Centre would be redeveloped to provide creative spaces and potentially some social housing);</li> </ul>

Infrastructure item	Strategies for satisfying future infrastructure demand in Preston
	<ul style="list-style-type: none"> <li>• Redeveloping the Market Precinct in a way which encourages/supports creative activity;</li> <li>• Exploring opportunities to provide arts studio spaces in the Precinct; and</li> <li>• Activating the Precinct through the provision of permanent and ephemeral and public art installations and creative spaces.</li> </ul>
<b>Intercultural centres, youth services, seniors centres, neighbourhood houses, general community activities</b>	<ul style="list-style-type: none"> <li>• Relocating the Darebin Intercultural Centre to a site in High St Preston (not in the Precinct).</li> <li>• Optimising the use of existing meeting spaces in Preston.</li> <li>• Developing additional meeting/activity spaces - could be part of community centre in Preston Market Precinct, part of Library/Learning Centre etc.</li> <li>• Expanding or reconfiguring The Bridge Preston facility or constructing a new building for the House at a suitable location in Preston.</li> </ul>
<b>Health, welfare and community support providers</b>	<ul style="list-style-type: none"> <li>• Relocating DIVRS to a suitable facility in Preston.</li> <li>• Providing a facility/space in Preston Activity Centre that could be shared by multiple community agencies.</li> </ul>
<b>School facilities</b>	<ul style="list-style-type: none"> <li>• Optimising the use of the current school facilities.</li> <li>• Providing additional capacity through use of portables and/or extending the permanent buildings on the existing school sites.</li> </ul>
<b>Passive Open Space</b>	<ul style="list-style-type: none"> <li>• Providing open space in Preston within 500m of all households by acquiring or repurposing land.</li> <li>• Enhancing the amenity of, access to, and planting along Darebin Creek.</li> <li>• Enhancing the existing connections to Merri Creek.</li> <li>• Redeveloping playgrounds in the area as per the playspace strategy</li> <li>• Enhancing the standard and quality of existing open space areas in Preston.</li> </ul>

Tables 14-15:

- List the new, additional, replacement or modified facilities that should be considered for provision by Council to satisfy the future social infrastructure needs of the Preston community.
- Identify the catchment area served by the facilities.
- Identify the preferred locations for the facilities – potentially in the Market Precinct or elsewhere in Preston.
- Indicate the estimated land areas required for the facilities and construction costs.
- Identify the proportion of demand for the facilities that can be attributed to the Preston Market Precinct.

Essentially, there are seven catchment areas (note: populations are for 2041):

- Preston Market Precinct – assume 6,000 people
- Preston Activity Centre – 17,000
- Whole of Preston – 68,000
- Preston library catchment – 80,000
- Preston and Reservoir - 140,000
- Preston, Thornbury, Northcote, Fairfield, Alphington – 140,000
- Darebin – 230,000

Note that:

- The construction costs are broad estimates and will need to be firmed up through detailed planning processes (see Appendix D for more detail on the costings).

- The proportions of demand attributable to the Market Precinct were determined by dividing the population of the Precinct into the identified catchment population for the facility.

### **6.3 Funding options**

The infrastructure items could be funded by the following sources:

- Council rates – local rates are used to pay for infrastructure delivery and maintenance.
- Proceeds from the sale of Council assets – rationalising and disposing of assets and using funds to redevelop existing facilities or build new facilities.
- Grants from other levels of government – obtaining funding and/or land from state and federal governments.
- Contributions for partner agencies – local agencies securing funding to partner with Council and Government in developing social infrastructure.
- Development contributions – obtaining funding and/or land and/or works from developers during the development process (through a DCP or Section 173 agreement or both).

Table 14 - Facilities in Preston

Item	Infrastructure items	Strategy	Catchment area	Estimated floor area required (m2)	Estimated construction costs (\$)	Proportion of demand attributable to Market Precinct	Estimated construction cost attributable to Market Precinct \$
1	<b>Multipurpose community centre</b>	New multipurpose community centre in the Market Precinct – 2 kindergarten rooms, 2-3 M&CH rooms, activity rooms, consulting rooms and ancillary spaces	Market Precinct	1,800	6,000,000	100%	6,000,000
2	<b>JS Grey and Gower St Kindergarten – upgrade and extension</b>	Upgrade and extension of facilities to provide additional capacity	Preston	-	1,500,000	-	-
3	<b>Facility for DIVRS</b>	New facility comprising offices, activity rooms, training rooms, consulting rooms food display areas, cool room, storage, outdoor garden and ancillary	Preston Reservoir	2,600	4,310,000	4%	172,400
4a	<b>Facility for The Bridge Preston</b>	New facility comprising offices, activity rooms, training rooms, consulting rooms, kitchen, childcare area and ancillary spaces; or	Preston	1,400	3,300,000	9%	297,000
4b		Redevelopment of existing site	Preston	-	820,000	9%	74,800
5	<b>Facility/space for local community agencies</b>	Building/space that could be used by local community agencies	Preston	Likely to be a leased facility	-	9%	
6a	<b>Library/learning centre</b>	Extension/redevelopment of existing library to provide foyer, customer service point, amenities, collection area, computer/IT room, multimedia area, study and lounge areas, work room, staff room, kitchen and outdoor alfresco area.	Preston library catchment	4,265	14,100,000	7%	987,000
6b		Relocation to Town Hall; or	Preston library catchment	4,265	14,100,000	7%	987,000
6c		New library at Preston Market Precinct	Preston library catchment	4,265	14,100,000	7%	987,000
7	<b>Local playing fields – upgrade</b>	Playing field and pavilion upgrades to enhance capacity	Preston	-	20,000,000	9%	1,800,000

Item	Infrastructure items	Strategy	Catchment area	Estimated floor area required (m2)	Estimated construction costs (\$)	Proportion of demand attributable to Market Precinct	Estimated construction cost attributable to Market Precinct \$
8	Local playing field – conversion to synthetic	Conversion of field/s to synthetic surface	Preston Reservoir	-	2,070,000	4%	82,800
9	Intercultural Centre	Relocation to another site in Darebin (not the Preston Market Precinct). Relocated facility to comprise offices, activity rooms, training rooms, consulting rooms, storage and ancillary spaces.	Darebin	-	1,350,000	3%	40,500
10	Darebin Arts Centre – upgrade	Upgrade of DAC	Darebin	-	12,000,000	3%	360,000
11	New recreation centre – John Cain Reserve	Construction of new 8 court indoor/outdoor facility	Preston, Thornbury, Northcote, Fairfield, Alphington	-	24,000,000	4%	960,000
12	Northcote Aquatic and Recreation Centre – Upgrade	Redevelopment of existing facility to provide admin/reception, café/function area, four indoor pool areas, steam room and sauna, gym and fitness spaces and two outdoor pools	Preston, Thornbury, Northcote, Fairfield, Alphington	-	60,000,000	4%	2,400,000
13	Reservoir Leisure Centre - Upgrade	Redevelopment of existing facility. Works likely to be similar to those undertaken at Northcote Aquatic and Recreation Centre.	Preston Reservoir	-	60,000,000	4%	24,000,000
14	Passive open spaces	Provision of open space within 500m of all households by acquiring or repurposing land The amenity of, access to, and planting along Darebin Creek enhanced. Existing connections to Merri Creek enhanced. Playgrounds in the area redeveloped as per the playspace strategy	Preston	-	2,500,000	9%	135,000
		The standard and quality of existing open space areas in Preston enhanced (open space areas in Preston Central identified for enhancement include the Adams Reserve, Walter Reserve and Civic Centre and Library forecourts).	Preston Activity Centre	-	600,000	35%	211,000

Table 15 - Facilities from the above list that could potentially be located at the Market Precinct (one or more of the following)

Item	Infrastructure items	Strategy	Catchment area	Estimated floor area required (m2)	Estimated construction costs (\$)	Proportion of demand attributable to Market Precinct	Estimated construction cost attributable to Market Precinct \$
1	<b>Multipurpose community centre</b>	New multipurpose community centre – 2 kindergarten rooms, 2-3 M&CH rooms, activity rooms, consulting rooms and ancillary spaces	Market Precinct	1,800	6,000,000	100%	6,000,000
3	<b>Facility for DIVRS</b>	New facility comprising offices, activity rooms, training rooms, consulting rooms, food display areas, cool room, storage, outdoor garden and ancillary spaces	Preston Reservoir	2,600	4,310,000	4%	172,400
4b	<b>Facility for The Bridge Preston</b>	New facility comprising offices, activity rooms, training rooms, consulting rooms, kitchen, childcare area and ancillary spaces	Preston	1,400	3,400,000	9%	297,700
5	<b>Facility/space for local community agencies</b>	Building/space that could be used by local community agencies	Preston	Likely to be a leased facility	-	9%	-
6c	<b>Library/learning centre</b>	New library/learning centre comprising a foyer, customer service point, amenities, collection area, computer/IT room, multimedia area, study and lounge areas, work room, staff room, kitchen and outdoor alfresco area.	Preston library catchment	4,265	14,130,000	7%	987,000

**APPENDICES**

## Appendix A – Age breakdown by Area, 2041

Age cohort	Age Cohort Proportions	Preston Market Low	Preston Market High	Preston Activity Centre	Preston West	Preston
0	1.5%	68	89	255	482	931
1	1.4%	64	85	242	481	915
2	1.3%	61	80	229	471	893
3	1.3%	58	77	220	445	859
4	1.2%	56	74	211	423	830
5	1.2%	54	71	203	412	797
6	1.1%	52	68	194	400	767
7	1.1%	49	65	186	389	737
8	1.0%	46	61	175	375	710
9	0.9%	43	57	162	359	676
10	0.9%	40	53	152	345	655
11	0.8%	38	50	142	332	629
12	0.8%	35	46	133	320	611
13	0.7%	34	45	128	312	599
14	0.7%	34	44	127	311	596
15	0.7%	34	45	128	306	595
16	0.8%	36	48	136	311	611
17	0.9%	40	53	152	328	649
18	1.0%	45	59	170	348	702
19	1.1%	52	69	197	375	772
20	1.4%	63	83	237	429	882
21	1.6%	75	99	283	476	971
22	1.9%	86	114	325	524	1083
23	2.1%	97	128	365	570	1167
24	2.3%	107	141	402	613	1240
25	2.5%	115	151	432	648	1315
26	2.6%	119	156	447	673	1352
27	2.7%	121	160	457	689	1386
28	2.7%	123	162	464	707	1412
29	2.7%	122	161	461	711	1417
30	2.6%	121	159	454	715	1408
31	2.5%	116	153	437	707	1386
32	2.5%	112	147	421	693	1351
33	2.4%	108	143	408	684	1347
34	2.3%	105	138	395	678	1314



Age cohort	Age Cohort Proportions	Preston Market Low	Preston Market High	Preston Activity Centre	Preston West	Preston
35	2.2%	100	131	376	658	1282
36	2.1%	96	127	362	645	1252
37	2.0%	93	122	350	634	1226
38	2.0%	89	117	336	620	1197
39	1.9%	85	112	320	596	1163
40	1.8%	81	106	304	576	1129
41	1.7%	77	101	288	555	1093
42	1.6%	72	94	270	531	1054
43	1.5%	67	88	253	510	1014
44	1.4%	62	81	233	507	982
45	1.3%	57	75	215	479	948
46	1.1%	52	69	196	452	894
47	1.1%	50	65	187	443	872
48	1.0%	47	62	177	425	841
49	1.0%	47	62	176	414	831
50	1.0%	46	61	174	403	807
51	0.9%	43	57	162	393	782
52	0.9%	40	53	151	377	764
53	0.8%	37	49	141	364	743
54	0.8%	35	46	132	349	725
55	0.7%	32	43	122	334	686
56	0.7%	31	40	115	317	658
57	0.6%	28	37	107	300	640
58	0.6%	27	36	103	281	616
59	0.6%	26	34	96	270	585
60	0.6%	25	33	95	261	567
61	0.6%	25	33	95	250	553
62	0.5%	24	32	92	245	530
63	0.5%	23	30	86	235	508
64	0.5%	22	29	83	219	476
65	0.5%	23	30	87	219	475
66	0.5%	23	31	88	229	476
67	0.5%	23	30	85	220	471
68	0.5%	24	32	91	209	455
69	0.5%	25	33	93	206	451
70	0.5%	25	33	94	214	466

Age cohort	Age Cohort Proportions	Preston Market Low	Preston Market High	Preston Activity Centre	Preston West	Preston
71	0.5%	23	31	88	201	446
72	0.5%	23	30	86	190	422
73	0.5%	23	30	86	188	412
74	0.4%	20	26	75	177	391
75	0.4%	19	26	73	173	379
76	0.4%	19	25	72	163	365
77	0.5%	21	28	79	165	348
78	0.4%	20	26	74	160	348
79	0.4%	19	26	73	152	332
80	0.4%	20	26	75	147	327
81	0.4%	20	27	77	136	303
82	0.4%	18	23	66	127	289
83	0.3%	16	21	59	111	263
84	0.3%	15	20	56	111	249
85+	1.5%	69	91	261	543	1350
Total	100.0%	4560	6000	17165	33726	68001

## Appendix B – Service Profiles in 2041

Age Cohort	Community infrastructure types the age cohort is relevant to	Preston Market Low	Preston Market High	Preston Activity Centre	Preston West	Preston
0-3	MCH, Playgroups	251	331	946	1879	3,598
4	4 Year Old Kindergarten	56	74	211	423	830
0-4	Long Day Child Care & Occasional Child Care	307	404	1157	2302	4,428
5-11	Primary School enrolments, out of school hours care	323	424	1214	2612	4,971
0-14	Participation in organised children's sport	733	964	2759	5857	11,205
15+	Participation in organised youth & adult sport	3827	5036	14406	27869	56,796
15-24	Participation in higher education (youth & young adult)	636	837	2395	4280	8,672
25+	Participation in higher education (older adults)	3191	4198	12011	23589	48,124
12-17	Secondary School enrolments	214	281	804	1888	3,661
70+	Residential & home based aged care services	370	487	1394	2958	6,690
0 to 69 years	HACC services (younger clients)	4190	5513	15771	30768	61,311
	<b>Total Population</b>	<b>4560</b>	<b>6000</b>	<b>17165</b>	<b>33726</b>	<b>68,001</b>

## Appendix C – Provision ratios and sources and full demand calculations by area, 2041

Community Infrastructure Category	Provision ratio/ participation rate	Description of measure	Source of measure	Preston Market Precinct		Preston Activity Centre	Preston West	Preston
				Low	High			
Public open space	5.0%	Public open space	Clause 53.01 Darebin Planning Scheme	0.36ha	0.36ha	-	-	-
<b>Indoor/outdoor recreation facilities</b>								
Indoor recreation centres/courts	10,000	Total population per court	Typical standard used by some Melbourne Growth Area Councils (note: individual LGAs vary on their views about the “desired” benchmark and some have no documented working benchmark).	0.5	0.6	1.7	3.4	7
Council aquatic/leisure centre memberships	3.4%	% of Population who are members of a Council aquatic / leisure centre	Based on 2010 CERM PI® Operational Management Benchmarks for Australian Public Sports & Aquatic Centres	155	204	584	1147	2312
Council aquatic/leisure centres	83,000	Approximate total population per facility in Darebin (2018)	ASR Research calculation based on City of Darebin having 2 Council indoor aquatic leisure centre (2019).	0.1	0.1	0.2	0.4	0.8
<b>Participation in organisation/ venue based activity: Adults (people aged 15 and over)</b>								
Fitness/Gym	30.2%	% of people aged 15 years and over participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2018 to December 2018 Victoria Data (Table 11)	1156	1521	4351	8416	17,152
Swimming	9.1%	As above	As above	348	458	1,311	2,536	5,168
Golf	4.1%	As above	As above	157	206	591	1,143	2,329
Pilates	4.0%	As above	As above	152	200	573	1,108	2,258
Basketball	3.9%	As above	As above	149	196	562	1,087	2,215
Tennis	3.4%	As above	As above	130	171	488	944	1,924
Football/soccer	2.5%	As above	As above	96	126	360	697	1,420
Yoga	4.1%	As above	As above	157	206	591	1,143	2,329
Netball	2.4%	As above	As above	92	121	346	669	1,363
Australian football	3.6%	As above	As above	138	181	519	1,003	2,045
Athletics, track and field (includes jogging and running)	3.1%	As above	As above	119	156	447	864	1,761
Cricket	2.6%	As above	As above	100	131	375	725	1,477

Community Infrastructure Category	Provision ratio/ participation rate	Description of measure	Source of measure	Preston Market Precinct		Preston Activity Centre	Preston West	Preston
				Low	High			
<b>Organised participation by activity - top 10 activities (children aged 0 to 14)</b>								
Swimming	39.4%	% of children aged 0-14 participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2018 to iDecember 2018 Victoria Data (Table 10)	289	380	1,087	2,308	4,415
Australian football	13.1%	As above	As above	96	126	361	767	1,468
Basketball	11.4%	As above	As above	84	110	315	668	1,277
Cricket	5.7%	As above	As above	42	55	157	334	639
Dancing (recreational)	10.6%	As above	As above	78	102	292	621	1,188
Netball	7.1%	As above	As above	52	68	196	416	796
Football/soccer	10.4%	As above	As above	76	100	287	609	1,165
Tennis	7.3%	As above	As above	54	70	201	428	818
Gymnastics	11.0%	As above	As above	81	106	303	644	1,233
Athletics, track and field (includes jogging and running)	4.0%	As above	As above	29	39	110	234	448
<b>Kindergartens</b>								
Number of 4 year olds participating in 4 year old Kindergarten	100%	Assumes all 4 year old children participating in 4 year old kindergarten.	Aspirational Victorian State Government target	56	74	211	423	830
Total number of enrolments in 4 year old sessional Kindergarten	52%	% of participating children (see above) enrolled at a Sessional Kindergarten service	Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training Based on indicator 31.4 Number of four year old kindergarten enrolments in a long day care or integrated children's services setting for Darebin: 48% (2016 data).	29	38	110	220	432
Number of Kindergarten rooms when proposed policy changes are implemented	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	ASR Research constructed measure assuming one kindergarten room is licensed for 33 places	0.4	0.6	1.7	3.3	6.5
Number of 3 year olds participating in 3 year old Kindergarten	75%	% of children participating in 3 Year old Kindergarten	ASR assumption based on proposed introduction of subsidised 3 year old Kindergarten program	44	58	165	334	644

Community Infrastructure Category	Provision ratio/ participation rate	Description of measure	Source of measure	Preston Market Precinct		Preston Activity Centre	Preston West	Preston
				Low	High			
Number of Kindergarten rooms when proposed policy changes are implemented	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	ASR Research constructed measure assuming one kindergarten room is licensed for 33 places	0.7	0.9	2.5	5.1	9.8
<b>Maternal &amp; Child Health</b>								
Number of MCH Full-Time Nurses	130	1 FT nurse per 130 children 0 years	Working MCH industry benchmark	0.5	0.7	2.0	3.7	7.2
Number of MCH consulting units	1	Number of MCH consulting units required per FT nurse	Based on above benchmark	0.5	0.7	2.0	3.7	7.2
<b>Playgroup</b>								
Number of 2 hr playgroup sessions per week	134	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	ASR Research constructed measure using Playgroup Victoria	1.9	2.5	7.1	14.0	27
<b>Occasional Child Care</b>								
Number of occasional childcare places	17.4	Total number people aged 0 to 4 years per licensed place	Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision (MMCIA). A provision rate of occasional childcare places equal to that documented by the MMCIA report (2015) for Darebin	17.7	23.2	66.5	132.3	254
Number of occasional childcare centres	30	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical sized occasional childcare facility.	0.6	0.8	2.2	4.4	8.5
<b>Long Day Child Care Centres</b>								
Number of Long Day Child Care places	282	Total number of licensed places per 1,000 children aged 0 to 4 years	Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision (MMCIA). A provision rate of long day childcare places equal to that documented by the MMCIA report (2015) for Darebin	87	114	326	649	1249
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 measure based on a typical large sized long day childcare facility.	0.7	1.0	2.7	5.4	10.4

Community Infrastructure Category	Provision ratio/ participation rate	Description of measure	Source of measure	Preston Market Precinct		Preston Activity Centre	Preston West	Preston
				Low	High			
Multipurpose community meeting space	30	Total population per m2 of meeting space	ASR Research constructed measure	152	200	572	1,124	2,267
<b>Neighbourhood Houses</b>								
Number of Neighbourhood Houses	23000	Approximate total population per facility in Metropolitan Melbourne (2016)	ASR calculation of the number of Neighbourhood Houses identified by Neighbourhood Houses Victoria operating in the Melbourne metropolitan area.	0.2	0.3	0.7	1.5	3.0
Number of Neighbourhood House users per week	3%	Percentage of population using a Neighbourhood House in a given week	Neighbourhood Houses Victoria, Neighbourhood Houses Survey 2017	137	180	515	1,012	2,040
<b>Libraries</b>								
Number of library loans annum	7.3	Total loans per person	Public Libraries Victoria Network, 2015-16 PLVN Annual Statistical Survey (2016), Darebin Libraries	33,288	43,800	125,305	246,200	496,407
Number of library visits per annum	4.3	Total visits per person	As above	19,608	25,800	73,810	145,022	292,404
Number of library facilities	2.7	Library facilities per 100,000 people	Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision (MMCIA). A provision rate of library facilities equal to that documented by the MMCIA report (2015) for the City of Darebin	0.1	0.2	0.5	0.9	1.8
Library floor space – sqms per 100 resident	70 decreasing to 40 as population gets larger	Centre based library floor space	Rate recommended in the NSW Library Provision Framework and used extensively in community infrastructure assessments for urban infill development areas	315	414	1,133	1,710	2,800
<b>Primary Schools</b>								
Govt Primary Enrolment	65%	% of 5-11 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Darebin Local Government Area	210	276	789	1,698	3,231
Catholic Primary Enrolment	21%	% of 5-11 year old population	As above	68	89	255	549	1,044
Non Govt Primary Enrolment	6%	% of 5-11 year old population	As above	19	25	73	157	298

Community Infrastructure Category	Provision ratio/ participation rate	Description of measure	Source of measure	Preston Market Precinct		Preston Activity Centre	Preston West	Preston
				Low	High			
Total Primary Enrolment	92%	% of 5-11 year old population	As above	297	390	1,117	2,403	4,573
Govt Primary School	3000	Total number of dwellings per facility	Department of Education & Training	0.6	0.8	2.6	4.7	9.5
<b>Secondary Schools</b>								
Govt Secondary Enrolment	51%	% of 12-17 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Darebin Local Government Area	109	143	410	963	1,867
Catholic Secondary Enrolment	26%	% of 12-17 year old population	As above	56	73	209	491	952
Non Gov Secondary Enrolment	12%	% of 12-17 year old population	As above	26	34	96	227	439
Total Secondary Enrolment	89%	% of 12-17 year old population	As above	190	250	716	1,680	3,258
Govt Secondary School	10000	Total number of dwellings per facility	Department of Education & Training	0.19	0.25	0.77	1.41	2.85
<b>TAFE</b>								
TAFE Full-Time Enrolment (15 to 24)	3.4%	% of 15-24 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Darebin Local Government Area	22	28	81	146	295
TAFE Full-Time Enrolment (25+)	0.8%	% 25 + year old population	As above	26	34	96	189	385
TAFE Part-Time Enrolment (15 to 24)	1.8%	% of 15-24 year old population	As above	11	15	43	77	156
TAFE Part-Time Enrolment (25+)	0.9%	% 25 + year old population	As above	29	38	110	215	440
Total TAFE students			As above	88	115	330	627	1,276
<b>Universities</b>								
University Full-Time Enrolment (15 to 24)	34.5%	% of 15-24 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Darebin Local Government Area	220	289	826	1,477	2,992
University Full-Time Enrolment (25+)	3.3%	% 25 + year old population	As above	105	139	396	778	1,588
University Part-Time Enrolment (25 to 24)	2.7%	% of 15-24 year old population	As above	17	23	65	116	234
University Part-Time Enrolment (25+)	2.2%	% 25 + year old population	As above	70	92	264	519	1,059



Community Infrastructure Category	Provision ratio/ participation rate	Description of measure	Source of measure	Preston Market Precinct		Preston Activity Centre	Preston West	Preston
				Low	High			
Total University students		% 25 + year old population	As above	412	542	1,552	2,890	5,873
<b>Primary &amp; Acute Health Services</b>								
Number of public and private hospital beds	3.9	Number of public and private beds per 1,000 people	Australian Institute of Health & Welfare, Australian hospital statistics 2015–16	18	23	66	130	262
Number of public hospital beds	2.4	Number of public beds per 1,000 people	As above	11	14	41	81	164
General practices	0.33	Number of general practices per 1,000 people (Melbourne's Northeast data)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	1.5	2.0	5.7	11.1	22
Dental services	0.20	Number of dental services per 1,000 people (Melbourne's Northeast data)	As above	0.9	1.2	3.4	6.7	14
Pharmacies	0.23	Number of pharmacies per 1,000 people (Melbourne's Northeast data)	As above	1.0	1.4	3.9	7.8	16
Projected hospital admissions	578.3	Hospital admissions per 1,000 people (Melbourne's Northeast data)	As above	2637	3470	9,927	19,504	39,325
Emergency presentations	266.1	Emergency presentations per 1,000 people (Melbourne's Northeast data)	As above	1213	1597	4,568	8,974	18,095
Drug & alcohol clients	5.2	Drug & alcohol clients per 1,000 people (Melbourne's Northeast data)	As above	24	31	89	175	354
Mental health clients	11.2	Mental health clients per 1,000 people (Melbourne's Northeast data)	As above	51	67	192	378	762
<b>Aged Care</b>								
Number of residential aged care beds	78	Number of beds per 1000 people aged 70 years +	Proposed Australian Government Planning Ratio by 2021 (2012)	29	38	109	231	522

Community Infrastructure Category	Provision ratio/ participation rate	Description of measure	Source of measure	Preston Market Precinct		Preston Activity Centre	Preston West	Preston
				Low	High			
Number of home care places	45	Number of Community Aged Care Packages per 1000 people aged 70 years +	As above	17	22	63	133	301
Short Term Restorative Care Programme	2	Number of STRC places per 1000 people aged 70 years +	As above	1	1	3	6	13

## Appendix D – Cost estimates for infrastructure items

### Item 1 – Multi-purpose centre

\$6M

#### Site works

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Clearing	-	1800	20	36000	
Earthworks	-	1800	40	72000	
<b>Total</b>	<b>0</b>	<b>1200</b>			<b>108000</b>

#### Carparking/garden

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Carparking	-	30bays, 360m2	3500	105000	
Carparking compound		3 bays, 36m2	5000	15000	
Open spaces/garden area	-	100	600	60000	
Bin storage compound		16	1000	16000	
<b>Total</b>	<b>0</b>	<b>512</b>			<b>196000</b>

#### Kindergarten 2 rooms

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
<b>General</b>					
Foyer	20		2200	44000	
Main office	25		2700	67500	
Room 1	125		2300	287500	
Room 2	125		2300	287500	
Staff/meeting room	25		2700	67500	
Shared kitchens	20		4100	82000	
Shared storage	30		2650	79500	
Shared staff/accessible toilet	12		5200	62400	
Children's amenities area	32		5200	166400	
Shared rear veranda	0	60	1200	72000	
Shared external storage	40		1900	76000	

Shared outdoor play area	0	540	1000	540000	
<b>Circulation 10%</b>	45		2300	103500	
<b>Total</b>	<b>499</b>	<b>600</b>			<b>1935800</b>

**Community Services and M&CH**

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
<b>General</b>					
Front veranda		30	1200	36000	
Foyer/reception	45		2200	99000	
Pram storage	20		1000	20000	
Amenities	25		5200	130000	
Accessible toilet	12		5200	62400	
Kitchen	20		4100	82000	
Office	20		2700	54000	
Activity room 1	120		2300	276000	
Activity room 2	60		2300	138000	
Activity room 3	20		2300	46000	
Storage	20		2650	53000	
Outdoor garden/play area	0	80	1900	152000	
<b>M&amp;CH (has access to general spaces)</b>	<b>0</b>				
Consulting room 1	18		2700	48600	
Consulting room 2	18		2700	48600	
Consulting room 3	18		2700	48600	
Waiting room	36		2300	82800	
Staff amenities/accessible toilet	12		5200	62400	
Storage	8		2650	21200	
Kitchenette	6		4100	24600	
Family amenities	12		5200	62400	
Parent education	20		2700	54000	
Outdoor garden/play area	0	40	1900	76000	
<b>Circulation 10%</b>	40		2300	92000	
<b>Total</b>	<b>550</b>	<b>150</b>			<b>1769600</b>

	\$
Construction cost	4009400
Services	200000
	4209400

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Design contingency	10%	420940
		<b>4630340</b>
Construction contingency	5%	231517
		<b>4861857</b>
Costs escalation	8%	388949
		<b>5250806</b>
Consultants fees	10%	525081
Total		<b>5775886</b>

**Item 2 – JS Grey and Gower St Kindergartens - Redevelopment**

\$1.5M

The cost is a broad estimate that will need to be firmed up through more detailed planning processes. The estimate makes provision for:

- Expanding the Gower St facility to 33 places and improving its functionality.
- If feasible, converting the M&CH centre at JS Grey into a kindergarten spaces and improving the functionality of the facility.

**Item 3 – Facility for DIVRS**

\$4.3M

**Site works**

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Clearing	-	2000	20	40000	
Earthworks	-	2000	40	80000	
<b>Total</b>	<b>0</b>	<b>1200</b>			<b>120000</b>

**Carparking/garden**

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Carparking compound	-	10 bays, 60	3000	30000	
Other vehicle compound		18	2500	25000	
Open spaces/garden area	-	100	600	60000	
Bin storage compound		16	1000	16000	
<b>Total</b>	<b>0</b>	<b>194</b>			<b>131000</b>

**Facility**

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Front veranda		20	1200	24000	
Foyer	50		2200	110000	
Reception	20		2300	46000	
Room 1	125		2300	287500	
Room 2	125		2300	287500	
Shared open plan office	40		2700	108000	
Admin office	16		2700	43200	
EO office	16		2700	43200	
Training room X3	90		2700	243000	
Shared meeting room X2	40		2300	92000	
Staff and volunteer room	40		2700	108000	
Consultation room X6	60		2700	162000	
Shared kitchen	20		4100	82000	
Shared storage	60		2650	159000	

Shared staff amenities	16		5200	83200	
Public amenities/accessible toilet	20		5200	104000	
Shower/laundry	8		5200	41600	
Food room/shop	120		2700	324000	
Cool room	20		1200	24000	
Circulation 10%	90		2300	207000	
<b>Total</b>	<b>976</b>	<b>20</b>			<b>2579200</b>

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Dock area		18	1000	18000	
Garden beds, tunnel house etc		200	400	80000	
Warehouse	80		1500	120000	
Social area		20	2000	40000	
<b>Total</b>	<b>80</b>	<b>238</b>			<b>258000</b>

2837200

		\$
Construction cost		2837200
Services		300000
		3137200
Design contingency	10%	313720
		3450920
Construction contingency	5%	172546
		3623466
Costs escalation	8%	289877
		3913343
Consultants fees	10%	391334
<b>Total</b>		<b>4304678</b>



## Item 4 – Facility for The Bridge Preston

## 4a – New Facility

S3.3M

## Site works

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
- Clearing	-	700	50	35000	
- Earthworks	-	700	40	28000	
<b>Total</b>	<b>0</b>	<b>1200</b>			<b>63000</b>

## Carparking/garden

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
- Carparking	-	20 bays, 160m2	3000	60000	
- Open spaces/garden area	-	40	600	24000	
- Bin storage compound		10	500	5000	
<b>Total</b>					<b>89000</b>

## House

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Pram storage compound		10	1000	10000	
Foyer	20		2200	44000	
Reception	10		2200	22000	
Program room 1	40		2300	92000	
Program room 2	40		2300	92000	
Program room 3	30		2300	69000	
Program room 4	30		2300	69000	
Office spaces X6	88		2700	237600	
Consulting rooms X3	30		2700	81000	
Café	50		4100	205000	
Kitchen X3	56		4100	229600	
Shared storage	60		2650	159000	

Shared staff/accessible toilets	8		5200	41600	
Amenities area (X3)	42		5200	218400	
Children's playroom	50		2700	135000	
Children's toilets	15		5200	78000	
Storage	12		2650	31800	
Shared outdoor play area		200	1000	200000	
<b>Circulation 10%</b>	<b>60</b>		<b>2300</b>	<b>138000</b>	
<b>Total</b>					<b>2153000</b>

2305000

		\$
<b>Construction cost</b>		<b>2305000</b>
<b>Services</b>		50,000
		<b>2355000</b>
<b>Design contingency</b>	10%	235500
		<b>2590500</b>
<b>Construction contingency</b>	5%	129525
		<b>2720025</b>
<b>Costs escalation</b>	8%	217602
		<b>2937627</b>
<b>Consultants fees</b>	10%	293763
<b>Total</b>		<b>3231390</b>

**4b – Redevelopment of existing site**

\$820,000

**Site works**

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Clearing	100		50	5000	
Earthworks	100		40	4000	
<b>Total</b>	<b>0</b>	<b>1200</b>			<b>9000</b>

**Carparking/garden**

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Carparking	0	4	7000	28000	
<b>Total</b>					<b>28000</b>

**House**

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Meeting room conversion to cafe	20		4000	80000	
New accessible WC	8		5000	40000	
Conversion of tearoom area to kitchen breakout area	12		5000	60000	
New kitchen	18		6000	108000	
Conversion of kitchen to storerooms	25		2000	50000	
New mezzanine floor	40		3000	120000	
Stairway to mezzanine floor	1		15000	15000	
Office in children's activity room	10		1500	15000	
Conversion of office and store into classroom	20		1000	20000	
<b>Total</b>					<b>508000</b>

545000

Construction cost  
Services

\$  
545000  
50,000  
595000

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Design contingency	10%	59500
		<b>654500</b>
Construction contingency	5%	32725
		<b>687225</b>
Costs escalation	8%	54978
		<b>742203</b>
Consultants fees	10%	74220
Total		<b>816423</b>

## Items 6a-6c – Library/learning centre (figures for a new facility – 2 storey)

\$14,100,000

## Site works

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Clearing	-	4000	20	80000	
Earthworks	-	4000	40	160000	
<b>Total</b>	<b>0</b>	<b>1200</b>			<b>240000</b>

## Carparking/garden

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Carparking	-	20 bays, 360m2	3500	70000	
Carparking compound		3 bays, 36m2	5000	40000	
Open spaces/garden area	-	40	600	24000	
Bin storage compound		16	1000	16000	
<b>Total</b>	<b>0</b>	<b>512</b>			<b>150000</b>

## Library

Element	Floor area m2	Floor area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
<b>General</b>					
Foyer	20		2200	44000	
Customer service point	20		2700	54000	
Display area	20		2200	44000	
Staff amenities	20		5200	104000	
Accessible toilet/baby change	10		5200	52000	
Public amenities	30		5200	156000	
Activity meeting rooms	685		2200	1507000	
Collection area	703		2200	1546600	
Computer/IT room	150		3200	480000	
Reading, study and lounge areas	1204		2200	2648800	
Work room	60		2700	162000	
Other functional areas and circulation	1300		2200	2860000	
Outdoor alfresco area		60	1500	90000	
<b>Total</b>	<b>4222</b>	<b>60</b>			<b>9748400</b>

Lift	1		200000	200000	200000
					\$
Construction cost			9948460		
Services			400000		
			10348460		
Design contingency	10%		1034846		
			11383306		
Construction contingency	5%		569165.3		
			11952471.3		
Costs escalation	8%		956198		
			12908669		
Consultants fees	10%		1290867		
Total			14199536		

**Item 7 – Upgrade of local playing fields**

\$20M

The cost is a broad estimate that will need to be firmed up through more detailed planning processes. The allocation makes provision for (where needed):

- Upgrading of playing surfaces.
- Upgrading/installation of lights.
- Redevelopment of pavilions, in particular, to make suitable for female players and umpires.
- Other improvements such as circuit paths, security lighting improved spectator areas etc.

**Item 8 – Upgrade of local playing fields**

\$2M

The cost is a broad estimate that will need to be firmed up through more detailed planning processes. The allocation makes provision for the following:

Field Construction	Est \$
Design documentation, site survey, geotechnical assessment	120,000
Site preliminaries and management	80,000
Hockey field – drainage, sub-grade, edges and paths, base pavement, asphalt layer, synthetic surface including shock pads	1,400,000
Dugouts, flags, goals	60,000
Perimeter fence and gates – 1.2m high, netting where necessary	100,000
Landscaping, seating	40,000
<b>Subtotal</b>	<b>1,800,000</b>
Contingencies 15%	270,000
<b>Total</b>	<b>2,070,000</b>

**Items 9 – Intercultural centre**

\$1.35M

Council is currently investigating location and redevelopment options for the Intercultural Centre. The preliminary recommendation from the investigation is to relocate to facility in High St and repurpose this facility as Intercultural Centre.

**Item 10 – Upgrade of DAC**

\$12m

The cost is a broad estimate that will need to be firmed up through more detailed planning processes. Allocation makes provision for the DAC site to be redeveloped as a creative hub. The theatre would be retained. The carpark and other spaces at the centres could be redeveloped to provide live work/spaces and potentially some social housing.

**Item 11 – New recreation centre**

\$24M

The cost is estimate most recent estimate for the facility. The allocation provides for 8 indoor/outdoor multipurpose courts. (note it is acknowledged that the cost might be higher).

**Item 12 – Northcote Aquatic and Recreation Centre**

\$60M

The estimate has been sourced from the feasibility study into the redevelopment of the centre. The redeveloped facility will comprise admin/reception spaces, café/function area, four indoor pool areas, steam room and sauna, gym and fitness spaces and two outdoor pools



**Item 13 – Reservoir Leisure Centre**

\$60M

Council is currently undertaking a masterplanning process for the redevelopment of the Centre. It is likely the masterplanning process will recommend similar works to those proposed for the Northcote Centre.

**Item 14 – Reservoir Leisure Centre**

\$1.5M

The cost is an estimate and will need to be firmed up through detailed planning processes.