



Review of Active Open Space & Council Community Centre Needs for the Altona North Precinct

Final Report

Prepared for the Victorian Planning Authority

by ASR Research Pty Ltd

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1. Report Purpose

The Victorian Planning Authority (VPA) engaged ASR Research to review the open space and community facility needs of the large infill site referred to as “Altona North Precinct” (or the “subject site”). The VPA has prepared a draft Comprehensive Development Plan (CDP) for the site which forms part of this review. The specific objectives of the review were to:

1. Determine an appropriate quantum of open space within the precinct given its size and surrounding context;
2. Determine whether the development of an active open reserve within the subject site is warranted, and if so, in what form; and
3. Assess the sizing, composition, high-level cost estimates and apportionment of a proposed Council community centre for the subject site.

The Altona North Precinct is located in Altona North and falls within the City of Hobsons Bay. As shown Figure 1 below, the site is bound by Blackshaws Road to the south, New Street to the east, Kyle Road to the west and the Brooklyn Terminal Station and West Gate Freeway to the north.

Figure 1 – The Altona North Precinct Site



2. Background

2.2 Draft Altona North Comprehensive Development Plan – Urban Structure Plan

The draft Altona North Comprehensive Development Plan shown in Figure 2 below, prepared by the VPA, currently shows the site as consisting of the following main features:

- Six additional parks consisting of:
 - One large central open space; and
 - Four smaller local open spaces.
- A linear open space corridor to the north;
- A local community facility on Blackshaws Road;
- A commercial mixed use precinct to the south;
- A local Town Centre to the south; and
- A variety of locations accommodating a mixture of medium density and high density residential dwellings.

Figure 2 – draft Altona North Comprehensive Development Plan – Future Urban Structure Plan



Source: Victorian Planning Authority (2016)

Figure 3 below provides a summary land use budget for the subject site. The key features of this budget from an open space and community facility perspective are as follows:

- 6.03 hectares of public open space; and
- 0.5 hectares of land for a proposed community centre;

The public open space allocation is divided into:

- 4.75 hectares of local parkland; and
- 1.28 hectares of open space for a tree reserve utilising a redundant utility easement.

Figure 3 - Summary Land Budget - draft Altona North CDP

Description	Altona North Comprehensive Development Plan		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (ha)	66.95		
Transport			
Western Distributor (Estimated PAO)	0.48	0.7%	0.9%
Connector Roads - Widening and Intersection Flaring	4.14	6.2%	7.5%
Non-Arterial Road - Retained existing road reserve	0.96	1.4%	1.8%
Sub-total Transport	5.58	8.3%	10.2%
Community Buildings			
Local Community Facility (DCP land)	0.50	0.7%	0.9%
Sub-total Community	0.50	0.7%	0.9%
Open Space			
Uncredited Open Space			
Redundant Utility Easement / Tree Reserve	1.28	1.9%	2.3%
Sub-total Uncredited Open Space	1.28	1.9%	2.3%
Credited Open Space			
Local Sports Reserve (via DCP)	0.00	0.0%	0.0%
Local Park (via CI 52.01)	4.75	7.1%	8.7%
Sub-total Credited Open Space	4.75	7.1%	8.7%
Total All Open Space	6.03	9.0%	11.0%
RESIDENTIAL - MIXED DENSITY NET DEVELOPABLE AREA - Ha	49.81	74.4%	
LOCAL TOWN CENTRE NET DEVELOPABLE AREA - Ha	2.17	3.2%	
COMMERCIAL/MIXED USE (EXISTING) NET DEVELOPABLE AREA - Ha	1.13	1.7%	
COMMERCIAL/MIXED USE (NEW) NET DEVELOPABLE AREA - Ha	1.73	2.6%	
TOTAL NET DEVELOPABLE AREA - Ha	54.84	81.9%	
Residential Local Open Space (expressed as % of NDA)	Hectares	% of NDA	
LP-01	0.30	0.5%	
LP-02	0.40	0.7%	
LP-03	3.15	5.7%	
LP-04	0.40	0.7%	
LP-05	0.40	0.7%	
UP-01	0.10	0.2%	
Sub-total Credited Open Space	4.75	8.7%	
LP-06	1.11	2.0%	
LP-07	0.17	0.3%	
Sub-total Uncredited Open Space	1.28	2.3%	

Source: Victorian Planning Authority (2016)

2.2 Council's Preferred Open Space & Community Facility Provision Needs for the Altona North Comprehensive Development Plan

Hobsons Bay City Council, in its written response to the VPA's request for feedback on the future of the site, has indicated its preferred position in relation to public open space and community facility needs. Council has requested the following be provided as part of the Altona North Precinct:

Public Open Space

"A total of 11 hectares of open space is required to service the precinct. This is to be split into two purposes; eight hectares active functional open space and three hectares of distributed passive open space. The passive open space areas should be situated to provide relief from the anticipated higher density urban form and can be smaller than one hectare if they provide a cohesive and desirable space¹".

Community Facility

"A 2,000m² facility, on 5,000m² of land is required to cater for the future community that will settle within the precinct. The facility is to be a flexible multi use space but is expected to have room for meeting spaces, an early childhood focus and cater for maternal child health services and kindergarten spaces. It is expected that the exact make up will be determined by the future community needs.

The facility is to be co-located with the neighbourhood activity centre, along a key public transport, bicycle and pedestrian route and local open space area."

Council's indicative view of the services and functions the proposed community centre should include are provided in Table 1 on the following page.

¹ Note: This confidential information provided by Hobsons Bay City Council.

Table 1 - Hobsons Bay City Council Preferred Community Centre Model for Altona North Precinct

Room	Area (sqm)
Reception, administration and management office including public amenities	300
Kindergarten (suitable for 33 children)*	350
Community Space	110
Maternal Child Health	200
Toy Library*	100
Long Day Care*	650
Facility circulation	240
Total	1950

** Rooms could be used for various purposes following agreed service provision*

Council's preferred open space and community facility requirements and the current draft Comprehensive Development Plan differ in the following way:

- Council is requesting a higher quantity of public open space than what is presently shown in the VPA Plan (approximately 4.8 hectares more); and
- Has specified 2,000 square metres of floor space for the proposed community facility, whereas the VPA has not yet specified a figure.

3. Review Methodology

The following methodology was used to conduct the review:

1. Confirm the most recent dwelling and population yield assumptions for the subject site;
2. Confirm current and proposed active open space provision generally within a 1 kilometre catchment of the subject site, and a 1.5-kilometre catchment for services and activities typically accommodated within Council multipurpose community centres;
3. Compare the details of the draft Comprehensive Development Plan and Council's open space and community centre preferences against the standards and demand estimates selected as the basis of assessing the adequacy or otherwise of open space provision and potential community centre components;
4. Review policy and other strategic documents that may be relevant to the assessment of open space and community centre planning; and
5. Provide conclusions about the extent to which the subject site should include active open space and the proposed size, function and configuration of the community centre.

4. Community Infrastructure Provision, Population & Future Development Assumptions

4.1 Dwelling & Population Assumptions for the Altona North Precinct

For the purposes of this assessment indicative assumptions have been made about the likely mix and number of dwelling types for the proposed development of the Altona North Precinct. The assessment has prepared community infrastructure demand and supply estimates based on a development scenario of 2,950 dwellings. Table 2 below shows that of the 2,950 dwellings, 1,850 dwellings will be delivered in the form of higher density apartment stock and 1,100 in the form of medium density townhouse stock (all of which will contain 3 bedrooms). Of the apartment dwellings, it is assumed that 40% will contain 1-bedroom, 50% 2-bedrooms, and 10% 3-bedrooms.

Table 2 – Dwelling Assumptions for the Altona North Precinct

	Total Dwellings	1 Bed	2 Bed	3 Bed
Apartments	1,850	740	925	185
Townhouses	1,100	-	-	1,100
Total	2,950	740	925	1,285

Source: Victorian Planning Authority

Table 3 on the following page shows estimates of the age profile likely to be generated by the proposed development. This age profile has been constructed using two separate methods: 1) to reflect lower density town house stock (1,100 dwellings), and 2) higher density apartment stock (1,850 dwellings).

Method 1 relies on the *City of Hobsons Bay Small Area Population Forecasts* (2016 to 2036) prepared by .id on behalf of Hobsons Bay City Council to the lower density town stock. The age profile and average household size (2.72 person per household) for Altona North in 2031 was applied to the 1,100 town house dwellings (refer to Appendix 1 – Table 13 for more details).

The second method was constructed using the age profile of people living in higher density dwellings (i.e. four storeys or more) in Greater Melbourne and derived from the 2011 ABS Census based on the number of bedrooms contained within dwellings². This was applied to the 1,850 apartment dwellings.

² The age profile for the high density development scenario was constructed using the “Tablebuilder” subscription service provided by the ABS. Within Tablebuilder “Basic” exists a database referred to as “2011 Census – Persons in Private Dwellings”. This database allows users to select age profile data for people living in a “flat, unit or apartment in a four or more storey block”, and by the number of bedrooms in

Unlike outer urban growth area Precinct Structure Plan (PSP) locations, where ASR Research has typically applied a forecast age profile (usually prepared by .id on behalf of Council and widely available on municipal websites) at some future point in time (e.g. 2021, 2026 or 2031) to the PSP location, infill or brownfield locations require a different approach if they are to more accurately reflect the likely future age profile.

The available evidence from the 2011 ABS Census of Population and Housing shows that the age profile of people living in higher density apartment stock (say four storeys and over) is significantly different from the conventional “middle ring” or outer suburban age profile, particularly when the number of bedrooms a dwelling contains is also taken into consideration (refer to Appendix 1 – Table 14 for more details).

Table 3 below therefore represents the combined population profile using the two methods, and estimates that the proposed development will yield a population of approximately 6,300 people. Also included in the table is the forecast population (and specific age cohort populations) for the Altona North small area by 2036. The age cohorts shown are those most likely to generate the most significant demand impacts on various forms of community infrastructure (refer to Appendix 1 – Table 15 for a full single year age profile).

Table 3 – Anticipated Age Cohort Population Yields for the Altona North Precinct & Altona North by 2036

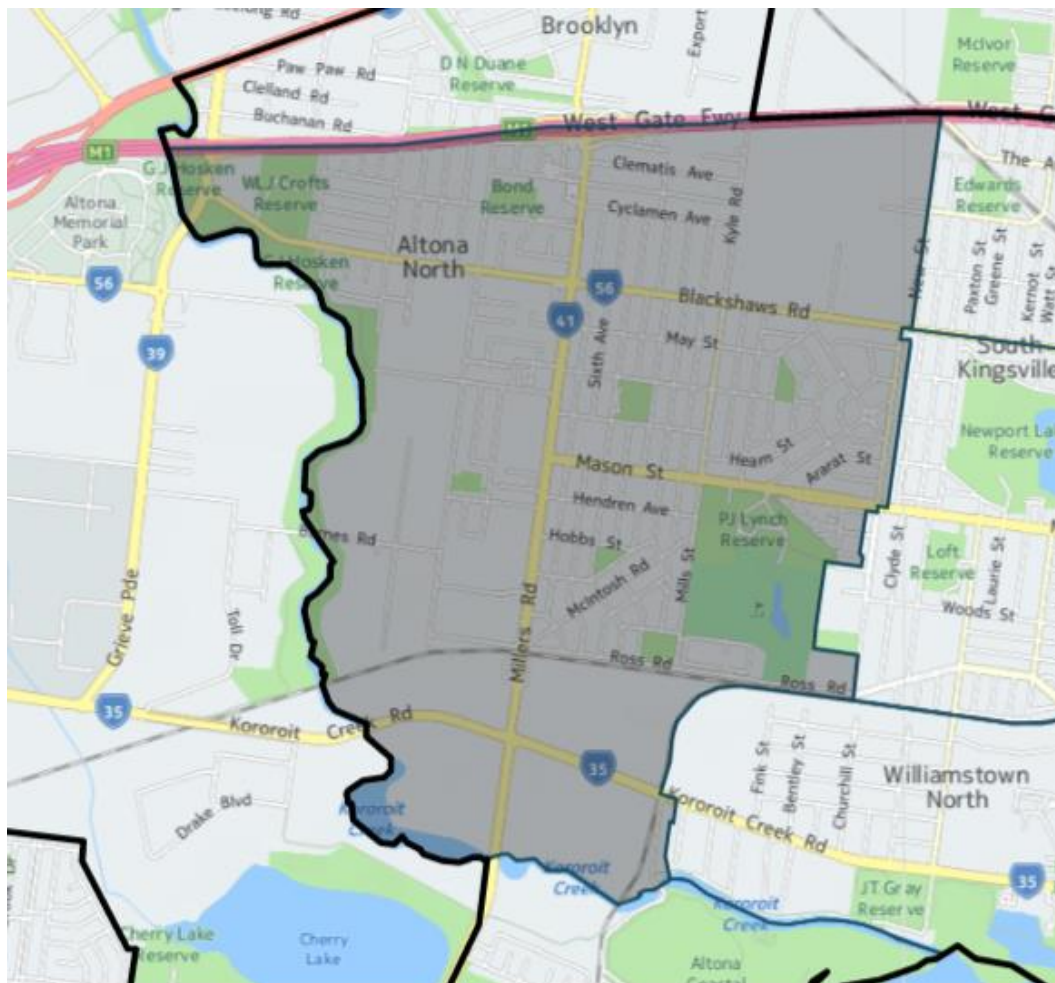
Age Cohort	Community infrastructure types the age cohort is relevant to	Subject Site	Altona North
0-3	MCH, Playgroups	273	1,213
4	4 Year Old Kindergarten	61	303
0-4	Long Day Child Care & Occasional Child Care	334	1,516
5-11	Primary School enrolments, out of school hours care	374	1,995
5-14	Participation in organised children's sport	514	2,741
15+	Participation in organised youth & adult sport	5,420	15,951
15-24	Participation in higher education (youth & young adult)	1,047	2,211
25+	Participation in higher education (older adults)	4,373	13,740
12-17	Secondary School enrolments	282	1,426
70+	Residential & home based aged care services	556	2,454
0 to 64 years	Home and community care services (younger clients)	5,516	16,977
65+ years	Home and community care services (older clients)	753	3,231
Total Population		6,268	20,208
Dwellings		2,950	7,694

these dwellings. The Greater Melbourne geography was selected in order to provide a broader reflection of the likely age profile of people living in high density dwellings.

4.2 Current Population and Dwelling Estimates for Altona North

Based on population and household forecasts prepared by .id on behalf of Hobsons Bay City Council, the geographic area defined as Altona North (refer to Figure 4 below), currently has a population of approximately 12,700 and contains 4,900 dwellings.

Figure 4 – Altona North "Small Area"



Source: Population and household forecasts, 2011 to 2036, prepared by .id, the population experts, February 2015

5. Assessment of the Altona North Precinct's Active Open Space Provision Requirements

5.1 The Statutory Framework for Public Open Space Contributions

The public open space outcomes for the Altona North precinct need to be understood in terms of the current statutory mechanisms that apply to public open space contributions in inner and middle ring Melbourne councils.

Unlike Melbourne's outer growth municipalities where Precinct Structure Planning guidelines in relation to open space provision apply, inner and middle ring councils rely almost exclusively on municipal planning schemes to secure, either in the form of land or as a cash contribution, public open space contributions. In this respect the Schedule to Clause 52.01 (Public Open Space Contributions) is the principal statutory means of obtaining public open space contributions.

If no rate is specified in the Schedule to Clause 52.01 councils have the right to seek up to 5% open space contribution from non-exempt subdivision proponents.

Clause 52.01 recognises the power of councils to obtain open space contributions under the Subdivision Act, and provides a mechanism for councils to amend the provisions to suit local circumstances. Councils are effectively immune from challenge to the contribution if a Clause 52.01 Schedule is incorporated into the Planning Scheme and applied appropriately.

This is a powerful tool because it enables a council to set its own contribution rates, subject to strategic justification. The percent contribution can be tailored to meet the specific needs of areas and sub-areas. Details of liability and use can be more clearly defined to suit local conditions³.

Aside from a 5% public open space contribution requirement for "All land in the area covered by Schedule 1 to the Development Contributions Plan Overlay at Clause 45.06 of the Hobsons Bay Planning Scheme, referred to as the Former Port Phillip Woollen Mill", the Schedule to Clause 52.01 of the Hobsons Bay Planning Scheme does not specify a rate applicable to the Altona North precinct.

³ SGS Planning and Economics, Public Open Space Contributions and Subdivision: Moreland City Council (2008)

Unlike councils such as the Cities of Moreland and Melbourne, Hobsons Bay has yet to prepare a report or reports that strategically justify public open space contribution rates that would typically be included in the Schedule to Clause 52.01 (aside from the former Port Phillip Woollen Mill site).

This type of report justifies the basis for the Schedule and rates, and provides funds administration advice. The Schedule is then incorporated in a Planning Scheme via Planning Scheme Amendment, and is therefore consistent with the standard provisions of Clause 52.01.

A review of relevant literature reveals that planning appeal cases highlight the importance of councils adopting a Schedule to Clause 52.01 to collect and manage open space contributions from subdivisions⁴. An open space levy tool is provided in the Victorian Planning Provisions for that purpose and there is generally no valid reason for not establishing a Schedule.

Councils rely on open space contributions to implement their respective municipal open space strategies (i.e. MOSS). This assessment notes that while there appears to be a *Hobsons Bay Open Space Strategy: 2013 – 2023* available from Council's website, a full and detailed report appears not to be available. Confirmation about the status of Hobsons Bay's MOSS is required and its intentions in relation to the future use of the Schedule to Clause 52.01.

5.3 A Comparison of Inner & Middle Ring Municipalities

This assessment compares the Hobsons Bay Schedule to Clause 52.01 with the Schedules of eight other comparable municipalities across inner and middle ring Melbourne. A summary of these Schedules is shown in Table 4 below.

Table 4 - Comparison of Municipal Public Open Space Contribution Rates (Schedule to Clause 52.01)

Council	Schedule to Clause 52.01
Hobsons Bay	5% All land in the area covered by Schedule 1 to the Development Contributions Plan Overlay at Clause 45.06 of the Hobsons Bay Planning Scheme, referred to as the Former Port Phillip Woollen Mill. No other rate specified for any other part of the municipality.
Maribyrnong	For subdivisions of 10 lots or greater: <ul style="list-style-type: none">• 5.7 per cent where provided as a percentage of the site value of the land• 5.7 per cent or greater to the satisfaction of Council where provided as land
Melbourne	<ul style="list-style-type: none">• Fishermans Bend Urban Renewal Area – 8%• Depending on the location within the City of Melbourne:<ul style="list-style-type: none">- 7.06 per cent of land or land value- 5 per cent of land or land value

⁴ SGS Planning and Economics, Public Open Space Contributions and Subdivision: Moreland City Council (2008)

Council	Schedule to Clause 52.01
	- Areas exempt from Clause 52.01
Moonee Valley	For subdivisions of greater than 10 lots: <ul style="list-style-type: none"> • 5 per cent where provided as a percentage of the site value of the land • 5 per cent or greater subject to negotiation of the density and layout of the development where provided as land
Port Phillip	<ul style="list-style-type: none"> • Fishermans Bend Urban Renewal Area – 8% • All other land in the municipality – 5%
Yarra	Land or buildings intended to be used for residential purposes – 4.5%
Stonnington	<ul style="list-style-type: none"> • Any subdivision in the suburb of Glen Iris, Malvern, Malvern East, Toorak and Kooyong (other than a subdivision specifically referred to in this schedule) – 5% • Any subdivision in the suburb of Armadale, Prahran, Windsor and South Yarra (other than a subdivision specifically referred to in this schedule) – 8% • Any subdivision of land situated at 590 Orrong Road & 4 Osment Street, Armadale (being Lot 1 TP 85387F, Vol 10279, Folio 503, Lot 1 TP079481Y, Vol 10279, Folio 505, Lot 1 TP079463B, Folio 500, Lot 1 TP085381T, Vol 10279, Folio 504, Lot 1 TP085377J, Vol 10279, Folio 497, Lot 1 TP079479K, Vol 10279, Folio 501 and Lot 1 TP805167, Vol 9917, Folio 065(("the Land") – 8%, comprising 5.5% cash contribution together with those areas of the Land that are shown on an endorsed plan under Permit 0725/11 as being accessible to the public and which are developed (or are to be developed) in accordance with those plans, the provision of which shall be deemed to satisfy the balance of the public open space requirement for the purpose of this clause, even if those areas remain in private ownership.
Darebin	<p>The subdivision of land that creates:</p> <ul style="list-style-type: none"> • 1 additional lot None specified • 2 additional lots 2% • 3 additional lots 3% • 4 additional lots 4% • 5 or more additional lots 5%
Moreland	<p>Location as defined by Plan 1:</p> <ul style="list-style-type: none"> • 1. Brunswick East / North Fitzroy 5.7% • 2. Brunswick 6.3% • 3. Brunswick West 2.5% • 4. Coburg 6.8% • 5. Pascoe Vale South 3.4% • 6. Coburg North 4.3% • 7. Pascoe Vale 3.7% • 8. Oak Park 3.1% • 9. Fawkner 5.7% • 10. Hadfield 4.3% • 11. Glenroy 6.5% • 12. Gowanbrae / Tullamarine 4.7%

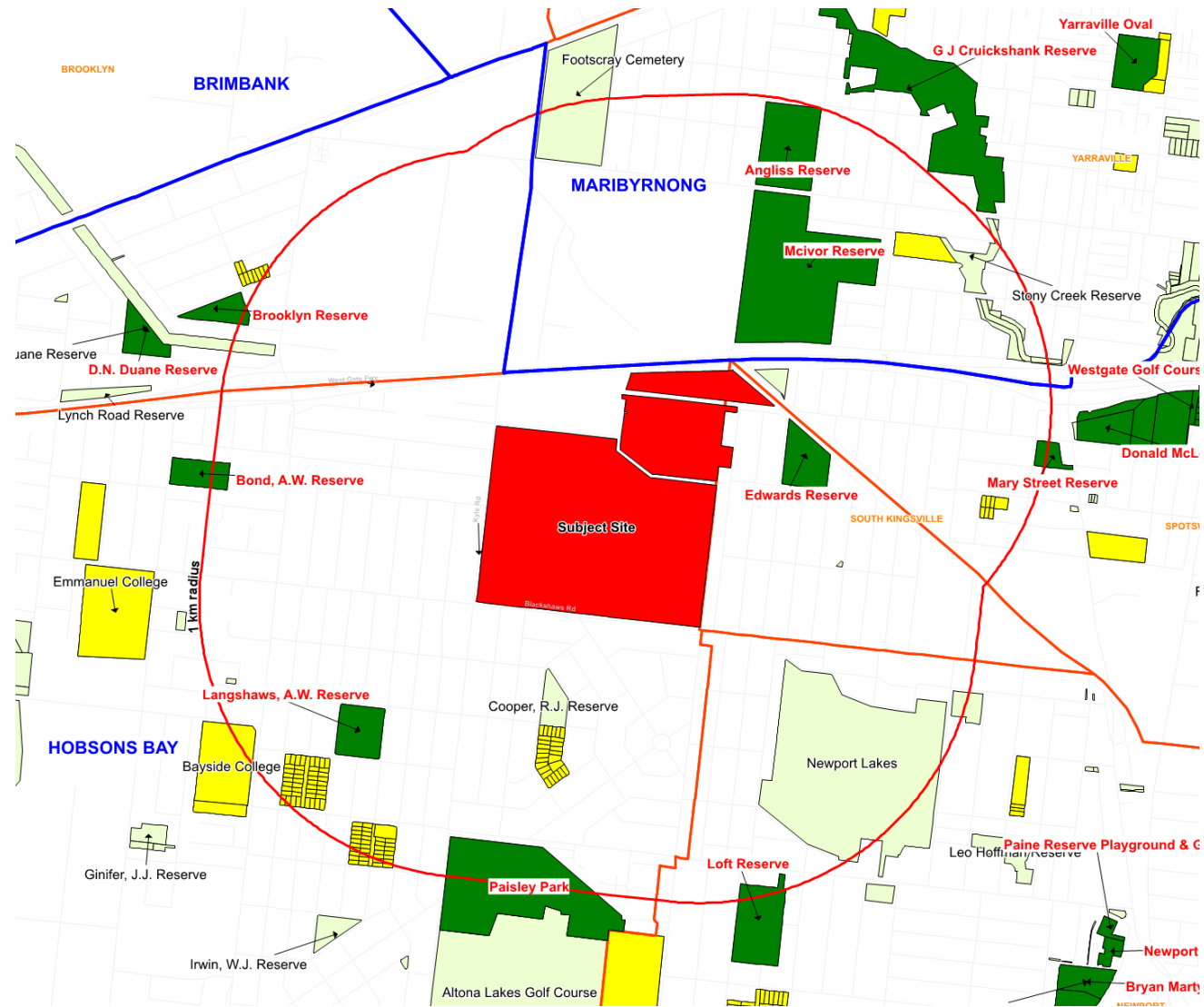
As shown above, the contribution rates vary greatly depending on the setting. The table suggests that a rate in the range of 2% to 8% is generally used in inner and middle ring municipalities in Melbourne.

5.3 Current & Planned Active Open Space Provision Within 1 Kilometre of the Subject Site

Figure 5 on the following page shows the location of existing active open space reserves within a 1 kilometre catchment of the subject site. The 1 kilometre catchment is relevant for active open space planning as Clause 56 of the Hobsons Bay Planning Scheme (Residential Subdivision) and Clause 56.05-2 (Public Open Space Provision Objectives) state that:

“Active open space of at least 8 hectares in area within 1 kilometre of 95 percent of all dwellings...”

Figure 5 - Location of Active Open Spaces within the 1 kilometre Catchment of Subject Site



5.4 Current Capacity of Active Open Space Reserves Within 1 Kilometre of the Subject Site

Based largely on a confidential Hobsons Bay Council prepared report entitled *Precinct 15: An Analysis of Active Sports Ground Use and Capacity in the Vicinity of Precinct 15, Altona North* (September 2016), the current capacities of existing active open space spaces within the 1 kilometre catchment were able to be documented (it should be note that Council report assesses a larger number of active open spaces beyond this catchment). Table 5 below summarises the current sports accommodated within each reserve and the extent of spare capacity available at each (in both the summer and winter seasons).

Table 5 – Audit of Existing Active Open Spaces within 1 Kilometre of Subject Site

Name of Active Open Space	Sports Accommodated	Current Capacity Assessment (Summer)	Current Capacity Assessment (Winter)
Edwards Reserve	1 playing field for soccer and cricket	Nil	Ground is showing signs of overuse. Three additional hours of use could be accommodated if an additional two floodlights were constructed.
Mclvor Reserve ⁵	1 lawn bowls facility 2 hockey pitches 2 ARF ovals in winter 6 cricket fields in summer 1 baseball field	Based on an optimum use of 20 hours per week, seven of the eight playing fields are not overused.	Based on an optimum use of 20 hours per week, five of the eight playing fields are not overused.
Angliss Reserve ^{6 7}	4 Lacrosse fields in winter 2 cricket ovals in summer	Based on an optimum use of 20 hours per week, two ovals are not overused.	Based on an optimum use of 20 hours per week, two ovals are not overused.
Paisley Park (Excluding Golf Course & Miniature Railway land) –	4 Lacrosse fields 3 soccer fields 1 lawn bowls facility	Soccer venue only suitable for winter use	9 additional hours of use possible under current configuration. An additional 24.2 hours possible if an additional 4 floodlights were constructed
AW Bonds Reserve	1 playing field for cricket and soccer	Friday evening timeslot for 5-12 year olds available	Six additional hours of use possible under current configuration. 10 additional hours of use could be achieved if an additional two floodlights were constructed.
Loft Reserve	1 playing field for cricket and rugby union	Friday evening and Saturday morning timeslots for 5-8year olds available Sunday afternoon timeslot for low grade senior turf wicket competition available	Venue large enough to meet the needs for projected growth in rugby union participation in Hobsons Bay
AW Langshaw Reserve	1 playing field for cricket and Rugby	Saturday morning timeslot for 5-8 year olds available	Nil

⁵ Capacity data derived from City of Maribyrnong Sustainable Surfaces Feasibility Study (May 2012)

⁶ Capacity data derived from City of Maribyrnong Sustainable Surfaces Feasibility Study (May 2012)

⁷ Note: The West Gate Freeway is a barrier that reduces the walkability to this reserve. However, there is an existing road link and the VPA proposes to build a link trail from the Altona North Precinct to connect to the Federation Trail north of the Freeway.

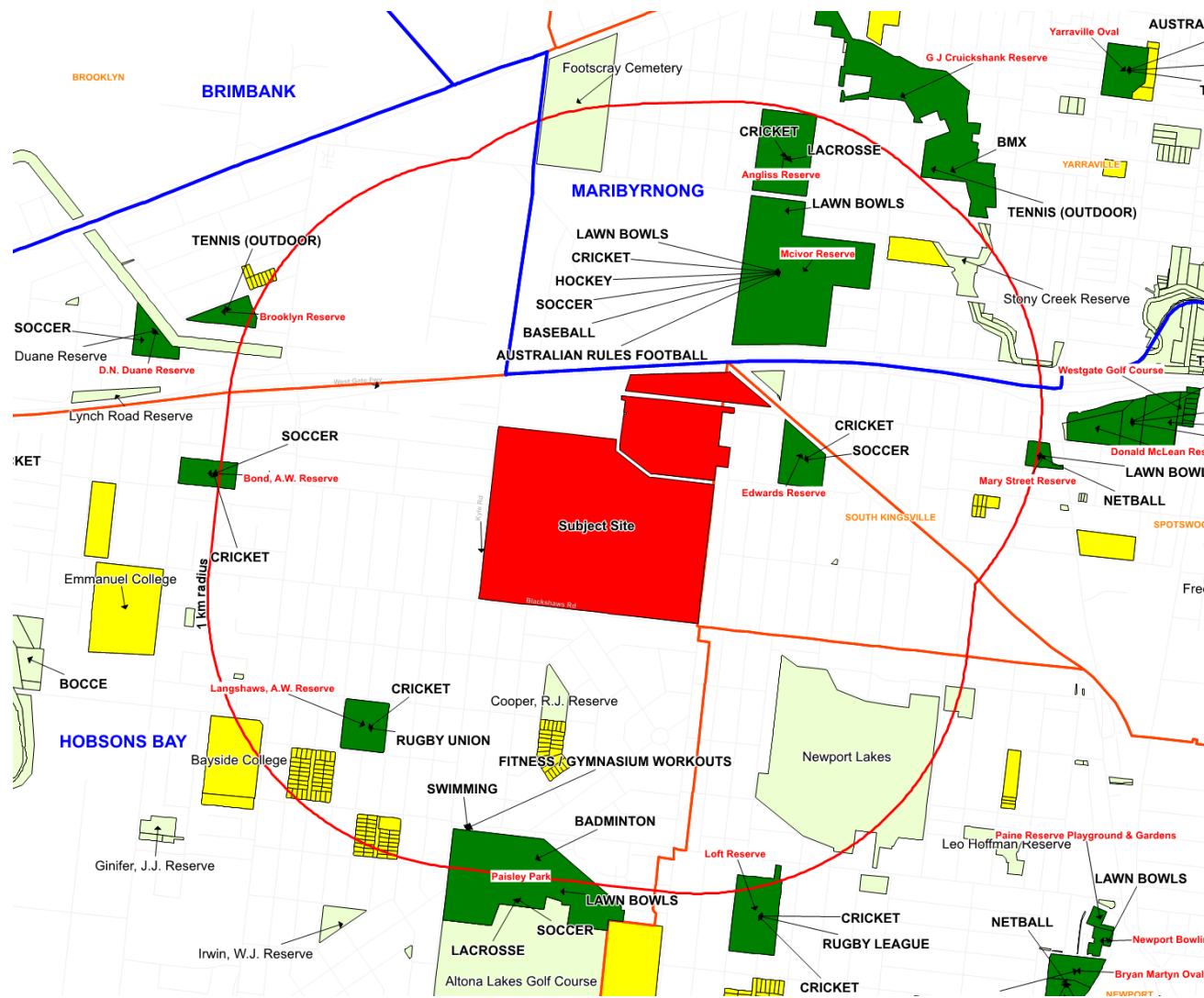
Name of Active Open Space	Sports Accommodated	Current Capacity Assessment (Summer)	Current Capacity Assessment (Winter)
Brooklyn Reserve	Tennis – 4 courts	Available. Courts currently hired to local clubs	Available. Courts currently hired to local clubs

The main conclusions of the *Precinct 15: An Analysis of Active Sports Ground Use and Capacity in the Vicinity of Precinct 15, Altona North* report are:

- Based on maintaining the status quo the number of registered club participants (in winter sports) is expected to increase to 5,469 (+1,154) by 2036 (+496 football, +486 soccer, +278 other).
- The total potential usage capacity of the 41 sports grounds used for winter sports is estimated to be between 451 to 615 hours per week.
- The estimated the actual usage of all sports grounds in the catchment area is 457.6 hours per week during the winter season.
- There are 18 reserves used in the winter season. 5 reserves are currently being overused. 10 reserves are unable to sustain additional use or opportunities for additional use are poor / limited. 3 reserves (16%) have the capacity to sustain additional use.
- There is insufficient capacity to cater for the projected increase in football participation within the catchment area.
- There may be sufficient capacity to cater for the projected increase in soccer participation within the catchment area, however significant investment in additional floodlighting is required to meet this demand. Should participation in soccer increase beyond existing penetration rates (for example female participation increased from 7% to the state average of 17%) then there would be insufficient capacity.
- There is sufficient capacity to grow lacrosse, rugby league and rugby union participation within the catchment area.

Although Table 5 above clearly identifies the capacity for some of the listed active open spaces to cater for more organised sport the report recommends that the Altona North Precinct should include provision for an 8-hectare active open space (allowing for a two oval multi-purpose outdoor sports ground venue). The report states that 'his equates to 11.94% of the developable area of the Altona North Precinct (67 hectares)'. In addition to this active open space reserve the report also recommends additional passive open space to achieve a diverse and fit for purpose network of active and passive open space in the Altona North Precinct. Figure 6 shows the structured sports currently accommodated within each of these active open space reserves.

Figure 6 - Outdoor & Indoor Sports Located within Active Open Spaces within 1 Kilometre of Subject Site



5.4 Review of Other Relevant Strategic Documents

5.4.1 Hobsons Bay Open Space Plan: 2013 - 2023

The report identifies the main issues for the Hobsons Bay's open space network as follows:

- Hobsons Bay has a good amount of open space compared to other Melbourne municipalities, however equitable distribution, accessibility and quality of parks is variable.
- Some neighbourhoods, such as Altona Meadows, are poorly provided for in terms of distribution and quality of parks.
- Many parks lack basic needs, such as shade, accessible seating and paths.
- There is a high standard of provision for some sports and outdoor activities however there is a need to provide recreation opportunities for a greater diversity of users and for growth in particular sports.
- The OSP highlights the need to continue to protect and enhance local native flora and fauna habitat and to continue working with the community, particularly the 'Friends of Parks Groups', to manage and improve these areas.
- Many people are unaware of the number and diversity of parks in Hobsons Bay and how to get to them.

Key priorities of the Plan include the following:

Contribute to a sense of well being

- Link Brooklyn and Duane Reserves, using the Federation Trail reservation
- Implement improvements to Paisley Park, to cater for a broader cross-section of the community

Provide a diversity of landscape and recreational experiences

- Introduce a major program of shade tree planting in parks
- Provide one accessible, high quality park in each neighbourhood for social / family recreation. These parks will include seating and picnic area (some may include barbeques), shade trees and play space. They will be maintained as the "oasis" for the surrounding community.

The key parks will be:

- McCormack Park (Laverton)
- Newport Lakes Reserve (Newport West)
- Homestead Run (Seabrook)
- Cherry Lake (Altona Industrial)

- McLean Reserve & Edwards Reserve (Spotwood/South Kingsville)
- Community Centre Reserve (Altona Meadows)
- Long Reserve (Williamstown North)
- Paisley Park (Altona North)
- Logan Reserve (Altona)
- Brooklyn Reserve (Brooklyn)
- Williamstown Beach & Hatt Reserve (Williamstown)
- Armstrong Reserve (Newport East)

Provide a linked system of public open space

- Work with the State Government to accelerate construction of the Federation Trail which will run from Westgate Bridge to Werribee, linking to the Coastal Trail, Kororoit Creek Trail and Skeleton Creek Trail.

5.4.2 Hobsons Bay Open Space Plan (2005)

Although superseded by the Hobsons Bay Open Space Strategy (2013 – 2023), this preceding municipal open space plan identified a number of priorities for Altona North including the following:

- *“Plan for an additional social family recreation opportunity if a new residential area is created north of Blackshaws Road (Kyle Rd). Ensure the interface with industry is addressed in design.*
- *Supplement open space in the block of residential between Millers Road and Kyle Rd Nth of Blackshaws Rd where opportunities arise.” (page 139)*

5.4.3 City of Hobsons Bay Sport and Recreation Strategy (2014)

This Strategy states that “with growing participation in some sports (e.g. soccer) there is a need to consider refurbishment of sports grounds, synthetic surfaces and lighting to ensure optimal use of infrastructure without overuse” (page 13).

5.4.4 City of Maribyrnong Sports Development Strategy (2015)

Relevant priorities from this Strategy include:

- Develop McIvor and Angliss Reserve precincts as hubs; and

- Investigate sites (including Mclvor Reserve adjacent to the bowls club) to provide at least one additional floodlit complex for netball consisting of three courts that are multipurpose and linked to an AFL venue.

5.4.5 Western Metropolitan Region Football Facilities Strategy (2015)

This Strategy provides the principles and strategic framework to support the future development, governance and growth of football throughout the Western Metropolitan Region. It provides key regional strategic directions and recommendations, as well as identifying key objectives and actions for AFL Victoria and participating Leagues and municipalities. Importantly, this is a Football Facilities Strategy and relates to facility provision, which is driven by participation, clubs and volunteer capacity. Whilst this is a football facilities strategy, consideration of participation, clubs and volunteer capacity has been included.

The “critical” priorities identified by the Strategy include:

- Project partners to prioritise change room upgrades for application to SRV Grants Programs, based on current provision and existing and projected female participation to cater for unisex use
- Project partners work collaboratively to bring facilities with no or low lighting up to minimum standards based on facility usage.
- Project partners work collaboratively to identify alternate funding streams to support infrastructure renewal.
- Project partners work on key regional facility priorities including umpire training venue, finals venues and State level training facilities.
- AFL Victoria and LGA’s prioritise umpire amenity upgrades to those facilities in poor condition.
- Hobsons Bay City Council engage with football and other stakeholders during the development of a master plan for W.L.J. Crofts Reserve in 2016-17.

5.4.6 Laverton Park Master Plan (2010)

The Laverton Park Master Plan (2021) is reviewed here as part of this assessment to illustrate that Council has previously identified a strategy to increase the number of sporting fields within the municipality. The Master Plan provides a guide to the future development of facilities and amenities in the reserve including the establishment of three additional playing fields (which have not yet been constructed) as shown in the Master Plan illustration in Figure 7 on the following page.

Figure 7 – Laverton Park Master Plan (2010)



5.4.7 Plan Melbourne: Metropolitan Planning Strategy (2014)

Plan Melbourne is the Victorian Government’s vision for the city to 2050. The Plan includes initiatives to provide new neighbourhood parks and open space, as outlined below. These initiatives are important and relevant to the issue for proposed active open space within the Wallan area for the following reasons:

- It signals the need to fund for sub-regional / regional cultural and sporting facilities from multiple sources including State Government, Local Government and development.
- Recognition that there is a need to work with government agencies (e.g. Department of Education & Early Childhood) to prepare shared-use plans of open space and recreation facilities for all government schools.

Initiative 4.5.2 - Provide new neighbourhood parks and open space

As our city grows and we accommodate more people, we will need to increase the quantity of public open space and of leisure, recreation and sporting facilities.

Melbourne has a long legacy of open-space planning. Many local governments have prepared open-space strategies. Precinct structure plans in growth areas identify where local parks and sports grounds will be located. However, there is scope to explore more innovative ways of increasing local open space at the neighbourhood level and funding its ongoing maintenance. Redevelopment of urban renewal precincts and of surplus under-utilised government land will provide opportunities to plan for new open space.

In some areas, practical solutions (such as using school grounds out of school hours) will also help add to the availability and accessibility of public open space and of sport and recreation facilities.

In the short term

- *Encourage local governments, in consultation with their communities, to explore new ways of increasing open space in their municipalities. Department of Transport, Planning and Local Infrastructure (Planning)*
- *Use the new standard development contributions system to provide greater certainty in the provision of local open space in Melbourne's growth areas. Department of Transport, Planning and Local Infrastructure (Planning)*
- *Investigate options for a pocket park fund - to be used in established areas to fill identified local open space gaps - including the potential to utilise the new standard development contributions levy. Department of Transport, Planning and Local Infrastructure (Planning)*
- *Identify possible new regional open space and recommended funding. Funding could include a combination of standard development contribution plan levies and the metropolitan improvement fund. Metropolitan Planning Authority (now the Victorian Planning Authority)*
- *Work with government agencies to prepare shared-use plans of open space and recreation facilities for all government schools. Department of Education and Early Childhood Development*
- *Identify possible new regional open space and recommended funding. Funding could include a combination of standard development contribution plan levies and the metropolitan improvement fund. Metropolitan Planning Authority (now the Victorian Planning Authority)*

Initiative 4.6.3 - Fund subregional cultural and sporting facilities

One of the benefits of Melbourne's growth is its increasing capacity to develop and sustain significant subregional cultural and sporting facilities. New developments – such as the Darebin International Sports Centre, Monash Gallery of Art, Casey Fields sports complex and the Cranbourne Botanic Gardens – highlight this trend.

At the subregional level, redevelopment of larger urban renewal precincts and surplus under-utilised government land will provide opportunities to plan for regionally significant cultural and sporting facilities.

Where future opportunities arise, we will work with local governments – through the new metropolitan subregion arrangements – and with other stakeholders to coordinate the delivery of these regional-level facilities.

In the short term

- *Allow for a contribution towards the cost of regionally significant cultural and sporting facilities as part of the new standard development contributions levy to be introduced in urban renewal precincts and growth areas. Department of Transport, Planning and Local Infrastructure (Planning)*

5.5 Estimated Demand for Informal and Organised Sport and Physical Activities

5.5.1 Participation in sport and physical activity

Understanding the extent to which the development of the Altona North Precinct will increase the demand for informal and organised sport and physical activities and how, in turn, this may impact on existing and proposed open space provision was a key focus of this assessment.

The following two major data sources were used to calculate the demand estimates likely to be generated by development of the Altona North Precinct. These were:

1. The Australian Bureau of Statistics (ABS) Participation in Sport and Physical Recreation, Australia, 2011-12; and
2. The ABS Children's Participation in Cultural and Leisure Activities, Victoria, 2012.

5.5.2 Participation in Sport and Physical Recreation, Australia, 2011-12

This publication presents results from the Australian Bureau of Statistics' (ABS) national Participation in Sport and Physical Recreation Survey, conducted from July 2011 to June 2012 using the ABS Multipurpose Household

Survey (MPHS). The survey collected data about the characteristics of people aged 15 years and over who participated in sport and physical recreation activities as players, competitors and in other physically active roles. Involvements in non-playing roles such as coaches, umpires and club officials were excluded from the data. The survey also collected data about the type of activities participated in, the frequency of participation, whether it was organised by a club, association or some other organisation and the facilities used.

In 2012, amongst people aged 15 and over in Victoria, the most popular activities are walking for exercise, fitness / gym activity, cycling, jogging / running, swimming and golf. In terms of the major organised sports that most directly impact on Council's provision of sporting infrastructure, particularly outdoor infrastructure, the most popular sports were Tennis, Netball, Basketball, Australian Rules Football (ARF), Cricket and Football (soccer).

There is a wide range of facilities available to people who participate in sport and physical recreation. Not all are purpose built such as ovals, tennis courts and gymnasiums. Parks, beaches and walking trails also often used for exercise and physical activity. Those who participated in sport and physical recreation were asked whether they had used any of six selected facilities in the 12 months before interview. Parks and reserves were used by the most people (40%), followed by indoor sports and fitness centres (37%).

5.5.3 Children's Participation in Cultural and Leisure Activities, Victoria, 2012

This publication contains results from the 2012 Survey of Children's Participation in Cultural and Leisure Activities, conducted throughout Australia in April 2012 as a supplement to the Australian Bureau of Statistics' (ABS) monthly Labour Force Survey (LFS). Information about the participation of children aged 5 to 14 years in cultural, sporting and other leisure activities is provided. Details on children's use of the Internet and mobile phones are also presented.

Amongst children participating in organised sports in Victoria the most popular activities are swimming, Australian Rules Football, Basketball, Tennis, Netball and Soccer.

5.5.4 Projected Sport / Physical Activity Participation Estimates for the Altona North Precinct

Applying the Victorian rates of participation for both people aged 15 and over, and children 5 to 14 years to the anticipated Altona North Precinct population profile produces the following estimates of the number of people theoretically participating in different forms of sports and informal physical activity.

Table 6 – Estimated No. of People Participating in Sport / Physical Activity from the Altona North Precinct: Top 12 Sports / Physical Activities

	Estimated Municipal Population: People aged 15 +	Estimated Municipal Population: People aged 5 to 14 years	Total Population: People aged 5 +
Total involved in organised sport / physical activity	1,518	336	1,854
Sport / Activity			
Walking for exercise	1,317	Not available	1,317
Fitness/Gym	954	Not available	954
Cycling/BMXing	477	331	808
Jogging/Running	423	Not available	423
Swimming/Diving	417	100	517
Golf	249	Not available	249
Tennis (indoor and outdoor)	228	53	281
Netball (indoor and outdoor)	190	41	231
Basketball (indoor and outdoor)	173	71	245
Australian Rules football	108	80	188
Cricket (outdoor)	108	25	133
Soccer (outdoor)	103	38	141

5.5.5 Implications

The implications of these demand estimates on open space provision include:

- While the available evidence suggests that children aged 5 to 14 primarily participate in physical activity through structured activities, more than 50% of participation by people aged 15 years and over is via unstructured activities. Investment, whether that be derived from developer contributions or Council, needs to reflect this key difference and direct resources to informal and unstructured environments as much as sporting reserves and other structured recreation facilities. This can be achieved by increasing investment in initiatives such as walking, cycling and running tracks, outdoor gym equipment located in parks, better lighting and quality urban design.
- The demand likely to be generated by the Altona North Precinct for organised sport by both children and people aged 15 years and over is sufficient to warrant one or more mitigation measures to satisfy this additional demand.

- The most significant organised participation sports appear likely to be Tennis, Basketball⁸, Australian Rules Football, Netball⁹, Soccer and Cricket. Golf is generally not included in discussions associated with active open space provision because of its disproportionately large land area requirements.

⁸ Much of the projected basketball demand would best be met within existing or future indoor stadiums.

⁹ Much of the projected netball demand would best be met within existing or future indoor stadiums.

6. Assessment of the Altona North Precinct's Community Centre Requirements

6.1 Overview of the Council Community Facility Assessment Process

As with any significantly sized in-fill development, the future development of the Altona North Precinct affords an exceptional opportunity for two possible outcomes in relation to Council Community Centre provision:

1. Additional on-site provision within the Altona North Precinct; or
2. An off-site financial contribution toward a new facility at an alternative location, or the expansion or refurbishment of existing nearby facilities proximate to the Altona North Precinct.

It is also important to note that the need for a new community centre is not only driven by the anticipated additional service demands generated by the site, but also as a means of addressing ageing and less than optimal existing facilities that may exist close to the site. This provides Council with the potential to relocate existing services and functions from an existing nearby facility to a new facility within the Altona North Precinct.

Analysis of the current capacities and condition of existing nearby facilities, or the suitability of alternative site locations for a new community centre was beyond the scope of this assessment. However, it is recommended that the VPA continue to work closely with Hobsons Bay City Council to discuss and confirm the relative merits of both on-site and off-site response measures.

Given this, the following assessment has been prepared assuming an on-site provision scenario.

Although not all multipurpose community centres are identical, it is possible to describe the types of services and functions typically incorporated into such facilities. Typically, such facilities are a combination of a few (but rarely all) of the following services and functions:

- Kindergarten;
- Maternal & child health;
- Playgroups;
- Occasional child care;
- Long day child care;
- Community meeting spaces;

- Toy library;
- Planned Activity Groups;
- Neighbourhood houses / adult education; and
- Library.

Multipurpose community centres can vary greatly in size depending on the services and activities to be accommodated within it, and can typically range from 500 square metres to 2,500 square metres.

Unlike public open space (both passive and active), the VPA PSP Guidelines do not specify a quantitative measure of how many facilities should be provided either using an area based standard (as applies to public open space) or a population based standard. Municipal Planning schemes do not provide any guidance on this matter either.

In the absence of specific PSP Guidelines and statutory requirements, the VPA has tended to rely on the provision guidelines outlined in the *Planning for Community Infrastructure In Growth Area Communities* (2008) report, prepared by ASR Research. While useful for outer metropolitan growth areas where the supply of existing services and facilities is often minimal when new development occurs, land availability is greater, and the age profile is significantly different, the provision guidelines outlined in this report have less applicability to strategic infill sites.

However, as outlined in this assessment, it is possible to estimate the level of demand for specific service types likely to be generated by the subject site as the basis of discussing potential configuration options for a future Altona North Precinct community centre.

The community centre assessment methodology presented in this report is based on:

1. Determining the scope of services and functions to assess as the basis for any future Altona North Precinct facility;
2. Determining an appropriate catchment area as the basis of reviewing the existing supply of nearby services and facilities;
3. Determining the extent to which similar services and functions are catered for in the selected catchment area;
4. Estimating the likely demand for selected services and functions generated by the subject site;
5. Determining the extent to which existing services or facilities can cater for the demand generated by the Altona North Precinct; and
6. Comparing Council's current preferred Community Centre model to other models funded in Melbourne's growth areas.

6.2 Scope of Potential Community Centre Services & Functions to be Assessed

Hobsons Bay City Council has indicated that a number of services and functions should be included in a community centre established within the Altona North Precinct, largely focused on early years service provision (i.e. for children aged 0 to 6 years) and flexible community meeting space. The specific services and functions identified are:

- Community Space;
- Kindergarten;
- Maternal Child Health;
- Long Day Care; and
- Toy Library.

However, the potential range of services and functions that could be included in a Council community centre has been broadened in this assessment to include:

- Playgroups;
- Occasional child care;
- Neighbourhood Houses / Adult Education;
- Planned Activity Groups; and
- Libraries.

6.3 Defining the Catchment Area

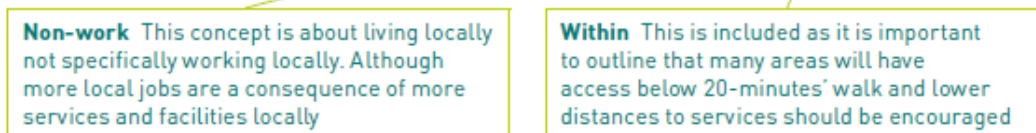
This assessment uses a 1.5-kilometre radial catchment around the subject site as the basis of reviewing the existing supply of a variety of services and facilities. The 1.5 kilometre catchment is based on Plan Melbourne's proposal to establish "20-minute neighbourhoods".

According to the Plan Melbourne Refresh Discussion Paper there is broad support for the concept outlined in Plan Melbourne 2014 of the "20-minute neighbourhood". However, the Discussion Paper suggests an improved definition of what this concept means for the upcoming Plan Melbourne 2016. It states that "based on international definitions (for example see the Portland Plan, City of Portland, Oregon), a 20-minute neighbourhood is broadly accepted as one where active walking enables access to local services (social, recreational, retail)" (pages 15 to 17). It goes on to state the following:

- The 20-minute neighbourhood concept requires urban planning and design ideas that promote walkable neighbourhoods (and rollable ones for those unable to walk) and better access to local services for daily needs. As the MAC (2015) report notes, this requires moderately higher densities in neighbourhoods to support viable local services.
- In this discussion paper, 20-minute neighbourhoods are defined as “the ability to meet your everyday (non-work) needs locally, primarily within a 20-minute walk”.
- It does not promote a major shift to working locally, as many people will continue to be employed in higher-order centres. However, providing a range of services and facilities in 20-minute neighbourhoods will create and support more local job opportunities, including home-based work.

Figure 8 below shows the proposed 20-minute neighbourhoods definition highlighted in the Discussion Paper.

Figure 8 – Proposed 20-minute neighbourhoods definition



Source: Plan Melbourne Refresh Discussion Paper (2015)

Figure 9 below shows the proposed example of a 20-minute neighbourhood (approximately 1.5 kilometres) and the range of activities that can be reached in the 20-minute walk area of residential premises including, sporting grounds and parks, schools, childcare, cafes and restaurants and services.

Figure 9 - Proposed example 20-minute neighbourhood (1.5 kilometres)



Source: Plan Melbourne Refresh Discussion Paper (2015)

6.4 Audit of Similar Existing Services and Facilities within 1.5 kilometres of the subject site

The existing services and facilities that exist within 1.5 kilometres of the subject site are presented on two maps on the following pages

Figure 10 shows the locations of existing early years services such as kindergarten, maternal and child health, long day care, Toy Libraries, playgroups venues and occasional child care.

Figure 11 shows the locations of existing community space, Neighbourhood Houses, planned activity group facilities and libraries.

The existing supply levels are referred to in more detail in 6.5.2 of this report.

Figure 10 – Existing Early Years Services within 1.5 kilometres of subject site

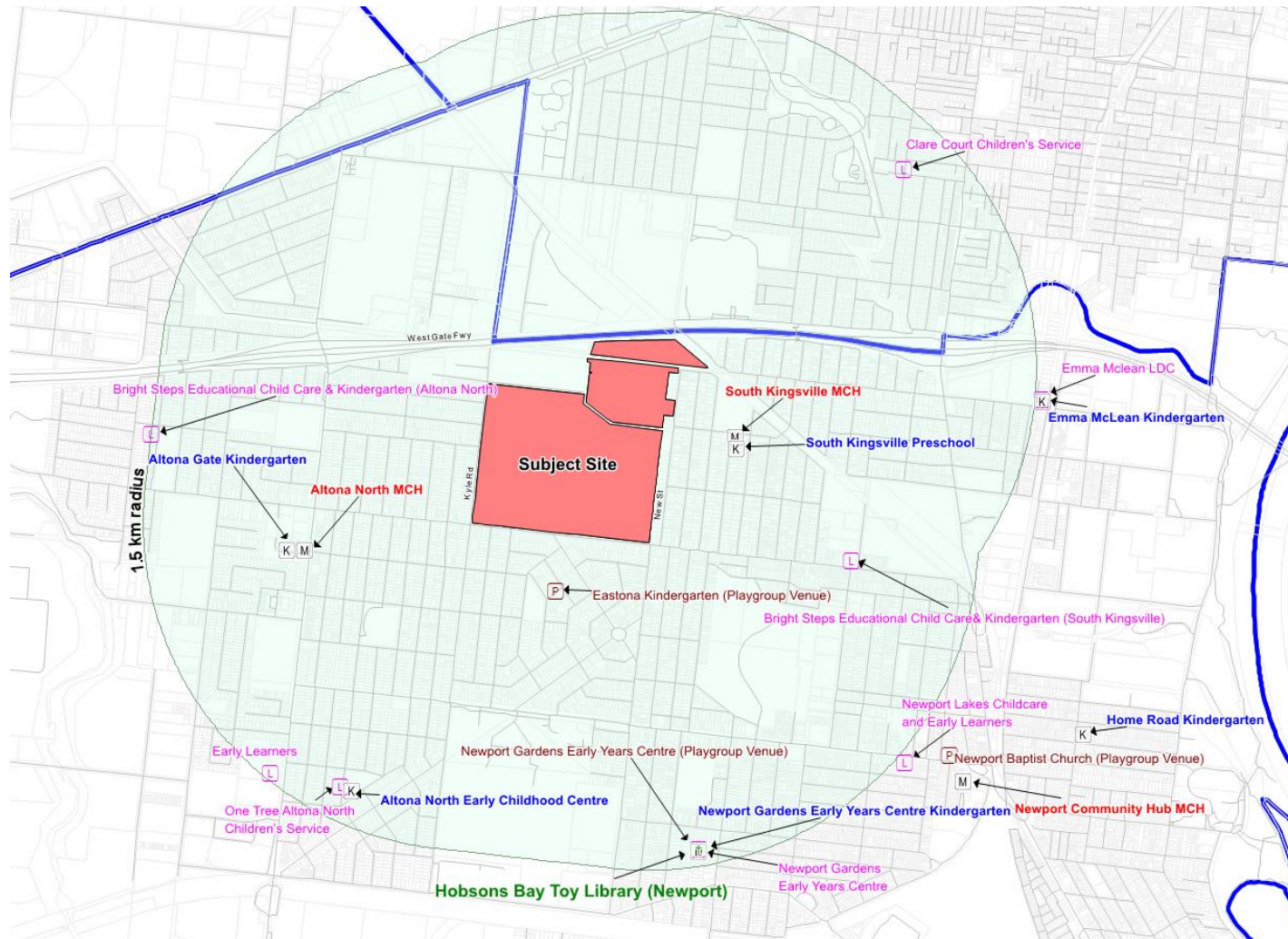
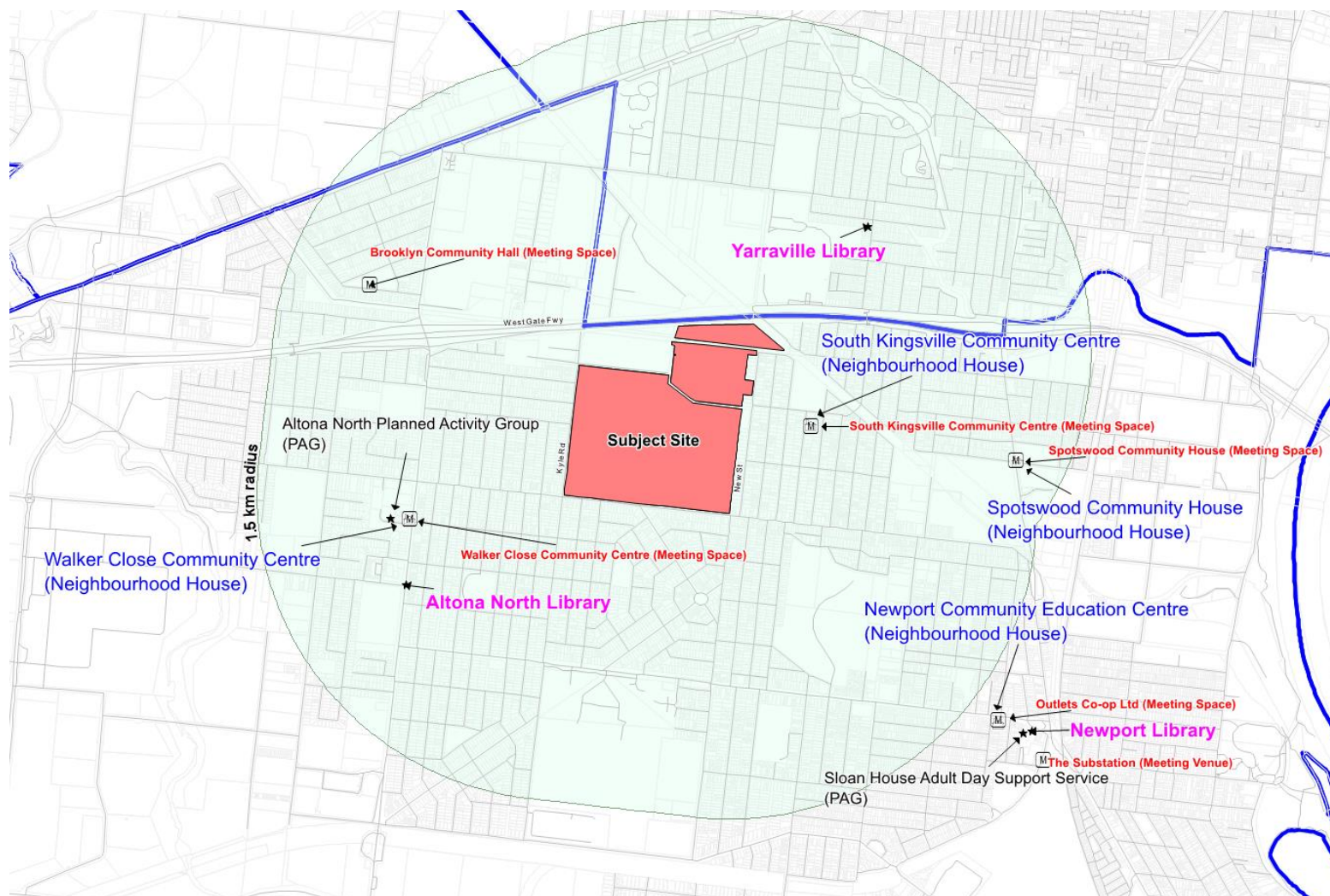


Figure 11 – Existing Libraries, Neighbourhood Houses, Meeting Space Venues & Planned Activity Group Venues



6.5 Analysis of Potential Community Centre Services and Functions

This section provides a multi-layered analysis of each specific service and function that could potentially be incorporated within a Council Community Facility for the Altona North Precinct.

The analysis is based on:

- The dwelling and population assumptions for the Altona North Precinct presented in Section 4.1 of this report;
- The application of the precinct population assumptions to a variety of demand estimates for each service or function (refer to Appendix 1 for detailed demand estimates); and
- Assessing whether the demand estimate justifies the inclusion of the service or function within a new Altona North Precinct facility given the catchment analysis of existing services and facilities.

6.5.1 Service and Facility Demand Assumptions

Table 7 below outlines the following service and facility demand estimate assumptions used by this assessment and the source of these assumptions.

Table 7 - Service & Facility Demand Estimate Assumptions

Service	Description of Demand Assumption	Source of Assumption
3 year old kindergarten	Assumes 1 session of 3-year old Kindergarten per week for every 31 children aged 3 years	Hobsons Bay three year old Kindergartens brochure (February 2016) & Council's Population Forecast estimate for 2016
4 year old kindergarten	<ul style="list-style-type: none"> Assumes 100% participation rate by four year olds in a 4-year old funded Kindergarten program & 62% of these enrolments attending a sessional Kindergarten facility 	<ul style="list-style-type: none"> State Government Policy to ensure 100% of 4 year olds participate in a four-year-old funded Kindergarten program Victorian Child and Adolescent Monitoring System (VCAMS) - Percentage of four year old kindergarten enrolments in a long day care or integrated children's services setting (38%) – Hobsons Bay
MCH sessions	Assumes 1 session of MCH per week for every 13 children age 0 years	City of Hobsons Bay Community Facilities Review (2006)
Playgroup sessions	Assumes 1 playgroup session per week for every 32 children aged 0-3 years	Playgroups Victoria website directory for Hobsons Bay (2016) & Council's Population Forecast estimate for 2016
Long Day Child Care	Assumes 234.2 long day child care places per 100 children aged 0-4 years	Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision, Victorian Planning Authority 2015 (Hobsons Bay data)
Occasional Child Care	Assumes 29.7 occasional child care places per 100 children aged 0-4 years	Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision, Victorian Planning Authority 2015 (Hobsons Bay data)
Toy Library	Assumes 1 Toy Library facility per 3,000 children (approximately) aged 0 to 4 years	Based on the current Hobsons Bay Toy Library facility provision ratio (2016) & Council's Population Forecast estimate for 2016

Service	Description of Demand Assumption	Source of Assumption
Community meeting space	Assumes a community meeting space with capacity to accommodate 135 people (@ 2 sqm per person)	Derived from the City of Hobsons Bay venue for hire information (http://www.hobsonsbay.vic.gov.au/Arts-Leisure/Venues/Community-Venues-for-Hire). Calculation based on average person capacity of each venue (where identified). Excludes Williamstown Town Hall
Planned activity groups (PAG)	<ul style="list-style-type: none"> Assumes 3.09% of persons aged 65 years and over utilising Planned Activity Group program & 0.16% of persons aged 0 to 64 years utilising Planned Activity Groups Assumes 1 PAG per 4,500 people (approximately) aged 70 years and over 	<ul style="list-style-type: none"> Victorian HACC fact sheet 2012-13 (utilisation data for Planned Activity Groups) Based on the current Hobsons Bay PAG facility provision ratio (2016) & Council's Population Forecast estimate for 2016
Neighbourhood Houses	Assumes provision of 1 Neighbourhood House per 9,000 people	Based on the current Hobsons Bay Neighbourhood House provision ratio (2016) & Council's Population Forecast estimate for 2016
Library	Assumes 5.6 libraries per 100,000 people	Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision, Victorian Planning Authority 2015 (Hobsons Bay data)

6.5.2 Detailed Community Centre Analysis

Table 8 on the following pages provides a detailed community centre assessment by service type and function based on the population and demand assumptions presented previously in this report.

In summary, the key findings of the assessment are:

- Kindergarten (3 & 4-year old funded programs)** - Although the Altona North Precinct is unlikely to generate sufficient demand to justify a two-room facility in its own right, there is merit in establishing a new Kindergarten facility within the Precinct, especially if Council wants to relocate an existing nearby facility.
- Occasional Child Care** - Given the small demand generated by the Altona North Precinct and close proximity of occasional child care at both Bayfit and South Kingsville Community Centre, no additional provision is recommended.
- Long Day Child Care** - Given the significant supply of existing long day child care within the 1.5-kilometre catchment, and evidence of existing vacancies within most of these facilities, this assessment does not recommend the inclusion of a long day child care service within an Altona North Precinct facility. The only exception to this would be if Council wanted to relocate an existing service to the facility.
- Maternal & Child Health** - Given that there are three existing MCH facilities within the 1.5-kilometre catchment, there appears no strong grounds for additional MCH provision within the Altona North Precinct, other than if Council wishes to relocate one of the existing services.

- **Toy Library** - Given that there are only two Toy Library facilities in the municipality and one of these (the Newport Branch) is located within the 1.5-kilometre catchment, no additional Toy Library facility is recommended for the Altona North Precinct.
- **Community meeting space** - Community meeting space is a difficult function to quantify demand for. However, this assessment has reviewed the currently available community facilities advertised on Council's website (as venues for hire) and calculated that the average person capacity of these facilities is 135. Assuming 2 square metres of floor space per person a new facility established within Precinct should contain approximately 250 to 300 square metres of flexible floor space.
- **Planned Activity Groups** - Given that there are only two PAG facilities in the municipality and one of these (the Altona North PAG) is located within the 1.5-kilometre catchment, no additional PAG facility is recommended for the Altona North Precinct.
- **Neighbourhood Houses** - Given that there are three Neighbourhood House facilities within the 1.5-kilometre catchment no additional Neighbourhood House provision is recommended for the Altona North Precinct.
- **Libraries** - Given that there are two Library facilities within the 1.5-kilometre catchment no additional library facility provision is recommended for the Altona North Precinct.

Table 8 – Detailed Community Centre Analysis by Service Type & Function

Room	Current supply within 1.5 kilometres of the subject site	Precinct Demand Estimate	Implications for Facility Provision	Implications for Cost Apportionment
4-year old funded kindergarten	4 existing sessional Kindergarten facilities – South Kingsville Preschool, Altona Gate North Kindergarten, Altona North Early Childhood Centre and Newport Gardens Early Years Centre Kindergarten	61 funded 4-year old enrolments 23 enrolments within Long Day Child Care 38 sessional enrolments	<ul style="list-style-type: none"> To be provided within a private or not-for-profit Long Day Child Care Centre. Long Day Child Care is not recommended to be included within the proposed Altona North Precinct community centre. Although the Altona North Precinct is unlikely to generate sufficient demand to justify a two-room facility in its own right, there is merit establishing a new Kindergarten facility within the Precinct if existing nearby Kindergartens are confirmed to be at full capacity, or if Council wants to relocate an existing nearby facility. Assuming one Kindergarten room licenced for 33 places (which has the capacity to provide for 66 children per week), this demand represents 58% of the utilisation of 1 Kindergarten room. Consult with Council to confirm current capacity levels of existing nearby Kindergartens and whether it wishes to relocate an existing Kindergarten facility to the Altona North Precinct. 	<p>Not applicable</p> <p>58% of one 33 placed Kindergarten room.</p>
3-year old kindergarten	3 existing sessional Kindergarten facilities – South Kingsville Preschool, Altona North Early Childhood Centre and	2 sessions per week	<ul style="list-style-type: none"> Utilises the same kindergarten room used by the funded 4-year old program 	Not applicable, incorporated into the 4-year old room assessed above.

Room	Current supply within 1.5 kilometres of the subject site	Precinct Demand Estimate	Implications for Facility Provision	Implications for Cost Apportionment
	Newport Gardens Early Years Centre Kindergarten			
Occasional Child Care	2 facilities – Bayfit Leisure Centre and South Kingsville Community Centre	8 places	<ul style="list-style-type: none"> Given the small demand generated by the Altona North Precinct and close proximity of occasional child care at both Bayfit and South Kingsville Community Centre, no additional provision is recommended. 	Not applicable
Long Day Care	4 existing Long Day Child Care centres - Bright Steps Educational Child Care & Kindergarten (South Kingsville), Bright Steps Educational Child Care & Kindergarten (Altona North), Early Learners, One Tree Altona North Children's Service and Newport Gardens Early Years Centre	78 places	<ul style="list-style-type: none"> The first key issue to resolve is whether Council is committed to the establishment of a new Council operated Long Day Child Care centre given that most municipalities have decided not to expand their role in this sector In relation vacancies at the four existing Long Day Child Care facilities within 1.5 kilometres: <ul style="list-style-type: none"> Bright Steps Educational Child Care & Kindergarten (Altona North) - has vacancies every day of the week for every age cohort Early Learners - has vacancies every day of the week except for 0-24 months age cohort (no vacancies Tuesday, Thursday, Friday) and 25-35 months age cohort (no vacancies Tuesday and Thursday) One Tree Altona North Children's Service – has limited vacancies for 0-24 months (Monday only) and 36 months and over (Monday, Wednesday & Friday) Newport Gardens Early Years Centre (no vacancies) Bright Steps Educational Childcare and Kindergarten (South Kingsville) – has vacancies every day of the week except for 0-24 months (no vacancies from Tuesday to Friday) and 25 to 35 months (no vacancies Wednesday) Given the significant supply of existing long day child care within the 1.5-kilometre catchment, and evidence of existing vacancies within most of these facilities, this assessment does not recommend the inclusion of a long day child care service within an Altona North Precinct facility. The only exception to this would be if Council wanted to relocate an existing service to the facility. 	This assessment does not recommend the inclusion of Long Day Child Care within an Altona North Precinct community centre. However, if included the total number of places to be created can be divided by the demand estimate to provide an apportionment cost (e.g. 78 places of a 90 place facility represents a 87% apportionment).
Maternal Child Health	3 MCH facilities – South Kingsville, Altona North and Newport Gardens	5.7 MCH sessions per week (1	<ul style="list-style-type: none"> Given that there are three existing MCH facilities within the 1.5-kilometre catchment, there appears no strong grounds for additional 	57% of one MCH consulting room

Room	Current supply within 1.5 kilometres of the subject site	Precinct Demand Estimate	Implications for Facility Provision	Implications for Cost Apportionment
		consulting room typically has a capacity of 10 sessions per week).	<p>MCH provision within the Altona North Precinct, other than if Council wishes to relocate one of the existing services.</p> <ul style="list-style-type: none"> • Need to confirm with Council whether additional MCH sessions can be delivered from existing MCH centres. • Consult with Council to confirm if it wishes to relocate existing MCH facilities to an Altona North Precinct facility. 	
Toy Library	1 Toy library – Hobsons Bay Toy Library (Newport Branch)	0.1 Toy Library facilities	<ul style="list-style-type: none"> • Given that there are only two Toy Library facilities in the municipality and one of these (the Newport Branch) is located within the 1.5-kilometre catchment, no additional Toy Library facility is recommended for the Altona North Precinct. • Consult with Council to confirm it does not wish to relocate existing Newport Toy Library to the Altona North Precinct. • Even if a Toy Library were to be established within a new community centre established within the Altona North Precinct this type of service can utilise flexible community meeting space and need not be a dedicated component. 	Not applicable
Community Space	There are 4 community facilities that offer community meeting space for hire – South Kingsville Community Centre, Walker Close Community Centre, Spotswood Community House and Brooklyn Community House	Community meeting space sufficient to accommodate 135 people	<ul style="list-style-type: none"> • Community meeting space is a difficult function to quantify demand for. However, this assessment has reviewed the currently available community facilities advertised on Council's website (as venues for hire) and calculated that the average person capacity of these facilities is 135. • Assuming 2 square metres of floor space per person a new facility established within Precinct should contain approximately 250 to 300 square metres of flexible floor space. 	100% apportionment to the Altona North Precinct.
Planned Activity Group (PAG) facilities	1 PAG facility – Altona North Planned Activity Group	0.1 PAG facilities	<ul style="list-style-type: none"> • Given that there are only two PAG facilities in the municipality and one of these (the Altona North PAG) is located within the 1.5-kilometre catchment, no additional PAG facility is recommended for the Altona North Precinct. • Consult with Council to confirm it does not wish to relocate existing Altona North PAG service to the Altona North Precinct. 	Not applicable

Room	Current supply within 1.5 kilometres of the subject site	Precinct Demand Estimate	Implications for Facility Provision	Implications for Cost Apportionment
Neighbourhood Houses	3 Neighbourhood Houses – South Kingsville Community Centre, Walker Close Community Centre &	0.7 Neighbourhood Houses	<ul style="list-style-type: none"> No additional Neighbourhood House provision is recommended given the more than adequate supply within the local catchment. Consult with Council to confirm it does not wish to relocate existing Neighbourhood House facilities to the Altona North Precinct. 	Not applicable
Library	2 libraries – Altona North and Yarraville	0.35 Library facilities	<ul style="list-style-type: none"> No additional Library provision is recommended given the more than adequate supply within the local catchment. Consult with Council to confirm it does not wish to relocate existing library facilities to the Altona North Precinct. 	Not applicable

6.5.3 Review of Council's Preferred Community Centre Model

Council's indicative view of the services and functions the proposed community centre should include are provided in Table 9 below. Council is currently of the view the facility should have a floor area consisting 1,950 square metres and accommodate kindergarten, community meeting space, maternal & child health, a toy library and long day child care.

Table 9 - Hobsons Bay City Council Preferred Community Centre Model for the Altona North Precinct

Room	Area (sqm)
Reception, administration and management office including public amenities	300
Kindergarten (suitable for 33 children)*	350
Community Space	110
Maternal Child Health	200
Toy Library*	100
Long Day Care*	650
Facility circulation	240
Total	1,950

** Rooms could be used for various purposes following agreed service provision*

Given the analysis of specific services and functions provided in the previous section of this report (Section 6.5.2) there are a number of components which appear difficult to justify without further consultation with Council. These include:

- The inclusion of long day child care;
- The inclusion of a Toy Library; and
- The inclusion of an MCH service.

Additional analysis of the proposed floor area sizes for each of Council's preferred uses also appear difficult to justify. To provide some comparison Table 10 on the following page shows a proposed Family Children's Centre contained within the Clyde Precinct Structure Plan (refer to Appendix 2 for more details). Many of the comparable components vary significantly from Council's preferred model.

Table 10 – Clyde Precinct Structure Plan: Family Children's Centre (Level 1)

Description	Unit	Quantity
Foyer	M2	15
Reception Desk	M2	12
Community congregation area	M2	50
Kindergarten rooms (2 rooms x 33 children)	M2	264
MCH rooms (2 rooms)	M2	44
MCH waiting room	M2	12
Multi-purpose space	M2	80
Meeting rooms (2 rooms)	M2	24
Kitchenettes (x3)	M2	24
Office	M2	12
Staff room	M2	20
Children's toilet	M2	66
Public toilets	M2	64
First aid room	M2	12
Circulation, storage & services cupboards	M2	100
Canopy & verandah	M2	40
Outdoor play space & playground	M2	800

Source: Prowse Quantity Surveyors Pty Ltd, Clyde Precinct Structure Plan Cost Study, March 2014

In summary, this assessment concludes the following in relation to Council's floor size estimates for its preferred community centre model:

- The reception, administration and public amenities component of Council's preferred model appears comparable to the Clyde Family Children's Centre;
- The MCH component of Council's preferred model far exceeds the Clyde Family Children's Centre by approximately 150 square metres;
- The Kindergarten facility is approximately 90 square metres larger than the Clyde Family Children's Centre.
- While the Toy Library does not form part of the Clyde Family Children's Centre this is a type of service which can and does operate from flexible community meeting space. As such, even if it were to be provided it would utilise the community meeting space and not the 100 square metres indicated

- The community meeting space allocated within both Council's preferred model and the Clyde Family Children's Centre is minimal and this assessment recommends increasing it to 250 to 300 square metres.
- Given that this assessment does not recommend the inclusion of long day child care, 650 square metres of Council's preferred model would not be provided.

6.5.4 Proposed Revised Community Centre Model for the Altona North Precinct

Given both the service specific review and review of proposed floor areas, this assessment proposes the following alternative community centre model for the Altona North Precinct (Table 11) which would see the facility include a two-room Kindergarten facility and a larger flexible community meeting space area. The indicative floor area of this revised facility model is estimated to be approximately 900 square metres (excluding all outdoor requirements).

Table 11 – Revised Community Centre Model for the Altona North Precinct (Indicative Only for further discussion with Council)

Description	Unit	Quantity
Foyer	M2	15
Reception Desk	M2	12
Community congregation area	M2	50
Kindergarten rooms (2 rooms x 33 children)	M2	264
Community meeting space	M2	250
Meeting rooms (2 rooms)	M2	24
Kitchenettes (x3)	M2	24
Office	M2	12
Staff room	M2	20
Children's toilet	M2	66
Public toilets	M2	64
First aid room	M2	12
Circulation, storage & services cupboards	M2	100
Total indoor floor area		913
Canopy & verandah	M2	40
Outdoor play space & playground	M2	800

7. Conclusions & Recommendations

Based on the analysis provided in the previous sections of this report the following conclusions and recommendations are presented.

7.1 Public Open Space

7.1.1 Proposed On-site Public Open Space Provision for the Altona North Precinct

This assessment concludes that the current quantity of public open space for the Altona North Precinct is very satisfactory and far exceeds the public open space contribution rates of all inner and middle ring municipalities, including Hobsons Bay, based on a review of all existing Schedules to Clause 52.01 in these municipalities. The proposed open space is also very satisfactory given Altona North Precinct's high residential density context and its close proximity to a large number of existing open space reserves, many of which have an active open space function.

The draft Altona North Precinct CDP will lead to the creation of five additional parks consisting of one large central park that would typically be classified as a municipal open space (i.e. larger than 3 hectares) complimented by five other local open spaces. In addition to these parks, two important linear open spaces are proposed and can legitimately be classified as public open space. The size and classification of each open space is shown in Table 12 below.

Table 12 – Proposed Open Spaces for the Altona North Precinct

Residential Local Open Space	Hectares	Classification of Park
LP-01	0.30	Local
LP-02	0.40	Local
LP-03	3.15	Municipal
LP-04	0.40	Local
LP-05	0.40	Local
UP-01	0.10	Local
Sub-total Credited Open Space	4.75	8.7%
LP-06	1.11	Linear open space link
LP-07	0.17	Linear open space link
Sub-total Uncredited Open Space	1.28	2.3%

The size, dimensions and distribution of the proposed new parks appear to be generally consistent with the planning for new open spaces in Melbourne's inner and middle ring municipalities and planning scheme requirements. The location of each these proposed open spaces is shown in the Figure 12 on the following page.

Figure 12 - Draft Open Space & Community Facility Plan



Source: Victorian Planning Authority

The potential use of the larger proposed central open space (LP-03) as an active open space catering for organised sport, whilst possible, requires more discussion between the VPA and Council. The risk of amenity conflicts between users of this open space for sporting purposes and neighbouring residents living in a higher density context is potentially high. Before a decision about the function of this larger park is made, the VPA is encouraged to discuss and confirm with Hobsons Bay the opportunities to apply off-site development contributions from the Altona North Precinct toward the upgrade and / or expansion of existing active open space reserves within the municipality and potentially even the neighbouring municipality of Maribyrnong.

7.1.2 Off-site Public Open Space Provision

Given the scale of development proposed for the subject site (2,950 new dwellings and a potential population of approximately 6,300) this assessment concludes that the development will generate sufficient demand to justify a financial contribution toward existing open space assets within the surrounding catchment. This contribution is best directed toward measures that improve the capacity of existing reserves to cater for additional informal recreation demand and for structured sport.

In relation to informal recreation, this can be achieved by increasing investment in initiatives such as walking and running tracks, outdoor gym equipment located in parks, better lighting and quality urban design.

The demand likely to be generated by the subject site for organised sport by both children and people aged 15 years and over is sufficient to warrant one or more mitigation measures to satisfy this additional demand.

Through the review of existing strategic documents, this assessment has clearly demonstrated that a number of existing active open space reserves within both the key 1 kilometre catchment and the broader sub-region could accommodate more demand for organised sport if one or more of the following measures were implemented:

- Existing reserves can accommodate more playing fields or courts;
- More efficient timetabling of competition and training events during the course of the week;
- More lighting;
- Additional pavilion infrastructure;
- Redevelopment of existing pavilions;
- Enhancing the durability of existing grass surfaces (e.g. strengthening the grass cover, improved drainage etc); and
- The replacement of grass playing fields with synthetic playing fields.

Based on a review of existing strategic documents from both the City of Hobsons Bay and City of Maribyrnong a number of potential measures have been identified to increase the capacity of existing active open space reserves. These include (but not limited to):

- Edwards Reserve - 9 additional hours of use could be accommodated if an additional two floodlights were constructed.
- Paisley Park - An additional 24.2 hours possible if an additional 4 floodlights were constructed.
- AW Bonds Reserve - 10 additional hours of use could be achieved if an additional two floodlights were constructed.
- The upgrade of Laverton Park (Altona Meadows) and construction of 3 additional playing fields (2 full sized ovals and 1 training field)
- The City of Maribyrnong Sports Development Strategy (2015) identifies the following potentially relevant strategies:
 - Develop Mclvor and Angliss Reserve precincts as hubs; and
 - Investigate sites (including Mclvor Reserve adjacent to the bowls club) to provide at least one additional floodlit complex for netball consisting of three courts that are multipurpose and linked to an AFL venue.

This assessment recommends that the most appropriate measures be further discussed with the City of Hobsons Bay and the City of Maribyrnong.

7.2 Community Centre Provision

This assessment provides in-principle support for the provision of a Council community centre within the Altona North Precinct. However, both the existing supply levels for many different services and activities within the 1.5 kilometre catchment, and the projected Altona North Precinct demand estimates presented by this assessment, suggest that the large-scale facility currently preferred by Council (i.e. 2,000 square metres of floor area) will be difficult to support without further justifications being provided by Council and confirmation about its position in relation to a number of existing nearby Council facilities.

Appendices

Appendix 1 – Age Profile Assumptions

1.1 High Density Age Profile Assumptions (four storeys and over)

Source: Australian Bureau of Statistics: 2011 Census of Population & Housing (using ABS' Tablebuilder program)

Table 13 – Single Year Age Profile of Households in Dwellings Four Storeys and Over in Greater Melbourne

	None (includes bedsitters)		1 bedroom		2 bedrooms		3 bedrooms		4 bedrooms	
	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%
0 years	5	0%	123	1%	539	1%	204	1%	3	0%
1 year	8	0%	87	0%	428	1%	197	1%	8	1%
2 years	15	0%	68	0%	383	1%	195	1%	7	1%
3 years	5	0%	49	0%	307	1%	201	1%	9	1%
4 years	11	0%	29	0%	272	1%	200	1%	3	0%
5 years	5	0%	22	0%	220	0%	199	1%	4	0%
6 years	7	0%	17	0%	194	0%	212	1%	6	1%
7 years	3	0%	7	0%	171	0%	197	1%	3	0%
8 years	3	0%	13	0%	173	0%	196	1%	4	0%
9 years	4	0%	11	0%	133	0%	206	1%	3	0%
10 years	4	0%	5	0%	112	0%	200	1%	11	1%
11 years	0	0%	10	0%	126	0%	182	1%	5	1%
12 years	3	0%	11	0%	120	0%	191	1%	11	1%
13 years	3	0%	12	0%	131	0%	176	1%	11	1%
14 years	0	0%	16	0%	149	0%	205	1%	9	1%
15 years	5	0%	5	0%	127	0%	201	1%	14	2%
16 years	8	0%	26	0%	160	0%	208	1%	13	1%
17 years	19	1%	72	0%	260	1%	271	1%	11	1%
18 years	90	3%	271	1%	583	1%	323	2%	24	3%
19 years	133	4%	469	2%	982	2%	409	2%	25	3%
20 years	199	7%	644	3%	1367	3%	550	3%	36	4%
21 years	224	7%	826	4%	1668	3%	604	3%	39	4%
22 years	195	6%	906	4%	1844	4%	707	4%	34	4%

	None (includes bedsitters)		1 bedroom		2 bedrooms		3 bedrooms		4 bedrooms	
	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%
23 years	195	6%	916	4%	1791	4%	636	3%	35	4%
24 years	152	5%	910	4%	1814	4%	599	3%	27	3%
25 years	146	5%	997	4%	1929	4%	548	3%	29	3%
26 years	140	5%	1184	5%	1983	4%	540	3%	29	3%
27 years	119	4%	1283	6%	2012	4%	524	3%	19	2%
28 years	110	4%	1196	5%	1927	4%	443	2%	21	2%
29 years	99	3%	1161	5%	1849	4%	361	2%	27	3%
30 years	108	4%	1044	5%	1751	4%	366	2%	17	2%
31 years	79	3%	854	4%	1606	3%	339	2%	14	2%
32 years	77	3%	793	3%	1364	3%	264	1%	8	1%
33 years	68	2%	677	3%	1177	2%	247	1%	5	1%
34 years	42	1%	564	2%	1083	2%	248	1%	9	1%
35 years	31	1%	488	2%	944	2%	228	1%	6	1%
36 years	22	1%	434	2%	840	2%	223	1%	10	1%
37 years	34	1%	340	2%	784	2%	241	1%	9	1%
38 years	22	1%	326	1%	664	1%	238	1%	3	0%
39 years	35	1%	310	1%	658	1%	199	1%	7	1%
40 years	28	1%	271	1%	638	1%	243	1%	10	1%
41 years	23	1%	251	1%	538	1%	215	1%	9	1%
42 years	16	1%	209	1%	535	1%	208	1%	13	1%
43 years	13	0%	182	1%	496	1%	212	1%	9	1%
44 years	9	0%	143	1%	441	1%	206	1%	11	1%
45 years	14	0%	165	1%	439	1%	207	1%	7	1%
46 years	11	0%	178	1%	436	1%	210	1%	16	2%
47 years	20	1%	175	1%	416	1%	218	1%	12	1%
48 years	19	1%	125	1%	434	1%	223	1%	10	1%
49 years	13	0%	132	1%	427	1%	205	1%	6	1%
50 years	9	0%	170	1%	414	1%	211	1%	14	2%
51 years	14	0%	145	1%	367	1%	220	1%	15	2%
52 years	14	0%	141	1%	403	1%	215	1%	4	0%
53 years	12	0%	121	1%	420	1%	216	1%	7	1%
54 years	13	0%	143	1%	401	1%	215	1%	21	2%

	None (includes bedsitters)		1 bedroom		2 bedrooms		3 bedrooms		4 bedrooms	
	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%
55 years	12	0%	117	1%	406	1%	225	1%	8	1%
56 years	28	1%	122	1%	396	1%	206	1%	7	1%
57 years	15	0%	141	1%	390	1%	203	1%	7	1%
58 years	20	1%	132	1%	339	1%	194	1%	13	1%
59 years	8	0%	107	0%	392	1%	212	1%	11	1%
60 years	19	1%	126	1%	372	1%	233	1%	11	1%
61 years	13	0%	133	1%	333	1%	206	1%	10	1%
62 years	19	1%	105	0%	309	1%	199	1%	21	2%
63 years	21	1%	95	0%	317	1%	175	1%	9	1%
64 years	17	1%	123	1%	350	1%	206	1%	12	1%
65 years	9	0%	111	0%	296	1%	176	1%	7	1%
66 years	10	0%	94	0%	255	1%	165	1%	8	1%
67 years	11	0%	108	0%	224	0%	157	1%	11	1%
68 years	12	0%	73	0%	203	0%	102	1%	5	1%
69 years	11	0%	83	0%	201	0%	124	1%	3	0%
70 years	13	0%	75	0%	201	0%	107	1%	5	1%
71 years	6	0%	82	0%	183	0%	110	1%	3	0%
72 years	10	0%	61	0%	165	0%	108	1%	3	0%
73 years	14	0%	69	0%	175	0%	94	0%	3	0%
74 years	11	0%	80	0%	193	0%	78	0%	4	0%
75 years	14	0%	72	0%	166	0%	86	0%	0	0%
76 years	7	0%	71	0%	158	0%	75	0%	0	0%
77 years	5	0%	72	0%	141	0%	71	0%	4	0%
78 years	6	0%	74	0%	126	0%	66	0%	0	0%
79 years	11	0%	69	0%	148	0%	44	0%	0	0%
80 years	13	0%	71	0%	146	0%	55	0%	0	0%
81 years	10	0%	67	0%	163	0%	60	0%	0	0%
82 years	8	0%	59	0%	131	0%	52	0%	0	0%
83 years	4	0%	53	0%	116	0%	47	0%	3	0%
84 years	0	0%	58	0%	118	0%	33	0%	3	0%
85 years	0	0%	48	0%	99	0%	30	0%	0	0%
86 years	5	0%	36	0%	100	0%	37	0%	0	0%

	None (includes bedsitters)		1 bedroom		2 bedrooms		3 bedrooms		4 bedrooms	
	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%
87 years	0	0%	29	0%	89	0%	34	0%	0	0%
88 years	3	0%	43	0%	76	0%	23	0%	0	0%
89 years	0	0%	19	0%	66	0%	17	0%	0	0%
90 years	0	0%	16	0%	36	0%	12	0%	0	0%
91 years	0	0%	9	0%	30	0%	9	0%	0	0%
92 years	0	0%	6	0%	27	0%	3	0%	0	0%
93 years	0	0%	7	0%	20	0%	10	0%	0	0%
94 years	0	0%	7	0%	6	0%	3	0%	0	0%
95 years	0	0%	7	0%	12	0%	6	0%	0	0%
96 years	0	0%	5	0%	10	0%	0	0%	0	0%
97 years	0	0%	0	0%	6	0%	0	0%	0	0%
98 years	3	0%	0	0%	3	0%	0	0%	0	0%
99 years	0	0%	0	0%	0	0%	0	0%	0	0%
100 years	0	0%	0	0%	3	0%	0	0%	0	0%
101 years	0	0%	0	0%	0	0%	0	0%	0	0%
102 years	0	0%	0	0%	0	0%	0	0%	0	0%
103 years	0	0%	0	0%	0	0%	0	0%	0	0%
104 years	0	0%	0	0%	0	0%	0	0%	0	0%
105 years	0	0%	0	0%	0	0%	0	0%	0	0%
106 years	0	0%	0	0%	0	0%	0	0%	0	0%
107 years	0	0%	0	0%	0	0%	0	0%	0	0%
108 years	0	0%	0	0%	0	0%	0	0%	0	0%
109 years	0	0%	0	0%	0	0%	0	0%	0	0%
110 years	0	0%	0	0%	0	0%	0	0%	0	0%
111 years	0	0%	0	0%	0	0%	0	0%	0	0%
112 years	0	0%	0	0%	0	0%	0	0%	0	0%
113 years	0	0%	0	0%	0	0%	0	0%	0	0%
114 years	0	0%	0	0%	0	0%	0	0%	0	0%
115 years	0	0%	0	0%	0	0%	0	0%	0	0%
Total	3024	1	22662	100%	49126	100%	19755	100%	903	100%
Number of Dwellings			16221		25798		7649		309	

	None (includes bedsitters)		1 bedroom		2 bedrooms		3 bedrooms		4 bedrooms	
	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%	Greater Melbourne No.	%
Average Household Size			1.4		1.9		2.6		2.9	

1.2 Lower Density Age Profile Assumptions

Source: City of Hobsons Bay Small Area Population Forecasts (2016 to 2036), prepared by .id, the population experts.

Table 14 - Single Year Age Profile Altona North Age Profile in 2031

Age Cohort	Population	Percentage
0	263	1.5%
1	271	1.5%
2	272	1.5%
3	271	1.5%
4	269	1.5%
5	267	1.5%
6	264	1.5%
7	260	1.5%
8	256	1.4%
9	251	1.4%
10	239	1.3%
11	228	1.3%
12	220	1.2%
13	214	1.2%
14	209	1.2%
15	204	1.1%
16	194	1.1%
17	191	1.1%
18	187	1.0%
19	194	1.1%
20	185	1.0%
21	193	1.1%
22	190	1.1%
23	195	1.1%
24	207	1.2%
25	229	1.3%
26	238	1.3%
27	250	1.4%
28	257	1.4%
29	259	1.4%
30	277	1.5%
31	289	1.6%
32	301	1.7%

Age Cohort	Population	Percentage
33	304	1.7%
34	305	1.7%
35	310	1.7%
36	312	1.7%
37	310	1.7%
38	309	1.7%
39	307	1.7%
40	298	1.7%
41	291	1.6%
42	283	1.6%
43	274	1.5%
44	266	1.5%
45	254	1.4%
46	242	1.4%
47	235	1.3%
48	227	1.3%
49	220	1.2%
50	208	1.2%
51	198	1.1%
52	195	1.1%
53	181	1.0%
54	172	1.0%
55	166	0.9%
56	163	0.9%
57	155	0.9%
58	151	0.8%
59	152	0.8%
60	146	0.8%
61	139	0.8%
62	145	0.8%
63	147	0.8%
64	142	0.8%
65	138	0.8%
66	128	0.7%
67	135	0.8%
68	130	0.7%
69	138	0.8%
70	129	0.7%
71	126	0.7%
72	132	0.7%

Age Cohort	Population	Percentage
73	127	0.7%
74	118	0.7%
75	113	0.6%
76	128	0.7%
77	115	0.6%
78	109	0.6%
79	103	0.6%
80	101	0.6%
81	104	0.6%
82	98	0.5%
83	95	0.5%
84	87	0.5%
85+	543	3.0%
Total	17898	100.0%

1.3 Anticipated Age Profile of the Altona North Precinct at Full Development

Table 15 - Single Year Age Profile for the Altona North Precinct at Full Development

Age cohort	Subject Site
0	44
1	36
2	33
3	28
4	25
5	22
6	20
7	18
8	19
9	17
10	15
11	15
12	15
13	15
14	17
15	15
16	19
17	28
18	57
19	92
20	125
21	150
22	166

23	163
24	163
25	172
26	185
27	192
28	181
29	173
30	162
31	143
32	125
33	109
34	98
35	87
36	79
37	71
38	64
39	61
40	59
41	52
42	49
43	45
44	40
45	41
46	41
47	40
48	38
49	38
50	40
51	36
52	37
53	37
54	37
55	36
56	35
57	36
58	33
59	34
60	35
61	32
62	29
63	28
64	32
65	28
66	24
67	23
68	19
69	20
70	19
71	19

72	16
73	17
74	18
75	16
76	15
77	14
78	14
79	13
80	14
81	14
82	12
83	11
84	11
85+	51
Total	4565

Appendix 2 – Example of Family & Children's Centre Floor Area Size and Costs from the Clyde Development Contributions Plan



PROWSE QUANTITY SURVEYORS PTY LTD
ABN 83 097 049 548 ACN 097 049 548

CLYDE DEVELOPER CONTRIBUTION PLAN COSTING
COMMUNITY FACILITIES
CO-53-04 - Family and Children's Centre (Level 1)

DATE 4/03/2014
GFA 839
REF 9847/C
Page 3

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	CO-53-04 - Family and Children's Centre (Level 1)				
	Foyer (FECA)	M2	15	2,100	31,500
	Reception Desk (FECA)	M2	12	2,300	27,600
	Community congregation area (FECA)	M2	50	2,400	120,000
	Kindergarten Rooms (in 2 no. x 33 children) (FECA)	M2	264	2,600	686,400
	MCH Rooms (in 2 no.) (FECA)	M2	44	2,400	105,600
	Multi-purpose space (FECA)	M2	80	2,400	192,000
	Meeting rooms (in 2 no.) (FECA)	M2	24	2,400	57,600
	Kitchenettes (in 3 no.) (FECA)	M2	24	2,800	67,200
	MCH waiting room (FECA)	M2	12	2,400	28,800
	Office (FECA)	M2	12	2,400	28,800
	Staff room (FECA)	M2	20	2,400	48,000
	Children's toilet (FECA)	M2	66	2,800	184,800
	Public Toilets (FECA)	M2	64	2,600	166,400
	First aid room (FECA)	M2	12	2,600	31,200
	Circulation, storage & services cupboards (FECA)	M2	100	2,100	210,000
	Canopy & Verandah (UCA)	M2	40	700	28,000
	Outdoor play space & playground (OPEN)	M2	800	600	480,000
	Site Works				
	Site preparation & demolition	ITEM			100,000
	Roads, footpaths and paved areas	ITEM			25,000
	- Asphalt Carpark (in approx 30 cars)	M2	900	110	99,000
	Boundary walls, fences and gates	ITEM			12,000
	Outbuildings and covered ways	ITEM			12,000
	Landscaping and Improvements	ITEM			75,000
	External Services				
	External stormwater drainage	ITEM			85,000
	External sewer drainage	ITEM			56,000
	External water supply	ITEM			28,000
	External gas reticulation	ITEM			21,000
	External fire protection	ITEM			21,000
	External light & power	ITEM			85,000
	External communications	ITEM			7,000

SUB-TOTAL \$ **3,119,900**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
DESIGN (As Advised)	5.00 %	\$ 155,995
PROJECT MANAGEMENT & SUPERVISION (As Advised)	10.00 %	\$ 327,590
CONTINGENCY (As Advised)	20.00 %	\$ 720,697
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

ANTICIPATED TOTAL PROJECT COST (Excluding GST) \$ **4,324,182**

(Fixed Price Contract - July 2014)