



Social Infrastructure Requirements for Collison Estate

Final Report

City of Casey

July 2023



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City of Casey

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Executive Summary

In 2021, the City of Casey commissioned C Change Sustainable Solutions Pty Ltd (C Change) to assess the social infrastructure requirements for the Collison Estate, in Cranbourne East.

The scope of the infrastructure to be assessed included:

- Three and four-year-old kindergarten rooms;
- Maternal and child health services;
- Playgroup rooms; and,
- Community rooms (small, medium-large, medium, large).

Based on information from a variety of consultants, Council developed a draft Development Plan and draft Development Contributions Plan (DCP). In 2022, Council held preliminary community consultations on these draft documents.

Council will be exhibiting a planning scheme amendment to incorporate the DCP into the planning scheme in 2023. To ensure all documents are up to date, Council has re-engaged C Change to update their 2021 social infrastructure assessment based on forecasts for population and housing available in 2023; reviewed Council guidelines for social infrastructure provision; and, State Government reforms regarding kindergarten provision. The revised social infrastructure assessment document (this report) will form a part of the evidence base for the planning scheme amendment.

Once the planning scheme amendment to incorporate the DCP is complete, Council then intends to adopt the Development Plan (in approximately 2024).

Method

The method used to determine social infrastructure requirements was as follows:

- Assessing the policy basis and the 2023 social infrastructure provision in the broader local catchment area (assumed to be Cranbourne East);
- Sourcing appropriate benchmarks for social infrastructure provision (based on the Planning for Growth Council benchmarks by ASR Research as recommended by VPA and Council's model of

provision noted for the services under assessment);

- Sourcing population projections to 2041 (the assumed build out time at Collison Estate) for Cranbourne East from id Consulting, and noting Collison Estate can host around 1635 dwellings;
- Considering twenty minute walking catchments for existing facilities as well as spare capacity in existing infrastructure, and determining the extent to which current infrastructure serviced the residents of Collison Estate;
- Applying the benchmarks of provision to the forecast population and determining overall 'numerical' social infrastructure requirements for Collison Estate residents;
- Acknowledging the outcomes of the benchmark analysis, the 20 minute local walking catchments of existing facilities, and the spare capacity considerations of existing social infrastructure, to develop recommendations regarding the elements required in the community facility Collison Estate.

Social / Community Infrastructure Needs

The Collison Estate Development Plan, Dec 2022 indicates that 5,346 people in Collison Estate are expected at full build out. Based on the assessments conducted for this report, peak additional requirements for social infrastructure would include the need for space for:

- Maternal child health services;
- 4 year old and 3 year old kindergarten services;
- Meeting rooms / space provided in a flexible way that can account for playgroup sessions as well as spaces for other activities for people of all ages and demographic groups including recreational, health and well-being activities.

Building Requirements

The social infrastructure requirements for Collison Estate residents (at full build out) aligns with the City of Casey's Level 1 Family and Community Centre (FCC). As such, it was recommended that the services required be provided in a single community facility within Collison Estate.

Guidelines from Council regarding the model of provision for the Level 1 FCC were utilised to determine the required gross floor area (GFA) (indoor and external) for the facility¹. Based on these, the overall space requirements are noted in Table 1. A land parcel of between 0.6 to 0.8 hectares is considered to be sufficient for the facility.

An Opinion of Probable Cost was prepared by the Council at June 30, 2023, and is included in the DCP. In July 2023 prices the facility is expected to cost approximately \$8.840 million (excl. GST) in capital costs. Applying the apportionment percentage above (82%) to this cost would indicate that Collison Estate residents should be responsible for \$7.25 million (2023 prices, excl. GST).

Fair Apportionment and Indicative Cost of Facility

Based on fair appointment principles, 82% of the facility's usage is likely to be taken up by Collison Estate residents. The remaining usage is likely to be by residents external to the Estate, generally within the Cranbourne East catchment area. Details justifying this split can be found in Section 6.

Location

The Development Plan, December 2022 has co-located the community facility with the activity centre near Heather Grove and Mayfield Road, which was the consultants' preferred site in 2021.

Table 1: Service and Size Recommendations for Collison Estate Family and Community Centre

Facility Area		Indoor GFA sqm	Formal External sqm
Maternal and Child Health	2 consulting rooms	Consulting Rooms: 40sqm Waiting Area: 20sqm Storage Cupboard: 5sqm Total: 65sqm	Total External: NA
Kindergarten 3 year old and 4 year old services	3 rooms for both 4-year-old and 3-year-old service	Kindergarten Rooms - 3 rooms: 330sqm Locker area: 24sqm Children's toilets: 35sqm Office/staff space: 25sqm Storage: 90sqm Art room / sinks etc: 25sqm Kitchenette: 25sqm Waiting space: incl. above Total: 554sqm	(Inclusive of 60-80sqm of undercover verandah /canopy area off the building) Total External: 990sqm
Space for Playgroups and other Community Activities – Large Space	Large flexible space to allow sessions per weekday Small space as well.	Large room flexible to be able to provide smaller sized rooms if needed and future proofed for kindergarten services if required Large Space: 150sqm Storage, kitchen and family bathroom: 90sqm Total: 240sqm	Total External: 330sqm
Small Meeting Room	Spaces should be located so these can be flexible in terms of size and function	Small room Total: 50sqm	
Other areas	Entry, circulation, toilets, kitchenette, first aid room	Entry, circulation, toilets, kitchenette, first aid room Total: 175sqm	Total External: NA
Car Parking/ landscaping	Not calculated- This will be provided as required by Council		
Totals		Total Internal: 1084sqm	Total External: 1320sqm

¹ Council indicates that these guidelines are an operating internal document, to be used for guidance only

Principles of Provision

It is important that the delivery of the social infrastructure facility in Collison Estate be developed according to the City of Casey's Community Facility Planning Principles (Community Facilities Planning Framework). This has been summarised to include the need for the facility to be:

- **Best practice and flexible.** Incorporating smart and sustainable architectural design, sustainable materials and practices, universal access / design will ensure that the Centre is best practice. The centre and its spaces should also be innovative, flexible and multi-purpose, such that it can remain relevant throughout time, and relevant for multiple demographic groups, including, but not limited to, youth, ageing, and families.
- **Safe, inclusive, appropriate and accessible.** Basing the design of site and building on CPTED principles is essential, and ensuring that all cultural groups requirements are taken into consideration. In addition, ensuring all levels of ability can access the facility is important. Establishing an on-going dialogue with the community will be important in ensuring the type and range of services provided in the facility remain appropriate and that cultural requirements are addressed.
- **Well located, connected and integrated.** The centre will need to be well located with regard to other facilities such as retail areas and/or open space so that it can provide the most value to not only its users but also the broader Cranbourne East catchment area. Ensuring that the centre is located in an area that enables residents' access to this facility in a twenty minute walking catchment is essential. Connecting the facility both physically and aesthetically to its surrounding infrastructure and services will also assist in ensuring that the centre integrates into the broader area. It is recommended that the facility is designed in consultation with the community so it adds to (and helps shape) the sense of identity of the Collison Estate community in a way that is inclusive and sensitive to any cultural practices.

Timing

Given that the timing of Collison Estate is not known at this time, it is considered appropriate that triggers of development be associated with the provision of the community facility (rather than stated years).

In Victoria's best practice guides, the timing for delivery of facilities is not stated, but it is suggested that planning for facilities commence early to maximise affordability outcomes and realise beneficial land opportunities (ASR Research 2008, 2009).

It has been noted elsewhere that ideally even the first resident in an area should have access to appropriate social infrastructure services and facilities (OUM, 2007). Furthermore, the City of Casey's Community Facilities Planning Framework notes that Council aims to ensure every resident is provided with the opportunity *"to connect with others in their community and access services and programs that meet their health, wellbeing and developmental needs"*. It is noted, however, that in practice, a balance between service delivery to residents and service efficiency needs to be struck.

To ensure adequate access to community facilities and services, therefore, it is recommended that the community facility be built once the first 800 households within the Estate is established (approximately 50 percent of the catchment), or the first 500 households south of Heather Road in the Estate are established (given that this is the area that is un-serviced currently) - whichever comes first. Building facilities such as the one presented here requires considerable lead time, and as such, it is recommended that Council monitor development at Collison Estate and start planning the community facility at least 3 years prior to the expected thresholds stated above.

1. Introduction

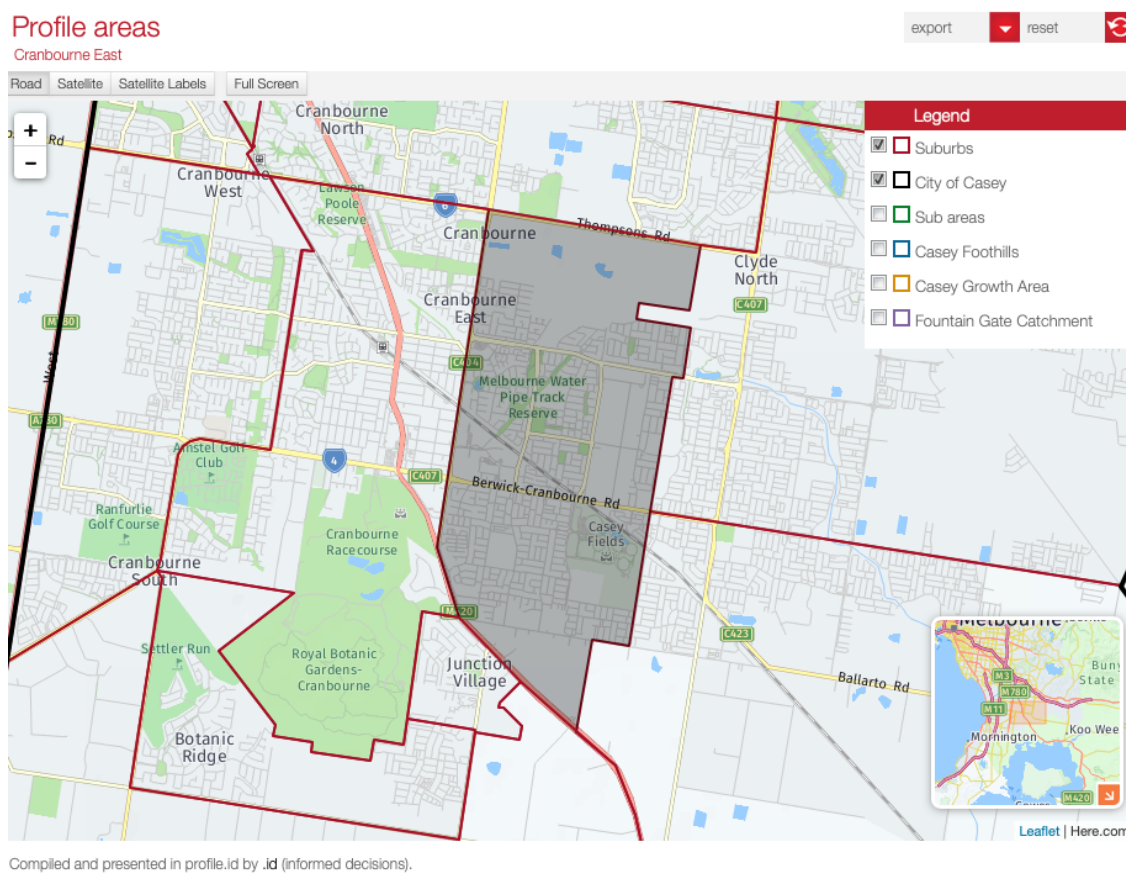
In March 2021, C Change provided their assessment of fair and equitable social infrastructure requirements for the Collison Estate in Cranbourne East for the consideration of City of Casey. The scope of 2021 assessments included the following Council-managed infrastructure:

- Three and four-year-old kindergarten
- Maternal and child health
- Playgroup rooms; and,
- Community rooms (small, medium-large, large).

The recommendations regarding the space/facility required at Collison was required to be able to cater for all demographic groups and types, including youth, aging and other periods within families' and individuals' lifecycles.

Given that the type of infrastructure being assessed catered for was classified as 'local' by the Council, the catchment area for the study in 2021 was determined to be a 20 minute 'local walking' catchment from the centre of the Collison Estate. Based on the availability of forecast population data, the best fit for the catchment area was decided to be the Cranbourne East area (refer Figure 1).

Figure 1: Cranbourne East Local Catchment Area (as defined by id Consulting)



The 2021 study was required to provide recommendations associated with the following:

- Specific services and social infrastructure requirements to 2041;
- Land and locational requirements for the social infrastructure; and,
- Fair apportionment of costs to Collison Estate based on the community's needs and expected usage.

It is noted that Council was responsible for cost estimate of the facility/ies deemed to be required.

The time frame for assessing needs was over the period 2021-2041. It was acknowledged at the outset that specific staging of development in Collison Estate was difficult to determine, and as such, social infrastructure requirements were to be considered for an ultimate build out scenario for Collison Estate, which was assumed to be by 2036 - 2041 at the latest.

Based on information produced in 2021 by a variety of consultants, Council developed a draft Development Plan and draft Development Contributions Plan (DCP). In 2022, Council held preliminary community consultations on those draft documents.

Since that time, Council has progressed the development of the DCP. Council will be exhibiting a planning scheme amendment to incorporate the DCP into the planning scheme in 2023.

To ensure all documents are up to date, Council has re-engaged C Change to update their 2021 social infrastructure assessment based on more recent forecasts of population and housing in 2023, reviewed Council guidelines for community facilities and further Victorian Government reforms on kindergarten funding.

The revised social infrastructure assessment document (this report) will form a part of the evidence base for the planning scheme amendment.

Once the planning scheme amendment to incorporate the DCP is complete, Council then intends to adopt the Development Plan (in approximately 2024).

Structure of the Report

The remaining component of the report is structured as follows:

- Section 2 outlines the context and development background and future considerations for the estate;
- Section 3 provides the policy context for social infrastructure provision in the City of Casey. This also includes the current and expected future supply of local level social infrastructure in Cranbourne East and the benchmarks used to determine social infrastructure needs into the future;
- Section 4 outlines the current and expected future demographic situation for Collison Estate and the broader local catchment area of Cranbourne East;

- Section 5 applies the benchmarks in section 3 to the future demographics in Section 4 and notes the overall social infrastructure needs to 2041 / assumed estate build out. Principles of provision as provided in the City of Casey Community Facilities Planning Framework were then applied, the current (2023) social infrastructure subtracted and overall additional provision requirements for Collison Estate were determined. This section also shows the overall indicative social infrastructure requirements in Cranbourne East as context for Council;
- Section 6 summarises the findings of the need, provides recommendations regarding building and land sizes, discusses costs and apportionment, confirms that the location included in the Development Plan for Collison Estate is preferable. The preferred timing of provision for the development of the Community Facility is also discussed.

2. Context for Collison Estate

Collison Estate is located in the City of Casey within the Cranbourne East area, approximately 52km from the Melbourne CBD. The Estate currently reflects a semi-rural residential environment (which is reflective its historical zoning - Low Density Residential) but is surrounded by contiguous urban residential development (refer Figure 2 overleaf).

Collison Estate has had an interesting and complex history. The background to the Estate is described below and has been sourced from the KLM Spatial report - *Background Report, Collison Estate, Cranbourne East, Collison Estate Group Incorporated, July 2020*:

“The Estate area occupies approximately 85.5 hectares and is located between the Cranbourne East PSP to the east (currently under development) and Cranbourne East Development Plan to the west (generally completed).

The land was originally identified as suitable for residential development as part of the Local Structure Plan Area 3 (later replaced by the Cranbourne East Development Plan) approved by the Minister for Planning in September 1994. This was reinforced in the South East Corridor Growth Framework Plan which is a State level policy document. Numerous reiterations of these plans and documents have since been undertaken.

Since that time, there has been ongoing investigation into the community sentiment towards further development of the Collison Estate, which included surveys of land owners to ascertain the level of interest for more intensive development.

Notwithstanding this background, the Collison Estate was rezoned to the Urban Growth Zone in May 2010 through the approval of Planning Scheme Amendment C119. The amendment was a Ministerial Amendment which also approved the Cranbourne East PSP and associated documents. This Amendment was critical due to the Urban Development Program 2006 identifying a shortfall of land in the South East Corridor hence C119 was fast tracked to facilitate the timely delivery of additional land.

Despite the land being part of the initial Cranbourne East PSP area and being considered in the preparation of the PSP as well as the myriad of background studies undertaken, the gazetted PSP did not include The Estate. This was due to community sentiment from land owners within the Estate at that time.

More recently, Amendment C220 which was gazetted 9 February 2017, resulted in the rezoning of the land to the General Residential Zone and application of the Development Plan Overlay Schedule 22 (DPO22) to land within the Estate. This Amendment commenced in mid-2015 and as part of the initial review, a thorough background report was undertaken to determine whether the land was suitable for more intensive development and further, the planning mechanism to facilitate this level of development. The Development Plan Overlay was considered to be the most appropriate mechanism given the cost constraints associated with the preparation of a Precinct Structure Plan, as was required under the former Urban Growth Zone”.

During the preparation of the 2021 Social Infrastructure Requirements Study by C Change, Council confirmed that no developer contributions framework was included with the Amendment C220. Since then, Council has prepared a draft Development Plan for the Estate (*Collison Estate, Development Plan, December 2022* – refer Figure 3), which generally incorporated the recommendations from the C

Change report regarding social infrastructure. Preliminary community consultation was conducted on the draft Development Plan.

In 2023, Council is now creating a Development Contributions Plan (DCP). It is noted that the DCP requires a new planning scheme amendment (called C286) in order to incorporate it into the planning scheme.

The updated findings regarding social infrastructure from this report will be an input into the DCP and the final Development Plan.

The development intentions and vision from the Development Plan, December 2022 are noted overleaf.

Figure 2: Ariel View, Collison Estate

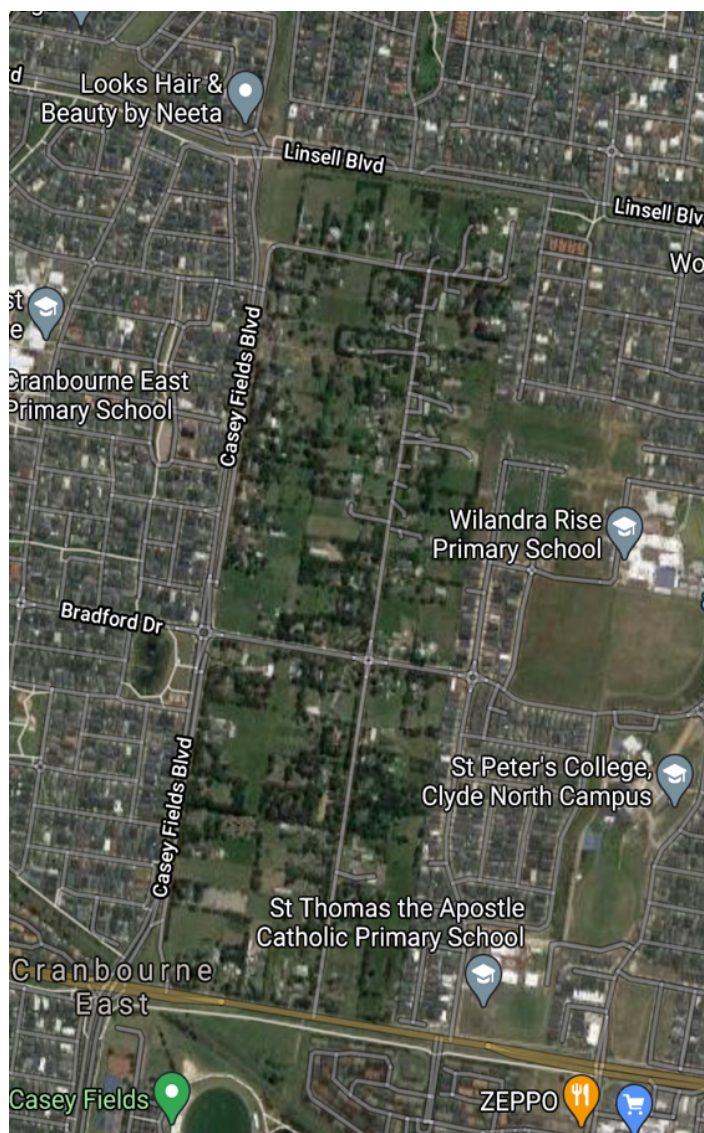
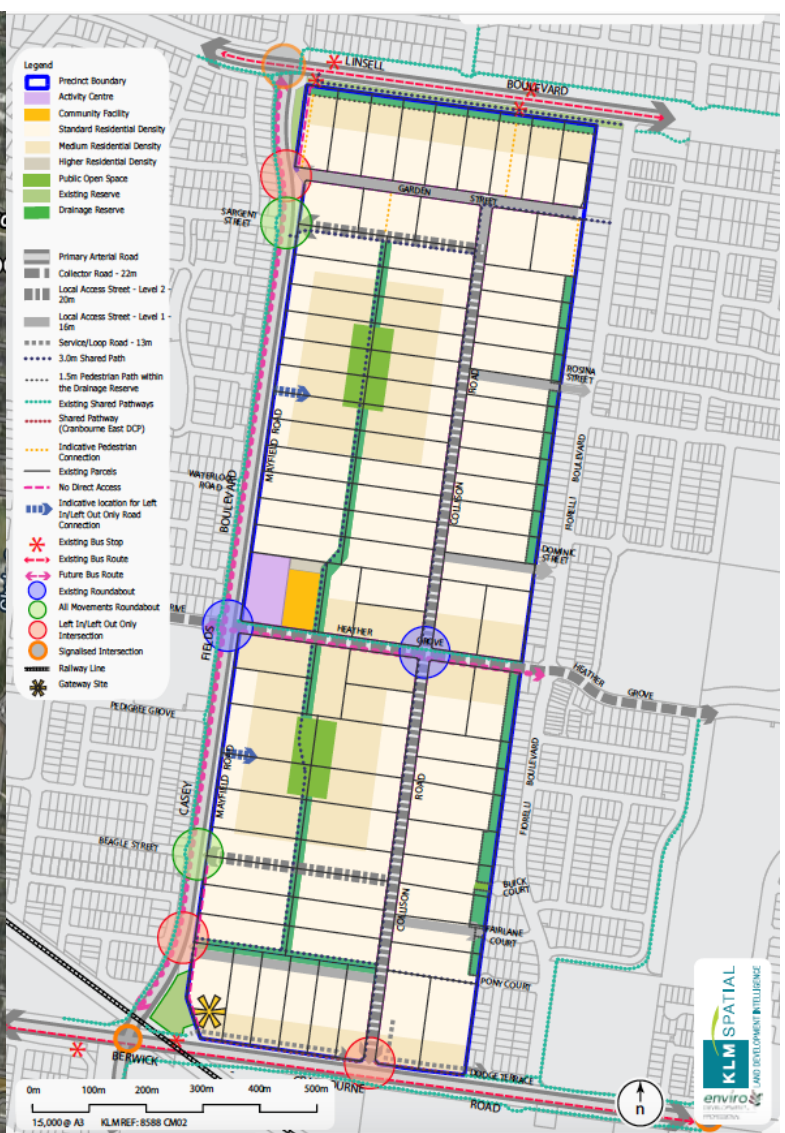


Figure 3: Development Plan Collison Estate, Dec 2022



Development Intentions of Collison Estate, December 2022

The purpose of the Development Plan was to “*build on the opportunities of the Collison Estate to deliver a high quality residential area that contributes to its surrounds in the Cranbourne East area*”.

The preparation of the Development Plan was guided by the requirements in DPO22 and includes a range of landscape, infrastructure and planning policy considerations.

As noted in the Development Plan, at ultimate build out, Collison Estate is expected to:

- Host approximately 1,635 dwellings. Converting dwelling expectations to population results in 5,346 persons residing in Collison Estate (using an average household of 3.27 persons);
- Include a mix of conventional and medium density lots with a variety in housing;
- Have a standard density of 20 dwellings per hectare with a hard cap of 21.5 dwellings per hectare in areas that are not designated as medium density;
- Have a maximum density of 30 dwellings per hectare within the medium density areas;
- Have an average density of 24 dwellings per hectare across the Estate;
- Include an activity centre at the corner of Heather Grove and Mayfield Road. This will include tenancies that service the local convenience needs, as well as a community facility to service the estate’s kindergarten, maternal child health needs and general community space;
- Have as a minimum 1.93 hectares of public open space reserves, as well as 11 kilometres of pathways and pedestrian/cyclist connections;
- Include upgraded and permeable local road network including pedestrian pathways and landscaping; and
- Include a drainage scheme that will alleviate local flood issues.

Vision and Objectives for Collison Estate

The Vision for the Collison Estate in the Development Plan is that “*Collison Estate has a strong sense of place for all residents by creating a liveable, sustainable and attractive urban character*”.

Several objectives associated with character, liveability and Sustainability have been determined for the Estate, and the ones most related to social infrastructure provision include the following:

Character	Liveability	Sustainability
<ul style="list-style-type: none"> • <i>Cater for a diverse population whilst providing affordable housing options</i> • <i>Integrate the Estate with the broader Cranbourne East community</i> • <i>Provide high quality, iconic and contemporary built form.</i> 	<ul style="list-style-type: none"> • <i>Maximise linkages and physical connections to open spaces, schools, community facilities and activity centres within the Estate and surrounding network</i> • <i>To create safe and efficient access ... to promote a strong sense of place for all residents</i> 	<ul style="list-style-type: none"> • <i>To encourage building design which is guided by environmental and infrastructure considerations such as vegetation, passive surveillance and energy efficiency.</i>

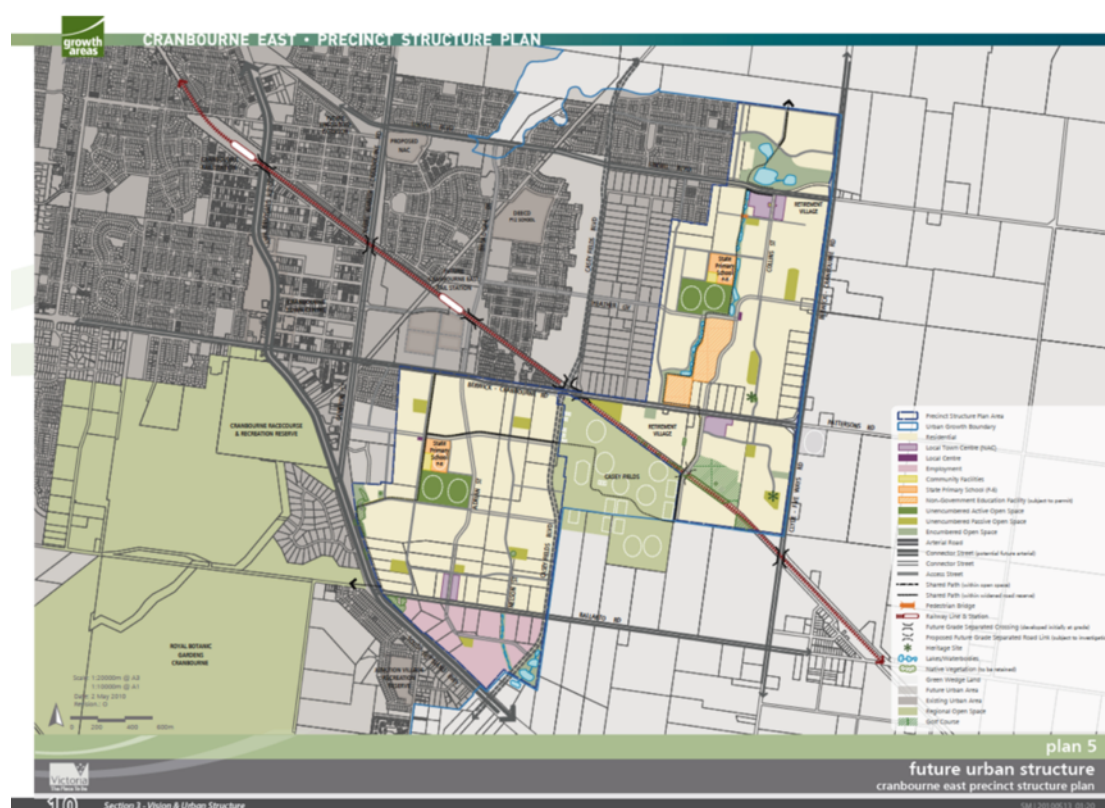
Context for Collison Estate

Relevant land uses and developments within close proximity to the Estate are noted below. All information from this section has been taken from the KLM Spatial report - *Background Report, Collison Estate, Cranbourne East, Collison Estate Group Incorporated, July 2020*.

Cranbourne East Precinct Structure Plan (PSP)

“Land along the eastern boundary of Collison Estate is within the Cranbourne East PSP. This PSP identifies the land being developed for residential development with local town centres, a primary and secondary school as well as recreation facilities.

The PSP area is proposed to accommodate 17,000-20,000 people with approximately 6,600 dwellings and a target density of 15 dwellings per net developable hectare. The average lot size is approximately 410 sqm however this includes a variety of smaller and larger lots and the Estate is predominantly complete.”



Casey Fields – Regionally Significant Recreation Reserve

“Casey Fields is directly opposite [below] the Estate on Berwick-Cranbourne Road and is approximately 70 hectares and provides regional level facilities for sport, recreation and play. The recently adopted Casey Fields Masterplan (adopted 3 July 2018), identifies the future expansion and development of the reserve to include (not limited to);

- *Regional Soccer Precinct*
- *Regional Netball Precinct*
- *5-kilometre Fitness Trail*

- *Dog-friendly space*
- *Expansion of the Regional Playspace*
- *New and improved paths, roads, swales and storm water harvesting”*

Selandra Rise

“Located further east (north-east) of the Estate, this is a residential development that forms Clyde North’s western boundary with Cranbourne East. The development incorporated a community centre [discussed in the following section], town square and a retirement village. This Estate is proposed to accommodate approximately 2,500 people.”

Cascades on Clyde

“Located to the north of Linsell Boulevard, Cascades on Clyde is a vibrant master-planned community created to suit the growing needs of modern families. The Estate includes 20 hectares of open space including wetlands, playgrounds, parks and walking trails.

A density of 13 dwellings per net developable hectare has been adopted with an average lot size of approximately 492sqm once the Estate is complete.”

Hunt Club

“To the west of Mayfield Road, this development includes residential development with provision for retail facilities within the Hunt Club Village shopping centre. The Estate overall was planned to accommodate approximately 10,000 people and is completed.”

Blue Hills Estate Retirement Village

“Located to the south of Berwick-Cranbourne Road as well as Casey Fields Regional Sporting Fields, this is an over 55s lifestyle development consisting of 202 and 18 apartments designed for independent living.

The Estate is also well located to open space and community facilities (such as schools, activity centres and community centres).”

Existing Social Infrastructure Provision (2023)

As noted earlier, the catchment area of Cranbourne East (as defined by id Consulting's demographic areas) has been considered appropriate for social infrastructure planning purposes for Collison Estate, and the social infrastructure included in the assessments has been confined to Council-managed:

- Three and four-year-old kindergarten;
- Maternal and child health services;
- Playgroup rooms; and,
- Community rooms (small, medium-large, large).

In 2021 Council provided a map and information associated with social infrastructure that is proximate to Collison Estate, and this was updated for this 2023 report (refer Figure 4).

As can be seen in Figure 4, there are many social infrastructure facilities within the broader area, three of which are Council provided facilities within the Cranbourne East catchment. These include:

- Cranbourne Library;
- Hunt Club Family and Community Centre;
- Livingston Family and Community Centre.

It is noted that in 2021 report that the Selandra Community Hub was in operation (approximately 200m east of the eastern boundary of Collison Estate), as was the Balla Balla centre (in 2021 the Balla Balla centre was contained within the Cranbourne East catchment area). In 2023, the Selandra Community Hub is now known as the Balla Balla Community Centre, and is no longer Council managed.

The former site of the Balla Balla facility has been decommissioned to deliver the hospital.

Other Council facilities of note include:

- The Selandra Family and Children's Centre, which is located approximately 200m outside the Cranbourne East boundary on the eastern side of Collison Estate;
- The Eliston Family and Community Centre, which is approximately 2.8km south east from Collison Estate in Clyde; and,
- The Ramleigh Family and Community Centre, which is approximately 2.7km east from Collison estate in Clyde North.

Given the proximity of the Selandra Family and Children's Centre in Clyde North to Collison Estate (i.e less than 800m away from the eastern households in Collison Estate) it is noted that services provided at this facility could serve some of the population of Collison Estate. For the current analysis, 50% of the services supplied at the Selandra Family and Children's Centre have been included in the supply side of the assessments for Collison Estate.

However, the Eliston and Ramleigh Family and Community Centres are not included in the Cranbourne East catchment area and are over 800m from Collison Estate. As such, they have not been included in the existing supply of social infrastructure in the assessments.

Details associated with the facilities and services included in the supply side of the assessments are noted below. Where possible, current levels of utilisation are discussed. It is noted that the information below has been sourced from Council information.

Figure 4: Social Infrastructure Provision within Cranbourne East Local Catchment



Cranbourne Library

Cranbourne Library is a part of the Casey Indoor Leisure Complex, which also hosts the Casey Stadium. Information on its website notes that it is the “*second busiest library in the CL [Connected Libraries, formerly known as Casey Cardinia Libraries CCL] network with more than 200,000 visits every year*”. It is located at 65 Berwick-Cranbourne Road, Cranbourne East (see 1 on Figure 4), and the site can be accessed by bus via the Cranbourne Library and Berwick-Cranbourne bus stop (routes 898 and 897). It is approximately 2km west of Collison Estate.

The Library first opened in a building in Sladen Street, next door to the old Council Offices, on 25 November 1978, and relocated to its current location on 19 June 1996. Together with other libraries within the group of CCLs, its aim is to provide ‘*Inspiring spaces where everyone is free to discover possibilities*’ and its mission is to ‘*To encourage lifelong learning, increase literacy and build strong, resilient communities across the Casey Cardinia Region*’. (Casey Cardinia Libraries, Annual Report, 2021-2022).

Figure 5: Cranbourne Library

The Library hosts the Local History Archive and the Narre Warren & District Family History Group. As well, the Library has a medium flexible meeting space (capacity for 60 people). In addition to these features, the library has quiet study nooks, community art space, console games and public computers. Wifi is available as are printing, scanning and photocopying services.

The most recent building condition audit (2023) noted that the condition of the building was fair (average overall condition was rated 2.9)². Total floorspace is 1425sqm.

The Library is open Monday to Thursday between 9am and 8pm, Friday 9am – 6pm and Saturday 10am – 4pm. The library is closed on Sundays.



² Building condition rating 1= excellent (greater than 90 percent of new condition), 5=very poor (10-25 percent of new condition) and 0 would indicate unserviceable.

Hunt Club Family and Community Centre

The Hunt Club Family and Community Centre is located on 40 Broad Oak Drive, Cranbourne East, approximately 1.7 km west of Collison Estate (site number 2 in Figure 4). The centre is operational Monday to Friday from 8.30am to 5pm and has a medium community room available for hire (capacity 60 people). The facility's website notes that the room is best suited for programs, activities and events including, but not limited to:

- *“Health and wellbeing programs*
- *Indoor sport and fitness programs*
- *Family and children’s programs and activities*
- *Education and training sessions*
- *Community gatherings, meetings and celebrations”*

Source: <https://www.casey.vic.gov.au/facilities-hire/hunt-club-family-community-centre>

As noted, the community room can host up to 60 people and includes a range of facilities/items such as: secure outdoor yard with sandpit; access to a fully equipped kitchen; access to BBQ facilities; audio visual items; tables and chairs; children’s tables and chairs.

Council information notes that the centre operates 4 kindergarten rooms and in April 2023 the kindergarten had 81 three year old enrolments and 125 four year old enrolments. Overall approved licenced places as per NQAITS was 132³. In addition to the Kindergarten, the Hunt Club Centre has 3 Maternal and Child Health rooms (with a utilisation rate of 60 percent – 1.8 rooms regularly used, indicating that there is approximately 40 percent spare capacity). A playgroup session also operates at the centre.

Council’s information suggests that average utilisation rates for the flexible spaces are relatively low (16 percent for normal usage, with 22 percent utilisation for day time usage, and 5 percent for night time usage). The state of the building was assessed as ‘fair’ by Council in 2023 (average score of 2.3). The building was established in 2010, and renovated in 2019. Its total floorspace is 1050sqm and there is no room for addition floorspace.

Figure 6: Hunt Club Family and Community Centre



³ It is noted that enrolments associated with Kindergarten are determined based on staffing, whereas licenses are based on capacity of the building. Where enrolments are less than licensed places, enrolments can be increased so long as additional staff are provided to ensure the ratio of staff to children abide with legislated requirements. Where enrolments are higher than license numbers, the kindergarten can operate so long as the numbers attending do not exceed the capacity of the building at any one time. Data is based on information provided by Council.

Livingston Family and Community Centre

The Livingston Family and Community Centre is located on 31 Parkhurst Drive, Cranbourne East, approximately 3km from Collison Estate (site 3 on Figure 4). The Centre is relatively new, having been built in 2018, and is rated as 'excellent' by Council in terms of its condition (a score of 1). This facility is currently 1332.9 sqm and has been designed to enable extensions in the future.

The Centre has two spaces for hire that are suitable for health and wellbeing programs, indoor sport and fitness programs, family and children's programs and activities, education and training sessions, community gatherings, meetings and celebrations. A medium to large community room has capacity for 70 people and a small community meeting has capacity for 20 people.

Council information indicates that overall usage of these rooms are around 27 percent of full capacity for the larger room and 18 percent for the smaller room, with higher utilisation during the day (34% and 27% respectively for the larger and small room).

There are 3 kindergarten rooms at the Centre, which in May 2023 had 80 three year old enrolments and 124 four year old enrolments. The service is licensed for 100 places⁴.

A Maternal and Child Health service is provided at the centre and is highly utilised (around 80%). The centre also hosts two playgroup sessions per week.

Figure 7: Livingston Family and Community Centre



⁴ It is noted that enrolments associated with Kindergarten are determined based on staffing, whereas licenses are based on capacity of the building. Where enrolments are less than licensed places, enrolments can be increased so long as additional staff are provided to ensure the ratio of staff to children abide with legislated requirements. Data is based on data from.

Selandra Family and Children's Centre

Selandra Family and Children's Centre, built in 2015, is located immediately adjacent to the Cranbourne East catchment area on 45 Haflinger Avenue, Clyde North (approximately 200m from the eastern boundary of Collison Estate). The total floor space is 1260sqm and Council's assessment indicates that the building is in 'good' condition (average score of 1.2).

The Selandra Family and Children's Centre has one small space available for hire (capacity for 20 people), and the space is suited to support the delivery of a variety of programs, activities and events, including but not limited to; Health and wellbeing programs; family and children's programs and activities; education and training sessions; and community meetings.

The Centre also has 2 highly utilised Maternal and Child Health rooms (around 95%) and 4 dedicated kindergarten rooms (one of which was originally designed to operate as a community space). There are 80 three year old enrolments for the kinder, and 133 four year old enrolments. Overall, the centre has 127 licensed places.

Figure 8: Selandra Family and Children's Centre



Future Provision

Apart from the prospect of a community facility in Collison Estate, no further Council community facilities are planned for Cranbourne East. And while no major upgrades of Council's existing facilities are envisaged, Council acknowledge that their current facilities have been developed so that space for kindergarten attendees can be expanded to cater up to the current licensed numbers.

Non-Council Social Infrastructure

There are many non-Council operated facilities in or adjacent to the Cranbourne East catchment area. These facilities deliver a range of services and spaces where the community can go to meet, socialise. Facilities include, amongst other things, schools, kindergartens, long day care and ranges of programs for youth and other groups. There are also several family day care operations in the area.

With regard to the private or not for profit organisations providing kindergarten facilities, there are six in the catchment area. These include:

- One Early Education Group, located at 20 Elmslie Drive, Cranbourne East (discussions with the operators of this facility in June 2023 indicated that they had 125 licensed places, a 3 year old kindergarten room with capacity for 33 children and a room for 4 year olds with capacity for 17 children);
- Clyde North YMCA, Early Learning Centre, located at 35 Aayana Street, Clyde North (discussions with the operators of this facility in June 2023 indicated that they had 104 licensed places at the centre, a 3 year old kindergarten room with capacity for 22 children and a room for 4 year olds with capacity for 22 children. At the time of discussions, there was some, but limited, spare capacity for kindergarten services);
- Milestones Early Learning Cranbourne East, located at 55-57 Broad Oak Drive, Cranbourne East which had 134 licensed places overall (June 2023) and capacity for 33 places for 4 year old kindergarten places and 33 places for 3 year old kindergarten. No information on spare capacity for kindergarten services was provided;
- Goodstart Early Learning Cranbourne East, which had 105 licensed places overall, including 23 places for 3 year old kinder and 22 places for 4 year old kindergarten in June 2023. All kindergarten facilities / services were operating at capacity);
- Papilio Early Learning, Casey Fields, located at 85s Elmslie Drive, Cranbourne East was licensed for 103 places and was at 80% occupancy in June 2023. This facility had a 3 year old kindergarten room with capacity for 22 place children and a 4 year olds kinder room with capacity for 33 place room children. There was minimal spare capacity in these facilities;
- Casey Child Care and Kindergarten, located at 270 Narre Warren-Cranbourne Road, Cranbourne East. The operator was not able to provide information at the time of discussions, but for the purposes of accounting for kinder spaces, it has been assumed that this centre has capacity for 22 three year olds and 22 four year olds.

Three other child care and kindergarten services are located on the periphery of the Cranbourne East catchment area. These include:

- Great Start Kindergarten and Early Learning, located immediately west of the catchment area at 45 Bakewell Street, Cranbourne. This is a smaller centre with 41 licensed places, and a combined 3 and 4 year old service with capacity for 33 children;
- Headstart Early Education Centre, located at 20 Vantage Avenue, Clyde North, immediately east of the catchment area. No information was able to be discerned at the time of

discussions, but for the purposes of accounting for kinder spaces, it has been assumed that this centre has capacity for 22 three year olds and 22 four year olds.

- Kids Early Learning House, located at 1 Selandra Boulevard, Cranbourne, who was licenced for 130 children, had no vacancies and had 1 four year old kindergarten room, and 2 three year old kindergarten rooms.

It is noted that the Balla Balla Community Centre (now not Council managed) is also adjacent to the Cranbourne East catchment area. The Balla Balla Community Centre offers range of community programs, activities and events reflective of community need and include special interest programs, cooking classes, children's activities, health and wellbeing programs, and art and craft groups. They also have various community meeting spaces available for hire to general community, but do not offer a kindergarten program or Maternal & Child Health service.

Summary of Existing City of Casey Council Facilities

In 2023, there were a number of social infrastructure facilities in the Cranbourne East catchment area. A summary of Council-managed infrastructure is provided overleaf. As stated previously, these are in good to excellent condition, with a one in 'fair' condition.

Three play group sessions are provided at the Council-managed facilities and there are three kindergarten services in or immediately adjacent to the Cranbourne East catchment area. These kindergarten services operated across 11 rooms, had 623 enrolments in 2023 and 359 approved licensed places. However, it is noted that the Selandra Family and Children Centre is located on the periphery of the Cranbourne East catchment area, and thus only 50 percent of their licensed places are included in the supply figures for the assessments conducted in Section 5. Based on this, in 2023, effective Council-managed kindergarten rooms in the catchment area totalled 9, enrolments totalled 516 and there were 295.5 licensed kindergarten spaces. It is noted that there was some (but limited) spare capacity at June 2023 across these facilities.

Based on the services discussed previously, there were also an additional 360 (approx.) non-Council kindergarten licensed spaces in the catchment area, plus an additional 190 (approx.) kindergarten spaces that on the periphery of the catchment area. Treating the facilities on the periphery of the catchment area the same way as Selandra Family and Children Centre (ie. accounting for 50 percent of licensed places only) indicates that non-Council facilities total around 57-60 percent of all facilities in the catchment⁵.

The Council-managed rooms dedicated to maternal health services are generally well utilised in the catchment area, while the meeting rooms have considerable spare capacity. It is noted that there is no large meeting room in the catchment area.

⁵ This proportion of private / not-for-profit kindergarten places has been taken into account when determining the benchmarks required to supply future 3 and 4 year old kindergarten places in the catchment area.

Table 2: Summary of Council Provided Local Social Infrastructure in the Cranbourne East Catchment

Facility	3 and 4-year-old kindergartens spaces	MCH	Playgroup Sessions	Meeting Rooms	Building Condition	Spare Capacity?
Cranbourne Library	✗	✗	✗	1 medium	Fair	✓ Meeting room has capacity
Hunt Club Family and Community Centre	✓ 4 rooms (206 enrolments 2023) (132 licensed places)	✓ 3 rooms	✓ (1 group session)	1 medium	Fair	✓ Meeting rooms have capacity, MCH 60% used but still recovering from COVID-19 operations, Kindergarten minimal-some capacity
Livingston Family and Community Centre	✓ 3 rooms (204 enrolments 2023) (100 licensed places)	✓ 2 rooms	✓ (2 group sessions)	1 medium - large 1 small	Excellent	✓ Meeting rooms have capacity, but MCH 80% used but still recovering from COVID-19 operations, Kindergarten minimal-some capacity
Selandra Family and Children's Centre (Allocation of HALF ONLY) ⁶	✓ 4 rooms in total, (2 rooms included in supply for catchment area. 50% of enrolments totalled 106 in 2023, 50% of licensed places totalled 63.5)	✓ 2 rooms at facility (1 room included in supply side)	✗	1 small total (0.5 small included in supply side)	Good	✓ Meeting rooms have capacity, but MCH 95% used but still recovering from COVID-19 operations, Kindergarten minimal-some capacity
Total Facilities / Services taken into account for supply-side in Cranbourne East Catchment area	9 rooms 295.5 licensed places	6 rooms	3 sessions	1 med-large 2 med 1.5 small	Various	Meeting rooms have capacity, Kindergartens have minimal-some capacity and flexibility in only one facility for increased enrolments. MCH used between 60-95%

⁶ Due to Selandra Family and Children's Centre being on the periphery of the Collison Estate Boundary, half of its places have been allocated to the supply able to service Collison Estate (this facility had 213 enrolments in 2023 and 127 approved licensed places)

3. Policy Environment for Social Infrastructure Provision

Social infrastructure provision and development generally in the City of Casey is influenced by a number of policies and strategies at both the local and state level. Those of most relevance for this review includes the following:

State Government

- State Government of Victorian 2016, *Plan Melbourne, 2017-2051*.
- State Government of Victoria, Kindergarten Services, *Best Start, Best Life: Give your Child the Best Start*

City of Casey Documents

- City of Casey, *Long-Term Community Vision, 2031*
- City of Casey, *Council Plan 2021-25*
- City of Casey, *Infrastructure Strategy, 2021-25*
- City of Casey, *Community Facilities Planning Framework*
- City of Casey, *Health and Wellbeing Strategy, 2021-25*
- City of Casey, *Living & Ageing Well*
- City of Casey, *Accessibility Framework for Action 2018-21*

Other Documents

- KML Spatial, *Background Report, Collison Estate*, Collison Estate Group Corporated, July 2020;
- Australian Social and Recreation Research, *Planning for Community Infrastructure in Growth Areas*, April 2008.
- City of Casey internal document, *Community Facility Planning Functional Guidelines (not adopted, for guidance only)*

Key elements from these documents applicable to this study are noted below. A full review of the documents is included in Appendix 1.

State Government Planning

Plan Melbourne

Plan Melbourne is the Victorian State Government's long-term blue-print for a 'generation of action', designed to ensure that Melbourne remains and improves its global competitiveness and liveability. It responds to the immediate and long term challenges and opportunities faced by Victoria as a whole, as well as within Melbourne's regions and its local areas. The Plan revises the 2014 version of Plan Melbourne to reflect ongoing policies and priorities and is in place to "creating continuity, clarity and certainty for communities, businesses and governments". The Plan is centred on ensuring that Melbourne best serves its forecast 8

million people by 2050 and its vision is that *“Melbourne will continue to be a global city of opportunity and choice”*.

One of the key objectives of Plan Melbourne centres on “Community and liveability” a key element of this is to create **20-minute neighbourhoods** (which is a 10 minutes walking distance radius (or approximately 800m radius) to facilities and services,).

Plan Melbourne’s intentions for 20-minute neighbourhoods is about acknowledging that while some infrastructure and services will be beyond this timeframe, the local infrastructure that allows day to day functioning should be within easy reach for residents. This applies to everyday needs such as schools, shops, meeting places, open spaces, cafes, doctors, childcare and access to public transport, and therefore is directly relevant to social infrastructure provision. In addition, this principle acknowledges that access to local services—including early years centres, primary and secondary schools, parks and sporting fields, and medical centres—is needed at the early stage of a neighbourhood’s development.

Plan Melbourne’s objectives for local neighbourhoods has been considered an important principle in planning for social infrastructure in Collison Estate.

Kindergarten Services - Best Start, Best Life: Give your Child the Best Start

In recent years, the Victorian Government has committed \$9 billion to expand kindergarten programs across the state. The aim is to encourage all children to attend kinder programs for two years prior to embarking on their primary school years.

Within the Victorian Government package includes:

- Free Kinder all Victorian three and four year old children at participating services in both standalone (sessional) services and long day care (childcare) settings from 2023.
- Starting with 5 hours of free three year old kindergarten for every child in 2023, this will be increased to 15 hours per week of three year old kindergarten for every Victorian child by 2029.
- Over the next decade, Four-Year-Old Kindergarten will transition to ‘Pre-Prep’ – In 2023, 15 hours will be freely available, increasing to a universal 30-hour a week program of play-based learning for every four-year-old child in Victoria.
- Additional government-owned and affordable childcare centres established across Victoria. It is envisaged that up to 50 new centres will be delivered, and that these centres will be built in areas that have unmet demand. It is anticipated that the first of the centres will be available in 2025.

Long day care centres will also be eligible for these services, and will be required to pass on the full amount to parents as a direct reduction in their out-of-pocket fees. This will provide a free program for some families and a significantly reduced cost for other families, depending on service fees, number of days attended, and the amount of Commonwealth subsidy received.

City of Casey, Social Infrastructure Planning and Delivery

Various City of Casey policies and strategies impact on how social infrastructure should be planned and delivered. All relevant documents are reviewed in Appendix 1. Upon review of all pertinent information, there are three essential documents that need to be considered for

social infrastructure planning and delivery in Casey⁷. The first is the City of Casey's long term vision – 2031; the City of Casey Infrastructure Plan, and the City of Casey's Community Facilities Planning Framework. Important elements from these are summarised below.

City of Casey's Long-Term Community Vision, 2031

In delivering social infrastructure, the City of Casey's overall vision needs to be progressed. The City of Casey's Long-Term Community Vision 2031 (the Vision) defines the community's aspirations for the future of the municipality as one that is *"to become a more connected, bold and resilient community"*.

All key findings from the development of the Long-Term Community Vision have some impact on social infrastructure planning in Casey. However, the most connected elements include the following:

The aspiration to live in a truly safe place: *"Emphasis was also placed on socially connected communities, supporting appreciation of cultural diversity and utilising local skills and assets"*.

The desire for greater social connection:.... *"Residents want more opportunities to engage with their local community. They want Council to proactively plan in response to continued rapid population growth, which encompasses building infrastructure, fostering social connections, and welcoming new residents with support and information"*.

Clean and green public spaces:.... *"Open spaces and community facilities should be tidy, well-lit, well-maintained, and litter-free"*.

The need to improve the transport infrastructure... *"Council should also provide better connection points between locations to support active modes of transport like walking and cycling."*

Guiding Statements describing how the high-level themes of being 'more connected', 'bold' and 'resilient' are noted below.

Themes	Guiding Statements
 More Connected	<p>Whether we are talking about connecting people to places, or Council and community, we know that connection is important to our community.</p> <ul style="list-style-type: none"> Physical connection, with better roads, public transport, pedestrian, and bike paths. Welcoming environments that encourage social and cultural connection. Strengthened culture of collaboration, partnerships, and community-led networks.
 Bold	<p>We will become more innovative in embracing change and exploring opportunities that create services for our community, while building a sense of pride.</p> <ul style="list-style-type: none"> Desire to become more innovative with technology. A willingness to embrace change and build a sense of community pride. Design more ways where community are able to contribute to the shaping of initiatives, they wish to see take place across the municipality.
 Resilient	<p>To be a great city long into the future, we will become even more adaptable in how we respond, creative in how we evolve our economy, and sustainable in how we use our resources.</p> <ul style="list-style-type: none"> Create an environment that can respond to and bounce back from external impacts such as COVID-19 or bushfires. Use data and research to design the future. Help build a resilient community ready for the post-pandemic opportunities.

⁷ The principles and considerations in the remaining policy documents that have been reviewed as part of this exercise are generally noted in these two documents.

Infrastructure Strategy, 2021-25

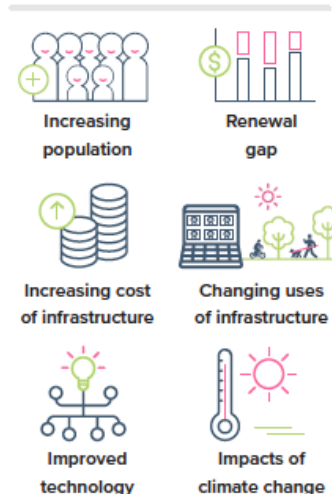
The Infrastructure Strategy 2021-25 was developed to assist in achieving Casey's Long-term vision, 2031. The Infrastructure Strategy recognises that there are key conditions impacting on infrastructure and infrastructure delivery that need to be addressed. These include:

- Acknowledging and responding to the changing and growing community
- Taking advantage of rapidly advancing technology
- Utilising improved data opportunities to inform decisions
- Acknowledging and addressing ageing assets and increasing cost of infrastructure
- Responding to the changing climate and need for more resilient infrastructure.

Key to social infrastructure delivery is the desire in the community for further connection:

"The community has told us they want: Community connection: both physical connection (roads, public transport, pedestrian and bike paths) and an environment that encourages social and cultural connection."

Changing conditions for infrastructure needs



Community Facilities Planning Framework

The Community Facilities Planning Framework sets the process and principles for social infrastructure provision, and these have been utilised in this review for Collison Estate.

The Community Facilities Planning Framework aims to ensure that the resultant community facilities in the City of Casey provide every resident with the opportunity

"to connect with others in their community and access services and programs that meet their health, wellbeing and developmental needs".

The key principles for planning, design and access included in the Framework are important when determining social infrastructure requirements for Collison Estate. These are summarised below and the full detail can be found in Appendix 1:

Planning Principles:

- Connected and integrated – where possible appropriately co-located facilities that assist place making and contribute to the economic functioning of the region;
- Innovative and future proof;
- Partnership centred;
- Safe, inclusive and accessible;
- Smart, sustainable and measured.

Access Principles:

- Appropriate – services commensurate with need;
- Equitable and fair;
- Local's having priority access;
- Prioritising Council services above others, and implementing with a hierarchy of priority for other providers.

Design Principles:

- Best practice – incorporating best practice architecturally, CPTED principles, innovation, ESD principles, universal design;
- Vibrant, inclusive, appropriate, functional;
- Flexible, multi-purpose and compatible;
- Involved and resilient community;
- Assisting in creating a sense of place;
- Cost effective and sustainable.

These principles have been considered when determining local social infrastructure requirements for Collison Estate

Benchmarks to determine provision

The City of Casey note that the benchmarks used to determine social infrastructure needs throughout their municipality are those included in the ASR Research document, *Planning for Community Infrastructure in Growth Areas, April 2008*, and the information utilised to determine the model of provision is included in their draft City of Casey Guideline *Community Facility Planning Functional Guidelines*⁸. The benchmarks included in the ASR Research document are also used by the Victorian Planning Authority (VPA) to guide its planning for community infrastructure (<https://vpa.vic.gov.au/strategy-guidelines/infrastructure/community-infrastructure-planning/>). Detailed information pertaining to the social infrastructure facilities being considered in this report from ASR Research is noted at the end of Appendix 1, and a summary of the rates used for the analysis, including Council's draft model of provision is provided below:

Table 3: Benchmarks to determine Needs and Provision

Based on ASR benchmarks Level 1: Neighbourhood Area (up to 10,000)					Benchmark to be used given Council's model (1 per population)	GFA based on draft Council Guidelines and General Provision	
Item	Relevant Populatio n Years	Planning Provision based on..	Places	Local / Broader Catchment LC/(BC)		GFA	External Area
Maternal and Child Health	0-6 year olds	0-1 year olds	1 MCH facility, includes 2 consulting rooms - two rooms for every 280 children aged up to 1	LC	280	Consulting rooms: 40 sqm Waiting area: 20 sqm Storage Cupboard: 5 sqm Total: 65 sqm	Not required

⁸ Council indicates that these guidelines are an operating internal document, to be used for guidance only

Based on ASR benchmarks Level 1: Neighbourhood Area (up to 10,000)					Benchmark to be used given Council's model (1 per population)	GFA based on draft Council Guidelines and General Provision	
Item	Relevant Populatio n Years	Planning Provision based on..	Places	Local / Broader Catchment LC/(BC)		GFA	External Area
Kindergartens	4 year olds	4 year olds	<p>A place for each 4 year old in the catchment area, 1 kindergarten room for every 75 children⁹ (30 spaces)</p> <p>However, this does not account for private provision – as was seen in earlier sections, private facilities account for 57-60% of all kindergartens in the Cranbourne East area. Taking this into account, the above benchmark can be discounted. To be conservative, and ensure that all children have access to kindergarten facilities the benchmark was discounted by 50% of Council's room allowance 1 room = 33 spaces (thus 1 kindergarten rooms every 66 children aged 4 year old)</p>	LC	66	<p>Council note that they cater for 1 session per room for 4 year olds, 2 sessions per room for 3 year olds. Council's model is for 3 rooms (for 3 and 4 year olds). For 3 rooms (each room accommodates 33 spaces):</p> <p>330sqm for 3 Kinder rooms</p> <p>Other spaces (toilets, storage, art room, staff area) 224sqm Kinder rooms</p>	990sqm
Kindergartens	3 year olds	3 year olds	<p>ASR indicated that this was incorporated with 4 year old Kindergarten, unless high demand, then additional third room. (ASR Research)</p> <p>However, given the Victorian Govt is funding 3-year-old kinder from 2022 onwards up to 15 hours by 2029, to be conservative, 2 sessions per Council room has been assumed (so 1 room could account for 66 children). This was then further discounted to account for private provision. For the 3 year old</p>	LC	110		

⁹ It is noted that the ASR guidelines assumes that 3 groups of 4 year olds can be accommodated per room. Council has indicated that due to the 30 hours of free kindergarten being provided by 2029 for all 4 year olds that one 4 year old room can only cater for 1 session (whereas in previous years, one 4 year old room could have catered for 2 sessions)

Based on ASR benchmarks Level 1: Neighbourhood Area (up to 10,000)					Benchmark to be used given Council's model (1 per population)	GFA based on draft Council Guidelines and General Provision	
Item	Relevant Populatio n Years	Planning Provision based on..	Places	Local / Broader Catchment LC/(BC)		GFA	External Area
			kindergarten, the benchmark was discounted by 40%.				
Playgroup rooms	0-5 years olds	0-3 year olds	Children aged up to 5 can access playgroup rooms, benchmarks are assessed from 0-3	LC	No benchmark used	Council does not cater for dedicated playgroup rooms, but needs met in flexible meeting space, that can have multiple uses – Large space: 150 sqm plus additional space for storage, kitchen and family bathroom (Total = 240 sqm)	330sqm
Small meeting rooms	All	Population	1, 20 people venue per 4,000 people	LC	4,000	Small space: 50 sqm	
Small to medium meeting rooms	All	Population	1, 21-50 people venue per 8,000 people	LC	8,000	Not usually provided at this level	
Medium meeting rooms	All	Population	1, 51-100 people venue per 8,000 people	LC	8,000	Not usually provided at this level	
Medium to Large meeting rooms	All	Population	1, 101-200 people venue per 8,000 people	BC	8,000	Not usually provided at this level	
Large meeting rooms	All	Population	1, 200+ people venue per 20,000 people	BC	20,000	Note: this is the same room that would cater for playgroups 150 sqm	
Shared Space	N.A	N.A	N.A	LC	N.A	Includes Entrance, Reception, Admin/Office, Staff Room, Community Foyer, Toilet/amenities, Cupboards,	Can depend on facility, but up to 500 sqm

Based on ASR benchmarks Level 1: Neighbourhood Area (up to 10,000)					Benchmark to be used given Council's model (1 per population)	GFA based on draft Council Guidelines and General Provision	
Item	Relevant Populatio n Years	Planning Provision based on..	Places	Local / Broader Catchment LC/(BC)		GFA	External Area
						Communications Room, Services cupboards, Bin Storage 175 sqm	

4. Current and Expected Future Population: Cranbourne East and Collison Estate

As previously discussed, Collison Estate is located within the Cranbourne East catchment, shown in Figure 9.

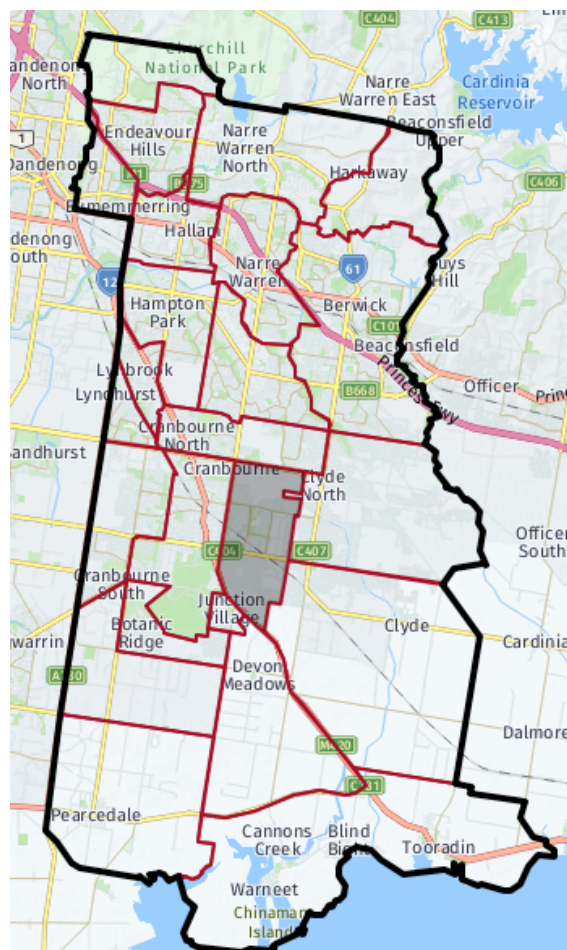
Figure 9: Cranbourne East Catchment Area

The current and likely future population characteristics of the catchment and Collison Estate are discussed below. All information has been taken from Census information via id Consulting's population and housing information.

Forecast information for Cranbourne East has also been sourced from id Consulting's webpage for City of Casey (<https://forecast.id.com.au/casey/about-forecast-areas?WebID=570>).

Id Consulting notes that forecasts for population and dwellings have been determined based on discussions with Council. From 2022, the forecast expectations of development in Cranbourne East considers the expected roll out of development associated with the following. It is noted that no infill development is expected:

- "The Hunt Club Estate
- Brindalee Estate
- Croskell PSP
- East Estate
- East Cranbourne Development Plan
- Hunters Green Retirement Village Continuation
- Future Greenfield Development
- Selandra Rise Estate South (West)
- Mayfield Estate
- 1345 Ballarto Road Subdivision
- Livingston & Pakhurst Estates
- Park Edge Estate
- Livingston Estate
- Bel Air Estate, Stages 3 – 6
- Croskell PSP - Mixed Use
- Blue Hills Rise Retirement Village
- Casey Fields South Psp 1057
- One Village Estate



- *Collison Estate*
- *Future Long Term Residential*
- *Future Potential*
- *Small sites - 11 dwellings"*

Source: <https://forecast.id.com.au/casey/residential-development?WebID=570>

Summary of Demographic and Socio-Economic Characteristics

In 2022, the Estimated Residential Population of the City of Casey was 378,472 people, of which 25,766 resided in the Cranbourne East catchment (7% of City of Casey). Important information regarding the determination of social infrastructure provision includes the following:

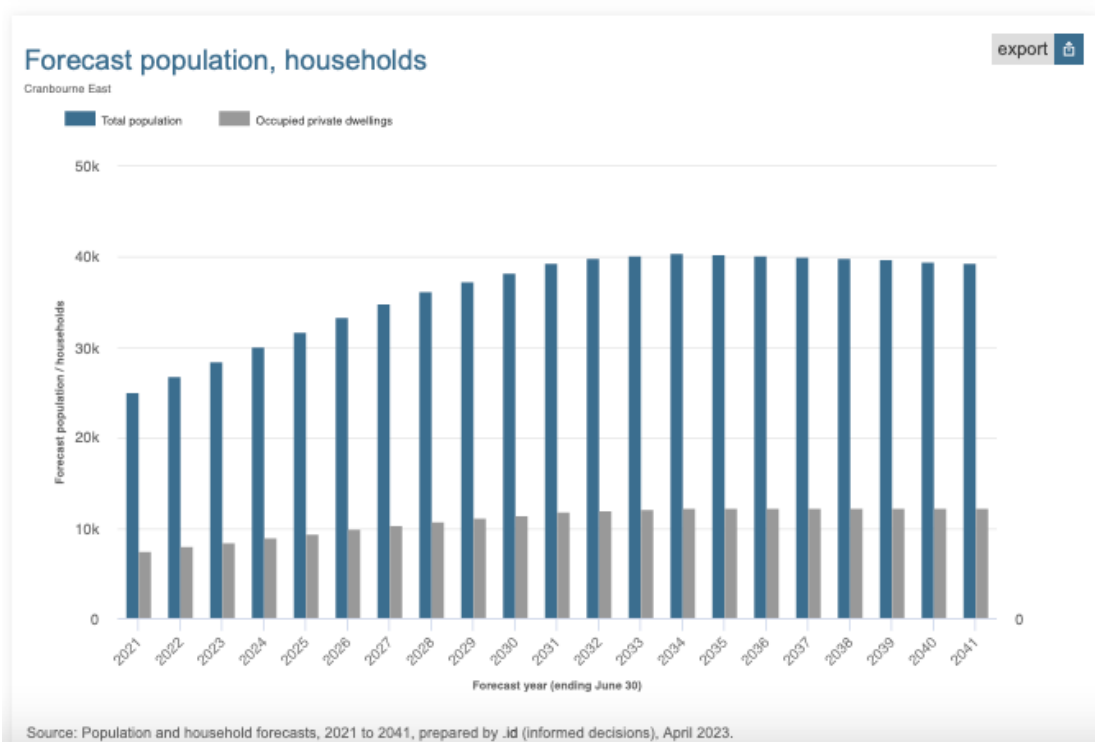
Overall population, dwellings and growth (refer Figure 10)

- Cranbourne East has seen continual growth in recent years, and population-wise is forecast to grow to 2036, after which marginal declines are expected.
- At 2036, the Cranbourne East population is likely to be around 40,212 people, which is a growth of around 156 percent on its 2022 population. By 2041, the population is expected to decrease slightly to around 39,404 people. Peak numbers of kindergarten aged children are likely to be present by 2031.
- By 2041, households in the Cranbourne East area are likely to increase by 163 percent on its 2021 basis. This results in around 12,323 households, which is an increase of 4,764 dwellings over the twenty year period to 2041.
- Average household size is expected to rise to 3.35 by 2026 and then gradually decrease to 3.19 by 2041. Even with the decline in average household size, these forecasts indicate that family households will remain as a predominant household type in Cranbourne East.
- As noted in the Development Plan for Collison Estate, December 2022, the Estate is expected to host 1,635 dwellings at full build out. The population of Collison Estate at full build out is expected to be 5,346 people.

Figure 10: Id Consulting, Forecast population, household and dwellings, Cranbourne East

Forecast population, households and dwellings					
Cranbourne East		Forecast year			
Summary	2021	2026	2031	2036	2041
Population	25,130	33,422	39,334	40,212	39,404
Change in population (5yrs)	—	8,292	5,912	878	-807
Average annual change	—	5.87%	3.31%	0.44%	-0.40%
Households	7,559	9,937	11,844	12,315	12,323
Average household size	3.31	3.35	3.31	3.25	3.19
Population in non private dwellings	131	131	131	131	131
Dwellings	7,788	10,238	12,205	12,690	12,700
Dwelling occupancy rate	97.06	97.06	97.04	97.04	97.03

Source: Population and household forecasts, 2021 to 2041, prepared by Id (informed decisions), April 2023.



Service Groups (refer Figure 11 and Figure 12)

- Between 2016 and 2021 Cranbourne East added additional persons to all service groups, considerably so to parents and homebuilders.
- At 2021, Cranbourne East had proportionally more babies and pre-schoolers, primary schoolers, secondary schoolers, as well as parents and homebuilders when compared to the Greater Melbourne area.
- The expected growth in population by service group for Cranbourne East over the 20 year period to 2041 is shown in Figure 12. This indicates that the number of babies and pre-schoolers will peak at 2031 (with an expected 3,403 children aged 0-4), and then marginally decline to 2,904 in 2041. Primary school children and people aged 25 – 49 will also peak between 2031 and 2036, and then decline over the following 5 years to 2041. All age groups over 50 will increase their populations over each of the consecutive 5 year periods to 2041.

Figure 11: Age Structure, Service Age Groups Cranbourne East vs Greater Melbourne, 2021, and Change in age structure, Cranbourne East, 2021

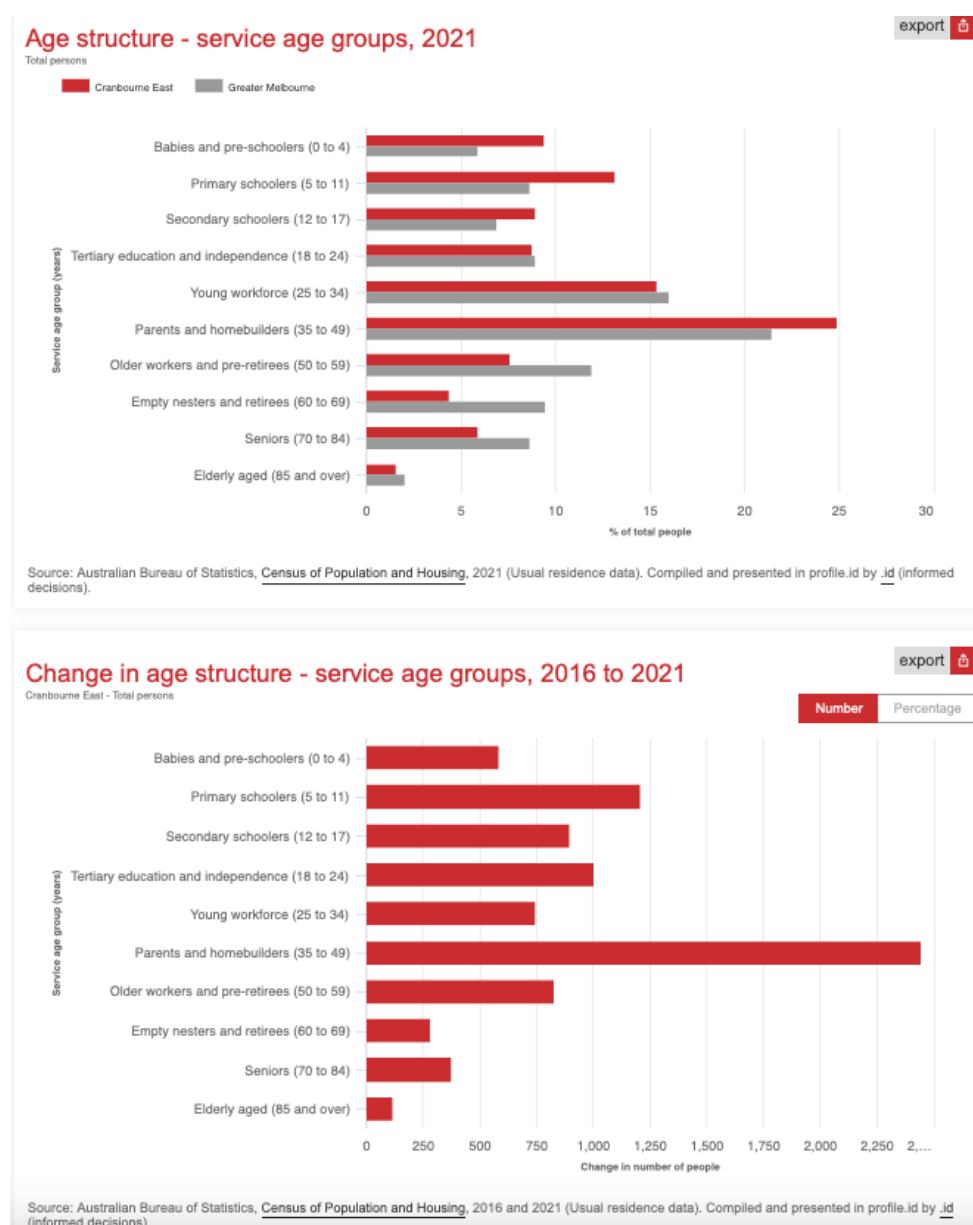
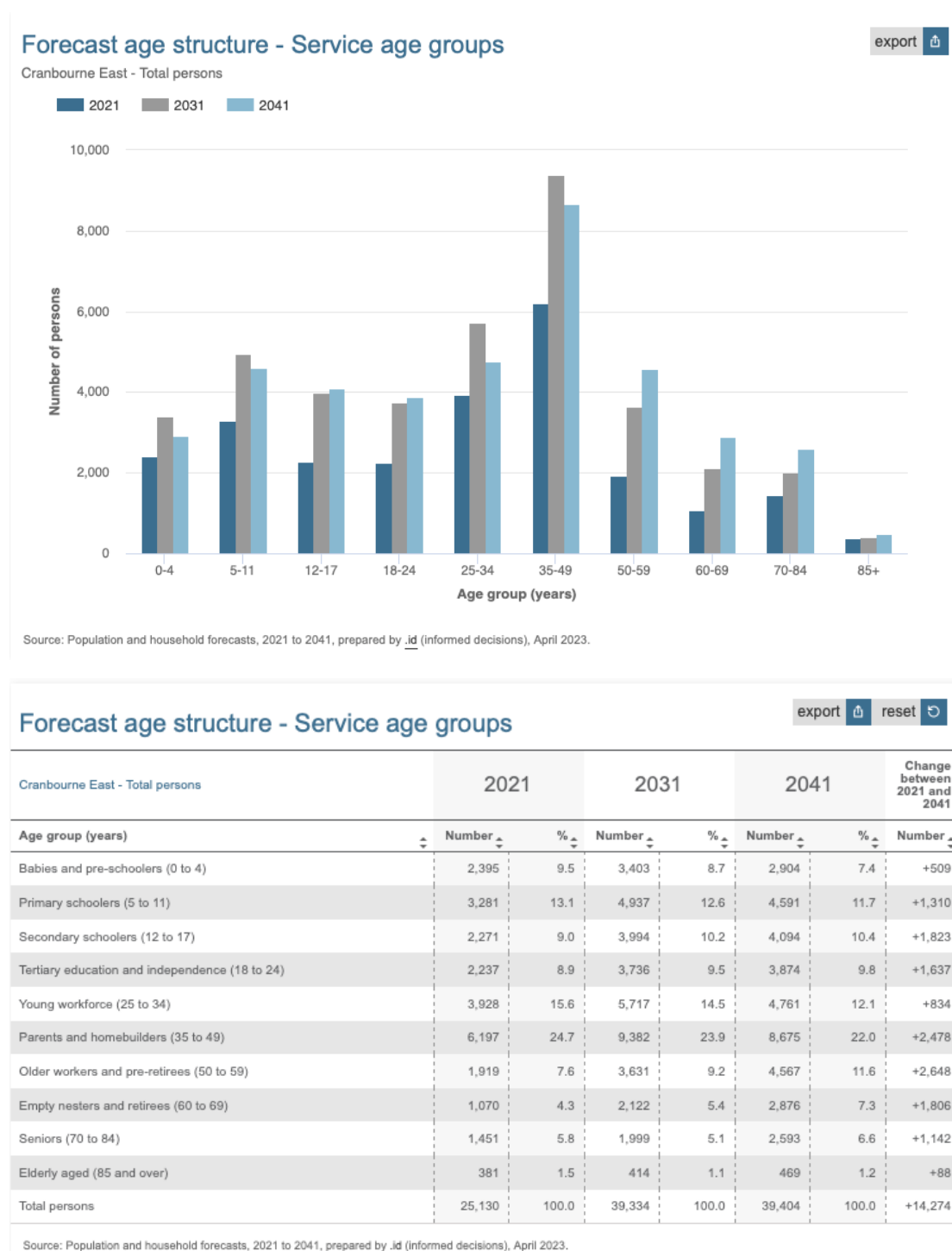


Figure 12: Forecast Age Structure, Service Age Groups (2021, 2031, 2041)



Forecast numbers of people by service groups in Collison Estate

To determine the likely number of people within service groups in Collison Estate, similar proportions to the Cranbourne East forecasts were applied to the overall population. However, given that the Collison Estate will have a proportion of medium density housing, to be conservative, marginally lower proportions of people aged 17 and under were utilised in the calculations (refer 'assumed % of Cranbourne East % in Table 4 and 5).

The assumptions used, and the likely number of people within the service groups for Collison Estate is shown in Table 4 for 2031 and 2041. Both these time periods were utilised as children likely to require kindergarten services is expected to peak at 2031. To assist with assessment of kindergarten demand, the proportion of children aged 3 and 4 were also estimated (refer Table 5).

Table 4: Likely number of persons by Service Group (2021-2041), Collison Estate

Age group (years)	Cranbourne East		Collison Estate					
	2031	2041	2031			2041		
	%	%	Assumed % of Cranb'ne East %	% in Collison Estate	Number in Collison Estate*	Assumed % Cranb'ne East %	% in Collison Estate	Number in Collison Estate*
Babies and pre-schoolers (0 to 4)	8.7	7.4	96%	8.3	444	96%	7.1	378
Primary schoolers (5 to 11)	12.6	11.7	96%	12.0	644	96%	11.2	598
Secondary schoolers (12 to 17)	10.2	10.4	96%	9.7	521	96%	10.0	533
Tertiary education and independence (18 to 24)	9.5	9.8	97%	9.2	493	97%	9.5	510
Young workforce (25 to 34)	14.5	12.1	97%	14.1	754	97%	11.7	627
Parents and homebuilders (35 to 49)	23.9	22.0	104%	24.8	1,326	104%	22.9	1,224
Older workers and pre-retirees (50 to 59)	9.2	11.6	110%	10.2	543	110%	12.7	682
Empty nesters and retirees (60 to 69)	5.4	7.3	100%	5.4	288	100%	7.3	390
Seniors (70 to 84)	5.1	6.6	100%	5.1	272	100%	6.6	352
Elderly aged (85 and over)	1.1	1.2	100%	1.1	56	100%	1.2	64
Total persons					5,346			5,346

* May be slight differences in totals due to rounding

Table 5: Likely number of persons in age groups 0-4 at full build out, Collison Estate – either 2036 or 2041

Age	Cranbourne East				Collison Estate			Cranbourne East		Collison Estate	
	2021 Persons*	2021 (%)	2031 (%)	2041 (%)	% Cranb'ne East^	2031 (%)	2041 (%)	2031 Persons	2041 Persons	2031 Persons	2041 Persons
0	395	1.6%	1.5%	1.2%	96%	1.4	1.2	573	489	75	64
1	468	1.9%	1.7%	1.5%	96%	1.7	1.4	679	580	89	76
2	468	1.9%	1.7%	1.5%	96%	1.7	1.4	679	580	89	76
3	491	2.0%	1.8%	1.5%	96%	1.7	1.5	713	608	93	79
4	513	2.1%	1.9%	1.6%	96%	1.8	1.5	745	635	97	83
0-4 years	2,325	9.5%~	8.7%~	7.4%~	96%~	8.3~	7.1~	3403	2904	444	378
Total Pop	24,679*							39,334~	39,404~	5,346`	5,346`

Source: * ABS Census; ~ Id Consulting; ^ Consultant assumptions; ` Development Plan, December 2022

Cultural Mix

- Analysis of the cultural mix of Cranbourne East showed that the top 5 ancestries in the catchment area at 2021 were English and Australian (40.2 percent), Indian (16.2 percent), Punjabi (5.3 percent) and Filipino (4.9 percent).
- There were considerably more people (proportionally) with Indian, Punjabi and Filipino ancestry when compared with Greater Melbourne (Greater Melbourne proportions were 5.3 percent, 1.0 percent and 1.7 percent respectively).
- The largest changes in the population's ancestries between 2011 and 2016 were included:
 - Indian (+1,766 persons)
 - Punjabi (+1,057 persons) and
 - Australian (+993 persons).

Table 6: Ancestry, Cranbourne East, 2016-2021

Ancestry - Ranked by size							
Cranbourne East - Total persons (Usual residence)							
2021				2016			Change
Ancestry	Number	%	Greater Melbourne %	Number	%	Greater Melbourne %	2016 to 2021
English	4,980	20.2	25.6	4,295	26.5	26.6	+685
Australian	4,933	20.0	23.4	3,940	24.3	24.0	+993
Indian	4,000	16.2	5.3	2,234	13.8	4.4	+1,766
Punjabi	1,312	5.3	1.0	255	1.6	0.3	+1,057
Filipino	1,208	4.9	1.7	590	3.6	1.3	+618
Scottish	1,085	4.4	7.1	1,003	6.2	7.3	+82
Irish	1,033	4.2	8.3	921	5.7	9.1	+112
Hazara	954	3.9	0.4	--	--	--	--
Sinhalese/Sri Lankan	859	3.5	1.6	713	4.4	1.5	+146
Sikh	744	3.0	0.5	--	--	--	--

5. Social Infrastructure Needs to 2041

Demand for social infrastructure

To determine demand for social infrastructure in Collison Estate, the benchmarks noted in Section 3 were applied to the population forecasts for both Cranbourne East and Collison Estate in Section 4. This produced the following overall requirements:

Table 7: Overall Demand for Social Infrastructure for Cranbourne East and Collison Estate at full build out – assumed by 2041 at the latest

Item	Relevant Population				Benchmark used	Identified Need (overall)			
	Cranb'ne East		Collison Estate			Cranb'ne East		Collison Estate	
Year	2031	2041	2031	2041	(1 per population)	2031	2041	2031	2041
Maternal and Child Health Facility	573	489	75	64	280	2.0 (2 rooms)	1.7 (3.4 rooms)	0.3 (0.6 rooms)	0.2 (0.4 rooms)
4 Year Old Kindergartens (1 rooms – 30 licensed spaces each ASR, City of Casey 1 =33 licensed spaces) – benchmark of 1 room per 66 children provided to account for 50% private provision in the area	745	635	97	83	66	11.3 Rooms	9.6 Rooms	1.5 Rooms	1.3 Rooms
3 Year Old Kindergartens (1 room – 30 licensed spaces each ASR but can do multiple sessions, City of Casey 1 room can hold 2 sessions (15 hours free only), therefore 1 room – 66 spaces) – benchmark of 1 room per 110 children provided to account for 40% private provision in the area	713	608	93	79	110	6.5 Rooms	5.5 Rooms	0.8 Rooms	0.7 Rooms
Playgroup rooms	2,644	2,257	346	295	No benchmark used	not assessed	not assessed	room needed	room needed
Small meeting rooms (number)	39,334	39,404	5,346	5,346	4,000	9.8 (rooms)	9.9 (rooms)	1.3 (rooms)	1.3 (rooms)
Small to medium meeting rooms (number)	39,334	39,404	5,346	5,346	8,000	4.9 (rooms)	4.9 (rooms)	0.7 (rooms)	0.7 (rooms)
Medium meeting rooms (number)	39,334	39,404	5,346	5,346	8,000	4.9 (rooms)	4.9 (rooms)	0.7 (rooms)	0.7 (rooms)
Medium to Large meeting rooms (number)	39,334	39,404	5,346	5,346	8,000	4.9 (rooms)	4.9 (rooms)	0.7 (rooms)	0.7 (rooms)
Large meeting rooms (number) (note can service a larger catchment area, but required in Collison Estate to service playgroups. Provision of a larger, flexible room at Collison would also account for the demand in smaller to medium meeting rooms, medium sized meeting rooms, and medium to large meeting rooms.)	39,334	39,404	5,346	5,346	20,000	2.0 (rooms)	2.0 (rooms)	0.3 (rooms)	0.3 (rooms)

Net / Additional Demand to 2041

The above analysis determined the overall demand based on total population at 2031 and 2041. To determine the additional demand required, a number of tasks were performed.

Firstly, in line with Plan Melbourne, the spatial reach of current facilities was tested for a twenty-minute walkable area (refer Figure 13 - the inner ring is 400m and larger ring is 800m radius - which are 5 and 10 minute walking distances either side of the facility). Secondly, the capacity of existing facilities was taken into account where appropriate. Lastly, existing supply was subtracted from demand where there was spatial overlap and/or current supply. The combination of these tasks determined overall additional requirements to 2041 for Cranbourne East and Collison Estate.

Figure 12 shows the twenty minute walkable catchment areas for social infrastructure in the Cranbourne East area. As can be seen, the spatial reach of current facilities only partially overlaps with Collison Estate with one facility (between the 5 minute / 400m to 10 minute / 800m walk time boundary - Selandra Family and Children's Centre), and another facility (Hunt Family and Children's centre) marginally servicing the western boundary of the Estate (at the edge of a 10 minute / 800m walk time catchment). The topmost north west corner, plus the and southern area of the Estate, however, remains unserved by any Council-managed facility.

Due to the southern parts of the Estate not having twenty minute walkable access to Council-managed social infrastructure, the expected growth and need for further social infrastructure in Cranbourne East generally over the period to 2041, and the minimal spare capacity in many Kindergarten services at 2023, most of the assessed overall demand requirements for Collison Estate (refer Table 7) were considered applicable. However, demand for medium meeting rooms in Collison Estate were assumed to be able to met through the considerable spare capacity at existing facilities. A larger meeting space being provided in a facility at Collison Estate was considered justified due to the requirement for a playgroup space as well as the need to meet other activity requirements for the residents of Collison (eg. having a space that could provide health and fitness activities, wellbeing activities, and general community meeting activities). It is noted that there are no large meeting spaces in Cranbourne East catchment area, so a portion of use of this space from the wider catchment area may also result.

It was noted that the maternal and child health facilities in the Hunt Club Family and Community Centre was operating at 60 percent in 2023, but that the twenty minute walkable catchment only marginally serviced the Estate. In addition, the service at Selandra Family and Children's centre was effectively full. Given that large components of Collison Estate in the southern area were not serviced at all by existing facilities for the twenty minute walkable catchment, and that young families are likely to be a key demographic at the Estate, a requirement for maternal child health services was considered to still be necessary in Collison Estate (despite this not hitting the benchmark for a full facility).

Resultant requirements for social infrastructure are outlined in Table 8.

Figure 13: Twenty Minute Walkable Catchments for Existing Social Infrastructure



Table 8: Additional Demand for Social Infrastructure for Cranbourne East and Collison Estate at full build out – assumed by 2041 at the latest

Item	Identified Need				Existing Supply (no infra in Collison Estate at 2023)	GAP-				RECOMMENDED NEW REQUIREMENTS	
						Net / Additional Demand				- Net / Additional Demand	
	Cranb'ne East 2031	Cranb'ne East 2041	Collison Estate 2031	Collison Estate 2041	Cranb' East	Cranb'ne East 2031	Cranb'ne East 2041	Collison Estate 2031	Collison Estate 2041	Cranb'ne East at peak (to 2041) – Overall (i.e including Collison Estate)	Collison Estate (at peak demand)
Maternal and Child Health Facility	2.0 services (4 rooms)	1.7 services (3.4 rooms)	0.3 (0.6 rooms)	0.2 (0.4 rooms)	6 rooms	no additional need	no additional need	0.6 rooms	0.4 rooms	0 services Rates indicate need is generally met overall	2 rooms Spatially need not met, suggest a service is provided. Council's model includes 2 MCH rooms. This can partially service surrounding areas as well
4-Year-Old Kindergartens (1 room 30 spaces each)	11.3 rooms (Council only)	9.6 rooms (Council only)	1.5 rooms (Council only)	1.3 rooms (Council only)	9 rooms for 3 and 4 year old kinder. For the analysis assumed 5 four year old rooms, and 4 three year old rooms	6.3	4.6	1.5	1.3	6 – 7 four year old kindergarten rooms may be required – Continue to monitor Around 6-7 new rooms may be needed for 4-year-old kindergarten over the forecast period - Council to continue to monitor demand. These assessments assume that private market will continue to provides around 50% of spaces. If private provision drops off, demand for Council services would need to increase.	2 four year old kindergarten rooms Collison Estate likely to require 1.5 four year old kindergarten rooms servicing 60 children - this will need to be rounded up to 2 four year old kindergarten rooms to ensure that all children can be accommodated. This will then be able to service further people in the Cranbourne East area. NB: this assumes that 50% of 4 year olds will attend non-Council facilities. Should this not occur, demand for Council kindergarten services will be higher.

Item		Identified Need				Existing Supply (no infra in Collision Estate at 2023)	GAP- Net / Additional Demand				RECOMMENDED NEW REQUIREMENTS - Net / Additional Demand	
		Cranb'ne East 2031	Cranb'ne East 2041	Collision Estate 2031	Collision Estate 2041	Cranb' East	Cranb'ne East 2031	Cranb'ne East 2041	Collision Estate 2031	Collision Estate 2041	Cranb'ne East at peak (to 2041) – Overall (i.e including Collision Estate)	Collision Estate (at peak demand)
3-Year-Old Kindergartens (1 room 30 spaces each)		6.5 rooms (Council only)	5.5 rooms (Council only)	0.8 rooms (Council only)	0.7 rooms (Council only)	9 rooms for 3 and 4 year old kinder. For the analysis assumed 5 four year old rooms, and 4 three year old rooms	2.5	1.5	0.8	0.7	Up to 3 three year old kindergarten rooms may be required – continue to monitor Up to 3 new rooms may need to be available for 3-year-old kindergarten over the forecast period - Council to continue to monitor demand. These assessments assume that private market will continue to provides around 40% of spaces.	1 three year old kindergarten room Collision Estate likely to require 1 three year old kindergarten room. NB: this assumes that 1 room can service 66 children and that 40% of 4 year olds will attend non- Council facilities. Should this not occur, demand for Council kindergarten services will be higher.
		17.6 (sessions per week day)	15 (sessions per week day)	2.3 (sessions per week day)	2 (sessions per week day)	No benchmar k or analysis	0 new rooms required	0 new rooms required	1 room required	1 room required	To be monitored Likely to have additional need to 2041 but existing facilities may be able to cater for it - will need to monitor overtime	To be accommodated in 1 large flexible room Suggest flexible space (large) be included for playgroup sessions as well as other community activities.
		9.8	9.9	1.3	1.3	1.5	8.3	8.4	1.3	1.3		1 small meeting rooms

Item		Identified Need				Existing Supply (no infra in Collison Estate at 2023)	GAP- Net / Additional Demand				RECOMMENDED NEW REQUIREMENTS - Net / Additional Demand	
		Cranb'ne East 2031	Cranb'ne East 2041	Collison Estate 2031	Collison Estate 2041	Cranb' East	Cranb'ne East 2031	Cranb'ne East 2041	Collison Estate 2031	Collison Estate 2041	Cranb'ne East at peak (to 2041) – Overall (i.e including Collison Estate)	Collison Estate (at peak demand)
Small meeting rooms (number)		(rooms)	(rooms)	(rooms)	(rooms)	(rooms)			rooms required	rooms required	Up to 8 rooms potentially needed – to be monitored Considerable demand in future, but much spare capacity in existing spaces.	Given spare capacity in the surrounding area, but noting that spatially large parts of Collison Estate not serviced, the minimum (1 room) has been nominated.
Small to medium meeting rooms (number)		4.9 (rooms)	4.9 (rooms)	0.7 (rooms)	0.7 (rooms)	0 (rooms)	4.9	4.9	0.7	0.7 rooms required	5 rooms potentially needed – To be monitored Considerable demand in future, but much spare capacity in existing spaces.	0 rooms required Although spatially there are no medium rooms servicing Collison Estate, the large space could be flexibly designed to ensure that small to medium meeting rooms could be provided if needed.
Medium meeting rooms (number)		4.9 (rooms)	4.9 (rooms)	0.7 (rooms)	0.7 (rooms)	3 (rooms)	1.9	1.9	0.7 rooms required	0.7 rooms required		
Medium to Large meeting rooms (number)		4.9 (rooms)	4.9 (rooms)	0.7 (rooms)	0.7 (rooms)	0 (rooms)	4.9	4.9	0.7 rooms required	0.7 rooms required		
Large meeting rooms (number)		2 (rooms)	2 (rooms)	0.3 (rooms)	0.3 (rooms)	0 (rooms)	2	2	0.3	0.3 rooms required	Potentially 2 rooms Overall - To be monitored Further demand may not be needed, depending on the usage of the large space at Collison	Large meeting space required - see playgroup To be designed to be flexible to cover the partial demand for medium spaces too.

Future need for social infrastructure in Collison Estate at peak

Given the above analysis, it is recommended that the social infrastructure provision in Collison Estate (to cater for peak population) includes:

- ***An allowance for maternal child health services*** – the assessment here indicates that at the peak, 0.6 rooms are required for Collison, but it is noted that Council’s model of provision for a MCH service has two consulting rooms. MCH rooms can also be used for other Council services such as Youth counselling, or hired out when not being used by Council (for example by not-for-profit community-based groups and funded organisations and agencies, as per Community Facilities Planning Policy). As such, it is suggested, that two rooms be provided, but the cost of only 0.6 rooms be apportioned to residents within Collison Estate (with the broader catchment area or Council taking up the cost for remaining proportion of rooms).
- ***3 rooms to cater for 4-year-old and 3-year-old kindergarten*** – the assessment notes that 1.5 rooms are required for 4 year olds and 0.8 rooms for 3 year olds (2.3 rooms). However, given the dot points below, a 3 room model is considered justifiable:
 - The benchmarks have been discounted for considerable private provision (which may or may not result);
 - There is likely to be considerable demand for further kindergarten facilities in the remainder of the Cranbourne East catchment area;
 - Council’s preference is for a three room model for service feasibility, outreach and occupational health and safety; and,
 - It is recommended that Council not ‘under-provide’ rooms (otherwise other community space can be impinged upon).
- ***Flexible community spaces*** that can allow for at least 1 small meeting room, and a larger space for playgroups (that can be sectioned to provide small to medium spaces if required) as well as other community requirements such as youth and other demographic groups, social support, health and well-being activities. Given the cultural diversity of Cranbourne East, it is recommended that further discussion with community groups occur in the design of the facility to ensure that cultural practices/space requirements (if there are any) are taken into account.
- ***Shared space*** to allow for foyer, storage, amenities, circulation.

Principles of Provision

As noted in Section 3, it is important that the delivery of the Community Facility in Collison Estate be developed according to the City of Casey's Community Facility Planning Principles (Community Facilities Planning Framework). In summary this includes the need for the facility to be:

- ***Best practice and flexible.*** Incorporating smart and sustainable architectural design, sustainable materials and practices, universal access / design will ensure that the Centre is best practice. The centre and its spaces should also be innovative, flexible and multi-purpose, such that it can remain relevant throughout time, and relevant for multiple demographic groups, including, but not limited to, youth, aging, and families.
- ***Safe, inclusive, appropriate and accessible.*** Basing the design of site and building on CPTED principles is essential, and ensuring that all cultural groups requirements are taken into consideration. In addition, ensuring all levels of ability can access the facility is important. Establishing an on-going dialogue with the community will be important in ensuring the type and range of services provided in the facility remain appropriate and that cultural requirements are addressed.
- ***Well located, connected and integrated.*** The centre will need to be well located with regard to other facilities such as retail areas and/or open space so that it can provide the most value to not only its users but also the Region. Ensuring that the centre is located in an area that enables all residents access to this facility in a twenty minute walking catchment is essential. Connecting the facility both physically and aesthetically to its surrounding infrastructure and services will also assist in ensuring that the centre integrates into the broader area. As noted previously, it is recommended that the facility is designed in consultation with the community so it adds to (and helps shape) the sense of identity of the Collison Estate community in a way that is inclusive and sensitive to any cultural practices.

6. Overall Recommendations

Based on the assessed population, benchmarks of provision, Council's provision models, current supply of social infrastructure in the Cranbourne East catchment area and twenty minute walkable catchment areas, the needs for Collison Estate closely resembles Council's Level 1 Family and Community Centre. As such, it is recommended that the required services be provided based on Council's Level 1 facility, in line with Council's recommended floorspace (approximately 1084 internal sqm, and 1320 external sqm). It would be considered appropriate for the development to be on a site of between 0.6-0.8 ha¹⁰.

Table 9: Potential Community Facility for Collison Estate based on Council's Model of Provision

Facility Area		Indoor GFA sqm	Formal Outdoor Space sqm
Maternal and Child Health	2 consulting rooms	Consulting Rooms: 40sqm Waiting Area: 20sqm Storage Cupboard: 5sqm Total: 65sqm	Total Outside: NA
Kindergarten 3 year old and 4 year old services	3 rooms for both 4-year-old and 3-year-old service	Kindergarten Rooms - 3 rooms: 330sqm Locker area: 24sqm Children's toilets: 35sqm Office/staff space: 25sqm Storage: 90sqm Art room / sinks etc: 25sqm Kitchenette: 25sqm Waiting space: incl. above Total: 554sqm	(Inclusive of 60-80sqm of undercover verandah /canopy area off the building) Total External: 990sqm
Space for Playgroups and other Community Activities	Large flexible space to allow sessions per weekday Small space Located so these can be flexible in terms of size and function	Large room flexible to be able to provide smaller sized rooms if needed and future proofed for kindergarten services if required Large Space: 150sqm Storage, kitchen and family bathroom: 90sqm Total: 240sqm	Total External: 330sqm
Small Meeting Room		Small room Total: 50sqm	
Other areas	Entry, circulation, toilets, kitchenette, first aid room	Entry, circulation, toilets, kitchenette, first aid room Total: 175sqm	
Car Parking/ landscaping	Not calculated- This will be provided as required by Council		
Totals		Total Internal: 1084sqm	Total External: 1320sqm

¹⁰ This is Council's land requirements for a Level 1 community facility (Council discussions 2021)

If the facility was co-located with retail facilities or open space facilities, so long as the requirements for the other local functions were accommodated, the size of land holdings could simply be the other local function plus the building footprint (internal and external GFA) for the community facility. Ample parking would be required for both the community facility and the other co-located facility/ies.

The centre should focus on early childhood services as well as provide flexible community space for playgroups youth, other demographics and the general population of Collison Estate.

Apportionment to Collison Estate

Table 10 overleaf shows the extent to which the demand from Collison Estate accounts for internal and external building requirements. This table indicates that the Collison Estate community facility will cater primarily for Collison Estate populations, but is likely to have some usage of maternal and child health services, and kindergarten rooms outside of the Estate. Marginal usage of the larger space may also be demanded by people external to Collison Estate, however, the establishment of the space will be primarily required for playgroups and other community functions focused on Collison Estate residents. Overall, calculations indicate that approximately 82 percent of internal floorspace will be utilised by Collison Estate residents. This proportion has been applied to the external floorspace as well (refer Table 10).

Cost of Facility

An Opinion of Probable Cost was prepared by the Council at June 30, 2023, and is included in the DCP. In July 2023 prices the facility is expected to cost approximately \$8.840 million (excl. GST) in capital costs. Applying the apportionment percentage above (82%) to this cost would indicate that Collison Estate residents should be responsible for \$7.25 million (2023 prices, excl. GST).

Table 10: Apportionment Rationale

Facility Area	Recommended Model of Provision for Collision Estate	Demand from Collision Estate (%)	Demand catered for outside Collision Estate (%) – to be paid by Council	Internal Sqm allocated to Collision Estate (total sqm for facility)
Maternal and Child Health	2 consulting rooms	0.6 rooms (30%)	1.4 rooms (70%)	20 sqm (Total: 65 sqm)
Kindergarten - 3 year old and 4 year old services	3 rooms for both 4-year-old and 3-year-old service	1.5 room for 4 year olds' service 0.8 for 3 year olds' service overall: 2.3 rooms (77%)	0.7 rooms (23%)	420 sqm (Total: 554 sqm)
Space for Playgroups / Flexible Large Space	Flexible space to allow 2 sessions per weekday	Playgroup requires a large room, plus Demand for 0.3 room large meeting room spaces, plus other demand for medium, small-medium and smaller spaces (90%)	Part-room (10%)	220 sqm (Total: 240 sqm)
Small Meeting Room	Located so these can be flexible in terms of size and function	1.3 rooms required, but only 1 recommended due to flexibility that could be provided in the large space (100%)	0%	50 sqm (Total: 50sqm)
Other areas	Entry, circulation, toilets, kitchenette, first aid room	All required for the safe functioning of the facility (100%)	NA (0%)	175 sqm (Total: 175 sqm)
Car Parking/ landscaping	Not calculated- As required by Council			
Total sqm Internally	885 sqm apportioned to Collision Estate - 82% (Total Internal: 1084sqm)			
Total sqm Externally (not including parking)	1080sqm apportioned to Collision Estate - 82% (Total External: 1320sqm)			

Locational Opportunities

It is noted in Council's principles of provision that access to the facility should be provided to the catchment area, but there are few other stipulations in Council's guidance regarding location.

To maximise benefit and utilisation, community facilities should be co-located or located within close proximity to other appropriate uses, particularly retail facilities and/or open space/recreational opportunities. Being located on a public transport route is also ideal.

In 2021 it was noted that Collison Estate community facility could be provided in a number of areas. To account for the 'unserved' area of the Estate with regard to existing facilities, the centre could be provided in the middle to the southern area of the Estate (in the area bounded by Heather Grove to road C407). Locating it somewhere in that area would ensure that all residents have access to local social infrastructure within twenty minutes of walking and that all areas within Collison Estate would then be serviced.

Considering the principle of the centre being developed adjacent to / within any retail facilities and/or open space opportunities, and coupling this with the southern area for placement, brings in two specific opportunities:

- In other reports (refer SGS report), a small retail facility was recommended for the estate, and this has been notionally placed at the corner of Heather Grove and Mayfield Road. The community facility could be located here also, and car parking / external areas could be consolidated to account for both retail and community use. This would be considered the **preferable area** as parking would be required for the community facility, and this could be combined with parking for the retail facility. In addition, this location provides the potential for combined retail/community services trips.
- An alternative would be in the southern part of the Estate adjacent to the open space. Although this would be an appropriate location as well, it is less preferred to the co-located retail site as car parking would need to be supplied for the community facility (but would not be required if just the local park was provided). This would be the second and lesser preferred site as local parks do not require parking, but the Community Facility would (so space for parking would be required as well as the facility). In addition, if the community facility was located here, Council would need to ensure that the local park was still meeting Council's standard size for local parks. (So **additional** space would be needed for the Community Facility (rather than the Community Facility take a part of the existing park size), to ensure that the local park was not undersized). There is also the potential for spill over car parking in the residential area if car parking was reduced in this area and traffic generation may increase in the internal roads compared to if this area was preserved just for the local park. Nonetheless, this location would still be workable if all of Council's standards for community facilities and local parks could be met.

It is noted that the draft Development Plan has now co-located the facility with the proposed local neighbourhood activity centre at the corner of Heather Grove and Mayfield Road, which (as noted above), is the preferable area for the facility.

Figure 14: Development Plan, Collison Estate



Timing of Provision

Given that the timing of Collison Estate is relatively unknown, it is considered appropriate that triggers of development be associated with the provision of the community facility (rather than stated years).

In Victoria's best practice guides, the timing for delivery of facilities is not stated, but it is suggested that planning for facilities commence early to maximise affordability outcomes and realise beneficial land opportunities (ASR Research 2008, 2009).

It has been noted elsewhere that ideally even the first resident in an area should have access to appropriate social infrastructure services and facilities (OUM, 2007), and in the City of Casey's Community Facilities Planning Framework it is noted that Council aims to ensure every resident is provided with the opportunity *"to connect with others in their community and access services and programs that meet their health, wellbeing and developmental needs"*. In reality, however, a balance between service delivery to residents and service efficiency needs to be struck.

To ensure adequate access to community facilities and services, therefore, it is recommended that once the first 800 households within the Estate is established (approximately 50 percent of the catchment), or the first 500 households south of Heather Road in the Estate are established (given that this is the area that is un-serviced currently) - whichever comes first - that the community facility be built. Building facilities such as the one presented here requires lead time, and as such, it is recommended that Council start planning the community facility at least 3 years prior to the expected thresholds stated above.

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Appendix 1: Policy Review

Victorian State Government, Plan Melbourne, 2016

Plan Melbourne is the Victorian State Government’s long-term blue-print for a ‘generation of action’, designed to ensure that Melbourne remains and improves its global competitiveness and liveability. It responds to the immediate and long term challenges and opportunities faced by Victoria as a whole, as well as within Melbourne’s regions and its local areas. The Plan revises the 2014 version of Plan Melbourne to reflect ongoing policies and priorities and is in place to “*creating continuity, clarity and certainty for communities, businesses and governments*”. The Plan is centred on ensuring that Melbourne best serves its forecast 8 million people by 2050 and its vision is that “*Melbourne will continue to be a global city of opportunity and choice*”.

One of the key objectives of Plan Melbourne centres on “Community and liveability”. The Plan recognises that, Melbourne needs to protect its liveability and sense of community as it grows. Three key principles are central to this objective, including:

- **Principle 5: Living locally and developing 20 minute neighbourhoods:** Creating accessible, safe and attractive local areas where people can access most of their everyday needs within a 20-minute walk, cycle or local public transport trip, will make Melbourne healthier and more inclusive. Due to the specialised and diverse nature of work, many people will still need to travel outside of this 20-minute neighbourhood for their jobs.
- **Principle 7: Strong and healthy communities:** To remain a city of diverse, healthy and inclusive communities, Melbourne needs to ensure its neighbourhoods and suburbs are safe and walkable. Strong communities need affordable, accessible housing; local health, education and community services; access to recreation spaces; and healthy food.;
- **Principle 8: Infrastructure investment that supports balanced city growth:** Smart infrastructure investment and better utilisation of existing infrastructure is the key to creating new jobs and driving population growth in the right places. It is also vital for the social, economic and environmental wellbeing of the city. That’s why there needs to be a pipeline of projects and initiatives that make Melbourne more sustainable, accessible and prosperous

With regards to social infrastructure provision, Plan Melbourne’s intentions for **20 minute neighbourhoods** is about acknowledging that while some infrastructure and services will be beyond this timeframe, the local infrastructure that allows day to day functioning should be within easy reach for residents. This applies to everyday needs such as schools, shops, meeting places, open spaces, cafes, doctors, childcare and access to public transport. In addition, this principle acknowledges that access to local services—including early years centres, primary and secondary schools, parks and sporting fields, and medical centres—is needed at the early stage of a neighbourhood’s development.

Directions	Policies
Create a city of 20-minute neighbourhoods	Create mixed-use neighbourhoods at varying densities Support a network of vibrant neighbourhood activity centres
Create neighbourhoods that support safe communities and healthy lifestyles	Improve neighbourhoods to enable walking and cycling as a part of daily life
Deliver social infrastructure to support strong communities	Facilitate a whole-of-government approach to the delivery of social infrastructure Create health and education precincts to support neighbourhoods Support not-for-profit community services to build social capital and stronger communities
Deliver local parks and green neighbourhoods in collaboration with communities	Provide and protect land for cemeteries and crematoria Develop a network of accessible, high-quality, local open spaces Support community gardens and productive streetscapes

Free Kindergarten, Best Start, Best Life

Sourced: <https://www.vic.gov.au/give-your-child-the-best-start-in-life>

“The best start for every Victorian child

The Victorian Government has committed \$9 billion to expand kindergarten programs across the state.

This means that:

- *From 2023, Free Kinder will be available for all Victorian three and four year old children at participating services in both standalone (sessional) services and long day care (childcare) settings – a saving of up to \$2,500 per child, every year.*
- *Over the next decade, Four-Year-Old Kindergarten will transition to ‘Pre-Prep’ – increasing to a universal 30-hour a week program of play-based learning for every four-year-old child in Victoria.*
- *50 Victorian government-owned and affordable childcare centres will be established. These centres will be built in areas that have unmet demand and will make it easier for families to access childcare. The first of the centres will be available in 2025.*

Having Free Kinder supports every Victorian child to get the best start in life no matter where they live. It is strongly encouraged that all children attend kinder programs for two years before school as a crucial part of their educational journey.

These major new initiatives are in addition to the roll-out of Three-Year-Old Kindergarten across the state. The Victorian Government is investing \$5 billion over the decade to deliver 15 hours per week of Three-Year-Old Kindergarten for every child.

Free Kinder in 2023

Free Three- and Four-Year-Old Kinder will be available across Victoria at participating services in 2023 at both long day care and sessional (standalone) services.

Free Kinder means more Victorian children can have the best start in life, no matter where they live:

- *For three-year-olds, this means from 5 and up to 15 hours per week of a kindergarten program*
- *For four-year-olds, this means 15 hours per week (600 hours a year)*
- *Free Kinder means a saving of up to \$2,500 per child, each year, and also means more than 28,000 Victorians can return to work, including almost 26,600 of which are women.*

Participating kindergarten programs will receive funding directly from the Victorian Government, so families are not out of pocket (and don’t have to claim the savings back). If your child attends a kindergarten program within a long day care setting, a \$2,000 Free Kinder subsidy will offset the kindergarten program component of your out-of-pocket fees.

Long day care centres will be required to pass on the full amount to parents as a direct reduction in their out-of-pocket fees. This will provide a free program for some families and a significantly reduced cost for other families, depending on service fees, number of days attended, and the amount of Commonwealth subsidy received.”

City of Casey's Long-Term Community Vision, 2031

In delivering social infrastructure, the City of Casey's overall vision needs to be progressed. The City of Casey's Long-Term Community Vision 2031 (the Vision) defines the community's aspirations for the future of the municipality as one that is *"to become a more connected, bold and resilient community"*.

All key findings from the development of the Long-Term Community Vision have some impact on social infrastructure planning in Casey. However, the most connected elements include the following:

The aspiration to live in a truly safe place: *"Emphasis was also placed on socially connected communities, supporting appreciation of cultural diversity and utilising local skills and assets"*.

The desire for greater social connection:... *"Residents want more opportunities to engage with their local community. They want Council to proactively plan in response to continued rapid population growth, which encompasses building infrastructure, fostering social connections, and welcoming new residents with support and information"*.

Clean and green public spaces:... *"Open spaces and community facilities should be tidy, well-lit, well-maintained, and litter-free"*.

The need to improve the transport infrastructure:... *"Council should also provide better connection points between locations to support active modes of transport like walking and cycling."*

Guiding Statements describing how the high-level themes of being 'more connected', 'bold' and 'resilient' are noted below.

Themes	Guiding Statements
 <p>More Connected</p>	<p>Whether we are talking about connecting people to places, or Council and community, we know that connection is important to our community.</p> <ul style="list-style-type: none"> Physical connection, with better roads, public transport, pedestrian, and bike paths. Welcoming environments that encourage social and cultural connection. Strengthened culture of collaboration, partnerships, and community-led networks.
 <p>Bold</p>	<p>We will become more innovative in embracing change and exploring opportunities that create services for our community, while building a sense of pride.</p> <ul style="list-style-type: none"> Desire to become more innovative with technology. A willingness to embrace change and build a sense of community pride. Design more ways where community are able to contribute to the shaping of initiatives, they wish to see take place across the municipality.
 <p>Resilient</p>	<p>To be a great city long into the future, we will become even more adaptable in how we respond, creative in how we evolve our economy, and sustainable in how we use our resources.</p> <ul style="list-style-type: none"> Create an environment that can respond to and bounce back from external impacts such as COVID-19 or bushfires. Use data and research to design the future. Help build a resilient community ready for the post-pandemic opportunities.

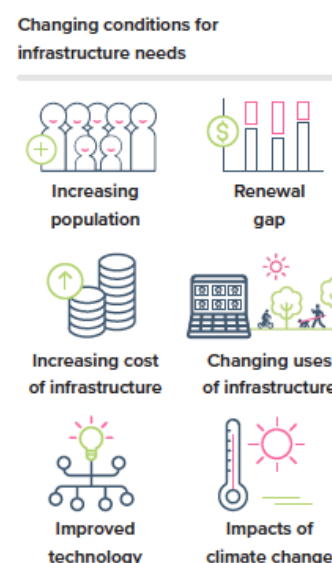
City of Casey, Infrastructure Strategy, 2021-25

The Infrastructure Strategy 2021-25 was developed to assist in achieving Casey's Long-term vision, 2031. The Infrastructure Strategy recognises that there are key conditions impacting on infrastructure and infrastructure delivery that need to be addressed. These include:

- Acknowledging and responding to the changing and growing community
- Taking advantage of rapidly advancing technology
- Utilising improved data opportunities to inform decisions
- Acknowledging and addressing ageing assets and increasing cost of infrastructure
- Responding to the changing climate and need for more resilient infrastructure.

Key to social infrastructure delivery is the desire in the community for further connection:

"The community has told us they want: Community connection: both physical connection (roads, public transport, pedestrian and bike paths) and an environment that encourages social and cultural connection."



City of Casey, Council Plan

The City of Casey's Council Plan 2021-25 (Council Plan). The Council Plan outlines how Council intends to achieve their Long-Term Community Vision 2031 (the Vision) to – become a more connected, bold and resilient community – while also focusing on how we will work with our community, key stakeholders, community organisations, surrounding municipalities and other levels of government.

Council's purpose and values are noted below:

OUR PURPOSE	OUR VALUES
The organisational purpose is designed to bring us together with a shared understanding of our roles as an organisation. Our purpose is simple: we lead with passion and courage to enrich lives and empower communities.	Our values are to, "dream big," "empower each other" and "make our community proud." At Casey, our workforce believes in being bold and innovative, collaborative, and remains focused on delivering services to our community.

While all elements are important to social infrastructure provision, one goal in particular is key: *Stronger families and communities. To support families and communities to be stronger, healthier, more resilient and more secure.*

The plan notes that the community *"desire(s) greater social connection: Residents want more opportunities to engage with their local community. They want Council to proactively plan in response to continued rapid population growth, which encompasses building infrastructure, fostering social connections, and welcoming new residents with support and information.*

Many would like to see more family-friendly activities, multicultural festivals, and community volunteering opportunities.

City of Casey's Health and Well Being Strategy

The City of Casey Health and Wellbeing Strategy outlines the health and wellbeing priorities for City of Casey for 2021-25. The Strategy notes that it *"builds upon strengths from the previous plan and is a key strategic roadmap to maintain and improve public health and wellbeing at a local level"*.

How the Health and Wellbeing Strategy meets the requirements of the Public Health and Wellbeing Act 2008 is detailed in the document. The Strategy notes that it has been developed alongside the City of Casey Council Plan 2021-25 as one of five domain strategies providing an integrated strategic planning framework for Council.

The Strategy was developed in consultation with the local community and through collaboration with a wide range of agencies, partners, and stakeholders. Six health and wellbeing priorities ('health domains') for the Casey community are documented:

1. Alcohol, drug and tobacco use
2. Climate change and health impacts
3. Family violence and gender inequality
4. Healthy eating and food security
5. Mental wellbeing and social inclusion
6. Physical activity and active living

Key principles from the strategy are noted below and the strategy notes that Council has an important service delivery role to play in maximising some of the opportunities for a healthy and happy population by addressing the social determinants of health in which people grow, live, work, and age. The report notes that Council plays a role in influencing the broader determinants of health through activities such as service design and delivery, social cohesion initiatives, public health education, and advocacy.

KEY PRINCIPLES



Health equity

we strive for the absence of unfair and avoidable differences in health across groups and places and recognise that different groups may require different levels and types of support.



Primary prevention

we seek to address the social determinants of health before illness occurs. This includes systems and structural change in social, economic, environmental, and built environments.



Community engagement

we carry out the work with the community at every stage, seeking to deeply understand the underlying issues and gain insight into what actions will be effective.



Evidence-informed

we research and evaluate, seeking out best practice interventions that have worked elsewhere and learn from and share our local successes and failures.



Partnership driven

we recognise our role within the broader system and know change can only occur through greater alignment and collaboration across external and internal contexts.



The strategies included in the document are noted below.

INTEGRATION OF STRATEGIES FROM HEALTH DOMAINS AND STRATEGIC THEMES

Strategies from both the strategic themes and health domains are integrated to provide a holistic framework to improve health, wellbeing and equity in Casey. The table below and on the following page outlines the overall framework for the Strategy.

It details both the strategic themes for systems change and the priority domains for action on health and wellbeing. These will form the foundation for implementation through annual action plans (this is further detailed in implementation section).

Use the following strategies key to identify where each sits across the five themes.

Strategies Key:

- Physical Activity & Active Living [PA+AL]
- Healthy Eating & Food Security [HE+FS]
- Climate Change & Health Impacts [CC]
- ◆ Mental Wellbeing & Social Inclusion [MW+SI]
- * Alcohol, Drug & Tobacco Use [AOD]
- ▲ Family Violence & Gender Inequality [FV+GE]
- Systems Change [SYSTEMS]

RESILIENT, SAFE AND CONNECTED PLACES	INNOVATIVE AND RESPONSIVE MODELS OF SERVICE AND CONNECTION	COMMUNITY RESEARCH AND DATA	HEALTH AND WELLBEING ACROSS THE LIFE COURSE	BOLD AND PROGRESSIVE LEADERSHIP
* Strengthen and support capacity of community settings, including early childhood services, schools, sports clubs, events and workplaces, to respond to alcohol, drug and tobacco issues [AOD]	■ Strengthen the capacity of the emergency food relief sector to provide food that is fresh, healthy, and culturally appropriate [HE+FS]	* Develop research partnerships to explore new and emerging alcohol, drug and tobacco issues [AOD]	► Lead initiatives for communities to co-design local solutions to support preparedness and resilience in at-risk groups [CC]	* Support local and regional partnerships and collaboration [AOD]
► Support local and regional partnerships to plan and resource community climate resilience work [CC]	◆ Work with local and regional partnerships to support community members to have the resources, opportunities, and capabilities to learn, work, engage and have a voice [MW+SI]	► Improve the local evidence base and monitoring of climate related health impacts [CC]	◆ Support communities to co-design innovative programs, events and activities [MW+SI]	▲ Lead a strategic approach to family violence prevention and gender equality [FV+GE]
■ Support the development and implementation of policies and programs that promote food security in at-risk groups [HE+FS]	● Co-design innovative programs and initiatives that support participation of those least likely to be physically active [PA+AL]	▲ Improve the local evidence base and monitoring of data related to gender equality and health [FV+GE]	○ Embed social impact valuations in Council decision-making [SYSTEMS]	◆ Support the integration of the principles of access and inclusion into the policies and programs of Council, Council partners and community organisations [MW+SI]
■ Support access to healthy food and drink options in public settings including schools and early childhood services, sport and recreation, events and workplaces [HE+FS]	● Engage with community members and sector partners to co-design service referral pathways and identify advocacy agenda [PA+AL]	■ Support community skills and knowledge in healthy food preparation [HE+FS]	○ Strengthen alternative approaches to health and wellbeing, including arts-based practice and social prescribing [SYSTEMS]	◆ Develop a whole-of-Council approach to gambling harm [MW+SI]

RESILIENT, SAFE AND CONNECTED PLACES (CONTINUED)	INNOVATIVE AND RESPONSIVE MODELS OF SERVICE AND CONNECTION (CONTINUED)	COMMUNITY RESEARCH AND DATA (CONTINUED)	HEALTH AND WELLBEING ACROSS THE LIFE COURSE (CONTINUED)	BOLD AND PROGRESSIVE LEADERSHIP (CONTINUED)
◆ Activate community facilities and spaces to promote accessibility, connection and inclusion [MW+SI]	○ Develop virtual platforms to augment existing opportunities for social connection [SYSTEMS]	○ Establish shared knowledge ecosystem of community needs in central research hub [SYSTEMS]	○ Partner with Strategic Service Planning to integrate best practice in health and wellbeing in Council service design [SYSTEMS]	○ Define and leverage Council's role as a leader on changes within the sector (e.g. reforms, royal commissions) [SYSTEMS]
● Co-design with the community, inclusive open space, playgrounds, and nature play spaces [PA+AL]	○ Increase digital equity to future-proof participation in community life [SYSTEMS]	○ Align health and wellbeing metrics to external framework [SYSTEMS]		○ Embed understanding and value of Aboriginal and Torres Strait Islander culture, knowledge and history within organisation to drive equitable decision-making [SYSTEMS]
○ Strengthen the social context of place development by integrating organisational-wide place-based principles and practice (link to Infrastructure Strategy) [SYSTEMS]	○ Establish a framework to attract Community Service Organisation to Casey [SYSTEMS]	○ Build and strengthen an organisational culture of research, evaluation, and reflective practice [SYSTEMS]		○ Embed deep understanding regarding intersectionality and equity within Council systems and drive progressive community dialogue [SYSTEMS]
○ Support community-led COVID-19 pandemic recovery and strengthen public health response for current and future disease prevention [SYSTEMS]		○ Align strategic environment internally and externally towards shared objectives and evidence [SYSTEMS]		○ Address persistent and emerging employment vulnerability by leveraging Casey's strategic regional economic advantage in the strongest recovering employment sectors (i.e. Education and Training and Healthcare and Social Assistance) [SYSTEMS]
○ Create safe and inclusive neighbourhoods and improve perceptions of community safety through social cohesion initiatives with a particular focus on areas with high rates of crime, and ensuring the perspectives of women, young people, LGBTIQ+ and CALD communities are considered [SYSTEMS]	Strategies Key: <ul style="list-style-type: none"> ● Physical Activity & Active Living [PA+AL] ■ Healthy Eating & Food Security [HE+FS] ► Climate Change & Health Impacts [CC] ◆ Mental Wellbeing & Social Inclusion [MW+SI] * Alcohol, Drug & Tobacco Use [AOD] ▲ Family Violence & Gender Inequality [FV+GE] ○ Systems Change [SYSTEMS] 			

City of Casey, Community Facilities Planning Framework 2019

The City of Casey's Community Facilities Planning Framework recognises the importance of community facilities for service deliver, place-making and social interaction. The framework notes that community facilities *"offer a space for people to meet and participate in community life, enliven neighbourhoods and support positive health and wellbeing outcomes."*

The purpose of the framework is to *"provide a structure for integrated planning, delivery and activation of community facilities... and an evidence-based process that enables Council to clearly identify the current and future community facility needs for the municipality"*.

The Community facilities Planning Framework supports Council's vision through aiming to ensure that *"every resident in the City of Casey has access to vibrant, safe and welcoming spaces that create a sense of belonging"*. The Planning Framework aims to ensure that the resultant community facilities in the City of Casey provide every resident with the opportunity *"to connect with others in their community and access services and programs that meet their health, wellbeing and developmental needs"*. The intention for community facilities is that they are planned in such a way to ensure that they become *"a focal point for the community creating a sense of ownership and pride"*.

The framework is intended for all community facility types as shown below, and importantly for the current assessment includes family and generational facilities as well as neighbourhood centres :

Family and Community Centres: Intergenerational facilities that bring Kindergarten, Maternal and Child Health as well as community spaces for hire suitable for the delivery of programs and together a range of services to deliver education, healthcare and support services to children and their families. Services include activities. Also known as Family and Children's Centres, Family Resource Centres, Children's Centres, Kindergarten and Maternal and Child Health Centres.

Neighbourhood Houses and Community Learning Centres: Facilities bringing people together to connect, learn and contribute to their local community through social, educational, recreational and support activities.

The community facilities planning framework acknowledges the strategic alignment with other Council policies, including the vision, the Council Plan, the Municipal Health and Well-Being Plan, 2017-21, and the Municipal Strategic Statement 2019. It is noted that many of these are coming to the end of their planning horizons and its Council's intention to update them in the near future.

Of importance in the strategic alignment with Council's other Plans is the need for community facilities planning to:

- Be evidenced based and prioritised by the Casey population's needs;
- Be inclusive, safe, connected and support the population's health and well-being;
- Be active in promoting participation;
- Support facilities that can be activated and easily utilised and thus encourage physical activity;
- Recognise values of the community and facilitate choice in services;
- Support community identity and/or increase a sense of identity.

Facility Types and Functions

The Framework applies to community facilities over which Council delivers community services, programs and activities or seeks to facilitate, broker or advocate for on behalf of the community.

Arts and Culture

Tourism and visitor destinations and facilities that support the delivery of specialised community services. Community facilities based on one or more themes, e.g. Myuna Farm, Old Cheese Factory, Wilson Botanic Park, The Factory.

Aboriginal Gathering Place

Facility that provides outreach services and drop in centre, incentive programming suitable for a range of programs and services developed with and for the Aboriginal community.

Educational Facilities

Non-State Government educational facilities such as U3A, Historical Societies and Environmental Education.

Integrated Community Centres, Community Centres, Community Hubs, Community Halls / Public Halls

Multipurpose facilities that provide spaces for Council, community service organisations and community groups to offer a range of services, activities and programs including spaces for hire. Includes Scout and Guide Halls, Men's Sheds.

Family and Community Centres

Intergenerational facilities that bring Kindergarten, Maternal and Child Health as well as community spaces for hire suitable for the delivery of programs and together a range of services to deliver education, healthcare and support services to children and their families. Services include activities. Also known as Family and Children's Centres, Family Resource Centres, Children's Centres, Kindergarten and Maternal and Child Health Centres.

Neighbourhood Houses and Community Learning Centres³

Facilities bringing people together to connect, learn and contribute to their local community through social, educational, recreational and support activities.

Youth Information Centres

Facilities that deliver Youth Services responsible for providing information, referrals and support to young people aged 10-25 years and planning and delivering recreation and personal development programs.

Casey Youth Hub

Facility that provides spaces for hire including offices, counselling and activity space, for service providers with a demonstrated youth focus. Stakeholders offer a suite of projects and activities that will support young people aged 10-25 years across Casey.

Libraries

Facilities that contribute to lifelong learning, provide safe public spaces and enable access to digital technology, across the Casey Cardinia Region.

Senior Citizens Centres and Social Support Centres

Facilities managed by Council and voluntary committees of management, providing older adults and people with a disability with opportunities to try new activities, meet others, establish links in the community, and improve your overall sense of health and wellbeing.

The Community Facilities Plan also recognises facilities and spaces that support **Community Service Organisations** to deliver services to residents of the City of Casey.

Leisure and Recreation Facilities fall outside of the scope of the Community Facilities Plan which are covered in the Leisure Facilities Development Plan Policy and Aquatics Strategy.

³ Neighbourhood Houses and Community Learning Centres are operated by Committees of Management and funded by both Council and the State Government.

⁴ Libraries in Casey are operated by Casey-Cardinia Libraries with funding from the City of Casey and Shire of Cardinia. Councils are responsible for the provision of buildings (including furniture and fittings), building maintenance, cleaning and payment of utilities in their respective municipalities.

Strategic Alignment

Casey C21

Casey C21 is Council's long-term blueprint for shaping the City of Casey's future. It seeks to meet the following objectives:

- Connecting and supporting people through providing and facilitating choice of facilities and services that reflect the diversity of Casey.
- Improving transport by ensuring that people can access jobs, services and facilities by public transport, cycling, walking and by private vehicle.
- Protecting the environment by acting at a local level to reduce greenhouse gas emissions and to make Casey a sustainable city.
- Creating a sense of place by ensuring all suburbs are proactively planned with physical infrastructure, supporting services and community activities; creating a distinct image and identity for Casey; and building and programming a diverse range of spaces for arts, culture, tourism, sports and leisure.

3 Key Strategic Plans

Council Plan 2017-21

The *Council Plan 2017-21* calls for a Council whose services and facilities are driven by community needs, using evidence to plan and prioritise facilities and to involve community members in planning and decision making.

The *Council Plan* also seeks to provide an inclusive, safe and connected community through the creation of partnerships and support for other agencies in the delivery of high-quality local services and ensure that all Council services are accessible.

The *Council Plan* includes promoting and supporting participation in artistic, cultural, sporting and leisure opportunities; and planning, delivering and managing its assets and resources to meet the needs of current and future communities.

Municipal Public Health and Wellbeing Plan 2017-21

The *Municipal Public Health and Wellbeing Plan 2017-21* seeks to design and activate neighbourhoods to increase physical activity in daily life; to improve mental wellbeing through increased social inclusion, community resilience and community participation; and to design safe and inclusive public spaces.

Municipal Strategic Statement 2019

The *Municipal Strategic Statement* aims to focus activity into identified town centres and community places to create a sense of place, create physical community landmarks and focal points and reinforce community identity. It seeks to recognise, value, provide and facilitate a choice of facilities and services that reflect the diverse needs of the Casey community and provide visible clusters of local facilities to encourage active participation in community life.

The *Municipal Strategic Statement* also identifies the need to manage Casey's physical and community development to improve safety through the appropriate design and provision of road and community infrastructure to ensure safe and liveable neighbourhoods and maximise opportunities for natural surveillance of public spaces.

There are four objectives in the City of Casey's Community Facilities Planning Framework, all of which aim to provide evidenced based assessments, include the community in its planning and design and build flexible and responsive facilities.



Community Facility Development Principles have also been established in the Framework. These are grouped under three headings of:

- Planning; Access; and, Design.

It is important that these principles are adhered to in any planning of community facilities in the City of Casey, and as such they are shown in full below.

Planning Principles

▼ **Connected and integrated**
Opportunities for co-location and service synergies are identified and actively planned for. Place making approach contributes to the activity and supports economic development of town centres. Connection into the broader network of community infrastructure including arts infrastructure, connected to transport options, recreation facilities and other community facilities.

▼ **Innovative and future-proofed**
Consideration of alternative funding, delivery and operating models to meet community needs in the confines of Council's resource limitations. Facilities that are fit-for-purpose for current requirements and can be used for a variety of purposes, while being planned

and designed to be easily modified to meet changing community needs into the future as demand requires.

▼ **Partnership centred**
Where shared vision, values, transparency and mutual accountability are prioritised, internal with Council and external with the community. Autonomy and independence are encouraged. Clarity of roles and responsibilities are agreed and there is a commitment to joint vision, learning and agreed outcomes.

▼ **Safe, welcoming and accessible**
Equitable provision of facilities that are intergenerational, promote the diversity of our community and meet community needs, including consideration of child

safety, and for the broader community. Planning for facilities that contribute to a sense of place for all, are reflective of the range of community needs and provide the supporting amenities. Fostering the use of public transport, walking and cycling, and encouraging transport choice to enable the community to access community facilities within a 20-minute journey.

▼ **Smart, sustainable and measured**
Planning for facilities that are financially viable, considerate of long-term capital and operational costs and provide the best value for the community. Planning to seek and consider regular feedback and evaluation that contributes to ongoing program/service changes and physical improvements to community facilities.

Design Principles

- ▼ **Best practice** – Reflective of industry leading practice through:
 - » Architecture and Urban Design
 - » Public art and arts infrastructure
 - » Crime Prevention Through Environmental Design (CPTED)
 - » A Smart and innovative City
 - » Ecologically Sustainable Development (ESD), Water Sensitive and Urban Design (WSUD)
 - » Universal design and access
- ▼ **Vibrant, inclusive, appropriate and functional**
Facilities that are inspiring and visually appealing without compromising the functionality required to deliver high quality community services and programs. Responsive to the needs and aspirations of individual communities in Casey.
- ▼ **An involved and resilient community**
Responsive to community needs and aspirations through consultation and engagement. Facilities that provide an inclusive environment to support the wellbeing of the community.
- ▼ **Cost effective and sustainable**
Design that is environmentally responsible and promotes long-term economic, health and wellbeing benefits. Design to minimise capital, and ongoing operational and maintenance costs.
- ▼ **A sense of place**
A site responsive and appropriately scaled facility that contributes to a sense of place, a shared and integrated public space with a logical and defined main entrance. Enables clear navigation to and within the facility including the consideration of literacy and level of proficiency in English for wayfinding signage.
- ▼ **Flexible, multipurpose and compatible**
Capable of expansion and adaptation for different uses day to day, and changing community needs over time. Design of spaces that cater for different user groups; consideration of the special needs for people requiring a higher level of support, such as safety, comfort, discretion and accessibility.

Access Principles

- ▼ **Appropriate**
Council facilities will enable the delivery of an appropriate mix of Council and community programs, activities and services in response to local need that will provide positive social, health and wellbeing outcomes to the Casey community.
- ▼ **Equitable and Fair**
Council is committed to delivering, developing and providing spaces for hire where all community members can access services and information, have something to do, and feel connected to their community free of discrimination and according to need.
- ▼ **Local Priority**
Groups and organisations that live, work or have a connection with Casey residents and those that service the local community surrounding the facility (including regional groups and organisations providing services for Casey residents) will have priority over groups and organisations providing services for people outside of the municipality. To support prioritisation of access to community facilities priority access levels have been defined.
- ▼ **Priority of Access**
 - » Priority One – Direct Council services are categorised as and given the highest priority for access and use.
 - » Priority Two – not-for-profit community-based groups and funded organisations and agencies.
 - » Priority Three – commercial and private hirers conducting activities including for the purposes of deriving a profit and access provided only when not required by Priority One and Two users.

City of Casey, Community Development Principles

The City of Casey has developed Community Development Principles, which are principles aimed at guiding anyone in Council who has dealings with the community. The principles include the following:

“Inclusiveness – Provide the wider community with opportunities to meaningfully participate in information gathering, planning, direction setting and decision making regarding outcomes that affect the communities’ development. An ultimate goal is that communities would drive this process.

Collaboration – Establish and foster partnerships that aim to achieve positive outcomes for all residents. Council aims to assist communities in finding solutions to issues that are important to the lives of individuals, families and communities. This includes developing networks between people, encouraging different communities to work together and building relationships with and between those different communities.

Capacity building – Support and strengthen individuals, families and communities to identify needs and develop solutions at a local level. This may involve advocacy, empowering people in action, education, awareness raising and distribution of resources to individuals and communities.

Equity – Ensure that opportunities and resources available to the community are distributed in a just and equitable manner according to community needs and in some cases, set criteria. In addition, all communities should have the right to access all Council services and resources without discrimination.

Responsiveness – Ensure the evolving nature and constancy of change within the community are responded to efficiently and effectively in line with community development methodologies and practices. This will enable the identified needs of the community to be met in a relevant and timely manner.”

City of Casey’s Future: A Plan for Children Young People and Families 2017-2021

The City of Casey’s A Plan for Children, Young People and Families vision is to: *“Support and strengthen children, young people and families to maximise their potential as they participate and grow in the Casey community.”*

The following strategies are included in the Plan:

Families	Communities	Health and Well-Being	Participation	Partnerships
1.1 Provide a wide range of services, programs and events in response to needs that engage children,	2.1 Celebrate, include and advocate for all children, young people and families.	3.1 Establish a staff and community culture that embraces positive health and wellbeing.	4.1 Provide all children, young people and families with opportunities to voice their opinions and be actively involved in	5.1 Increase clear communication and collaboration within Council leading to better outcomes.

<p>young people and families.</p> <p>1.2 Provide spaces, services, programs and events where children, young people and families feel safe, welcome, respected and supported throughout their lifespan.</p> <p>1.3 Strengthen children, young people and families' capacity to be resilient.</p>	<p>2.2 Provide local high-quality services, programs, events and spaces that are adaptable to communities changing needs and encourage social connection.</p> <p>2.3 Embed a culture of continuous, efficient and effective improvement to support services, programs, events and community engagement.</p> <p>2.4 Support quality learning across the lifespan through planning and provision of a variety of local experiences for children, young people and families to participate.</p>	<p>3.2 Maintain a high level of participation in services, programs and events.</p> <p>3.3 Provide opportunities for children, young people and families to connect with Casey's natural environment.</p>	<p>shaping their community.</p> <p>4.2 Enhance the skills of City of Casey staff and local service providers to collaborate with children, young people and families in a respectful, ethical and genuine way.</p> <p>4.3 Develop a community that actively engages in fulfilling the rights of children, young people and families.</p>	<p>5.2 Play a key role in maintaining existing and establishing new service sector partnerships to provide services and to advocate for the changing needs of children, young people and families.</p> <p>5.3 Raise awareness through effective promotion to enhance the capacity for children, young people and families to access services.</p> <p>5.4 Advocate for the best interests and rights of children, young people and families at a local, state and federal level.</p>
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City of Casey's Accessibility Framework

The Accessibility Framework for Action 2018 – 2021 (the Framework), sets out Council's commitment over the next three years, to make Casey more accessible and enable people with a disability to achieve their full potential and live a fulfilling and productive life. It has set out principles for access to ensure that Casey remains inclusive and safe for people with all levels of abilities. The principles most related to the current planning study for Collison Estate are those dealing with ensuring that facilities are accessible and safe to all, as well as ensuring that planning accounts for the diversity of populations.

Autonomy

Improving autonomy for people with a disability increases their opportunity to make decisions independently and have freedom of choice and control over all aspects of their day to day life.

Opportunity

Providing equal opportunities for people with a disability enables individuals to achieve their full potential and live a fulfilling and productive life, where they can participate in social, cultural and economic activities, as everyone does.

Upholding human rights

Recognising and making a commitment to human rights will ensure that people with a disability can participate with dignity, respect and without discrimination in all aspects of their life.

Embracing Diversity

Embracing diversity enables people with a disability to live in a safe, positive and nurturing environment that recognises and respects differences and the rich dimensions that individuals bring to the community.

Accountability

Developing a Framework ensures Council is accountable and committed to providing equal opportunities for people with a disability to participate and contribute to community life, as well as ensuring Council facilities, built environment, programs, services, communication and information is inclusive and accessible, through a whole of Council approach.

City of Casey's Inclusive Casey Framework

The purpose of the Inclusive Casey Strategic Framework 2018-2021 was to ensure that actions and strategies were in place to create a safe, inclusive and connected community in Casey.

The Framework promotes *"respect for all individuals in their personal beliefs, identity and choice of expression, aligned with legislation. The Framework applies a nonjudgmental approach to everyone. To be an inclusive place we need to foster respect and acknowledge that everyone has the right and choice to express their personal beliefs and identity, in ways that do not impinge on the rights of others"*.

Three core values underpin the framework – inclusion, diversity, and equity. The definitions are noted below:

"Inclusion occurs when all people feel valued and respected, have access to opportunities and resources and can contribute to their community. An inclusive approach recognises that people have different needs, characteristics and life experiences; although there are

similarities within groups, no one person's experience is the same and therefore assumptions and stereotyping should be avoided.

Diversity recognises and celebrates the differences between people and how they identify themselves. This could be in relation to an individual's age, caring responsibilities, cultural background, disability, gender, Indigenous background, sexual orientation, beliefs and socio-economic background. These and other differences often overlap as people identify with more than one characteristic, so no two people's lived experiences are the same.

Equity is an approach which recognises and addresses the unfair and avoidable differences across health, education, employment and other social outcomes among vulnerable groups, with an aim of achieving more equal outcomes for everyone.

Although the Collison Estate assessment is planning for a future population, principles of inclusion, diversity and equity should be incorporated to ensure that community facilities can be embraced by all future community members.

City of Casey's Community Safety Strategy

As noted in Council's Community Safety Strategy, review of the Council Plan and associated strategies identified six key safety directions in which Council has a commitment to a Safe Community. These included:

- Amenity Protection
- Crime & Anti-social behaviour
- Disease Prevention
- Fire & Emergency Management
- Injury Prevention
- Road Safety

Important for the Collison Estate assessments is to ensure that community facilities should be planned to prevent crime and anti-social behaviour, and also be cognisant of potential road conflicts. Adopting Crime Prevention Through Environmental Design (CPTED) principles will be important for Collison Estate, as well as ensuring that the community facilities are adequately located.

City of Casey's Open Space Strategy

The City of Casey recognises the myriad of benefits for health and well-being associated with open space. They have developed an Open Space Strategy to provide a framework to guide the planning, design, development and management of open space in the City of Casey.

Its vision is *"to deliver a connected network of quality and diverse open spaces now and into the future to improve the liveability of the City for residents and visitors"*.

Successful implementation of the Strategy is anticipated to result in the following key outcomes (see below). Of most importance to the current Collison Estate study is the outcome 10: The creation of community hubs (as this is assumed to be through co-location of open space with community facilities as well as other sporting and recreational facilities):

1. A connected network of quality and diverse open spaces within new development areas to cater for community demands.
2. Implementation of core service level standards to ensure open spaces across the City are engaging and fit for purpose.
3. Development of strong connections with the City's heritage and natural features through the protection of built and natural assets.
4. Improved partnerships with statutory authorities and Government to secure opportunities for an expanded open space network to meet the service needs of the City's large population.
5. Protection of significant environmental areas to support local habitat.
6. Establishment of diverse landscape settings across the open space network to connect people with nature.
7. Development of a regional trail network to promote extended forms of physical activity and sense of escape, supported by a local trail network to connect people to destination places and reduce reliance on vehicle transport.
8. Development of new open spaces for sport to meet the needs of a growing community across a range of sports.
9. Advocacy for new regional open spaces for sport and informal recreation use to complement the existing open space network and provide broader opportunities for the community.
10. Development of social / family recreation spaces that provide a range of facilities and engage a broader range of ages, abilities and cultural backgrounds and act as community hubs.

Cranbourne East Development Plan Version 92

Collison Estate is adjacent to, but not included in, the Cranbourne East Development Plan area. Nonetheless, given Collison Estate's proximity to the Development Plan area, Collison Estate is a natural extension of the area (and indeed considered part of the Cranbourne East catchment area) and therefore will need to recognise outcomes associated with the Development Plan when planning for the Estate.

The vision for the Cranbourne East Development Plan is a *"quality, treed, suburban environment, with a country-feel and strong links to Cranbourne and benefiting from unique access to extensive parkland areas"*. Complementary to the vision are the following expected elements:

- **Treed image.** Extend Cranbourne's treed image into Cranbourne East and establish links in the suburban area to the surrounding parkland and country-side.
- **Strong links to Cranbourne.** Establish a large range of local and community level access to activity centres, learning centres and community places – with a reliance on the Cranbourne Town Centre for subregional and higher services and facilities.
- **Diverse suburban housing and lifestyle opportunities.** Provide the full range of suburban housing and lifestyle opportunities throughout the new suburban area to provide required diversity for Cranbourne.

- **Links with regional parkland.** Provide links to regional open space including the future Parks Victoria regional park and Casey Fields.
- **New public spaces, parkland, facilities and services.** Develop new people spaces, places and programs to reflect rapid population expansion and future needs.
- **A new transport network.** New main roads/intersections, safer local streets, railway station, convenient bus services and safe trail network.

The overall outcomes expected in the Cranbourne East Development Plan includes the following. It will be important to take these into consideration when planning for Collison Estate:

- Development of a quality suburban environment in Cranbourne East, including a range of residential lot sizes and associated housing and lifestyle opportunities.
- Development of a new neighbourhood activity centre at the intersection of Narre Warren-Cranbourne Road and Linsell Boulevard.
- Development of Casey Fields Boulevard as a new north-south road linking from the South Gippsland Highway/Craig Road deviation to Thompsons Road.
- Development of Linsell Boulevard as a new east-west arterial road linking South Gippsland Highway and Berwick-Cranbourne Road (Clyde Road component).
- Extensive boulevard planting along the main road network. This includes openings in the boulevard planting across drainage lines to encourage views to the wide green spaces with informal indigenous planting along the water courses.
- A new connector road (Heather Grove) linking suburban development east and west of the Collison Estate.
- Timely development of a combined primary and secondary learning centre, integrated with a district-level sports ground and community place. This will generally comprise:
 - Junior, middle and senior schools (Prep to Year 12);
 - A range of community facilities to be developed over time by Council;
 - A centrally-located car parking area to service all development components;
 - Open space and associated pathway links to the site from the surrounding area;
 - Various sporting facilities;
 - Potential space for local-level convenience retailing facilities.
- Extension of the Casey Trails Network throughout Cranbourne East (refer to the C21 Plan in Volume 1 of the Casey C21 Strategy, 3 September 2002, for locations of major links), key outcomes are:
 - A link from the Casey Valley Parklands to the Royal Botanic Gardens Cranbourne through the Cranbourne Complex and the Cranbourne Racing and Recreation Precinct;
 - A link, aligned generally parallel with the transmission line easement, between the rear of the Great Southern Home Centre located to the east (outside the Development Plan area) and the Casey Valley Parklands;
 - A link along the east side of Narre Warren-Cranbourne Road from Thompsons Road to the transmission line easement;
 - A link between Clyde Creek and the Casey Valley Parklands.

- Leading practice approaches to environmental management (storm water management and significant re-vegetation).

Planning for Community Infrastructure in Growth Areas, April 2008

C Change has been advised that the social infrastructure standards utilised in Casey for planning new areas has been those contained in Planning for Community Infrastructure in Growth Areas. Given that only local level facilities are required to be planned for in Collison Estate, the following standards apply (see below). It is noted that a full planning process of demand and supply is required to ensure the results of applying the standards are appropriate and that this has been completed for the current analysis.

Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 1.1 4 Year Old Kindergarten Programs – Level 1 or 2	<ul style="list-style-type: none"> • Local Government (Owner /operator) • Local Government (Own and maintain facility, but operated by committee of management) • Non government organisations and Churches • Government and non-government schools • Private child care centres, some of which incorporate kindergarten programs within the service 	<ul style="list-style-type: none"> • Local Government • Department of Planning and Community Development • Department of Education and Early Childhood Development 	<p>For historic reasons many Councils still have stand-alone kindergartens. However, the general preference is to rationalise such facilities or build new facilities as an integrated suite of early years' services (or a 'children's services hub')</p> <p>Kindergartens within multi-purpose facilities traditionally take many different forms. However, within Growth Councils they are generally co-located with maternal and child health and community meeting spaces.</p> <p>Some long day child care centres also offer 4 year old kindergarten programs as part of their service. However, provision does not currently constitute a large part of kindergarten supply³.</p> <p>Kindergartens are typically managed by Committees of Management. Operational funding is provided by the State Government. Additional 'Cluster management funding' is provided for organisations with 5 or more preschools.</p>	<p>Because of changing State Government policies and departmental structures, Growth Councils are likely to be presented with two major options in terms of 4 year old kindergarten provision:</p> <ul style="list-style-type: none"> • Continue to accommodate kindergarten services within proposed Council owned community centres that predominantly function as early years' facilities or multipurpose community centres • Locate kindergarten services on proposed new government primary school sites as part of an integrated early years' facility - a model recently expressed in State Government policy <p>In either option the facility model is likely to be similar in so far as the early years' facility should incorporate capacity for a double room kindergarten; consulting suites for M&CH, allied health, early intervention and other early years' providers; and flexible activity space for playgroups, occasional care and other children's programs to operate from.</p>	<p>The preferred model of kindergarten provision in growth areas is either of the following options:</p> <p>1. Incorporate two kindergarten rooms (providing a total capacity of 60 licensed places, or 30 places in each room) into an integrated early years' component within an integrated multi-purpose community centre located on a minimum of 0.8 ha (8,000 square metres) of land⁴. Indicatively, 400 square metres of building floor area should be allocated for an early years' facility assuming two kindergarten rooms, two consulting suites (for services such as maternal & child health or other visiting services) and some flexible meeting space for playgroups, occasional care, 3 year old activity groups etc. An external play area of 420 square metres minimum is required.</p> <p>2. Incorporate two kindergarten rooms as described above into an integrated early years' facility on proposed new or redeveloped government primary school sites. New school sites are typically 3.5 ha. This would have to be increased to around 3.8 ha to accommodate the early years' facility (if no other community use facilities are proposed).</p>	<p>Design requirements need to adhere to the Design Guide for Victorian Children's Services (April 2005), Office for Children, Victorian Government Department of Human Services. Also published on website www.dhs.vic.gov.au/csaguidelines</p>

³ In 2006 94% of four year old children were attending kindergarten (81% in sessional kindergarten and 13% in long day child care); Sourced from *Council of Australian Governments' National Reform Agenda: Victoria's Plan to Improve Outcomes in Early Childhood* - March 2007).

⁴ The 0.8 hectare allocation assumes the multi-purpose community facility will have a range of additional functions beyond the early years' services identified (e.g. small to large meeting spaces, youth spaces, neighbourhood house classroom spaces etc.)

Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 1.2 3 Year Old Supervised Activity Group – Level 1 or 2	<ul style="list-style-type: none"> Local Government (Owner / operator) Local Government (Own and maintain facility, but operated by committee of management) Non government organisations and Churches Government and non government schools Private child care centres, some of which incorporate kindergarten programs within the service 	<ul style="list-style-type: none"> Local Government Department of Planning and Community Development Department of Education and Early Childhood Development 	<p>3 year old activity groups generally operate from the same spaces used to operate 4 year old kindergarten programs (but are not eligible for State funding).</p> <p>It should be noted that 3 year old supervised activity groups have also been referred to by some Councils as 3 year old kindergarten and others as playgroups (in a supervised format). Interpreted in this way, such programs are also typically accommodated in facilities owned / managed by Churches, Neighbourhood Houses and non-government organisations.</p>	<p>3 year old activity groups will continue to generally operate from the same spaces used to operate 4 year old kindergarten programs. Therefore, the model articulated above is relevant to the provision of 3 year old activity groups.</p> <p>However, it should be noted that the demand for 3 year old activity groups has risen dramatically over the past decade and is likely to increase further in future. This demand may not be able to be catered for at double room kindergartens and third rooms of similar size to the normal kindergarten room may be required in early years facilities. These rooms could be also be used for occasional care and other early years programs.</p> <p>Alternatively, the 3 year old activity group may be run from an activity room within a multipurpose community centre.</p>	<p>No additional land or building floor area is required if the 3 year old groups are run in the 4 year old kindergarten rooms.</p> <p>An additional 100 -120 square metres of floor area would be required if a third room was built. An additional 0.03 ha of land could be required to accommodate the third room and extra car parking and external play space.</p>	<p>Design requirements for groups run in kindergartens need to adhere to the Design Guide for Victorian Children's Services (April 2005), Office for Children, Victorian Government Department of Human Services. Also published on website www.dhs.vic.gov.au/csguidelines</p>
Item 1.3 Maternal & Child Health Service (Centre Based Sessional) – Level 2	<ul style="list-style-type: none"> Local Government Community health services 	<ul style="list-style-type: none"> Local Government Department of Education & Early Childhood Development 	<p>The Maternal and Child Health Service (M&CH) is a free service for all Victorian families with children aged 0-6 years. The Service offers support, information and advice regarding parenting, child health and development, maternal health and well-being and family planning. Parents can also join groups that provide health information and an opportunity to meet other parents in the local area.</p> <p>As with Kindergartens, and for historic reasons, many Councils still have stand-alone M&CH centres, however,</p>	<p>Because of changing State Government policies and departmental structures, Growth Councils are likely to be presented with two major options in terms of M&CH provision:</p> <ul style="list-style-type: none"> Continue to accommodate M&CH services within proposed Council owned community centres that predominantly function as an early years' facility Locate M&CH services on proposed new government primary school sites as part of an integrated early 	<p>The preferred model of M&CH provision in growth areas is either of the following options:</p> <ul style="list-style-type: none"> Allocate 90 to 100 square metres for an M&CH component within an integrated early years' facility that will form part of a multi-purpose community centre located on a minimum of 8,000 square metres of land. Allocate 90 to 100 square metres for an M&CH component within an integrated early years' facility on 	<p>The M&CH component of an early years' facility should incorporate:</p> <ul style="list-style-type: none"> Two M&CH consulting rooms (20 square metres for each room); An interview room (20 square metres); and A waiting / program room (40 square metres). <p>Design requirements need to adhere to the Design Guide for Victorian Children's Services (April 2005), Office for Children, Victorian Government Department of Human</p>
			<p>the general preference is to rationalise such facilities or build new facilities as an integrated suite of early years' services (or a 'children's services hub'). This also incorporates a preference for establishing a dual nurse service that requires two consulting rooms, a foyer / waiting area and small meeting space for group related activities.</p> <p>M&CH services within multi-purpose facilities traditionally take many different forms. However, within Growth Councils they are generally co-located with Kindergarten and general community meeting spaces. Other multi-purpose facility forms include co-location with community health services, library services, facilities within shopping centres and neighbourhood houses.</p>	<p>years' facility, a model recently expressed in State Government policy.</p> <p>In either option the facility model is likely to be similar in so far as the early years' facility should incorporate capacity for a double room kindergarten; consulting suites for M&CH, allied health, early intervention and other early years' providers; and flexible activity space for playgroups and other children's programs.</p>	<p>proposed new or redeveloped government primary school sites. New school sites are typically 3.5 ha. This would have to be increased to around 5 ha to accommodate the early years' facility.</p>	<p>Services. Also published on website www.dhs.vic.gov.au/csguidelines</p> <p>The consulting suites should have the capacity to accommodate other children's and community services when not required for M&CH services</p>
Item 1.4 Playgroups – Level 1 or 2	<ul style="list-style-type: none"> Locally formed Committees of Management using local government, school, non-government and Church owned facilities 	<ul style="list-style-type: none"> Local Government 	<p>Playgroup is for babies, toddlers and preschoolers and their parents or carers. Playgroups are run at community venues such as maternal and child health centres, kindergartens, halls, community centres, primary schools and aged care facilities.</p> <p>Playgroup service models can include a more general and informal format, a supervised playgroup format and a 3 year and rostered format (essentially a 3 year old kindergarten program. Refer above to 3 year old kindergarten)</p> <p>State and Federal Government</p>	<p>Playgroups may be encouraged to operate from a wide range of community facilities, both council and non-council (including church based, non-government organisations and private homes).</p> <p>The facility forms likely to accommodate the majority of demand for playgroups are early years' facilities (whether they be located on proposed school sites or integrated within proposed multi purpose community centres) and multi-purpose community centres (generally using a medium to large flexible meeting space with good storage capacity).</p>	<p>The preferred models of playgroup provision in growth areas are as follows:</p> <ul style="list-style-type: none"> Using flexible meeting spaces located within a multi-purpose community centre located on a minimum of 0.8 ha of land. Using flexible meeting spaces within an integrated early years' facility on proposed new or redeveloped government primary school sites. Using other suitable venues like schools and church halls, library activity spaces, etc. 	<p>Basic requirements are:</p> <ul style="list-style-type: none"> An indoor and outdoor play space that is safe and easy to supervise; A separate kitchen; Suitable toilet facilities, storage space; Parking facilities and public transport. <p>(Source: Playgroup Victoria. Refer to website: www.playgroup.org.au).</p> <p>Although there are no strict guidelines about how large a playgroup should be, they typically contain between 10 to 20 children and an accompanying parent or guardian. A total group size in any given session may range from</p>
			<p>polices particularly support the establishment of playgroups targeting 'vulnerable' communities (e.g. low socio-economic status and newly arrived migrants).</p>			<p>20 to 40 people. A floor space of between 100 to 200 square metres is required to cater for these numbers. The facility design should also incorporate a dedicated storage space for the playgroup (approximately 30 square metres).</p>
Item 2.3 Meeting spaces: Levels 1, 2, 3, 4 & 5 for community activities	<ul style="list-style-type: none"> Local Government Schools Churches Private-for-profit 	<ul style="list-style-type: none"> Local Government Department of Education & Early Childhood Development 	<ul style="list-style-type: none"> Typically, Council owned meeting spaces can take many different forms including dedicated halls, small to large spaces within multi-purpose community facilities and Neighbourhood Houses, and spaces within higher order community facilities such as libraries, cultural centres, leisure centres and civic centres. Non Council providers, such as Churches and non government community organisations, have been important in providing meeting spaces 	<p>Almost any proposed community facility form in growth areas can and should incorporate meeting spaces. These include:</p> <ul style="list-style-type: none"> Neighbourhood level community centres The construction of joint school / community use meeting spaces at proposed government primary and secondary schools Libraries Leisure centres Community arts venues Sporting pavilions Special purpose spaces (e.g. band 	<p>Meeting spaces will be component elements of the larger community facilities. The floor and land areas required will depend on the type and range of activities to be accommodated by the meeting spaces. The floor areas could range from 30 square metres for small group activities through to 400 square metres for large functions of more than 200 people.</p> <p>The number and size of meeting spaces required should be determined through a detailed community infrastructure assessment.</p>	<p>Communities should have access to different size meeting spaces from rooms suitable for small groups, to medium size venues areas:</p> <p>Within a Level 1 community facility or government primary schools</p> <ul style="list-style-type: none"> Venues for 1-20 People Venues for 21-50 People Venues for 51-100 People Venues for 101-200 People <p>Within a Level 3 community facility / Government Secondary College</p> <ul style="list-style-type: none"> Venues for 200+ People

Item 2.6 Multi-purpose community centres: Level 1	• Local Government	• Local Government	Centres currently have a number of forms. These include: <ul style="list-style-type: none"> • Early years' facilities accommodating kindergartens, maternal and child health, playgroups and possible visiting services • Activity centres providing a range of spaces for community activities • Mixed centres providing or accommodating Council and other community services; providing spaces for a range of community activities; and offering accommodation to non-council services. <p>The services and programs offered from the centres include early years, youth, family and aged services; neighbourhood house programs; recreation activities; arts activities, and other similar community programs and activities.</p> <p>The centres are typically located in community facility hubs close to schools, commercial areas and/or open space</p>	Two types of Level 1 Community Centres are envisaged: <ul style="list-style-type: none"> • Level 1 Community Centres with Early Years' Services - The exact composition of Level 1 community centres will be determined by Growth Councils at an appropriate stage of the planning process. However, they should generally offer a good balance of flexible 'multi-purpose' spaces that can be used by the surrounding resident population, and more dedicated agency spaces from which a diverse range of services (often outreach services) can be delivered. Spaces could include the following: <ul style="list-style-type: none"> - Dedicated 4 year old kindergarten - 3 year old kindergarten room - M&CH consulting suites - Flexible activity rooms for playgroups, occasional care, community meetings, neighbourhood house programs, youth activities, seniors' activities - Consulting rooms for visiting services 	Level 1 Community Centres <p>Land area</p> <ul style="list-style-type: none"> • A minimum of 0.8 ha <p>Building area</p> <ul style="list-style-type: none"> • To be determined during growth area planning phases 	Centres should be prominently and accessibly located in community facility hubs adjacent to open space and close to schools and public transport.
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Quantitative Descriptions

Service / Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Area
Item 1.1 4 Year Old Kindergarten Programs – Level 1 or 2	<p><i>Desired</i></p> <ul style="list-style-type: none"> • 1 kindergarten enrolment for every four year old (assumes 100% utilisation). <p><i>Actual</i></p> <ul style="list-style-type: none"> • In 2006 94% of four year old children were attending kindergarten (81% in sessional kindergarten and 13% in long day child care). <p>(Source: Council of Australian Governments' National Reform Agenda: Victoria's Plan to Improve Outcomes in Early Childhood - March 2007).</p>	<ul style="list-style-type: none"> • Capacity to accommodate 100% of 4 year olds. In facility terms this can be expressed as one standard room (with a licensed capacity of up to 30 places) accommodating the equivalent of 75 four year olds per week (assuming 3 groups of four year old enrolments). • Given the preferred facility model for growth areas is a double kindergarten facility an indicative provision ratio of 1 double kindergarten per 150 four year olds is recommended. • Expressed in overall population terms, one double 4 year old kindergarten facility will be required for approximately every 10,000 people. <p>(Source: ASR Calculation using 2006 ABS Census data on the number of 4 year old children in each of the 5 participating Growth Councils)</p>
Item 1.2 3 Year Old Supervised Activity Group – Level 1 or 2	<p>The Council of Australian Governments' National Reform Agenda: Victoria's Plan to Improve Outcomes in Early Childhood - March 2007) indicates that 30% of 3 year olds in Melbourne are attending 3 years old activity groups.</p> <p>Research undertaken by Growth Councils indicates that actual demand could be much higher than 30%, particularly in the growth areas. For example, Whittlesea City Council reports that demand in the new suburb of South Morang is around 85% of all 3 year olds</p>	<ul style="list-style-type: none"> • Growth Councils should determine their own desired provision levels based on local demand patterns, expectations with respect to the future popularity of the service (i.e. will participation rates decline or rise), and council's policy on the extent to which it wants to satisfy demand for this activity. • However, where councils clearly support the use of council owned early years' facilities by 3 year old supervised activity groups additional capacity should be allocated within proposed future facilities (e.g. a third room offering 30 licensed places in addition to the two rooms proposed to meet the needs of 4 year old kindergarten – refer to item 1.1 above)
Item 1.3 Maternal & Child Health Service (Centre Based Sessional) – Level 2	<p><i>Desired</i></p> <p>None identified</p> <p><i>Actual</i></p> <ul style="list-style-type: none"> • 1 dual M&CH facility (assuming 20 M&CH sessions per week) for every 280 children aged 0 years of age <p>(Source: ASR calculation based on Wyndham City Council M&CH session data measured against its total 0 year old population in 2006)</p>	<ul style="list-style-type: none"> • Growth Councils should determine their own desired provision levels based on local municipal data. Councils should assess a variety of variables and particularly those that best express the demand likely to be placed on facility infrastructure (e.g. the number of M&CH sessions required per given population age cohort). • 1 dual M&CH facility (assuming 20 M&CH sessions per week) for every 280 children aged 0 years of age. <p>(Source: ASR calculation based on Wyndham City Council M&CH session data measured against its total 0 year old population in 2006)</p> <ul style="list-style-type: none"> • Expressed in overall population terms 1 dual M&CH facility should be provided for every 16,000 people. <p>(Source: ASR calculation based on Wyndham City Council M&CH session data measured against its total 0 year old population in 2006)</p>

Service / Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Area
Item 1.4 Playgroups – Level 1 or 2	<p><i>Desired</i></p> <p>None identified</p> <p><i>Actual</i></p> <ul style="list-style-type: none"> • The five participating Growth Councils have a combined total of 132 playgroups registered with Playgroup Victoria (refer to website: www.playgroup.org.au). Based on 2006 ABS population data, these Councils currently support 2.1 playgroups per 1,000 children aged 0- 5 years. • Using 2006 Wyndham City Council data, playgroup participation can also be expressed as 1 playgroup participant (i.e. the child) per 12 children aged 0-5 years. • Also using 2006 Wyndham City Council data, the average number of children participating in each incorporated playgroup is approximately 40. 	<ul style="list-style-type: none"> • Growth Councils should determine their own desired provision levels based on local municipal data. Desired provision levels should also be based on the number of children participating in playgroups. • Alternatively, the Melbourne Metropolitan average or the Wyndham City Council figure of 2.1 playgroups per 1,000 children aged 0 to 5 years could be used as a guide. • Expressed in overall population terms, the Wyndham figure equates to approximately 1 playgroup per 5,000 people. <p>(Source: ASR calculation using Wyndham City Council 2006 ABS Census population data)</p>

Item 2.6 Multi-purpose community centres: Level 1 or 2	<p><i>Actual</i></p> <p>Not calculated</p> <p><i>Desired</i></p> <ul style="list-style-type: none"> • 1 per 8,000 people • 1 per 16,000 people 	<ul style="list-style-type: none"> • 1 Level 1 Multi-Purpose Community Centre per 8,000 to 10,000 people
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