

NWGGA Social Infrastructure and Open Space Development Contributions Plan Peer Review and Costing

Prepared for City of
Greater Geelong

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HiIPDA
CONSULTING

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1.0 INTRODUCTION

1.1 Purpose

The Northern and Western Geelong Growth Areas (NWGGA) Framework Plan provides strategic direction for land use and development in the north-western sector of Geelong. The Northern growth area has four Precinct Structure Plans (PSPs) and the Western growth area has five PSPs.

The preparation of two PSPs within the growth areas has now commenced in accordance with the Framework Plan; these being:

- Elcho Road East Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) in the Northern growth area
- Creamery Road Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) in the Western growth area.

In order to provide an evidence base to inform Social Infrastructure (SI) and Open Space (OS) items within Development Contribution Plans (DCPs), this report has been commissioned to:

- Peer review Social infrastructure (SI) needs and Open Space (OS) needs in the two growth areas and PSP areas
- Provide a nexus and apportionment assessment for all OS and SI items within the growth areas and nominate implications for the PSP areas
- Provide cost estimates for items that relate to the two PSP areas (cost standard sufficient for DCP purposes).

This report also explores the optimal implementation model for projects.

1.2 Qualifications

This report provides information on SI and OS provision and DCP implications based on information available at time of writing. This includes land area, dwelling and population yield estimates, which will be refined over time as more detailed planning work is undertaken. Refinement of these variables is not expected to change the recommendations of this report. Nevertheless, a regular review of the information should be made.

The cost estimates of infrastructure are based on available information at the time of writing. Indicative specifications have been drafted for infrastructure. The cost estimates should be reviewed as more detailed design work is generated for infrastructure.

1.3 Report Structure

This report is structured as follows:

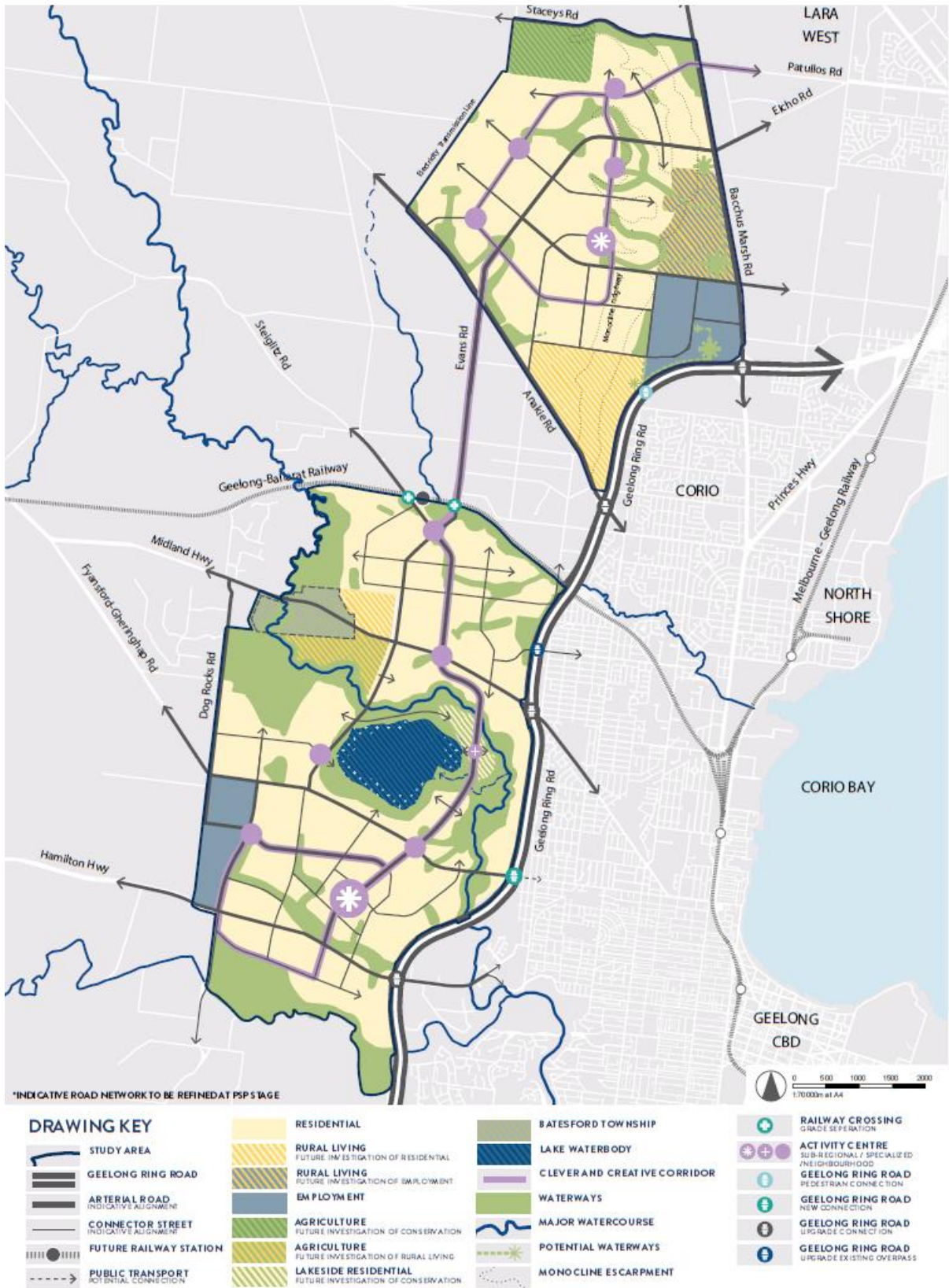
- Section 2: Overview of Framework Plan
- Section 3: Demand for services and open space
- Section 4: Recommended provision for growth areas
- Section 5: Creamery Road Future Urban Structure
- Section 6: Implementation considerations
- Section 7: Northern growth area and Elcho Road East DCP analysis
- Section 8: Western growth area and Creamery Road DCP analysis.

Attachments contain supporting information.

1.4 Study Area

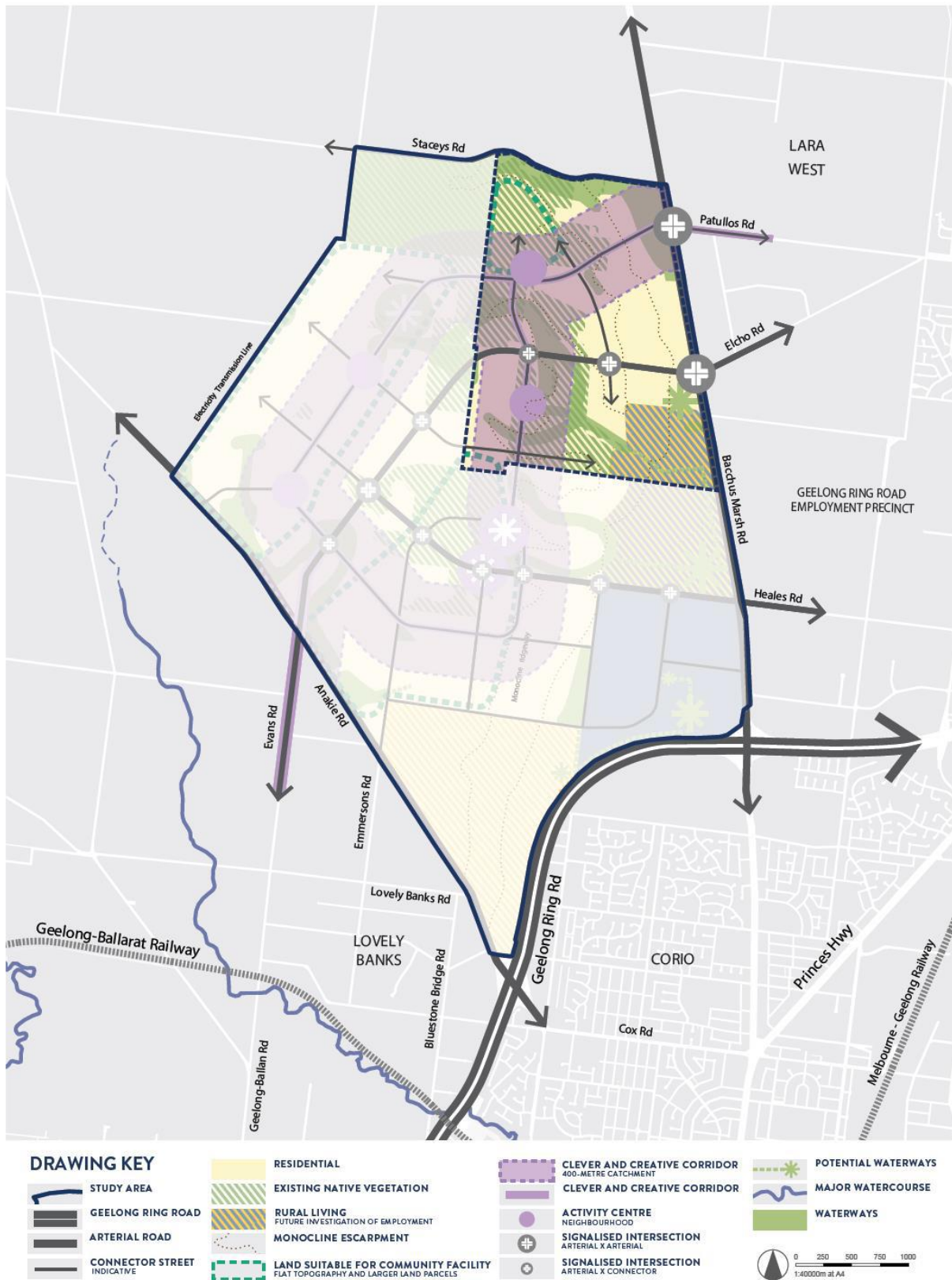
Study area maps are shown below. Figure 1 shows the two growth areas, Figure 2 shows the Elcho Road PSP area (which is within the Northern growth area) and Figure 3 shows the Creamery Road PSP area (which is within the Western growth area).

Figure 1: Northern and Western Geelong Growth Area



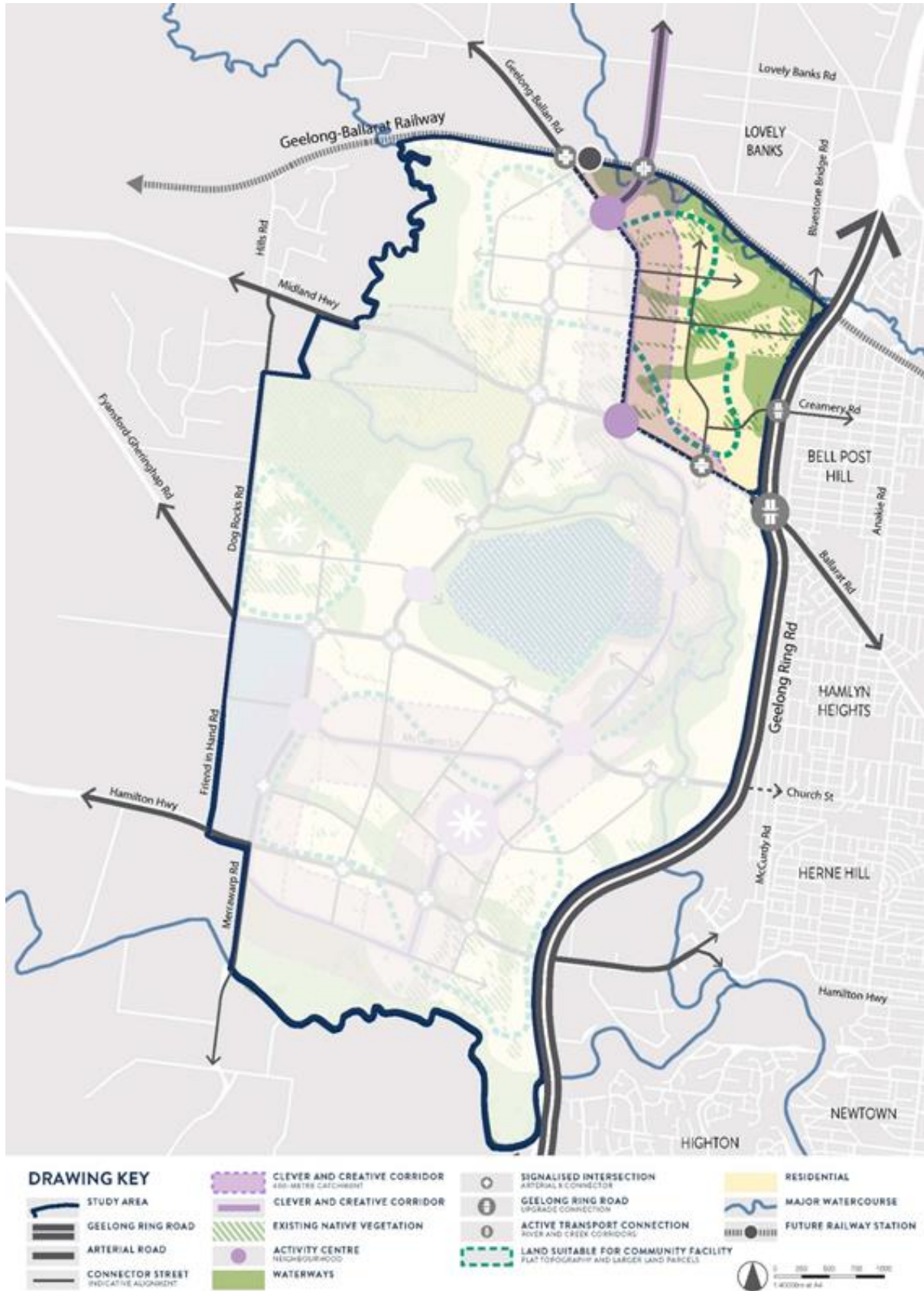
Source: City of Greater Geelong

Figure 2: Elcho Road East PSP Area



Source: City of Greater Geelong

Figure 3: Creamery Road PSP Area



Source: City of Greater Geelong

2.0 OVERVIEW OF FRAMEWORK PLAN

2.1 Overview of Policies and Strategies

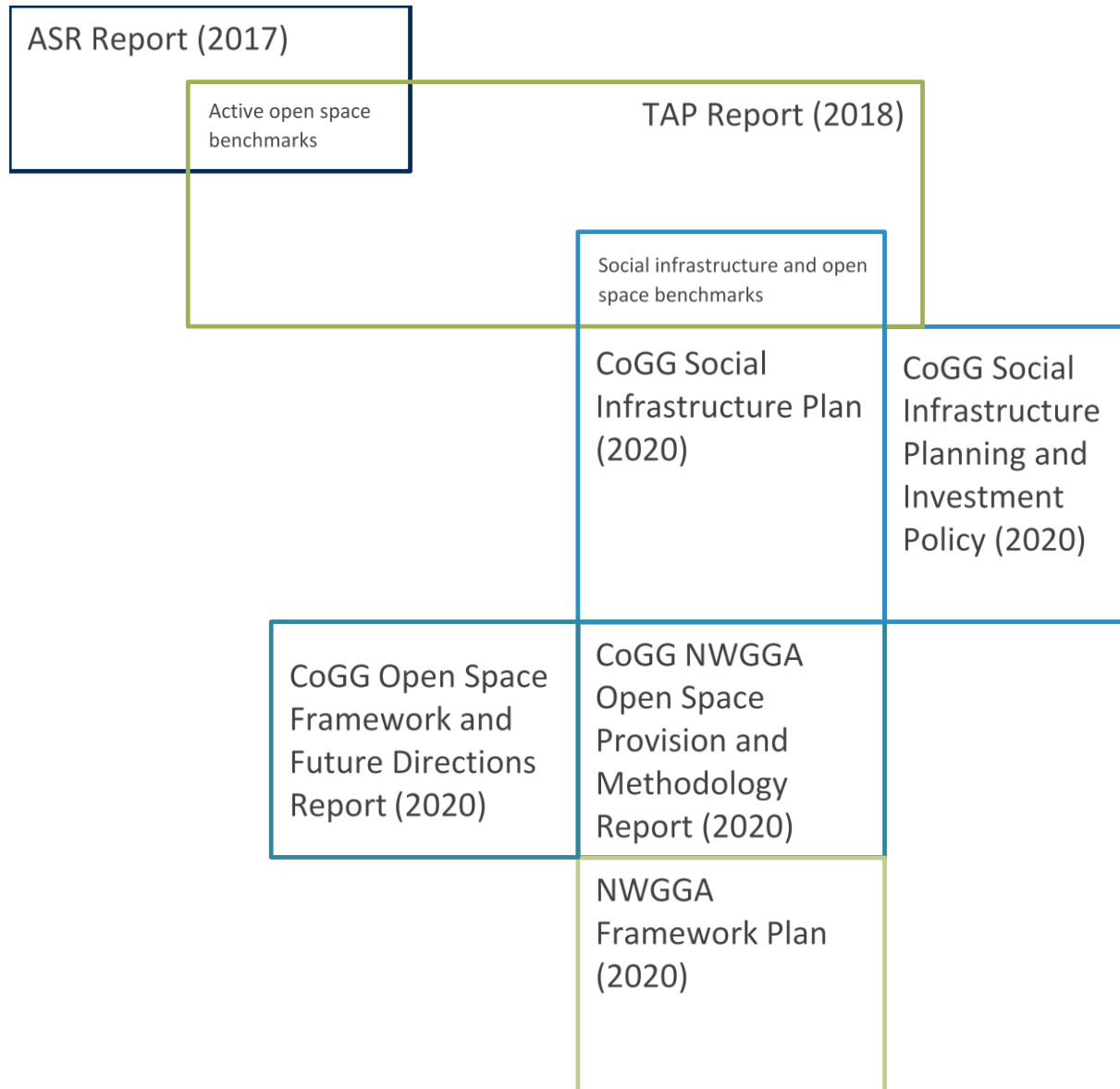
This section of the report provides an overview of the policies, strategies and plans that have been developed for social infrastructure (SI) and open space (OS) for the Northern and Western growth areas.

The core documents subject to the review are listed below. The SI and OS ‘projects’ that are planned to service the growth areas are shown following the review of documents.

- **NWGGA Framework Plan**
 - The Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020)
 - **NWGGA Social Infrastructure (SI)**
 - Northern & Western Geelong Growth Area Social Infrastructure Report (Thao Ashford Planning (TAP), November 2018)
 - Northern and Western Geelong Growth Areas Recreation Infrastructure Provision Ratios and Benchmarks Review: ASR Research (ASR Research, June 2017)
 - Social Infrastructure Plan - Generation One 2020-2023 (Full Report including Network Reports) (City of Greater Geelong)
 - Social Infrastructure Planning and Investment Policy (City of Greater Geelong, 2020)
 - Municipal Public Health and Wellbeing Plan 2018-2021 (City of Greater Geelong)
 - Department of Education and Training - three and four-year old kindergarten reform and kindergartens on school sites
 - **NWGGA Open Space (OS)**
 - Open Space Framework and Future Directions Report (City of Greater Geelong, 2020)
 - NWGGA Open Space Provision & Infrastructure Methodology Report (City of Greater Geelong, V.3.1)
- Other Supporting Documents**
- City of Greater Geelong Council Plan 2018-2022
 - The City of Greater Geelong 2021-22 to 2024-25 Budget (Adopted 22 June 2021)
 - Myers Reserve Master Plan - Final Report (City of Greater Geelong, July 2023)

The way the core documents fit together to inform SI and OS planning for the growth areas is described in the figure below.

Figure 4: SI and OS reports that inform the NWGGA Framework Plan



Note that this section includes a summary of metrics relating to matters like land area, dwellings and population relevant at the document data. The metrics may be updated from time to time as more detailed planning occurs over time.

NWGGA Framework Plan

The Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020)

The framework plan is the key strategic planning document that will guide urban growth in the two new growth areas. The framework plan describes the existing site context of the growth areas and outlines a vision and set of urban development objectives and actions to inform the subsequent detailed preparation of precinct structure plans (PSPs).

The two growth areas combined are planned to accommodate more than 110,000 residents, as shown in the table to the right.

ESTIMATED GROWTH POTENTIAL

TOTAL GROWTH AREA	5,331 hectares
TOTAL RESIDENTIAL AREA	3,309 hectares
ANTICIPATED DWELLINGS	40,028
ANTICIPATED POPULATION	112,078*
TOTAL EMPLOYMENT AREA	294 hectares
NON DEVELOPMENT AREA	1,728 hectares
FUTURE RESIDENTIAL POTENTIAL	267 hectares
FUTURE EMPLOYMENT POTENTIAL	125 hectares

Key elements of the plan are:

- The natural environment (including hills and waterways), biodiversity and cultural heritage distinguishes the growth areas and provides the basis for the design of neighbourhoods.
- A Clever and Creative Corridor is planned within each growth area. This is envisaged as a tree-lined, boulevard style transit corridor that prioritises public transport, walking and cycling between activity centres, schools and community facilities, sports reserves and local parks in each neighbourhood.

The framework plan proposes the sequential preparation of nine PSPs. Each PSP provides the basis for localised urban development and investment and will further consider and incorporate relevant directions outlined in the framework plan.

The framework plan provides commitments for a range of social infrastructure for each area and preferences needs-based, multi-purpose, accessible spaces to support age groups and cultural diversity.

Infrastructure will be funded in the via:

- Development contributions plans or infrastructure contributions plans as prepared by the City of Greater Geelong

- Works in kind projects completed by land developers on behalf of the City and/or state government agencies
- Agreement under section 173 of the Planning and Environment Act 1987
- Works by utility service providers
- City-funded projects
- State and federal government-funded projects.

Northern Geelong Growth Area

The Northern growth area’s vision is based on the hills and panoramic views offered by the location.

The planned population of the area is approximately 47,900.

The first PSP that will be developed in this growth area is the Elcho Road East PSP.

ESTIMATED GROWTH POTENTIAL

TOTAL GROWTH AREA	2,090 hectares
TOTAL RESIDENTIAL AREA	1,445 hectares
ANTICIPATED DWELLINGS	17,075
ANTICIPATED POPULATION	47,809*
TOTAL EMPLOYMENT AREA	177 hectares
NON DEVELOPMENT AREA	354 hectares
FUTURE RESIDENTIAL POTENTIAL	202 hectares
FUTURE EMPLOYMENT POTENTIAL	125 hectares

Western Geelong Growth Area

The Western growth area’s vision is based on a proposed lake and associated waterways that define the area.

The planned population of the area is approximately 64,300.

The first PSP that will be developed in this growth area is the Creamery Road PSP.

ESTIMATED GROWTH POTENTIAL

TOTAL GROWTH AREA	3,241 hectares
TOTAL RESIDENTIAL AREA	1,864 hectares
ANTICIPATED DWELLINGS	22,953
ANTICIPATED POPULATION	64,269*
TOTAL EMPLOYMENT AREA	117 hectares
NON DEVELOPMENT AREA	1,377 hectares
FUTURE RESIDENTIAL POTENTIAL	65 hectares

Social Infrastructure and Open Space

A more detailed summary of planned social infrastructure and open space provision for the two growth areas is provided in Section 2.2.

NWGGA Social Infrastructure (SI)

Northern & Western Geelong Growth Area Social Infrastructure Report (Thao Ashford Planning (TAP), November 2018)

This report establishes the social infrastructure needs to inform the NWGGA Framework Plan. It identifies what services and facilities are required, where these should be located, principles for their location and informs how services and facilities will be

delivered including investment requirements for various tiers of government and relevant agencies.

The report includes demographic profile and forecast information to inform the needs assessment and reviews existing supply of facilities in the region.

TAP undertook engagement with key agencies to identify their future investment plans, strategic directions and potential partnership opportunities.

Case study investigations into five recent master planned communities informed recommendations for delivery and governance.

The report provides nominal provision rates for social infrastructure and open space in the growth areas. This was done by the application of Council's benchmarks and ASR Research benchmarks for social infrastructure established in 2017 (summarised later in this report).

The social infrastructure sectors examined by the report are as follows:

- Cultural Facility (9 categories)
- Education and Training (5 categories)
- Health, Safety and Emergency Services (6 categories)
- Leisure and Recreation (4 categories)
- Early Years (6 categories)
- Targeted Support (6 categories)
- Community Centres and Spaces (4 categories).

The recommendations of the TAP report are summarised and reviewed later in this report.

This report focuses on the two growth areas individually and does not provide recommendations for the broader region of northern and western Geelong combined.

Northern and Western Geelong Growth Areas Recreation Infrastructure Provision Ratios and Benchmarks Review: ASR Research (ASR Research, June 2017)

This report developed a set of benchmarks to be used in undertaking a quantitative assessment of recreation facility needs for the NWGGA. New benchmarks were developed for active open space facilities and are categorised into indoor and outdoor recreation facilities.

The outcome of the report is a series of recommendations for land area, location and configuration for each infrastructure item. These recommendations informed the framework plan and were further refined in the TAP report.

Certain infrastructure items such as baseball and softball fields were ruled out based on existing provision. Indoor gymnastics and table tennis facilities were ruled out as assets for private provision.

Some elements could be provided as multi-purpose facilities to avoid duplication. For example, AFL and cricket ovals can be provided as one oval, and playgrounds can be provided within open space.

Social Infrastructure Plan - Generation One 2020-2023 (Full Report including Network Reports) (City of Greater Geelong)

In 2017, following a Victorian Government Commission of Enquiry, the City of Greater Geelong was tasked with reviewing the existing Social Infrastructure Plan 2014-2031. The recommendations were developed through an assessment of the known current state of the City's infrastructure, existing strategic guidance, and extensive stakeholder and community consultation over the course of 2.5 years.

Across 15 precincts within the municipality, recommendations are made on the need for new facilities, refurbishment, maintenance, as well as planning and services considerations.

The plan's focus is on existing suburbs where there may be deficit in provision.

Most of the benchmarks used are sourced from the TAP Report.

Funding mechanisms proposed for existing and new social infrastructure projects include:

- Rates, taxes, charges
- Federal and state government grants
- Joint ventures
- Leverage government owned assets
- Development contributions
- Voluntary agreements.

Applying these funding options are encouraged to align provision with need. Council will use annual budgeting and community grants to fund the projects recommended in the plan.

Social Infrastructure Planning and Investment Policy (City of Greater Geelong, 2020)

The Social Infrastructure Planning and Investment Policy aims to provide Council and the City of Greater Geelong with a guide for prioritising investment decisions and to

provide the community with a clear understanding of Council’s role and how decisions are made.

It is aimed to allocate governance responsibility for social infrastructure planning and investment to the administrative arm of the City of Greater Geelong. Council seeks an increasing partnership role with other levels of government, the private sector, community organisations and not-for-profits. The role of Council is summarised below.

Role		What will this look like in practice?
First Response	Advocacy	Providing and leveraging influence to proceed on a project by working with and engaging developers, government and community members in decision-making, including utilising advisory committees, working groups and peak bodies.
	Leadership	Demonstrating leadership through strategic planning, policy development, innovation and execution, and the strategic facilitation of key stakeholders for the purposes of achieving community objectives and outcomes.
	Planning and Service Development	Play a coordinating role by planning the types and location of community infrastructure through strategic, statutory and service planning.
	Partnerships and Coordination	Where appropriate, support government, private sector and community service providers to plan facilities and deliver services. The City will explore this option where market conditions allow and where efficient, sustainable and/or integrated service delivery can be achieved. Where appropriate, partner with and empower the community, private and not-for-profit sector to deliver on shared priorities that maximise community benefit.
	Feasibility and Funding	Responsible for capital and/or operational funding, from time to time, in cooperation and/or in partnership with others.
When Required	Building / Land Provision	Construct and develop community infrastructure either directly or through funding agreements and contracts.
	Operating and Delivery	Provide services either directly or through funding, service agreements and contracts. Where appropriate, act as the ‘safety net’ to the community where a critical service is no longer available and/or the community is at risk.

The preference is for partnerships for funding and delivery – this governance model is relevant for the delivery of social infrastructure in the NWGGA.

Social infrastructure planning for the NWGGA is subject to the following decision making principles:

- Consult and engage with the community and stakeholders
- Be driven by evidence of need and the benefit to the community
- Provide access to services where it is needed, in a timely way
- Align decisions with Council’s role, strategic priorities, and needs of the community
- Demonstrate fairness and transparency in decision making .

The implementation of this Policy includes:

- Providing a rolling four (4) year community infrastructure plan in alignment with Council Plan and the long-term financial plan (see Social Infrastructure Plan outlined above)
- Conducting an annual review of social infrastructure priorities in consultation with Council and involving the community through an annual engagement process.

Municipal Public Health and Wellbeing Plan 2018-2021 (City of Greater Geelong)

Section 26 of the Victorian Public Health and Wellbeing Act 2008 requires that Council undertake a Health and Wellbeing Plan to identify goals and strategies for creating a community with maximum health and wellbeing and specify how Council will work collaboratively with partners undertaking public health initiatives.

The plan focuses on 11 strategic priorities across the three themes of ‘people centred approaches’, place-based approaches, and healthy and sustainable environments. The priorities are actioned through other Council policies including the social infrastructure plan. For example, kitchen upgrades to three senior citizens clubs were an action under ‘Goal 1: Supporting social connection to improve mental health’; these kitchen upgrades were also identified in the Social Infrastructure Plan 2020.

The plan acts as strategic direction to ensure a range of Council activities are meeting state objectives for public health. Planning, monitoring and budgeting work consolidated in the plan identifies and supports opportunities for grants and partnerships.

The close alignment between the City of Greater Geelong’s strategic priorities and action plans, coupled with the regulatory requirements it is mandated to deliver, means that the actions that support health and wellbeing are embedded in business as usual practices. Because these roles are embedded in Council, the Health and Wellbeing Plan Action Plan for 2018–2019 focuses on the specific initiatives funded through the Council Plan and budget for 2018–2019.

Department of Education and Training - Kinder for three-year-olds

Currently, kindergarten begins at age four. Under this initiative, kindergartens would begin one year earlier which means that significant investment is required to support implementation of the three-year old kinder initiative. The Victorian School Building Authority (VBSA) is helping build, expand and modernise kindergartens across the state

to support this reform. The VBSA have received \$518 million from the Victorian Government to action the building program.

Three-year-olds in 21 government areas (selected on their capacity to provide additional service) are now able to access up to 15 hours of funded kindergarten each week. Families in Greater Geelong are not currently able to access the funded kindergarten – it is expected to roll out in Greater Geelong in 2022. From 2022, three-year-olds across the state will be able to attend five hours of funded kinder, and that increases to 15 hours a week by 2029.

Department of Education and Training - three and four-year old kindergarten reform and kindergartens on school sites

The state government is implementing a kindergarten reform program which aims to ensure every three year old has access to a minimum 15 hours of kindergarten by 2029 and every four year old has access to a minimum 30 hours of kindergarten by 2032.

The government is also implementing policy to collocate kindergartens and schools together to improve convenience and educational outcomes for students. This is aimed at increasing the capacity for the three-year-old kindergarten program outlined above.

Implications for the NWGGA is that social infrastructure planning should account for kindergartens and primary schools to be located adjacent to each other.

The kindergarten on school sites initiative is not conferred in legislation; the Victorian School Building Authority has set this as policy for their service program.

NWGGA Open Space (OS)

Open Space Framework and Future Directions Report (City of Greater Geelong, 2020)

This report provides the research and justification that supports the development of an open space strategy. It includes a vision and guiding principles, open space classification, hierarchy and standards. The document provides a resource against which area based open space planning, such as for the Northern and Western growth areas, can be developed and tested.

Principles that relate to open space planning include (but are not limited to):

- Offer walkable access to all members of the community from their place of residence to open space
- Link day to day destinations such as schools, work, shops and transport

- Provide a diversity and equity of recreation opportunity that meets the community's needs
- Combine structured and unstructured recreation and sport as complementary activities
- Where complimentary, integrate social infrastructure with recreation and leisure, both indoors and outdoors
- Create safe environments that encourage activity and engagement, particularly among the cultural and linguistic diverse community
- Ensure that tourism opportunities and infrastructure also complement local amenity
- Draw on the unique landscape qualities of each locality through planning and design and identity of place
- Reveal and interpret the landscape at elevated locations
- Conserve and integrate Greater Geelong's rich natural environment in both rural and urban contexts
- Adopt a whole-of-system approach to integrate waterways in development and recreation areas
- Conserve, integrate and narrate the City's Aboriginal and Non-Aboriginal history and heritage
- Respond creatively to all impacts of climate change.

Five open space objectives that capture the above principles are nominated to further guide the development of the City's open space strategy.

- Connecting people and place
- Nurturing a rich natural heritage
- Reflecting a diverse community
- Fostering healthy and sport lifestyles
- Celebrating culture and identity.

Open space is categorised under nine classifications and some sub-categories.

1. Sport Open Space

- Sport Open Space: Outdoor open space which provides a venue for organised sporting activities.
- Sports Venues: Indoor sporting facilities of various types (e.g. basketball, aquatics).
- Restricted Outdoor Sport Open Space: Outdoor open space that houses a dedicated sport(s) that restricts public access, such as shooting ranges, equestrian grounds, elite level stadiums and motocross tracks.

2. Community Open Space

- Community Open Space: Parks developed to meet a range of non-competitive recreational pursuits in a predominantly informal setting.

3. Civic Open Space

- Town Squares: These have a hard landscape focus with an urban character and human scale and can be used for a range of activities including small events and social gatherings but primarily provide for community uses.
- Urban Parks: These are a hybrid between a local park and a town square, and provide a 'back-yard' experience for residents living in medium to high density areas as well as a break-out area for nearby workers.

4. Streetscape Open Space

- Footparks: This is a wide footpath that has been activated with furniture and landscape features for leisure and recreation.
- Laneways: A laneway is a road that is narrow in nature and allows increased pedestrian movement, outside dining, landscape features, entertainment, leisure activities and some/limited car movement.

5. Linear Open Space

- These consist of cycle and pedestrian paths, off and on road cycling reservations, unused road reservations, service easements, and relevant sections of other open space categories which provide local, district or regional linear reserves, routes and links.

6. Nature Open Space

- Habitat open spaces have features and/or components which are of significance and warrant protection ahead of their use for other purposes. They include areas of natural vegetation, botanic gardens and sites which record Aboriginal and European settlement and use of the land.

7. Heritage Open Space

- Open space with Heritage features/components that warrant their protection over any other purpose.

8. Encumbered Open Space

- Open space that is usually dedicated to utility conveyance, such as future transport corridors, drainage, stormwater treatment assets, electrical, water, sewer & gas infrastructure and easements.

9. Landscape Amenity Open Space

- These are defined as sites which have landscape and amenity features and/or components, which require reservation and/or protection ahead of use for other purposes.

When a developer is required to provide land for sport & community open space, the land is to be 'developable' (unencumbered) land. This means the land is free from flood, drainage, utilities or any other encumbrance that restrict the design, development or use of that open space, in whole or part.

Land for open space can be provided via the open space contribution under clause 53.01 of the Planning Scheme or a DCP. Works to land are typically delivered via a DCP. Some works to land, such as community and sport facilities are allocated to the Community Infrastructure Levy of a DCP.

A three tier open space hierarchy is nominated for planning as follows:

- Local - Incidental short stay spaces that service the immediate neighbourhood, whom walk to these spaces.
- District - Larger longer stay spaces which offer more facilities and amenity which service several neighbourhood and people are willing to travel to.
- Regional - Parks and reserves of regional importance due to significantly higher amenity level, size or concentration of activity in one location, which serves one or more regions and will attract visitors from inside and neighbouring local government areas. Users are willing to travel larger distances to use these open spaces.

Factors which influence hierarchy status are size of open space and 'drawcard effect' (e.g. a regional playground, significant view outlook or an historic landscape).

The report provides guidance on open space planning quantum (based on population served) and size of asset via provision metrics.

NWGGA Open Space Provision & Infrastructure Methodology Report (City of Greater Geelong, V.3.1)

This report was generated to calculate provision and inform the location of indoor and outdoor sport for the Northern and Western growth areas and the broader region. The report consolidates and compares a range of planning and provision benchmarks for open space, indoor recreation and sporting & recreation provision.

As assessment of the framework plan and selected development and precinct plans is provided in the report.

The report makes the point that land allocated for residential development may change as the framework plan is refined, due to land area required for environmental purpose for example being confirmed. Also, residential and population densities may vary and be higher than assumed in the framework plan. This means that the use of open space land provision ratios that are based on net developable area could result in less land being allocated for open space if overall net developable area is reduced as the plan is refined, even if dwelling and population yields remain the same or increase.

The range of provision benchmarks are shown later in this report.

Supporting Documents - Other

City of Greater Geelong Council Plan 2018-2022

The Council Plan 2018-2022 'Putting Our Community first' provides the overarching strategic document for council activities. The plan guides strategic decision making and budgeting decisions. The plan has 11 strategic priorities for the 2018-2022 period:

- Improved health and safety of our community
- Informed social infrastructure and planning
- A more inclusive and diverse community
- Planned sustainable development
- Effective environmental management
- Vibrant arts and culture
- Integrated transport connections
- A thriving and sustainable economy
- Growing our tourism and events
- Innovative finances and technology
- Organisational leadership, strategy and governance.

A key theme is to manage and meet the needs of rapid population growth and a changing economy. The plan provides the policy basis for significant investment in infrastructure and facilities.

The City of Greater Geelong 2021-22 to 2024-25 Budget (Adopted 22 June 2021)

The budget was developed in the context of responding to the challenges of the COVID-19 pandemic and objective to reduce deficits. It responds to Greater Geelong's rapid population growth and need for continued investment in community services and new facilities and infrastructure. The budget aligns with the four-year strategic blueprint 'Our Community Plan 2021-25'.

The budget includes capital infrastructure investment of \$728 million across the four-year duration of Council's term. This includes investment in shared trails, aquatic facilities, community centres, arts and culture and public open space improvements.

A major facility investment that serves a broad regional area including the Northern and Western growth areas is the **Northern Aquatic and Community Hub (Northern Arc)**. The Council funding contribution for this facility can be considered for development contributions. Details follow:

- The Northern Aquatic and Community Hub is a proposed major redevelopment of Waterworld and Centenary Hall in Norlane. It would deliver a state-of-the-art aquatic and community facility for the northern Geelong region. It would include a 25 metre pool, hydrotherapy pool, gymnasium, a multipurpose community space, consulting suites and minor upgrades to the Corio Library.
- Construction of the facility is expected to be \$61.6m, being \$16.7m funding support from the State Government, \$8.5m from the Federal government \$8.3m and a contribution from council of \$44.8m.

Other projects could be considered for development contributions in the future, subject to investment plans being confirmed. The budget provides for business cases to be prepared for the improvement and transformation of three of the City's cultural venues – the **Potato Shed, National Wool Museum and Geelong Gallery**. The capacity of the National Wool Museum and Geelong Gallery (as regional projects) to be considered for development contributions will depend on the outcome of the business case assessments and capital investment that are proposed to be delivered.

Myers Reserve Master Plan - Final Report (City of Greater Geelong, July 2023)

Myers Reserve is an existing reserve that serves the existing and growing residential areas of northern Geelong. The reserve is located at 125 Creamery Road, Bell Post Hill (next to Covenant College). It serves a range of user groups including lawn bowls, cricket, football, netball and soccer. It also provides parkland for recreation opportunities.

A Master Plan has been prepared to guide the long-term development of the site. The need for the planned investments relates to existing and emerging shortfalls and constraints associated with the existing supply of sporting and recreation assets in the area. Investment is needed to improve the type and standard of facilities and infrastructure and to meet needs associated with changing demand, including the exponential growth in female sports participation.

The Master Plan states that the soccer fields and cricket fields are currently at capacity and constrain the ability of clubs to cater for additional demand or maintain an appropriate playing surface.

Key recommendations from the Master Plan include:

- “Relocate the site entry and develop a formalised road network to improve safety and traffic flow across the Reserve.
- Relocate the netball courts and install an additional multi-purpose half-court warm-up space for club and community use.
- Relocate bowls, install an additional green and a new pavilion to service the match day needs.
- Re-locate and construct new soccer pavilion to address safety concerns from the asbestos.
- Upgrade the existing cricket/AFL/netball pavilion.
- Re-construct the existing overflow oval into a compliant soccer pitch.
- Construct a new AFL/cricket oval.
- Develop a new district-level play space.”

2.2 List of SI and OS Projects

The following tables summarise the SI and OS projects nominated for the two growth areas. The projects nominated in these tables are subject to the review shown in section 4 of this report.

- Two kindergartens
- Five long day childcare centres
- One health and wellbeing centre incorporating a community health centre, flexible community meeting spaces, youth and seniors' spaces and services to support aged, people with a disability and culturally and linguistically diverse members of the community
- Eight primary schools
- Two secondary schools
- One police station co-located with a justice centre
- One emergency service hub incorporating ambulance, fire and state emergency services.

Proposed Open Space, Sport and Recreation

- The monocline ridgeway, a linear park providing public access to the precinct's best view lines
- The gas pipeline linear corridor, a linear park providing dedicated active transport movements
- A network of active open space (sports and recreation) and passive open space (local parks) for residential land throughout the growth area equivalent to 10% of the net developable area
- Internal demand throughout the growth area for a sub-regional sport reserves and facilities on ten hectares of unencumbered land
- Two indoor recreation centres
- An aquatic centre
- A network of passive open space (local parks) for employment land throughout the growth area equivalent to 2% of the net developable area.

Potential Additional Needs

- The anticipated population of the growth areas combined satisfies approximately half the benchmark provision trigger for regional facilities like major health facilities, which will be assessed as part of Geelong's growth and should be co-located with sub-regional activity centre if provided.

Summary of Actions

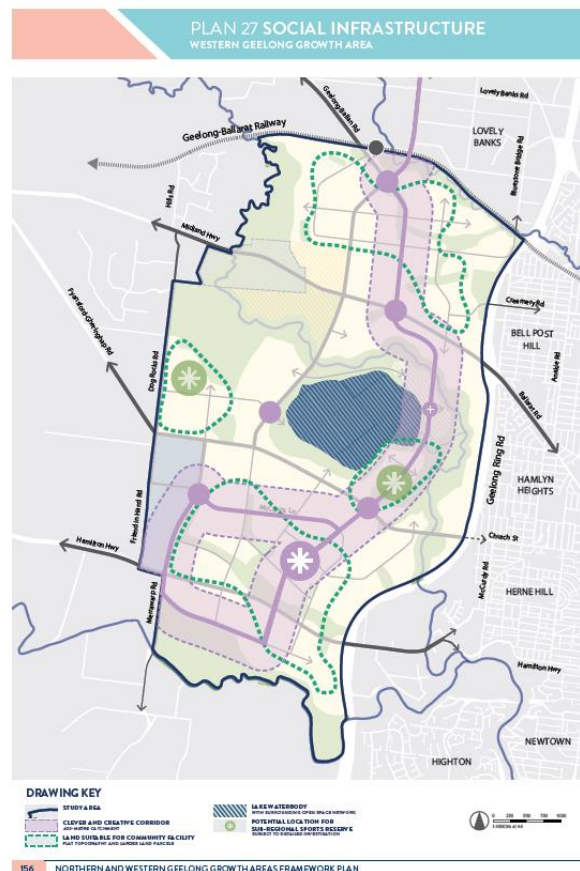
- A social infrastructure needs assessment will be undertaken for each precinct that identifies the community facilities and open space required to support new residents.

- Social infrastructure will be highly accessible to the entire community.
- Social infrastructure will be provided to new neighbourhoods in the early stages of urban development.
- Innovative methods of delivering social infrastructure will be explored to identify best practice provision methods that meet the needs of the community.
- Design of social infrastructure will create community spaces that are flexible, adaptable and multi-purpose.
- Community facilities will deliver accessible cultural spaces that support a wide range of cultural and community outcomes.
- Social infrastructure will be co-located to enable integration of services and create accessible, vibrant and socially diverse community hubs.
- The sub-regional activity centre will support higher order social infrastructure.
- Integrated water management will maximise 'greenblue/connections' to active open space that allows the operation of attractive, all-year facilities.
- Emergency services will be located with direct accessibility to the Geelong Ring Road and the arterial road network.
- The delivery of sub-regional active open space will be delivered in a manner that maximises the broader community benefit.
- Key features of the growth area will be utilised to create social capital with the community including:
 - The Clever and Creative Corridor
 - Continuous public realm and linear open space along the monocline ridgeway, allowing panoramic views across the region.

Proposed SI and OS in Western Growth Area (summary extracts from Framework Plan)

Overview

- Social infrastructure will be delivered to provide a wide range of universal facilities and services including schools, community centres and meeting places, arts and cultural facilities and health and emergency services.
- Major social infrastructure is planned along the Clever and Creative Corridor including a sub-regional sports reserve along the corridor and another in the west of the growth area.
- Western Geelong’s new neighbourhoods will be linked by a comprehensive open space network of local and linear parks and sport and recreation facilities.
- River and creek corridors offer an attractive linear corridor that will link social infrastructure between neighbourhoods and to central Geelong via the Barwon River corridor.



- The centrepiece of Western Geelong is a lake. Transformation of Batesford Quarry to a recreational lake is a city-shaping opportunity that will create a new landmark for Geelong.
- The Northern Aquatic and Community Hub (Northern Arc) is planned to be delivered in the adjacent suburb of Norlane. It would deliver a state-of-the-art aquatic and community facility for the northern Geelong region.

Proposed Community Facilities

- One cultural hub that incorporates a library, arts and cultural spaces and meeting rooms
- Three multi-purpose community centres that incorporate a neighbourhood house, flexible community meeting spaces and community gardens

- Three neighbourhood centres that incorporate flexible community meeting spaces
- Two integrated children’s centres incorporating maternal and child health services, community meeting spaces, a kindergarten and long and occasion care centres
- Three maternal and child health centres
- Four kindergartens
- Six long day childcare centres
- One health and wellbeing centre incorporating a community health centre, flexible community meeting spaces, youth and seniors’ spaces and services to support aged, disabled and culturally and linguistically diverse members of the community
- 10-11 primary schools
- Three secondary schools
- One police station collocated with a justice centre
- One emergency hub incorporating ambulance, fire and state emergency services.

Proposed Open Space, Sport and Recreation

- Moorabool River corridor open space network
- Barwon River corridor open space network
- Cowies Creek corridor open space network
- Regional lake and open space reserve (former Batesford Quarry)
- A network of active open space (sports and recreation) and passive open space (local parks) for residential land throughout the growth area equivalent to 10% of the net developable area
- Internal demand throughout the growth area for a sub-regional sport reserves and facilities on twelve hectares of unencumbered land
- Two indoor recreation centres
- An aquatic centre
- A network of passive open space (local parks) for employment land throughout the growth area equivalent to 2% of the net developable area.

Potential Additional Needs

- The anticipated population of the growth areas combined satisfies approximately half the benchmark provision trigger for regional facilities like major health facilities, which will be assessed as part of Geelong’s growth and should be co-located with sub-regional activity centre if provided.

Summary of Actions

- A social infrastructure needs assessment will be undertaken for each precinct that identifies the community facilities and open space required to support new residents.
- Social infrastructure will be highly accessible to the entire community.
- Social infrastructure will be provided to new neighbourhoods in the early stages of urban development.
- Innovative methods of delivering social infrastructure will be explored to identify best practice provision methods that meet the needs of the community.
- Design of social infrastructure will create community spaces that are flexible, adaptable and multi-purpose.
- Community facilities will deliver accessible cultural spaces that support a wide range of cultural and community outcomes.
- Social infrastructure will be co-located to enable integration of services and create accessible, vibrant and socially diverse community hubs.
- The sub-regional activity centre will support higher order social infrastructure.
- Social infrastructure and open space will be safe and accessible with high-quality active and public transport connections and active road frontages.
- Integrated water management will maximise ‘greenblue connections’ to active open space that allows the operation of attractive, all-year facilities.
- Emergency services will be located with direct accessibility to the Geelong Ring Road and the arterial road network.
- The delivery of sub-regional active open space will be delivered in a manner that maximises the broader community benefit.
- Key features of the growth area will be utilised for social infrastructure and celebrated to create social capital within the community including:
 - The Clever and Creative Corridor
 - Regional-scale open space and recreation opportunities created with the transformation of Batesford Quarry
 - Regional-scale open space corridors along the Barwon River, Moorabool River and Cowies Creek.

3.0 DEMAND FOR SERVICES AND OPEN SPACE

3.1 Land Budget

Planning work undertaken to date has established an indicative land budget for residential and employment uses across the two growth areas. Within the growth areas, there are nine precincts that will be subject to more detailed planning.

The Northern growth area is subject to ongoing review relating to environmental matters. Land budgets are to be confirmed for that area.

Residential land is the primary land use in all precincts. Three precincts have employment land components. ‘Future employment and residential potential’ refers to land currently occupied by large lot residential/rural living properties and defines longer term development areas. The estimated land budget for both growth areas is shown below.

The estimated land take for SI and OS within land to be zoned for urban purposes is shown in the last two columns in the table below. These estimates are based on the findings of this report’s review as shown in the remainder of this report. As noted earlier, this information is subject to ongoing review and refinement via ongoing planning work.

Table 1: Indicative Land budget (hectares)

Growth Area / Precinct	Total residential area Ha	Share of residential area %	Non-development area Ha	Total employment area Ha	Future employment potential Ha	Future residential potential Ha	Total growth area Ha	Open Space at 10% of Res Area Ha	Open Space at 2% of Emp Area Ha	Uncredited Open Space Area if Known (TBC)	Social Infrastructure Land within Zoned Area Ha	Open Space Land (Unencumbered POS and AOS) Ha
Northern Geelong Growth Area												
Elcho Road East	346	23.9%	96		43		485	34.6	0.0		6.4	34.6
Elcho Road West	309	21.4%	127				437	30.9	0.0		1.8	30.9
Heales Road East	406	28.1%	61				467	40.6	0.0		1.8	40.6
Heales Road West	384	26.6%	70	177	82	202	700	38.4	3.5		3.9	41.9
Total	1,445	100.0%	354	177	125	202	2,089	144.5	3.5		13.9	148.0
Western Geelong Growth Area												
Creamery Road	196	10.7%	149				345	19.6	0.0	86.3	6.4	19.6
Batesford North	331	18.1%	99			65	430	33.1	0.0		2.0	33.1
McCanns Lane	247	13.5%	78	85			410	24.7	1.7		3.7	26.4
Merrawarp Road	181	9.9%	194				375	18.1	0.0		1.8	18.1
Batesford South	869	47.6%	775	32			1,676	86.9	0.6		4.2	87.5
Total	1,824	100.0%	1,295	117	-	65	3,236	182.4	2.3		18.1	184.7

Source: NWGGA Framework Plan; City of Greater Geelong

Note: Data is indicative and subject to ongoing revision

*This area is subject to review based on environmental investigations

3.2 Development Timing

Development in the NWGGA is staged on a PSP-by-PSP basis to ensure infrastructure and services are available to match population and development demand. Managing the timing of costs associated with development begins with the decision to commence a Precinct Structure Plan (PSP) as it forms a direct pathway to urban development.

Each precinct will accommodate a standalone, neighbourhood-sized community that is sufficient to support local services, ensuring that precincts developed in the early stages of

development will not be dependent on the development of subsequent precincts to realise required services. Where possible, private sector investment and contributions toward early infrastructure provision will be fully explored to support the early stages of Geelong's new neighbourhoods.

The development system relies on private proponents to initiate commencement of a PSP in line with Council policy. To this end, Action N5.2.1 establishes the policy parameters for initiating a PSP.

Action N5.2.1

The commencement of any precinct structure plan will be initiated by the City based on strategic policy and budgeting.

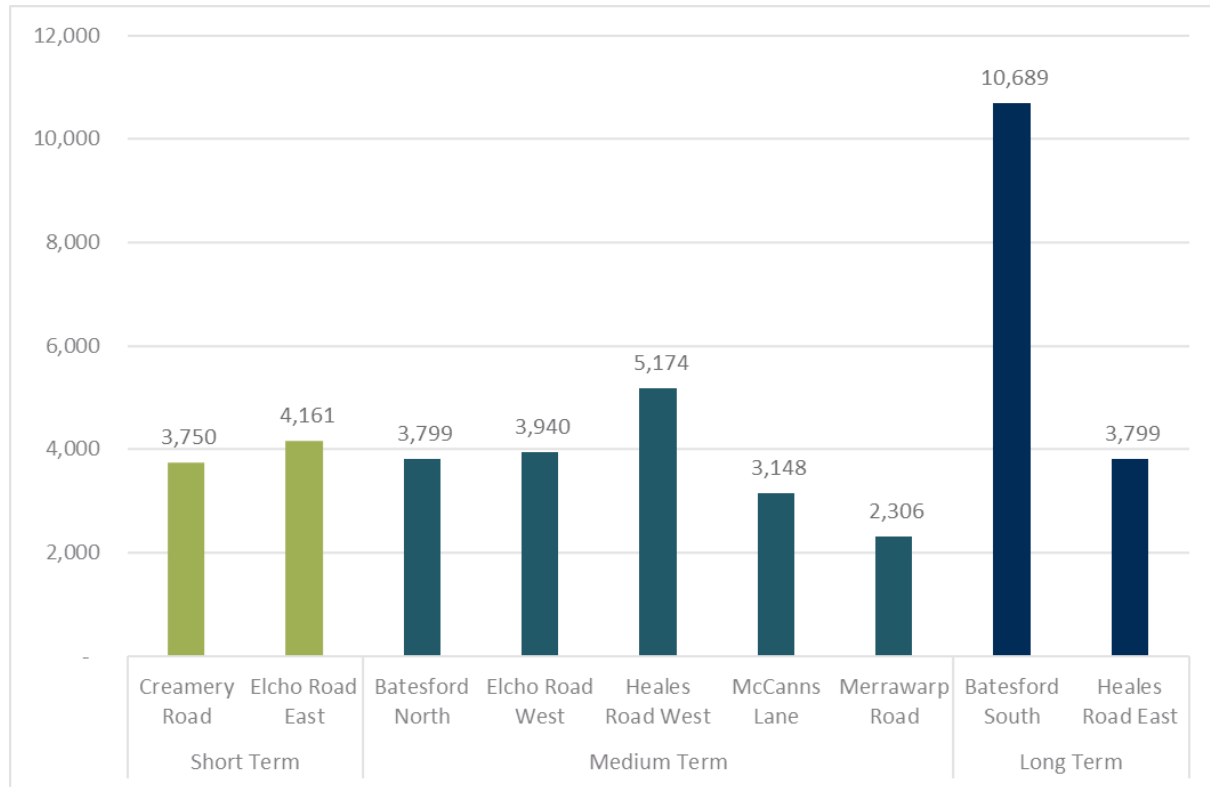
Recommendations for the commencement of a precinct structure plan will be based on:

- The City of Greater Geelong Settlement Strategy.
- Development sequencing set out in the Northern and Western Geelong Growth Areas Framework Plan.
- The need to maintain an adequate supply of urban land.
- Third party funding agreements with land developers to undertake technical studies.
- Whether the precinct will enable the staged extension of infrastructure networks in a way that minimises the real cost of infrastructure provision.
- Whether or not a precinct is subject to major constraints or uncertainties that is likely to delay development.
- Whether or not the precinct is of a size that is likely to result in a substantial and predictable development yield.
- The pattern of land ownership and the potential for multiple landowners to coordinate the planning and development of the precinct.
- Whether a precinct's development will support the effective and early development of public transport infrastructure, town centres and employment precincts.

Simultaneous preparation of precinct structure plans will not be supported unless necessitated by the City's strategic policy and considerations outlined in Action N5.2.1.

The development sequencing set out in the Framework Plan is provided below. Figure 5 shows estimated dwellings for each PSP area.

Figure 5: Development sequencing of dwellings by PSP



Source: NWGGA Framework Plan; Includes updates in 2022

Note: Data is indicative and subject to ongoing revision

Northern Growth Area

The Northern growth area will be planned and developed in an orderly sequence of short, medium and long term precincts:

- Short term precinct:
 - Elcho Road East
- Medium term precinct:
 - Elcho Road West
 - Heales Road West
- Long term precinct:
 - Heales Road East

Urban development will commence on the land adjoining Lara West and prioritise early connections to Lara Railway Station and Lara Town Centre. New communities will be established throughout the western plateau in the medium-term before urban development is considered in the south-eastern part of the growth area.

Western Growth Area

The Western growth area will be planned and developed in an orderly sequence of short, medium and long term precincts:

- Short term precinct:
 - Creamery Road
- Medium term precinct:
 - Batesford North
 - McCanns Lane
 - Merrawarp Road
- Long term precinct:
 - Batesford South

Urban development will commence on the land adjoining Bell Post Hill with direct access to central Geelong via Ballarat Road. New neighbourhoods will be established along the Midland Highway and Hamilton Highway corridors in the medium-term before urban development is considered in proximity to Batesford Quarry.

The large size and development potential of the Batesford South precinct means that the Western growth area will develop as two separate, smaller growth corridors in the short and medium term with large-scale infrastructure requirements triggered by long-term urban development.

3.3 Indicative Service Provision Thresholds

Thresholds for social infrastructure provision are established to ensure that a base level of service is provided in a timely manner to meet community needs. Indicative thresholds of 20%, 60% and 80% of the resident population are nominated to guide the timing of social infrastructure provision as shown in Table 2.

These thresholds are not prescriptive but rather a guide. Provision of facilities will need to take into account supply of facilities at the time and their capacity to meet demand. This is contingent on actual timing of development and provision of facilities.

Table 2: TAP Report social infrastructure thresholds

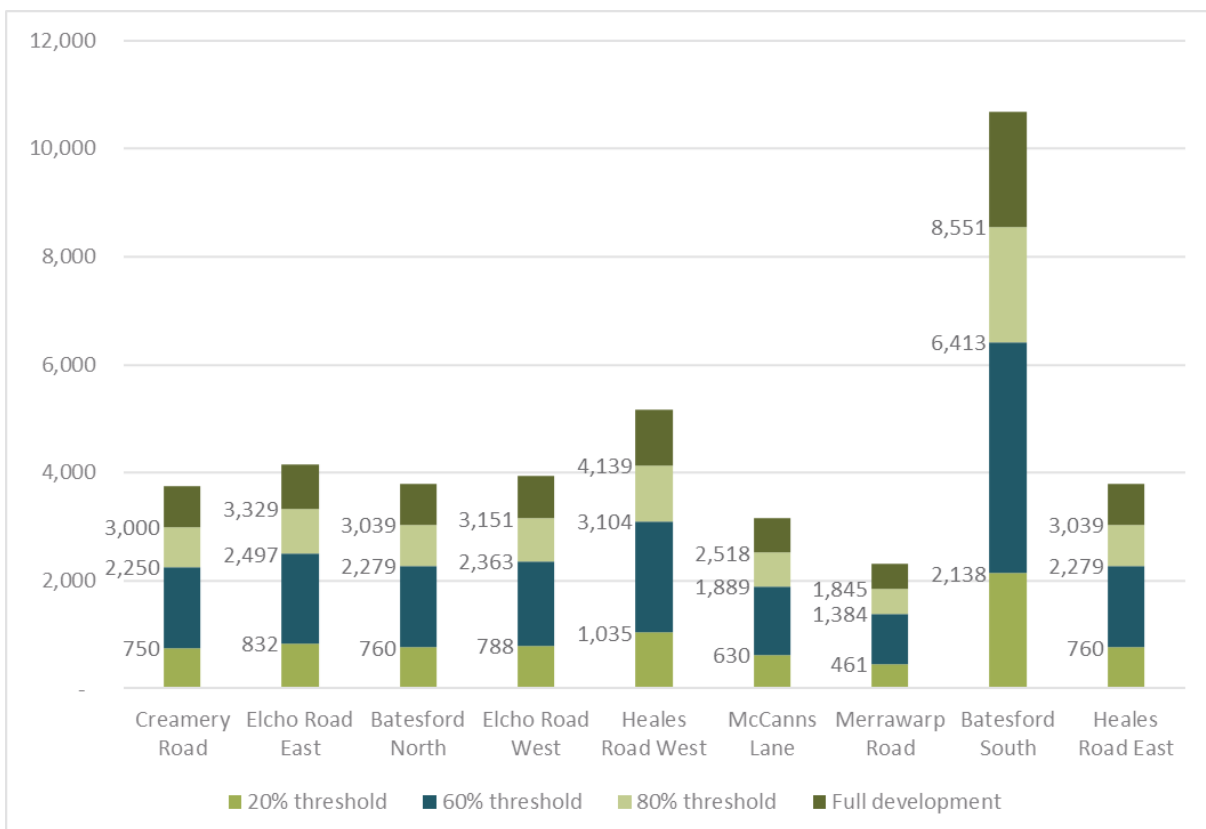
Level	Proposed threshold	Rationale
Local	20%	Local social infrastructure is vital for establishing community development and social cohesion within a new community. Therefore, the provision of these facilities should be provided at the outset of development. It is acknowledged that in some cases, this may not be possible and it is therefore recommended that a 20% threshold be used as the absolute threshold for local infrastructure.

Level	Proposed threshold	Rationale
District	60%	District facilities provide essential services that cater to a wide population. Many of these facilities are required to support a growing population and should be provided to the community as the population matures. It is recommended that district facilities be triggered when 60% of the catchment is in place.
Regional	80%	Regional level infrastructure requires a large population to sustain its development. However, it is recognised that regional significant infrastructure is needed to maintain/encourage growth and development. In this regard, it is recommended that planning for regional facilities be triggered when population catchment reaches 80%.

Source: TAP Report, p 22

The infrastructure thresholds as applied to each PSP area in Figure 6 below. There are no statutory provisions to enforce the thresholds and as such the information provides a guide for proponents and service providers.

Figure 6: Social infrastructure provision threshold breakdown by PSP area



Source: NWGGA Framework Plan; Includes updates to data in 2022

Note: Data is indicative and subject to ongoing revision

3.4 Demographic Change Over Time

Development of the growth areas is expected to span multiple generations, with social infrastructure requirements at full development being different to the early stages. This section forecasts the possible change in demographic composition over time to inform the review of service and facility needs.

Demographic analysis in the TAP Social Infrastructure Report 2018 provides information about potential demographic change. The demographic profile used in the TAP Report is based on neighbouring suburbs and is adjusted based on analysis of case studies from five master planned estates across Australia. A summary of demographic change from the TAP Report identifies the following trends.

- **Age profile** – The case study examples and neighbouring suburbs had a younger demographic population with a large proportion of population aged between 19-34 years old. Greenfield developments can also appeal to a broader demographic including families and the elderly. In addition, as the development matures, the demographic profile typically follows similar trends to the broader area.
- **Family composition** – Two case studies showed that the proportion of couples with children marginally reduced over time as did the proportion of 0-9 year olds and 30-39 year olds.
- **Household size** – The case study research shows that greenfield master planned developments tend to have a higher average household size when compared to the broader area, particularly at the outset of development. This is evident in the early stages of development where a number of case studies exhibited a higher average household size which has slowly decreased as the development matures.

While a range of household types (e.g. singles, couples) would be expected to comprise the population over time, couple families are most likely to make up the majority of the community during the early stages of development, and therefore planning should respond accordingly. This approach is suitable for the purposes of high level development forecasting and recognises the need for adaptable and multi-purpose facilities, and for future social planning work to revise social infrastructure needs.

3.5 Guide to Potential Age Structure in Growth Areas

To further inform the analysis, the potential change in age structure by service age cohorts has been assessed for the two growth areas.

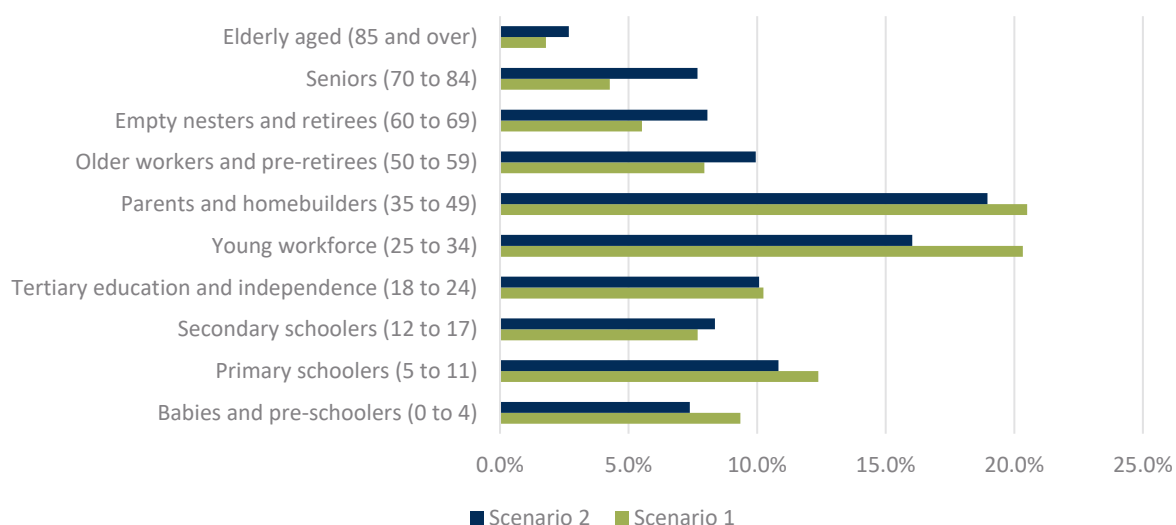
The assessment is based on two hypothetical scenarios for the growth areas.

- Scenario 1 - **Developing** - this applies the projected Armstrong Creek age structure profile as at 2026 to the growth area population at 50% development.
- Scenario 2 - **Established** - this applies the projected Armstrong Creek age structure as at 2041 to the growth area population at 100% development.

Armstrong Creek is a master planned estate located south of Geelong where development commenced mid-2012. As of 2016, there were 4,400 people living in Armstrong Creek.

These scenarios provide a guide to how the population profile could look like in the future, as shown in Figure 7 below. The forecast scenarios are sourced from Forecast ID for the City of Greater Geelong.

Figure 7: Potential change in age structure scenarios



Source: Derived from Forecast ID, City of Greater Geelong (2019)

The potential age structure profile of the Northern and Western growth areas based on the above scenarios at 50% and full development is provided below.

The tables are used to guide the review of social infrastructure and open space demand.

Table 3: Northern growth area potential age structure

Age group (years)	Scenario 1 - Developing		Scenario 2- Established	
	Number	%	Number	%
Babies and pre-schoolers (0 to 4)	2,234	9.3%	3,530	7.4%
Primary schoolers (5 to 11)	2,958	12.4%	5,178	10.8%
Secondary schoolers (12 to 17)	1,838	7.7%	3,996	8.4%
Tertiary education and independence (18 to 24)	2,449	10.2%	4,818	10.1%
Young workforce (25 to 34)	4,859	20.3%	7,664	16.0%
Parents and homebuilders (35 to 49)	4,900	20.5%	9,062	19.0%
Older workers and pre-retirees (50 to 59)	1,900	7.9%	4,754	9.9%
Empty nesters and retirees (60 to 69)	1,320	5.5%	3,856	8.1%
Seniors (70 to 84)	1,020	4.3%	3,673	7.7%
Elderly aged (85 and over)	426	1.8%	1,279	2.7%
Total persons	23,905	100.0%	47,809	100.0%

Scenario 1 = 50% population yield and forecast Armstrong Creek age structure as at 2026

Scenario 2 = 100% population yield and forecast Armstrong Creek age structure as at 2041

Source: Derived from Forecast ID, City of Greater Geelong (2019)

Table 4: Western growth area potential age structure

Age group (years)	Scenario 1 - Developing		Scenario 2- Established	
	Number	%	Number	%
Babies and pre-schoolers (0 to 4)	3,085	9.3%	4,909	7.4%
Primary schoolers (5 to 11)	4,113	12.4%	7,164	10.8%
Secondary schoolers (12 to 17)	2,554	7.7%	5,572	8.4%
Tertiary education and independence (18 to 24)	3,383	10.2%	6,700	10.1%
Young workforce (25 to 34)	6,733	20.3%	10,614	16.0%
Parents and homebuilders (35 to 49)	6,799	20.5%	12,604	19.0%
Older workers and pre-retirees (50 to 59)	2,620	7.9%	6,567	9.9%
Empty nesters and retirees (60 to 69)	1,824	5.5%	5,373	8.1%
Seniors (70 to 84)	1,426	4.3%	5,108	7.7%
Elderly aged (85 and over)	597	1.8%	1,791	2.7%
Total persons	33,168	100.0%	66,336	100.0%

Scenario 1 = 50% population yield and forecast Armstrong Creek age structure as at 2026

Scenario 2 = 100% population yield and forecast Armstrong Creek age structure as at 2041

Source: Derived from Forecast ID, City of Greater Geelong (2019); Includes update for Creamery Road PSP in 2022

3.6 Guide to Potential Age Structure in PSP Areas

The following two tables provide a guide to the potential age structure profile of all PSP areas in the two growth areas at full development. As noted above, this data provides a guide to inform planning. Variations around these estimates are expected.

Table 5: Potential population and age structure: Northern growth area by PSP

Age group (years)	Elcho Road East	Elcho Road West	Heales Road East	Heales Road West	Northern Growth Area	Total NWGGA*
Babies and pre-schoolers (0 to 4)	860	814	785	1,070	3,530	8,428
Primary schoolers (5 to 11)	1,262	1,195	1,152	1,569	5,178	12,363
Secondary schoolers (12 to 17)	974	922	889	1,211	3,996	9,540
Tertiary education and independence (18 to 24)	1,174	1,112	1,072	1,460	4,818	11,503
Young workforce (25 to 34)	1,868	1,768	1,705	2,323	7,664	18,298
Parents and homebuilders (35 to 49)	2,209	2,091	2,016	2,746	9,062	21,636
Older workers and pre-retirees (50 to 59)	1,159	1,097	1,058	1,441	4,754	11,350
Empty nesters and retirees (60 to 69)	940	890	858	1,168	3,856	9,205
Seniors (70 to 84)	895	847	817	1,113	3,673	8,768
Elderly aged (85 and over)	312	295	285	388	1,279	3,054
Total persons	11,652	11,031	10,638	14,488	47,809	114,145
Dwellings at 3.1 PPD	3,759	3,558	3,432	4,674	15,422	36,821
Dwellings at 2.8 PPD	4,161	3,940	3,799	5,174	17,075	40,766

Source: Derived from NWGGA Framework Plan and Forecast ID, City of Greater Geelong (2019); Includes update for Creamery Road PSP in 2022

Note: Data is indicative and subject to ongoing revision

Table 6: Potential population and age structure: Western growth area by PSP

Age group (years)	Creamery Road*	Batesford North	McCanns Lane	Merrawarp Road	Batesford South	Western Growth Area*	Total NWGGA*
Babies and pre-schoolers (0 to 4)	775	785	651	477	2,210	4,898	8,428
Primary schoolers (5 to 11)	1,137	1,152	955	699	3,241	7,185	12,363
Secondary schoolers (12 to 17)	878	889	737	540	2,501	5,544	9,540
Tertiary education and independence (18 to 24)	1,058	1,072	888	651	3,016	6,685	11,503
Young workforce (25 to 34)	1,683	1,705	1,413	1,035	4,798	10,634	18,298
Parents and homebuilders (35 to 49)	1,990	2,016	1,671	1,224	5,673	12,574	21,636
Older workers and pre-retirees (50 to 59)	1,044	1,058	876	642	2,976	6,596	11,350
Empty nesters and retirees (60 to 69)	847	858	711	521	2,414	5,350	9,205
Seniors (70 to 84)	807	817	677	496	2,299	5,096	8,768
Elderly aged (85 and over)	281	285	236	173	801	1,775	3,054
Total persons	10,500	10,638	8,814	6,456	29,928	66,336	114,145
Dwellings at 3.1 PPD	3,387	3,432	2,843	2,083	9,654	21,399	36,821
Dwellings at 2.8 PPD	3,750	3,799	3,148	2,306	10,689	23,691	40,766

Source: Derived from NWGGA Framework Plan and Forecast ID, City of Greater Geelong (2019); Includes update for Creamery Road PSP in 2022

Note: Data is indicative and subject to ongoing revision

4.0 RECOMMENDED PROVISION

4.1 Overview

The planned provision for SI and OS as shown in the Framework Plan (based on the TAP Report) was reviewed and refined based on a process that involved:

- Review of demand for SI and OS as shown in the previous report section
- Review of SI and OS provision benchmarks to support facility and / or service needs and metrics that show likely demand outcomes in the study area
- Review of other PSPs and growth area examples
- Consultation with Council officers and external agencies
- Drafting of preliminary recommendations
- Finalisation of recommendations based on a process of review and feedback from Council SI and OS planning experts.

The recommendations are shown in the following pages. The planning process will require ongoing refinement as planning, development yield and population information is detailed and confirmed over time. Information that supports the recommendations are summarised in the attachments to this report.

4.2 Northern Growth Area Recommendations

Table 7 below shows recommended SI and OS provision for the Northern growth area. The map immediately below plots estimated locations of some of the SI and OS items. Locations for some items are to be confirmed via more detailed PSP development. Recommended provision is summarised as follows (see Table 7 for details).

Major Facilities Delivered by Council

- Heales Road West Cultural Hub

Early Learning Centre / Integrated Children's Centre

- Elcho Road East Integrated Children's Centre
- Elcho Road West Early Learning Centre
- Heales Road East Early Learning Centre
- Heales Road West Integrated Children's Centre

Multi-Purpose and Neighbourhood Facilities

- Elcho Road East Multi-Purpose Community Centre
- Elcho Road West Neighbourhood Centre
- Heales Road East Neighbourhood Centre
- Heales Road West Multipurpose Community Centre

Indoor Recreation

- Indoor Recreation Centre (North)

Pavilions

- Elcho Road East Pavilion 1
- Elcho Road East Pavilion 2
- Elcho Road West Pavilion 1
- Elcho Road West Pavilion 2
- Heales Road East Pavilion 1
- Heales Road East Pavilion 2
- Heales Road West Pavilion 1
- Heales Road West Pavilion 2

Open Space

- The residential area land contribution for open space is 10%. The share of this land that is to be allocated to active open space and passive open space is nominally between 60-40 and 70-30, to be confirmed in PSP planning processes.
- The employment area land contribution is 2% passive open space.
- Works to uncredited open space where identified by developers
- Works to passive open space by developers
- Works to active open space - costs shared amongst PSP developers.

Major Facilities Delivered by State Agencies

- Health and Wellbeing Centre (location to be confirmed)
- Heales Road East Emergency Hub
- Heales Road West Police Station And Justice Centre

Early Years Facilities Delivered by Private Agencies

- Elcho Road East Long Day Childcare Centre
- Elcho Road West Long Day Child Care Centre
- Elcho Road West Long Day Child Care Centre 2
- Heales Road East Long Day Care Centre
- Heales Road West Long Day Child Care Centre

Schools

Note: the indicative allocation for schools (government and non-government) is provided below. Details will need to be confirmed in PSP planning processes based on final dwelling and population yield and agency consultation.

- Elcho Road East Primary School 1
- Elcho Road East Primary School 2
- Elcho Road West Primary School 1

- Elcho Road West Primary School 2
- Heales Road East Primary School 1
- Heales Road West Primary School 1
- Heales Road West Primary School 2
- Heales Road West Primary School 3
- Elcho Road West Secondary School
- Heales Road West Secondary School

Table 7 shows the recommendations. The map below shows indicative locations for major facilities; locations are to be confirmed by planning processes.

Figure 8: Indicative map of Northern growth area social infrastructure (locations to be confirmed)

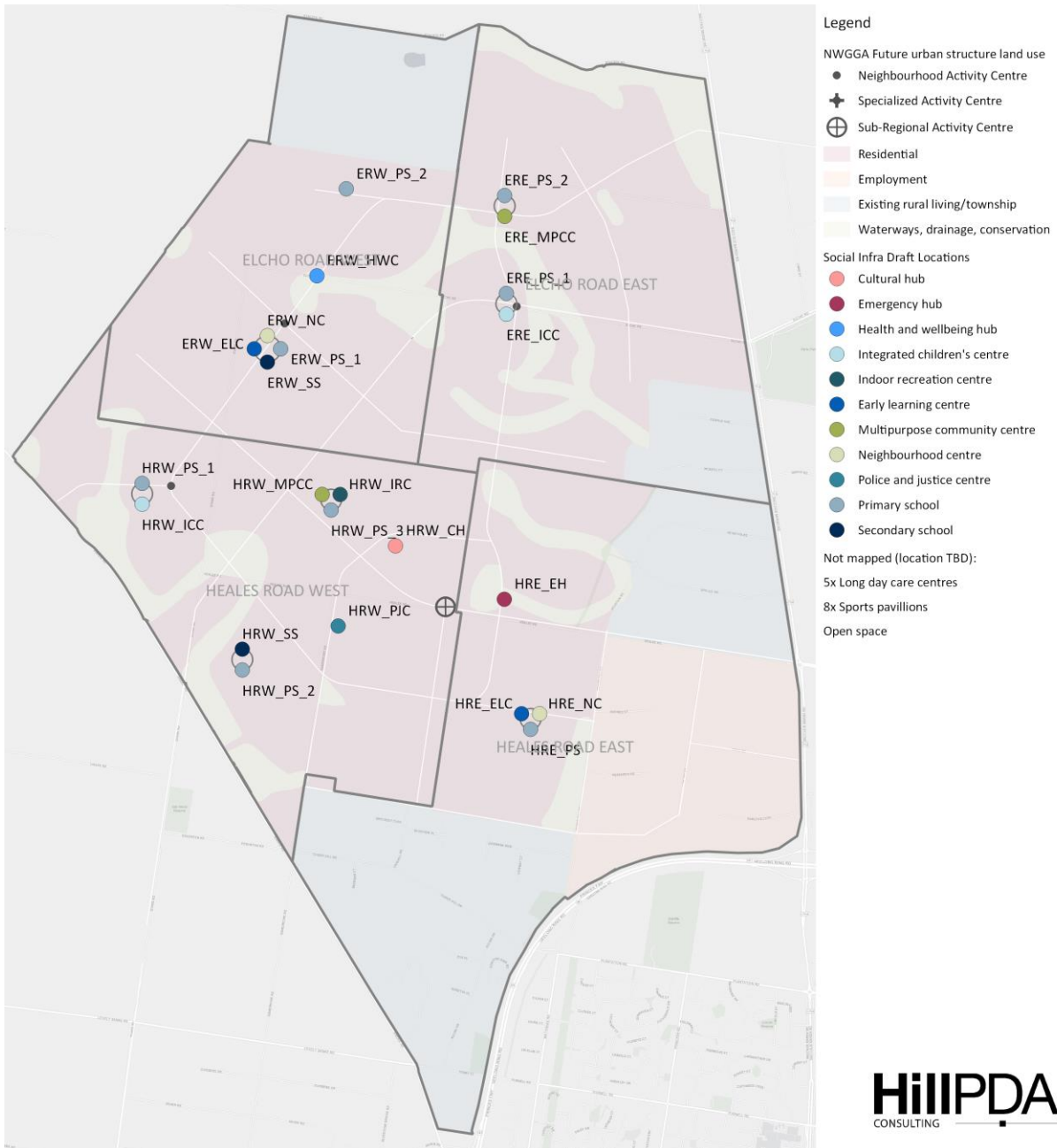


Table 7: Northern growth area recommended social infrastructure and open space provision

Category	Project Name	Code	Number in Northern Growth Area	Average Number Per PSP Area	Description	Facility Structure
Major Facilities Delivered by Council						
	Heales Road West Cultural Hub	CH	1	0.25	One cultural hub incorporating a library, arts and cultural spaces and meeting rooms	Standalone building collocated with other social infrastructure
Early Learning Centre / Integrated Children's Centre						
	Elcho Road East Integrated Children's Centre	ICC	4	1	One integrated children's centre incorporating maternal and child health services, community meeting spaces, kindergarten and long day care	Integrated Children's Centre in an Activity Centre and/or co-located or integrated with government school
	Elcho Road West Early Learning Centre	ELC	4	1	Kindergarten with maternal and child health rooms	ELC facility in an Activity Centre and/or co-located or integrated with government school
	Heales Road East Early Learning Centre	ELC	4	1	Kindergarten with maternal and child health rooms	ELC facility in an Activity Centre and/or co-located or integrated with government school
	Heales Road West Integrated Children's Centre	ICC	4	1	One integrated children's centre incorporating maternal and child health services, community meeting spaces, kindergarten and long day care	Integrated Children's Centre in an Activity Centre and/or co-located or integrated with government school
Multi-Purpose and Neighbourhood Facilities						
	Elcho Road East Multi-Purpose Community Centre	MPCC	2	0.5	One multi-purpose community centre incorporating a neighbourhood house, flexible community meeting spaces and community gardens that is co-located with other uses such as seniors and youth centres and/or a men's shed	Collocated with other social infrastructure
	Elcho Road West Neighbourhood Centre	NC	4	1	One neighbourhood centre that incorporate flexible community meeting spaces	Collocated with other social infrastructure
	Heales Road East Neighbourhood Centre	NC	4	1	One neighbourhood centre that incorporate flexible community meeting spaces	Collocated with other social infrastructure

Category	Project Name	Code	Number in Northern Growth Area	Average Number Per PSP Area	Description	Facility Structure
	Heales Road West Multipurpose Community Centre	MPCC	2	0.5	One multi-purpose community centre incorporating a neighbourhood house, flexible community meeting spaces and community gardens that is co-located with other uses such as seniors and youth centres and/or a men's shed	Collocated with other social infrastructure
Indoor Recreation						
	Indoor Recreation Centre (North)	IRC	1	0.25	One indoor recreation centre 4 hectare site in Heales Road West	Standalone facility; part of a network of indoor recreation centres for residential land throughout the growth areas equivalent to 1 court per 10,000 residents (rounded) plus ancillary facilities
Pavilions						
	Elcho Road East Pavilion 1	SP	8	2	Sports Pavilion Approx. 900 sqm	Standalone facility
	Elcho Road East Pavilion 2	SP	8	2	Sports Pavilion Approx. 900 sqm	Standalone facility
	Elcho Road West Pavilion 1	SP	8	2	Sports Pavilion Approx. 900 sqm	Standalone facility
	Elcho Road West Pavilion 2	SP	8	2	Sports Pavilion Approx. 900 sqm	Standalone facility
	Heales Road East Pavilion 1	SP	8	2	Sports Pavilion Approx. 900 sqm	Standalone facility
	Heales Road East Pavilion 2	SP	8	2	Sports Pavilion Approx. 900 sqm	Standalone facility
	Heales Road West Pavilion 1	SP	8	2	Sports Pavilion Approx. 900 sqm	Standalone facility
	Heales Road West Pavilion 2	SP	8	2	Sports Pavilion Approx. 900 sqm	Standalone facility
Open Space						
	Active and Passive Open Space Provision in Residential Areas (Northern Growth Area)	AOS	Per PSP TBC	Per PSP TBC	A network of active open space (sports and recreation) and passive open space (local parks) for residential land throughout the growth area equivalent to 10% of the net developable area.	-
	Passive Open Space Provision In Employment Areas (Northern Growth Area)	POS	Per PSP TBC	Per PSP TBC	A network of passive open space (local parks) for employment land throughout the growth area equivalent to 2% of the net developable area.	-

Category	Project Name	Code	Number in Northern Growth Area	Average Number Per PSP Area	Description	Facility Structure
	Works to Uncredited Open Space	OSW	Area TBC	Per PSP TBC	Works to Uncredited Open Space	-
	Works to Passive Open Space	OSW	Approx. 30% of Res OS and 100% of Emp OS is Passive OS TBC	Per PSP TBC	Works to Passive Open Space	-
	Works to Active Open Space	OSW	Approx. 70% of Res OS is Active OS TBC	Per PSP TBC	Works to Active Open Space (includes oval(s), facilities, courts and landscaping as per CoGG standards)	-
Major Facilities Delivered by State Agencies						
	Health and Wellbeing Centre (location TBC)	HWC	1	0.25	One health and wellbeing centre incorporating a community health centre, flexible community meeting spaces, youth and seniors spaces and services to support aged, disabled and culturally and linguistically diverse members of the community	Standalone building collocated with other social infrastructure
	Heales Road East Emergency Hub	EH	1	0.25	One emergency hub incorporating ambulance, fire and state emergency services	Standalone facility
	Heales Road West Police Station And Justice Centre	PJC	1	0.25	One police station collocated with a justice centre	Standalone facility
Early Years Facilities Delivered by Private Agencies						
	Elcho Road East Long Day Childcare Centre	LDCC	5	1.25	One long day child care centre	Standalone facility
	Elcho Road West Long Day Child Care Centre	LDCC	5	1.25	One long day child care centre	Standalone facility
	Elcho Road West Long Day Child Care Centre 2	LDCC	5	1.25	One long day child care centre	Standalone facility
	Heales Road East Long Day Care Centre	LDCC	5	1.25	One long day child care centre	Standalone facility
	Heales Road West Long Day Child Care Centre	LDCC	5	1.25	One long day child care centre	Standalone facility

Category	Project Name	Code	Number in Northern Growth Area	Average Number Per PSP Area	Description	Facility Structure
Schools						
	Elcho Road East Primary School 1	PS	8	2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Elcho Road East Primary School 2	PS	8	2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Elcho Road West Primary School 1	PS	8	2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Elcho Road West Primary School 2	PS	8	2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Heales Road East Primary School 1	PS	8	2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Heales Road West Primary School 1	PS	8	2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Heales Road West Primary School 2	PS	8	2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Heales Road West Primary School 3	PS	8	2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Elcho Road West Secondary School	SS	2	0.5	Year 7 to year 12 secondary school	Standalone building collocated with other social infrastructure
	Heales Road West Secondary School	SS	2	0.5	Year 7 to year 12 secondary school	Standalone building collocated with other social infrastructure

4.3 Western Growth Area Recommendations

Table 8 below shows recommended SI and OS provision for the Western growth area. The map immediately below plots estimated locations of some of the SI and OS items. Locations for some items are to be confirmed via more detailed PSP development. Recommended provision is summarised as follows (see Table 8 for details).

Major Facilities Delivered by Council

- McCanns Lane Cultural Hub

Early Learning Centre / Integrated Children's Centre

- Creamery Road Early Learning Centre (note: the City of Greater Geelong with landowners, in the Future Urban Structure planning process, have consolidated this facility with the Multipurpose Community Centre to gain efficiencies in land take, floorspace construction and facility utilisation. The adopted facility is called Creamery Road Early Years and Community Hub. See section 5 of this report for details).
- Batesford North Integrated Children's Centre
- McCanns Lane Early Learning Centre
- Merrawarp Road Early Learning Centre
- Batesford South Integrated Children's Centre
- Batesford South Early Learning Centre

Multi-Purpose and Neighbourhood Facilities

- Creamery Road Multipurpose Community Centre (note: the City of Greater Geelong with landowners, in the Future Urban Structure planning process, have consolidated this facility with the Early Learning Centre to gain efficiencies in land take, floorspace construction and facility utilisation. The adopted facility is called Creamery Road Early Years and Community Hub. See section 5 of this report for details).
- Batesford North Neighbourhood Centre
- McCanns Lane Multipurpose Community Centre
- Merrawarp Road Neighbourhood Centre
- Batesford South Multipurpose Community Centre
- Batesford South Neighbourhood Centre

Indoor Recreation

- Indoor Recreation Centre (West)

Pavilions

- Creamery Road Pavilion
- Batesford North Pavilion 1
- Batesford North Pavilion 2
- McCanns Lane Pavilion 1

- McCanns Lane Pavilion 2
- Merrawarp Road Pavilion
- Batesford South Reserve 1 Pavilion 1
- Batesford South Reserve 1 Pavilion 2
- Batesford South Reserve 2 Pavilion
- Batesford South Reserve 3 Pavilion
- Batesford South Reserve 4 Pavilion 1
- Batesford South Reserve 4 Pavilion 2
- Batesford South Reserve 5 Pavilion

Open Space

- The residential area land contribution for open space is 10%. The share of this land that is to be allocated to active open space and passive open space is nominally between 60-40 and 70-30, to be confirmed in PSP planning processes. Section 5 of this report provides details for the Creamery Road PSP.
- The employment area land contribution is 2% passive open space.
- Works to uncredited open space where identified by developers
- Works to passive open space by developers
- Works to active open space - costs shared amongst PSP developers.

Major Facilities Delivered by State Agencies

- McCanns Lane Health and Wellbeing Centre
- Creamery Road Emergency Hub
- McCanns Lane Police And Justice Centre

Early Years Facilities Delivered by Private Agencies

- Creamery Road Long Day Care Centre
- Batesford North Long Day Care Centre
- McCanns Lane Long Day Care Centre
- Merrawarp Road Long Day Care Centre
- Batesford South Long Day Care Centre 1
- Batesford South Long Day Care Centre 2

Schools

Note: the indicative allocation for schools (government and non-government) is provided below. Details will need to be confirmed in PSP planning processes based on final dwelling and population yield and agency consultation.

- Creamery Road Primary School 1
- Creamery Road Primary School 2
- Batesford North Primary School 1
- Batesford North Primary School 2

- McCanns Lane Primary School 1
- McCanns Lane Primary School 2
- Merrawarp Road Primary School
- Batesford South Primary School 1
- Batesford South Primary School 2
- Batesford South Primary School 3
- Batesford South Primary School 4
- Batesford North Secondary School
- McCanns Lane Secondary School
- Batesford South Secondary School

Table 8 below shows the recommendations for the growth area. The map below shows indicative locations for major facilities; locations are to be confirmed by planning processes.

Figure 9: Indicative map of Western growth area social infrastructure (locations to be confirmed)

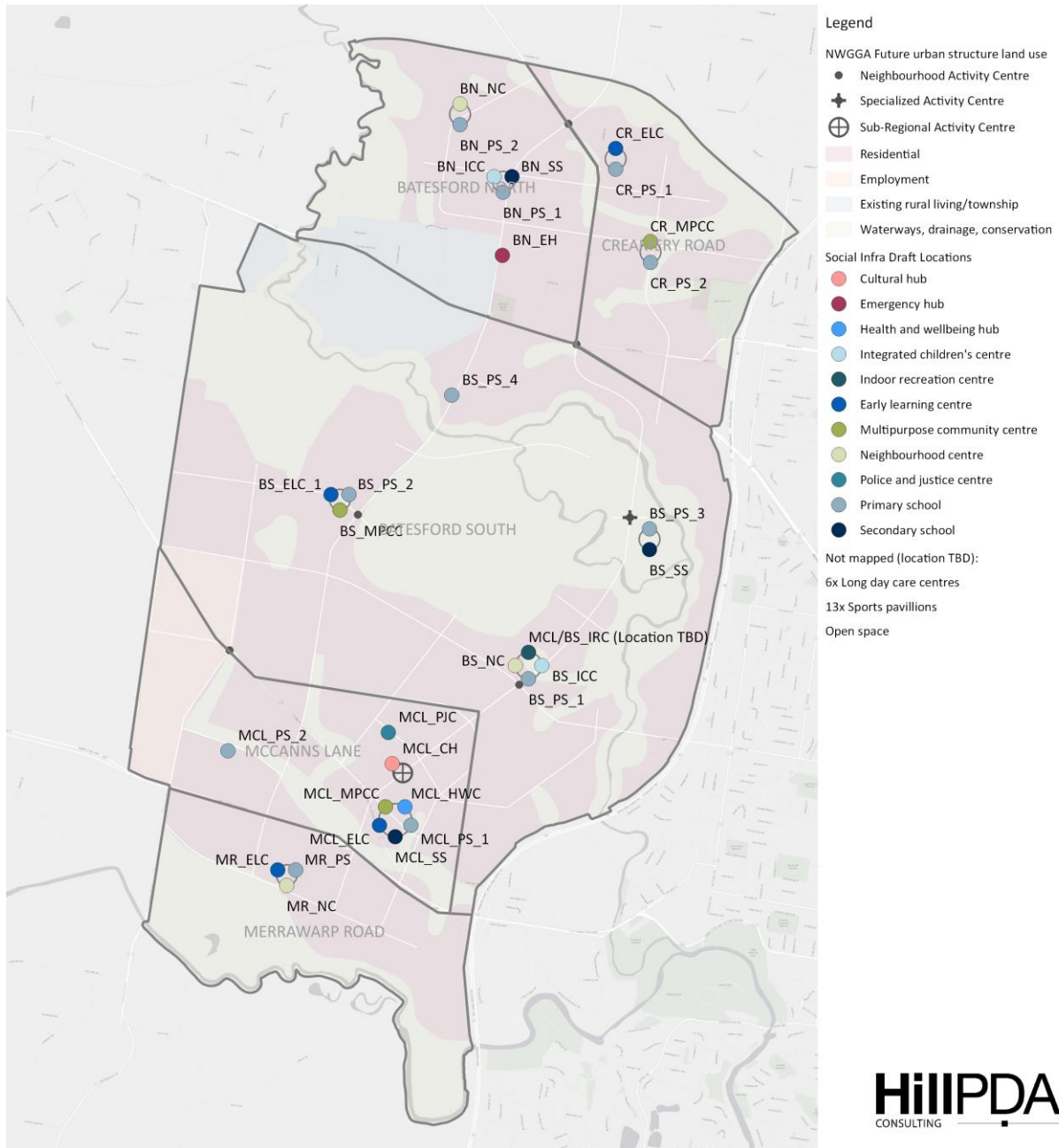


Table 8: Western growth area recommended social infrastructure and open space provision

Category	Project Name	Code	Number in Western Growth Area	Average Number Per PSP Area	Description	Facility Structure
Major Facilities Delivered by Council						
	McCanns Lane Cultural Hub	LCH	1	0.2	One cultural hub incorporating a district library, museum, arts and cultural spaces and meeting rooms	Standalone building collocated with other social infrastructure
Early Learning Centre / Integrated Children's Centre						
	Creamery Road Early Learning Centre (included within Creamery Road Early Years and Community Hub)	ELC	6	1.2	Kindergarten with maternal and child health rooms	Early Learning Centre included within Creamery Road Early Years and Community Hub
	Batesford North Integrated Children's Centre	ICC	6	1.2	One integrated children's centre incorporating maternal and child health services, community meeting spaces, kindergarten and long day care	Integrated Children's Centre in an Activity Centre and/or co-located or integrated with government school
	McCann's Lane Early Learning Centre	ELC	6	1.2	Kindergarten with maternal and child health rooms	ELC facility in an Activity Centre and/or co-located or integrated with government school
	Merrawarp Road Early Learning Centre	ELC	6	1.2	Kindergarten with maternal and child health rooms	ELC facility in an Activity Centre and/or co-located or integrated with government school
	Batesford South Integrated Children's Centre	ICC	6	1.2	One integrated children's centre incorporating maternal and child health services, community meeting spaces, kindergarten and long day care	Integrated Children's Centre in an Activity Centre and/or co-located or integrated with government school
	Batesford South Early Learning Centre	ELC	6	1.2	Kindergarten with maternal and child health rooms	ELC facility in an Activity Centre and/or co-located or integrated with government school
Multi-Purpose and Neighbourhood Facilities						

Category	Project Name	Code	Number in Western Growth Area	Average Number Per PSP Area	Description	Facility Structure
	Creamery Road Early Years and Community Hub	MPCC	3	0.6	Early Years and Community Hub, includes: sessional kinder (3yo and 4yo, approx. 6 rooms); maternal & child health (MCH); provision for a neighbourhood house; flexible community meeting spaces; community garden; dedicated or shared spaces available for groups such as seniors and youth and/or a men's shed.	Collocated with other social infrastructure
	Batesford North Neighbourhood Centre	NC	6	1.2	One neighbourhood centre that incorporate flexible community meeting spaces	Collocated with other social infrastructure
	McCann's Lane Multipurpose Community Centre	MPCC	3	0.6	One multi-purpose community centre incorporating a neighbourhood house, flexible community meeting spaces and community gardens that is co-located with other uses such as seniors and youth centres and/or a men's shed	Collocated with other social infrastructure
	Merrawarp Road Neighbourhood Centre	NC	6	1.2	One neighbourhood centre that incorporate flexible community meeting spaces	Collocated with other social infrastructure
	Batesford South Multipurpose Community Centre	MPCC	3	0.6	One multi-purpose community centre incorporating a neighbourhood house, flexible community meeting spaces and community gardens that is co-located with other uses such as seniors and youth centres and/or a men's shed	Collocated with other social infrastructure
	Batesford South Neighbourhood Centre	NC	6	1.2	One neighbourhood centre that incorporate flexible community meeting spaces	Collocated with other social infrastructure
Indoor Recreation						
	Indoor Recreation Centre (West)	IRC	1	0.2	One indoor recreation centre 5.1 hectare site in McCanns Lane or Batesford South	Standalone facility; part of a network of indoor recreation centres for residential land throughout the growth areas equivalent to 1 court per 10,000 residents (rounded) plus ancillary facilities

Category	Project Name	Code	Number in Western Growth Area	Average Number Per PSP Area	Description	Facility Structure
Pavilions						
	Creamery Road Pavilion	SP	13	2.6	Sports Pavilion Approx. 900 sqm	Standalone facility
	Batesford North Pavilion 1	SP	13	2.6	Sports Pavilion Approx. 900 sqm	Standalone facility
	Batesford North Pavilion 2	SP	13	2.6	Sports Pavilion Approx. 900 sqm	Standalone facility
	McCanns Lane Pavilion 1	SP	13	2.6	Sports Pavilion Approx. 900 sqm	Standalone facility
	McCanns Lane Pavilion 2	SP	13	2.6	Sports Pavilion Approx. 900 sqm	Standalone facility
	Merrawarp Road Pavilion	SP	13	2.6	Sports Pavilion Approx. 900 sqm	Standalone facility
	Batesford South Reserve 1 Pavilion 1	SP	13	2.6	Sports Pavilion Approx. 900 sqm	Standalone facility
	Batesford South Reserve 1 Pavilion 2	SP	13	2.6	Sports Pavilion Approx. 900 sqm	Standalone facility
	Batesford South Reserve 2 Pavilion	SP	13	2.6	Sports Pavilion Approx. 900 sqm	Standalone facility
	Batesford South Reserve 3 Pavilion	SP	13	2.6	Sports Pavilion Approx. 900 sqm	Standalone facility
	Batesford South Reserve 4 Pavilion 1	SP	13	2.6	Sports Pavilion Approx. 900 sqm	Standalone facility
	Batesford South Reserve 4 Pavilion 2	SP	13	2.6	Sports Pavilion Approx. 900 sqm	Standalone facility
	Batesford South Reserve 5 Pavilion	SP	13	2.6	Sports Pavilion Approx. 900 sqm	Standalone facility
Open Space						
	Active and Passive Open Space Provision in Residential Areas (Western Growth Area)	AOS	Per PSP TBC	Per PSP TBC	A network of active open space (sports and recreation) and passive open space (local parks) for residential land throughout the growth area equivalent to 10% of the net developable area.	-
	Passive Open Space Provision In Employment Areas (Western Growth Area)	POS	Per PSP TBC	Per PSP TBC	A network of passive open space (local parks) for employment land throughout the growth area equivalent to 2% of the net developable area.	-
	Works to Uncredited Open Space	OSW	Area TBC	Per PSP TBC	Works to Uncredited Open Space	-
	Works to Passive Open Space	OSW	Approx. 30% of Res OS and 100% of Emp OS is Passive OS TBC	Per PSP TBC	Works to Passive Open Space	-
	Works to Active Open Space	OSW	Approx. 70% of Res OS is Active OS TBC	Per PSP TBC	Works to Active Open Space (includes oval(s), facilities, courts and landscaping as per CoGG standards)	-

Category	Project Name	Code	Number in Western Growth Area	Average Number Per PSP Area	Description	Facility Structure
Major Facilities Delivered by State Agencies						
	McCann's Lane Health and Wellbeing Centre	HWC	1	0.2	One health and wellbeing centre incorporating a community health centre, flexible community meeting spaces, youth and seniors spaces and services to support aged, disabled and culturally and linguistically diverse members of the community	Collocated with other social infrastructure
	Creamery Road Emergency Hub	EH	1	0.2	One emergency hub incorporating ambulance, fire and state emergency services	Standalone facility
	McCann's Lane Police And Justice Centre	PJC	1	0.2	One police station collocated with a justice centre	Standalone facility
Early Years Facilities Delivered by Private Agencies						
	Creamery Road Long Day Care Centre	LDCC	6	1.2	One long day child care centre	Standalone facility
	Batesford North Long Day Care Centre	LDCC	6	1.2	One long day child care centre	Standalone facility
	McCann's Lane Long Day Care Centre	LDCC	6	1.2	One long day child care centre	Standalone facility
	Merrawarp Road Long Day Care Centre	LDCC	6	1.2	One long day child care centre	Standalone facility
	Batesford South Long Day Care Centre 1	LDCC	6	1.2	One long day child care centre	Standalone facility
	Batesford South Long Day Care Centre 2	LDCC	6	1.2	One long day child care centre	Standalone facility
Schools						

Category	Project Name	Code	Number in Western Growth Area	Average Number Per PSP Area	Description	Facility Structure
	Creamery Road Primary School 1	PS	11	2.2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Creamery Road Primary School 2	PS	11	2.2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Batesford North Primary School 1	PS	11	2.2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Batesford North Primary School 2	PS	11	2.2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	McCann's Lane Primary School 1	PS	11	2.2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	McCann's Lane Primary School 2	PS	11	2.2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Merrawarp Road Primary School	PS	11	2.2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Batesford South Primary School 1	PS	11	2.2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Batesford South Primary School 2	PS	11	2.2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Batesford South Primary School 3	PS	11	2.2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Batesford South Primary School 4	PS	11	2.2	Prep to grade 6 primary school	Standalone building collocated with other social infrastructure
	Batesford North Secondary School	SS	3	0.6	Year 7 to year 12 secondary school	Standalone building collocated with other social infrastructure
	McCann's Lane Secondary School	SS	3	0.6	Year 7 to year 12 secondary school	Standalone building collocated with other social infrastructure

Category	Project Name	Code	Number in Western Growth Area	Average Number Per PSP Area	Description	Facility Structure
	Batesford South Secondary School	SS	3	0.6	Year 7 to year 12 secondary school	Standalone building collocated with other social infrastructure

5.0 CREAMERY ROAD PSP

5.1 Overview

Planning for the Creamery Road PSP has been advanced in the Future Urban Structure planning process. This has refined the plan for the area in terms of land budget and provision for SI and OS. These details are documented in this section of the report.

The net developable area of the precinct is approximately 196 ha. See Figure 10 overleaf.

5.2 Creamery Road Early Years and Community Hub

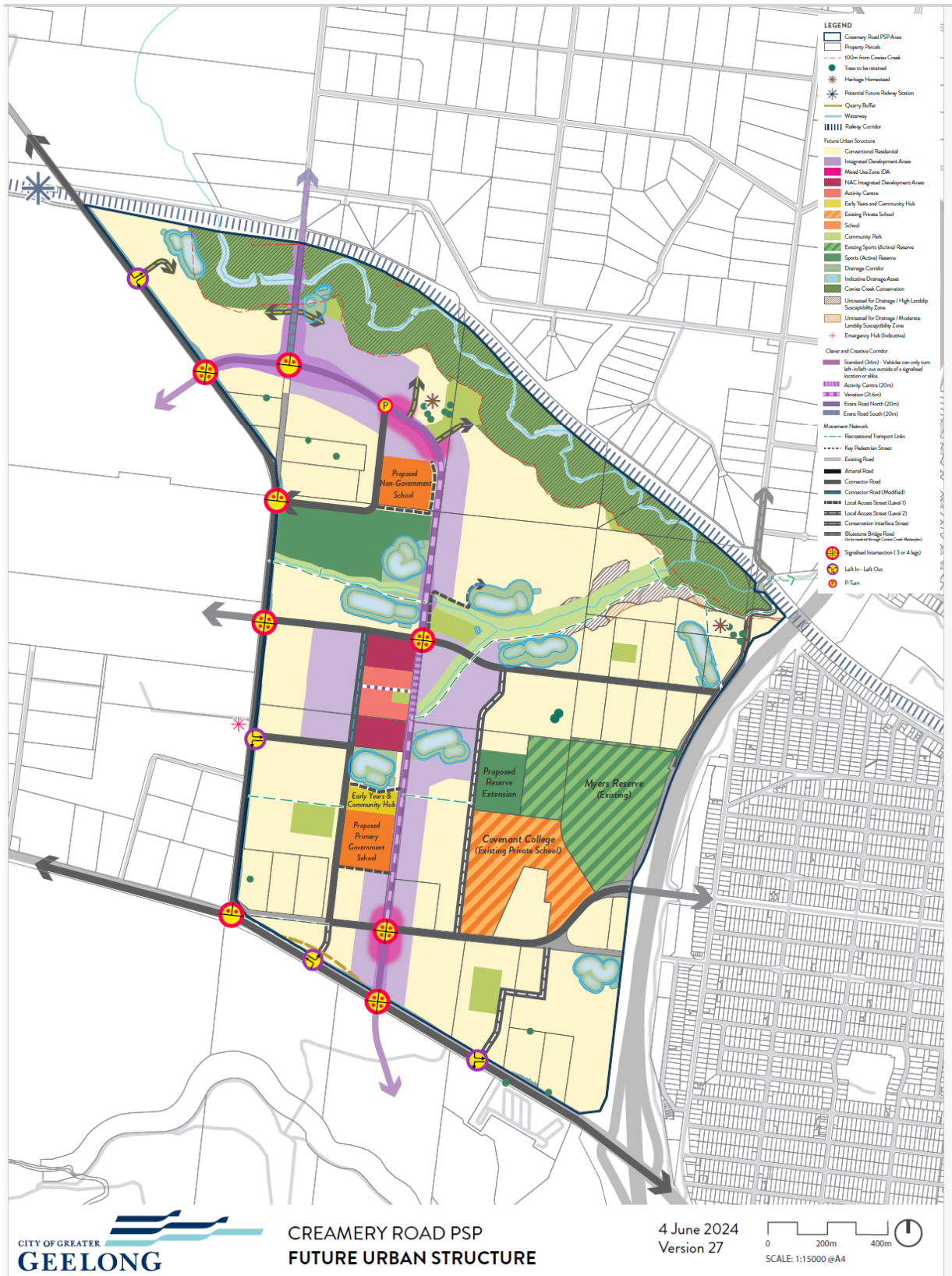
The need for community facilities in Creamery Road includes a range of facilities and these include one Early Learning Centre and one Multipurpose Community Centre. The City of Greater Geelong with landowners, in the Future Urban Structure planning process, have consolidated the above facilities on one site to gain efficiencies in land take, floorspace construction and facility utilisation. This reduces the cost of facility provision.

The adopted facility is called Creamery Road Early Years and Community Hub. This facility includes: sessional kinder (3yo and 4yo, approximately 6 rooms); maternal & child health (MCH); provision for a neighbourhood house; flexible community meeting spaces; community garden; dedicated or shared spaces available for groups such as seniors and youth and/or a men’s shed.

The proposed size of this consolidated facility is 2,200 sqm floorspace on a 1.3 ha site.

Early Years and Community Hub	Estimate SQM
Kindergarten rooms (approx. 6), including children’s toilets and amenities, storage space, office, staff room and staff toilets and amenities display and circulation space	1,200
Maternal and child health consulting facility (two consulting rooms plus waiting space / program room	200
Multipurpose community spaces (neighbourhood house, flexible community meeting spaces) ; provision for a neighbourhood house; flexible community meeting spaces; community garden; dedicated or shared spaces available for groups such as seniors and youth and/or a men’s shed.	800
Total Floorspace SQM	2,200
Land Area SQM	13,000

Figure 10: Creamery Road Future Urban Structure



Source: City of Greater Geelong

5.3 Creamery Road Public Open Space

Policy Context

A significant policy in Public Open Space contributions is provided by the Precinct Structure Planning (PSP) Guidelines: New Communities in Victoria (Victorian Planning Authority, October 2021).

The PSP Guidelines set a benchmark open space provision rate of 10% (as a minimum target) of net developable area for public open space provision in residential areas and activity centre areas. The benchmark for state and regionally significant industrial areas is 2% of net developable area for local parks.

The open space contribution does not include regional or state open space, or land that is encumbered for some reason, such as flood-prone land or native vegetation reserves.

The intent is that a minimum 10% of unencumbered land in a new growth area be set aside for local open space, with the land being allocated for both passive open space (such as local parks and playgrounds) and active open space (such as sports fields) based on local need. Typically, the land may be allocated 30%:70% to 50%:50% for passive and active purposes, depending on the needs of the area.

The Greater Geelong Planning Scheme, at clause 53.01, includes provisions for public open space contributions that match the above policy. A recent example is the adopted standard for new growth areas in the Armstrong Creek Urban Growth Area. The public open space contribution is 10% (unencumbered) land in the schedule to clause 53.01.

The same standard is proposed for the Creamery Road PSP and other PSPs in the growth areas.

Creamery Road PSP

The public open space land contribution for the Creamery Road PSP is calculated on the basis of net developable area, and refined by the Future Urban Structure planning process.

This provides the following benchmark requirement (all figures rounded):

- Net developable area 195.72 ha
- Public open space contribution at 10%: 19.6 ha.

The Future Urban Structure planning process has determined the following plan for open space:

- Passive open space: 7.4 ha (37.8%)
- Active open space: 12.2 ha (62.2%)
- Total public open space: 19.6 ha.

The passive open space is allocated to the residential areas. As per normal practice, developers are required to make basic improvements to passive open space on their development site.

The active open space is designed to be split across two areas:

- A northern active open space precinct (8.9 ha), and
- An extension to the existing Myers Reserve (3.3 ha).

The Development Contributions Plan for the PSP also provides for contributions for works to active open space, for construction of sportsfields and associated facilities.

The Future Urban Structure and associated analysis (by ASR Research and TAP) allocates the following uses for the active open space:

- 3 football / cricket ovals and 2 soccer pitches to meet the needs of the approximate 10,000 new residents within the Creamery Road PSP.
- 2 ovals catered for within the northern active open space precinct.
- 1 oval will be catered for within the Myers reserve extension.

Facilities will include:

- Cricket practice nets (4 pitches) to be provided at the northern active open space precinct
- 2 netball courts within the northern active open space precinct.

The 2 soccer pitches will be delivered within the existing Myers Reserve. This existing land is not credited open space for the purposes of contributions. Also, developers will not be required to contribute DCP contributions for works to existing open space at Myers Reserve.

This design approach provides for at least two ovals at each active sports reserve.

Planning should avoid the design of a single oval facility wherever possible. Single oval facilities are typically not able to meet the demands of sporting clubs. Access to adequate grounds for training and competition is a key factor affecting the viability of successful sporting clubs.

Considerations include:

- The carrying capacity of an oval is typically limited to around 25 hours of foot traffic per week before surfaces deteriorate.
- Demand for facilities can be concentrated at limited timeslots (such as during after school hours) resulting in single oval facilities being unable to meet needs of a club.
- Users tend to gravitate to where facilities are better provided and this can create 'super clubs' and result in an unbalanced sporting competition. This outcome fails to achieve community building and connection benefits that clubs can provide for their surrounding community.

Good sports reserve design can lead to increased participation, increased physical activity and mental health benefits associated with exercise and social connections in the local area. These are critical aspects of sport that good planning and design should deliver.

The land allocation for the northern active open space precinct (8.9 ha) and extension to the existing Myers Reserve (3.3 ha) is shown in the Future Urban Structure in Figure 10 above.

Additional details regarding the Myers Reserve Master Plan are provided in Section 2 of this report. The Master Plan components that relate to the existing site of Myers Reserve are separate from contributions required from the Creamery Road PSP. However, in pursuit of achieving efficiencies and cost savings where possible, it is expected some user groups from new growth areas will make use of facilities in the existing area of Myers Reserve. Such investment will not form part of contributions for the new growth areas including Creamery Road PSP.

6.0 IMPLEMENTATION CONSIDERATIONS

6.1 PSP and Infrastructure Plan

Infrastructure will be delivered in accordance with the relevant PSP and related infrastructure plan by:

- Developers
- Council (with and without grant funding support from other levels of government)
- Other agencies (state and private).

The Infrastructure Plan shows the planned type, location and staging of infrastructure to be provided.

6.2 Reservation of Land

The PSP and Infrastructure Plan shows land to be reserved for infrastructure, including SI and OS items.

6.3 Credited Open Space

Credited open space is unencumbered land that is set aside for passive or active recreation purposes.

This is shown in the plan. Provision is enabled by a schedule to clause 53.01 of the Planning Scheme (i.e. open space levy) and /or DCP and / or legal agreement.

Works to such land (i.e. embellishments) may be made by the developer as directed by Council and / or included in a DCP if costs are to be shared. This can be covered under a works-in-kind credit if in a DCP.

6.4 Uncredited Open Space

Encumbered land that is constrained for development purposes (by matters like utility easements, waterways, drainage, landfill, heritage and conservation attributes) is shown in the plan and ownership is transferred to Council and / or relevant agency following subdivision.

Works to such land (e.g. embellishments, restoration or walking trails) may be made by the developer and / or by Council and / or another agency and / or included in a DCP if costs are to be shared.

6.5 Land for Other Infrastructure

Such land is shown in the plan and ownership transferred to Council and / or relevant agency following subdivision.

Where costs are to be shared, such land is included in a DCP.

6.6 Development Contributions Plan

Works to land that are not covered by an agreement or the open space levy, can be covered by a DCP if compliant with DCP legislation, directions and guidelines.

SI and OS works may be classified as Development Infrastructure or Community Infrastructure in accordance with DCP definitions.

Development infrastructure refers to 'basic' works that are deemed important for health and safety (such as roads, paths, drains and land for public purposes).

The Development Infrastructure Levy (DIL) in a DCP is based on what is strategically justified for the area and is not subject to a cap regarding the contribution amount and can be taken at subdivision or planning permit stage of approvals.

Community infrastructure generally refers to buildings and facilities that deliver social and community services.

Most community facilities are classified under the Community Infrastructure Levy (CIL). This levy is capped to a maximum amount per dwelling by the state government and is obtained at the Building Permit stage of approvals.

Some community facilities are classified under the Development Infrastructure Levy and are not subject to capping or the Building Permit stage. These are maternal and child health care facilities, kindergartens and child care facilities.

In terms of good practice, timing of contributions under these levy types in a DCP is as follows:

- Development Infrastructure Levy timing: At subdivision and/or development of land if no subdivision is proposed
- Community Infrastructure Levy timing: Before building permit is issued for construction of dwellings unless agreed to an earlier alternative date.

DCP Works-in-kind Provisions

Council, at its discretion, may accept the provision of land, works, services or facilities in lieu of a cash levy payment via a Section 173 legal agreement.

Works must be provided to a standard that accords with the infrastructure plan unless an alternative is agreed.

A credit is provided to developers that deliver DCP listed works. This could include developers providing works over and above their DCP share if they agree to do so for some reason. This could include developing an area so it is more marketable to home buyers and businesses. Such flexibility should be enabled.

Non-Government School Subdivision

A non-government school is exempt from DCP provisions under Ministerial Directions that apply to DCPs. If land that is subdivided for a non-government school is used for another purpose, then the owner of such land must pay development contributions in accordance with the provisions of the DCP.

Adjustment to Infrastructure Scope

All projects will require a design process prior to construction and as such Council may amend or modify project details from time to time.

6.7 Infrastructure Delivered by Other Agencies

Council will perform a monitoring, advocacy and facilitation role regarding infrastructure provided by other agencies.

The following table identifies the types of non-Council infrastructure identified in the SI and OS plan, the typical methods of delivery and the potential role for Council.

Table 9: Infrastructure delivered by other agencies (non-Council)

Infrastructure item	Responsibility	Description of implementation	Role of Council
Community health centre and health and wellbeing centre	State / Other	State and private agencies that deliver community health services such as medical services and services targeted to specific groups such as youth, seniors, disabled and culturally and linguistically diverse communities. This could include health organisations (such as St Vincent's, Barwon Health) purchase land in an open market, develop and operate facilities.	The Framework Plan identifies community health centres as being delivered within health and wellbeing centres. A joint development may be warranted to deliver health and wellbeing centres. Council can form a position on a delivery model based on financial and risk considerations.
Health and Wellbeing Centre	State	State and private agencies that deliver community health services such as medical services and services targeted to specific groups such as youth, seniors, disabled and culturally and linguistically diverse communities.	
Emergency services hub: fire, ambulance, SES	State	Ambulance Victoria, a state government agency, acquires and develops ambulance stations with a state budget allocation.	Consult with: <ul style="list-style-type: none"> ● Ambulance Victoria ● Fire Rescue Victoria ● State Emergency Services Council can play a facilitation and advocacy role to support site acquisition and encourage coordination for a co-delivered hub model. Ambulance service for the Northern Growth Area, Lara and Norlane is a priority.
Long and occasional day care centre	Private	Council have indicated they do not intend to develop long and occasional day care centres. Private childcare providers purchase land in an open market.	Liaise with childcare providers to identify sites that meet their expectations for land configuration, size, access and parking requirements.
Primary school	State	Victoria School Building Authority (VSBA) identifies and purchases land for future schools with a two-to-three-year lead in time. The state government assigns a budget for land purchase and construction through yearly consolidated revenue. Non-government school providers purchase land and develop schools.	Council to consult with VSBA and non-government agencies for site planning and acquisition. DET considers it unlikely that a government school would be provided within the NWGGA during the early years of establishment.
Secondary school	State	The School Building Authority identifies and purchases land for future schools with a two-to-three-year lead in time.	Council to consult with VSBA and non-government agencies for site planning and acquisition.

Infrastructure item	Responsibility	Description of implementation	Role of Council
		<p>The state government assigns a budget for land purchase and construction through yearly consolidated revenue.</p> <p>Non-government school providers purchase land and develop schools.</p>	<p>DET considers it unlikely that a government school would be provided within the NWGGA during the early years of establishment.</p>
Police station and justice centre	State	<p>Justice centre – The Department of Justice acquires or leases office space in stand-alone or attached properties (not always purpose built).</p> <p>Police station – Victoria Police acquire standalone facilities, occasionally collocated or adjoined to other emergency services.</p>	<p>Advocate for innovative community justice opportunities if scoped by Council.</p>
TAFE	State	<p>TAFE Victoria purchases and develops standalone facilities, or leases commercial property for smaller facilities (e.g. Chisholm Institute, GOTAFE Wallan).</p>	<p>Adopt a facilitation and advocacy role to encourage TAFE to establish a suitably sized facility to meet needs of the NWGGA in the longer term.</p>
Public hospital	State	<p>The Victorian Health Building Authority purchases land and develops hospitals.</p> <p>The state government assigns a budget for land purchase and construction through yearly consolidated revenue.</p>	<p>Adopt a facilitation and advocacy role to support state investment in higher-order health infrastructure to meet needs of the NWGGA in the longer term.</p> <p>In the City of Melton, a mix of community and Council advocacy to the state government contributed to the development of a public hospital as part of PSP planning in Toolern.</p>

7.0 NGGA AND ELCHO ROAD EAST DCP ANALYSIS

7.1 Overview

A DCP cost apportionment analysis has been prepared for the Northern growth area in this section of the report. The implications of that analysis for the Elcho Road East PSP are detailed.

The DCP analysis relates to only Council facilities and does not include state or other agency items.

7.2 Northern Growth Area DCP Analysis

In terms of the Northern growth area as a whole, each proposed Council facility is apportioned to one PSP area or multiple PSP areas on the basis of nominal area serviced by the facility.

Most facilities are apportioned 100% to a single PSP area if they are designed to primarily service that PSP area, and in some cases, facilities are apportioned to more than one PSP area. The apportionment is made on a PSP basis in most cases.

Where a facility is designed to service the growth area as a whole (in this case four PSP areas), the apportionment is made on the basis of estimated residential land area. This applies to two facilities: Heales Road West Cultural Hub; and Indoor Recreation Centre (North).

Table 10 lists the relevant Council SI and OS projects and their relationship PSP areas.

For example, one Cultural Hub is proposed to service the Northern growth area, which has four PSP areas and an estimated 1,445 ha of residential land. The recommended cost apportionment for the Cultural Hub is 23.9% to the Elcho Road East PSP area based on an estimate residential land provision of 346 ha.

Another example is a Neighbourhood Centre. Each PSP area is planned to have one Neighbourhood Centre, and therefore 100% of the cost of each Neighbourhood Centre is apportioned to its host PSP area.

Two of the four Neighbourhood Centres in the Northern growth area are elevated to Multi-Purpose Community Centre status. These facilities include a Neighbourhood Centre and additional space for other services. The component above Neighbourhood Centre level is designed to service two PSP areas. Therefore, that component is apportioned 50% to each of the two PSP areas served.

7.3 Elcho Road East DCP Analysis

Table 11 lists only those projects that apply to the Elcho Road East PSP. The construction cost of projects is estimated based on cost rates (see Attachment B for more information on project scope and cost estimates). The cost estimates relate to construction costs only and do not include land acquisition costs. The cost estimates are high level and provide estimates for construction of buildings and works to land on the site of the facility, such as access, parking and landscaping.

For the Elcho Road East PSP, the cost apportionment of SI and OS projects is estimated as \$101.5m of a total SI and OS project cost of \$161.9m, plus embellishment to developer-specific passive open space.

Note that these estimates may be subject to ongoing refinement and verification as the planning process is advanced over time.

Table 10: Northern growth area DCP apportionment

Category	Project Name	Code	Number in Northern Growth Area	Elcho Road East	Elcho Road West	Heales Road East	Heales Road West	Total	Notes
Major Facilities Delivered by Council									
	Heales Road West Cultural Hub	CH	1	23.9%	21.4%	28.1%	26.6%	100.0%	Adopted apportionment
	- apportionment based on number of PSPs			25.0%	25.0%	25.0%	25.0%	100.0%	Apportionment option
	- apportionment based on population estimate			24.4%	23.1%	22.3%	30.3%	100.0%	Apportionment option
	- apportionment based on residential land area			23.9%	21.4%	28.1%	26.6%	100.0%	Apportionment option
Early Learning Centre / Integrated Children's Centre									
	Elcho Road East Integrated Children's Centre (ELC Component)	ELC of ICC	4	100.0%				100.0%	
	Component of ICC above Early Learning Centre Level	Part ICC	2	50.0%	50.0%			100.0%	Component that serves a larger area than the local PSP
	Elcho Road West Early Learning Centre	ELC	4		100.0%			100.0%	
	Heales Road East Early Learning Centre	ELC	4			100.0%		100.0%	
	Heales Road West Integrated Children's Centre (ELC Component)	ELC of ICC	4				100.0%	100.0%	
	Component of ICC above Early Learning Centre Level	Part ICC	2			50.0%	50.0%	100.0%	Component that serves a larger area than the local PSP
Multi-Purpose and Neighbourhood Facilities									
	Elcho Road East Multi-Purpose Community Centre	NC of MPCC	4	100.0%				100.0%	
	Component of MPCC above Neighbourhood Centre Level	Part MPCC	2	50.0%	50.0%			100.0%	Component that serves a larger area than the local PSP
	Elcho Road West Neighbourhood Centre	NC	4		100.0%			100.0%	
	Heales Road East Neighbourhood Centre	NC	4			100.0%		100.0%	
	Heales Road West Multipurpose Community Centre	NC of MPCC	4				100.0%	100.0%	
	Component of MPCC above Neighbourhood Centre Level	Part MPCC	2			50.0%	50.0%	100.0%	Component that serves a larger area than the local PSP
Indoor Recreation									
	Indoor Recreation Centre (North)	IRC	1	23.9%	21.4%	28.1%	26.6%	100.0%	Adopted apportionment
	- apportionment based on number of PSPs			25.0%	25.0%	25.0%	25.0%	100.0%	Apportionment option
	- apportionment based on population estimate			24.4%	23.1%	22.3%	30.3%	100.0%	Apportionment option
	- apportionment based on residential land area			23.9%	21.4%	28.1%	26.6%	100.0%	Apportionment option
Pavilions									
	Elcho Road East Pavilion 1	SP	8	100.0%				100.0%	
	Elcho Road East Pavilion 2	SP	8	100.0%				100.0%	
	Elcho Road West Pavilion 1	SP	8		100.0%			100.0%	
	Elcho Road West Pavilion 2	SP	8		100.0%			100.0%	
	Heales Road East Pavilion 1	SP	8			100.0%		100.0%	
	Heales Road East Pavilion 2	SP	8			100.0%		100.0%	
	Heales Road West Pavilion 1	SP	8				100.0%	100.0%	
	Heales Road West Pavilion 2	SP	8				100.0%	100.0%	
Open Space Land Area									
	Active and Passive Open Space Provision in Residential Areas (Northern Growth Area) Ha	AOS	Per PSP TBC	34.60	30.90	40.60	38.40	144.50	Based on land area
	Passive Open Space Provision In Employment Areas (Northern Growth Area) Ha	POS	Per PSP TBC	0.00	0.00	0.00	3.54	3.54	Based on land area
	Works to Uncredited Open Space Ha	OSW	Area TBC	0.00	0.00	0.00	0.00	0.00	TBC based on PSP design
	Works to Passive Open Space Ha	OSW	Approx. 30% of Res OS and 100% of Emp OS is Passive OS TBC	10.4	9.3	12.2	15.1	46.89	Assumption for high-level costing purposes; These figures will be refined during PSP development
	Works to Active Open Space Ha	OSW	Approx. 70% of Res OS is Active OS TBC	24.22	21.63	28.42	26.88	101.15	Assumption for high-level costing purposes; These figures will be refined during PSP development

Table 11: Elcho Road East DCP analysis

Category	Project Name	Code	Adopted Cost Estimate	Elcho Road East Share / Cost	Total Levy Per Ha Res NDA	
Major Facilities Delivered by Council						
	Heales Road West Cultural Hub	CH	\$28,613,750	23.9%	\$6,851,458	\$19,802
Early Learning Centre / Integrated Children's Centre						
	Elcho Road East Integrated Children's Centre (ELC Component)	ELC of ICC	\$12,035,000	100.0%	\$12,035,000	\$34,783
	Component of ICC above Early Learning Centre Level	Part ICC	\$2,408,800	50.0%	\$1,204,400	\$3,481
Multi-Purpose and Neighbourhood Facilities						
	Elcho Road East Multi-Purpose Community Centre	NC of MPCC	\$9,628,000	100.0%	\$9,628,000	\$27,827
	Component of MPCC above Neighbourhood Centre Level	Part MPCC	\$4,814,000	50.0%	\$2,407,000	\$6,957
Indoor Recreation						
	Indoor Recreation Centre (North)	IRC	\$46,082,500	23.9%	\$11,034,287	\$31,891
Pavilions						
	Elcho Road East Pavilion 1	SP	\$5,971,500	100.0%	\$5,971,500	\$17,259
	Elcho Road East Pavilion 2	SP	\$5,971,500	100.0%	\$5,971,500	\$17,259
Open Space						
	Works to Uncredited Open Space	OSW	\$0	100.0%	\$0	\$0
	Works to Passive Open Space*	OSW	-	-	-	-
	Works to Active Open Space	OSW	\$46,397,200	100.0%	\$46,397,200	\$134,096
Total			\$161,922,250	62.7%	\$101,500,346	\$293,354

* Allocated to developers via conditions

8.0 WGGGA AND CREAMERY ROAD DCP ANALYSIS

8.1 Overview

A DCP cost apportionment analysis has been prepared for the Western growth area in this section of the report. The implications of that analysis for the Creamery Road PSP are detailed. This PSP has the benefit of having been advanced in the Future Urban Structure planning process as shown in Section 5 of this report. This enables details to be provided for SI and OS.

The DCP analysis relates to only Council facilities and does not include state or other agency items.

8.2 Western Growth Area DCP Analysis

In terms of the Western growth area as a whole, each proposed Council facility is apportioned to one PSP area or multiple PSP areas on the basis of nominal area serviced by the facility.

Some facilities are apportioned 100% to a single PSP area if they are designed to primarily service that PSP area, and in some cases, facilities are apportioned to more than one PSP area. The apportionment is made on a PSP basis in most cases.

Where a facility is designed to service the growth area as a whole (in this case five PSP areas), the apportionment is made on the basis of estimated residential land area. This applies to two facilities: McCanns Lane Cultural Hub; and Indoor Recreation Centre (West).

Table 12 lists the relevant Council SI and OS projects and their relationship PSP areas.

For example, one Cultural Hub is proposed to service the Western growth area, which has five PSP areas and an estimated 1,824 ha of residential land. The recommended cost apportionment for the Cultural Hub is 10.7% to the Creamery Road PSP area based on an estimate residential land provision of approximately 196 ha.

Another example is a Neighbourhood Centre. Each PSP area is planned to have at least one Neighbourhood Centre, and therefore 100% of the cost of each Neighbourhood Centre is apportioned to its host PSP area.

Three of the five Neighbourhood Centres in the Western growth area are elevated to Multi-Purpose Community Centre status. The component above Neighbourhood Centre level is designed to service a bigger area and as such costs are apportioned across multiple PSP areas in two cases but fully to Batesford South based on its indicative size.

8.3 Creamery Road DCP Analysis

Table 13 lists only those projects that apply to the Creamery Road PSP. The construction cost of projects is estimated based on cost rates (see Attachment B for more information on project

scope and cost estimates). The cost estimates relate to construction costs only and do not include land acquisition costs. The cost estimates are high level and provide estimates for construction of buildings and works to land on the site of the facility, such as access, parking and landscaping.

For the Creamery Road PSP, the cost apportionment of SI and OS projects is estimated as \$55.8m of a total SI and OS project cost of \$143.2m, plus embellishment to developer-specific passive open space.

Note that these estimates may be subject to ongoing refinement and verification as the planning process is advanced over time.

Table 12: Western Growth Area DCP apportionment

Category	Project Name	Code	Number in Western Growth Area	Creamery Road	Batesford North	McCanns Lane	Merrawarp Road	Batesford South	Total	Notes
Major Facilities Delivered by Council										
	McCanns Lane Cultural Hub	LCH	1	10.7%	18.1%	13.5%	9.9%	47.6%	100.0%	Adopted apportionment
	- apportionment based on number of PSPs			20.0%	20.0%	20.0%	20.0%	20.0%	100.0%	Apportionment option
	- apportionment based on population estimate			15.8%	16.0%	13.3%	9.7%	45.1%	100.0%	Apportionment option
	- apportionment based on residential land area			10.7%	18.1%	13.5%	9.9%	47.6%	100.0%	Apportionment option
Early Learning Centre / Integrated Children's Centre										
	Creamery Road Early Learning Centre (Included within Creamery Road Early Years and Community Hub)	ELC	6	100.0%					100.0%	
	Batesford North Integrated Children's Centre (ELC Component)	ELC of ICC	6		100.0%				100.0%	
	Component of ICC above Early Learning Centre Level	Part ICC	2	50.0%	50.0%				100.0%	Component that serves a larger area than the local PSP
	McCanns Lane Early Learning Centre	ELC	6			100.0%			100.0%	
	Merrawarp Road Early Learning Centre	ELC	6				100.0%		100.0%	
	Batesford South Integrated Children's Centre (ELC Component)	ELC of ICC	6					100.0%	100.0%	
	Component of ICC above Early Learning Centre Level	Part ICC	2			33.3%	33.3%	33.4%	100.0%	Component that serves a larger area than the local PSP
	Batesford South Early Learning Centre	ELC	6					100.0%	100.0%	
Multi-Purpose and Neighbourhood Facilities										
	Creamery Road Early Years and Community Hub - Local Component	NC & ELC of MPCC	6	100.0%					100.0%	
	Creamery Road Early Years and Community Hub - District Component	Part MPCC	3	50.0%	50.0%				100.0%	Component that serves a larger area than the local PSP
	Batesford North Neighbourhood Centre	NC	6		100.0%				100.0%	
	McCanns Lane Multipurpose Community Centre	NC of MPCC	6			100.0%			100.0%	
	Component of MPCC above Neighbourhood Centre Level	Part MPCC	3			50.0%	50.0%		100.0%	Component that serves a larger area than the local PSP
	Merrawarp Road Neighbourhood Centre	NC	6				100.0%		100.0%	
	Batesford South Multipurpose Community Centre	MPCC	6					100.0%	100.0%	
	Batesford South Neighbourhood Centre	NC	3					100.0%	100.0%	
Indoor Recreation										
	Indoor Recreation Centre (West)	IRC	1	10.7%	18.1%	13.5%	9.9%	47.6%	100.0%	Adopted apportionment
	- apportionment based on number of PSPs			20.0%	20.0%	20.0%	20.0%	20.0%	100.0%	Apportionment option
	- apportionment based on population estimate			15.8%	16.0%	13.3%	9.7%	45.1%	100.0%	Apportionment option
	- apportionment based on residential land area			10.7%	18.1%	13.5%	9.9%	47.6%	100.0%	Apportionment option
Pavilions										
	Creamery Road Pavilion	SP	13	100.0%					100.0%	
	Batesford North Pavilion 1	SP	13		100.0%				100.0%	
	Batesford North Pavilion 2	SP	13		100.0%				100.0%	
	McCanns Lane Pavilion 1	SP	13			100.0%			100.0%	
	McCanns Lane Pavilion 2	SP	13			100.0%			100.0%	
	Merrawarp Road Pavilion	SP	13				100.0%		100.0%	
	Batesford South Reserve 1 Pavilion 1	SP	13					100.0%	100.0%	
	Batesford South Reserve 1 Pavilion 2	SP	13					100.0%	100.0%	
	Batesford South Reserve 2 Pavilion	SP	13					100.0%	100.0%	
	Batesford South Reserve 3 Pavilion	SP	13					100.0%	100.0%	
	Batesford South Reserve 4 Pavilion 1	SP	13					100.0%	100.0%	
	Batesford South Reserve 4 Pavilion 2	SP	13					100.0%	100.0%	
	Batesford South Reserve 5 Pavilion	SP	13					100.0%	100.0%	
Open Space Land Area										
	Active and Passive Open Space Provision in Residential Areas (Northern Growth Area) Ha	AOS	Per PSP TBC	19.6	33.1	24.7	18.1	86.9	182.4	Based on land area
	Passive Open Space Provision in Employment Areas (Northern Growth Area) Ha	POS	Per PSP TBC	0.0	0.0	1.7	0.0	0.6	2.3	Based on land area
	Works to Uncredited Open Space Ha	OSW	Per PSP TBC	0.0	0.0	0.0	0.0	0.0	0.0	TBC based on PSP design
	Works to Passive Open Space Ha	OSW	Approx. 30% of Res OS and 100% of Emp OS is Passive OS TBC	7.4	9.9	9.1	5.4	26.7	58.6	Assumption for high-level costing purposes
	Works to Active Open Space Ha	OSW	Approx. 70% of Res OS is Active OS TBC	12.2	23.2	17.3	12.7	60.8	126.1	Assumption for high-level costing purposes

Table 13: Creamery Road DCP analysis

Category	Project Name	Code	Total Cost Estimate from Unit Rates	Custom Cost Estimate If Available	Adopted Cost Estimate	Creamery Road Share / Cost	Total Levy Per Ha Res NDA	
Major Facilities Delivered by Council								
	McCanns Lane Cultural Hub	LCH	\$28,613,750	\$0	\$28,613,750	10.7%	\$3,070,760	\$15,690
Early Learning Centre / Integrated Children's Centre								
	Creamery Road Early Learning Centre (included within Creamery Road Early Years and Community Hub)	ELC	-	-	-	-	-	-
	Component of ICC above Early Learning Centre Level	Part ICC	\$2,407,000	\$0	\$2,407,000	50.0%	\$1,203,500	\$6,149
Multi-Purpose and Neighbourhood Facilities								
	Creamery Road Early Years and Community Hub - Local Component	NC & ELC of MPCC	\$13,412,636	\$0	\$13,412,636	100.0%	\$13,412,636	\$68,531
	Creamery Road Early Years and Community Hub - District Component	Part MPCC	\$7,664,364	\$0	\$7,664,364	50.0%	\$3,832,182	\$19,580
Indoor Recreation								
	Indoor Recreation Centre (West)	IRC	\$63,550,500	\$0	\$63,550,500	10.7%	\$6,820,090	\$34,847
Pavilions								
	Creamery Road Pavilion	SP	\$5,971,500	\$0	\$5,971,500	100.0%	\$5,971,500	\$30,511
Open Space								
	Works to Uncredited Open Space	OSW	\$0	\$0	\$0	100.0%	\$0	\$0
	Works to Passive Open Space*	OSW	-	-	-	-	-	-
	Works to Active Open Space	OSW	\$23,320,190	\$21,535,000	\$21,535,000	100.0%	\$21,535,000	\$110,031
Total			\$144,939,940	\$21,535,000	\$143,154,750	38.5%	\$55,845,668	\$285,339

* Allocated to developers via conditions
Includes Active Open Space construction cost by Zinc Cost Management, January 2023

ATTACHMENTS

ATTACHMENT A: SOCIAL INFRASTRUCTURE AND OPEN SPACE REVIEW

Overview

This attachment reviews the NWGGA's Framework Plan SI and OS projects in terms of need and scope with reference to provision guidelines and benchmarks. The review considers planned provision in relation to regional, growth area (district) and local PSP needs.

Tables 14 and 15 below show the list of proposed facilities and includes various metrics of provision in relation to facility scale and benchmark to support need.

A red border is placed around the most relevant metric that supports the provision of the facility in relation to the benchmark.

This shows that planned provision of facilities is justified by standards.

Regional Needs

Regional scale facilities typically serve a population in the vicinity of 100,000 to 200,000 people. Regional scale facilities include:

- Regional cultural facility, such as art gallery / museum
- Public hospital
- Tertiary education (e.g. TaFE)
- Regional sports / basketball facility
- Regional aquatic centre
- Emergency services.

The regional aquatic centre needs of the growth areas will be met by the Northern Arc project in Norlane.

Emergency services (i.e. police and justice, SES, fire and ambulance facilities) are proposed to be provided in the framework plan via an emergency service hub.

Other regional-scale facilities are generally not identified as part of the plan. Such facilities could be needed in the long term. Provision of the following regional facilities to meet growth area needs requires further investigation:

- Public hospital
- Tertiary education (e.g. TaFE).

Growth Area Wide Needs

District-scale facilities typically service a population in the vicinity of 20,000 to 60,000 people and relate to facilities like arts centres, major libraries and indoor recreation centres. The allocation of such facilities in the plan generally aligns with the planning guides for a district population.

Target service needs

The preferred delivery model in the plan is for delivery of flexible facilities as part of multi-purpose community centres. This allows floorspace utilisation to change over time as needs change.

Services for seniors and youth remain an important part of local community service provision.

Men's Sheds are a relatively new social infrastructure asset and provision as part of multi-purpose community centres is included.

The plan accounts for district and local health and wellbeing services to support aged, disabled and CALD members of the community as part of two health and wellbeing centres. This is consistent with comparison benchmarks for both migrant resource centres and Aboriginal service centres combined.

Libraries

Libraries are proposed as part of one cultural hub in each growth area. This is consistent with provision benchmarks for a district level library.

The delivery model preferences larger format facilities in major activity centres.

The provision of stand-alone branch libraries is not accounted for in the plan but this could be considered within the scope of multi-purpose hubs.

Cultural

Arts and cultural centres are proposed as part of one cultural hub in each growth area.

Smaller arts and culture facilities have not been nominated and could be considered within the scope of multi-purpose hubs.

Community Space

There are multi-purpose community centres proposed across both growth areas.

Neighbourhood houses are provided within the community centres and standalone neighbourhood centres proposed. This is consistent with comparable benchmarks.

Community meeting rooms are delivered in hubs.

There are community gardens proposed to be incorporated with multipurpose community centres. Community gardens are a relatively new social infrastructure asset for planning purposes and their co-location with multi-purpose community centres is appropriate.

Early Years

Centre based child care centres are proposed as part of the plan in a mix of hubs and stand-alone facilities. This is considered appropriate when compared to other benchmarks.

In the context of the Victoria Government's kindergarten reform program, centres are expected to occupy larger floor areas than they did in the past.

Kindergartens are proposed as part of the plan within hubs and stand-alone facilities.

Playgroups are identified as part of the TAP Report as a social infrastructure asset however there is no explicit provision in the plan for playgroups. It is assumed other community spaces will have capacity to meet this need.

Maternal and child health facilities are proposed across the growth areas in both stand-alone facilities and as part of integrated children's centres. The adequacy of provision will depend of the size and room numbers of such facilities.

Schools

Primary schools and secondary schools are proposed across the two growth areas. Planned provision is generally consistent with benchmark provision rates.

Special needs and other schools (e.g. performing arts) are not provided for in the plan however an integrated service may be considered at dedicated schools. It is noted that the Department of Education and Training are seeking to establish special needs and other schools within the NWGGA.

Recreation and Open Space

Across the growth areas, the provision of indoor recreation facilities is justified (one per growth area is nominated), in addition to a network of active recreation reserves with modern sports pavilions.

A network of passive open space is also necessary for local areas.

Table 14: Social infrastructure and open space benchmarks for Northern growth area

Category	Project Name	Code	Number in Northern Growth Area	Average Number Per PSP Area	Facility Scale	Benchmark to Support Need	Hectares per Facility	Dwellings per Facility	Persons per Facility	3-4 Year Olds per Facility	5-11 Year Olds per Facility	12-17 Year Olds per Facility
Major Facilities Delivered by Council												
	Heales Road West Cultural Hub	CH	1	0.25	District	30,000 to 60,000 people	1,445	15,422	47,809	-	-	-
Early Learning Centre / Integrated Children's Centre												
	Elcho Road East Integrated Children's Centre	ICC	4	1	Local / District	Based on 3-4 year old population (scaled to meet demand)	361	3,856	11,952	441	-	-
	Elcho Road West Early Learning Centre	ELC	4	1	Local	Based on 3-4 year old population (scaled to meet demand)	361	3,856	11,952	441	-	-
	Heales Road East Early Learning Centre	ELC	4	1	Local	Based on 3-4 year old population (scaled to meet demand)	361	3,856	11,952	441	-	-
	Heales Road West Integrated Children's Centre	ICC	4	1	Local / District	Based on 3-4 year old population (scaled to meet demand)	361	3,856	11,952	441	-	-
Multi-Purpose and Neighbourhood Facilities												
	Elcho Road East Multi-Purpose Community Centre	MPCC	2	0.5	Local / District	20,000 to 60,000 people	723	7,711	23,905	-	-	-
	Elcho Road West Neighbourhood Centre	NC	4	1	Local	8,000 to 30,000 people	361	3,856	11,952	-	-	-
	Heales Road East Neighbourhood Centre	NC	4	1	Local	8,000 to 30,000 people	361	3,856	11,952	-	-	-
	Heales Road West Multipurpose Community Centre	MPCC	2	0.5	Local / District	20,000 to 60,000 people	723	7,711	23,905	-	-	-
Indoor Recreation												
	Indoor Recreation Centre (North)	IRC	1	0.25	District	20,000 to 60,000 people	1,445	15,422	47,809	-	-	-

Category	Project Name	Code	Number in Northern Growth Area	Average Number Per PSP Area	Facility Scale	Benchmark to Support Need	Hectares per Facility	Dwellings per Facility	Persons per Facility	3-4 Year Olds per Facility	5-11 Year Olds per Facility	12-17 Year Olds per Facility
				4			1,445	15,422	47,809	1,765	5,178	3,996
Pavilions												
	Elcho Road East Pavilion 1	SP	8	2	Local	5,000 to 10,000 people	181	1,928	5,976	-	-	-
	Elcho Road East Pavilion 2	SP	8	2	Local	5,000 to 10,000 people	181	1,928	5,976	-	-	-
	Elcho Road West Pavilion 1	SP	8	2	Local	5,000 to 10,000 people	181	1,928	5,976	-	-	-
	Elcho Road West Pavilion 2	SP	8	2	Local	5,000 to 10,000 people	181	1,928	5,976	-	-	-
	Heales Road East Pavilion 1	SP	8	2	Local	5,000 to 10,000 people	181	1,928	5,976	-	-	-
	Heales Road East Pavilion 2	SP	8	2	Local	5,000 to 10,000 people	181	1,928	5,976	-	-	-
	Heales Road West Pavilion 1	SP	8	2	Local	5,000 to 10,000 people	181	1,928	5,976	-	-	-
	Heales Road West Pavilion 2	SP	8	2	Local	5,000 to 10,000 people	181	1,928	5,976	-	-	-
Open Space												
	Active and Passive Open Space Provision in Residential Areas (Northern Growth Area)	AOS	Per PSP TBC	Per PSP TBC	Local / District	Based on Structure Plan	10.0%	-	-	-	-	-
	Passive Open Space Provision In Employment Areas (Northern Growth Area)	POS	Per PSP TBC	Per PSP TBC	Local / District	Based on Structure Plan	2.0%	-	-	-	-	-
	Works to Uncredited Open Space	OSW	Area TBC	Per PSP TBC	Local / District	Based on Structure Plan	-	-	-	-	-	-
	Works to Passive Open Space	OSW	Approx. 30% of Res OS and 100% of Emp OS is Passive OS TBC	Per PSP TBC	Local / District	Based on Structure Plan	-	-	-	-	-	-
	Works to Active Open Space	OSW	Approx. 70% of Res OS is Active OS TBC	Per PSP TBC	Local / District	Based on Structure Plan	-	-	-	-	-	-
Major Facilities Delivered by State Agencies												
	Health and Wellbeing Centre (location TBC)	HWC	1	0.25	District	30,000 to 60,000 people	1,445	15,422	47,809	-	-	-
	Heales Road East Emergency Hub	EH	1	0.25	District	30,000 to 60,000 people	1,445	15,422	47,809	-	-	-

Category	Project Name	Code	Number in Northern Growth Area	Average Number Per PSP Area	Facility Scale	Benchmark to Support Need	Hectares per Facility	Dwellings per Facility	Persons per Facility	3-4 Year Olds per Facility	5-11 Year Olds per Facility	12-17 Year Olds per Facility
				4			1,445	15,422	47,809	1,765	5,178	3,996
	Heales Road West Police Station And Justice Centre	PJC	1	0.25	District	30,000 to 60,000 people	1,445	15,422	47,809	-	-	-
Early Years Facilities Delivered by Private Agencies												
	Elcho Road East Long Day Childcare Centre	LDCC	5	1.25	Local	5,000 to 10,000 people (or 10% to 15% of 0 to 4 year olds)	289	3,084	9,562	353	-	-
	Elcho Road West Long Day Child Care Centre	LDCC	5	1.25	Local	5,000 to 10,000 people (or 10% to 15% of 0 to 4 year olds)	289	3,084	9,562	353	-	-
	Elcho Road West Long Day Child Care Centre 2	LDCC	5	1.25	Local	5,000 to 10,000 people (or 10% to 15% of 0 to 4 year olds)	289	3,084	9,562	353	-	-
	Heales Road East Long Day Care Centre	LDCC	5	1.25	Local	5,000 to 10,000 people (or 10% to 15% of 0 to 4 year olds)	289	3,084	9,562	353	-	-
	Heales Road West Long Day Child Care Centre	LDCC	5	1.25	Local	5,000 to 10,000 people (or 10% to 15% of 0 to 4 year olds)	289	3,084	9,562	353	-	-
Schools												
	Elcho Road East Primary School 1	PS	8	2	Local	450 5 to 11 year olds (5,000 to 10,000 people)	181	1,928	5,976	-	647	-
	Elcho Road East Primary School 2	PS	8	2	Local	451 5 to 11 year olds (5,000 to 10,000 people)	181	1,928	5,976	-	647	-
	Elcho Road West Primary School 1	PS	8	2	Local	452 5 to 11 year olds (5,000 to 10,000 people)	181	1,928	5,976	-	647	-
	Elcho Road West Primary School 2	PS	8	2	Local	453 5 to 11 year olds (5,000 to 10,000 people)	181	1,928	5,976	-	647	-
	Heales Road East Primary School 1	PS	8	2	Local	454 5 to 11 year olds (5,000 to 10,000 people)	181	1,928	5,976	-	647	-

Category	Project Name	Code	Number in Northern Growth Area	Average Number Per PSP Area	Facility Scale	Benchmark to Support Need	Hectares per Facility	Dwellings per Facility	Persons per Facility	3-4 Year Olds per Facility	5-11 Year Olds per Facility	12-17 Year Olds per Facility
				4			1,445	15,422	47,809	1,765	5,178	3,996
	Heales Road West Primary School 1	PS	8	2	Local	455 5 to 11 year olds (5,000 to 10,000 people)	181	1,928	5,976	-	647	-
	Heales Road West Primary School 2	PS	8	2	Local	456 5 to 11 year olds (5,000 to 10,000 people)	181	1,928	5,976	-	647	-
	Heales Road West Primary School 3	PS	8	2	Local	457 5 to 11 year olds (5,000 to 10,000 people)	181	1,928	5,976	-	647	-
	Elcho Road West Secondary School	SS	2	0.5	Local / District	1 per 1,100 12 to 17 years olds (10,000 to 30,000 people)	723	7,711	23,905	-	-	1,998
	Heales Road West Secondary School	SS	2	0.5	Local / District	2 per 1,100 12 to 17 years olds (10,000 to 30,000 people)	723	7,711	23,905	-	-	1,998

Table 15: Social infrastructure and open space benchmarks for Western growth area

Category	Project Name	Code	Number in Western Growth Area	Average Number Per PSP Area	Facility Scale	Benchmark to Support Need	Hectares per Facility	Dwellings per Facility	Persons per Facility	3-4 Year Olds per Facility	5-11 Year Olds per Facility	12-17 Year Olds per Facility
				5			1,824	21,399	66,336	2,449	7,185	5,544
Major Facilities Delivered by Council												
	McCanns Lane Cultural Hub	LCH	1	0.2	District	30,000 to 60,000 people	1,824	21,399	66,336	-	-	-
Early Learning Centre / Integrated Children's Centre												
	Creamery Road Early Learning Centre (included within Creamery Road Early Years and Community Hub)	ELC	6	1.2	Local	Based on 3-4 year old population (scaled to meet demand)	304	3,566	11,056	408	-	-
	Batesford North Integrated Children's Centre	ICC	6	1.2	Local / District	Based on 3-4 year old population (scaled to meet demand)	304	3,566	11,056	408	-	-
	McCann's Lane Early Learning Centre	ELC	6	1.2	Local	Based on 3-4 year old population (scaled to meet demand)	304	3,566	11,056	408	-	-
	Merrawarp Road Early Learning Centre	ELC	6	1.2	Local	Based on 3-4 year old population (scaled to meet demand)	304	3,566	11,056	408	-	-
	Batesford South Integrated Children's Centre	ICC	6	1.2	Local / District	Based on 3-4 year old population (scaled to meet demand)	304	3,566	11,056	408	-	-
	Batesford South Early Learning Centre	ELC	6	1.2	Local	Based on 3-4 year old population (scaled to meet demand)	304	3,566	11,056	408	-	-

Category	Project Name	Code	Number in Western Growth Area	Average Number Per PSP Area	Facility Scale	Benchmark to Support Need	Hectares per Facility	Dwellings per Facility	Persons per Facility	3-4 Year Olds per Facility	5-11 Year Olds per Facility	12-17 Year Olds per Facility
Multi-Purpose and Neighbourhood Facilities												
	Creamery Road Early Years and Community Hub	MPCC	3	0.6	Local / District	20,000 to 60,000 people	723	7,794	23,905	-	-	-
	Batesford North Neighbourhood Centre	NC	6	1.2	Local	8,000 to 30,000 people	361	3,897	11,952	-	-	-
	McCann's Lane Multipurpose Community Centre	MPCC	3	0.6	Local / District	20,000 to 60,000 people	723	7,794	23,905	-	-	-
	Merrawarp Road Neighbourhood Centre	NC	6	1.2	Local	8,000 to 30,000 people	361	3,897	11,952	-	-	-
	Batesford South Multipurpose Community Centre	MPCC	3	0.6	Local / District	20,000 to 60,000 people	723	7,794	23,905	-	-	-
	Batesford South Neighbourhood Centre	NC	6	1.2	Local	8,000 to 30,000 people	361	3,897	11,952	-	-	-
Indoor Recreation												
	Indoor Recreation Centre (West)	IRC	1	0.2	District	20,000 to 60,000 people	1,824	21,399	66,336	-	-	-
Pavilions												
	Creamery Road Pavilion	SP	13	2.6	Local	5,000 to 10,000 people	140	1,646	5,103	-	-	-
	Batesford North Pavilion 1	SP	13	2.6	Local	5,000 to 10,000 people	140	1,646	5,103	-	-	-
	Batesford North Pavilion 2	SP	13	2.6	Local	5,000 to 10,000 people	140	1,646	5,103	-	-	-
	McCanns Lane Pavilion 1	SP	13	2.6	Local	5,000 to 10,000 people	140	1,646	5,103	-	-	-
	McCanns Lane Pavilion 2	SP	13	2.6	Local	5,000 to 10,000 people	140	1,646	5,103	-	-	-

Category	Project Name	Code	Number in Western Growth Area	Average Number Per PSP Area	Facility Scale	Benchmark to Support Need	Hectares per Facility	Dwellings per Facility	Persons per Facility	3-4 Year Olds per Facility	5-11 Year Olds per Facility	12-17 Year Olds per Facility
				5			1,824	21,399	66,336	2,449	7,185	5,544
	Merrawarp Road Pavilion	SP	13	2.6	Local	5,000 to 10,000 people	140	1,646	5,103	-	-	-
	Batesford South Reserve 1 Pavilion 1	SP	13	2.6	Local	5,000 to 10,000 people	140	1,646	5,103	-	-	-
	Batesford South Reserve 1 Pavilion 2	SP	13	2.6	Local	5,000 to 10,000 people	140	1,646	5,103	-	-	-
	Batesford South Reserve 2 Pavilion	SP	13	2.6	Local	5,000 to 10,000 people	140	1,646	5,103	-	-	-
	Batesford South Reserve 3 Pavilion	SP	13	2.6	Local	5,000 to 10,000 people	140	1,646	5,103	-	-	-
	Batesford South Reserve 4 Pavilion 1	SP	13	2.6	Local	5,000 to 10,000 people	140	1,646	5,103	-	-	-
	Batesford South Reserve 4 Pavilion 2	SP	13	2.6	Local	5,000 to 10,000 people	140	1,646	5,103	-	-	-
	Batesford South Reserve 5 Pavilion	SP	13	2.6	Local	5,000 to 10,000 people	140	1,646	5,103	-	-	-
Open Space												
	Active and Passive Open Space Provision in Residential Areas (Western Growth Area)	AOS	Per PSP TBC	Per PSP TBC	Local / District	Based on Structure Plan	10.0%	-	-	-	-	-
	Passive Open Space Provision In Employment Areas (Western Growth Area)	POS	Per PSP TBC	Per PSP TBC	Local / District	Based on Structure Plan	2.0%	-	-	-	-	-
	Works to Uncredited Open Space	OSW	Area TBC	Per PSP TBC	Local / District	Based on Structure Plan	-	-	-	-	-	-

Category	Project Name	Code	Number in Western Growth Area	Average Number Per PSP Area	Facility Scale	Benchmark to Support Need	Hectares per Facility	Dwellings per Facility	Persons per Facility	3-4 Year Olds per Facility	5-11 Year Olds per Facility	12-17 Year Olds per Facility
				5			1,824	21,399	66,336	2,449	7,185	5,544
	Works to Passive Open Space	OSW	Approx. 30% of Res OS and 100% of Emp OS is Passive OS TBC	Per PSP TBC	Local / District	Based on Structure Plan	-	-	-	-	-	-
	Works to Active Open Space	OSW	Approx. 70% of Res OS is Active OS TBC	Per PSP TBC	Local / District	Based on Structure Plan	-	-	-	-	-	-
Major Facilities Delivered by State Agencies												
	McCann's Lane Health and Wellbeing Centre	HWC	1	0.2	District	30,000 to 60,000 people	1,824	21,399	66,336	-	-	-
	Creamery Road Emergency Hub	EH	1	0.2	District	30,000 to 60,000 people	1,824	21,399	66,336	-	-	-
	McCann's Lane Police And Justice Centre	PJC	1	0.2	District	30,000 to 60,000 people	1,824	21,399	66,336	-	-	-
Early Years Facilities Delivered by Private Agencies												
	Creamery Road Long Day Care Centre	LDCC	6	1.2	Local	5,000 to 10,000 people (or 10% to 15% of 0 to 4 year olds)	304	3,566	11,056	408	-	-
	Batesford North Long Day Care Centre	LDCC	6	1.2	Local	5,000 to 10,000 people (or 10% to 15% of 0 to 4 year olds)	304	3,566	11,056	408	-	-
	McCann's Lane Long Day Care Centre	LDCC	6	1.2	Local	5,000 to 10,000 people (or 10% to 15% of 0 to 4 year olds)	304	3,566	11,056	408	-	-
	Merrawarp Road Long Day Care Centre	LDCC	6	1.2	Local	5,000 to 10,000 people (or 10% to 15% of 0 to 4 year olds)	304	3,566	11,056	408	-	-

Category	Project Name	Code	Number in Western Growth Area	Average Number Per PSP Area	Facility Scale	Benchmark to Support Need	Hectares per Facility	Dwellings per Facility	Persons per Facility	3-4 Year Olds per Facility	5-11 Year Olds per Facility	12-17 Year Olds per Facility
				5			1,824	21,399	66,336	2,449	7,185	5,544
	Batesford South Long Day Care Centre 1	LDCC	6	1.2	Local	5,000 to 10,000 people (or 10% to 15% of 0 to 4 year olds)	304	3,566	11,056	408	-	-
	Batesford South Long Day Care Centre 2	LDCC	6	1.2	Local	5,000 to 10,000 people (or 10% to 15% of 0 to 4 year olds)	304	3,566	11,056	408	-	-
Schools												
	Creamery Road Primary School 1	PS	11	2.2	Local	456 5 to 11 year olds (5,000 to 10,000 people)	166	1,945	6,031	-	653	-
	Creamery Road Primary School 2	PS	11	2.2	Local	457 5 to 11 year olds (5,000 to 10,000 people)	166	1,945	6,031	-	653	-
	Batesford North Primary School 1	PS	11	2.2	Local	458 5 to 11 year olds (5,000 to 10,000 people)	166	1,945	6,031	-	653	-
	Batesford North Primary School 2	PS	11	2.2	Local	459 5 to 11 year olds (5,000 to 10,000 people)	166	1,945	6,031	-	653	-
	McCann's Lane Primary School 1	PS	11	2.2	Local	460 5 to 11 year olds (5,000 to 10,000 people)	166	1,945	6,031	-	653	-
	McCann's Lane Primary School 2	PS	11	2.2	Local	461 5 to 11 year olds (5,000 to 10,000 people)	166	1,945	6,031	-	653	-
	Merrawarp Road Primary School	PS	11	2.2	Local	462 5 to 11 year olds (5,000 to	166	1,945	6,031	-	653	-

Category	Project Name	Code	Number in Western Growth Area	Average Number Per PSP Area	Facility Scale	Benchmark to Support Need	Hectares per Facility	Dwellings per Facility	Persons per Facility	3-4 Year Olds per Facility	5-11 Year Olds per Facility	12-17 Year Olds per Facility
				5			1,824	21,399	66,336	2,449	7,185	5,544
						10,000 people)						
	Batesford South Primary School 1	PS	11	2.2	Local	463 5 to 11 year olds (5,000 to 10,000 people)	166	1,945	6,031	-	653	-
	Batesford South Primary School 2	PS	11	2.2	Local	464 5 to 11 year olds (5,000 to 10,000 people)	166	1,945	6,031	-	653	-
	Batesford South Primary School 3	PS	11	2.2	Local	465 5 to 11 year olds (5,000 to 10,000 people)	166	1,945	6,031	-	653	-
	Batesford South Primary School 4	PS	11	2.2	Local	466 5 to 11 year olds (5,000 to 10,000 people)	166	1,945	6,031	-	653	-
	Batesford North Secondary School	SS	3	0.6	Local / District	1 per 1,100 12 to 17 years olds (10,000 to 30,000 people)	608	7,133	22,112	-	-	1,848
	McCann's Lane Secondary School	SS	3	0.6	Local / District	2 per 1,100 12 to 17 years olds (10,000 to 30,000 people)	608	7,133	22,112	-	-	1,848
	Batesford South Secondary School	SS	3	0.6	Local / District	3 per 1,100 12 to 17 years olds (10,000 to 30,000 people)	608	7,133	22,112	-	-	1,848

ATTACHMENT B: SCOPE AND COST DATA

Table 16: Estimated facility scope and costing (January 2023\$)

Category	Project Name	Code	Adopted Floorspace and Land Area				Adopted Cost Estimate (Excluding Land Value)				
			Floorspace (sqm)	External Area (sqm)	Total Site Area (sqm) CoGG Adopted	Floorspace Ratio	Cost Rate Floorspace (sqm)	Cost Rate Works to Land (sqm)	Cost Estimate Floorspace	Cost Estimate Works to External Area	Total Cost Estimate of Works excl. GST
Major Facilities Delivered by Council											
	Cultural Hub (Including Library)	LCH	3,250	11,750	15,000	21.7%	\$6,635	\$600	\$21,563,750	\$7,050,000	\$28,613,750
Early Learning Centre / Integrated Children's Centre											
	Integrated Children's Centre	ICC	1,200	10,800	12,000	10.0%	\$6,635	\$600	\$7,962,000	\$6,480,000	\$14,442,000
	Component of ICC above Early Learning Centre Level	Part ICC	200	1,800	2,000	10.0%	\$6,635	\$600	\$1,327,000	\$1,080,000	\$2,407,000
	Early Learning Centre	ELC	1,000	9,000	10,000	10.0%	\$6,635	\$600	\$6,635,000	\$5,400,000	\$12,035,000
Multi-Purpose and Neighbourhood Facilities											
	Creamery Road Early Years and Community Hub	MPCC	2,200	10,800	13,000	16.9%	\$6,635	\$600	\$14,597,000	\$6,480,000	\$21,077,000
	- Creamery Road Early Years and Community Hub - Local Component	NC & ELC of MPCC	1,400	6,873	8,273	16.9%	\$6,635	\$600	\$9,289,000	\$4,123,636	\$13,412,636
	- Creamery Road Early Years and Community Hub - District Component	Part MPCC	800	3,927	4,727	16.9%	\$6,635	\$600	\$5,308,000	\$2,356,364	\$7,664,364
	Multipurpose Community Centre	MPCC	1,200	10,800	12,000	10.0%	\$6,635	\$600	\$7,962,000	\$6,480,000	\$14,442,000
	Component of MPCC above Neighbourhood Centre Level	Part MPCC	400	3,600	4,000	10.0%	\$6,635	\$600	\$2,654,000	\$2,160,000	\$4,814,000
	Neighbourhood Centre	NC	800	7,200	8,000	10.0%	\$6,635	\$600	\$5,308,000	\$4,320,000	\$9,628,000
Indoor Recreation											
	Indoor Recreation Centre (North)	IRC	7,500	32,500	40,000	18.8%	\$5,308	\$193	\$39,810,000	\$6,272,500	\$46,082,500
	Indoor Recreation Centre (West)	IRC	10,500	40,500	51,000	20.6%	\$5,308	\$193	\$55,734,000	\$7,816,500	\$63,550,500
Pavilions											
	Sports Pavilion Approx. 900 sqm	SP	900	0	900	100.0%	\$6,635	\$600	\$5,971,500	\$0	\$5,971,500
Open Space											
	Works to Uncredited Open Space	OSW	-	-	-	-	-	\$97	-	-	\$97
	Works to Passive Open Space	OSW	-	-	-	-	-	\$193	-	-	\$193
	Works to Active Open Space	OSW	-	-	-	-	-	\$193	-	-	\$193

The cost estimates are preliminary only and subject to design and engineering verification

Excludes GST

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1. This report is for the confidential use only of the party to whom it is addressed ("Client") for the specific purposes to which it refers and has been based on, and takes into account, the Client's specific instructions. It is not intended to be relied on by any third party who, subject to paragraph 3, must make their own enquiries in relation to the issues with which this report deals.
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4. This report and its attached appendices are based on estimates, assumptions and information provided by the Client or sourced and referenced from external sources by HillPDA. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. HillPDA presents these estimates and assumptions as a basis for the Client's interpretation and analysis. With respect to forecasts, HillPDA does not present them as results that will actually be achieved. HillPDA relies upon the interpretation of the Client to judge for itself the likelihood of whether these projections can be achieved or not.
5. Due care has been taken to prepare the attached financial models from available information at the time of writing, however, no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.
6. This report does not constitute a valuation of any property or interest in property. In preparing this report HillPDA has relied upon information concerning the subject property and/or proposed development provided by the Client and HillPDA has not independently verified this information except where noted in this report.
7. In relation to any valuation which is undertaken for a Managed Investment Scheme (as defined by the Managed Investments Act 1998) or for any lender that is subject to the provisions of the Managed Investments Act, the following clause applies:
8. This valuation is prepared on the assumption that the lender or addressee as referred to in this valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.
9. HillPDA makes no representations or warranties of any kind, about the accuracy, reliability, completeness, suitability or fitness in relation to maps generated by HillPDA or contained within this report.

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