

K2 PLANNING

Amendment C387 to the Greater Geelong Planning Scheme

**79-83 Greenvale Drive, 90 Greenvale Drive, 13 - 19 Sealark Way and
103 Centennial Boulevard, Curlewis 3222**

Dr Kate Kerkin Expert Evidence Report

5th April 2024



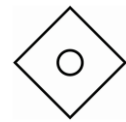


Table of Contents

1. PRELIMINARIES	5
2. REPORT INTRODUCTION	11
3. KEY FINDINGS.....	14
4. RECOMMENDATIONS.....	18
5. PROJECT CONTEXT	19
5.1 THE SITE	19
5.2 RELEVANT STUDIES OR DOCUMENTS	23
5.3 RELEVANT DEMOGRAPHICS	28
6. ASR 2023 PEER REVIEW	30
7. UPDATED ASSESSMENT OF DEMAND	36
7.1 EARLY YEARS SERVICES AND INFRASTRUCTURE.....	36
7.2 COMMUNITY MEETING SPACES.....	38
7.3 CHILDRENS AND COMMUNITY HUB SPACE REQUIREMENTS.....	39
8. PROPOSED RESPONSE – ALGO PROPERTIES.....	40
9. CHILDRENS AND COMMUNITY HUB REQUIREMENTS AND TIMING	44
10. ATTACHMENTS.....	45



Abbreviations

ASR	Australian Social and Recreation Research
CoGG	City of Greater Geelong
CSIP	Children's Services and Infrastructure Plan
DCP	Development Contributions Plan
DE	Department of Education
KISP	Kindergarten Infrastructure and Services Plan
LDC	Long Day Care
MCH	Maternal and Child Health
NAC	Neighbourhood Activity Centre
UGP	Urban Growth Plan



List of Tables

Table 1: Key Findings	15
Table 2: Curlewis Childrens and Community Hub Recommended Services and Floor Space.....	18
Table 3: 0-4 Year Olds - Curlewis and Drysdale/Bellarine 2016 - 2021.....	28
Table 4: Three- and Four-Year Old Population Forecasts – Curlewis and Drysdale/Bellarine 2021 - 2041	29
Table 5: ASR 2023 Peer Review	30
Table 6: Anticipated Demand for Early Years Services - Curlewis 2024 - 2041	37
Table 7: Floor Space Required to Support Early Years Services – Curlewis 2024 – 2041.....	37
Table 8: Anticipated Demand for Community Meeting Spaces - Curlewis 2024 - 2041.....	38
Table 9: Community Meeting Areas - Floor Space Requirements – Curlewis 2024 – 2041.....	38
Table 10: Jetty Road Childrens and Community Hub – Required Floorspace 2024 - 2041	39
Table 11: Population Forecasts – Curlewis 2021 - 2041	47
Table 12: Population Forecasts Curlewis 2021 - 2041	47
Table 13: Population Forecasts Applied to Benchmark Assessment of Demand – Curlewis 2024 – 2041	47
Table 14: Population Forecasts – Drysdale 2021 - 2041	47
Table 15: Benchmark Applied to the Updated Assessment of Demand	47
Table 16: Families with All Parents Employed – Curlewis 2021.....	49

List of Figures

Figure 1: Jetty Road Stage 1 – Endorsed Staging Plan	13
Figure 2: Future Activity Centres and Community Infrastructure – Jetty Rd Urban Growth Plan...	20
Figure 3: Jetty Road Stage 2 Framework Plan.....	21
Figure 4: Jetty Road Urban Growth Area – Stage 1 and Stage 2 Boundaries	22
Figure 5: Early Years: Kindergarten.....	26
Figure 6: Community Facilities Infrastructure Location.....	27
Figure 7: Subject Sites – Aerial Plan.....	40
Figure 8: Curlewis Childcare and Community Hub – Feasibility Concept Masterplan	41
Figure 9: Curlewis Suburb Boundaries	45
Figure 10: Drysdale Bellarine Suburb Boundaries	45
Figure 11: Clifton Springs Suburb Boundaries	46
Figure 12: City of Greater Geelong Planning Area 3 Boundaries	46
Figure 13: Curlewis SA1 Area Boundaries 2021.....	49
Figure 14: Childrens and Community Hub – Land Acquisition.....	50
Figure 15: Childrens and Community Hub – Construction.....	51



1. Preliminaries

Full name and address

My name is Kathryn (Kate) Lynne Kerkin and I am the Director of K2 Planning Pty Ltd, P.O. Box 6282 Highton Victoria (ABN 43 691 437 127).

Qualifications, experience and area of expertise

I hold a Bachelor of Arts (Hons 1) degree from the Australian National University majoring in urban geography, a Master of Public Policy (University of New England) and a PhD in Architecture and Planning (University of Melbourne). I have over 25 years' experience in urban and social planning. I am a member of the Planning Institute of Australia (PIA). A copy of my curriculum vitae is attached to this statement.

My area of expertise includes socio-demographic analysis, policy analysis and social planning. I have undertaken work in these areas across the sectors of housing policy, social impact assessment, community facilities planning including early years facilities, and gaming. I have prepared expert evidence reports providing a social impact assessment for residential subdivisions, retirements villages, a liquor licence application, and planning permit applications for electronic gaming machines in a range of municipalities.

Private or business relationship with the City of Greater Geelong

As Director of K2 Planning Pty Ltd I have conducted the following prior projects for the City of Greater Geelong (CoGG):

- | | |
|---|------|
| 1. Children's Services Infrastructure Plan (CSIP) | 2012 |
| 2. Armstrong Creek Town Centre Community Infrastructure Requirements | 2012 |
| 3. Armstrong Creek East Early Provision of Community Infrastructure | 2012 |
| 4. City of Greater Geelong Social Housing Plan 2020 - 2041
(with Ward Bisset Consulting and Thomson Goodall and Assoc) | 2019 |

Instructions defining the scope of the report

I have been instructed in this matter by Eliza Minnery Principal, Best Hooper Lawyers, acting for Algo Properties in relation to the Amendment C387 to the Greater Geelong Planning Scheme (Amendment).

I have been instructed to consider and address:

- a) A review of the proposed Amendment C387, including a review of the Algo Properties submission
- b) Evidence of the demand/need associated with the proposed community hub and the timing for its delivery as set out in both the Stage 1 and Stage 2 Development Contributions Plans

A copy of the 'Letter of Instruction' is provided in the Attachments.



Documents relied upon

The documents I have relied upon to complete my expert evidence are those:

- Provided by Best Hopper Lawyers in the 'Letter of Instruction' for the current Application
- Specified in Section 5 – Project Context (relevant research; studies and documents)
- Referenced in footnotes throughout the report

Facts, matters, assumptions, documents and other materials considered

This assessment assumes that all data and research I have referenced and provided in this report, and the information provided in the 'Letter of Instruction' are correct.

Particular issues or matters outside my field of expertise

This report has been completed in the knowledge that specific expert evidence is being provided by other experts related to the following aspects of the Application: Town Planning; Residential and Commercial Supply and Demand

Identity of person who carried out any tests

No tests were undertaken

In preparing this evidence statement I have carried out the following Tasks:

- Inspected the subject site and surrounding areas
- Reviewed the Applicant's submission and supporting information
- Reviewed local and state policy and legislation related to early years and community infrastructure
- Assessed the Applicants response to early years and community infrastructure
- Provided an updated assessment of the demand and preferred response to early years and community infrastructure needs associated with the Application

I have been assisted in the preparation of this evidence by Dr Richelle Mayshak who assists K2 Planning in the production of demand assessments for early years and community infrastructure.



Conclusion

The main findings of my assessment related to the potential impact of the Amendment on the demand/need for the proposed Curlewis Childrens and Community Hub and timing of delivery of the Hub are:

City of Greater Geelong Policy Commitment

1. The City of Greater Geelong (Council) has endorsed a commitment to the development of the Curlewis Childrens and Community Hub since the adoption of the *Jetty Road Urban Growth Plan* in 2008 and through other endorsed Council studies or documents up to, and including, the *City of Greater Geelong Early Years - Social Infrastructure Plan Generation One 2020 – 2023*
2. This endorsement has included a commitment to:
 - i. Joined up (or in Hub formation) **children’s services including 90 places for kindergarten, childcare and occasional care, as well as for allied maternal, child health and other specialist and outreach pediatric** (sic) and other children specialist services, and adjoining open space and outdoor play areas (children’s service infrastructure should be sufficient to meet the needs of the local community).
 - ii. A **neighbourhood house level facility of at least 500sqm** built as a flexible space with the capacity to offer multi-user opportunities and allowing for a range of community uses from meetings to playgroups to indoor recreation activities, including a kitchen facility appropriate to the proposed building uses, and linked to the children’s services Hub ¹
 - iii. The relevant Development Contributions Plan includes Land Capital Costs, Construction Capital Cost and 0.4 ha land for a Children’s and Community Hub ²
 - iv. The **trigger for the construction** of this new Jetty Road facility has been set at 2022 – 2023 or 1,800 lots³

City of Greater Geelong Decision to Delay Construction of the Curlewis Childrens and Community Hub

1. Council proposed delaying the construction of the Curlewis Childrens and Community Hub in October 2023, **based on advice provided in ASR 2023 Proposed timing of the Delivery of the Curlewis Childrens and Community Hub** (Jetty Road Urban Growth Area) (ASR 2023)⁴
2. A Peer Review of ASR 2023 conducted for this evidence report finds that ASR 2023:
 - i. Incorrectly applies population forecasts and community infrastructure benchmarks;
 - ii. Fails to acknowledge the 2011 endorsed trigger for the construction of the facility;
 - iii. Fails to consider private ownership, current user groups, and existing levels of utilisation of existing community meeting spaces; and
 - iv. Cites location options for the Curlewis Childrens and Community Hub that are no longer under consideration

These limitations in the evidence provided by ASR 2023, do not support the conclusion to delay the timing of the delivery of the *Curlewis Early Years and Community Hub*.

¹ *Jetty Road Urban Growth Plan* 2008 p. 58 emphasis added

² *Jetty Road Urban Growth Area Stage 1 Development Contributions Plan* V4.2, Sept 2011, p. 35

³ *Jetty Road Urban Growth Area Stage 1 Development Contributions Plan* V4.2, Sept 2011 (see Figure 15, p. 42 below)

⁴ *Jetty Road Urban Growth Area Stage 2 Development Contributions Plan* City of Greater Geelong October 2023, p. 16



Updated Assessment of Demand/Need for the Curlewis Childrens and Community Hub⁵

1. Most of the current and future demand for children's services in the Drysdale/Curlewis area is clearly located in Curlewis including:
 - Between 2016 – 2021 Curlewis experienced a 136% increase in the number of children aged 0 – 4 years with 206 additional children in that age group
 - By comparison Drysdale/Bellarine experienced a decline of -2 children aged 0 – 4 years (-1.1%) between 2016 – 2021 (Please refer to Table 3, p. 28) (Refer to the Attachments for further details of suburb boundaries)
2. There are also significantly higher numbers of three- and four-year-old kindergarten aged children forecast to be living in Curlewis by 2031 and 2041 compared to Drysdale/Bellarine including:
 - 222 children aged 3-and 4-years in Curlewis in 2031 (3.0% of the Curlewis population) compared to 94 children aged 3-and 4-years in Drysdale/Bellarine 2031 (1.5% of the Drysdale/Bellarine population)
 - 247 children aged 3-and 4-years in Curlewis in 2041 (2.6% of the Curlewis Population) compared to 104 children aged 3-and 4-years in Drysdale/Bellarine 2041 (1.4% of the Drysdale/Bellarine population) (Table 4, p. 29)
3. Indeed, by 2031 the number of three- and four-year-old children living in the Curlewis suburb alone is comparable to the number anticipated to be living in the combined suburb areas of Drysdale/Bellarine and Clifton Springs:
 - Curlewis three- and four-year-olds - 222 children 2031; 247 children 2041
 - Drysdale/Bellarine and Clifton Springs three- and four-year-olds - 256 children 2031; 268 children 2041
3. According to the *Best Start Best Life* reforms⁶ :
 - Subsidised kindergarten programs for three-year-olds are being rolled out in Geelong from 2022 (see <https://www.geelongaustralia.com.au/kindergartens/>)
 - By 2029, 30 hours of funded four-year-old kindergarten [preschool] will be rolled out across the Greater Geelong area and 3-year-olds will continue to access 15 hours of funded kindergarten per week⁷
4. An updated assessment of the demand for early years services required to support the needs of residents of the Jetty Road Urban Growth area, provided in this report, shows that significant levels of demand exist for these services in **2024** including a need for **475m2 of children's service space** comprising:
 - 0.4 maternal and child health services (36.8m2 of floor space)

⁵ Refer to the Attachments Figure 9, Figure 10, and Figure 11 for suburb area boundaries as available in the Australian Bureau of Statistics Census and Figure 12 for Planning Area boundaries used by the City of Greater Geelong.

⁶ The Best Start, Best Life reforms can be accessed at <https://www.vic.gov.au/best-start-best-life-reforms>

⁷ The proposed introduction of 30 hours of 4-year-old kindergarten will increase the number of licensed places required as follows:

- 1 licensed place will be required for every 4-year-old child to attend kindergarten
- 1 licensed place will continue to be required for every two children attending 3-year-old kindergarten.

A kindergarten typically has 33 licenced places within a room. Most kindergartens are built with a minimum of two rooms.



- 1.9 playgroups (187.8m² of floor space)
 - 0.2 occasional child care services (15ms of floor space)
 - 0.8 long daycare centres (75.1m² of floor space)
 - 0.2 toy libraries (21.6m² of floor space)
 - 1.3 double kindergarten facilities (2.6 kindergarten rooms) accommodating 91 four-year-olds at 15 hours per week and 81 three-year-olds at 15 hours per week, and requiring 139m² indoor and 301m² outdoor floor space⁸ (Please refer to Section 7 for full details)
5. Further, 2021 census data for the Curlewis area shows that on average **65% of all families living in Curlewis are families where all parents are employed**. This indicates a high level of need for a long day care child care/kindergarten service in the area (Table 16, p. 49)
6. **In 2024** there is also a need for **340m² of community meeting space** to support the Curlewis population
7. **By 2029**, when 30 hours of funded kindergarten is rolled out across the Greater Geelong area, there will be a need for **734.2m² of children's services spaces** accommodating the following services required to support the Curlewis population:
- 0.6 full facilities or a single one room maternal and child health consultation spaces
 - 2.7 playgroups
 - 0.2 occasional child care services
 - 1.1 long daycare centres⁹
 - 0.3 toy library
 - 2.36 double kindergarten facilities (4.7 kindergarten rooms) accommodating 103 three-year-olds at 15 hours per week and 104 four-year-olds at 30 hours per week, and requiring 252m² indoor and 544m² outdoor floor space¹⁰
8. **By 2029** there will also be a need for **488m² of community meeting space** required to support the Curlewis population (Please refer to Section 7 for full details)

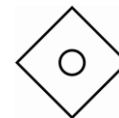
Algo Properties Submission

1. This expert evidence report finds that Algo has been proactively contributing to the planning of a Childrens and Community Hub in Curlewis
2. In 2019 Algo transferred title for the land at 2-10 Oceania Drive Curlewis to the City of Greater Geelong for the development of the Curlewis Childrens and Community Hub, pursuant to C001 of the *Jetty Road Urban Growth Area Stage 1 Development Contributions Plan V4.2, Sept 2011*.
3. Algo also commissioned the following background work related to the Childrens and Community Hub in Curlewis.

⁸ The benchmark includes 15 hours of four-year-old Pre-Prep and 15 hours of three-year-old kindergarten in 2024. This increases to 30 hours of four-year-old Pre-Prep and 15 hours of three-year-old kindergarten in 2029.

⁹ [Kindergarten programs]...are offered through long day childcare, integrated, and sessional kindergarten programs ...The only differences between an integrated (long day care) program and a sessional program are the hours offered and fee structure. Sessional kindergarten programs will only operate during school terms and for specified hours, whereas integrated kindergarten programs operate for 50 weeks each year and allow the family access for a full day of care (within the services operational hours). Sessional kindergarten is free for three and four-year-olds, and integrated kinder attracts Childcare subsidy and is subject to long day care fees (<https://www.geelongaustralia.com.au/kindergartens/article>)

¹⁰ The benchmark includes 15 hours of four-year-old Pre-Prep and 15 hours of three-year-old kindergarten in 2024. This increases to 30 hours of four-year-old Pre-Prep and 15 hours of three-year-old kindergarten in 2029.



- Urban Enterprise 2023 which found:
 - i. An existing demand for 1.9 childcare rooms
 - ii. At full build-out there will be demand for 3 rooms
 - iii. ...a need for at least an additional 1.5 rooms in the growth area by full development and up to 3 additional rooms in the Broader Drysdale area
 - Clarke, Hopkins, Clarke 2023 schematic master plan for the Curlewis Childrens and Community Hub comprising the following areas:
 - i. Overall site 5,292m2
 - ii. Community site 4,003m2
 - iii. Childcare site 1,289m2
4. Algo has proactively proposed to commence development of the childcare centre component of the community hub.
- Algo Properties Pty Ltd (“Algo”) as the landowner within the NAC would deliver the childcare centre (Building C) and deliver the car park on the adjacent hub site.*
- We believe this first stage of the community hub precinct plan could be put into effect without requiring DCP C002 funds, although it will require space to be allocated for the car park for a peppercorn rental and may require some of OS 002 for park costs....*
- Algo to progress with a town planning application to deliver the childcare centre on their parcel of land (Building C)....¹¹.*
5. The updated evidence of demand provided in this report supports the need, and the Algo proposal, to commence construction of the Curlewis Childrens and Community Hub in 2024
6. This report finds no evidence of the need to delay construction of the Curlewis Childrens and Community Hub.

Provisional opinions not fully researched

The attached report includes the full range of opinions that fall within the scope of a social planner’s expertise and experience

Completeness of the Report

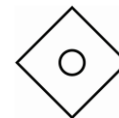
This report is complete

Declaration

I, Dr. Kate (Kathryn) Lynne Kerkin, declare that I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the panel.

Dr Kate Kerkin 5th April 2024

¹¹ Source: John Grigg Fathom, email to City of Greater Geelong 7th November 2023



2. Report Introduction

The City of Greater Geelong (Council) has consistently endorsed planning for the following community services and infrastructure to be ‘provided within, and in close proximity’, to the Jetty Road Urban Growth Area (UGA) Neighbourhood Activity Centre (NAC):

- **Joined up (or in Hub formation)** children’s services including 90 places for kindergarten, childcare and occasional care, as well as for allied maternal, child health and other specialist and outreach pediatric (sic) and other children specialist services, and adjoining open space and outdoor play areas (children’s service infrastructure should be sufficient to meet the needs of the local community).
- **A neighbourhood house level facility of at least 500sqm** built as a flexible space with the capacity to offer multi-user opportunities and allowing for a range of community uses from meetings to playgroups to indoor recreation activities, including a kitchen facility appropriate to the proposed building uses, and linked to the children’s services hub

Source: City of Greater Geelong 2007 Jetty Road Urban Growth Plan p. 58 – **emphasis added**

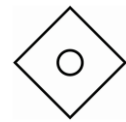
The City of Greater Geelong *Jetty Road Stage 1 - Staging Plan* (p. 28) identifies the lot yield and location of the Jetty Road Neighbourhood Activity Centre (Figure 1). The proposed site for the **Curlewis Childrens and Community Hub** is shown as ‘NAC C’ at 2 – 10 Oceania Drive Curlewis (Figure 2).¹²

The City of Greater Geelong *Jetty Road Urban Growth Area Stage 1 Development Contributions Plan V4.2, Sept 2011* includes details for the land acquisition and construction of the Curlewis Childrens and Community Hub as follows:

- **C001 Childrens and Community Hub – Land Acquisition**
 - Acquisition of land for childrens and community hub facilities. To be located in close proximity to the neighbourhood activity centre, to the satisfaction of council. Land area: 0.4 ha Land value: \$350,000 per ha
 - **Project timing 2021 – 2022 or 1,650 lots**
 - Apportionment of Costs
 - **Demand generated by Jetty Road Urban Growth Area internal demand only.** This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners

 - **C002 Childrens and Community Hub – Construction**
 - Development of the child and maternal services area and neighbourhood community hub.
 - \$3,446,569
 - **Project Timing 2022 – 2023 or 1,800 lots**
 - Strategic Justification: **required to service new community.** Community services and infrastructure to be provided within close proximity to the neighbourhood activity centre, to the satisfaction of Council.
 - External Usage Discount 0%
 - Apportionment of Costs
 - **Demand generated by Jetty Road Urban Growth Area internal demand only.** This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners
- (RED = emphasis added by K2 Planning 2024; For further details please refer to the Figure 14 and Figure 15 in the Attachments, p. 51, below)

¹² For consistency the facility is referred to as the *Curlewis Childrens and Community Hub* throughout this report.



The City of Greater Geelong *Early Years - Social Infrastructure Plan Generation One 2020 – 2023* continues to identify the need for the new provision of an Integrated Early Years Centre in Curlewis, Jetty Road (p. 15).

Algo Properties ('Algo') is the developer of the Jetty Road Urban Growth Area land. In **2019 Algo transferred title for the land at 2-10 Oceania Drive Curlewis to the City of Greater Geelong for the development of the Curlewis Childrens and Community Hub**, pursuant to C001 of the *Jetty Road Urban Growth Area Stage 1 Development Contributions Plan V4.2, Sept 2011*. The value of the land at transfer was \$166,000.

Urban Enterprise 2023 has clarified that 1,819 lots have been created within the Jetty Road Stage 1 area¹³. **The trigger set by the City of Greater Geelong for the timing of construction of the Curlewis Childrens and Community Hub has therefore been reached¹⁴.**

However, in October 2023 the City of Greater Geelong proposed delaying the construction of the Curlewis Children and Community Hub until *'...approximately 2031 or at an alternative time as determined by Council having regard to demand'*¹⁵. This recommendation was based on material provided in *ASR 2023 Proposed timing of the Delivery of the Curlewis Childrens and Community Hub (Jetty Road Urban Growth Area) (ASR 2023)*.

This report provides a review of the material presented in ASR 2023 and an updated assessment of the demand for the Curlewis Childrens and Community Hub in the Jetty Road Urban Growth Area.

¹³ Urban Enterprise 2023 *Curlewis Activity Centre – Market Assessment* prepared for Algo Properties March, p. 54.

¹⁴ *Jetty Road Urban Growth Area Stage 1 Development Contributions Plan V4.2, Sept 2011* see Figure 14 and Figure 15 in the Attachments, p. 40, below

¹⁵ City of Greater Geelong *Jetty Road Urban Growth Area Stage 2 Development Contributions Plan October 2023*

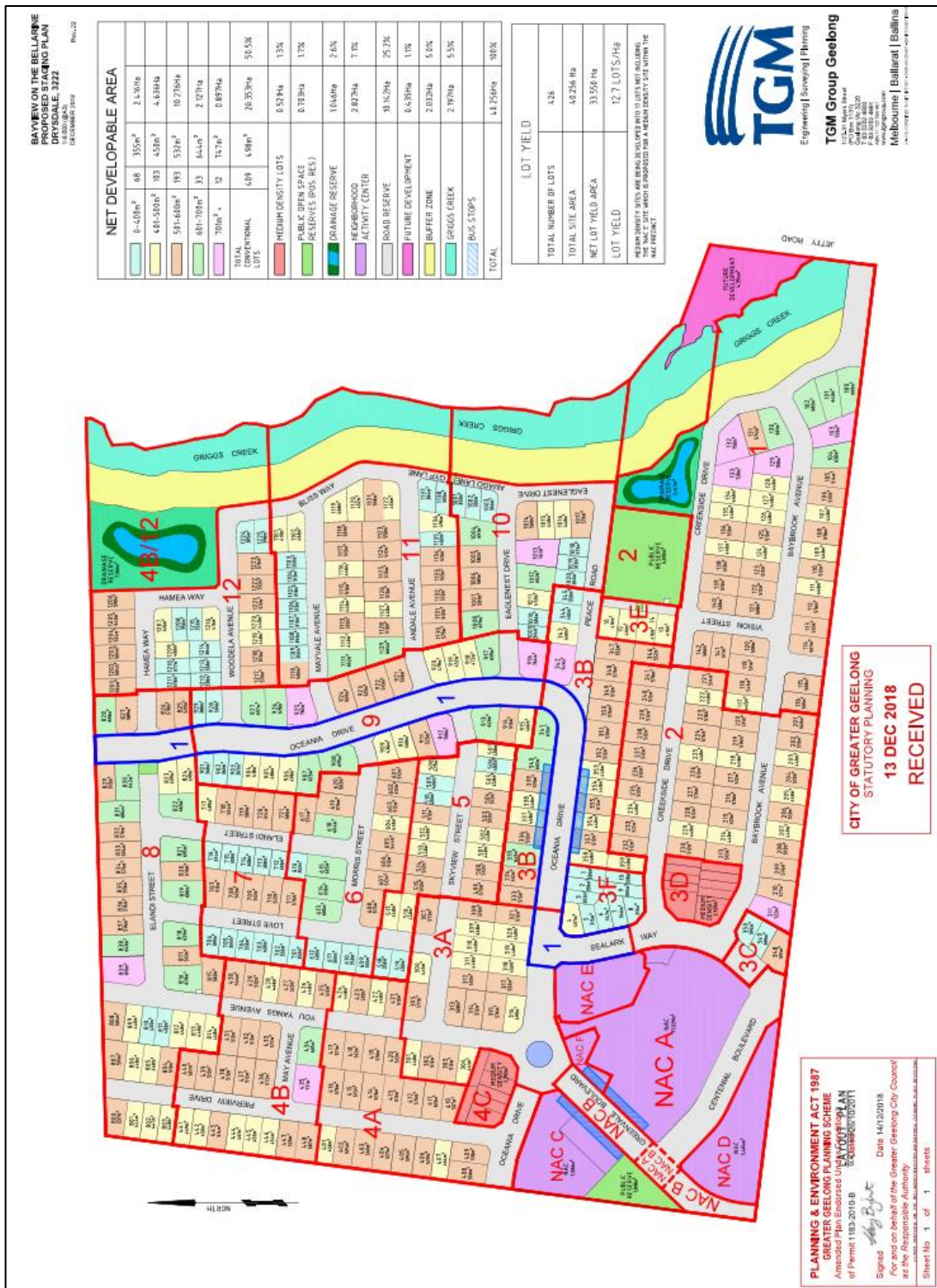
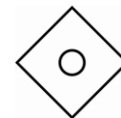


Figure 1: Jetty Road Stage 1 – Endorsed Staging Plan

Source: City of Greater Geelong provided to K2 Planning by FATHOM November 2023



3. Key Findings

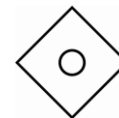
1. The City of Greater Geelong (Council) has endorsed a commitment to the development of the Curlewis Childrens and Community Hub since the adoption of the *Jetty Road Urban Growth Plan* in 2008 and through other endorsed Council studies or documents up to, and including, the *City of Greater Geelong Early Years - Social Infrastructure Plan Generation One 2020 – 2023*
2. This endorsement has included a commitment to:
 - i. Community services and infrastructure provided in close proximity to the Neighbourhood Activity Centre in a central location that supports walkability and pedestrian access
 - ii. Children’s services including kindergarten, child care and occasional care as well as allied maternal child health and other specialist and outreach pediatric (sic) and other children specialist services, adjoining open space and outdoor play areas (children’ service infrastructure should be sufficient to meet the needs of the local community)
 - iii. A neighbourhood house level facility of at least 500sqm built as a flexible space with the capacity to offer multi-user opportunities and allowing for a range of community uses from meetings to playgroups to indoor recreation activities, including a kitchen facility appropriate to the proposed building uses, and linked to the children’s services Hub ¹⁶
 - iv. The relevant Development Contributions Plan includes Land Capital Costs, Construction Capital Cost and 0.4 ha land for a Children’s and Community Hub ¹⁷
 - v. The trigger for the construction of this new Jetty Road facility has been set at 2022 – 2023 or 1,800 lots¹⁸
3. Council proposed delaying the construction of the Curlewis Childrens and Community Hub in October 2023 based on advice provided in ASR 2023 *Proposed timing of the Delivery of the Curlewis Childrens and Community Hub (Jetty Road Urban Growth Area) (ASR 2023)*¹⁹
4. A Peer Review of ASR 2023 finds that the document:
 - i. incorrectly applies population forecasts and community infrastructure benchmarks;
 - ii. fails to acknowledge the 2011 endorsed trigger for the construction of the facility;
 - iii. fails to consider private ownership, current user groups, and existing levels of utilisation of existing community meeting spaces; and
 - iv. cites location options for the Curlewis Childrens and Community Hub that are no longer under consideration (refer to Table 5, p. 30 for full details)
 - v. The limitations in the evidence provided by ASR 2023, as outlined above, do not support the conclusion to delay the timing of the delivery of the Curlewis Early Years and Community Hub
5. An updated assessment of the demand for early years services and community meeting spaces required to support the needs of residents of the Jetty Road Urban Growth area shows significant levels of demand for these services in 2024

¹⁶ *Jetty Road Urban Growth Plan* 2008 p. 58

¹⁷ *Jetty Road Urban Growth Area Stage 1 Development Contributions Plan* V4.2, Sept 2011, p. 35

¹⁸ *Jetty Road Urban Growth Area Stage 1 Development Contributions Plan* V4.2, Sept 2011 (see Figure 14 p. 49 below)

¹⁹ *Jetty Road Urban Growth Area Stage 2 Development Contributions Plan* City of Greater Geelong October 2023, p. 16



6. 2021 census data for the Curlewis area shows that on average 65% of all families living in Curlewis are families where all parents are employed. This indicates a high level of need for a long day care child care/kindergarten service in the area
7. This updated evidence of demand supports the need to commence construction of the Curlewis Childrens and Community Hub in 2024

Table 1 summarises the evidence base that supports these key findings.

Table 1: Key Findings

Evidence Base	Report Section
<p>Relevant Studies or Documents</p> <p>All relevant City of Greater Geelong studies or documents identify the need for construction of a new Early Years and Community Facility in Jetty Road, Curlewis including:</p> <ol style="list-style-type: none"> 1. City of Greater Geelong 2007 <i>Jetty Road Urban Growth Plan</i> (UGP) 2. Urban Enterprise 2011 <i>Jetty Road Urban Growth Area Stage 1 Development Contributions Plan V4.2</i>, Sept 2011 - this document sets the trigger for the construction of the new Jetty Road facility as 2022 – 2023 or 1,800 lots (see Figure 15, p. 51) 3. City of Greater Geelong 2020 <i>Our Community Places, Spaces and Services – A Social Infrastructure Plan for the City of Greater Geelong Generation One: 2020 – 2023</i> Final Draft February 4. City of Greater Geelong <i>Early Years - Social Infrastructure Plan Generation One 2020 – 2023</i> <p>The following City of Greater Geelong Plan proposes that the construction of the ‘Curlewis Early Years and Community Hub’ be extended to ‘At approximately 2031 or at an alternative time as determined by Council having regard to demand’:</p> <ol style="list-style-type: none"> 1. <i>Jetty Road Urban Growth Area Stage 2 Development Contributions Plan</i> (DCP) City of Greater Geelong October 2023 <p>This 2023 DCP cites ‘ASR research as the technical report supporting the recommended provision of infrastructure items to be funded in the DCP’</p>	<p>Section 5.2 Relevant Studies or Documents</p>
<p>Relevant Demographics²⁰</p> <ol style="list-style-type: none"> 1. Most of the current and future demand for children’s services in the Drysdale/Curlewis area is clearly located in Curlewis including: <ul style="list-style-type: none"> - Between 2016 – 2021 Curlewis experienced a 136% increase in the number children aged 0 – 4 years with 206 additional children in that age group - By comparison Drysdale/Bellarine experienced a decline of -2 children aged 0 – 4 years (-1.1%) between 2016 – 2021 (Please refer to Table 3, p. 28) (Refer to the Attachments for further details of suburb boundaries) 2. There are also significantly higher numbers of three- and four-year-old kindergarten aged children forecast to be living in Curlewis by 2031 and 2041 compared to Drysdale/Bellarine including: <ul style="list-style-type: none"> - 222 children aged 3-and 4-years in Curlewis in 2031 (3.0% of the Curlewis population) compared to 94 children aged 3-and 4-years in Drysdale/Bellarine 2031 (1.5% of the Drysdale/Bellarine population) - 247 children aged 3-and 4-years in Curlewis in 2041 (2.6% of the Curlewis Population) compared to 104 children aged 3-and 4-years in Drysdale/Bellarine 2041 (1.4% of the Drysdale/Bellarine population) (Table 4, p. 29) 3. Indeed, by 2031 the number of three- and four-year-old children living in the Curlewis suburb alone is comparable to the number anticipated to be living in the combined suburb areas of Drysdale/Bellarine and Clifton Springs: 	<p>Section 5.3 Relevant Demographics</p>

²⁰ Refer to Table 3 and Table 4 in Section 5.3 for relevant Census data and population forecasts.



Evidence Base	Report Section
<ul style="list-style-type: none"> - Curlewis three- and four-year-olds - 222 children 2031; 247 children 2041 - Drysdale/Bellarine and Clifton Springs three- and four-year-olds - 256 children 2031; 268 children 2041 	
<p>ASR 2023 The K2 Planning Peer Review of ASR 2023 <i>Proposed timing of the Delivery of the Curlewis Childrens and Community Hub (Jetty Road Urban Growth Area) (ASR 2023)</i> finds that the ASR work:</p> <ol style="list-style-type: none"> 1. Incorrectly applies population forecasts for the whole of Planning Area 3 to an assessment of demand for early years services – Curlewis population forecasts are more appropriately applied to an assessment of the demand for a neighbourhood level community facility located in a Neighbourhood Level Activity Centre including: ‘Neighbourhood Early Childhood Facilities – specific early years services located in local areas based on existing children’s service provision; eg. kindergarten, child care centre, Maternal and Child Health Centre, etc’ (This definition is taken from City of Greater Geelong <i>Children’s Services Infrastructure Plan 2013</i>, p. 17 (CSIP)) 2. Cites a benchmark of 9,000 residents as the trigger for the construction of a local level community hub (not early years facility) 3. Fails to acknowledge the 2011 endorsed trigger for construction of the Curlewis Early Years and Community Hub’ 2022 – 2023 or 1,800 lots 4. Identifies significant additional demand for future kindergarten services and infrastructure in Planning Area 3 (Please refer to the Attachments for Planning Area 3 boundaries) 5. Fails to clarify that the Best Start Best Life reform will significantly contribute to an additional need for kindergarten services and infrastructure and that the Department of Education (DET) Kindergarten Infrastructure and Services Plan (KISP) data provides an underestimate of demand 6. Fails to consider the endorsed City of Greater Geelong planning principles ‘walkability and pedestrian access’ set out in the Jetty Road Urban Growth Area Plan 7. Fails to consider private ownership, current user groups, and existing levels of utilisation, of the alternative community meeting spaces identified in the Drysdale Clifton Springs area 8. Cites ‘Location Options’ for provision of a new early years/kindergarten facility in Planning Area 3 that are no longer under consideration <p>The limitations in the evidence provided by ASR 2023, as outlined above, do not support the conclusion to delay the timing of the delivery of the Curlewis Early Years and Community Hub</p>	<p>Section 6 ASR Peer Review</p>
<p>Updated Demand - Early Years Services Urban Enterprise 2023 assessment of the demand for childcare services in the Jetty Road Urban Growth Area has found:</p> <ul style="list-style-type: none"> - An existing demand for 1.9 childcare rooms - At full build-out there will be demand for 3 rooms - ...a need for at least an additional 1.5 rooms in the growth area by full development and up to 3 additional rooms in the Broader Drysdale area²¹ <p>The updated assessment of demand completed for this expert evidence report has found that in, order to support the residents of Curlewis only, in 2024 there is demand for a facility of at least 815.7m2 comprising 340m2 of community meeting space and 475m2 of children’s service space and including:</p> <ul style="list-style-type: none"> - 0.4 maternal and child health (MCH) services (36.8m2 of floor space) - 1.9 playgroups (187.8m2 of floor space) - 0.2 occasional child care services (15ms of floor space) 	<p>Section 7.1 Updated Assessment of Demand Early Years Services and Infrastructure</p> <p>Section 6.2 Updated Assessment of Demand for Community</p>

²¹ Urban Enterprise 2023 *Curlewis Activity Centre – Market Assessment* prepared for Algo Properties March, p. 54.



Evidence Base	Report Section
<ul style="list-style-type: none"> - 0.8 long daycare centres (75.1m2 of floor space) - 0.2 toy libraries (21.6m2 of floor space) - 1.3 double kindergarten facilities (2.6 kindergarten rooms) accommodating 91 four-year-olds at 15 hours per week and 81 three-year-olds at 15 hours per week, and requiring 139m2 indoor and 301m2 outdoor floor space²² - 1.2 small meeting spaces - 0.6 small to medium meeting spaces - 0.6 medium meeting spaces - 0.6 medium to large meeting spaces - 0.2 large meeting spaces <p>By 2029, when 30 hours of funded four-year-old kindergarten is rolled out across the Greater Geelong area, this demand will at least 1,222m2 total facility size including 488m2 of community meeting spaces and 734.2m2 of children’s services spaces accommodating 5.6 kindergarten rooms, or 2.81 double kindergarten facilities.</p> <p>By 2041 the local Curlewis community will require at least 1,629.1m2 community facility space.</p>	<p>Meeting Spaces</p>
<p>Algo Properties</p> <ol style="list-style-type: none"> 1. Algo Properties Pty Ltd (‘Algo’) is the developer and previous land owner of the Jetty Road Urban Growth Area land. In 2019 Algo transferred title for land at 2 – 10 Oceania Drive Curlewis to the City of Greater Geelong for the development of the Curlewis Early Years and Community Hub, pursuant to C001 of the <i>Jetty Road Urban Growth Area Stage 1 Development Contributions Plan V4.2, Sept 2011</i>. The value of the land at transfer was \$166,000. Algo still owns land at 79-83 Greenvale Drive Curlewis. 2. Algo has been proactively contributing to the planning of an Childrens and Community Hub in Curlewis including commissioning a master plan which sets out the following components of an Early Years and Community Hub : Overall site 5,292m2; Community Centre 565m2; Community site 4,003m2; Childcare Centre 92 Long Day Care Places; Childcare site 1,289m2; Multipurpose Building 327m2 + external (refer to Figure 8 p. 41) 	<p>Section 8 Proposed Response Algo Properties</p>

²² The benchmark includes 15 hours of four-year-old Pre-Prep and 15 hours of three-year-old kindergarten in 2024. This increases to 30 hours of four-year-old Pre-Prep and 15 hours of three-year-old kindergarten in 2029.



4. Recommendations

Based on the updated evidence of demand provided in this expert evidence report it is recommended that:

1. The City of Greater Geelong continue to **enact the planning trigger of 1,800 lots for the development of the Curlewis Childrens and Community Hub** including the floor areas set out in Table 2:

Table 2: Curlewis Childrens and Community Hub Recommended Services and Floor Space

Facility Type	Facility Use	Floor Space 2024	Capacity to Expand	
			2029	2041
Community Meeting Rooms	1. General community 2. Playgroups 3. Toy library visits	340m ²	488m ²	668m ²
Early Years Services	1. MCH consulting space 2. Occasional Child Care Space 3. Long Day Child Care 4. 3- and 4-year-old kindergarten	475.3m ²	734.2m ²	961m ²
Total Facility Space		815.7m²	1,222m²	1,629
Outdoor Spaces for Kindergarten Programs		301m ²	544 m ²	649m ²

Source: K2 Planning 2023; Please refer to Section 7.3 below for more details

2. **Planning for the Curlewis Childrens and Community Hub be conducted immediately in order to:**
 - i. Respond to the agreed timing set out in all relevant Council documents prior to 2023 and specifically in Urban Enterprise 2011 *Jetty Road Urban Growth Area Stage 1 Development Contributions Plan V4.2*, Sept 2011
 - ii. Proactively engage with any current private sector interest in early years' service provision in the Curlewis area



5. Project Context

This Section provides details relevant to the planning of the Curlewis Childrens and Community Hub including:

1. The Proposed Site for the Curlewis Early Years and Community Hub
2. The relevant City of Greater Geelong Policy Context guiding decisions about the location and timing of the Curlewis Early Years and Community Hub
3. The Jetty Road Urban Growth Area developers 'Algo Property' and their history of negotiations with the City of Greater Geelong about the location and timing of the Curlewis Early Years and Community Hub

5.1 The Site

The proposed location of the Curlewis Childrens and Community Hub is within the neighbourhood Activity Centre set out in the *Jetty Road Urban Growth Plan* (Figure 2). The Jetty Road Urban Growth Plan:

...sets a long term strategic framework for the development of the Jetty Road Urban Growth area in relation to: Land use...Transport...the neighbourhood activity centre...Open space

The *Jetty Road Stage 2 Urban Growth Area Framework Plan* and *Jetty Road Urban Growth Area Stage 2 Development Contributions Plan City of Greater Geelong October 2023* also identify the location of the Neighbourhood Activity Centre, Figure 3, below.

Further details of the specific location of the Curlewis Childrens and Community Hub within the Neighbourhood Activity Centre are provided in Section 4.3 Algo Properties.

The Jetty Road Urban Growth area consists of two areas referred to as Stage 1 and Stage 2 - Figure 4 below.

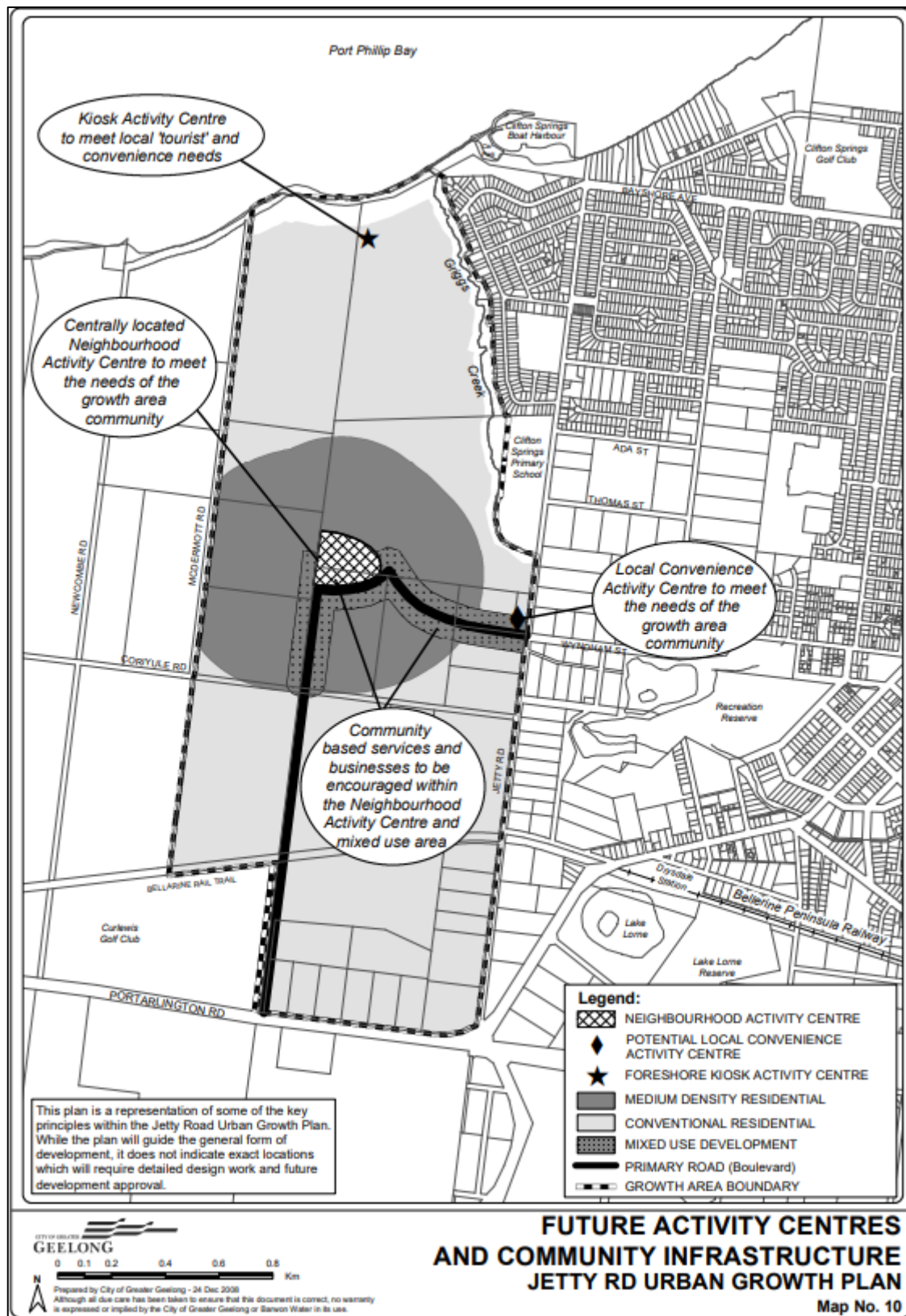
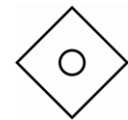


Figure 2: Future Activity Centres and Community Infrastructure – Jetty Rd Urban Growth Plan

Source: City of Greater Geelong *Jetty Road Urban Growth Plan* Adopted 26 June 2007 (Amended 23 September) 2008, p. 57



Figure 3: Jetty Road Stage 2 Framework Plan

Source: City of Greater Geelong Jetty Road Stage 2 Urban Growth Area Framework Plan cited in Jetty Road Urban Growth Area Stage 2 Development Contributions Plan City of Greater Geelong October 2023, p. 6



Figure 4: Jetty Road Urban Growth Area – Stage 1 and Stage 2 Boundaries

Source: Urban Enterprise 2011 Jetty Road Urban Growth Area Stage 1 Development Contributions Plan V4.2, Sept 2011 p. 5



5.2 Relevant Studies or Documents

This Section sets out key statements from the City of Greater Geelong policy context related to the planning and development of the Curlewis Early Years and Community Hub.

City of Greater Geelong 2007 Jetty Road Urban Growth Plan (UGP) – emphasis added

...sets out the key planning responses that will be pursued at each stage of the planning process for the growth area. The UGP will ensure that the growth area develops in an orderly and sustainable fashion...p. 3

The Urban Growth Plan Vision

*The Jetty Road Urban Growth Plan vision sees the area developed into **a sustainable community that demonstrates best practice urban development** p. 6*

Residential Neighbourhood Principles

- *Principle 8: **Urban form should contribute to the health and well being of residents and the environment***
- *Principle 9: Provide residential densities that support a comprehensive range of commercial and community facilities*

Community Infrastructure and Activity Centres Principles

- *Principle 12: **Activity Centres are to be provided to service the needs of future residents***
- *Principle 13: **The siting of activity centres is to provide convenient access to services for residents***
- *Principle 14: Activity centres are to be designed according to best practice in urban design and so as to encourage community cohesion p. 7*

*The development of the Jetty Road growth area will be through **staged rezoning of land and the creation of Development Plans for each of these stages**. The UGP provides the basis for these development plans and establishes the over arching principles for development p. 8*

Composition of Neighbourhood Activity Centre

*The UGP provides for a **Neighbourhood Activity Centre** with commercial floor space up to 5,000m2 ...**Community services and infrastructure are also to be provided within or in close proximity to the Neighbourhood Centre** ...*

Location of the Neighbourhood Activity Centre

***One of the key principles of the Jetty Road UGP is walkability and pedestrian access.** A central location for the main neighbourhood centre is therefore required in order to provide as large a walkable catchment in the new growth area (the principle trade area) as possible. Further, a central location with good pedestrian access will also reduce the demand for car parking within the neighbourhood centre. P. 52*

Healthy, robust activity centres are public mixed-use centres that contain a range of uses, including retail, entertainment, office, community and residential uses p. 53

*Principle 15: **Ensure the provision of Community Infrastructure to service the needs of future residents***

Community services and infrastructure are to be provided within and in close proximity to the neighbourhood activity centre, to the satisfaction of Council. They may include:

- ***Joined up (or in hub formation) children’s services including 90 places for kindergarten, child care and occasional care** as well as for allied maternal child health and other specialist and outreach pediatric and other children specialist services, and adjoining open space and outdoor play areas (**children’ service infrastructure should be sufficient to meet the needs of the local community**)*



- **A neighbourhood house level facility** of at least 500sqm built as a flexible space with the capacity to offer multi-user opportunities and allowing for a range of community uses from meetings to playgroups to indoor recreation activities, including a kitchen facility appropriate to the proposed building uses, and linked to the children's services hub p. 58

Urban Enterprise 2011 Jetty Road Urban Growth Area Stage 1 Development Contributions Plan V4.2, Sept 2011 – emphasis added

- The DCP will collect levies to ensure that the infrastructure identified in the DCP can be delivered...p. 4 ...for the purposes of the DCP a 20 year life has been adopted. This period commences from the date that the DCP is incorporated into the City of Greater Geelong Planning Scheme
- ... some minor changes to some of the items of infrastructure as a result of **continuing discussions with landowner and Council...** p. 7
- **Council has identified a need for each of the community and development infrastructure projects that have been included in this DCP. Council has identified that each item is needed in order to provide for the wellbeing, health and safety of the future community** p. 8
- The Jetty Road Urban Growth Area Land Budget includes 0.4 ha land for community facilities p. 9
 - o Community Infrastructure Items
- **Strategic planning undertaken by the City of Greater Geelong has identified a requirement for one Community Infrastructure item: CO03 Regional Community and Learning Hub** p. 17
- Land Capital Costs and Construction Capital Costs are identified for the Childrens and Community Hub including: **Land Acquisition \$143,347; Construction \$3,446,569** p. 35
- **a Neighbourhood Activity Centre in the Jetty Road growth area is intended to be limited to the growth area**
- The Jetty Road Neighbourhood Activity Centre is to **focus on providing for the day-to-day needs of the local community rather than serving a broader regional or sub-regional catchment** or having a substantial tourist component
- **One of the key principles of the Jetty Road UGP is walkability and pedestrian access.** A central location for the main neighbourhood centre is therefore required in order to provide as large a walkable catchment in the new growth area (the principle trade area) as possible. Further, a central location with good pedestrian access will also reduce the demand for car parking within the neighbourhood centre.

City of Greater Geelong Drysdale Clifton Springs Structure Plan 2010 – emphasis added

Vision - A vision for the township was derived from the Bellarine Peninsula Strategic Plan, and reads as follows:

- In the year 2016 Drysdale Clifton Springs will provide residents with a unique lifestyle offering comfortable and convenient urban living with bay vistas in a peaceful rural setting. It will be **well serviced with education, community, sports cultural and recreation facilities**, have a vibrant shopping precinct with distinct village character and a renewed focus on the foreshore with improved landscaping, facilities and access.
- Jetty Road - The majority of growth up to 2021 is to be accommodated within Stage 1 of the Jetty Road Urban Growth Area. This growth area has already been comprehensively planned by the Jetty Road Urban Growth Plan 2007 and will provide approximately 1500 dwellings in the first stage....
- Directions - **Support the development of the Jetty Road Urban Growth Area in accordance with the Jetty Road Urban Growth Plan 2007** p. 12



City of Greater Geelong 2020 Our Community Places, Spaces and Services – A Social Infrastructure Plan for the City of Greater Geelong Generation One: 2020 – 2023 June – emphasis added

- *The Social Infrastructure Plan will outline the needs of our community, investment priorities and the way forward to ensure that people know what is planned in the place that they live p. 2*
- **Clifton Springs – Curlewis – Drysdale – Bellarine**
- **Summary of identified social infrastructure projects over the next 3 years**
- **Hard Infrastructure NEW**
- **Curlewis, Jetty Road Early Years Facility (New provision) – Capital p. 67**

City of Greater Geelong Early Years - Social Infrastructure Plan Generation One 2020 – 2023²³

- ***The Social Infrastructure Plan will outline the needs of our community, investment priorities and the way forward to ensure that people know what is planned in the place that they live.***
- *The plan is intended to provide Council and the community with a single, simpler and more integrated strategic summary of Council's investment priorities over the next 1-3 years.*
- ***Emergence of private providers in long day care and kindergarten provision has significantly shifted the market share away from Council run services in recent years p.12***
- *The Children's Services Audit (2018) audited the condition and fit-for-purpose of 29 facilities. All facilities were found to be of **good to excellent condition**, with some recommendations for minor improvements with a focus on accessibility p.12*
- ***Implications of recent legislative and policy shifts relating to the provision of kindergarten services and future delivery models (in new schools) will need to be better understood p. 12***
- **Clifton Springs – Curlewis-Drysdale-Bellarine – Provision Gap**
- *Long day care (Places) 38*
- *4-year-old kindergarten places -94 p. 13*
- **Identified Projects**
- *Summary of Infrastructure development over the next 3 Years (2020-23)*
- *Hard Infrastructure - New*
- ***Integrated Centres: Curlewis, Jetty Road (New provision)***
- *Decommission: Drysdale – Finalise decommissioning of services at Drysdale kindergarten – services moved to the new Drysdale City Learning and Care Centre Investigate potential re-purposing of remaining buildings on site p. 15*

The City of Greater Geelong Draft Proposed Budget Report 2022 – 2023 to 2025-26 endorsed 26 April 2022 included funding for the Jetty Road Children's and Community Hub as follows:

Design and development of the Jetty Road Children's and Community Centre to meet the needs of the expanding population in the Curlewis growth area. Facility to include development of an early childhood and maternal services area and neighbourhood community hub (C002 DCP – JR)

- *\$49,066.00 for 2022–2023,*
 - *\$441,779.00 for 2023-2024*
 - *\$2,206,000.00 for 2024-2025*
 - *\$2,206,000.00 for 2025-2026*
- p. 60 - **emphasis added**

²³ This network report specifically relates to Early Years - Childcare, Kindergarten, Playgroups, Integrated Children's Centres, Maternal and Child Health, and Family Day Care.

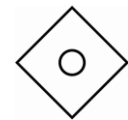


Figure 5: Early Years: Kindergarten

Source: Map excerpt taken from City of Greater Geelong *Early Years - Social Infrastructure Plan Generation One 2020 – 2023* p. 11

In October 2023 the **City of Greater Geelong Jetty Road Urban Growth Area Stage 2 Development Contributions Plan October 2023** recommended delaying the construction of the Childrens and Community Hub until 2031:

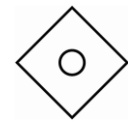
- *Supporting studies that have informed the provision of infrastructure items to be funded by this DCP are....Community Facilities – Proposed Timing of the Delivery of the Curlewis Childrens and Community Hub (Jetty Road Urban Growth Area) 25 January 2023, ASR p. 8*
- *Community Facilities Infrastructure List*
- *Infrastructure Item Name - **Children and Community Hub** – construction of the child and maternal services area and neighbourhood community Hub . To be located in close proximity to the neighbourhood activity centre, to the satisfaction of Council*
- *Catchment Areas The MCA and Jetty Road Stage 1 area*
- ***Indicative Project Timing – at approximately 2031 or at an alternative time as determined by Council having regard to demand** p. 16*

The City of Greater Geelong studies and documents summarised above shows that Council has consistently endorsed the development of the Curlewis Childrens and Community Hub. The October 2023 *Jetty Road Urban Growth Area Stage 2 Development Contributions Plan October 2023* seeks to delay construction of the hub until 2031 'having regard to demand'. The following Sections provide a review of the material used to justify the proposed delayed construction date and an updated assessment of demand for the facility.



Figure 6: Community Facilities Infrastructure Location

Source: City of Greater Geelong *Jetty Road Urban Growth Area Stage 2 Development Contributions Plan October 2023*, p. 17 NB: Image quality is reflective of the quality in the original document.



5.3 Relevant Demographics

Recent population data shows that there are significantly more three- and four-year old children living in Curlewis compared to Drysdale/Bellarine including:

- 206 additional children aged 0 – 4 years living in Curlewis between 2016 – 2021 (136% increase) compared to -2 children aged 0 – 4 years living in Drysdale/Bellarine 2016 – 2021 (-1.1%)
- 357 children aged 0-4 years living in Curlewis in 2021 compared to 181 children aged 0-4 years living in Drysdale/Bellarine (Table 3)

There are also significantly higher numbers of three- and four-year-old kindergarten aged children anticipated to be living in Curlewis compared to Drysdale/Bellarine including:

- 222 children aged 3-and 4-years anticipated to be living in Curlewis in 2031 (3.0% of the Curlewis population) compared to 94 children aged 3-and 4-years living in Drysdale/Bellarine 2031 (1.5% of the Drysdale/Bellarine population)
- 247 children aged 3-and 4-years anticipated to be living in Curlewis in 2041 (2.6% of the Curlewis Population) compared to 104 children aged 3-and 4-years living in Drysdale/Bellarine 2041 (1.4% of the Drysdale/Bellarine population) (Table 4)

By 2031 the number of three- and four-year-old children living in the Curlewis suburb alone is highly comparable to the number anticipated to be living in the Drysdale/Bellarine and Clifton Springs areas combined:

- Curlewis three- and four-year-olds - 222 children 2031; 247 children 2041
Drysdale/Bellarine and Clifton Springs three- and four-year-olds - 256 children 2031; 268 children 2041 (Table 4)

Table 3: 0-4 Year Olds - Curlewis and Drysdale/Bellarine 2016 - 2021

Area	Age Group	2021			2016			Change 2016 - 2021	
		No.	%	CoGG %	No.	%	CoGG %	No.	%
Curlewis	0–4-year-olds	357	8.6	5.7	151	9.8	6.1	206	136.4
	Total Pop.	4,079	100.0		1,526	100.0		2,553	167.3
Drysdale/Bellarine	0–4-year-olds	181	3.5	5.7	183	4.1	6.1	-2	-1.1
	Total Pop.	5,103	100.0		4,284	100.00		819	19.1
Clifton Springs	0–4-year-olds	347	4.6	5.7	348	5.1	6.1	-37	-10.6
	Total Pop.	7,428			7,264			164	2.25

Source: Profileid.com.au/geelong/data-export adapted by K2 Planning

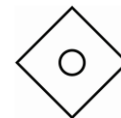
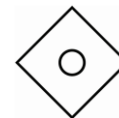


Table 4: Three- and Four-Year Old Population Forecasts – Curlewis and Drysdale/Bellarine 2021 - 2041

Area	Age group	2021		2031		2041	
		No.	%	No.	%	No.	%
Curlewis	3-year-olds	67	1.6	111	1.5	123	1.3
	4-year-olds	76	1.8	111	1.5	124	1.3
	Total 3 & 4 YO's	143	3.4	222	3.0	247	2.6
Total Pop.		4,139	100.0	,7434	100.0	9,214	100.0
Drysdale - Bellarine	3-year-olds	33	0.7	45	0.7	50	0.7
	4-year-olds	31	0.6	49	0.8	54	0.7
	Total 3 & 4 YO's	64	1.3	94	1.5	104	1.4
Total Pop.		5,060	100.0	6,224	100.0	7,324	100.0
Clifton Springs	3-year-olds	84	1.0	80	0.9	81	0.8
	4-year-olds	69	0.9	82	0.9	83	0.9
	Total 3 & 4 YO's	153	1.9	162	1.8	164	1.7
Total Pop.		7,708	100.0	8,666	100.0	9,304	100.0
Drysdale/Bellarine and Clifton Springs	3-year-olds	117		125		131	
	4-year-olds	100		131		137	
	Total 3 & 4 YO's	217		256		268	

Source: forecast.id.com.au/geelong/data-export adapted by K2 Planning



6. ASR 2023 Peer Review

As set out above, the City of Greater Geelong has informed Algo Property of the intention to delay the construction of an Childrens and Community Hub in the Jetty Road NAC based on the evidence provided in ASR 2023 *Proposed timing of the Delivery of the Curlewis Childrens and Community Hub (Jetty Road Urban Growth Area)* (ASR 2023).

The aim of ASR 2023 was:

...to determine whether the current provision trigger of 2023 for the Curlewis Childrens and Community Hub as required within the Jetty Road Stage 1 development area/Development Contribution's Plan is still suitable p. 1

The conclusion of ASR 2023 is:

.. we believe delaying the delivery of proposed the (sic) Curlewis Childrens and Community Hub in the Jetty Road Urban Growth area can be justified until at least 2031 (ASR 2023, p. 5)

This section provides a Peer Review of ASR 2023 to help understand the validity of the decision to delay the delivery of the Curlewis Childrens and Community Hub including the accuracy and validity of the following components of ASR 2023:

1. Underlying Assumptions
2. Recently Updated Population Forecasts – Early Years Services and Community Meeting Spaces
3. Industry Benchmark Assessment of Service Demand – Early Years Services and Community Meeting Spaces
4. Availability, proximity and capacity of existing community facilities to meet: future kindergarten demand; future community functions e.g. (sic) meeting space
5. Location Options for a Curlewis Early Years and Community Hub

The Peer Review is provided in Table 5, below.

Table 5: ASR 2023 Peer Review

ASR Assumptions, Key Considerations and Evidence Base	K2 Planning Peer Review
<p>Assumptions - Early Childhood Best Start Best Life reform</p> <p><i>..If implemented, the proposed policy will result in 30 hour per week of funded 4-year-old kindergarten (an additional 15 hours per week)...the Victorian government is aiming for a 2025 start date...the details about how this new measure will be implemented ...have not yet been made clear...ASR 2023 p. 2</i></p>	<ol style="list-style-type: none"> 1. ASR raises significant doubt about the implementation start date of the Best Start Best Life reforms 2. The Victorian Government announced in June 2022 that it will expand the <i>Best Start, Best Life</i> reform including: <ul style="list-style-type: none"> • Making kinder free for three- and four-year-olds in participating services across the state in 2023 • Transitioning Four-Year-old Kindergarten to 'Pre-Prep', a universal, 30-hour a week program of play-based learning by 2029 3. The City of Greater Geelong web site notes that:



ASR Assumptions, Key Considerations and Evidence Base	K2 Planning Peer Review
	<p>Subsidised kindergarten programs for three-year-olds are being rolled out in Geelong from 2022 https://www.geelongaustralia.com.au/kindergartens/</p> <ol style="list-style-type: none"> 4. By 2029, 30 hours of funded four-year-old kindergarten [preschool] will be rolled out across the Greater Geelong area and 3-year-olds will continue to access 15 hours of funded kindergarten per week 5. Local Governments across Victoria have been working towards the implementation of the Best Start Best Life reform including: <ul style="list-style-type: none"> • Cardinia Shire Council <i>Koo Wee Rup Feasibility Study 2022</i> (K2 Planning) • Cardinia Shire Council <i>Hills Region Feasibility Study 2023</i> (K2 Planning) <p>Implications Planning for early years services at Curlewis needs to respond to the expanded service hours included in the <i>Best Start, Best Life</i> reform including: <ul style="list-style-type: none"> • 15 hours kindergarten for 4-year-olds and 15 hours kindergarten for 3-year-olds from 2024 • 30 hours kindergarten for 4-year-olds and 15 hours kindergarten for 3-year-olds in 2029 This significantly increases the needs for kindergarten services and infrastructure</p>
<p>Recently Updated Population Forecasts – Early Years Services</p> <p>ASR 2023 states that the report uses population forecasts for Planning Area 3 (Clifton Springs-Curlewis-Drysdale-Bellarine) to complete a review of the demand and supply requirements for sessional kindergarten services and community meeting spaces noting that:</p> <p><i>The Planning Area 3 catchment area has been used in order to align with Council’s broader geographic catchment planning regions (as used in its main social infrastructure planning document – Our Community Places, Spaces and Services: A Social Infrastructure Plan for the City Of (sic) Greater Geelong ...Planning areas are designed to be reflective of the reality of community catchments to support localised planning and decision making and allows (sic) Council to better consider the accessibility to all existing and planned community facilities and the various travel options to get to them (e.g. (sic) walking, cycling, public transport and private vehicles). Given the close proximity of some of the existing services and facilities located in both Clifton Springs and Drysdale to the Jetty Road Urban Growth</i></p>	<p>The City of Greater Geelong Social Infrastructure Planning Areas were developed by K2 Planning in the <i>City of Greater Geelong Children’s Services Infrastructure Plan – Final Report 2013 (CSIP 2013)</i>.</p> <p>The intention of the Planning Areas is to allow for a hierarchy of provision with different scales of facilities servicing varying sized catchments including:</p> <ol style="list-style-type: none"> a. Integrated Children’s Centres – located in major activity areas and communities that have a large population or serve a broad geographic area; eg. Ocean Grove Children’s Centre, Leopold Community Hub ; Armstrong Creek, etc. b. Enhanced Early Learning Centres – integrating services in communities which have smaller populations or have particular requirements in relation to the range of services required in response to community needs or specific target groups; eg. Barwon Heads Enhanced Early Learning Centre. c. Neighbourhood Early Childhood Facilities – specific early years services located in local areas based on existing children’s service provision; eg. kindergarten, child care centre, Maternal and Child Health Centre, etc (CSIP 2013 p. 17) <p>Implications Demand for the proposed Curlewis Childrens and Community Hub should be assessed as a Neighbourhood Early Childhood Facility based on: <ol style="list-style-type: none"> 1. Its proposed location of the within a Neighbourhood Activity Centre, and </p>



ASR Assumptions, Key Considerations and Evidence Base	K2 Planning Peer Review
<p><i>Area, the decision to adopt the Planning Area 3 geographic catchment for our analysis is justifiable pp. 1-2</i></p>	<p>2. The proposed scale and mix of services (kindergarten, child care and MCH)</p> <p>Population Forecasts appropriate to the planning of a Neighbourhood Early Childhood Facility are those for the local suburb level of Curlewis, not the Boarder Planning Area Catchment. Curlewis suburb population forecasts have been applied to the K2 Planning updated assessment of demand for early years services and community meeting spaces, below.</p>
<p>Recently Updated Population Forecasts – Community Meeting Spaces</p> <p><i>The proposed Curlewis Childrens and Community Hub equates to a Level 1 community centre. Based on population catchment size, a Level 1 community facility will typically service a community of 9,000 to 10,000 people, a population figure which will not be reached until development of Jetty Road Stage 2. This population figure typically equates to approximately 3,000 dwellings in a large urban growth area. P. 4</i></p> <p><i>Council’s population forecasts for Curlewis...the small area within which the Jetty Road Growth area is located, is not projected to reach 9,000 people until the year 2041. The Curlewis small area is not anticipated to reach 3,000 dwellings until just after the year 2031. ASR 2023 p. 4</i></p>	<p>Despite the rationale provided by ASR for the use of population forecasts for Planning Area 3, above, ASR fails to apply this population catchment to an assessment of demand for community meeting spaces. Instead, ASR applies a Community Facility Level 1 Benchmark of 1 facility per 9,000-10,000 people to the population forecasts for the Curlewis area only. This is a significant inconsistency in the ASR report.</p> <p>ASR’s use of the Community Facility Level 1 Benchmark as the ‘trigger’ for the development of the Curlewis Childrens and Community Hub also fails to acknowledge the agreed trigger set out in Council’s endorsed Jetty Road Urban Growth Area Stage 1 Development Contributions Plan 2011 which sets the trigger for the timing of the construction of the Hub at ‘2022 – 2023 or 1800 lots’ (see Figure 15, p. 51 below)</p> <p>Implications Use of the Community Facility Level 1 Benchmark as the ‘trigger’ for the development of the Curlewis Childrens and Community Hub is inappropriate for the planning of a Neighbourhood Level Facility and fails to acknowledge the existing endorsed trigger of ‘2022 – 2023 or 1800 lots’ for the construction of the Curlewis Early Years and Community Hub</p>
<p>Industry Benchmark Assessment</p> <p><i>Our Scenario 2 calculations (i.e. the scenario that assumes the roll-out of 30 hours a week of 4 year old kindergarten) indicate a need for an additional 1.9 kindergarten rooms by 2031 and 2.4 kindergarten rooms by 2041 for Planning Area 3</i></p> <p><i>...we also note that the KISP report commissioned by the Department of Education and Training (DET) projected a shortfall of 18 kindergarten places by 2029 (equivalent to approximately half a sessional kindergarten room @33 licensed placed per room) ASR 2023 p. 2</i></p>	<p>ASR has identified significant additional demand for future kindergarten services and infrastructure in Planning Area 3</p> <p>ASR fails to note that the DET KISP was completed prior to the Best Start Best Life reform and assesses future demand for 15 hours of four-year-old kindergarten only</p> <p>Implications</p> <p>ASR fails to clarify that the Best Start Best Life reform will significantly contribute to an additional need for kindergarten services and infrastructure and that the KISP data provides an underestimate of demand</p>



ASR Assumptions, Key Considerations and Evidence Base	K2 Planning Peer Review
<p>Availability, proximity and capacity of existing community facilities (i.e. Clifton Springs Primary School and the Bella wiyn Biralee community facility) to meet future kindergarten demand</p> <p><i>...based on data provided by Bethany Kindergarten Services (BKS – which is the main operator of sessional kindergarten services in 3 Council owned facilities in Planning Area 3), Planning Area 3 currently has a total spare capacity of approximately 22 kindergarten places ASR 2023, p. 3</i></p>	<p>The assessment of the capacity of exiting early years services fails to consider:</p> <ol style="list-style-type: none"> 1. Accessibility/proximity to the Jetty Road Urban Growth Area in accordance with the City of Greater Geelong endorsed planning principles of ‘walkability and pedestrian access’ set out in the Jetty Road Urban Growth Area Plan 2. Does not identify sufficient existing capacity to accommodate the demand for kindergarten services in Curlewis as identified in the demand assessment completed in this expert evidence report and set out in Section 7
<p>Availability, proximity and capacity of existing community facilities to meet future community functions e.g. (sic) meeting space</p> <p><i>...existing facilities in the Planning Area...that provide community meeting spaces available for hire...include:</i></p> <ol style="list-style-type: none"> 1. Springdale Community Centre 2. Drysdale Community Hub 3. Clifton Springs Golf Club Incorporated 4. Bellarine Anglican Parish – St James’ Hall 5. Bella Wiyn Birralee Family Centre 6. Potato Shed <p><i>I also understand that the Drysdale Library & Community Hub development (to be fully completed by 2023) will also contain general community meeting spaces to service the catchment area including Curlewis ASR 2023 pp. 4-5</i></p>	<p>The assessment of existing community meeting spaces is very limited and fails to consider:</p> <ol style="list-style-type: none"> 1. Distance to the Jetty Road Urban Growth area and achievement of the City of Greater Geelong endorsed planning principles of ‘walkability and pedestrian access’ set out in the Jetty Road Urban Growth Area Plan 2. Private ownership of existing facilities such as the Clifton Springs Golf Club which also accommodates electronic gaming machines and may therefore not be a suitable community meeting place (NB: Local Government across Victoria are increasingly removing grant support for venues that accommodate EGM’s due to the health and wellbeing risks of EGM gambling) 3. Current user groups, and existing levels of utilisation, for example the Potato Shed located 4.5km away from Oceania Drive Curlewis, is a multi-arts facility accommodating performances, rehearsals, classes, events and conferences. While this venue does have community meeting rooms available for hire these are more regularly used for formal meetings and conferences than for general, local, community use https://www.geelongaustralia.com.au/potatoshed/default.aspx
<p><i>As it currently stands the City of Greater Geelong has three major options for satisfying the long-term kindergarten needs of Planning Area 3. These are:</i></p> <p>Option 1. <i>The provision of a new early years/kindergarten facility within the grounds of the Clifton Springs Primary School</i></p> <p>Option 2. <i>The conversion of a multi-purpose room at the existing Bella wiyn Birralee facility (sic) located in Drysdale to a sessional kindergarten room...the existing playgroups and parent support groups that use the multipurpose room would need to be re-</i></p>	<p>The location options considered by ASR face significant challenges including:</p> <ol style="list-style-type: none"> 1. Option 2 – It is not clear whether the proposed relocation of existing user groups is achievable or acceptable to either the user groups themselves or to the facility operator 2. The City of Greater Geelong has advised Algo Property that Option 1 – the provision of a new early year’s facility within the grounds of the Clifton Springs Primary School is no longer an option since no funding was obtained for the facility on this site; the Primary School upgrade has gone ahead without the Community Hub



ASR Assumptions, Key Considerations and Evidence Base	K2 Planning Peer Review
<p><i>located to spaces located on the second level of Bella wiyw Birrallee facility (sic)</i> Option 3. <i>The establishment of a new early years/kindergarten facility at the Oceania Drive site within the Jetty Road Growth Area. Given the projected sessional kindergarten room requirements for Planning Area 3 to the year 2041, there appears little justification for including a new early years/kindergarten facility at the Oceania Drive site if Option 1 and/or 2 are adopted as the preferred strategies for meeting the future sessional kindergarten needs of Planning Area 3 ASR 2023 p. 3 – emphasis added</i></p>	<p>Implications</p> <p>These limitations on Options 1 and 2 leaves Option 3 Oceania Drive site as the best remaining location option for the new Curlewis Early Years and Community Hub</p>
<p>ASR Timing of Multipurpose Community Centres</p> <p><i>.. we believe delaying the delivery of proposed the (sic) Curlewis Childrens and Community Hub in the Jetty Road Urban Growth area can be justified until at least 2031 ASR 2023, p. 5</i></p>	<p>Implications</p> <p>The limitations in the evidence provided by ASR 2023, as outlined above, do not support the conclusion to delay the timing of the delivery of the <i>Curlewis Early Years and Community Hub</i></p>

Source: K2 Planning 2023

The above Peer Review of ASR 2023 finds that ASR 2023:

- i. Incorrectly applies population forecasts:
 - ASR 2023 uses population forecasts for Planning Area 3 (comprising Clifton Springs-Curlewis-Drysdale-Bellarine) to complete a review of the demand and supply requirements for sessional kindergarten services;
 - Despite the rationale provided by ASR for the use of population forecasts for Planning Area 3, ASR fails to apply this population catchment to an assessment of demand for community meeting spaces. Instead, ASR applies a Community Facility Level 1 Benchmark of 1 facility per 9,000-10,000 people to the population forecasts for the Curlewis area only

This expert evidence report asserts that:

 - There is a significant inconsistency in the use of population catchments in the ASR report
 - The proposed Curlewis Childrens and Community Hub matches the definition of a *Neighbourhood Early Childhood Facilities...located in local areas based on existing children's service provision; eg. kindergarten, child care centre, Maternal and Child Health Centre, etc* (City of Greater Geelong *Children's Services and Infrastructure Plan 2013*, p. 17)
 - Population Forecasts appropriate to the planning of a Neighbourhood Early Childhood Facility are those for the local suburb level, in this case the suburb of Curlewis
- ii. Applies incorrect community infrastructure benchmarks:
 - ASR 2023 conducts an assessment of future demand for kindergarten services based on the benchmark of 30 hours a week of 4-year-old kindergarten



- ASR 2023 notes the Department of Education and Training - *Kindergarten Infrastructure and Services Plan* (DET KISP) and yet fails to note that the DET KISP was completed prior to the Best Start Best Life reform and assesses future demand for 15 hours of four-year-old kindergarten only

This expert evidence report asserts that:

- ASR 2023 fails to clarify that planning for early years services at Curlewis needs to respond to the expanded service hours included in the *Best Start, Best Life including*:
 - 15 hours kindergarten for 4-year-olds and 15 hours kindergarten for 3-year-olds from 2024
 - 30 hours kindergarten for 4-year-olds and 15 hours kindergarten for 3-year-olds in 2029
- iii. Fails to acknowledge the 2011 endorsed trigger for the construction of the facility
- iv. Fails to consider private ownership, current user groups, and existing levels of utilisation of existing community meeting spaces; and
- v. Cites location options for the Curlewis Childrens and Community Hub that are no longer under consideration

These limitations in the evidence provided by ASR 2023, do not support the conclusion to delay the timing of the delivery of the *Curlewis Early Years and Community Hub*.



7. Updated Assessment of Demand

This Section provides an updated assessment of the demand for an Childrens and Community Hub in the Jetty Road Urban Growth Area based on:

1. **Industry benchmarks for community infrastructure in growth areas** - These benchmarks are similar to those used in the ASR 2023 assessment of demand for early years services. However, where ASR uses a benchmark of 1 Level 1 community facility per 9,000 - 10,000 people, K2 Planning applies benchmarks for small, medium and large community meeting spaces (see Table 15, p. 47).
2. **Population forecasts for the Curlewis suburb** – These suburb population forecasts are used as the most accurate available catchment for neighbourhood level planning in the Jetty Road Neighbourhood Activity Centre (see Figure 9, p. 45). It is noted that ASR 2023 used population forecasts for the much larger Planning Area catchment comprising Clifton Springs, Curlewis, Drysdale and Bellarine (Please refer to Table 13, p. 47 for the population forecasts applied to the current updated demand assessment).

7.1 Early Years Services and Infrastructure

The updated assessment of demand for early years services shows that there is already significant demand for a facility to support the needs of residents of Curlewis.

In 2024 there will be a demand **475m² of children’s service space** and including:

- 0.4 maternal and child health services (36.8m² of floor space)
- 1.9 playgroups (187.8m² of floor space)
- 0.2 occasional child care services (15ms of floor space)
- 0.8 long daycare centres (75.1m² of floor space)
- 0.2 toy libraries (21.6m² of floor space)
- 1.3 double kindergarten facilities (2.6 kindergarten rooms) accommodating 91 four-year-olds at 15 hours per week and 81 three-year-olds at 15 hours per week, and requiring 139m² indoor and 301m² outdoor floor space²⁴

By 2029, when 30 hours of funded kindergarten is rolled out across the Greater Geelong area, there will be a need for **734.2m² of children’s services spaces** accommodating the following services will be required to support the Curlewis population:

- 0.6 full facilities or a single one room maternal and child health consultation spaces
- 2.7 playgroups
- 0.2 occasional child care services
- 1.1 long daycare centres
- 0.3 toy library

²⁴ The benchmark includes 15 hours of four-year-old Pre-Prep and 15 hours of three-year-old kindergarten in 2024. This increases to 30 hours of four-year-old Pre-Prep and 15 hours of three-year-old kindergarten in 2029.



- 2.36 double kindergarten facilities (4.7 kindergarten rooms) accommodating 103 three-year-olds at 15 hours per week and 104 four-year-olds at 30 hours per week, and requiring 252m² indoor and 544m² outdoor floor space²⁵

Table 6: Anticipated Demand for Early Years Services - Curlewis 2024 - 2041

Service Type	Population Projections		
	2024	2029	2041
	4,696	6,732	9,214
Maternal & Child Health Services	0.4 services	0.6 services	0.8 services
Playgroups	1.9 groups	2.7 groups	3.7 groups
Occasional Child Care Centres	0.2 centres	0.2 centres	0.3 centres
Long Day Child Care Centres	0.8 centres	1.1 centres	1.5 centres
Toy Libraries	0.2 spaces	0.3 spaces	0.4 spaces
Four-year-old kindergartens	91 places, equalling 1.38 kinder rooms	104 places, 3.15 rooms	124 places, 3.75 rooms
Three-year-old kindergarten	81 places, equalling 1.23 kinder rooms	103 places, 1.6 rooms	123 places, 1.86 rooms
<i>Total kindergarten rooms</i>	<i>2.6 rooms, or 1.3 double facilities</i>	<i>4.7 rooms, or 2.36 double facilities</i>	<i>5.6 rooms, or 2.81 double facilities</i>

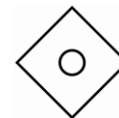
Source: K2 Planning 2023

Table 7: Floor Space Required to Support Early Years Services – Curlewis 2024 – 2041

Service Type	2024	2029	2041
Maternal & Child Health Services	36.8 m ²	52.7 m ²	72.1 m ²
Playgroups	187.8 m ²	269.3 m ²	368.6 m ²
Occasional Child Care Centres	15 m ²	21.5 m ²	29.5 m ²
Long Day Child Care Centres	75.1 m ²	107.7 m ²	147.4 m ²
Toy Libraries	21.6 m ²	31 m ²	42.4 m ²
Total Kindergarten Space	139m ² indoor space 301m ² outdoor space	252m ² indoor space 544m ² outdoor space	301m ² indoor space 649m ² outdoor space

Source: K2 Planning 2023

²⁵ The benchmark includes 15 hours of four-year-old Pre-Prep and 15 hours of three-year-old kindergarten in 2024. This increases to 30 hours of four-year-old Pre-Prep and 15 hours of three-year-old kindergarten in 2029.



7.2 Community Meeting Spaces

The updated assessment of demand for community meeting spaces also shows that there is significant demand for community meeting spaces to support the needs of residents of Curlewis.

In 2024 there will be a need for **340m² of community meeting space** to support the Curlewis population including:

- 1.2 small meeting spaces
- 0.6 small to medium meeting spaces
- 0.6 medium meeting spaces
- 0.6 medium to large meeting spaces
- 0.2 large meeting spaces

By 2029 there will be a need for **488m² of community meeting space** required to support the Curlewis population including:

- 1.7 small meeting spaces
- 0.8 small to medium meeting spaces
- 0.8 medium meeting spaces
- 0.8 medium to large meeting spaces
- 0.3 large meeting spaces (Table 8 and Table 9)

Table 8: Anticipated Demand for Community Meeting Spaces - Curlewis 2024 - 2041

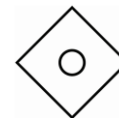
Service Type	Population Projections		
	2024	2029	2041
	4,696	6,732	9,214
Community Meeting spaces - Small	1.2 meeting spaces	1.7 meeting spaces	2.3 meeting spaces
Community Meeting spaces - Small to Medium	0.6 meeting spaces	0.8 meeting spaces	1.2 meeting spaces
Community Meeting spaces - Medium	0.6 meeting spaces	0.8 meeting spaces	1.2 meeting spaces
Community Meeting spaces - Medium to Large	0.6 meeting spaces	0.8 meeting spaces	1.2 meeting spaces
Community Meeting spaces - Large	0.2 meeting spaces	0.3 meeting spaces	0.5 meeting spaces

Source: K2 Planning 2023

Table 9: Community Meeting Areas - Floor Space Requirements – Curlewis 2024 – 2041

Service Type	2024	2029	2041
Community Meeting spaces - Small	35.2 m ²	50.5 m ²	69.1 m ²
Community Meeting spaces - Small to Medium	35.2 m ²	50.5 m ²	69.1 m ²
Community Meeting spaces - Medium	58.7 m ²	84.2 m ²	115.2 m ²
Community Meeting spaces - Medium to Large	117.4 m ²	168.3 m ²	230.4 m ²
Community Meeting spaces - Large	93.9 m ²	134.6 m ²	184.3 m ²

Source: K2 Planning 2023



7.3 Childrens and Community Hub Space Requirements

The results of the updated assessment of demand for children’s services and community meeting spaces in the Jetty Road Urban Growth Area show that, in order to support the needs of the residents of Curlewis only, there is a need for **815.7m2 community facility space in 2024 increasing to 1,222m2 by 2029 and 1,629.1m2 by 2041**. This includes:

1. **Space for community meeting rooms** - 340m2 in 2024 and 488m2 by 2029, this will increase to 668m2 by 2041
2. **Space for early years services** - 475.3m2 in 2024 and 734.2m2 by 2029, this will increase to 961m2 by 2041²⁶

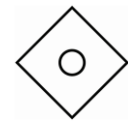
There is also a requirement for the following **outdoor spaces for kindergarten programs** – 301m2 in 2024 and 544 m2 in 2029, this will increase to 649m2 by 2041 (Table 10).

Table 10: Jetty Road Childrens and Community Hub – Required Floorspace 2024 - 2041

Service Type	2024	2029	2041
Community Meeting spaces - Small	35.2 m2	50.5 m2	69.1 m2
Community Meeting spaces - Small to Medium	35.2 m2	50.5 m2	69.1 m2
Community Meeting spaces - Medium	58.7 m2	84.2 m2	115.2 m2
Community Meeting spaces - Medium to Large	117.4 m2	168.3 m2	230.4 m2
Community Meeting spaces - Large	93.9 m2	134.6 m2	184.3 m2
Total Community Meeting Spaces	340.4 m2	488.1 m2	668.1 m2
Maternal & Child Health Services	36.8 m2	52.7 m2	72.1 m2
Playgroups	187.8 m2	269.3 m2	368.6 m2
Occasional Child Care Centres	15 m2	21.5 m2	29.5 m2
Long Day Child Care Centres	75.1 m2	107.7 m2	147.4 m2
Toy Libraries	21.6 m2	31 m2	42.4 m2
Total Kindergarten Space (Indoor)	139 m2	252 m2	301 m2
Total Early Years Space	475.3 m2	734.2 m2	961 m2
Total Childrens and Community Hub	815.7 m2	1,222.3 m2	1,629.1 m2
Total Kindergarten Space (Outdoor)	301 m2	544 m2	649 m2

Source: K2 Planning 2023

²⁶ If Long Day Care is removed from this Hub, there would still be a need for the following floorspace for other early years services: 701.2m2 in 2024; 1,170.5m2 in 2029; and 1,462.6m2 in 2041.



8. Proposed Response – Algo Properties

Algo Properties ('Algo') is the developer and previous land owner of the Jetty Road Urban Growth Area land. Algo still owns four sites within the Jetty Road area including land at 79-83 Greenvale Drive Curlewis, shown as A1 in Figure 7, below. In 2019 Algo transferred title for land at 2 – 10 Oceania Drive Curlewis to the City of Greater Geelong for the development of the Curlewis Early Years and Community Hub, pursuant to C001 of the *Jetty Road Urban Growth Area Stage 1 Development Contributions Plan V4.2, Sept 2011*. The value of the land at transfer was \$166,000.

Algo has been proactively contributing to the planning of an Childrens and Community Hub in Curlewis including commissioning the following:

1. Urban Enterprise 2023 *Curlewis Activity Centre – Market Assessment* prepared for Algo Properties March
2. Clarke, Hopkins, Clarke 2023 *Curlewis Childcare and Community Hub Facility Concept Masterplan* October

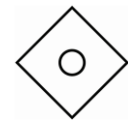
The Urban Enterprise 2023 assessment of the demand for childcare services in the Jetty Road Urban Growth Area has found:

1. An existing demand for 1.9 childcare rooms
2. At full build-out there will be demand for 3 rooms
3. ...a need for at least an additional 1.5 rooms in the growth area by full development and up to 3 additional rooms in the Broader Drysdale area
4. Privately provided long day care is considered a high priority land use for the NAC in the short-term and could be strategically located at site A1 [land currently owned by Algo Properties with a frontage to Greenvale Drive where co-location with other community and recreation uses could be achieved (subject to site size constraints) p. 54.



Figure 7: Subject Sites – Aerial Plan

Source: Urban Enterprise 2023 *Curlewis Activity Centre – Market Assessment* prepared for Algo Properties March, p. 6



Clarke, Hopkins, Clarke 2023 provides a schematic master plan comprised of the following areas:

1. Overall site 5,292m²
 2. Community site 4,003m²
 3. Childcare site 1,289m²
-
1. Community Centre (565m²) - Building A
 2. Café/ Studio/ Multipurpose Building (327m² + external) - Building B
 3. Childcare centre 92 places/ Long Day places 92 – spaces to be located on private land - Building
 4. Carparking - 45 spaces
 5. Landscaping and integration to the future Hilltop Park (Figure 8)

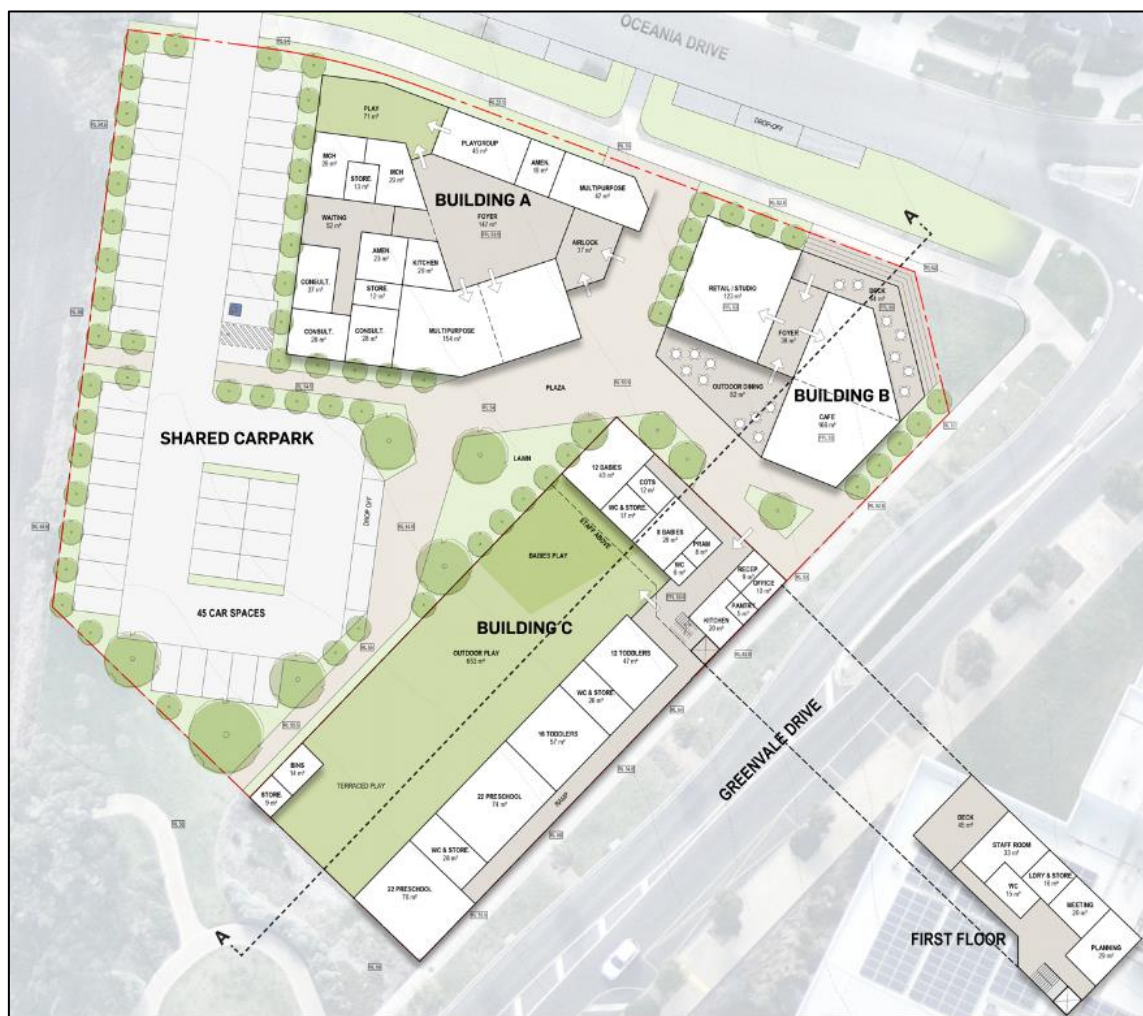


Figure 8: Curlewis Childcare and Community Hub – Feasibility Concept Masterplan

Source: Clarke, Hopkins, Clarke 2023 *Curlewis Childcare and Community Hub Facility Concept Masterplan* October



In order to progress the development of the Curlewis Childrens and Community Hub Algo has approached the City of Greater Geelong with the above Masterplan and Market Assessment and proposed:

Algo Proposal

1. **Algo Properties** Pty Ltd (“Algo”) as the landowner within the NAC **would deliver the childcare centre (Building C)** and deliver the car park on the adjacent hub site.
2. We believe this first stage of the community hub precinct plan could be put into effect **without requiring DCP C002 funds**, although it will require space to be allocated for the car park for a peppercorn rental and may require some of OS 002 for park costs.
3. In parallel with delivery of the childcare centre, Algo requests permission to discuss with commercial operators for Building B which may enable construction to be brought forward. For example, commercial real estate agents have applications from gym operators for area within the shopping centre which they have not been able to fulfil, and similarly the Urban Enterprise report considers there to be an untapped demand for health and recreation eg. gym, yoga /pilates. Details for construction funding and delivery to be further negotiated with Council subject to the nature of future operations of the building.

Legal Structure/ Commercial arrangements

4. In very general terms, we are proposing the following structure:
5. **Algo to progress with a town planning application to deliver the childcare centre on their parcel of land** (Building C)
6. Algo to construct necessary access points and car parking spaces on Council land and enters into a peppercorn lease/ S173 agreement, or similar, to service the childcare centre. The car park will ultimately become public land and consolidated with future Hub
7. Algo and Council enter a Heads of Agreement and work collaboratively together to explore options to fund/ operate Building B & A
8. We believe the above would align Council with private enterprise and “unlock” the potential for activation of the site, whilst delivering community infrastructure.

Next Steps

9. The proposed CHC masterplan is just one-way to arrange the precinct and offers a “jumping off” point for further discussion.
10. Notwithstanding, we believe that bringing forward the childcare will be a catalyst to activate the precinct and address the growing demand in the catchment.
11. We would welcome the opportunity to meet and discuss this further with Council in the near future.

Source: John Grigg Fathom, email to City of Greater Geelong 7th November 2023

(RED = emphasis added by K2 Planning April 2024)



K2 Planning assessment of Proposed Algo Response

The Algo proposal aligns well with the existing City of Greater Geelong planning, and with the updated K2 Planning demand assessment, for the Curlewis Childrens and Community Hub as follows:

Childrens Services

1. The Jetty Road Urban Growth Plan proposed: **90 places for kindergarten**, childcare and occasional care, as well as for allied maternal, child health and other specialist and outreach pediatric (sic) and other children specialist services, and adjoining open space and outdoor play areas p. 58
2. Algo/Clarke, Hopkins, Clarke 2023 propose: **childcare centre 92 places; long day places 92**
3. K2 Planning updated assessment has identified a need for the following in 2024:
 - i. 1.3 double kindergarten facilities (2.6 kindergarten rooms) accommodating **91 four-year-olds at 15 hours per week and 81 three-year-olds at 15 hours per week**, and requiring 139m² indoor and 301m² outdoor floor space²⁷
 - ii. 36.8m² maternal and child health (MCH) space
 - iii. 187.8m² playgroups space
 - iv. 15m² occasional child care space
 - v. 75.1m² long daycare space
 - vi. 21.6m² toy library space
4. 2021 census data for the Curlewis area shows that **on average 65% of all families living in Curlewis are families where all parents are employed. This indicates a high level of need for a long day care child care/kindergarten service in the area** (see Table 16, p. 49 in the Attachments)

Community Meeting Spaces

1. The Jetty Road Urban Growth Plan proposed: a neighbourhood house level facility of at least **500sqm built** as a flexible space with the capacity to offer multi-user opportunities and allowing for a range of community uses
2. Algo/Clarke, Hopkins, Clarke 2023 propose: Community Centre of **565m²**
3. K2 Planning updated assessment has identified a need for the following: **340m²** of community meeting space in 2024 with capacity to increase to **488.1m²** by 2029 and **668m²** by 2041

²⁷ The benchmark includes 15 hours of four-year-old Pre-Prep and 15 hours of three-year-old kindergarten in 2024. This increases to 30 hours of four-year-old Pre-Prep and 15 hours of three-year-old kindergarten in 2029.



9. Childrens and Community Hub Requirements and Timing

This report has found significant short term and longer-term demand for a Curlewis Childrens and Community Hub including demand in 2024 for the following:

475.3m2 children's services space accommodating:

- 0.4 maternal and child health (MCH) services (36.8m2 of floor space)
- 1.9 playgroups (187.8m2 of floor space)
- 0.2 occasional child care services (15ms of floor space)
- 0.8 long daycare centres (75.1m2 of floor space)
- 0.2 toy libraries (21.6m2 of floor space)
- 1.3 double kindergarten facilities (2.6 kindergarten rooms) accommodating 91 four-year-olds at 15 hours per week and 81 three-year-olds at 15 hours per week, and requiring 139m2 indoor and 301m2 outdoor floor space²⁸

340.4 m2 community meeting room space accommodating:

- 1.2 small meeting spaces
- 0.6 small to medium meeting spaces
- 0.6 medium meeting spaces
- 0.6 medium to large meeting spaces
- 0.2 large meeting spaces

In the longer term, by 2029, when 30 hours of funded four-year-old kindergarten is rolled out across the Greater Geelong area, this demand will increase to 5.6 kindergarten rooms, or 2.81 double kindergarten facilities.

There is no justification to delay construction of the Curlewis Early Years and Community Hub.

Given that Council has determined that the proposed timing of the delivery of the Curlewis Childrens and Community Hub should be determined '*...having regard to demand*'²⁹ this report has shown significant evidence of demand to develop the hub in 2024.

²⁸ The benchmark includes 15 hours of four-year-old Pre-Prep and 15 hours of three-year-old kindergarten in 2024. This increases to 30 hours of four-year-old Pre-Prep and 15 hours of three-year-old kindergarten in 2029.

²⁹ City of Greater Geelong *Jetty Road Urban Growth Area Stage 2 Development Contributions Plan October 2023*



10. Attachments

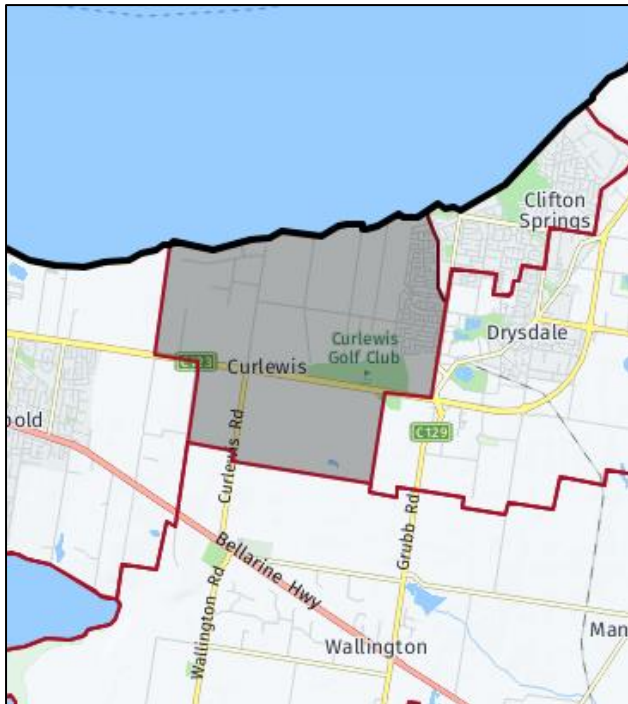


Figure 9: Curlewis Suburb Boundaries

Source: <https://profile.id.com.au/geelong>

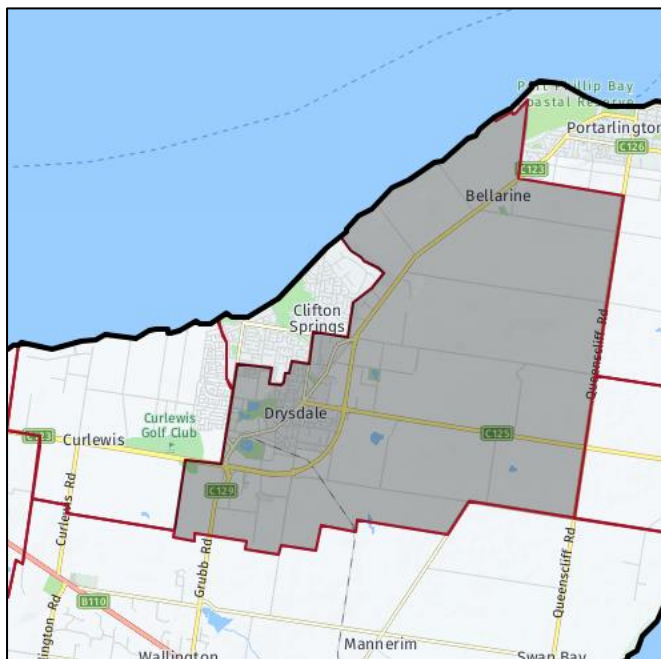


Figure 10: Drysdale Bellarine Suburb Boundaries

Source: <https://profile.id.com.au/geelong>

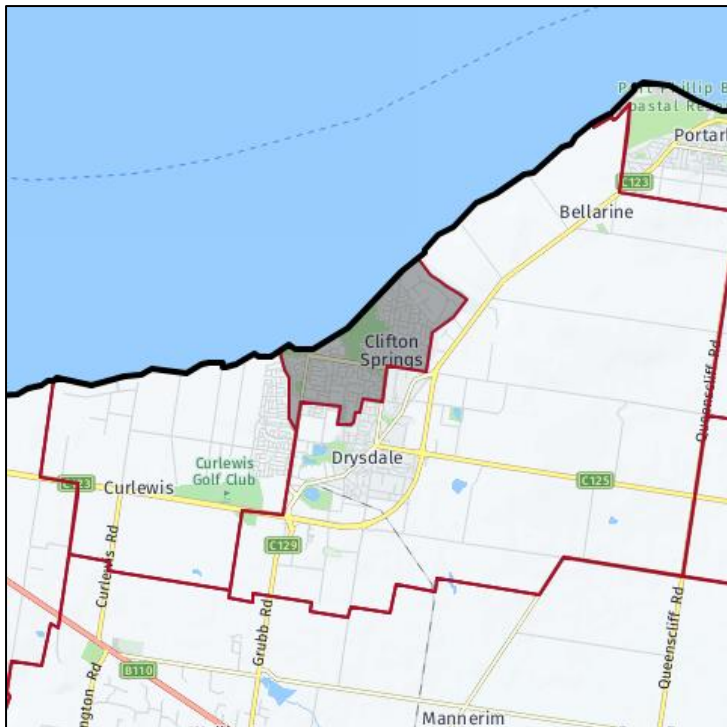


Figure 11: Clifton Springs Suburb Boundaries

Source: <https://profile.id.com.au/geelong>

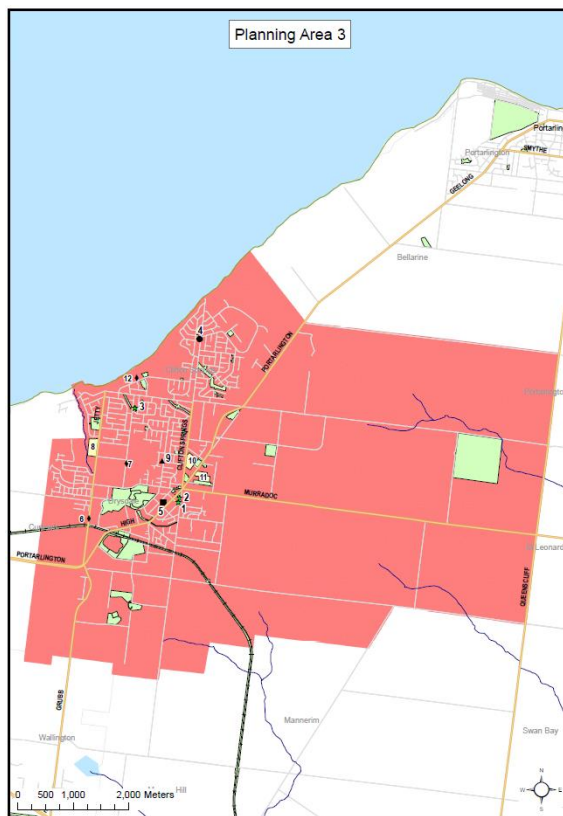


Figure 12: City of Greater Geelong Planning Area 3 Boundaries

Source: City of Greater Geelong *Children's Services and Infrastructure Plan Final Report* May 2013, p. 98

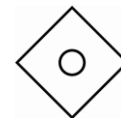


Table 11: Population Forecasts – Curlewis 2021 - 2041

Age Group	2021	2024	2025	2026	2027	2028	2029	2030	2031	2041	Change 2021 - 2031		Change 2021 - 2041	
											No.	%	No.	%
3-year-olds	67	81	89	91	95	99	103	106	111	123	44	65.7	56	83.6
4-year-olds	76	91	86	93	96	100	104	108	111	124	35	46.1	48	63.2
Total Pop	4,139	4,696	5,323	5,549	5,923	6,337	6,732	7,092	7,434	9,214	3,295	79.6	5,075	122.6

Source: <https://forecast.id.com.au/geelong> adapted by K2 Planning 2023

Table 12: Population Forecasts Curlewis 2021 - 2041

Summary	2021	2026	2031	2036	2041
Population	4,139	5,549	7,434	8,661	9,214
Change in population (5yrs)		1,411	1,885	1,227	553
Average annual change		6.04	6.02	3.10	1.25
Households	1,505	2,050	2,800	3,317	3,580
Average household size	2.74	2.70	2.65	2.61	2.57
Population in non-private dwellings	14	14	14	14	14
Dwellings	1,596	2,174	2,971	3,519	3,797
Dwelling occupancy rate	94.30	94.30	94.24	94.26	94.28

Source: <https://profile.id.com.au/geelong>

Table 13: Population Forecasts Applied to Benchmark Assessment of Demand – Curlewis 2024 – 2041

Age Group	2024	2029	2041
3-year-olds	81	103	123
4-year-olds	91	104	124
Total Population	4,696	6,732	9,214

Source: <https://forecast.id.com.au/geelong> adapted by K2 Planning 2023

Table 14: Population Forecasts – Drysdale 2021 - 2041

Age Group	2021	2024	2029	2041
3-year-olds	33	54	43	50
4-year-olds	31	43	47	54

Table 15: Benchmark Applied to the Updated Assessment of Demand

Service Type	Benchmark
Community Meeting Space	
Community Meeting spaces - Small	1 1-20 people venue per 4,000 people
Community Meeting spaces - Small to Medium	1 21-50 people venue per 8,000 people
Community Meeting spaces - Medium	1 51-100 people venue per 8,000 people
Community Meeting spaces - Medium to Large	1 101-200 people venue per 8,000 people
Community Meeting spaces - Large	1 200+ people venue per 20,000 people
Early Years Services	
Maternal & Child Health Services	8.7 centres per 100,000 total population



Service Type	Benchmark
Playgroups	40 playgroups for every 100,000 people
Occasional Childcare Centres	3.2 centres per 100,000 people
Long Day Childcare Centres	1.6 long day child care centres per 10,000 people.
Toy Libraries	4.6 facilities for every 100,000 people
Four-year-old kindergartens*	1 Kindergarten Place for every four-year-old. (30 hours at full roll out, halves licenced places) 3.25 sqm per child of indoor space and 7 sqm of outdoor space (total of 10.25 sqm per child).
Three-year-old kindergarten*	1 kindergarten place for every three-year-old (one place = 15 hours a week) 3.25 sqm per child of indoor space and 7 sqm of outdoor space (total of 10.25 sqm per child).

Source: Australian Social & Recreational Research Pty Limited (ASR) 2008 *Planning for Community Infrastructure in Growth Areas* *benchmarks have been updated in accordance with State Government of Victoria best 'Best Start, Best Life' reform [Early Childhood: Best Start, Best Life | vic.gov.au \(www.vic.gov.au\)](http://www.vic.gov.au)

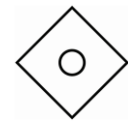


Table 16: Families with All Parents Employed – Curlewis 2021

SA1	Number	Percent (%)	Total families
2.03E+10	24	75.00%	32
2.03E+10	76	66.10%	115
2.03E+10	77	68.80%	112
2.03E+10	52	70.30%	74
2.03E+10	32	52.50%	61
2.03E+10	22	64.70%	34
2.03E+10	68	69.40%	98
2.03E+10	75	62.50%	120
2.03E+10	40	54.10%	74
2.03E+10	68	65.40%	104

Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Enumerated data) Note: Due to changes in the ABS rules regarding perturbation of small numbers to protect the confidentiality of individuals in 2016, the totals of all SA1s in an area may not equal the total derived from the area as a whole.

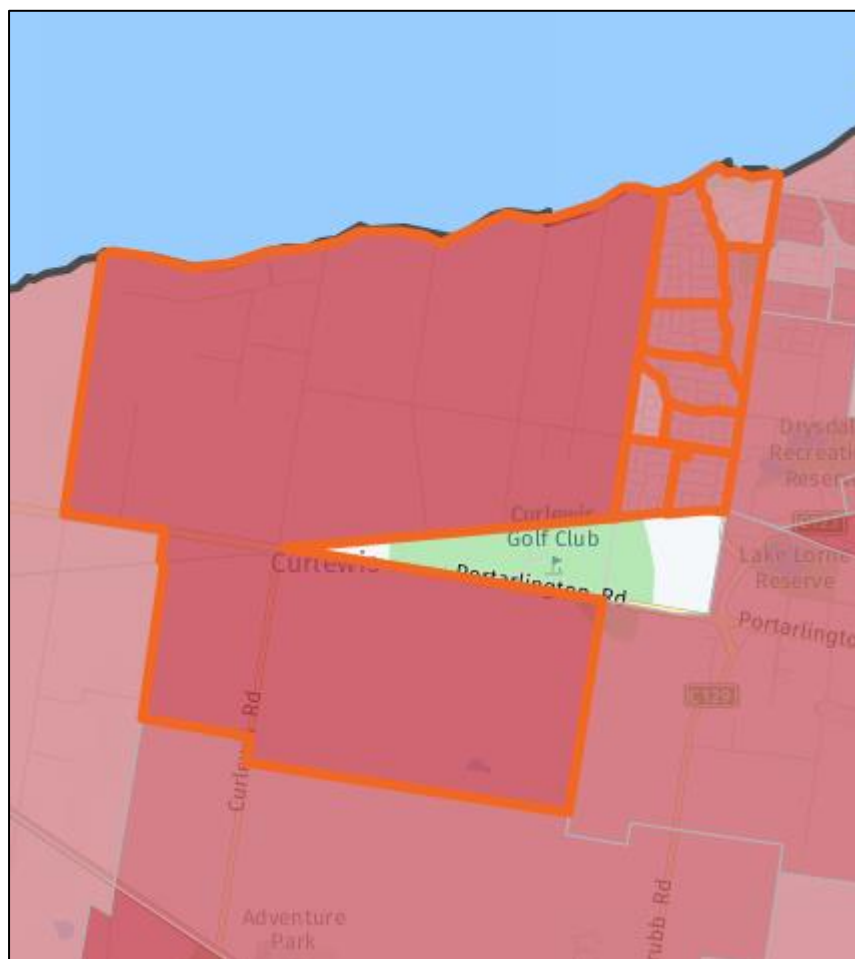
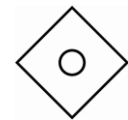


Figure 13: Curlewis SA1 Area Boundaries 2021




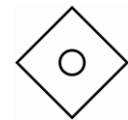
C001	Childrens and Community Hub- Land Acquisition	
Description	Acquisition of land for childrens and community hub facilities. To be located in close proximity to the neighbourhood activity centre, to the satisfaction of council. Land area: 0.4ha. Land value: \$350,000 per ha.	
	Infrastructure Type	Infrastructure Category
	Development	Land
Project Cost	\$143,347	
Project Timing	2021 - 2022 or 1,650 lots	
Strategic Justification	Land acquisition required to enable construction of the Community Hub.	
External Usage Discount	0%	
Project Cost to MCA	\$143,347	
Apportionment of Costs	Demand generated by Jetty Road Urban Growth Area internal demand only. This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners.	
Demand Units	260.9	
Levy Amount	\$549.53	
Costing Justification	Land value agreed in the Section 173 Agreements and indexed by CPI to July 2011.	
	<i>The Project Cost is expressed in July 2011 dollars.</i>	
Ref#	Version 4.2	
21	SEPTEMBER 2011	

Figure 14: Childrens and Community Hub – Land Acquisition

Source: Urban Enterprise 2011 Jetty Road Urban Growth Area Stage 1 Development Contributions Plan V4.2, Sept 2011 p. 57




C002	Childrens and Community Hub- Construction	
Description	Development of the child and maternal services area and neighbourhood community hub.	
	Infrastructure Type	Infrastructure Category
	Development	Community Facilities
Project Cost	\$3,446,569	
Project Timing	2022 - 2023 or 1,800 lots	
Strategic Justification	Required to service new community. Community services and infrastructure to be provided within close proximity to the neighbourhood activity centre, to the satisfaction of Council.	
External Usage Discount	0%	
Project Cost to MCA	\$3,446,569	
Apportionment of Costs	Demand generated by Jetty Road Urban Growth Area internal demand only. This infrastructure item will be funded by contributions by both Stage 1 and 2 land owners.	
Demand Units	260.9	
Levy Amount	\$13,212.56	
Costing Justification	Cost Estimates provided by council officers and contained within CPG report and indexed by BPI to July 2011.	
	<i>The Project Cost is expressed in July 2011 dollars.</i>	
Ref# 22	Version 4.2 SEPTEMBER 2011	

Figure 15: Childrens and Community Hub – Construction

Source: Urban Enterprise 2011 Jetty Road Urban Growth Area Stage 1 Development Contributions Plan V4.2, Sept 2011 p. 57



Curriculum Vitae - Dr Kate Kerkin

Kate is an urban policy and planning professional with extensive experience in planning for community infrastructure. Kate has worked with local and state governments, non-government organisations and private developers to plan for community services and facilities. She has also developed guidelines on building resilience in growth area communities. Kate also brings significant experience in planning for social and affordable housing and an in-depth understanding of the specific community infrastructure needs of high density 'vertical' communities.

Qualifications

- PhD University of Melbourne 2002
- Masters of Public Policy University of New England 1991
- Bachelor of Arts, Hons (1) Australian National University 1984
- Certified Planning Practitioner (CPP/PIA)

Professional Association Memberships

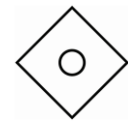
- Planning Institute of Australia (PIA)
- Privacy Impact Assessment Training (Privacy Commissioner Victoria)
- Australian Market and Social Research Society (AMSRS)
- International Cities, Town Centres and Communities
- Advisory Group Member National Institute of For Purpose Leaders
- Board Member/ Chair Sirovilla Retirement Village 'For Purpose' Organisations providing affordable housing to independent seniors

Awards

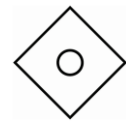
- Planning Institute Australia (PIA) **Victoria Planning Excellence Awards 2014 Commendation Community Engagement** – Monash City Council, Kingston City Council and K2 *Planning Strengthening Clayton and Clarinda Project*
- Planning Institute Australia (PIA) **Victoria Planning Excellence Awards 2010 Social and Community Planning Commendation** - K2 Planning and Mount Alexander Shire Council for the *Mount Alexander Review of Community Services and Facilities*
- **PIA Victoria Planning Excellence Awards 2005 Social and Community Planning Commendation** City of Greater Geelong – Bellarine Peninsula Strategic Plan (Dr Kate Kerkin Project Manager)
- **PIA Victoria Planning Excellence Awards 2009 Urban Planning Achievement Commendation** CPG Australia - Addressing Gaming in the Victorian Planning Framework (Dr Kate Kerkin Project Manager)
- Finalist **2014 Telstra Business Women's Award** (Dr Kate Kerkin)

Relevant Community Infrastructure Projects

- Confidential Social Housing Project – Community Infrastructure Needs Assessment (with Six Degrees Architects) 2024
- Manningham Civic Precinct Community Infrastructure Audit (with Tract) 2024
- Surf Coast Shire Kindergarten Feasibility Assessment 2024
- Greenhill Precinct Masterplan (Mitchell Shire) (with Williams Ross Architects) 2023
- Confidential Social Housing Project – Community Infrastructure Needs Assessment (with Six Degrees Architects) 2023
- Cardinia Hills Region Early Years Feasibility Study 2023
- Hume Youth Crisis Facility Feasibility 2023
- Anglesea Community and Health Precinct Masterplan – Community Infrastructure Assessment (with Tract) 2023
- Assessment of the Demand and Models for responding to Youth Homelessness – North and Western Melbourne 2023
- Hume Multicultural Centre Feasibility Study 2022
- Diamond Creek Community Infrastructure Needs Assessment (with Williams Ross Architects) 2022
- Koo Wee Rup Region Early Years Feasibility Study 2022
- Goolum Goolum Aboriginal Cooperative – Early Years Needs Assessment 2022
- Anam Cara End of Life Facility– Stage 2 Understanding the Needs of Diverse Ethnic Groups 2021
- Lilydale Integrated Community Hub – Suburban Revitalisation Project (with Williams Ross Architects) 2021
- Melton Town Centre Revitalisation Project – Community Infrastructure Technical Report 2021



• Building Resilience in New and Emerging Communities (with Kinetica)	2020
• Brimbank Early Years Facilities Review – Planning 5 New Children’s and Community Hubs	2020-21
• Assessment of Demand for Medical Services- Armstrong Creek	2021
• Kingswood Country Golf Club Redevelopment – Updated Community Infrastructure Assessment	2021
• Building Resilience in New and Emerging Communities (with Kinetica)	2020
• Highett Integrated Early Years Hub	2020
• Anam Cara House Palliative Care Community Hub User Needs Study Stage 1	2020
• Sunshine Leisure Centre Community Infrastructure Needs Assessment (with Williams Ross)	2020
• Glenelg Early Years Facilities Update	2020
• Darebin Intercultural Centre Feasibility Study	2019
• Lovely Banks Development Geelong - Elcho Road PSP Affordable Housing Background Report	2019
• City of Greater Geelong Social Housing Plan (with Ward Bisset Consulting and Thomson Goodall and Assoc)	2019
• Preston Library Feasibility Study	2019
• Doveton Eumemmerring Community Needs Analysis	2019
• Darebin Intercultural Centre Relocations Options Report	2019
• Apollo Bay, Skenes Creek, Marengo Community Infrastructure Assessment (with Tract)	2019
• Jamiesons Way Community Infrastructure Assessment Point Cook (with Tract)	2019
• Hampton Activity Centre Social Needs Assessment (with Navire)	2019
• Spotswood Social Needs Assessment	2018
• Former Gas and Fuel Site Highett Community Infrastructure and Affordable Housing Assessment	2018
• Clayton Town Centre PSP Community Infrastructure Background Report (with Tract)	2018
• Highett Gas and Fuel Site Community Infrastructure Assessment	2018
• Casey Community Facilities Engagement	2018
• Marinda Park Master Plan	2018
• 54-76 Southern Road Mentone Community Infrastructure Assessment	2018
• Kingswood Country Golf Club Community Infrastructure and Affordable Housing Assessment	2017
• Cranbourne Town Centre Community Infrastructure Analysis	2017
• Hampton Park Community Infrastructure Assessment	2017
• Clayton Business Park Community Infrastructure Assessment	2017
• Endeavour Hills Community Infrastructure Assessment	2017
• Greenvale North Community Infrastructure Assessment	2017
• Knox Asset Development Plan for Council’s 5 Senior Citizens Centres	2017
• City of Whittlesea Long Term Infrastructure Plan	2016
• Kingston Golf Club Community Infrastructure Assessment	2016
• Glenelg Early Years Feasibility Study and Infrastructure Plan	2015
• Warrnambool Child Care Assessment Report	2015
• Bayside Kindergarten Assessment Bayside City Council	2014
• Colac Early Years and Family Services Logic Mapping Report	2014
• Sunbury South PSP Community Infrastructure Needs Assessment Metropolitan Planning Authority	2014
• Lancefield Road PSP Community Infrastructure Needs Assessment Metropolitan Planning Authority	2014
• Centre Road Narre Warren Community Infrastructure Assessment	2014
• Brierly Reserve Community Hub Feasibility Study Warrnambool	2013
• Warrnambool Community Services Infrastructure Plan	2013
• Moorabool Community Infrastructure Needs Assessment	2013
• Hume North Growth Corridor Health Master Plan	2013
• Eaglehawk Community Infrastructure Needs Assessment	2013
• Children’s Services Infrastructure Plan City of Greater Geelong CoGG	2012
• Armstrong Creek Town Centre Community Infrastructure Requirements CoGG	2012
• Armstrong Creek East Early Provision of Community Infrastructure CoGG	2012
• City of Melbourne Community Infrastructure Needs Analysis	2010
• City North URA Community Infrastructure Needs Analysis City of Melbourne (COM)	2011
• Arden Macaulay Urban Renewal Areas Community Infrastructure Needs Analysis	2011
• Southbank Community Infrastructure Needs Analysis City of Melbourne (COM)	2011
• Hobsons Bay Community Infrastructure Plan	2011
• City of Kingston Community Infrastructure Plan	2011
• Mount Alexander Shire Community Infrastructure Needs Analysis	2011
• Mount Beauty Community Facilities Strategy	2011
• West Maddingley Community Infrastructure Assessment	2010
• Docklands Community Infrastructure Plan	2008
• Yarrowonga Growth Management Strategy Moira Shire	2008
• South Shepparton Community Infrastructure Strategy City of Greater Shepparton	2008
• Anglesea Community Precinct Master Plan Surf Coast Shire	2008



- Torquay Community Civic Precinct Master Plan Surf Coast Shire 2007
- Melbourne Docklands Human Services VicUrban 2007
- Myrtleford Community Hub Alpine Shire 2007
- Melton Housing Strategy Melton Shire 2008 - 2009
- Moreland Housing Needs Assessment Moreland City Council 2008
- Inner Melbourne Regional Housing Statement (with Collaborations) 2004
- Moreland Affordable Housing Strategy Moreland City Council 2004



Letter of Instruction

Contact: Eliza Minney
Direct line: 03 9691 0205
Email: eminney@besthooper.com.au
Principal: John Cicero
Our Ref: JDC:EZM:231695



15 March 2024

Kate Kerkin
K2 Planning

By email: info@K2Planning.com.au

Dear Kate,

**Amendment C387 to the Greater Geelong Planning Scheme
79 – 83 Greenvale Drive, 90 Greenvale Drive, 13 – 19 Sealark Way and 103 Centennial
Boulevard, Curlewis 3222**

We act on behalf of Algo Properties, a submitter in respect of Amendment C387 to the Greater Geelong Planning Scheme (**Amendment**).

Algo owns the land at 79 – 83 Greenvale Drive, 90 Greenvale Drive, 13 – 19 Sealark Way and 103 Centennial Boulevard, Curlewis (**Subject Site**). The Subject Site is included within the Curlewis Neighbourhood Activity Centre (**CNAC**) and Stage 1 of the Jetty Road and Curlewis Urban Growth Plan and more particularly the Jetty Road Urban Growth Area (**JRUGA**).

The Amendment, amongst other things, seeks to facilitate residential development of land on the western edge of Drysdale-Clifton Springs-Curlewis (to the west of the Subject Site) otherwise known as Stage 2 of the JRUGA:



Proposed zoning map exhibited with the Amendment, with the Subject Site circled red

The Amendment also seeks to apply the Development Contributions Plan Overlay and Development Plan Overlay to this land. The Amendment includes a Development Contributions Plan for Stage 2 which includes "CF-01 Children and Community Hub" (**CCH**). It is noted that the CCH was an item committed to and contemplated by the DCPO2, relating to Stage 1 and the

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Amendment does not seek to amend the current Development Contributions Plan Overlay, Schedule 2 (DCPO2) which applies to the Subject Site and Stage 1 of the JRUGA.

The matter has been scheduled for hearing commencing 22 April 2024, with our client anticipated to present its case on 24 April 2024.

Expert evidence is to be circulated by 10 April 2024.

On behalf of our client, we seek to engage you to review the Amendment, our client's submission and if supportive of our client's position, prepare and present evidence at the Panel hearing in relation to demand/need associated with the proposed community hub and the timing for its delivery, as set out in both the Stage 1 and Stage 2 Development Contributions Plans.

The client will be directly responsible for your fees associated with this matter. We confirm the client details as follows:

**Denson Aapeter & Libby Goldstone
Dalgo Pty Ltd & Libnom Pty Ltd**

[REDACTED]

Save for resolving your fees, all correspondence concerning this matter must be directed through our office.

Please see link below to your brief of material below and contact the writer once you have had an opportunity to review to arrange a conference for receipt of your preliminary comments:

<https://besthooper.sharepoint.com/:f:/s/Planning/EuMGN4hHA6hAvca3RcNQbQUB3YdQfNg-IF6gAvQJrQotEA?e=KhuWus>

Please contact the writer if you require any further documents in the meantime.

Yours faithfully

Best Hooper

Eliza Minney
Principal

Enc.

K2 PLANNING

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