



Community Infrastructure and Open Space Needs Assessment – Casey Fields and Devon Meadows Precincts

Victorian Planning Authority

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1. Executive Summary

The Victorian Planning Authority (VPA) is developing the Devon Meadows/Casey Fields South Precinct Structure Plan. A key element of this includes understanding and allocating appropriate infrastructure in each precinct.

This report provides an independent analysis of community infrastructure, education facilities, and open space required based on forecast residential and employment land.

The Precinct is unique, in relation to location, surrounding communities, and future land use opportunities. Devon Meadows borders the Urban Growth Boundary however has a strong level of residential growth to the west and is forecast to have 10,478 residents. Casey Fields South, located to the east of Devon Meadows, has strong access to freight networks and is forecast to provide 4,400 jobs to the region.

1.1 Calculating infrastructure requirements

The calculation of infrastructure requirements follows the following steps:

- **Catchment:** catchment/location identification, including an 800m walkability radius surrounding each of the Precincts.
- **Population:** development and analysis of forecast residential and employment population, including age structure and other key demographics.
- **Provision ratios:** identification of appropriate provision ratios (infrastructure benchmarks) to utilise across each of the asset classes. This project included the 2008 Australian Social & Recreation (ASR) Research Planning for Infrastructure in Growth Areas provision ratios, VPA benchmarks for open space and walkability, and SGS benchmarks for kindergarten.
- **Service utilisation:** an assessment of existing infrastructure within and surrounding the Precincts and the level of service utilisation.
- **Asset condition and fit for purpose:** an assessment of existing infrastructure within and surrounding the Precincts, the asset condition rating and standard of fit for purpose.
- **Gap analysis:** based on the above information an infrastructure supply and demand analysis is undertaken. The outcome of this analysis identifies specific local, district, and regional infrastructure requirements which are assessed against existing and surrounding assets, service utilisation, and accessibility to determine need.
- **Delivery program:** a list of required infrastructure for each of the Precincts is developed, along with percentage development contribution rate, delivery schedule, and responsible lead for infrastructure delivery.

1.2 Recommendations

Based on forecast development the following infrastructure is recommended for the Precinct.

For infrastructure that is not included below, the existing infrastructure and services outside of the Precinct are accessible and have capacity to provide adequate services to the forecast community.

Recommended infrastructure for the Devon Meadows Precinct

Infrastructure type	Details of infrastructure	Cost apportionment	Delivery Year
Level 1 Community Facility	4 x kindergarten rooms room 1x flexible meeting room to accommodate outreach maternal child health services and playgroups	100%	1 x facility by 2031 (Year 10)
Level 2 Community Facility	4 X kindergarten rooms 1 x large meeting room that can be divided into smaller meeting spaces (for general community use) 1 x medium meeting rooms that can be divided into smaller meeting spaces (for general community use, including arts activities) 2 x small meeting rooms for general community use including playgroups 1 x flexible meeting room to accommodate outreach maternal and child health services 1 x medium to large meeting room that can be divided into smaller meeting spaces (for general community use, including seniors groups) 1 x large meeting room that can be divided into smaller spaces for the delivery of a youth services	100%	2036 (Year 15)
Government Primary School	1 x standard government primary schools	NA	2036 (Year 15)
Government Secondary School	1 x standard government secondary school	NA	2036 (Year 15)

Infrastructure type	Details of infrastructure	Cost apportionment	Delivery Year
Open Space	<p>16.9ha which could be delivered through:</p> <p>Active Open Space:</p> <p>1 x 2 multi-use ovals plus, pavilion, and playground</p> <p>Passive Open Space:</p> <p>1 x district</p> <p>3 x neighbourhood parks</p>	100%	2036 (Year 15)

Recommended infrastructure for the Casey Fields South Precinct

Infrastructure type	Details of infrastructure	Cost apportionment	Delivery
Open Space	<p>3.6ha which would only be comprised of passive open space. This could be delivered through one district level park or several neighbourhood parks depending on outcomes of detailed planning.</p>	100%	From 2032

2. Introduction

2.1 Purpose of report

The purpose of this report is to undertake a comprehensive assessment of the existing policy, background documents, community infrastructure and open space assets, and future infrastructure required within the Precincts of Casey Fields South and Devon Meadows. In doing so, the report has regard to:

- Background documents and literature
- Existing community infrastructure, open space, and education facilities within the precincts as well as within an 800m radius
- Forecast population and demographics
- Forecast demand of community infrastructure, education facilities, and open space, including district and regional facilities
- Contributions and staging of infrastructure delivery

The outcomes of this report will support the development of the Devon Meadows/Casey Fields Precinct Structure Plan.

2.2 Definition of community infrastructure and open space

Definition

Community infrastructure and open space are facilities and spaces that support and enable communities, families, and individuals to live, work, and play. They provide opportunities for social connection, learning, and enhancing community wellbeing.

As per the 2009 ASR Guide to Social Infrastructure Planning¹:

“Community infrastructure includes both public and privately provided facilities and services, including Council and non-Council facilities, required to accommodate and support community services, programs, activities, and a person’s access to them.”

Open space infrastructure includes both passive and active open space. Active open space is defined as:

“Land set aside for the specific purpose of formal outdoor sports by the community”

This land must adhere to specific requirements that the sports require, including playing area, dimensions, orientation, and safety infrastructure.²

¹ ASR (2009), ‘Guide to Social Infrastructure Planning’, Victoria.

² Australian Social & Recreation Research Pty Ltd (ASR) (2008), ‘Planning for Community Infrastructure in Growth Areas’, p. 4.

Passive open space is defined as:

“Space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares, and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature”.³

While this definition positions passive open space relative to its utility to people, the role of this type of space can be critical for the sustainability of local and wider ecosystems and environmental impacts, ensuring that their specific environmental functions are protected⁴ and where possible, enhanced.

2.3 Scope of report

For the purpose of this report, the scope of community infrastructure being assessed is in alignment with the Australian Social & Recreational (ASR) Infrastructure Guidelines, 2008 and the VPA Precinct Structure Planning Guidelines: New Communities in Victoria, 2021. An overview of community infrastructure and open space assessed within this report is provided in Table 1 and Table 2

TABLE 1: COMMUNITY INFRASTRUCTURE

Community infrastructure	
Education facilities	Adult, aged, disability services, and community services
<ul style="list-style-type: none">Government primary and secondary schoolsNon-government primary and secondary schoolsTAFE	<ul style="list-style-type: none">Senior’s facilitiesResidential aged carePlanned activity groupMeals on Wheels facility
Early years facilities	Meeting spaces, arts and cultural facilities, civic facilities
<ul style="list-style-type: none">Kindergarten (3 and 4 year olds)Child care (long day care)PlaygroupMaternal and child health servicesToy library	<ul style="list-style-type: none">Meeting spacesNeighbourhood houseYouth space and facilitiesCommunity centreCommunity learning spaceLibraryCommunity Arts facilities

³ Growth Areas Authority (2013), ‘Precinct Structure Planning Guidelines’, viewed 16 September, 2022, <https://www.vpa.vic.gov.au/wp-content/Assets/Files/PSP%20Guidelines%20-%20PART%20TWO.pdf>, p. 55

⁴ Growth Areas Authority (2012), ‘Growth Corridor Plans’, available at https://vpa-web.s3.amazonaws.com/wp-content/uploads/2016/10/Growth_Corridor_Plan_Managing_Melbournes_Growth.pdf

Emergency services, justice, hospitals	Community based health
<ul style="list-style-type: none"> Ambulance station Fire station Police station SES Courts Public Hospital 	<ul style="list-style-type: none"> Community based health care
	Indoor recreation
	<ul style="list-style-type: none"> Indoor recreation/stadium Indoor aquatic/leisure/fitness centre

Source: ASR Planning for Community Infrastructure in Growth Areas, 2008

TABLE 2: OPEN SPACE

Open Space	
Active open space	Passive open space
<ul style="list-style-type: none"> Outdoor netball facility Tennis facility Lawn bowls facilities Synthetic athletics track AFL, cricket, and soccer facilities 	<ul style="list-style-type: none"> Local parks District parks Regional parks

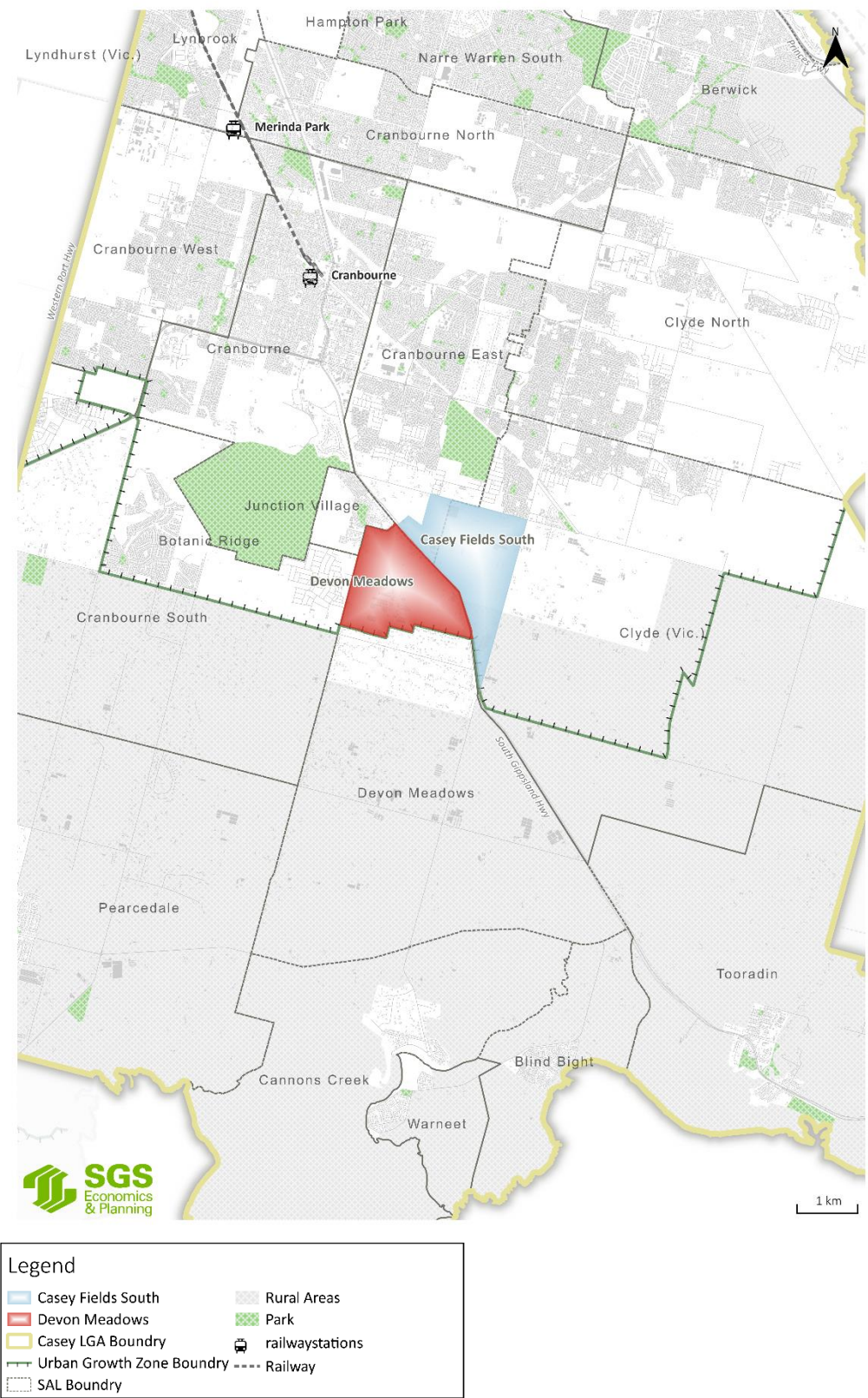
Source: ASR Planning for Community Infrastructure in Growth Areas, 2008

2.4 Precinct locations

Casey Fields South and Devon Meadows are located in the City of Casey approximately 50km south east of the Melbourne Central Business District (Figure 1). Collectively these areas will form the Devon Meadows and Casey Fields Precinct Structure Plan

The following section provides a summary of each of the areas.

FIGURE 1: LOCATION OF DEVON MEADOWS AND CASEY FIELDS SOUTH WITHIN THE CITY OF CASEY



Devon Meadows borders Casey Fields South to the north-east, Botanic Ridge to the west, and a smaller border with the future Clyde South PSP to the south east. Devon Meadows is generally bounded by Craig Road to the west, the South Gippsland Highway to the north and east, and the Urban Growth Boundary to the south (Figure 2).

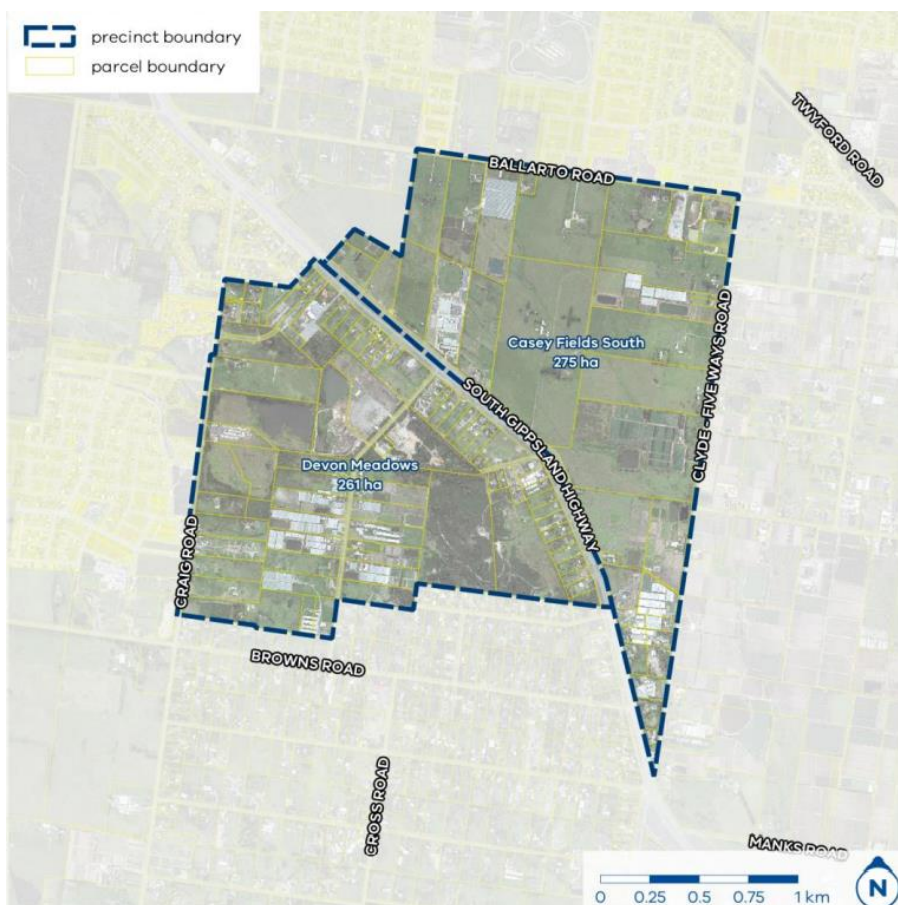
This site has strong locational connections to Botanic Ridge to the west which is currently in development stage. In addition, Devon Meadows has the ability to provide environmental connections given its interface with the Urban Growth Boundary and the proximity to the Royal Botanic Gardens Cranbourne.

The total size of Devon Meadows is 261ha. It is forecast that this will largely be for residential uses, with a forecast 3,380 dwellings and 10,478 residents.

Casey Fields South is bounded by Ballarto Road to the north, Clyde Five-Ways Road to the east, South Gippsland Highway to the south, the Devon Meadows site to the south west, and the future Clyde South PSP to the east (Figure 2). Casey Fields, a significant regional sporting facility for the south east region, is also located to the north of this site.

Casey Fields South is 275ha and will primarily be employment land, providing approximately 5,000 jobs to the region. The precincts surrounding this site (including Devon Meadows) are forecast to have a population of approximately 70,000 by 2041.

FIGURE 2: CASEY FIELDS SOUTH AND DEVON MEADOWS SITES



Source: VPA, 2022

Pitching session and vision workshops

The VPA held pitching sessions and visioning workshops for the Devon Meadows/Casey Fields South PSP. These sessions provided an opportunity for the VPA to hear from key stakeholders such as: landowners, Council, agencies, and Traditional Owners about the opportunities, challenges, and aspirations they had for the sites. Below is a summary of outcomes.

The themes that emerged from the sessions included:

- Activity centres: the need for an activity centre in Devon Meadows, ideally near the Devon Road and South Gippsland Hwy intersection to leverage existing transport networks and community facilities.
- Schools: the Botanic Ridge/Devon Meadows/Casey Fields South area may need one government primary school/kindergarten, one government secondary school, and one non-government primary school, and should contribute to both Botanic Ridge and Devon Meadows.
- Open space: An additional active recreation reserve may be required in Devon Meadows and could utilise otherwise constrained land. Within Casey Fields South the open space network should facilitate a high amenity and active transport focused employment environment. Open space and parks should act as community focal points that tell the story of country and reinforce connection to the land.
- Timing: community facilities need to be delivered early.

The vision and purpose workshops that followed resulted in an overarching vision for both Casey Fields South and Devon Meadows to become the:

“future heart of Casey’s economy with a superb lifestyle and recreation setting to provide a vibrant and inclusive 20-minute neighbourhood exemplifying the principles of living locally”

When specifically considering Casey Fields South, the vision for this site is to become:

“a flexible, next generation employment precinct delivering benchmark standards of design quality and amenity that make it a first-choice business address in the south-east”

In contrast, the site specific vision for Devon Meadows is to become:

“an immersive, walkable residential neighbourhood that is home to nearly 10,000 residents living in 3,000 homes in a seamless blend of modern urban living and natural landscape character.”⁵

⁵ VPA (2022), Casey Fields South & Devon Meadows Precinct Structure Plan | Vision & Purpose

3. Policy Context

3.1 State Policy

Plan Melbourne

This strategic document⁶ provides the overarching planning direction for metropolitan Melbourne with intention to guide growth across Victoria to 2050. The Plan points to the role of Precinct Structure Plans to ensure that new growth communities do not end up in the car-centric ‘dormitory’ suburbs of the post-War boom that leave themselves open to affordability and liveability issues that impact social cohesion and economic growth, focusing instead on local jobs and town centres that promote active lifestyles and healthy communities and environments. It stresses that “growth areas require the facilities and services that bring communities together... early in the development process and in the right locations”.⁷

The Plan is guided by a number of principles and outcomes relating to the development of growth areas, including locating jobs close to where people live, improving transport and local travel options, sequencing of development and ensuring that community infrastructure is delivered early, protecting and enhancing green wedges, and creating 20-minute neighbourhoods.

Plan Melbourne highlights a number of areas in which precinct structure plans for growth areas are to be delivered, including:

- Policy 2.2.5 - Require development in growth areas to be sequenced and staged to better link infrastructure delivery to land release
- Melbourne is a city of inclusive, vibrant and healthy neighbourhoods, including:
 - Direction 5.1 - Create a city of 20-minute neighbourhoods
 - Direction 5.2 - Create neighbourhoods that support safe communities and healthy lifestyles
 - Direction 5.3 - Deliver social infrastructure to support strong communities, including:
 - Policy 5.3.2 - Create health and education precincts to support neighbourhoods
 - Direction 5.4 - Deliver local parks and green neighbourhoods in collaboration with communities

20-minute neighbourhoods create accessible, safe, and attractive local areas where people can access most of their everyday needs within a 20-minute walk, cycle or local public transport trip. They underpin social participation, strong and healthy communities, and infrastructure investment that supports balanced city growth. The distribution of and access to infrastructure within a 20-minute neighbourhood framework will influence the provision rate of that infrastructure, and the number of facilities will influence accessibility needs.

⁶ Department of Environment, Land, Water and Planning (DELWP), ‘Plan Melbourne 2017-2050’, 2017, <https://www.planning.vic.gov.au/policy-and-strategy/planning-for-melbourne/plan-melbourne>

⁷ Ibid, p. 117

The densely populated but compact nature of 20-minute neighbourhoods means that facilities need to address a wide range of needs and desires in a space efficient way. A hierarchy or provision is required where facilities that are considered more essential serving smaller spatial catchments placed throughout the neighbourhood, while larger regional facilities serve larger population catchments across larger areas.

For this reason, facilities that support regular activities and needs like childcare, local playgrounds, smaller parks, outdoor sports courts and fields, local community centres, and community health facilities will be needed in greater quantities across smaller catchments to accommodate regular and informal activity. Facilities serving the same activities at a higher-order will be required in small quantities, such as district and regional level facilities supporting more advanced services and competition-level participation, such as ovals with grandstands, district libraries, performing arts centres, large aquatic centres, and multi-purpose community hubs.

While local facilities should be walkable, facilities at all hierarchies and catchments should be supported by easy access to public transport and safe and connected cycling routes to alleviate the need to drive.

Precinct Structure Planning Guidelines: New Communities in Victoria, 2021

The PSP Guidelines⁸ are a high-level strategic planning document intended to guide the spatial development of new precincts to ensure that they support best practice and deliver high levels of liveability. They are informed by the United Nations Sustainable Development Goals (SDGs) and are intended to promote the transition to 20-minute neighbourhoods as outlined in Plan Melbourne. These in turn inform the principles and targets set out in the PSP, introducing a new *innovation pathway* that provides opportunities to deliver over and above the expected outcomes.

In terms of community facilities, the PSP Guidelines provide direction regarding:

- What the design of community facility provision needs to respond to
- Considering sufficient land being made available
- Facilities being accessible by all modes of active and public transport
- Meeting the needs of the community as it develops over time
- Infrastructure is delivered efficiently, being co-located where possible
- Emergency and justice services are located to minimise journey times
- Provision of community services are balanced with other needs of the community

Open space guidance is similar, further considering:

- Both qualitative and quantitative criteria (e.g., distance to dwellings and percentage of total developable area)
- That it protects and enhances the natural and cultural attributes of the precinct
- Supports community safety and passive surveillance
- Considers climate change, biodiversity, heritage, integrated water, and fire/bushfire management

⁸ VPA (2022), <https://vpa.vic.gov.au/project/psp-2-0/>

Performance targets for community facilities and open space are shown in Table 3 below:

TABLE 3: PSP GUIDELINES PERFORMANCE TARGETS FOR OPEN SPACE AND COMMUNITY INFRASTRUCTURE

Performance Target T11	Performance Target T12	Performance Target T18
<p>The open space network should seek to meet the following minimum targets:</p> <ul style="list-style-type: none"> – Within residential areas (including activity centres): – 10% of net developable area for local parks and sports field reserves <ul style="list-style-type: none"> ○ 3-5% of net developable area set aside for local parks ○ 5-7% of net developable area set aside for sports field reserves. <p>Within dedicated employment and/or economic activity areas, 2% of the net developable area for local parks.</p> <p><i>Relevant VPP: Clause 19.02-6S, 53.01</i></p>	<p>Open space and sports reserves should be located to meet the following distribution targets:</p> <ul style="list-style-type: none"> – A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling – A local park within a 400m safe walkable distance of each dwelling. <p><i>Relevant VPP: Clause 56.05-2</i></p> <p>Note: Includes sports reserves and public land that is encumbered by other uses but is capable of being utilised for open space purposes.</p>	<p>The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:</p> <ul style="list-style-type: none"> – 70% of dwellings located within 800m of a government primary school – 100% of dwellings located within 3,200m of a government secondary school – 80% of dwellings located within 800m of a community facility – 80% of dwellings located within 800m of a health facility. <p>Note: A health facility may include areas where a general practitioner would be capable of operating (e.g., commercial or mixed-use zone)</p>

Source: VPA (2021), Precinct Structure Planning Guidelines: New Communities in Victoria

South East Economic Corridor (SEEC) Strategic Context Report to 2060

This Report⁹ outlines a vision and a number of strategic imperatives proposed to support the economic and employment growth in the SEEC. It implements the following policy directions from Plan Melbourne:

- Improving access to jobs closer to where people live (including facilitating investment in Melbourne's outer areas).
- Supporting major transport gateways as important locations for employment and economic activity.
- Ensuring sufficient land is set aside to meet long- term needs for industrial and commercial development.
- Creating a city of 20-minute neighbourhoods.

⁹ Victorian Planning Authority (2022), <https://vpa.vic.gov.au/the-south-east-economic-corridor-strategic-context-report-to-2060/>

The strategic role of Casey Fields South is Regionally Significant Industrial Precinct (RSIP), also leveraging connections to the Royal Botanic Gardens Cranbourne, the Cranbourne Racecourse, the Western Port Green Wedge, and connected by the proposed new railway station at Clyde. It will have a large residential catchment and links to Cranbourne and the future Clyde major activity centre, with opportunities to expand to a regional role and connect to the potential future South East Airport.

The SEEC considers Devon Meadows as a future major employment precinct to be largely unnecessary, concluding that “there is sufficient land supply in already-identified locations to fully realise the aspirational employment growth forecast for the Casey LGA outlined in this Context Strategy without the Devon Meadows acting as a major employment precinct”, and that “adding more would dilute the success of other defined employment locations”.¹⁰

Melbourne Industrial and Commercial Land Use Plan (MICLUP), 2020

MICLUP provides an overview of current and future needs for industrial and commercial land across metropolitan Melbourne, providing a planning framework to enable state and local government to plan for future employment and industry needs and inform strategic directions. Part B of the report looks in greater detail at Melbourne’s six metropolitan regions, wherein it identifies Casey Fields South as ‘regionally significant industrial land’, with the expectation that it will be used entirely for employment-based land uses, and predominantly for industrial uses. Industrial uses may be traditional uses such as manufacturing and warehousing, however it may extend to higher amenity office or business park development or support for new and emerging innovation and enterprise-based businesses.¹¹

Victorian School Building Authority – at or next door to schools

The State Government has committed to building kindergartens on-site or next door to new schools, as well as building new kindergartens at existing government schools.

The direction indicates that:

“Building kindergartens at or next to schools provides many benefits for Victorian families, including making:

- kindergarten programs easier to access
- drop-off time simpler and more convenient for some families
- the transition from kindergarten to school smoother for children.”¹²

¹⁰ VPA (2022), South East Economic Corridor, Strategic Context Report to 2060, p.53.

¹¹ DELWP (2020), Melbourne Industrial and Commercial Land Use Plan, Part A, https://www.planning.vic.gov.au/__data/assets/pdf_file/0023/461723/MICLUP-FINAL-20042020-WEB-Part-A.pdf

¹² School Building Authority <https://www.schoolbuildings.vic.gov.au/kindergartens-or-next-door-schools>

3.2 Local Policy

City of Casey Community Vision 2031

The community vision for Casey is to be *more connected, bold*, and *resilient*. Aspects of these themes that are more relevant to community infrastructure and open space include welcoming environments that encourage social and cultural connections, a strengthened culture of collaboration, partnerships, and community-led networks, a willingness to embrace change and build a sense of community pride, create an environment that can respond to and bounce back from external impacts such as COVID-19 or bushfires, and helping build a resilient community ready for the post-pandemic opportunities.

City of Casey Council Plan 2021-25

Reflecting the themes of the Community Vision, the Council Plan shapes the delivery of essential services, projects, and key infrastructure throughout the city. The Plan recognises Council's place within the greater south east region of Melbourne, with the challenge of balancing the natural attributes of this region with regional employment opportunities.

Regarding community infrastructure and open space, strategies within this plan include managing urban growth and delivering future-focused infrastructure that is innovative, sustainable and adaptable, creating and maintaining safe and clean open spaces and places, addressing key health and wellbeing needs within the community by connecting people to community and services, and securing funding through Council's advocacy campaign, Connecting Casey, to provide transport, infrastructure and community services.

Infrastructure Strategy 2021-2025

The Infrastructure Strategy provides the overarching direction for planning, designing, delivering, maintaining, partnering, and advocating for infrastructure within the City of Casey. The focus areas for this Plan includes responding to key areas such as community growth and changing needs, ageing assets, climate change, increasing costs, and improvements in data acquisition and technology.

The strategy is comprised of four objectives:

1. Partner and advocate to deliver infrastructure for Casey and the region, particularly as a range of infrastructure is not delivered by local government (State, Federal, and non-government partnerships)
2. Improve and utilise technology, digital infrastructure and community feedback to improve the efficiency and effectiveness of planning and delivery of infrastructure
3. Revitalise our existing infrastructure and places – while this has less to do with growth areas, a sub-objective is to actively invest in a pipeline of infrastructure projects to be project ready
4. Deliver sustainable and resilient infrastructure that contributes to a circular economy and is carbon neutral, is resilient to the impacts of climate change, and making efficient use of existing facilities owned by others.

Open Space Strategy, 2015

The Open Space Strategy aims to deliver a connected network of quality and diverse open spaces now and into the future to improve the liveability of the City for residents and visitors through four key pillars:

1. That Casey is a planned city, with established service level standards, a framework that guides delivery, and strategic land acquisitions and disposals.
2. That Casey is a green city that enhances biodiversity, responds to climate change, and promotes contact with nature among the community
3. That Casey is a city of trails, facilitating physical activity that supports exercise and connectivity for other daily needs
4. That Casey is an active city with all of the physical and social wellbeing benefits that this brings

This strategy defines open space as “public land that has a leisure function or is reserved as a public park or conservation use. It also includes public land that does not have a core function of open space such as land that is primarily required for drainage or utility purposes but that may still be used for leisure purposes and valued by the community”.

The Strategy provides guidance on the level of service that is to be provided within local, district, and regional hierarchies, and divides open space into four function types:

- **Nature**, which includes reserves that promote flora and fauna sustainability
- **Trails and waterways** that also promote trail linkages or open space corridors and walkways
- **Social or family recreation, or local parks** providing for a range of informal activities
- **Sport**, including non-organised recreation uses that can also act as community hubs.

Table 4 summarises the level of service expected within parks and active open spaces.

TABLE 4: OPEN SPACE LEVEL OF SERVICE BY HIERARCHY

Function type	Local provision	District provision	Regional provision
Social or family recreation, local parks	<p>Walkable. Smaller in size and have lower levels of infrastructure. May also be provided in the form of hard plaza spaces at neighbourhood activity centres as well as in commercial and industrial zones.</p> <p>Will include areas for play, kick-about-space, paths, seating and landscaping.</p>	<p>Serves a neighbourhood catchment (within 1km of every household in suburban areas). Community focal point, wider range of facilities and infrastructure. May also be provided in the form of hard plaza spaces at neighbourhood activity centres as well as in commercial and industrial zones.</p> <p>Will include play areas, open-kick about spaces, seating, paths, dog-off leash areas, considerable vegetation and may include other infrastructure such as toilets, barbeques and car parking.</p>	<p>Serving a wider catchment, providing multiple social and recreation functions. May also be provided in the form of hard plaza spaces at neighbourhood activity centres as well as in commercial and industrial zones.</p> <p>Will include infrastructure and facilities such as barbeques, toilets, shelter and car parking to encourage longer term stays from users.</p> <p>Examples include Casey Fields Regional Playspace and Casey Cultural Precinct.</p>

Function type	Local provision	District provision	Regional provision
Sport	Slightly larger catchment at 800m-1km of each household. Lower levels of physical infrastructure and facilities but should accommodate a full sized playing field and ancillary infrastructure including pavilion, car parking, landscaping and paths.	A minimum of 10ha in size and located within 1km of all dwellings. A higher level of infrastructure will be provided at these sites to accommodate the needs of sporting clubs that will use these spaces as home venues. These open spaces will also include non-organised recreation facilities to promote socialisation and less structured physical activity amongst the community.	At some distance from houses to limit impact from noise, car parking and lights, accessed by a main road. Similar to district level provision but larger with more facilities at a higher level of provision. Should provide for sports outlined in the Leisure Facilities Development Plan Policy (LFDP), discussed below.

Leisure Facilities Development Plan Policy, 2014

This plan provides direction on the development of sport facilities within Casey to provide a sufficient number and range of facilities to cater for demand in line with the recommended facility provision ratios. Provision ratios, hierarchies and facility standards are provided for the 17 sports with the highest participation rates across Victoria and nationally.

In addition to outlining provision rates the Plan recommends, wherever possible, developing multi-sport, shared use facilities that support non-sport activities, are sustainable, universally accessible, and inclusive.

Arts and Cultural Development Strategy 2018-2022

This Strategy includes high level goals to lead the nation in arts and culture, be the most inclusive arts and cultural experience in Australia, and be a hub for opportunities and community connectedness.

Physical infrastructure is referenced with a commitment to “provide arts and cultural infrastructure into Council owned Community Centres, Neighbourhood Houses and Family & Community Centres to enable greater artistic activity”.¹³

Community Facilities Planning Framework, 2019

The Community Facilities Planning Framework provides a structure for integrated planning, delivery and activation of community facilities. The objectives of this framework are to identify and understand community needs and aspirations, plan for community facilities that meet community needs, ensure facilities are functional, sustainable, vibrant, safe, accessible and welcoming, and that they enable a range of inclusive programs, services, and spaces for the community.

It notes the use of provision hierarchies, with “larger infrastructure serving a larger population and smaller catering for local needs. Ratios are used to evaluate the number or size of buildings and open spaces required across different locations. Benchmarks can either be on a population or distance catchment basis” (though it does not provide information on distance based catchments). Provision

¹³ City of Casey (2018), City of Casey Arts and Cultural Development Strategy 2018 – 2022, p. 13.

levels are distinguished between four categories, noting that the first three categories (catchments up to 75,000 population/major activity centres and other advice) aligned with those identified in the City of Casey.

Kindergarten Infrastructure and Services Plan, 2021

Kindergarten Infrastructure and Services Plans (KISP), developed by the Department of Education and Training in consultation with councils, assists in the planning and delivery of kindergarten services and infrastructure.

The 2021 KISP for Casey notes that growth areas in Casey were already facing land constraints. As it uses larger ABS SA2 geographies, the KSIP places Devon Meadows within the catchment of Cranbourne South (along with Botanic Ridge and part of Clyde). As indicated in Table 5 the KISP estimates that there will be an undersupply of kindergarten services by 2026.

It should be noted that the KSIP was developed before the announcement of four-year-old kindergarten increasing from 15 hours to 30 hours. Given this, Cranbourne South is likely to see an undersupply of kindergarten services well before 2026.

TABLE 5: CRANBOURNE SOUTH KINDERGARTEN DEMAND AND SUPPLY FORECAST, KISP 2021

Cranbourne South estimates	2021	2022	2023	2024	2025	2026	2027	2028	2029
Estimated three and four-year-old kindergarten places demanded	75	181	275	368	463	582	699	812	955
Total kindergarten places that cannot be accommodated by existing services	0	0	0	0	0	61	178	291	434

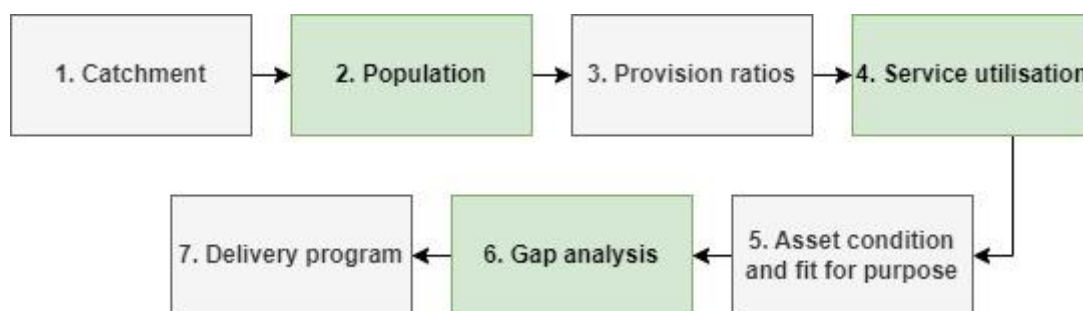
Source: Department of Education and Training (2020)

4. Methodology for assessing supply and demand of infrastructure

4.1 Overview of Methodology

The process of forecasting demand for community infrastructure, schools and open space within the Precincts used the following methodology:

FIGURE 3: INFRASTRUCTURE ASSESSMENT METHODOLOGY



Source: SGS, 2022

These steps are further articulated below.

1. Catchment

In order to undertake an infrastructure assessment a catchment/location first needs to be established, including current and future land uses. For this project each of the Precincts are depicted as a catchment. These catchments defined the forecast population and forecast infrastructure requirements.

Noting that community members are not bound by a precinct in relation to use of infrastructure, a local infrastructure catchment was created using an 800m radius surrounding the Precincts. For access to higher level district and regional infrastructure that was not required within the Precincts but that the community would still need access to, this was assessed on a case-by-case basis catchment basis.

2. Population

Based on the established catchment, forecast residential population was developed through understanding the number of dwellings per precinct, dwelling density, and average household size. Demographics were then drawn from the SGS Small Area Model (SAM). SAM is based on ABS Census 2021 and other demographic and development datasets. It was calibrated to PSP dwelling and population yields provided by the VPA. The forecast population demographics were extended to 2051, based on a predicted 30 year build out rate.

Based on the future employment land within each of the precincts, forecast employment types and job numbers can be established. For this project the VPA provided the number of jobs per precinct and types of employment. This was based on the Officer South PSP and the percentage of each employment

use taken from the South East Economic Corridor Strategic Context Report (SEEC). To understand potential demographics for this workforce an analysis was undertaken of the demographics of the local workers within these industries as of the Census 2016. The proportion of workforce was then allocated per industry. Further breakdown of demographics and methodology can be found in Appendix 1.

3. Provision ratios

The 2008 Australian Social & Recreation (ASR) Research Planning for Infrastructure in Growth Areas provision ratios were used as the base for community infrastructure provision. These benchmarks were developed through a review of community infrastructure planning processes in various Victorian local government areas.

While the ASR benchmarks provide a useful starting point for community infrastructure needs assessments, in some instances they have not kept up with industry changes. Given this, SGS has updated the provision ratio for kindergarten to reflect current service delivery expectations and models. Furthermore, the VPA walkability benchmarks for community infrastructure were used to assess accessibility.

Open space (passive and active) infrastructure was calculated through the use of VPA standards. This included percentage of open space per Net Developable Area as well as size and walkability.

A summary of the provision ratios used are provided in Appendix 2.

4. Service utilisation

While the Precincts have limited existing infrastructure, the current levels of service utilisation of infrastructure and service level capacity within the 800m radius of the Precincts is important to understand. This data is used to support the gap analysis to understand if any infrastructure gaps found within the Precinct could be alleviated via the use of underutilised infrastructure within 800m of the precincts.

5. Asset condition and fit for purpose

Similar to above, while the Precincts have limited existing infrastructure, the quality of the infrastructure within the Precincts and within the 800m radius is important to understand. This supports the gap analysis through understanding what infrastructure may be requiring significant redevelopment which could potentially increase service capacity into the future.

6. Gap analysis

Based on the above information an infrastructure supply and demand analysis can be undertaken. Once the gaps have been established an analysis of how they can be addressed occurs. For local infrastructure this includes the VPA walkability standards, service utilisation, and capacity within existing infrastructure.

For district and regional infrastructure where there is not a demand for a full facility, however the forecast population will still require this infrastructure, an analysis of infrastructure availability outside the Precinct is undertaken. This assesses where the nearest district and regional infrastructure is located, if it is accessible, and if there is capacity for the forecast population.

7. Delivery program

Following this analysis, a list of infrastructure for each of the Precincts is developed. As this infrastructure analysis will be used to inform the development of a Precinct Structure Plan, each piece of infrastructure has been allocated a percentage development contribution rate, delivery schedule, and responsible lead for infrastructure delivery.

4.2 Principles of infrastructure planning

As per the 2021 VPA Precinct Structure Planning Guidelines, the role of Precinct Structure Plans is to identify infrastructure needs and coordinate the integration of this infrastructure with appropriate future land uses in order to provide for future communities.

Based on best practice infrastructure planning, the following principles should be applied to the planning and delivery of community infrastructure:

Integration and co-location

Standalone facilities for the exclusive use of specific community or socio-demographic groups do not offer the same cost-effectiveness or benefits as an integrated community hub or the colocation of infrastructure. Standalone infrastructure often leads to limited use and or exclusive use to one community group, increased maintenance costs due to the increase in number of assets, in ability to change with community needs, and limited opportunities for sharing ideas, resources, and social interactions between community groups.

Integrated facilities are generally in the form of a community hub which include services such as community centre or neighbourhood house, library, arts, youth, seniors, early years, and meeting room spaces. Integration can also occur in recreation pavilions and school infrastructure such as integrated kindergartens.

Co-location involves a number of facilities located within the same area. These generally include community centres/hubs, schools, kindergartens, recreation facilities, and open spaces. In recognition of the importance of co-location, the Victorian Government has a policy that all new primary schools should have a kindergarten on-site or next-door.¹⁴

Flexibility and adaptability

There is growing recognition of the need for flexible facilities that can respond to changes in community needs.¹⁵ Community infrastructure must be designed and managed to be flexible and adaptable over the long-term to ensure it can change with community needs and be used by a variety of groups for many different types of activities. Key ways in which this can be achieved is through having a range of shared spaces, developing rooms with moveable wall dividers, designing with universal design and disability access considerations, and having unprogrammed spaces (also referred to as 'bumping spaces' – for informal activities and socialising, both indoors and outdoors) to activate a space, encourage casual interactions and the forming of social connections across different user groups.

Shared facilities and partnerships

Management of spaces can be just as important as their design and fit-out in ensuring they can be enjoyed by different groups in the community. Facilities that are under lease/license agreements for exclusive use by certain groups can be inappropriate to be shared, especially where a facility may be

¹⁴ <https://www.premier.vic.gov.au/land-locked-new-school-name-consultation-begins>

¹⁵ Landcom, Community centre guidelines, NSW Government, 2008, viewed 2 March 2022, <https://www.landcom.com.au/assets/Publications/Statement-of-Corporate-Intent/95cff2c1fe/community-centre-guidelines.pdf>.

highly fit-for-purpose for those groups alone. For multipurpose spaces however, if they are not shared, it typically means the facility is at risk of underutilisation. Many providers are now reviewing their agreements with committees of management and tenants to share access with more user groups.

While state and local government have historically been the providers of the majority of community infrastructure spaces, innovative partnerships between the private sectors now play an important role. Major residential developments may deliver community spaces that can be used by residents as well as the surrounding community, and some services—such as kindergarten—may occur at a privately owned and run facility, with programs subsidised by state government. In addition, private providers are delivering co-working spaces, and local governments are partnering with schools to deliver shared infrastructure outcomes.

Technology

Rapid technological changes mean it can be hard for many, particularly those experiencing socioeconomic disadvantage, to keep up with the latest advances. Community infrastructure (both indoor and outdoor spaces) is increasingly providing spaces and tools to support effective online working and learning. The COVID-19 pandemic reinforced the importance of this infrastructure, with many relying on quality internet and conferencing equipment for their work, daily tasks, and socialising. Hybrid spaces are emerging that blend the online media and physical environments through technology. These spaces allow more flexibility to use a range of mediums and to connect both online and in-person.

In addition to this, community centres are having an online presence, delivering services online to support community members that might not be able to access the community centre and or are looking for alternative ways to engage.

Accessibility

Access to infrastructure is a critical principle in planning and delivery. As per the PSP Guidelines, access to community infrastructure within Precinct Structure Plans is assessed via the use of the 20-minute neighbourhood model. This model aims to develop new communities that support walkability to all, or at least most, daily needs.

The 20 minute neighbourhood model requirements a certain degree of population density to support this level of accessibility and ensure there is enough population to make services viable. As such, it cannot always be achieved within growth areas. Practically speaking, a 400 or 800 metre catchment for local infrastructure like a kindergarten would often require multiple facilities to reach all or most households however would also result in facilities being underutilised.

Trade-offs are required to balance the efficient use of facilities and resources and the most accessible location of facilities for the greatest number of people. This is also supported through good connections to community infrastructure such as public transport, bike paths, footpaths, and road connections.

5. Overview of Casey

5.1 Casey profile

The City of Casey is made up of 409,000 hectares and home to just over 365,000 residents and 122,500 dwellings.¹⁶ Casey is one of the fastest growing local government areas, with a population forecast of 522,250 by 2036.¹⁷ The municipality has various land uses, with a mix of established community, rural farmland, coastal villages, greenfield residential development, and strong employment and industrial precincts.

Nearly half of all households are couples with children, and a fifth are couples without children. There are fewer one and two person households compared to the Greater Melbourne average, with a higher proportion of three or more person households, resulting in a higher than average household size (3.06 persons compared to 2.58 in Greater Melbourne).¹⁸

Dwelling structure within Casey is heavily skewed towards separate homes compared to the Greater Melbourne average. In addition, there are more rooms per dwelling, with just under half of the total dwellings having four or more bedrooms.¹⁹ Typical of many growth areas, there is a higher proportion of babies and young people aged up to 24yrs, but fewer people aged 60+ compared to Greater Melbourne.²⁰

As of the 2016 Census, 92.8 per cent of residents are employed, similar to the Greater Melbourne average. The highest areas of employment within the City of Casey are within health care and social assistance (16.4%), education and training (14.8%), and retail (14.5%). On average, residents in Casey have far fewer degrees than their Greater Melbourne peers as well as more residents that do not have any qualifications.

Casey is a diverse community with over 42 per cent of the population born overseas. Due to the large area, the averages for various elements of the population profile can cover some significant differences within the community. The level of relative socio-economic disadvantage (SEIFA – IRSD) is a prime example, with the City of Casey as a whole sitting at the 47th percentile (i.e., roughly half of the LGAs have a higher and half have a lower level of disadvantage), while two areas in the north of the City are at opposite ends of the spectrum, only 6km apart: Lysterfield South is at the 100th percentile (very advantaged) while Doveton-Eumemmering is at the 4th percentile (very disadvantaged). The areas that surround the Devon Meadows/Casey Fields South PSPs range from the 20th percentile (Junction Village and Cranbourne) to the 99th percentile (Botanic Ridge).

A summary of key statistics for Casey can be found in Table 6.

¹⁶ Australian Bureau of Statistics (2022), Casey 2021 Census All persons Quick Stats, <https://abs.gov.au/census/find-census-data/quickstats/2021/LGA21610>

¹⁷ Victoria in future (VIF) (2019)

¹⁸ .idcommunity (2022), City of Casey community profile, <https://profile.id.com.au/casey/households>

¹⁹ .idcommunity (2022), City of Casey community profile, Number of bedrooms per dwelling, <https://profile.id.com.au/casey/bedrooms>

²⁰ .idcommunity (2022), City of Casey community profile, <https://profile.id.com.au/casey/service-age-groups>

TABLE 6: CITY OF CASEY POPULATION

Area (.id Profile, 2022)	409,000ha
Residents (Census, 2021 and VIF 2019)	Current: 365,239 Forecast: 522,250 by 2036
Dwellings (Census, 2021)	122,583
Average household size (Census, 2021)	3.1 persons
Households (.id Profile, 2021)	<ul style="list-style-type: none"> 45% couple families with children 21% couples without children (fastest growing to 2041) 12% one parent families 15% lone person households (fastest growing to 2041)
Dwelling structure (Census, 2021)	<ul style="list-style-type: none"> Separate house: 89.6% (Greater Melbourne: 65.1%) Medium density: 10.1% (Greater Melbourne: 21.6%) High density: 0.1% (Greater Melbourne: 12.8%) 2 bedrooms or less: 7.6% (Greater Melbourne: 25.7%) 4 bedrooms or more: 48.5% (Greater Melbourne: 31.6%)
Age (Census, 2021)	<ul style="list-style-type: none"> 0-4: 7.6% 5-11: 10.9% 12-17: 8.1% 18-24: 9.1% 25-59: 48.8% 60+: 15.5%
Income (Census, 2021)	Low income households (less than \$800 per week): 15.4% High income households (more than \$3,000 per week): 20.6%
Education (Census, 2021)	<ul style="list-style-type: none"> No qualifications: 44% Completed year 12 (or equivalent): 53% Bachelor or higher degree: 17% Vocational: 20%

<p>SEIFA (IRSD – Index of Relative Socio-Economic Disadvantage)</p> <p>(Census, 2016)</p>	<p>Casey LGA average: 1,004 (47th percentile)</p> <p>Casey Growth Area average: 1,056 (80th percentile)</p> <p>Botanic Ridge: 1,117.6 (99th percentile)</p> <p>Clyde: 1,045 (74th percentile)</p> <p>Cranbourne: 945.5 (20th percentile)</p> <p>Cranbourne West: 1,067 (85th percentile)</p> <p>Cranbourne North: 1,046 (74th percentile)</p> <p>Devon Meadows: 1,032.5 (66th percentile)</p> <p>Junction Village: 943.3 (20th percentile)</p> <p>Least disadvantaged area: Lysterfield South at 1,126 (100th percentile)</p> <p>Most disadvantaged area: Doveton-Eumemmering at 826 (the 4th percentile), only ~6km south-west of Lysterfield South.</p>
<p>Jobs/Employment</p> <p>(.id Profile, 2021)</p>	<p>Local employment within Casey by industry (FTE):</p> <ul style="list-style-type: none"> Health care and Social Assistance (16.4%) Education and Training (14.8%) Retail (14.5%) <p>Casey residents' industry of employment (potentially travelling outside of Casey for work)</p> <ul style="list-style-type: none"> Health care and Social Assistance (14.9%) Construction (11.5%) Manufacturing (10.5%)
<p>Cultural diversity</p> <p>(.id Profile, 2021)</p>	<p>Top 3 countries of birth outside Australia</p> <ul style="list-style-type: none"> India (4.9%) China (3.4%) United Kingdom (3.3%) <p>41.8% of residents speak a language other than English at home</p>

6. Devon Meadows Precinct

6.1 Devon Meadows at a glance

The Devon Meadows Precinct is 261ha with a Net Developable Area of 169ha of residential land. The residential land will accommodate approximately 20 dwellings per hectare which equates to 3,380 dwellings. With an average household size of 3.1 this results in a forecast population of 10,478 residents once fully developed (Table 7).

TABLE 7: SUMMARY OF ATTRIBUTES FOR DEVON MEADOWS

Precinct	Total Area	Indicative NDA (Assumes 65% developable)	Average household size	Dwellings / Jobs per NDA	Expected Yield	Estimated Population
Devon Meadows	261ha	261 x 0.65 = 169ha NDA Residential	3.1	20dw/ha	3,380 Dwellings	10,478 residents

Source: SGS derived from VPA inputs, 2023

6.2 Forecast residential population

To understand what this population profile might look like, SGS has drawn on growth profile from the SGS Small Area Model (SAM). SAM is based on ABS Census 2021 and other demographic and development datasets. It was calibrated to PSP dwelling and population yields provided by the VPA (see Table 7). The forecast has been extended to 2051, based on a predicted 30 year build out rate. The percentage rate per population was then allocated to the forecast 10,478 residents.

A breakdown of estimated resident population by age is shown in Table 8 below. As expected with growth areas, there is forecast to be a strong proportion of early years, primary school age, and worker population, with a low proportion of older adults.

TABLE 8: FORECAST POPULATION PROFILE FOR DEVON MEADOWS, FULL BUILDOUT

Age groups	%	Number
0-4	11%	1,144
0		229
1yo		229
2yo		229
3yo		229
4yo		229
5-11	11%	1,170
12-17	8%	846
18-25	9%	902
26-64	58%	6,038
65+	4%	378
Total	100%	10,478
Alternative service age groups		
0-6	14%	1,478
5-9	8%	836
70+	3%	273

Source: SGS Economics and Planning, 2022

*Percentages rounded to the nearest whole number

6.3 Existing community infrastructure and open space

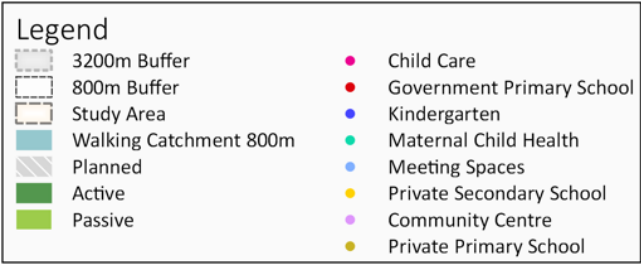
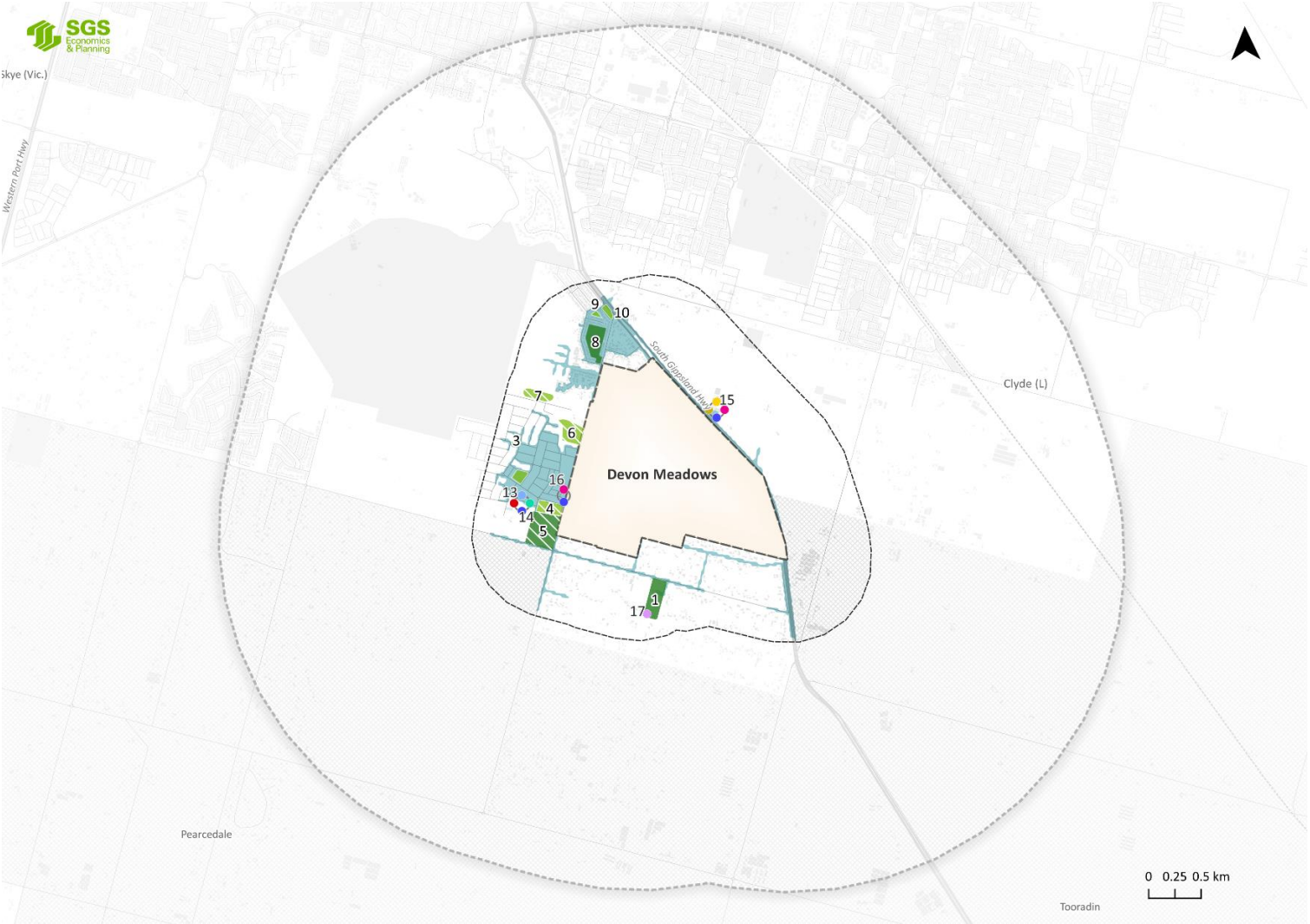
A review of existing and planned community infrastructure and open space within an 800m radius of the Devon Meadows precinct was undertaken, along with a 3.2km radius to assess the number of existing high schools (Table 9 and Figure 4).

Given Devon Meadows borders the Urban Growth Boundary, it has fewer facilities in its surrounds than other nearby Precincts. Of the existing infrastructure majority are located to the west within Botanic Ridge. In addition, there is only one independent secondary school and no government secondary schools within either an 800m or 3.2km radius of Devon Meadows.

TABLE 9: INFRASTRUCTURE WITHIN 800M OF DEVON MEADOWS

Existing facility	Existing within 800m
Kindergarten	3
Child Care	2
Maternal and child health	1
Government primary schools	1
Non-Government / Independent primary schools	1
Non-Government / Independent secondary schools	1
Meeting spaces	2
Active open space	2 (plus 1 planned)
Passive open space	4 (plus 3 planned)

FIGURE 4: DEVON MEADOWS EXISTING INFRASTRUCTURE WITHIN 800M



Source: SGS/VPA 2022

Table 10 provides further details in relation to existing and proposed infrastructure including the asset type, condition, service utilisation, ownership, and information about future plans/development, where available. Botanic Ridge is a new development area therefore it is not surprising that Council assets located within this suburb are in excellent condition. It can be assumed that other assets located within Botanic Ridge are also of a high condition and quality.

TABLE 10: EXSITING INFRASTRUCTURE FOR DEVON MEADOWS PRECINCT

Infrastructure	#	Facility	Building condition	Fit for purpose	Council owned	Asset typology	Utilisation	Notes
Early Years Services								
Kindergarten	13	Botanic Ridge Family and Community Centre	Excellent	Fair	Yes	66 kindergarten licensed places	99 kindergarten enrolment places	
	15	Turning Point Early Learning Centre	Not available	Not available	No	Kindergarten Tuesday to Thursday (newborns to 6yo)	Not provided	Private: shares site with Lighthouse Christian College Cranbourne
	16	Inspired Early Learning	Not available	Not available	No	Early Learning Centre	Not provided	Private facility
Child Care	16	Inspired Early Learning	Not available	Not available	No	Early Learning Centre	Not provided	Private facility
	15	Turning Point Early Learning Centre	Not available	Not available	No	Early Learning Centre	Not provided	Private: shares site with Lighthouse Christian College Cranbourne
Maternal Child Health	13	Botanic Ridge Family and Community Centre	Excellent	Fair	Yes	2 x MCH consult rooms	Not provided	

Infrastructure	#	Facility	Building condition	Fit for purpose	Council owned	Asset typology	Utilisation	Notes
Education and Learning								
Government Primary School	14	Botanic Ridge Primary School	Not available	Not available	No	Prep to year 6	Capacity: 475 271 enrolled	
Non-Government / Independent Primary School	15	Lighthouse Christian College Cranbourne	Not available	Not available	No	Prep to year 12	Capacity: ~1,000 1,015 enrolled (2021)	Shares site with Turning Point Early Learning Centre
Non-Government / Independent Secondary School	15	Lighthouse Christian College Cranbourne	Not available	Not available	No	Prep to year 12	Capacity: ~1,000 1,015 enrolled (2021)	Shares site with Turning Point Early Learning Centre
Community Meeting Spaces, Arts and Cultural Facilities, Civic Facilities								
Meeting Spaces	13	Botanic Ridge Family and Community Centre	Excellent	Fair	Yes	1 x Large flexible space (cap 70)	8% utilisation	
	17	Devon Meadows Scout Hall	Not provided	Not provided	No	Not provided	Not provided	Co-located with Glover Recreational Reserve
Open Space								
Active Open Space	1	Glover Recreation Reserve	Not provided	Not provided	Yes	District 1 x football oval 2 x multi-purpose	Not provided	Multiple buildings onsite

Infrastructure	#	Facility	Building condition	Fit for purpose	Council owned	Asset typology	Utilisation	Notes
						outdoor courts 1 x netball court 4 x outdoor tennis courts 3 x cricket batting cages		
	8	Junction Village Recreation Reserve	Not provided	Not provided	Yes	Local 1x Cricket/AFL oval 1 x BMX track	Not provided	No pavilion
	5	Botanic Ridge PSP P13(Proposed)	N/A	N/A	Yes	District active open space	N/A	Proposed completion March 2023
Passive Open Space	2	Nectar Road Reserve	Not provided	Not provided	Yes	Local open space	N/A	Botanic Ridge PSP P6
	3	Riverwood Drive Reserve	Not provided	Not provided	Yes	Local open space	N/A	Botanic Ridge PSP P7
	4	Botanic Ridge PSP P15(Proposed)	N/A	N/A	Yes	Local open space	N/A	Proposed
	9	Houlder Avenue Reserve	Not provided	Not provided	Yes	Local open space	N/A	
	10	The Arcade Reserve	Not provided	Not provided	Yes	Local open space	N/A	
	7	Botanic Ridge PSP P10(Proposed)	Not provided	Not provided	Yes	Local open space	N/A	Proposed
	6	Botanic Ridge PSP P11(Proposed)	Not provided	Not provided	Yes	Local open space	N/A	Proposed

6.4 Forecast community infrastructure and open space

Early years summary

As noted in Table 11 and as further explained below, the forecast early years infrastructure for Devon Meadows includes:

Level 1 community facility

- 4 x kindergarten rooms
- 1 x flexible meeting room that can be used as an outreach maternal child health service and the delivery of playgroups

Level 2 community facility

This higher level community facility would include an integrated early years services including the following:

- 4 x kindergarten rooms
- 2 x small meeting rooms for general community use including playgroups
- 1 x flexible meeting room to accommodate outreach maternal and child health services

As per infrastructure principles, this facility should be co-located with a government primary school. In relation to location and walkability, as per VPA benchmarks, residents should be within an 800m walkable catchment to this facility. Given this it is recommended that this facility be located centrally within the Precinct.

Kindergarten

Based on the SGS benchmarks for kindergarten there is a forecast demand for:

- 2.8 rooms for 3 year old kindergarten
- 5.7 rooms for 4 year old kindergarten

Based on service delivery models and the ability to integrated three and four year olds within the same room, the total number of rooms required for kindergarten within Devon Meadows is 8.5.

Within the 800m catchment of Devon Meadows there are three identified existing kindergartens, one of which is a Council facility (Botanic Ridge Family and Community Centre). Prior to changes announced by the state government in relation to increased kindergarten enrolment hours, Botanic Ridge Family and Community Centre was planned to service some of the future Devon Meadows population. With the increased service hours however, this facility is now at capacity. It can be assumed that the private kindergartens are also at capacity and/or will be by the time Devon Meadows is established (refer to section 3.2 above) As indicated in Table 5, the KISP estimates that there will be an undersupply of kindergarten services by 2026. Given that the KSIP was developed before the announcement of four-

year-old kindergarten increasing from 15 hours to 30 hours, Cranbourne South is likely to see an undersupply of kindergarten services well before 2026.

The KISP also points to significant role of the private market in the provision of long day care (LDC), noting that (as of the time of the Plan) there had been consistent levels of childcare planning permit applications between 2014 and 2021, with 43 opened during this period, with more either under construction or awaiting a decision.²¹

While the Precinct triggers 8.5 rooms, this would need to be divided across two integrated community facilities. Based on viable service models it is recommended that two facilities at four room each be created. It is recommended that this be comprised of a level 1 community facility, and a level 2 community facility.

As this will be an undersupply, it is recommended that one of these facilities be built with the ability to expand should it be required.

Child care

There is forecast demand for one child care facility. Child care is provided by the private market. There are currently two child care facilities within the 800m boundary of Devon Meadows. Given there are pockets of commercial land planned within Devon Meadows, it is likely that the private market will naturally establish within areas that they deem viable.

The forecast Devon Meadows population will also trigger a significant demand of out of school hours care and some occasional care. These services can be integrated within schools and child care services and are therefore unlikely to need additional specific infrastructure.

Playgroup

There is a forecast demand for two playgroups within the Precinct. As playgroups can only be run in facilities that have the required early years infrastructure and equipment, they are often located within kindergarten or child care settings. Playgroups are not required to be run every day or for a full day, given this it is recommended that one flexible space be built into the above-mentioned kindergarten (in the Level 2 Community Facility) to enable the delivery of two playgroups.

Maternal and Child Health

Maternal and Child Health (MCH) services are generally delivered in a two-room model. The forecast Devon Meadow population will require just over one room.

There is one existing MCH facility within the 800m catchment (Botanic Ridge Community and Community Centre) which may be able to service the future Devon Meadows community. In addition, a flexible room with MCH equipment (natural light, sink) should be provided within the Level 2 Community Facility to enable an outreach MCH service.

²¹ DET (2020), Kindergarten Infrastructure and Services Plan, <https://www.education.vic.gov.au/Documents/childhood/providers/funding/Casey-KISP-Final-SIGNED.pdf>

Toy Library

There is demand for just under half a toy library within the Precinct. There is a toy library located within the Cranbourne Library which is approximately 5km north of Devon Meadows and has capacity to service the Devon Meadows population. If Council runs an outreach or pop up toy library model in the future, Devon Meadows and its surrounds could be a useful service location.

Early Childhood Intervention Service

An early childhood intervention service is a south east regional service. The Victorian Government have recently announced the delivery of an Early Parenting Centre (EPC) 65 Matterhorn Drive, Clyde North²² – approximately 5km north of Devon Meadows. The EPCs provide specialist support for children aged 0-4 years and their families. Services include sleep and settling, child behaviour, and parent and child health and wellbeing.²³

There is limited demand for this service forecast from Devon Meadows, however those that need specialist early years services will be able to access this new facility.

²² https://www.garymaas.org.au/site_secured_for_casey_early_learning_centre

²³ <https://www.vhba.vic.gov.au/health/specialist-centres/early-parenting-centres-expansion-and-upgrade>

TABLE 11: FORECAST EARLY YEARS INFRASTRUCTURE – DEVON MEADOWS

Early Years	Provision rate	Quantity	Forecast population/ dwellings	Demand	Gap
Facility/Service					
Kindergarten					
Kindergarten (3-year-old) per room – 15 hrs	1 room per	75 3-year-olds	213	2.84	-2.84
Kindergarten (4-year-old) per room - 30 hrs	1 room per	37.5 4-year-olds	213	5.67	-5.67
Child care					
Child Care Centre - Long Day Care	1 facility per	9,000 Residents	10,478	1.16	-1.16
Child Care Centre - Outside School Hours Care	21.4 places per	100 Children aged 5-9	791	178.86	-178.86
Child Care Centre - Occasional Care	1 facility per	30,000 Residents	10,478	0.35	-0.35
Playgroup					
Playgroup	1 facility per	5,000 Residents	10,478	2.10	-2.10
Maternal and Child Health					
Maternal and Child Health (MCH)	1 dual facility (2 rooms)	16,000 Residents	10,478	0.65	-0.65
Toy Library					
Toy Library	1 facility per	25,000 Residents	10,478	0.42	-0.42
Early Childhood Intervention Service					
Early Childhood Intervention Service	1.6 facility per	100,000 Children aged 0-6	1,400	0.02	-0.02

Community spaces summary

As noted in Table 12 and further articulated below, the forecast community spaces for Devon Meadows include:

1x Level 2 Community Facility

- 1 x large meeting room that can be divided into smaller meeting spaces (for general community use)
- 1 x medium meeting rooms that can be divided into smaller meeting spaces (for general community use, including arts activities)
- 2 x small meeting rooms for general community use (and playgroups, as outlined in the Early Years section above)
- 1 x medium to large meeting room that can be divided into smaller meeting spaces (for general community use, including seniors groups)
- 1 x large meeting room that can be divided into smaller spaces for the delivery of a youth services
- *Note: as outlined in the Early Years section above, this facility will also include 4 x kindergarten rooms, and 1 x flexible meeting room to accommodate outreach maternal and child health services*

This facility could be run by either Council or via a Neighbourhood House program and should be collocated next to early years infrastructure, schools, active and passive open spaces, and or activity centres.

Aside from the general community oriented spaces outlined below, the Level 2 Community Facility would include four rooms for kindergarten (of the 8 total required), and 1 flexible meeting room to accommodate outreach maternal and child health services. This is in response to a move away from providing stand-alone facilities which do not provide the same level of efficiencies (e.g., cost to provide and maintain and convenience of use) as integrated and well co-located facilities.

Meeting Spaces

Based on the ASR provision ratios for meeting rooms, there is demand for nearly three small meeting rooms and at least one room required within the categories of small to medium, medium, and medium to large. Given that meeting rooms should be flexible and allow multiple uses and sizes based on provision ratios, the Devon Meadows community is likely to need one large, one medium space that can be divided into smaller meeting spaces, and two small meeting spaces.

There are two existing meeting spaces around Devon Meadows, the Botanic Ridge Family and Community Centre to the south east, and the Devon Meadows Scout Hall to the south. These facilities would only be within a walkable distance for a small number of residents along the edges of the Precinct. In addition, the room within the Family and Community Centre is integrated within the primary school and kindergarten facility therefore not access for all community members. In addition,

the Scout Hall is largely a singular use lease arrangement, however this could change overtime. Given this, meeting spaces will be required within Devon Meadows.

Youth spaces

The forecast Devon Meadows community triggers both a low order and a high order youth service. Given this, a large room for young people to meet, receive services, and share ideas will be required within the Precinct. This could also deliver a dedicated youth services program. Other than the Scout Hall, there are currently no existing youth facilities surrounding the Precinct.

As per infrastructure planning principles this space should be provided within an integrated community centre to enable socialisation with other community members, sharing of resources, and best use of infrastructure.

Neighbourhood house and community centres

Neighbourhood houses and community centres generally provide a similar set of services. Based on the forecast population for Devon Meadows, a neighbourhood house and a community centre are required along with community learning spaces. There are currently no existing community centres or neighbourhood houses surrounding the Precinct. Given this, it is recommended that a multipurpose community hub be located within Devon Meadows. This facility could be run by either Council or a via a neighbourhood house program.

The community hub would include the above mentioned spaces for youth and the general community (meeting rooms). Based on the VPA Benchmark Infrastructure and Cost Guide (2019) this would equate to a level 2 facility. As per infrastructure principles, community facilities such as community hubs should be co-located with other community infrastructure such as schools, kindergartens such as open space. They should also be walkable, located within 800m of 80 per cent of dwellings. Given this, the community hub should be located centrally within the Precinct and within close proximity to the kindergarten, and any future primary school and active open space.

TABLE 12: FORECAST COMMUNITY SPACES – DEVON MEADOWS

Community Meeting Spaces	Provision rate	Quantity	2051 Forecast population/dwellings	Demand	Gap
Facility/Service					
Meeting spaces					
Meeting Space - Small (1-20 people)	1 facility per	4,000 Residents	10,478	2.62	-2.62
Meeting Space - Small to Medium (21-50 people)	1 facility per	8,000 Residents	10,478	1.31	-1.31
Meeting Space - Medium (51-100 people)	1 facility per	8,000 Residents	10,478	1.31	-1.31

Community Meeting Spaces	Provision rate	Quantity	2051 Forecast population/dwellings	Demand	Gap
Facility/Service					
Meeting Space - Medium to Large (101-200 people)	1 facility per	8,000 Residents	10,478	1.31	-1.31
Meeting Space - Large (>200 people)	1 facility per	20,000 Residents	10,478	0.52	-0.52
Youth spaces					
Youth Space (as part of Level 1 multi-purpose Council community centre)	1 facility per	8,000 Residents	10,478	1.31	-1.31
Dedicated Youth Facilities - Lower Order	1 facility per	8,000 Residents	10,478	1.31	-1.31
Dedicated Youth Facilities - Higher Order	1 facility per	8,000 Residents	10,478	1.31	-1.31
Neighbourhood house					
Neighbourhood House - Low Order	1 facility per	10,000 Residents	10,478	1.05	-1.05
Neighbourhood House - High Order	1 facility per	20,000 Residents	10,478	0.52	-0.52
Community centres					
Multi-Purpose Community Centre - Lower Order	1 facility per	9,000 Residents	10,478	1.16	-1.16
Multi-Purpose Community Centre - Higher Order	1 facility per	45,000 Residents	10,478	0.23	-0.23
Community Learning Space	1 facility per	3,000 Residents	10,478	3.49	-3.49

Arts, cultural, and civic facilities summary

As indicated in Table 13 and further articulated below, based on the ASR provision standards there is no demand for individual arts, cultural or civic facilities within the Devon Meadows Precinct. For future community members that would like to engage in community art programs, these could be run within the previously mentioned community hub. For larger scale arts, cultural and civic facility events and programs, there are existing facilities and services within five to 15km of the Precinct which can cater for these needs.

Arts, cultural and civic facilities

- No additional infrastructure required within Devon Meadows however ensure the community hub includes wet spaces that can be used for arts and craft activities.

Library

Libraries are district and sometimes regional infrastructure therefore have not been a triggered demand based on the forecast Devon Meadows community (0.23 of a facility). Some of the incoming community will however require access to a library. The Cranbourne Library is located five kilometres north of the Precinct. There is capacity within this facility to meet the future demand from Devon Meadows.

Arts facilities

Similar to libraries, arts facilities are district, regional and municipal level infrastructure. Given this, they have not been triggered by the Devon Meadows community (0-0.35 of a facility). As with libraries, there will be some community members that will require access to these services and infrastructure.

Within the wider catchment of Devon Meadows there are several performing arts spaces which are managed by Council (The Factory Rehearsal Centre located 5km to the north, and Bunjil Place located 15km to the north). These facilities will provide higher level arts services to cater for the needs of future Devon Meadows residents.

Given it is some distance to an arts facility, to support local community arts spaces it is recommended that the previously mentioned community hub include wet spaces that can be used for arts and craft as well as spaces to show and exhibit local community art. Other arts events, such as performances could also be held in the large meeting room.

TABLE 13: FORECAST ARTS, CULTURAL AND CIVIC FACILITIES – DEVON MEADOWS

Arts and Cultural Facilities, Civic Facilities	Provision rate	Quantity	2051 Forecast population/ dwellings	Demand	Gap
Facility/Service					
Library					
Library	1 facility per	45,000 Residents	10,478	0.23	-0.23
Arts facilities					
Community Arts Space	1 facility per	30,000 Residents	10,478	0.35	-0.35
Community Arts Facility	1 facility per	30,000 Residents	10,478	0.35	-0.35
Community Arts Centre	1 facility per	50,000 Residents	10,478	0.21	-0.21
Regional Arts Centre	1 facility per	1 Municipality	NA	0.0	0.0
Regional / Highest Order Performing Arts Centre	1 facility per	2 Municipalities	NA	0.0	0.0
Civic centre					
Main Council / Civic Centre	1 facility per	1 Municipality	NA	0.0	0.0

Education summary

As noted in Table 14 and as further articulated below, the recommended education infrastructure for Devon Meadows includes:

Government Primary School

- 1 x standard government primary school

Government Secondary School

- 1 x standard government secondary school

The remaining services and infrastructure for education can be accommodated within existing infrastructure surrounding the site.

Primary School

Based on the projected population for Devon Meadows, there is sufficient demand for a government primary school, but moderate demand for Catholic and independent primary schools. A government primary school should be provided within the Precinct to serve this population, particularly given that Target 18 of the PSP Guidelines 2.0 states that 70 per cent of dwellings in the precinct should be located within 800m of a government primary school. The VPA Guidelines further advises that government primary schools should be located with kindergartens and other community facilities where possible.

There is only one existing government primary school within the 800m catchment currently serving the Botanic Ridge community, though this is up to 2.5 kilometres away from future Devon Meadows residents living on the east end of the precinct, well outside of the 800m walkability target in the VPA Guidelines. There is also one non-government / independent school on the north east border that includes primary and secondary levels, however this facility is currently at capacity and has a mandate to prioritise evangelical Christian students.²⁴

Given the location of the existing government primary school, an additional non-government primary school should be located towards the centre of the precinct to support access for the majority of residents.

Secondary School

While the demand for a secondary school is not high (0.34 of a facility), the nearest government secondary schools are approximately four to five kilometres to the north (Cranbourne Secondary College and Cranbourne East Secondary College to the north). There are no secondary schools to the east, west or south of the Precinct.

The VPA Guidelines target is for 100 per cent of dwellings to be within 3.2 kilometres of a government secondary school. While Devon Meadows is on the edge of the Urban Growth Boundary, it is likely that

²⁴ See 2021 annual report at <http://lighthousecranbourne.vic.edu.au/lccc/AR2021.pdf>

the southern catchment of Casey is currently experiencing an undersupply of local secondary schools. This will only be further exacerbated with additional growth.

Given this, it is recommended that DET consider the development of a secondary school within Devon Meadows to service the new residents of Devon Meadows as well as the surrounding residents.

Special Needs School

There is limited demand for a Special Needs School from the Devon Meadows residents. There are two existing specialist schools (P-12) to the north of the precinct – one within the 3.2km catchment (Marnebek School Cranbourne, New Holland Drive campus) and the other just outside (Marnebek School Cranbourne, Corrigans Road campus), which should have capacity to service the small demand coming from Devon Meadows.

TAFE and University

TAFE and universities are a south-east regional infrastructure, given this there is limited demand coming from the Devon Meadows residents. There are well established higher education services available for the future Devon Meadows residents including Federation University in Berwick, Monash University in Frankston, and Chisholm TAFE located in Cranbourne and Berwick.

To support access to this infrastructure, it will be important that the future Devon Meadows community has strong active and public transport connections to Berwick, Cranbourne, and Frankston.

TABLE 14: FORECAST EDUCATION INFRASTRUCTURE – DEVON MEADOWS

Education	Provision rate	Quantity	2051 Forecast population/ dwellings	Demand	Gap
Facility/Service					
Primary School					
Government Primary School	1 school per	3,000 Households	3,200	1.13	-1.13
Catholic Primary School	1 school per	6,400 Households	3,200	0.53	-0.53
Non-Government / Independent Primary School	1 school per	6,400 Households	3,200	0.53	-0.53
Secondary School					
Government Secondary School	1 school per	10,000 Households	3,200	0.34	-0.34
Catholic Secondary School	1 school per	24,800 Residents	10,478	0.42	-0.42
Non-Government / Independent Secondary School	1 school per	24,800 Households	3,200	0.14	-0.14
Special Needs School					
Government Special Needs School	1 school per	60,000 Residents	10,478	0.17	-0.17
TAFE and University					
TAFE	1 school per	150,000 Residents	10,478	0.07	-0.07
University	1 school per	2 Municipalities	NA	0.00	0.00

Adult, aged and disability services summary

As noted in Table 15 and as further discussed below, the only services for adult, aged and disability services required within Devon Meadows is a meeting space for senior groups. This should be integrated within a previously mentioned community hub to enable integration of community groups, sharing of resources, and adaptability and flexibility of spaces.

Seniors Group

- 1 x medium to large flexible meeting room integrated into the level 2 community facility that can be used for seniors groups

The remaining services within adult, aged and disability are available surrounding the Precinct.

Seniors groups

There is demand of one multi-purpose meeting space for seniors based on the forecast Devon Meadows community. There are no existing senior citizen facilities or dedicated groups within the area. Given this, a large flexible room should be provided in the community hub to support the delivery of senior's activities and social needs. This could also include the delivery of services such as men and women's shed activities²⁵.

Planned Activity Groups (PAGs)

As an outcome of the aged care and disability reforms Planned Activity Groups are no longer a service that is readily provided by organisations, rather this is integrated within respite services and provided by the private market. There is limited demand for this service created by the Devon Meadows residents, therefore the private market are likely to be able to cater for this future demand.

Meals on Wheels

Meals on Wheels is a municipal wide service. Casey City Council provides a Meals on Wheel program for Casey residents via the Federal Government My Aged Care Service. Casey Council has several facilities coordinating the preparation and delivery of this service, with Cranbourne Senior Citizens Club facility hosting one of the key service sites. There is limited demand for this service from the forecast Devon Meadows residents, however given the current facilities and municipal service provision by Casey City Council, any future residents eligible for this service are likely to be accommodated.

Residential aged care

Residential aged care facilities are a district level facility that are provided by the private market. There is limited demand from the forecast Devon Meadows community for either a low or high care facility, with just 12 beds required for each facility. There is an aged care facility just off of Craig Road on the

²⁵ <https://www.sbs.com.au/news/small-business-secrets/article/womens-sheds-are-providing-a-place-for-older-australians-to-meet-up-and-learn-new-skills/k5nox8sks>

north west border of the Devon Meadows precinct which can assist with the small demand. In addition, the private market is likely to respond to any additional future needs.

TABLE 15: FORECAST ADULT, AGED AND DISABILITY SERVICES– DEVON MEADOWS

Adult, Aged and Disability Services, Community Services	Provision rate	Quantity	2051 Forecast population/dwellings	Demand	Gap
Facility/Service					
Seniors groups					
Seniors Groups Facilities – Lower Oder (within designated Multi-Purpose Community Centre) 1 large multi-purpose meeting space	1 facility per	9,000 Residents	10,478	1.16	-1.16
Seniors Groups Facilities – Higher Oder (within designated Multi-Purpose Community Centre) 1 multi-purpose meeting space	1 facility per	50,000 Residents	10,478	0.21	-0.21
Planned activity groups					
Adult Day Care / Planned Activity Group Facility	1 facility per	50,000 Residents	10,478	0.21	-0.21
Planned Activity Group Facility	1 facility per	50,000 Residents	10,478	0.21	-0.21
Meals on Wheels					
Delivered Meals ('Meals-On-Wheels') Facility	1 facility per	50,000 Residents	10,478	0.21	-0.21
Residential aged care					
Residential Aged Care – Low Care (44 low-level beds)	44 beds per	1,000 Residents aged 70+	259	12.02	-12.02
Residential Aged Care – High Care (44 high-level beds)	44 beds per	1,000 Residents aged 70+	259	12.02	-12.02

Community health and hospitals summary

Community health services are district level services with catchments between 30,000 and 150,000 people. Similarly, hospitals are regional facilities with a catchment of 500,000 people. Given this, the Devon Meadows community does not trigger the demand for a community health service or hospital within the Precinct.

As noted in Table 16, the future population of Devon Meadows will however require access to health services. Within the 800m boundary there is a dental facility to the west of Craig Road, but no general medical or mental health facilities. The closest facilities are located around the Cranbourne activity centre some five kilometres north of the centre of the Devon Meadows precinct.

With the proposed employment land within Devon Meadows, it is likely that local medical facilities will naturally locate, should they deem the service viable. Given there is limited access to local health services around the Precinct, Council should actively reach out to services to gain interest in the Precinct.

In relation to hospitals, Monash Health Cranbourne (Cranbourne Integrated Care Centre) is the nearest hospital, some four kilometres to the north. The services within this facility will be relocated in 2024 to the new Cranbourne Community Hospital located at 65 Berwick-Cranbourne Road, Cranbourne East. This facility will be a small public hospital providing a range of services including day surgery, mental health, urgent care, specialist appointments, and public dental.²⁶

Community health and hospital

- Council to actively reach out to local medical facilities to gain interest in located within the Precinct.

²⁶ <https://www.vhba.vic.gov.au/health/community-based-care/cranbourne-community-hospital>

TABLE 16: FORECAST COMMUNITY HEALTH AND HOSPITALS– DEVON MEADOWS

Community Based Health	Provision rate	Quantity	2051 Forecast population/ dwellings	Demand	Gap
Facility/Service					
Community health					
Community Based Health Care - Small	1 facility per	30,000 Residents	10,478	0.35	-0.35
Community Based Health Care - Medium	1 facility per	75,000 Residents	10,478	0.14	-0.14
Community Based Health Care - Large (including mental health)	1 facility per	150,000 Residents	10,478	0.07	-0.07
Hospital					
Hospital - Public	1 facility per	500,000 Residents	10,478	0.02	-0.02

Emergency services and law and order summary

The services and facilities within this category are all regional and municipal level therefore require between 45,000 and 400,000 residents to meet delivery demand. Given this, as noted in Table 17, and further articulated below, the forecast population of Devon Meadows does not trigger any emergency services or law and order services.

Based on Devon Meadows having good road access and future employment land, should the state government deem additional emergency services are required (such as ambulance) then Devon Meadows could be considered an appropriate location.

Emergency services and law and order

- No additional infrastructure required within Devon Meadows, however the Precinct does have good access to main roads, should the state need to consider a future site.

Ambulance

In relation to ambulance services, the nearest facility is in Clyde North, some 10 kilometres to the north. There are limited other ambulance services surrounding the Precinct. While Devon Meadows does not trigger the need for an ambulance facility, should the state be looking for additional land for services, given the lack of services in the south of Casey, Devon Meadows should be considered.

Fire Station

In relation to fire stations, there is a CFA and just 500 metres to the south of the Precinct, and the Clyde CFA is approximately 2.5km to the north east (though the current road network more than doubles this distance). Given the amount of infrastructure surrounding the Precinct it can be assumed the Precinct is well serviced.

SES

In relation to SES services, the Casey service is located in Narre Warren and provides a coordination point for the whole of the municipality. This service is located in close proximity to the Council office and Narre Warren Police Station to ensure a coordinated response. Given the need for co-location of services, Devon Meadows would not be an appropriate location should a future site be required.

Police and courts

The Cranbourne Police station is the nearest police station, co-located with the Cranbourne Justice Service Centre four kilometres to the north. The nearest courthouse is in Frankston with a further justice precinct in Dandenong. Justice infrastructure, as with other community infrastructure, should be collocated, given this, if additional services are deemed required by the state, Devon Meadows is not an appropriate location for this infrastructure.

TABLE 17: FORECAST EMERGENCY SERVICES AND LAW AND ORDER – DEVON MEADOWS

Emergency Services, Law and Order, Hospitals	Provision rate	Quantity	2051 Forecast population/ dwellings	Demand	Gap
Facility/Service					
Ambulance	1 facility per	60,000 Residents	10,478	0.17	-0.17
Fire Station	1 facility per	45,000 Residents	10,478	0.23	-0.23
Police Station	1 facility per	100,000 Residents	10,478	0.10	-0.10
SES	1 facility per	120,000 Residents	10,478	0.09	-0.09
Law Courts	1 facility per	400,000 Residents	10,478	0.03	-0.03

Indoor recreation and aquatics facilities summary

As noted in Table 18 and further articulated below, indoor recreation and aquatics facilities are generally district, municipal and or regional facilities. Given this the forecast Devon Meadows community alone does not trigger the demand for this infrastructure.

There are currently few indoor recreation facilities surrounding the Precinct. To support walkable access to infrastructure however, if a secondary school is provided in the Precinct sharing of any indoor facilities with the community should be considered.

In relation to aquatics facilities, the existing facilities surrounding the Precinct will provide sufficient access to future Devon Meadows residents.

Indoor recreation and aquatics facilities

- No additional infrastructure required within Devon Meadows. to improve walkability – consider a joint use agreement with any future secondary school for indoor facilities

Indoor recreation facilities

Indoor recreation facilities are generally district level infrastructure. They can be delivered in a standalone facility or integrated within another site, such as a shared facility on a secondary school.

Based on the ASR standards, the forecast Devon Meadows community will have a limited demand for indoor recreation facilities (between 0.10 to 0.20 of a facility). There are no indoor recreation facilities within 800m of the Precinct.

Five kilometres to the north of the Precinct, the Casey Stadium complex includes a number of indoor recreational facilities, including an indoor skatepark and Casey Stadium, which hosts a large number and variety of indoor sports.

Given the absence of facilities surrounding the Devon Meadows Precinct and their location, additional indoor recreation facilities may be required. If a secondary school is located within the Precinct the sharing of school infrastructure, such as indoor facilities, with the community should be considered. Another possibility may be to locate a smaller indoor recreation facility nearby in the Casey Fields South employment area.

Indoor aquatics facilities

Similar to indoor recreation facilities, aquatic facilities are generally district and or municipal wide infrastructure, given this the forecast Devon Meadows community does not trigger the demand for these facilities. Like other community infrastructure however some community members will use these facilities and services therefore will require access to them.

Future Devon Meadows residents will have access to the existing indoor aquatics and leisure facility at Casey Race located within the Casey Complex five kilometres north of the Precinct.

TABLE 18: FORECAST INDOOR RECREATION AND AQUATICS FACILITIES – DEVON MEADOWS

Indoor Recreation Facilities	Provision rate	Quantity	2051 Forecast population/ dwellings	Demand	Gap
Facility/Service					
Indoor recreation facilities					
Indoor Recreation Centre / Stadium (Hard Court) - Lower Order (2 courts)	1 facility per	25,000 Residents	10,478	0.42	-0.42
Indoor Recreation Centre / Stadium (Hard Court) - Higher Order (4-6 courts)	1 facility per	50,000 Residents	10,478	0.21	-0.21
Indoor aquatics facilities					
Indoor Aquatic / Leisure / Fitness Centre (25m pool)	1 facility per	40,000 Residents	10,478	0.26	-0.26
Indoor Aquatic / Leisure / Fitness Centre (50m pool) with elements such as warm water pool, water slide, etc.	1 facility per	1 Municipality	NA	0.00	0.00

Open space summary

Open space is calculated based on Net Developable Area (NDA) as per the VPA provision ratios (Appendix 2). As indicated in Table 19 the recommended minimum level of open space within the Devon Meadows Precinct is 16.9ha. The amount of open space provided will need to be assessed against the opportunities and constraints of each individual site. A given site could yield more open space than the recommended minimum, or may be constrained to a lesser amount. This should be guided by the recommended minimums but will be determined through the development of the urban structure and in consultation with council.

TABLE 19: RECOMMENDED MINIMUM LEVEL OF OPEN SPACE WITHIN DEVON MEADOWS

Land type	Ha of Land	Ha of Open Space
Residential	169ha	16.9ha 10% of residential land)
Employment	0ha	0ha (2% of employment land)
Total		16.9ha

Based on VPA provision ratios, of that 16.9ha, 7.6ha is recommended for passive open space and 9.3ha is recommended for active open space. Again, these ratios are guidelines. The focus should be on achieving, as close as possible, the total amount of public open space. The split of passive and active open space will be influenced by the particular opportunities and constraints of each individual site, and determined through the development of the urban structure through consultation with council. As indicated in Table 20, based on this level of open space the following passive and open space could be delivered:

Potential provision of Passive Open Space:

- 1 x district park
- 3 x neighbourhood parks

Potential provision of Active Open Space:

- 1 x 2 multi-use ovals plus, pavilion, and playground

As noted in the existing infrastructure, there is a good supply of open space at the western border of Devon Meadows. There is also an active open space located to the south of the Precinct.

In relation to the location of future open space, as per infrastructure principles, it is recommended that future open space be collocated with the future community infrastructure e.g., kindergarten, primary and secondary school, and community hub.

In addition to this, as per the VPA Guidelines, all residential dwellings should be within 400m of an open space. Given the existing open space sites within 800m of the Precinct, the remaining open space should be located centrally, to the south and to the south east.

TABLE 20: FORECAST OPEN SPACE INFRASTRUCTURE – DEVON MEADOWS

Open Space	Range (Ha)	Avg Size (Ha)	Available Infrastructure
Passive Open Space (7.6ha)			
Regional Park	5-15	7.50	0 While one district park could be created based on available space, given the proximity to the botanic gardens, smaller parks would be of greater benefit.
District Park	1.0-5	2.50	2 x community park at 3ha each
Neighbourhood Park	0.2 - 1	0.75	2 x neighbourhood park at 0.75ha each
Active Open Space (9.3ha)			
2 Multi Use Ovals plus Pavilion and playground	8-10	8.00	1 x 2 Multi Use Ovals plus Pavilion and playground can be created at 9.3ha
1 Multi Use Oval + soccer pitch, Pavilion, and playground	5-6	5.00	0 Based on remaining public open space, no 1 Multi Use Oval + soccer pitch, Pavilion, and playground can be created

6.5 Delivery of infrastructure

Summary of infrastructure required for Devon Meadows

Summary of infrastructure and cost appointment required for Devon Meadows

As noted in Table 22 there are six facilities required within the Devon Meadows community. Other than the education facilities, all are 100 per cent derived from the forecast Devon Meadows residents.

In relation to the staging of delivery, it can be assumed that once the Precinct Structure Plan is approved, over the next 30 years 20 per cent will be built within the first 10 years, followed by another 20 per cent in the next 10 years. It is expected that at the 20-year mark, with surrounding development sites having less availability, the final 10 years will see the further 60 per cent residential development completed (Table 21).

While the first household that moves into Devon Meadows will likely need access to community infrastructure, the delivery of infrastructure (in full) is not triggered until the Precinct reaches the final

build out population. Based on the infrastructure principles early infrastructure delivery ensures the greatest wellbeing outcomes for communities. Given this, it is recommended that most infrastructure be built in year 15 (approximately 2037). This will ensure that there is enough residential population to utilise the facilities, as well as providing majority of residents with vital community infrastructure when they moved into the Precinct. Furthermore, Council should consider the delivery of interim infrastructure such as kindergarten and the community hub, in partnership with developers.

TABLE 21: STAGING OF POPULATION IN DEVON MEADOWS

Age groups	2031 (20%)	2041 (40%)	2051 (Total)
0-4	229	458	1,144
5-11	234	468	1,170
12-17	169	338	846
18-25	180	361	902
26-64	1,208	2,415	6,038
65+	76	151	378
Total	2,096	4,191	10,478

Source: SGS derived from VPA inputs, 2023

Given feedback from DET regarding the current lack of secondary schools surrounding the Precinct, the secondary school may be required sooner than other infrastructure. Given this, land should be acquired as soon as possible to enable development to start once road access and services have been delivered.

TABLE 22: SUMMARY OF INFRASTRUCTURE REQUIRED FOR DEVON MEADOWS, COST APPORTIONMENT, AND MANAGEMENT

Infrastructure type	Details of infrastructure	Cost apportionment	Management	Delivery Year
2 x Kindergartens	Both facilities: 4 x kindergarten rooms room 1x flexible meeting room to accommodate outreach maternal child health services and playgroups	100%	Council	1 x facility by 2031 (Year 10) 1 x facility by 2041 (Year 20)
Community Hub (level 2)	1 x large meeting room that can be divided into smaller meeting spaces (for general community use) 1 x medium meeting rooms that can be divided into smaller meeting spaces (for general community use, including arts activities) 2 x small meeting rooms for general community use 1 x medium to large meeting room that can be divided into smaller meeting spaces (for general community use, including seniors groups) 1 x large meeting room that can be divided into smaller spaces for the delivery of a youth services	100%	Council or Neighbourhood House program	2036 (Year 15)
Government Primary School	1 x standard government primary schools	NA	State Government	2036 (Year 15)
Government Secondary School	1 x standard government secondary school	NA	State Government	2036 (Year 15)
Open Space	16.9ha which could be delivered through: Active Open Space: 1 x 2 multi-use ovals plus, pavilion, and playground Passive Open Space: 1 x community park 3 x neighbourhood parks 1 x pocket park	100%	Council	2036 (Year 15)

7. Casey Fields South Precinct

7.1 Casey Fields at a glance

The Casey Fields South precinct includes 275ha of land of which 178.75ha will be exclusively allocated for employment purposes. As per the South East Economic Report, 2022 (SEEC) Casey Fields South is forecast to create approximately 4,400 jobs by 2061 (Table 23).

TABLE 23: SUMMARY OF ATTRIBUTES FOR CASEY FIELDS

Precinct	Total Area	Indicative NDA (Assumes 65% developable)	Average household size	Dwellings / Jobs per NDA	Expected Yield	Estimated Population
Casey Fields South	275 ha	275 x 0.65 = 178.75ha NDA Employment	3.1	0dw/ha	0 Dwellings 4,400 Jobs	0 residents

Based on the SGS Devon Meadows and Casey Fields South PSP Employment and Retail Needs Assessment (2022), the forecast industries for Casey Fields South are business parks/research facilities and service industries. There is also some potential flexibility for light industry and freight uses. Table 24 outlines the land requirements for these industries as well as the improvements required within Casey Fields in order for these industries to eventuate.

TABLE 24: FORECAST INDUSTRY TYPES FOR CASEY FIELDS SOUTH

Industry group	Land requirements	Improvements required for Casey Fields South
Business Parks / Research Facilities (Core)	Commercial/ industrial zoning, decent amenity, high quality information/ communications technology infrastructure	<ul style="list-style-type: none"> Improve amenity and sustainable transport outcomes in key parts of the Casey Fields South precinct, particularly around the central core for future business park tenants Improve ICT infrastructure around that area Reinforce links back to regional tertiary institutions both from a skills as well as a research perspective Zone for Commercial Optimise private and public transport access
Service Industry (Core)	Competitively priced land, small lots, industrial zoning	<ul style="list-style-type: none"> In the interim, keep land competitively priced for service industry (should naturally be the case) Encourage some pockets of subdivision to occur for smaller lots for service industry That land should be zoned industrial
Light Industry (Periphery)	Small to medium buffer zones, industrial zoning, provision of utilities & information/communications technology infrastructure	<ul style="list-style-type: none"> Truck access particularly to freight routes/major hubs. This means that these land uses would be best suited to the edges of the precinct that have the direct access to major arterials Small buffer zones for industry away from residential areas
Freight (Periphery)	Large sites, flat land, industry zoning, competitively priced land, ready site access/ egress	<ul style="list-style-type: none"> Large, flat sites for freight Zone for industry

Source: SGS Devon Meadows and Casey Fields South PSP Employment and Retail Needs Assessment, 2022

7.2 Forecast employment population

It is forecast that the Precinct will generate 4,400 jobs by 2061. To understand what demographics this workforce might have an analysis was undertaken of the current local workers within Casey²⁷ and the forecast core and periphery industries. A further breakdown of methodology is provided in Appendix 1.

As indicated in Table 25 the majority of this workforce is forecast to be male (54%), aged between 25 and 54 (71%), working full time (59%). The workforce is likely to have a relatively high level of diversity with 38 per cent of the workforce born overseas.

TABLE 25: FORECAST CASEY FIELDS SOUTH WORKER PROFILE

Gender	%
Males	54
Females	46
Age structure	
15-24yrs	8
25-54yrs	71
55-64yrs	18
65yrs and over	5
Hours worked	
Full time	59
Part time	40
Diversity	
Born overseas	38

7.3 Existing community infrastructure and open space

Casey Fields South Precinct will be utilised solely for employment uses, given this only a review of existing and planned community infrastructure and open space within an 800m radius of the Precinct was undertaken.

As indicated within (Table 26 and Figure 5) the Casey Fields South precinct has limited existing community infrastructure and open space facilities within 800m. Within the Precinct there is an existing private child care and kindergarten and to the north of the Precinct there are a number of proposed

²⁷ local workers is made up of all the people who are employed in the local area (Casey), regardless of where they live.

facilities due to the growth that is occurring with the Casey Fields South Residential Precinct Structure Plan.

TABLE 26: CASEY FIELDS SOUTH PRECINCT EXISTING FACILITIES

Existing facility	Existing Within 800m
Kindergarten	1 (plus 1 planned)
Child Care	1
Maternal and child health	0 (plus 1 planned)
Government primary schools	1
Non-Government / Independent Secondary School	1
Non-Government / Independent Secondary School	1
Meeting spaces	0 (plus 1 planned)
Community centre	1
Active open space	1
Passive open space	2 (plus 6 planned)
Indoor recreation facilities	0 (plus 1 just outside)

FIGURE 5: CASEY FIELDS SOUTH EXISTING INFRASTRUCTURE WITHIN 800M



Source: SGS and VPA 2022

Table 27 provides further details on these facilities including the asset type, condition, service utilisation, ownership, and information about future plans/development, where available. As there is a significant amount of proposed infrastructure yet to be established, it can be expected that the new infrastructure will be of high quality and condition. Clyde Public Hall is an older facility, however as noted by Council, it has recently undergone some renewal works.

TABLE 27: INFRASTRUCTURE FOR CASEY FIELDS SOUTH PSP

Infrastructure	#	Facility	Building condition	Fit for purpose	Council owned	Asset typology	Utilisation	Notes
Early Years Services								
Kindergarten	15	Turning Point Early Learning Centre	Not provided	Not provided	No	Kindergarten Tuesday to Thursday	Not provided	Private facility
	11	Clyde Township Family and Community Centre (Proposed)	Not provided	Not provided	Yes	66 kindergarten licensed places	99 kindergarten enrolment places	Proposed completion: 2023
Child Care	15	Turning Point Early Learning Centre	Not provided	Not provided	No	Early Learning Centre	Not provided	Private facility
Maternal Child Health	11	Clyde Township Family and Community Centre (Proposed)	Not provided	Not provided	Yes	2 x MCH consult rooms	Not provided	Proposed completion: 2023
Education and Learning								
Government Primary School	12	Clyde Primary School	Not provided	Not provided	No	School (Prep to year 6)	488 enrolled students	
Non-Government / Independent Secondary School	15	Lighthouse Christian College Cranbourne	Not provided	Not provided	No	School (Prep to year 12)	Currently at capacity	Prioritises enrolment of students of evangelical Christian faith.

Infrastructure	#	Facility	Building condition	Fit for purpose	Council owned	Asset typology	Utilisation	Notes
Community Meeting Spaces, Arts and Cultural Facilities, Civic Facilities								
Community Centre	13	Clyde Public Hall	Fair	Not provided	Yes	Large Hall	15% utilisation	Undergoing renovations when FFP assessments were undertaken
Meeting Space	11	Clyde Township Family and Community Centre (Proposed)	Not provided	Not provided	Yes	1 x Large flexible space (cap 70) 1 x Small flexible space (cap 20)	Not provided	Proposed completion: 2023
Open Space								
Active Open Space	1	Casey Fields	Not provided	Not provided	Yes	Regional active open space	Not provided	
Passive Open Space	4	Grand Belmond Reserve	Not provided	Not provided	Yes	District open space	Not provided	(Casey Fields South Residential PSP LS4)
	5	Anello Way Reserve	Not provided	Not provided	Yes	Local open space	Not provided	(Casey Fields South Residential PSP LS5)
	6	Casey Fields South Residential PSP LS2 (Proposed)	N/A	N/A	Yes	Local open space	N/A	
	2	Casey Fields South Residential PSP LS1	N/A	N/A	Yes	Local open space	N/A	23I Octagonal Street and 1365S Ballarto Road

Infrastructure	#	Facility	Building condition	Fit for purpose	Council owned	Asset typology	Utilisation	Notes
		(Proposed)						
	3	Casey Fields South Residential PSP LS3 (Proposed)	N/A	N/A	Yes	Local open space	N/A	43I Baseline Way and 41I Grande Belmont Avenue Co-located with retarding basin
	7	Clyde Creek PSP LP34 (Proposed)	N/A	N/A	Yes	Local open space	N/A	50I Oroya Grove
	8	Clyde Creek PSP LP35 (Proposed)	N/A	N/A	Yes	Local open space	N/A	Railway Road
	9	Clyde Creek PSP LP29 (Proposed)	N/A	N/A	Yes	District open space	N/A	60I Swanston Street
Indoor recreation								
Indoor recreation	10	Clyde Creek PSP Indoor Sports Facility (Proposed)	N/A	N/A	Yes	Indoor Recreation	NA	Located just outside 800m

7.4 Forecast community infrastructure and open space

Casey Fields South Precinct will support employment uses exclusively. Of the 4,400 jobs forecast to be generated, the main type of industry in Precinct will be commercial, with light industrial and freight on the periphery. There will be a mix of workers, with 46 per cent female and 40 per cent working part time.

As noted within the existing infrastructure, there is an existing child care and kindergarten service as well as a private primary and secondary school located within the Precinct. There are also a number of community facilities, including open space located to the north of the Precinct.

There are currently no specific community infrastructure benchmarks for employers. In an employment Precinct such as Casey Fields (commercial), it is likely that the private market will naturally establish within the site should they deem it viable.

As noted in the SGS Devon Meadows and Casey Fields South PSP Employment and Retail Needs Assessment (2022), Casey Fields South would benefit from a visible focal point in/near the centre of the Precinct. This multi-functional node should include conveniences, meeting/conference spaces, restaurants/cafes, and also a shared workspace which would provide a natural home for the local small business/start-up community to work close to home but also encourage entrepreneurial collaboration with some of the larger firms that will settle into the surrounding broad-hectare employment land. This infrastructure can be provided by the private sector, however in order to encourage establishment, amenity and connections to into and out of the site will be important.

Given the ability for the private sector to mobilise into this site, additional public community infrastructure is not recommended for this Precinct.

As noted above, to support the private sector and to provide a supportive and healthy place for workers within Casey Fields South, amenity such as green spaces, tree canopy, and active and public transport connections should be provided. These urban and green elements provide a range of environmental outcomes as well as social and physical benefits.²⁸ To support with this development, employment land should provide a contribution to open space. A breakdown of this contribution is provided below. This is also a key priority for Council as indicated in the City of Casey Employment Land Design Guide 2022.

Open Space Summary

Open space is calculated based on Net Developable Area (NDA) as per the VPA provision ratios (Appendix 2). These provision ratios recommend that employment land should be contributing a minimum of 2 per cent of NDA employment land. As indicated in Table 28, based on the recommended VPA provision ratios, the recommended minimum level of open space within the Casey Fields South Precinct is 3.6ha. Of that 3.6ha, 1.6ha is recommended for passive open space and 2ha is recommended for active open space. The focus should be on achieving, as close as possible, the total amount of public open space, and the split of passive and active open space will be influenced by the particular opportunities and constraints of each individual site, and determined through the

²⁸ Leyden K (2003), Social Capital and the Built Environment: The Importance of Walkable Neighborhoods, *American Journal of Public Health*, vol. 93, no. 9, pp. 1546-1551; Claris S & Scopelliti D (2016), *Cities Alive – Towards a walking world*, Arup

development of the urban structure through consultation with council. In the case of Casey Fields South, there is insufficient land available to meet any active open space requirements, and therefore the focus will be solely on passive open space.

TABLE 28: RECOMMENDED MINIMUM LEVEL OF OPEN SPACE WITHIN CASEY FIELDS

Land type	Ha of Land	Ha of Open Space
Residential	0ha	0ha (10% of residential land)
Employment	178.75ha	3.6ha (2% of employment land)
Total		3.6ha

As indicated in Table 29, based on this level of open space the following could be provided.

Passive Open Space:

- 1 x district park or 2 x neighbourhood parks

The location of the passive open space should be around the focal point in/near the centre of the Precinct. As noted in the City of Casey Employment Land Design Guide 2022, this open space should:

“Provide a variety of recreational functions and amenities for employee activities through the weekdays and family activities over the weekends. The following facilities are recommended to be included in the design but not limited to:

- Outdoor BBQ facilities
- Paved track for cycling and jogging
- Seated gathering spaces
- Open grassed space
- Public toilets”

There is potentially to also develop some linear green links across the site into the northern and eastern Precincts.

Based on level of contribution towards active open space, a full facility is not viable. Given this the site should contribute the 2ha of active open space in money terms to the Council to support the further embellishments of active open spaces surrounding the Precinct.

TABLE 29: FORECAST OPEN SPACE INFRASTRUCTURE – CASEY FIELDS SOUTH

Open Space	Size Range (Ha)	Avg Size (Ha)	Available Infrastructure
Passive Open Space (1.6ha)			
Regional Park	5-15	7.50	0 Based on remaining public open space, no district parks can be created
District	1.0-5	2.50	0 Based on remaining public open space, no community park can be created
Local	0.2 - 1	0.75	2 2 Neighbourhood Parks at 0.75 ha
Active Open Space (2ha)			
2 Multi Use Ovals plus Pavilion and playground	8-10	8.00	0 Not enough active open space contribution available
1 Multi Use Oval + soccer pitch, Pavilion, and playground	5-6	5.00	0 Not enough active open space contribution available

7.5 Delivery of infrastructure

The delivery of amenity to support the aim of Casey Fields South to become a business park, research facility, and service industry will be critical. In addition, amenity and open space will be required to service the expected to be 4,400 jobs by 2061.

The following open space is recommended within the Precinct, shown in Table 30. Given the delivery of the infrastructure will enable the facilitation of the types of industries required in the site, it is recommended that at least one of these be delivered earlier in the Precinct build out stage.

TABLE 30: SUMMARY OF INFRASTRUCTURE REQUIRED FOR CASEY FIELDS SOUTH, COST APPORTIONMENT, AND MANAGEMENT

Infrastructure type	Details of infrastructure	Cost apportionment	Management	Delivery
Passive space	2 x neighbourhood park	100%	Council	1 within the focal point of Precinct by 2032. Remained in alignment with Precinct build out
	1 x pocket park			In alignment with Precinct build out timeframes
Active open space	None – 2ha to be provided as a cash contribution to support surrounding active open space	100%	Council	To be paid as development occurs

Appendix 1: Employment demographics

Casey Fields South Employment Demographics Methodology

The employment profile for Casey Fields South was based on local workers, which is comprised of all the people who are employed in the local area (Casey), regardless of where they live. This data has been drawn from the 2016 Census and id.economics.²⁹

Casey Fields South has two core industries which were given 70 per cent demographics weighting, business parks/research facilities and service industries. The periphery industries were given a 30 per cent demographics weighting, light industry and freight uses (**Error! Reference source not found.**).

Based on ANZSIC employment categories the 2016 demographics were derived from each ANZSIC category, averaged out per land use, and the forecast demographics created through developing a population based on the weightings.

INDUSTRIES AND WEIGHTING

Employment Type (land use)	Employment Type (ANZSIC categories)	%
Business Park/Research/Service Industry	Professional Scientific and Tech Services, Administration and Support Services, Public Administration and Safety	70
Light Industry and Freight	Transport, postal and warehousing, Manufacturing, Wholesale Trade	30

The following page shows the demographic split and average for each ANZSIC type, average for each land use, and overall demographics based on weighting.

²⁹ <https://economy.id.com.au/casey/workers-key-statistics?BMID=41&Sex=3&IGBMID=41&Indkey=23016>

		Professional Scientific and Tech Services	Admin and Support Services	Public Admin and Safety	Average for Business Park/Research/	Transport, postal and warehousing	Manufacturing	Wholesale Trade	Average for Light Industry and Freight	Forecast demographics based on 70/30					
Gender	%	%	%					%	%	%	%	%	%	%	%
Males	51.3	45.4	41.5					46.07	80.8	69.7	63.6	71.37	53.66		
Females	48.8	54.9	58.6					54.10	19.2	30.4	36.4	28.67	46.47		
Age structure															
15-24yrs	7.5	9.3	3.6					6.80	5.8	10.6	12	9.47	7.60		
25-54yrs	72.4	67.9	73.5					71.27	71.3	69.2	68.3	69.60	70.77		
55-64yrs	14.4	18.8	17					16.73	18.5	16.6	15.5	16.87	16.77		
65yrs and over	5.7	4.4	5.9					5.33	4.5	3.6	4.1	4.07	4.95		
Hours worked															
Full time	54.7	45.3	58.6					52.87	71.3	76.2	73.4	73.63	59.10		
Part time	44.2	54.1	40.3					46.20	26.9	22.5	25.5	24.97	39.83		
Diversity															
Born overseas	35.2	44.7	30					36.63	48.7	43.5	33.4	41.87	38.20		

Appendix 2: Benchmarks

ASR benchmarks

Education facilities		
Facility type	Level	Provision ratio
Government Primary School (P-6)	1	1 per 3,000 dwellings
Government Secondary School (7-12)	2	1 per 10,000 dwellings
Catholic Primary School	2	1 per 6,400 dwellings
Catholic Secondary School	3	1 per 24,800 people
Non-Government / Independent Primary School	3	1 per 6,400 dwellings
Non-Government / Independent Secondary School	3	1 per 24,800 dwellings
Government Special Needs School	3	1 per 60,000 people
TAFE	5	1 per 150,000 people
University	5	1 per two or more municipalities

Early years services		
Facility type	Level	Provision ratio
Kindergarten – 3-Year-Old Program - Double (2 room) facility*	1	1 per 5,000 people
Kindergarten – 4-Year-Old Program - Double (2 room) facility*	1	1 per 5,000 people
Playgroup	1	1 per 5,000 people
Child Care Centre – Long Day Care	1	1 per 8,000 – 10,000 people
Child Care Centre – Outside School Hours Care	1	21.4 places per 100 children aged 5 – 9 years
Child Care Centre – Occasional Care	2	1 per 30,000 people
Maternal and Child Health Services	2	1 dual facility per 16,000 people

*Note- ASR Kindergarten benchmarks were not used in this analysis. See SGS kindergarten benchmarks.

Adult, Aged and Disability Services, Community Services, Social Housing		
Facility type	Level	Provision ratio
Seniors Groups Facilities – Lower Order within designated Multi-Purpose Community Centre	1/2	Access to 1 large multi-purpose meeting space per 8,000 – 10,000 people
Seniors Groups Facilities – Higher Order within designated Multi-Purpose Community Centre	3	Access to 1 multi-purpose meeting space per 40,000 – 60,000 people
Residential Aged Care – Low Care	2	44 low-level beds per 1,000 people aged 70 years and over
Residential Aged Care – High Care	2	44 high-level beds per 1,000 people aged 70 years and over
Adult Day Care / Planned Activity Group Facility	3	1 per 40,000 – 60,000 people
Planned Activity Group Facility	3	1 per 40,000 – 60,000 people
Delivered Meals ('Meals-On-Wheels') Facility	3	1 dispatch facility per 50,000 people

Community-based health		
Facility type	Level	Provision ratio
Community-Based Health Care – Small	2	1 per 10,000 – 50,000 people
Community-Based Health Care – Medium	3	1 per 50,000 – 100,000 people
Community-Based Health Care – Large, including Mental Health	4	1 per 100,000 – 200,000 people

Community-Based Health Care		
Facility type	Level	Provision ratio
Ambulance	3	1 per 60,000 people
Fire Station	3	1 per 30,000 – 60,000 people
Police Station	3	1 per 100,000 people
SES	3/4	1 per 120,000 people
Law Courts	5	1 per 400,000 people
Hospital – Public	5	1 per 500,000 people

Community Meeting Spaces, Arts and Cultural Facilities, Civic Facilities		
Facility type	Level	Provision ratio
Meeting Space – Small (1-20 people)	1	1 per 4,000 people
Meeting Space – Small to Medium (21-50 people)	1/2	1 per 8,000 people
Meeting Space – Medium (51-100 people)	1/2/3	1 per 8,000 people
Meeting Space – Medium to Large (101-200 people)	2/3	1 per 8,000 people

Community Meeting Spaces, Arts and Cultural Facilities, Civic Facilities		
Neighbourhood House – Low Order	1	1 per 10,000 people
Neighbourhood House – Higher Order	2	1 per 20,000 people
Youth Space - as part of Level 1 multi-purpose Council community centre	1	1 per 8,000 people
Dedicated Youth Facilities – Lower Order	1/2	1 per 8,000 people
Dedicated Youth Facilities – Higher Order	3	1 per 30,000 – 60,000 people
Multi-Purpose Community Centre – Lower Order	1/2	1 per 8,000 – 10,000 people
Multi-Purpose Community Centre – Higher Order	3	1 per 40,000 – 50,000 people
Community Learning Space	2/3	1 per 30,000 people
Library (static)	3/4	1 per 30,000 – 60,000 people
Community Arts Space	2/3	1 per 30,000 people
Community Arts Facility	2/3	1 per 30,000 people
Community Arts Centre	3	1 per 40,000 – 60,000 people
Regional Arts Centre	4/5	1 per municipality
Regional / Highest Order Performing Arts Centre	4/5	1 per municipality – 1 per 2 municipalities
Main Council / Civic Centre	4	1 per municipality

Indoor Recreation Facilities		
Facility type	Level	Provision ratio
Indoor Recreation Centre / Stadium (Hard Court) – Lower Order (2 courts)	2	1 per 20,000 – 30,000 people
Indoor Recreation Centre / Stadium (Hard Court) – Higher Order (4-6 courts)	3	1 per 40,000 – 60,000 people
Indoor Aquatic / Leisure / Fitness Centre (25m pool)	3	1 per 40,000 people
Indoor Aquatic / Leisure / Fitness Centre (50m pool) - with elements such as warm water pool, water slide, etc.	3/4	1 per municipality

SGS Kindergarten benchmarks

The SGS kindergarten benchmarks are based on the forecast kindergarten service delivery for three and four year old. This includes the following inputs:

Three year old kindergarten

- Service level: 15 hours of kindergarten, with two teachers per room = 30 children per room
- Hour available per week: 38hours (7.5hrs*5days)
- Number of services available per week: 2.5 services (38/15)
- Number of three years olds per week: 75 (30*2.5)

Service	Benchmark
3 year old kindergarten (15hrs per week)	75 three years old per room

Four year old kindergarten

- Service level: 30 hours of kindergarten, with two teachers per room = 30 children per room
- Hour available per week: 38hours (7.5hrs*5days)
- Number of services available per week: 1.25 services (38/30)
- Number of three years olds per week: 37.5 (30*1.2)

Service	Benchmark
4 year old kindergarten (30hrs per week)	37.5 three years old per room

Other inputs:

- Service attendance rate: 93 per cent (for Casey based on DET VCAM, 2018) – only 93 per cent of the three and four year old population is used
- Number of existing facilities and the utilisation, capacity, building condition, and walkability

70 year old plus population calculation

The total of those aged 70 plus and older is derived from the population group of 65yo+.

The current average life expectancy in Victoria is 83.

The total population of those aged 65yo+ is assumed to be of equal proportions between 65yo and 83yo.

Whereas 65yo-83yo spans 18 years, 70yo-83yo is 13 years. The calculation for the category of those aged 70yo+ used for the purpose of this report is therefore:

Total number of 65yo+ x (13/18).

e.g., $100 \times (13/18) = 72$

VPA walkability benchmarks relating to community infrastructure and open space

PSP 2.0 Targets	PSP 2.0 Walkability benchmark
T12: Open Space	<p>Open space and sports reserves should be located to meet the following distribution targets:</p> <ul style="list-style-type: none"> • A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling • A local park within a 400m safe walkable distance of each dwelling.
T18: Community Infrastructure	<p>The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:</p> <ul style="list-style-type: none"> • 70% of dwellings located within 800m of a government primary school • 100% of dwellings located within 3,200m of a government secondary school • 80% of dwellings located within 800m of a community facility • 80% of dwellings located within 800m of a health facility

Source: VPA (2021), Precinct Structure Planning Guidelines: New Communities in Victoria

Open Space Benchmarks

The following benchmarks were used to support the analysis of required open space. These are derived from a range of State Government benchmarks across quantity, size, and access.

QUANTITY OF OPEN SPACE

Quantity of Open Space	Benchmark (NDA)	Average used in report
Residential areas		
Active open space	5-7%	5.5%
Passive open space	3-5%	4.5%
Total	10%	10%
Employment areas		
Passive open space	2%	2%

Source: VPA (2021), Precinct Structure Planning Guidelines: New Communities in Victoria

SIZE OF OPEN SPACE

Type of open space	Benchmark (size)	Average size used in report
Active open space³⁰		
1 multi use oval plus soccer pitch, pavilion, and playground	5-6ha	5
2 multi use ovals plus pavilion and playground	8-10ha	8
Passive open space³¹		
Pocket Park	< 0.2ha	0.10ha
Neighbourhood Park	0.2-1ha	2.5ha
Community Park	1.0-5ha	2.5ha
District Park	5-15ha	7.5ha

WALKABILITY TO OPEN SPACE

Type of Open Space	Benchmark
Active	A sports reserve within an 800m safe walkable distance of each dwelling
Passive	A local park within a 400m safe walkable distance of each dwelling Open space larger than 1 hectare within an 800m safe walkable distance of each dwelling

Source: VPA (2021), Precinct Structure Planning Guidelines: New Communities in Victoria

³⁰ VPA (2019), Benchmark Infrastructure and Cost Guide

³¹ VPA (2017), Metropolitan Open Space Network: Provision and Distribution

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