

# **Preston Market Precinct SIA (2019)**

## **Supplementary Report**

**ASR Research**

**March 2022**

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## 1. Purpose of Project

This purpose of the Project is to prepare a supplementary report to the Preston Market Social Infrastructure Assessment (SIA) produced by ASR Research in 2019.

The specific objectives of the Project are to:

- Re-evaluate the demand for social infrastructure generated by the Market Precinct based on revised dwelling yields.
- Recommend an appropriate apportionment percentage attributable to the Market Precinct for the multipurpose community centre recommended in the 2019 assessment.

## 2. 2019 Social Infrastructure Assessment

### 2.1 Key objectives

The key objectives of the 2019 assessment were 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.

### 2.2 Dwelling and population assumptions

The 2019 assessment was based of the following dwelling and population assumptions:

- Between 1,900 to 2,500 dwellings being developed in the Market Precinct.
- The dwellings having an average household size of 2.4 persons.
- The age breakdowns of the Preston Activity Centre, Preston West and Preston being as per the id population forecasts for 2041.
- The age breakdown for the Market Precinct being as per the breakdown for the Preston Activity Centre in 2041.

**Table 1 – Dwelling and population increases, Preston areas**

Area	Population 2019	New dwellings	Population 2041	Increase	
				Number	%
Preston Market Precinct	0	1900	4,560 (low scenario)	<b>4,560</b>	-
	0	2500	6,000 (high scenario)	<b>6,000</b>	-
Preston Activity Centre	4,935	-	17,172	<b>12,237</b>	248
Preston West	17,765	-	33,728	<b>15,963</b>	89
Preston	38,824	-	68,006	<b>29,772</b>	75

Source: Preston Market SIA 2019

## 2.3 Summary of findings and requirements

The Assessment identified an extensive list of social infrastructure needs for the Preston Area, including the Market Precinct. From this list, five infrastructure items were nominated that could potentially be located at the Market Precinct. The Assessment described these items and indicated their catchment areas, floor areas, estimated construction costs and proportions of demand attributable to the Market Precinct. The items included a multipurpose community centre – the need for which was deemed to be 100% attributable to the Market Precinct.

**Table 2 - Facilities that could potentially be located in the Market Precinct**

Infrastructure items	Strategy	Catchment area	Est floor area required (m2)	Est construction costs (\$)	Proportion of demand attributable to Market Precinct
<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%
<b>Facility for Darebin Information and Volunteer Resource Service</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%
<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%
<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%
<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%

Source: Preston Market SIA 2019

## 3. Draft Preston Market Precinct Structure and Development Contributions Plans

### 3.1 Draft Precinct Structure (PSP)

The Draft PSP acknowledges the findings of the Preston Market Precinct SIA and makes the following comments about social infrastructure:

- The future community living and working in the Preston Market Precinct will be well located to access key local, district and regional facilities by public transport.

- A range of new and/or upgraded facilities will also be required within the Precinct or nearby to cater for the needs of residents living within the Precinct and in the wider neighbourhood.
- The development of the Precinct could also provide the Council with an opportunity to construct an 1,800 square metre multi-purpose community centre that includes kindergarten and maternal and child health services.
- The future residents of the Preston Market Precinct will also contribute to an increased demand within the municipality for active recreation, education, library and other community services.

The Draft PSP recommends (in its framework strategies) that:

- Community facilities that meet the needs of future residents and workers be delivered in the Market Precinct.
- These facilities include a centrally-located multipurpose community facility of 1,800 square metres that includes a kindergarten and maternal and child health centre.

### 3.2 Draft Development Contribution Plan (DCP)

The Draft DCP includes as allocation for a multipurpose community centre. The details of the centre are as follows:

- Floor area of 1,800m<sup>2</sup>.
- Contains a kindergarten, M&CH centre, offices, community activity spaces and carparking.
- Provision trigger – at time of building once a location on the site has been agreed to.
- 100% of cost attributable to the Market Precinct.
- Cost of project included in DCP - \$4.82m

## 4. Discussions about the multipurpose community centre

The VPA and Darebin City Council have engaged in discussions about the potential location of the proposed multi-purpose community centre. Council has indicated the following preferences:

- The centre **not** be located in the Market Precinct. The preferred location is the Civic Precinct on the east side of High St.
- It should be assumed that:
  - The centre will be a component of a new, 5 storey, free standing building with a basement carpark. The building will comprise the community centre and other community facilities that will cater for both the Market Precinct and other areas of Preston. These facilities will include, but not be limited to, a library/learning centre
  - The floor area of the community centre will be around 1,800m<sup>2</sup> for the building as per the Preston Market Precinct SIA (2019).

## 5. Revised dwelling and population yields and demand assessments for the Market Precinct

### 5.1 Revised yield

As mentioned in Section 2.2 of this report, the demand projections contained in the Preston Market Precinct SIA 2019 were based on dwelling yields of between 1,900 to 2,500 dwellings and an average household size of 2.4 persons. A revised set of dwelling yields has been produced. The revised set provides a breakdown of dwellings

by their bedroom numbers: 1 bedroom apartments – 410 dwellings, 2 bedroom - 645 dwellings and 3 bedrooms – 117 dwellings.

**Table 3 – Comparison of dwelling and population assumptions, 2019 and 2022 assessments**

Parameter	2019	2022
Dwelling yield	1900-2500	1172
Average household size (persons)	2.4	1 bedroom – 1.4 <sup>1</sup> 2 bedroom - 2.0 <sup>1</sup> 3 bedroom - 2.14 <sup>1</sup>
Estimated population yield	4560-6000	2145
Age structure	Preston Activity Centre 2041 (id)	Preston Activity Centre 2041 (id)

Note:

1 - Household sizes are based on averages for existing apartment dwellings in Melbourne's major activity centres

## 5.2 Revised demand

A quantitative assessment of the demand generated by the Market Precinct using the revised set of dwelling yields is provided in Appendix C of this report. A comparison to the figures in the 2019 report is provided in Table 4 (note: an abridged list).

**Table 4 – Comparison of demand between 2021 Assessment and Revised Yields**

Community Infrastructure Category	Preston Market Precinct		
	2019 Assessment		2022 Assessment
	Low	High	
<b>Dwellings</b>	<b>1900</b>	<b>2500</b>	<b>1172</b>
<b>Population size</b>	<b>4560</b>	<b>6000</b>	<b>2145</b>
<b>RECREATION</b>			
Indoor recreation centres/courts	0.5	0.6	0.2
Council aquatic/leisure centres	0.1	0.1	0.04
<b>Additional demand for sports infrastructure</b>			
Australian football	234	496	177
Soccer	172	226	80
Cricket	142	186	66
Tennis	184	241	86
Netball	144	189	67
Basketball	233	306	109
<b>EARLY YEARS</b>			
Number of 3 and 4yos participating in Kindergarten	112	148	57
Number of kindergarten places	58	76	29
Number of MCH consulting rooms	0.5	0.7	0.2
Number of long day childcare places	87	114	42
Number of occasional childcare places	18	23	9
<b>COMMUNITY FACILITIES</b>			
Multipurpose community meeting space (m2)	152	200	71
Number of Neighbourhood Houses	0.2	0.3	0.1
Number of Neighbourhood House users per week	137	180	64
Number of library facilities	0.1	0.2	0.1
Library floor space – sqms per 100 resident	315	414	148
<b>SCHOOLS</b>			
<b>Primary Schools</b>			
Govt Primary Enrolment	210	276	110

Community Infrastructure Category	Preston Market Precinct		
	2019 Assessment		2022 Assessment
	Low	High	
<b>Dwellings</b>	<b>1900</b>	<b>2500</b>	<b>1172</b>
<b>Population size</b>	<b>4560</b>	<b>6000</b>	<b>2145</b>
Catholic Primary Enrolment	68	89	35
Non Govt Primary Enrolment	19	25	10
<b>Secondary Schools</b>			
Govt Secondary Enrolment	109	143	56
Catholic Secondary Enrolment	56	73	29
Non Gov Secondary Enrolment	26	34	13

Source: Preston Market SIA 2019

## 6. Multipurpose community centre, apportionment of demand

The recommendation in the Preston Market Precinct SIA 2019 to provide a multipurpose early years/community centre in the Preston Market Precinct was one of a suite of recommendations aimed at addressing existing and future gaps in early years facility and community meeting space provision across Preston (see Table 5).

**Table 5 – Strategies for addressing early years/community facility demand, SIA 2019**

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>• <b>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);</b></li> <li>• <b>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;</b></li> <li>• Providing additional capacity at the Council owned dedicated kindergartens (JS Grey and Gower St) (if feasible);</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>• 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/or</li> <li>• Providing suitable spaces in any new or reconfigured early years facilities for occasional care and playgroups.</li> </ul>
<b>Intercultural centres, youth services, seniors centres, neighbourhood houses, general community activities</b>	<ul style="list-style-type: none"> <li>• <b>Developing additional meeting/activity spaces - could be part of community centre in Preston Market Precinct, part of Library/Learning Centre etc.</b></li> <li>• Relocating the Darebin Intercultural Centre to a site in High St Preston</li> <li>• Optimising the use of existing meeting spaces in Preston.</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>

Source: Preston Market SIA 2019

The apportionment of 100% of the demand for the centre to the Market Precinct (and therefore 100% of the cost) was largely based on the demand generated by the Market Precinct for kindergarten places (58-76 places or the equivalent of 2 kindergarten rooms) and community meeting space (152-200m<sup>2</sup>). Under the revised lower yields, the demand generated is much less - 29 places for the kindergarten (one kindergarten room) and 71m<sup>2</sup> of community meeting space.

Two options could be pursued in response to the lower demand:

1. The Centre could be scaled back and the apportionment slightly adjusted.

2. The Centre could remain as described (see Appendix D) and the apportionment from the Preston Market Precinct significantly adjusted downwards (to 44%)

With respect to Option 1, it would not be prudent to reduce the kindergarten component. Two playrooms is considered minimum provision for a modern kindergarten facility. The activity spaces could be scaled back but, again, the number and size of the spaces recommended is considered suitable provision for a contemporary community centre. An area which could be scaled back is the M&CH component, but consulting rooms are a valuable component of a community centre and should be retained.

With respect to Option 2, the community centre as described in Table 5 and Appendix D is considered to be an ideally designed, contemporary community centre. It will have the capacity to cater for more than the Market Precinct. However, it may allow Council to scale down some of the other works relating to early years and community facilities outlined in Table 5 above, e.g., additional capacity at Gower St Kindergarten. The Draft DCP for the Preston Market Precinct would have to be revised. The DCP item relating to the community centre attributes 100% of the demand generated for the centre to the Market Precinct. This was the case for the original dwelling yields; it is not the case for the revised lower yield. The apportionment figure should be reduced to 44%.

## **7. Recommendations**

Having consideration for the revised dwelling yields and Council's location and design preferences relating to the proposed community centre, it is recommended that:

- The demand assessment outlined in Appendix C of this report for the revised dwelling yield be noted.
- The design and components of the community centre as described in the 2019 SIA and Appendix D of this report be retained.
- The apportionment of costs to the Preston Market Precinct for the community centre be reduced to 44%.

Note: As stated in Section 6, the 44% apportionment is based on the demand that the Market Precinct will generate for the major component of the community centre, the kindergarten. The 2019 SIA identified that the Market Precinct would generate demand for 58-76 kindergarten places. The design of the kindergarten in the 2019 SIA allows for the provision of a 66 place kindergarten facility. The demand for the kindergarten is based on the revised lower dwelling yield is 29 places. This equates to 44% of the capacity of the 66 place facility.

Note: This report has primarily focused on the multipurpose community centre. It should be acknowledged that the Preston Market Precinct will generate demand for other community infrastructure located outside the Precinct, such as library facilities and active open space. This should be considered when negotiating a final contribution figure for community infrastructure for the Precinct.



## Appendices

## Appendix A – Revised yields: age breakdown, single year age cohorts

Age cohort	Preston Market (1 Bedroom)	Preston Market (2 Bedroom)	Preston Market (3 Bedroom)	Preston Market (Total)
Dwellings	410	645	117	1172
0	9	19	4	32
1	8	19	4	31
2	8	18	4	30
3	8	17	4	29
4	8	17	4	28
5	7	17	4	27
6	7	16	3	27
7	7	15	3	26
8	7	15	3	25
9	6	14	3	23
10	6	13	3	21
11	5	12	3	20
12	5	11	2	19
13	5	11	2	18
14	5	11	2	18
15	5	11	2	18
16	5	11	2	18
17	5	12	3	20
18	6	13	3	22
19	7	15	3	25
20	8	18	4	29
21	9	21	5	34
22	10	23	5	39
23	12	26	6	43
24	13	29	6	48
25	14	31	7	51
26	14	32	7	53
27	14	33	7	54
28	15	33	7	55
29	15	33	7	55

Age cohort	Preston Market (1 Bedroom)	Preston Market (2 Bedroom)	Preston Market (3 Bedroom)	Preston Market (Total)
30	15	33	7	54
31	14	32	7	53
32	14	31	7	51
33	13	30	6	50
34	13	29	6	48
35	12	28	6	46
36	12	27	6	44
37	11	26	6	43
38	11	25	5	41
39	10	23	5	39
40	10	22	5	37
41	9	21	5	35
42	9	20	4	33
43	8	18	4	31
44	8	17	4	28
45	7	16	3	26
46	6	14	3	24
47	6	14	3	23
48	6	13	3	22
49	6	13	3	21
50	6	13	3	21
51	5	12	3	20
52	5	11	2	19
53	5	11	2	18
54	4	10	2	16
55	4	9	2	15
56	4	9	2	14
57	4	8	2	13
58	3	7	2	12
59	3	7	2	12
60	3	7	2	12
61	3	7	2	12
62	3	7	2	12

Age cohort	Preston Market (1 Bedroom)	Preston Market (2 Bedroom)	Preston Market (3 Bedroom)	Preston Market (Total)
63	3	7	2	12
64	3	7	2	12
65	3	7	2	12
66	3	7	2	12
67	3	7	2	12
68	3	7	2	12
69	3	8	2	13
70	3	8	2	13
71	3	7	2	12
72	3	7	2	12
73	3	7	2	12
74	3	6	1	10
75	3	6	1	10
76	3	6	1	10
77	3	6	1	10
78	3	6	1	10
79	3	6	1	10
80	3	6	1	10
81	3	6	1	10
82	2	5	1	8
83	2	4	1	7
84	2	4	1	6
85+	8	18	4	30
<b>Total</b>	<b>574</b>	<b>1290</b>	<b>281</b>	<b>2145</b>

**Appendix B – Revised yields, services age cohorts**

Age Cohort	Community infrastructure types the age cohort is relevant to	Preston Market (1 bedroom)	Preston Market (2 Bedroom)	Preston Market (3 Bedroom)	Preston Market (Total)
0-3	MCH, Playgroups	33	73	16	122
4	4 Year Old Kindergarten	8	17	4	28
0-4	Long Day Child Care & Occasional Child Care	40	90	20	150
5-11	Primary School enrolments, out of school hours care	45	101	22	169
0-14	Participation in organised children's sport	100	224	49	373
15+	Participation in organised youth & adult sport	474	1066	232	1772
15-24	Participation in higher education (youth & young adult)	79	178	39	296
25+	Participation in higher education (older adults)	395	888	193	1476
12-17	Secondary School enrolments	30	66	14	110
70+	Residential & home based aged care services	47	106	23	176
0 to 69 years	HACC services (younger clients)	527	1184	258	1969
<b>Total Population</b>	<b>Total Population</b>	<b>574</b>	<b>1290</b>	<b>281</b>	<b>2145</b>

## Appendix C – Revised yields, quantitative assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Preston Market Precinct Demand
Public open space	5.0%	Public open space	Clause 53.01 Darebin Planning Scheme	
<b>Indoor and 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).	<b>0.2</b>
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	<b>73</b>
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).	<b>0.0</b>
<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)	<b>535</b>
Swimming	9.1%	As above	As above	<b>161</b>
Golf	4.1%	As above	As above	<b>73</b>
Pilates	4.0%	As above	As above	<b>70</b>
Basketball	3.9%	As above	As above	<b>69</b>
Tennis	3.4%	As above	As above	<b>60</b>
Football/soccer	2.5%	As above	As above	<b>44</b>
Yoga	4.1%	As above	As above	<b>73</b>
Netball	2.4%	As above	As above	<b>43</b>
Australian football	3.6%	As above	As above	<b>64</b>
Athletics, track and field (includes jogging and running)	3.1%	As above	As above	<b>55</b>
Cricket	2.6%	As above	As above	<b>46</b>
<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 December 2018 Victoria Data (Table 10)	<b>147</b>

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Preston Market Precinct Demand
Australian football	13.1%	As above	As above	49
Basketball	11.4%	As above	As above	42
Cricket	5.7%	As above	As above	21
Dancing (recreational)	10.6%	As above	As above	39
Netball	7.1%	As above	As above	26
Football/soccer	10.4%	As above	As above	39
Tennis	7.3%	As above	As above	27
Gymnastics	11.0%	As above	As above	41
Athletics, track and field (includes jogging and running)	4.0%	As above	As above	15
<b>Early Years Services</b>				
<b>Kindergartens</b>				
Number of 3 and 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	57
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).	15
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	0.2
<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	0.2
Number of MCH consulting units	1	Number of MCH consulting units required per FT nurse	Based on above benchmark	0.2
<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	0.9
<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	8.6

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Preston Market Precinct Demand
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.	<b>0.3</b>
<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	<b>42</b>
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.	<b>0.4</b>
<b>Community Centres, Meeting spaces, Neighbourhood Houses &amp; Libraries</b>				
multipurpose community meeting space	30	Total population per m2 of meeting space	ASR Research constructed measure	<b>71</b>
<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.	<b>0.1</b>
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	<b>64</b>
<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	<b>15,657</b>
Number of library visits per annum	4.3	Total visits per person	Public Libraries Victoria Network, 2015-16 PLVN Annual Statistical Survey (2016), Darebin Libraries	<b>9,223</b>
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	<b>0.1</b>
<b>Education Enrolment &amp; Facility Estimates</b>				
<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	<b>110</b>



Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Preston Market Precinct Demand
Catholic Primary Enrolment	21%	% of 5-11 year old population	As above	35
Non Govt Primary Enrolment	6%	% of 5-11 year old population	As above	10
Total Primary Enrolment	92%	% of 5-11 year old population	As above	155
Govt Primary School	3000	Total number of dwellings per facility	Department of Education & Training	0.4
<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	56
Catholic Secondary Enrolment	26%	% of 12-17 year old population	As above	29
Non Gov Secondary Enrolment	12%	% of 12-17 year old population	As above	13
Total Secondary Enrolment	89%	% of 12-17 year old population	As above	98
Govt Secondary School	10000	Total number of dwellings per facility	Department of Education & Training	0.0
<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	10
TAFE Full-Time Enrolment (25+)	0.8%	% 25 + year old population	As above	12
TAFE Part-Time Enrolment (15 to 24)	1.8%	% of 15-24 year old population	As above	5
TAFE Part-Time Enrolment (25+)	0.9%	% 25 + year old population	As above	13
Total TAFE students			As above	41
<b>Universities</b>				
University Full-Time Enrolment (15 to 24)	34.5%	% of 15-24 year old population	As above	102
University Full-Time Enrolment (25+)	3.3%	% 25 + year old population	As above	49
University Part-Time Enrolment (25 to 24)	2.7%	% of 15-24 year old population	As above	8
University Part-Time Enrolment (25+)	2.2%	% 25 + year old population	As above	32
Total University students		% 25 + year old population	As above	191
<b>Health</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	8
Number of public hospital beds	2.4	Number of public beds per 1,000 people	Australian Institute of Health & Welfare, Australian hospital statistics 2015–16	5
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)	0.7

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Preston Market Precinct Demand
Dental services	0.20	Number of dental services per 1,000 people (Melbourne's Northeast data)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	<b>0.4</b>
Pharmacies	0.23	Number of pharmacies per 1,000 people (Melbourne's Northeast data)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	<b>0.5</b>
Projected hospital admissions	578.3	Hospital admissions per 1,000 people (Melbourne's Northeast data)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	<b>1240</b>
Emergency presentations	266.1	Emergency presentations per 1,000 people (Melbourne's Northeast data)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	<b>571</b>
Drug & alcohol clients	5.2	Drug & alcohol clients per 1,000 people (Melbourne's Northeast data)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	<b>11</b>
Mental health clients	11.2	Mental health clients per 1,000 people (Melbourne's Northeast data)	Department of Health, Metropolitan Health Plan Technical Paper, May 2011 (Melbourne's Northeast data)	<b>24</b>
<b>Aged Care &amp; HACC</b>				
<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)	<b>14</b>
Number of home care places	45	Number of Community Aged Care Packages per 1000 people aged 70 years +	Proposed Australian Government Planning Ratio by 2021 (2012)	<b>8</b>
Short Term Restorative Care Programme	2	Number of STRC places per 1000 people aged 70 years +	Proposed Australian Government Planning Ratio by 2021 (2012)	<b>0</b>

## Appendix D – Community Centre, 2019 Assessment

### Site works

Element	Floor area m2	Floor area m2
	Indoor	Outdoor
Clearing site	-	1800
Earthworks	-	1800
<b>Total</b>	<b>0</b>	<b>1200</b>

### Carparking/garden

Element	Floor area m2	Floor area m2
	Indoor	Outdoor
Carparking	-	30bays, 360m2
Carparking compound		3 bays, 36m2
Open spaces/garden area	-	100
Bin storage compound		16
<b>Total</b>	<b>0</b>	<b>512</b>

### Kindergarten 2 rooms

Element	Floor area m2	Floor area m2
	Indoor	Outdoor
<b>General</b>		
Foyer	20	
Main office	25	
Room 1	125	
Room 2	125	
Staff/meeting room	25	
Shared kitchen	20	
Shared storage	30	
Shared staff/accessible toilet	12	
Children's amenities area	32	
Shared rear veranda	0	60
Shared external storage	40	

Element	Floor area m2	Floor area m2
	Indoor	Outdoor
Shared outdoor play area	0	540
<b>Circulation 10%</b>	45	
<b>Total</b>	<b>499</b>	<b>600</b>

**Community Services and M&CH**

Element	Floor area m2	Floor area m2
	Indoor	Outdoor
<b>General community area</b>		
Front veranda		30
Foyer/reception	45	
Pram storage	20	
Amenities	25	
Accessible toilet	12	
Kitchen	20	
Office	20	
Activity room 1	120	
Activity room 2	60	
Activity room 3	20	
Storage	20	
Outdoor garden/play area	0	80
<b>M&amp;CH (has access to general spaces)</b>	<b>0</b>	
Consulting room 1	18	
Consulting room 2	18	
Consulting room 3	18	
Waiting room	36	
Staff amenities/accessible toilet	12	
Storage	8	
Kitchenette	6	
Family amenities	12	
Parent education	20	
Outdoor garden/play area	0	40
<b>Circulation 10%</b>	40	
<b>Total</b>	<b>550</b>	<b>150</b>