



Planning today for the communities of tomorrow

Wednesday, 25 January 2023

[REDACTED]
Coordinator Social Infrastructure Planning
Social Planning and Investment
Community Life

**RE: Proposed Timing of the Delivery of the Curlewis Early Years and Community Hub
(Jetty Road Urban Growth Area)**

Dear Kate,

As requested, I am producing this report to determine whether the current provision trigger of 2023 for the Curlewis Early Years and Community Hub as required within the Jetty Road stage 1 development area/Development Contributions Plan is still suitable. I have assessed if this is the case and provide you with a recommendation as to what the provision trigger for the Curlewis Early Years and Community Hub should be.

I understand Council decided in May 2022 to seek to delay the construction to align with forecast demand (anticipated 2031) as part of Stage 2 DCP development.

In order to respond to your query, we have reviewed the demand and supply requirements for sessional Kindergarten services and community meeting spaces in Planning Area 3 (Clifton Springs – Curlewis – Drysdale – Bellarine) given these two functions are the primary drivers of the need for the Curlewis Early Years and Community Hub.

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 Greater Geelong, 2020*) and current strategic planning work being undertaken by Council in the early years sector (i.e. the *City of Greater Geelong Early Years Network Plan*). Planning areas are designed to be reflective of the reality of community catchments to support localised planning and decision making and allows Council to better consider the accessibility to all existing and planned community facilities and the various travel options to get to them (e.g. 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 Area, the decision to adopt the Planning Area 3 geographic catchment for our analysis is justifiable.

Kindergarten Services

Attachment 1 to this letter contains our revised Kindergarten demand and supply forecasts for Planning Area 3 (which consists of the small area locations of Clifton Springs – Curlewis – Drysdale – Bellarine¹) using the following two scenarios:

- **Scenario 1** - Projected sessional kindergarten demand based on current State Government kindergarten policy (15 hours of 3 and 4 year old kindergarten); and
- **Scenario 2** - Projected sessional kindergarten demand based on proposed State Government kindergarten policy (announced on the 16th of June 2022 which proposes 30 hours of 4 year old Kindergarten and 15 hours of 3 year old kindergarten).

The Victorian State Government announced an extra year of funded, play-based learning as part of a commitment with the NSW government to transform early education. If implemented, the proposed policy will result in 30 hours per week of funded 4 year-old kindergarten (an additional 15 hours per week). This new kindergarten program for 4-year-olds will be known as 'pre-prep'. This extra year of funded kindergarten education will be free, but not compulsory. The Victorian government is aiming for a 2025 start date.

The details about how this new measure will be implemented including who will be responsible for additional kindergarten supply requirements and who will fund them, have to yet to be made clear.

Our Scenario 1 calculations reaffirm our original estimate that Planning Area 3 will have a surplus of 0.1 sessional kindergarten rooms by 2031 and a deficit of 0.2 sessional kindergarten rooms by 2041.

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 places per room).

However, for the purposes of this response letter we have also attempted to provide a preliminary estimate of the supply implications for sessional kindergarten provision in Planning Area 3 if the 30 hours of kindergarten per week for 4 year olds is implemented. Our Scenario 2 calculations (i.e. the

¹ Source: City of Greater Geelong *Population and Household Forecasts, 2021 to 2041*, prepared by .id (informed decisions), January 2023.

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 also note that, based on data provided by Bethany Kindergarten Services (BKS – which is the main operator of sessional kindergarten services based in 3 Council owned facilities in Planning Area 3), Planning Area 3 currently has a total spare capacity of approximately 22 sessional kindergarten places (refer to Attachment 2 for details).

As it currently stands the City of Greater Geelong has three major options for satisfying the long term sessional kindergarten needs of Planning Area 3. These are:

- **Option 1. The provision of a new early years / kindergarten facility within the grounds of the Clifton Springs Primary School.** The establishment of a modular kindergarten facility on the Clifton Springs Primary School site is the optimum way to respond to any demand issues arising from the proposed Kindergarten reforms. This option would be quicker and cheaper than any new building at Oceania Drive site (Jetty Road). Council has confirmed there is available space at the Primary School for a Kindergarten.
- **Option 2. The conversion of a multi-purpose room at the existing Bella wiyin Biralee facility located in Drysdale to a sessional kindergarten room.** Council has confirmed that is generally comfortable with the concept of converting an existing multi purpose room located within the facility as a short term solution to meeting additional sessional kindergarten demand which cannot be met from existing facilities in Planning Area 3. However, the existing playgroups and parent support groups that use the multipurpose room would need to be re-located to spaces located on the second level of Bella wiyin Biralee facility.
- **Option 3. 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.

Timing of Multipurpose Community Centres

There are three indicative community centre specifications typically identified in a Precinct Structure Plan which overseen by the Victorian Planning Authority. Typical configuration models and floor area allocations for Level 1, Level 2 and Level 3 community centres. The proposed Curlewis Early Years 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 the development of Jetty Road Stage 2. This population figure typically equates to approximately 3,000 dwellings in a large urban growth area.

Council’s population forecasts for Curlewis (shown in Figure 1 below), 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. The lower population yield projected for the 3,000 dwellings in Curlewis compared to other urban growth areas can be explained as a function of a comparatively lower forecast average household size (2.65 by 2031 compared to 3+ average household sizes in many other urban growth areas) and a lower proportion of occupied dwellings (94% by 2031).

Figure 1 – Council’s Population Forecasts for Curlewis: 2016 - 2041

Curlewis	Forecast year				
	2021	2026	2031	2036	2041
Summary					
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: Population and household forecasts, 2021 to 2041, prepared by .id (informed decisions), January 2023.

Community Meeting Spaces

In relation to community meeting spaces, I note that the Council website identifies a number of existing facilities in the Planning Area (see Attachment 2) that provide community meeting spaces available for hire. These include;

- Springdale Community Centre;
- Drysdale Community Hub;
- Clifton Springs Golf Club Incorporated;
- Bellarine Anglican Parish - St James' Hall;
- Bella Wiyn Birralee Family Centre; and
- Potato Shed.

I also understand 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.

Conclusion

Given the our assessment of a number of key considerations including recently updated population forecasts, the availability, proximity and capacity of existing community facilities (i.e. Clifton Springs Primary School and the Bella wiyw Biralee community facility) to meet future kindergarten demand and other community functions (e.g. meeting space), and the typical infrastructure benchmark used to justify the need for multipurpose community centres, we believe delaying the delivery of proposed the Curlewis Early Years and Community Hub in the Jetty Road Urban Growth area can be justified until at least 2031.

Yours Sincerely



Director

Attachment 1 – Updated Kindergarten Demand and Supply Estimates for Planning Area 3

Table 1 – Projected Sessional Kindergarten Demand and Supply Requirements for Planning Area 3

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Current Supply (rooms)	Year					Change from 2022 to 2041	Surplus / Deficit by 2041 Compared to 2022 Supply Levels
					2022	2026	2031	2036	2041		
Demand Assumptions											
All Kindergarten											
Number of 3 and 4 year olds participating in Kindergarten	100%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	Number of 3 and 4 year olds participating in Kindergarten	----	386	416	478	512	515	129	--
Total number of enrolments in 4 year old sessional Kindergarten	55%	% of participating children (see above) enrolled at a Sessional Kindergarten service	Total number of enrolments in 4 year old sessional Kindergarten	-	105	113	130	139	140	35	-
Number of 3 year olds participating in 3 year old Kindergarten	55%	% of children participating in 3 Year old Kindergarten	Number of 3 year olds participating in 3 year old Kindergarten	-	105	113	130	139	140	35	-
Scenario 1 - Projected Sessional Kindergarten Demand Based on Current Kindergarten Policy (15 hours of 3 and 4 year old kindergarten)											
Number of sessional kindergarten rooms required under current kindergarten policy environment	66	66 enrolments for three and four year old kindergarten per room (licensed for 33 places)	Number of sessional kindergarten rooms required under current kindergarten policy environment (15 hours per	4 rooms	3.2	3.4	3.9	4.2	4.2	1.1	-0.2 rooms

Proposed Timing of the Delivery of the Curlewis Early Years and Community Hub (Jetty Road Urban Growth Area)

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Current Supply (rooms)	Year					Change from 2022 to 2041	Surplus / Deficit by 2041 Compared to 2022 Supply Levels
					2022	2026	2031	2036	2041		
(15 hours per week for both three and four year old kindergarten)			week for both three and four year old kindergarten)								
Scenario 2 - Projected Sessional Kindergarten Demand Based Proposed Kindergarten Policy (30 hours of 4 year old Kindergarten and 15 hours of 3 year old kindergarten)											
Number of rooms required to support 3 year old sessional kindergarten demand	66	Based on 1 room licensed for 33 places accommodating 66 three-year old sessional kindergarten enrolments		4 rooms	4.8	5.2	5.9	6.3	6.4	1.6	- 2.4 rooms

Attachment 2 – Current Sessional Kindergarten Utilisation and Spare Capacity Estimates for Planning Area 3

Table 2 – Current Sessional Kindergarten Utilisation and Spare Capacity Estimates for Planning Area 3

KINDER	LICENSED	2022	2023	Approx. additional capacity
Clifton Springs Preschool	Single room – 33 places	Total places - 51 4 x 4 yrs @ 15 hrs 1 x 3 yrs @ 5 hrs	Total places – 60 2 x combined @ 15 hrs	2 x groups of 33 = 66 = additional 6 places
Beacon Point Preschool	Single room – 34 licensed places	Total places – 53 3 x 4 yrs @ 15 hrs 1 x 3 yrs @ 5 hrs	Total places – 66 2 x combined @ 15 hrs	2 x groups of 34 = 68 = additional 2 places
Bella Wiyn Birralee	Double room - 66 licensed spaces	Total places – 83 2 x 4 yrs @ 15 hrs 1 x 3 yrs @ 5 hrs	Total places – 85 2 x 4 yrs @ 15 hrs 1 x 3 yrs @ 15 hrs	3 groups of 33 = 99 = additional 14 places

Attachment 3 - Existing Venues Providing Meeting Spaces Available for Hire

Figure 2 – Existing Venues Providing Meeting Spaces Available for Hire

