



**The Greenvale North PSP (Part  
2), Greenvale  
Community Facilities & Open  
Space Needs Assessment**

**Prepared for Satterley  
Property Group**

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# 1 Introduction

This report has been prepared by Public Place and presents information regarding demand for community facilities and open space associated with a proposal to develop the Greenvale North PSP (Part 2) (the **subject site**), in Greenvale.

A Concept Plan has been developed for the subject site, which indicates a yield of 402 residential lots, to be delivered in five stages (see Table 1-1 and Figure 1-1). The total amount of residential accommodation (bedrooms) which would be delivered via development of the lots is not yet known and subject to purchaser preferences. However, the Concept Plan shows a range of lot sizes and configurations are proposed, the majority of which would be suitable for separate homes, with 17 lots designed to accommodate townhouses.

Table 1-1: Residential Lots - Greenvale North PSP (Part 2) Concept Yield Analysis.

Stage	Lots
24	69
25	86
26	72
27	84
28	91
Total	402

Source: Urbis 2023



Figure 1-1: Concept Plan - Greenvale North PSP (Part 2) (The concept plan supplied by Satterley is indicative only and has been prepared for the purposes of undertaking this study. The concept plan has no status beyond this purpose).

## 2 Population Outcomes

### 2.1 Context

The subject site forms part of the Northern Growth Corridor, is surrounded by approved PSP areas and sits adjacent to established urban areas of Greenvale North, Roxburgh Park and Craigieburn. To the southwest of the site is the Greenvale North (R1) and Greenvale West PSP (R3). To the North are the Craigieburn West PSP and Craigieburn (R2) PSP areas.

A large number of dwellings are planned for the growth corridor, with approximately 5,890 dwellings expected to be built over the next two decades (see Table 2-1). The 402 dwellings planned for the subject site represent approximately 6% of the dwellings planned for the growth corridor (south of Craigieburn Road) and approximately 33% of those planned for the Greenvale North PSP (R1 and Part 2).

To the east of the subject site are the established suburbs of Craigieburn and Roxburgh Park. A modest rate of infill development is projected within these areas, in order of 2 to 8 dwellings per annum.<sup>1</sup>

Table 2-1: Projected Dwelling Yield, PSPs Near (South of Craigieburn Road) the True North (Neighbourhood 4)

PSP Areas	Projected Dwelling Yield	Timing
Craigieburn West PSP (south of Craigieburn Rd)	2,609	2024-2041
Greenvale North PSP (R1 & Pt2)	1202	2019-2034
Craigieburn PSP	144	2024-2030
Greenvale West PSP	265	2020-2029
Somerton Road PSP	272	2028-2038
Greenvale Central PSP	1,700	2021-2041
Woodlands PSP	100	2027-2038
Total	6,293	

Source: Forecast id 2023

<sup>1</sup> Forecast id 2022.





## 2.2 True North Estate Greenvale North

The final accommodation profile of the Greenvale North Part 2 will influence the size and structure of the incoming population. Population development outcomes and population trends in adjoining areas provide an indication of what may eventuate within the subject site. For example, the Greenvale North R1 (areas 1 – 3) are currently undergoing development, and the available data shows that the profile of purchasers in these earlier permit areas is dominated by families with younger children (adults in their forties, with children around 10 years of age) (Satterley 2017). The data also indicates that most purchasers (>90%) are upgrading their home and live within 10km of Greenvale.

Table 2-1 presents data on household size and age profile in relevant comparison areas. As the data shows, household size in adjoining areas ranged from 3.33 to 3.74 as at 2021 and is projected to decline in all areas over time. Over the same period, median age is projected to decline, suggesting that families will age in place in these locations, with children progressively moving away from the family home. A similar demographic 'cycle' is likely to occur within the Greenvale North PSP (Part 2) whereby, predominantly family households take residence in the initial years following development, many of which would age in place, with related reductions in household size and increases in median age.

Table 2-2: Age and Household Size Trends in Adjoining Areas.

		2021	2031	2041
Greenvale/Oakland Junction	Ave. HH Size	3.33	3.16	3.07
	Median Age	34	36	38
Craigieburn	Ave. HH Size	3.40	3.29	3.19
	Median Age	31	32	33
Roxburgh Park	Ave. HH Size	3.74	3.42	3.30
	Median Age	31	35	37

Source: Forecast id 2022

Table 2-3 presents an estimate of the size and structure of the future population of the subject site. In order to estimate the likely size and structure of the population, the age profile and household size trends presented in Table 2-1 were used as a guide. Specifically, a blended age profile and profile for Greenvale/Oaklands Junction, Craigieburn and Roxburgh Park as of 2041 was used. Household size was assumed to be 3.1, consistent with the data in Table 2-2 and the preferred approach of Department of Education and Training (DET) and City of Hume.

As Table 2-3 shows, the population of the Greenvale North PSP (Part 2) would be approximately 1,246 people once fully occupied.

Table 2-3: Population Outcomes, Greenvale North PSP (Part 2)

	Number	%
Dwellings	402	-
Ave. HH. Size	3.1	-
0 to 4	85	6.8%
5 to 11	127	10.2%
12 to 17	110	8.8%
18 to 24	122	9.8%
25 to 34	166	13.3%
35 to 49	253	20.3%
50 to 69	265	21.3%
70+	119	9.6%
Total	1,246	100.0%

*Adapted from Forecast id 2022*



## 3 Community Facilities

### 3.1 Project Induced Demand

Table 3-1 shows demand for community facilities and services generated by the future population of the Greenvale North PSP (Part 2).

Table 3-1: Demand for Community Facilities

Facility/Service	Benchmark	Required Provision
MCH	1 Dual Nurse Centre per 260 children aged 0	0.07 of one center
Preschool	Enrolments - 70% of 4-year olds.	11.9 enrollments
Childcare Places	32 licensed places per 100 children aged 0-5	32.7 places
Community Centre	1 per 8,000 to 10,000 people	0.14 of one center
Meeting Spaces	1m <sup>2</sup> per 30-50 people	31.2m <sup>2</sup>
Primary	62.2 enrolments per 100 children aged 5-11	80.7 enrollments
Secondary	62.1 enrolments per 100 children aged 12-17	65.1 enrollments
Library	1 per 30,000 to 60,000 residents	0.04 of one center
	35 m <sup>2</sup> per 1,000 residents	43.6m <sup>2</sup>
Indoor Court	1 - per 10,000 people.	0.13 of one indoor court
PAG Facility	1 per 30,000 to 60,000 residents	0.04 of 1 PAG facility

As Table 3-1 shows, the additional demand for services and facilities associated with development of the Greenvale North PSP (Part 2) would be relatively minor and would not warrant development of services and facilities for the exclusive use of the incoming population. To illustrate, locally generated demand would support less than 10% of a dual nurse MCH centre, approximately one quarter of a Childcare Facility (typically 120+ places) and 14% of a locally oriented community centre. Projected demand for services such as primary and secondary schooling are more significant, but not sufficient to sustain a new facility.

It should be noted in this context, that recent announcements regarding increases in funding for kindergarten programs will have substantial implications for future provision of preschool and childcare facilities. Specifically, in the case of 4-year-olds, funded hours will increase from 15 to 30 hours per child, effectively doubling demand, and additional funding will also be made available to support attendance by 3-year-olds. How this additional demand will be accommodated is not yet clear, but it is likely that capacity increases will be required in both the preschool and childcare sectors.

With respect to facilities and services targeted at a broad cross section of the community, such as libraries and indoor sporting facilities, the uplift in demand is marginal. Any additional demand associated with the development of the subject site would be accommodated by the existing and planned facilities associated with the Craigieburn West and Greenvale North PSPs.

In the above context, a potentially appropriate approach to community facilities provision for the Greenvale North PSP (Part 2), would be to use financial contributions associated with the capped Community Infrastructure Levy to support upgrading of existing and planned community facilities in the surrounding Craigieburn West and Greenvale areas. By way of example, a planned primary school and community centre located to the north of the subject site (see Figure 3-1) is yet to be built and its design could be adapted to reflect an expanded role under which it accommodates demand generated within the Greenvale North PSP (Part 2) (discussed further below).

## 3.2 Existing Supply

As discussed above, given the small population of the Greenvale North PSP (Part 2), reliance on community facilities in adjoining areas may be appropriate, assuming the capacity of these facilities is augmented to reflect development of the subject site, as required, and a reasonable level of spatial access can be achieved. In this context, the VPA PSP 2.0 Guidelines set aspirational targets for new PSP areas relating to access to education and community facilities as outlined below.

Table 3-2: PSP 2.0 Targets

PSP 2.0 Targets	Greenvale North Performance	Furthest Dwelling from Facility
70% of dwellings located within 800m of government primary school	20%	1,200m
100% of dwellings located within 3.2km of government secondary school	100%	<3,200m
80% of dwellings located within 800m of a community facility	20%	1,100m
80% of dwellings located within 800m of a health facility.	0%	2,200m

As Table 3-2 indicates (also see Figure 3-1), the VPA's aspirational targets with respect to spatial access to education and community facilities would not be met if the subject site is developed as planned. However, the worst case in this respect would be households having to travel 1.2 km and 1.1 km to access a primary school and a community centre, respectively. This distance, while beyond the 800m target, would be considered walkable by at least some community members. Moreover, as discussed previously, the viability of developing a new facility within the subject site in order to improve spatial access, would be affected by the relatively small population of the subject site.

In this context, it is noted that the concept development model associated with the subject site includes good physical integration with the development area to the north.

Greenvale PSP would make a contribution to the development of the surrounding community facilities via payment of the standard PSP ICP community, recreation levy contribution. This contribution would provide resourcing to surrounding facilities to expand services to cater for the increase in population.

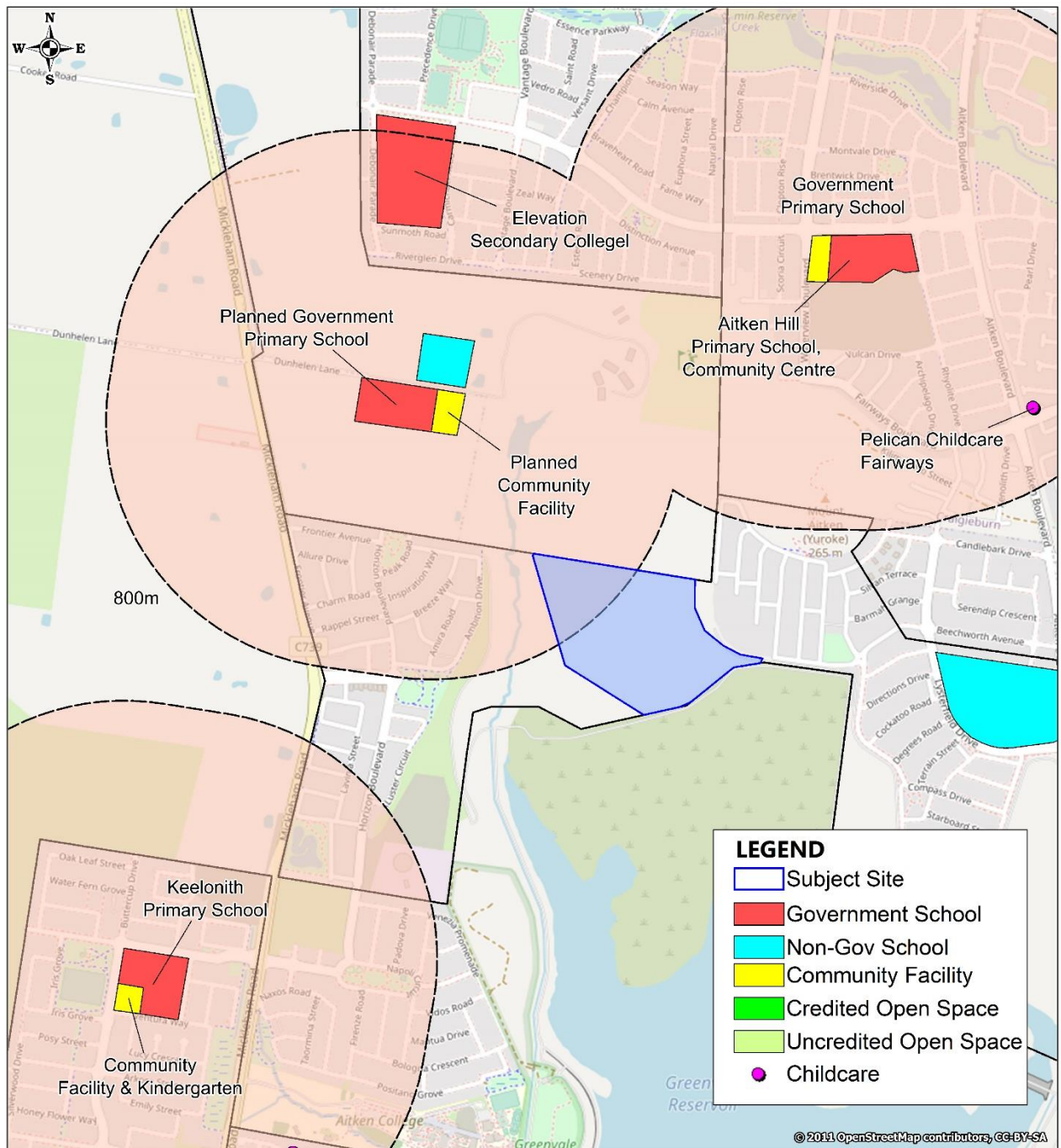


Figure 3-1: Community Facilities Near the Greenvale North PSP (Part 2).

## **4 Open Space**

### **4.1 Passive Recreation**

The proposed Concept Plan incorporates a passive open space area in the southwest corner of the site (0.8 Hectares) (see Figure 4-1). While the space is at the smaller end of what may be considered adequate for a growth area community<sup>2</sup>, this space would be large enough to accommodate a children's playground and seating areas, a half court, grassed areas, etc. and thus would be of sufficient size to respond to the passive open space needs of the future community. The space would also be located within 400 metres of all future residents making it highly accessible.

In addition to the passive open space planned for inclusion within the subject site, future residents would also enjoy convenient access to two planned open spaces incorporated in prior stages of the Greenvale North PSP areas (Neighbourhoods 1 to 3) (Hilltop Park and a reserve located on the extension of Koomba Crescent). While only a portion of the future residents of the subject site would live within 400 metres of the planned spaces located beyond the subject site, these spaces would nevertheless augment passive open space within the subject site and contribute to the future liveability of the Greenvale North PSP (Part 2).

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<sup>2</sup> To illustrate, the document, Planning for Community Infrastructure in Growth Areas (ASR 2008) recommends a minimum of 0.7 ha, but preferably 1 ha for a neighbourhood level passive open space reserve, which should be located within 400m to 500 of residential dwellings.

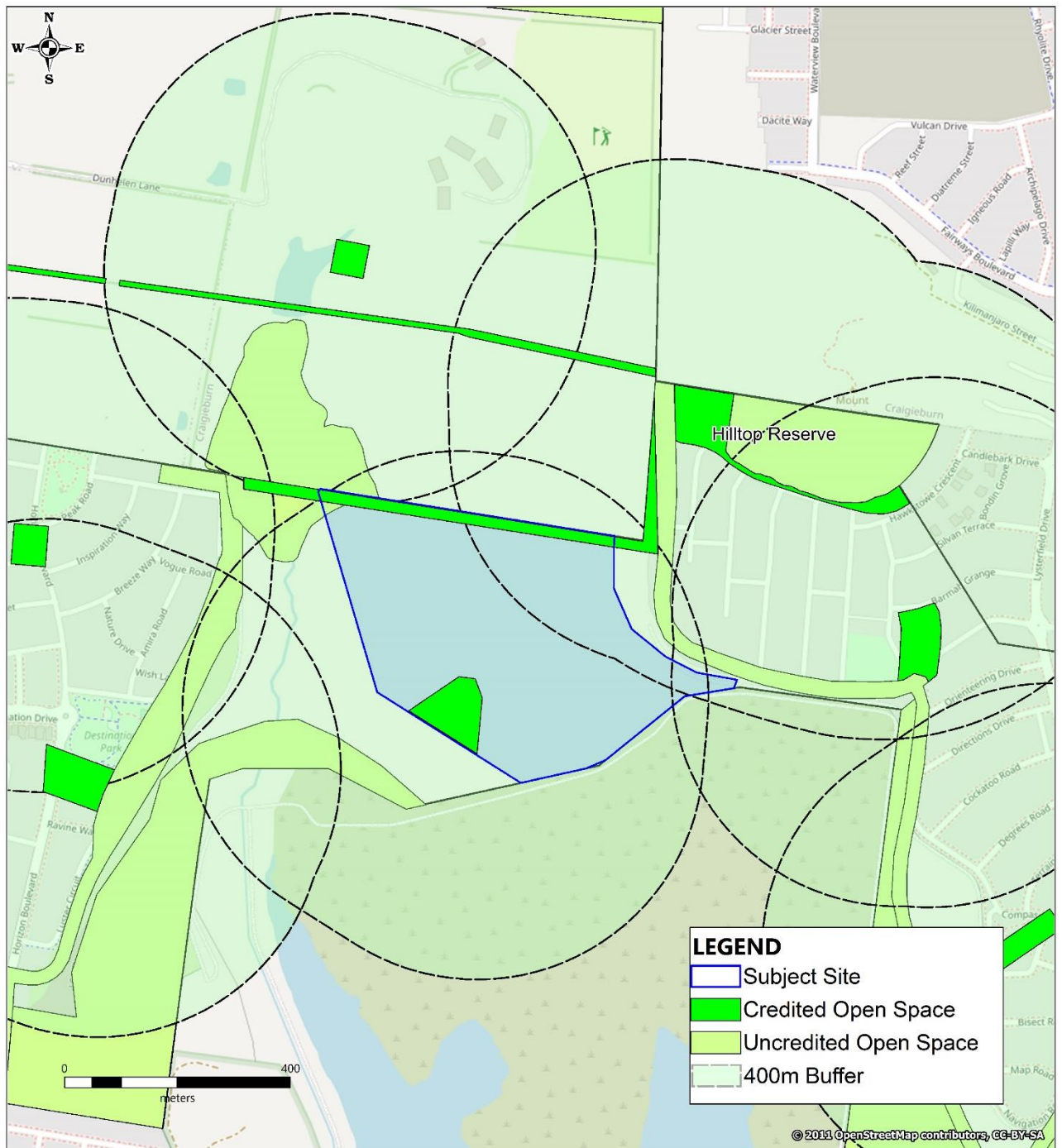


Figure 4-1: Passive Open Space Accessible to the Greenvale North PSP (Part 2).



## 4.2 Active Recreation

Future residents of the Greenvale North PSP (Part 2) may participate in organised sport and generate demand for infrastructure such as sporting fields and pavilions. Estimates of participation levels for a selection of activities are provided in Table 4-1, based on data from the ABS. As the Table shows, the number of future residents of the site likely to participate in formal sporting activities is relatively small, and in the case of sports such as cricket and AFL football, increases in participation would be set against a trend of declining participation in the broader community.

Notable numbers of future residents of the site are likely to participate in activities such as jogging, fitness classes and gyms. However, in the context of the catchment size of a Council operated indoor aquatic centre/gym (approx. 40,000 to 60,000 people), the projected population of the Greenvale North PSP (Part 2) is minimal.

Table 4-1: Estimated Participation in Active Recreation (persons aged 15 and over).

	Participation Rate		Estimated Participants	
	2011 rate	2031 (trend)	Low	Medium
AFL	2.0%	1.6%	16-20	17-21
Cricket	2.0%	1.5%	15-20	16-21
Lawn bowls	1.4%	1.2%	12-14	13-15
Soccer	1.9%	1.2%	12-19	13-20
Tennis	4.2%	4.0%	40-42	43-45
Netball	3.5%	3.4%	34-35	36-37
Basketball	3.2%	3.6%	32-36	34-38
Fitness/Gym	17.6%	20.2%	178-204	188-215
Jogging	7.8%	10.5%	79-106	83-112

*Adapted from: ABS Participation in Sport and Physical Recreation, Victoria (2011-12)*



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## 5 Conclusion

The Greenvale North PSP (Part 2) is located within a developing urban growth corridor, in close proximity to established suburban areas such as Roxburgh Park and Craigieburn.

The contribution of the Greenvale North PSP (Part 2), to population growth and associated demand for community facilities in the growth corridor would be minor and would not warrant development of services and facilities for the exclusive use of the incoming population. Given the small population of the Greenvale North PSP (Part 2), reliance on existing and planned community facilities in adjoining areas to serve the needs of the incoming population is appropriate. The capacity of planned facilities in adjoining areas should be augmented to reflect development of the subject site, as required. The developer would make a financial contribution via payment of the standard PSP ICP community, recreation levy contribution, which would facilitate this outcome.

The inclusion of a passive open space within the Greenvale North PSP (Part 2) would contribute to the local open space network and along with planned spaces in prior stages of Greenvale North, ensure that future residents can access passive open space within walking distance of their homes.