



**78 Middleborough Road, Burwood East**

*Community Infrastructure Assessment*

**PLANNING AND ENVIRONMENT ACT 1987  
WHITEHORSE PLANNING SCHEME**

**This plan is approved pursuant to Clause 43.04  
Schedule 6 of the Whitehorse Planning Scheme.  
This document forms part of the Development Plan  
for the former brickworks site at  
78 Middleborough Road Burwood East.**

**No. of pages: 102  
Document: 2 of 8 in Volume 2  
Signed: Allison Egan  
Date: 14/12/2022**

Prepared by ASR Research  
On behalf of Frasers Property Australia  
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## **1. Introduction**

### **1.1 Background**

ASR Research was engaged by Frasers Property Australia to prepare an update of the *“Proposed Burwood East Development: A Preliminary Assessment of Community Infrastructure Requirements and Opportunities”* report, prepared by ASR Research in 2007. The subject land is located at 78 Middleborough Road, Burwood East, which falls within the City of Whitehorse (refer to Figure 1).

The need for the update has been driven by proposed adjustments to the previously approved Development Plan by Frasers Property Australia which purchased the site in 2014. There is a current site specific zoning entitlement for an intense development and a planning scheme amendment will be undertaken to support the new master plan.

Other relevant subject site details include:

- The site is 20.49 hectares and located approximately 20 kilometres to the east of Melbourne CBD in the established residential suburb of Burwood East.
- Formally a quarry and brick manufacturing plant, the site has had all former improvements demolished and removed and has been partially filled.
- The site has multiple frontages and therefore lends itself to a diversity of housing types.
- The site is well serviced by public transport and includes a tram line which runs along Burwood Highway, past the site. The main arterial servicing the site is Burwood Highway.
- The site benefits from the established amenities of Burwood East with its major features including Deakin University, Burwood One Shopping Centre, Burwood Heights Shopping Centre, Tally Ho Business Park and a number of recreational parks and schools.

**Figure 1 – 78 Middleborough Road, Burwood East**



**1.2 Clause 22.12 (Former Brickworks Site, 78 Middleborough Road, East Burwood)**

This policy within the Whitehorse Planning Scheme applies to land located at 78 Middleborough Road, 21-49 Burwood Highway, part of Old Burwood Road and 14 Eley Road, East Burwood comprising the former brickworks site near the north-east corner of Burwood Highway and Middleborough Road (the Former Brickworks Site), as shown on the map forming part of this policy: “Former Brickworks Site Framework Plan” (the Framework Plan, Figure 1). The Former Brickworks Site forms part of the Burwood Heights Major Activity Centre (the Activity Centre). There are two sections in this Policy that are most relevant to this assessment: 1) open space and environment and 2) community-building. These are summarised below.

### **Open Space and Environment**

This part of the Cause states that *“the responsible authority will encourage use and development that:*

- *Integrates with the surrounding open space system.*
- *Provides an open space or “civic square” in the central part of the site.*
- *Provides an accessible “green space” around the quarry depression and water body in the northern part of the site.*
- *Connects the civic square to the community green space with a linear “transitional” open space to provide an interconnected spine of open space.*
- *Creates a distinctive and interesting variety of open spaces that establishes a local identity.*
- *Appropriately manages interfaces with adjoining residential areas, including the opportunity for an open space connection along the eastern boundary of the site.*
- *Retains and strengthens a strong landscape theme as part of the gateway treatment on Burwood Highway.”*

### **Community-building**

This part of the Clause states that *“the responsible authority will encourage use and development that:*

- *Promotes community interaction through good urban design, the creation of urban spaces, site permeability to encourage walking and the development of the Main Street concept.*
- *Makes provision for location of appropriate community facilities on the site.*
- *Promotes physical activity and community safety through good urban design and architecture.*
- *Provides a major civic square that can accommodate community and cultural events and future opportunities for public art.”*

## **1.3 Purpose of Assessment**

The purpose of this assessment is to:

- Identify and classify the existing community infrastructure that exists generally within 2 kilometres of Burwood East.
- Establish current community infrastructure provision levels, generally against the population of the 2 kilometre catchment;
- Determine the extent to which community infrastructure gaps exist within the 2 kilometre

population catchment of Burwood East:

- Identify potential community infrastructure requirements and opportunities associated with the development of Burwood East assuming a major activity centre status and a development scenario of approximately 958 medium and / or high density dwellings; and
- Identify existing Council and other agency strategic community infrastructure needs and recommendations that may need to be addressed by future development of Burwood East.

## **2. Assessment Scope & Catchment Details**

### **2.1 Scope of Community Infrastructure Items Reviewed**

This report contains detailed tables showing the existing supply of community infrastructure generally within a 2 kilometre radius of Burwood East<sup>1</sup> and indicative estimates of demand and / or supply requirements for each form of community infrastructure. It is envisaged that the Burwood East development will have the greatest impact on what is considered neighbourhood level community infrastructure forms that are typically managed by local government, and some higher order community infrastructure forms owned and / or managed by Local Government which have larger population catchments.

For the purposes of undertaking this assessment an audit of the following community infrastructure categories were selected:

1. Early years services;
2. Open space (active and passive);
3. Community meeting spaces, libraries and learning centres;
4. Indoor recreation facilities;
5. Education facilities;
6. Health services;
7. Police & Emergency services; and
8. Residential aged care.

Categories 1 to 3 are typically (but not exclusively) Local Government responsibilities and are often (but not always) included in development contribution agreements associated with significant land use developments. However, government education facilities (typically primary and secondary

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<sup>1</sup> Some forms of community infrastructure such as libraries, hospitals etc have population catchments which can typically exceed a standard low density urban residential 2 kilometre population catchment.



schools), where deemed to be required within a land use development, are generally funded (both land and building costs) by the State Government.

Although not prescriptive different forms of community infrastructure generally have different population catchments as shown in Table 1.

**Table 1 – Scope of Community Infrastructure Items Assessed**

Population Catchment Hierarchy	Items
<b>Level 1</b> Neighbourhood Level <i>Provision ratios up to 10,000 people</i>	<ul style="list-style-type: none"> <li>• Open space (passive and active)</li> <li>• Local playgrounds</li> <li>• Local bicycle / pedestrian pathways (on and off-road)</li> <li>• Kindergartens</li> <li>• Playgroups</li> <li>• Government primary schools</li> <li>• Neighbourhood house (Inc. Community education services)</li> <li>• Community meeting spaces (Council and Non-Council)</li> <li>• Senior citizens groups</li> <li>• Long Day Child Care</li> <li>• Public art installations</li> <li>• Social housing</li> </ul>
<b>Level 2</b> Precincts ( 2-3 Neighbourhoods) <i>Provision ratios between 10,000 and 30,000 people</i>	<ul style="list-style-type: none"> <li>• Occasional Child Care</li> <li>• Government secondary Schools</li> <li>• Catholic primary Schools</li> <li>• Maternal and Child Health Services</li> <li>• Indoor recreation centres</li> <li>• Residential aged care</li> </ul>
<b>Level 3</b> Cluster of Precincts ( District) <i>Provision ratios between 30,000 people and 60,000 people</i>	<ul style="list-style-type: none"> <li>• Libraries</li> <li>• Council aquatic / leisure centres</li> <li>• Community arts centres</li> <li>• Other non-government secondary schools</li> <li>• Community health centres</li> </ul>
<b>Level 4</b> Municipal Level <i>Provision for the total municipality</i>	<ul style="list-style-type: none"> <li>• Principal Bicycle Network (on and off-road)</li> <li>• Civic centres</li> </ul>
<b>Level 5</b> Regional Level Provision for 2 or more municipalities	<ul style="list-style-type: none"> <li>• Highest Order Performance Arts Facility</li> <li>• Universities/TAFEs</li> <li>• Public and private hospitals</li> </ul>

## **2.2 78 Middleborough Road, Burwood East: 2 Kilometre Population Catchment**

Figure 2 shows the 2 kilometre population catchment area of 78 Middleborough Road, Burwood East. While the site is located in Burwood East, the 2 kilometre population catchment also includes parts of the following suburbs:

- Blackburn and Blackburn South to the north;
- Box Hill and Box Hill South to the north-west;

- Burwood to the west;
- Mount Waverley to the south; and
- Glen Waverley to the South East.

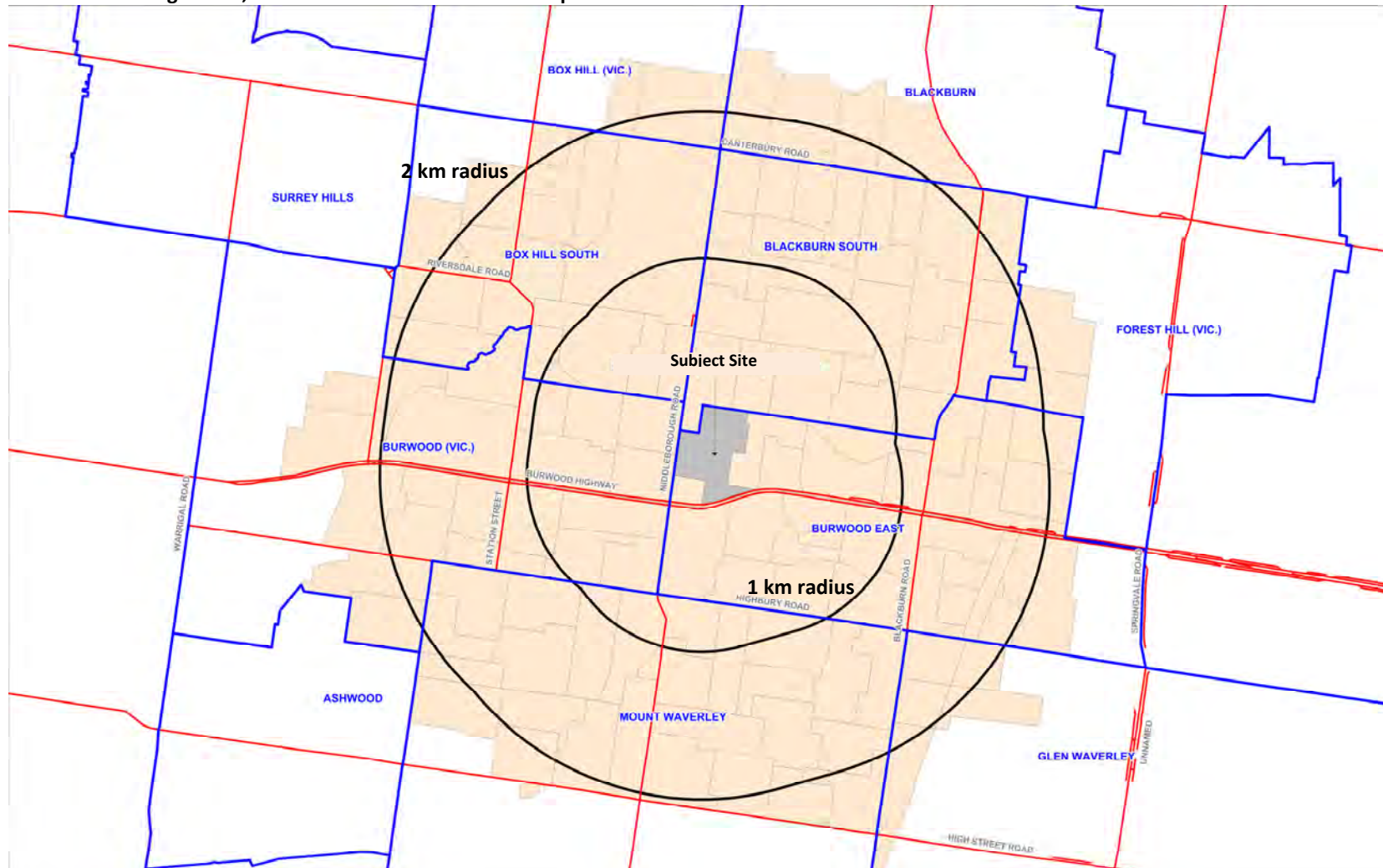
According to the 2011 ABS Census the 2 kilometre population catchment contained:

- 20,759 dwellings; and
- 52,677 people.

For the purposes of calculating existing open space provision levels the 1 kilometre population catchment was also determined. In 2011 the population of the 1 kilometre catchment was 18,654.

More details about dwelling and population assumptions associated with the development of the site are outlined in Section 5 of this report.

**Figure 2 – 78 Middleborough Road, Burwood East 1 & 2 Kilometre Population Catchments**



### 3 Review of Relevant Literature

#### 3.1 Material Reviewed

A number of Whitehorse City Council strategies, plans and policies were identified and reviewed as potentially relevant to community infrastructure directions associated with the proposed future development of Burwood East (note: since the initial preparation of this assessment in 2015 some of the following documents have been adopted by Council). These were:

Document	Description
Whitehorse Planning Scheme	The Whitehorse Planning Scheme comprises state and local planning policies, Council's Municipal Strategic Statement (MSS), zoning maps and planning controls which specify how land in the municipality may be used and developed.
Council Plan 2014-2018	The Council Plan sets out the strategic objectives that Council will pursue over a four-year period.
Council Vision 2013-2023	The Council Vision encapsulates the aspirations of Councillors, community and staff about the future of the City of Whitehorse and articulates this through a Vision statement, and five key strategic directions.
City of Whitehorse - Adopted Capital Works Budget 2014/15	Whitehorse City Council has adopted a \$165 million Budget for 2014/15 (refer to relevant details in Section 3.2)
Whitehorse Community Wellbeing Plan 2009-2013 & Action Plan	Council's Municipal Public Health and Wellbeing Plan 2013-2017 was formally adopted by Council on 21 October 2013. The plan outlines key priorities and objectives to implement over the next four years to improve the health and wellbeing of the municipality. An action plan will be developed each year identifying specific projects and activities Council will undertake to work towards this goal.
Affordable Housing Policy 2010	The Affordable Housing Policy guides Council's activities to improve the availability of affordable housing across the municipality.
Whitehorse Disability Policy and Action Plan 2012-2016	The plan assists Council to understand the aspirations, interests and needs of people with disability who are working, living, learning, taking part in recreational activities or visiting the municipality.
Diversity Policy and Action Plan 2012-2016	The plan provides a framework for the planning and delivery of Council services and initiatives that meet the needs of diverse communities in Whitehorse.
Positive Ageing Strategy 2012-2017	Strategy that outlines Council's directions for service delivery to ensure the wellbeing of all older in the municipality.
Childhood Matters	Strategy that outlines Council's direction for children's services in the City of Whitehorse.

Document	Description
Early Years Strategy 2009-2013	
Thriving in Whitehorse Young People's Strategy 2009-2013	Strategy that outlines Council's direction for youth services in the City of Whitehorse.
Play Space Strategy 2011	This strategy details how Council provides, maintains and improves playgrounds in the City of Whitehorse.
Open Space Strategy 2007	The Strategy provides detailed recommendations on improvements to existing open space reserves within the City of Whitehorse as well as the planning of additional open space.
Draft Whitehorse Recreation Strategy 2015-2024	The strategy guides the delivery of sport and recreation over the next 10 years by establishing clear directions for the future provision and development of recreation facilities and services in Whitehorse.
Eastern Region Soccer Strategy	Strategy that addresses the growing popularity of soccer in the eastern region.
Draft Whitehorse Arts and Cultural Strategy 2014-2022	The draft strategy describes the work Council will undertake in partnership with the community and local organisations over the next eight years.
Draft Whitehorse Municipal Youth Plan 2014-2018	The draft plan identifies the actions Council, the Whitehorse community, and partner agencies will undertake to address youth (12 to 25 years) related issues and challenges over the coming four years. The plan identifies what works well in the current service system, what needs improvement and what should be included. It establishes an action plan for Council consistent with its roles of strengthening community advocacy and service provision as outlined in the Whitehorse Municipal Wellbeing Plan. It also aims to build upon the partnerships between government, Council, and the network of support organisations in our community.
Draft Whitehorse Municipal Early Years Plan 2014- 2018	The plan identifies the actions Council, the Whitehorse community, and partner agencies will undertake to address early years (0 to 12 years) related issues and challenges over the coming four years. The plan identifies what works well in the current service system, what needs improvement and what should be included. It establishes an action plan for Council consistent with its roles of strengthening community advocacy and service provision as outlined in the Whitehorse Municipal Wellbeing Plan. It also aims to build upon the partnerships between government, Council, and the network of support organisations in our community.

### 3.2 Summary of Relevant Actions / Recommendations & Implications of Literature

Actions and recommendations potentially relevant to this assessment for each document identified above are summarised in the table below. The developers of 78 Middleborough Road, Burwood East are encouraged to take these actions and recommendations into consideration when preparing the amendment to the sites' Framework Plan and, where applicable, discuss with Whitehorse City Council

which may have a manifest impact on the proposed Masterplan and / or influence the outcome of developer contributions.

Document	Relevant Actions / Recommendations & Implications
Whitehorse Planning Scheme	<p>The Whitehorse Planning Scheme includes a number of components relevant to this assessment including:</p> <ul style="list-style-type: none"> <li>• Schedule 21 Municipal Strategic Statement (MSS)</li> <li>• Former Brickworks Site, 78 Middleborough Road, East Burwood (Clause 22.12) – refer to Section 1.2 of this assessment</li> <li>• Local Policy on Public Open Space Contributions (Clause 22.15)</li> <li>• Schedule 52.01 Public Open Space Contribution And Subdivision and Schedule to Clause 52.01</li> </ul> <p>More details on each of these are outlined below.</p> <p><b>Whitehorse MSS</b></p> <p>Clause 21.08 (Infrastructure) outlines strategies to address infrastructure requirements including:</p> <ul style="list-style-type: none"> <li>• Identifying the type of developer contributions required to meet the infrastructure needs resulting from a development.</li> <li>• Obtaining developer contributions toward cumulative infrastructure needs to which the development will add further demand.</li> <li>• Providing better bicycle path links throughout the municipality.</li> </ul> <p><b>Local Policy on Public Open Space Contributions (Clause 22.15)</b></p> <p>It is policy that:</p> <p><i>Location</i></p> <p>Land contributions for public open space will generally be preferred over cash contributions for the purposes of Clause 52.01 of the scheme within the areas identified in Map 1. Land will be requested and accepted at Council’s discretion, in accordance with the open space land requirements identified in the Whitehorse Open Space Strategy (WOSS).</p>

Document	Relevant Actions / Recommendations & Implications
	<p style="text-align: center;"><b>Map 1 – Whitehorse Open Space Strategy 2007, Sub-precincts</b></p> <p><i>Selection criteria for public open space</i></p> <p>In locations where a land contribution may be sought over a cash contribution, it is policy that the following criteria be used to determine whether any part of the land in a development proposal is appropriate to be contributed as public open space at the time of the subdivision of the land or building. Land to be contributed:</p> <ul style="list-style-type: none"> <li>• Should meet the minimum size for the site to meet its intended purpose, on its own or in combination with adjoining land. The minimum size parcels for each type of open space is as follows: <ul style="list-style-type: none"> <li>- Regional open space, unlimited.</li> <li>- Municipal open space, minimum 3 hectares.</li> <li>- Neighbourhood open space, minimum 1 hectare.</li> <li>- Local open space, minimum 0.26 hectare (up to 0.99 hectare).</li> <li>- Small local open space, 0.03 hectares (up to 0.25 hectare).</li> <li>- Linking space, minimum 5 metres wide.</li> <li>- Should be in good physical condition (e.g. free of contamination and weed infestation).</li> <li>- Should not be affected by adjoining land use in a way that diminishes the ecological, social or cultural value of the open space.</li> <li>- Should have existing biodiversity values or the potential to contribute to these values in existing or future habitat corridors.</li> <li>- Should contribute to the wider open space network including forming open space corridor links.</li> <li>- Should enhance any indigenous or non-indigenous heritage values.</li> <li>- Should be accessible or have the potential to be accessible.</li> </ul> </li> </ul> <p><b>Clause 52.01 Public Open Space Contribution And Subdivision and Schedule to Clause 52.01</b></p> <p>The current Whitehorse Planning Scheme Public Open Space contribution rates (Schedule to Clause</p>

Document	Relevant Actions / Recommendations & Implications						
	<p>52.01) are structured as follows:</p> <table border="1" data-bbox="438 331 1329 539"> <thead> <tr> <th data-bbox="438 331 817 376">Type or location of subdivision</th> <th data-bbox="817 331 1329 376">Amount of contribution for public open space</th> </tr> </thead> <tbody> <tr> <td data-bbox="438 376 817 495">The subdivision of land on a strategic site (as defined by the Whitehorse Open Space Strategy or Council or State Government)</td> <td data-bbox="817 376 1329 495">Minimum 4% Contribution rate greater than 4% subject to negotiation of a development plan.</td> </tr> <tr> <td data-bbox="438 495 817 539">All other land</td> <td data-bbox="817 495 1329 539">4%</td> </tr> </tbody> </table> <p>Burwood East is identified as a “strategic site” and therefore trigger a public open space requirement greater than 4%</p>	Type or location of subdivision	Amount of contribution for public open space	The subdivision of land on a strategic site (as defined by the Whitehorse Open Space Strategy or Council or State Government)	Minimum 4% Contribution rate greater than 4% subject to negotiation of a development plan.	All other land	4%
Type or location of subdivision	Amount of contribution for public open space						
The subdivision of land on a strategic site (as defined by the Whitehorse Open Space Strategy or Council or State Government)	Minimum 4% Contribution rate greater than 4% subject to negotiation of a development plan.						
All other land	4%						
<p>Council Vision 2013-2023</p>	<p>The Council Vision 2013-2023 commits Whitehorse City Council to a set of priorities for future action. These priorities have been translated into five Strategic Directions to reflect and respond to our community’s aspirations, values and needs, that is:</p> <ol style="list-style-type: none"> <li>1. Support a healthy, vibrant, inclusive and diverse community</li> <li>2. Maintain and enhance our built environment to ensure a liveable and sustainable city</li> <li>3. Protect and enhance our open space and natural environments</li> <li>4. Strategic leadership and open and accessible government</li> <li>5. Support a healthy local economy.</li> </ol>						
<p>Council Plan 2014- 2018</p>	<p>The Council Plan identifies Council’s strategic priorities and key actions for the next four years. This important document sets Council’s direction for the future and details how Council will allocate its financial and non-financial resources to deliver the Council Plan and all Council services, for the next four years.</p> <p>Potentially relevant actions outlined in the Council Plan include:</p> <ol style="list-style-type: none"> <li>1.3.1. Continue to explore opportunities to ensure facility use is optimised.</li> <li>1.3.2. Explore opportunities to ensure existing Council facilities are accessible to inter-generational and diverse community needs.</li> <li>2.3.7. Incorporate principles of accessibility, walkability and liveable neighbourhoods into structure planning and policy development.</li> <li>2.3.8. Work with planning applicants to implement the principles and policies defined by Council to achieve more appropriate development.</li> <li>2.3.9. Enhance physical infrastructure so that it supports communities with a diverse range of different abilities and needs.</li> <li>2.3.10. Promotion of “universal design” principles (as defined under the United Nations United Nation Convention on the Rights of Persons with Disability).</li> <li>2.3.11. Investigate opportunities for the co-location of multipurpose facilities (e.g. housing, amenities, community services and facilities.)</li> <li>3.3.6. Continue implementing the Open Space Strategy</li> <li>3.3.7. Continue the enhancement of existing active/passive open space.</li> <li>3.3.10. Continue to improve the safety, accessibility and amenity of parks and open spaces (including playgrounds).</li> </ol>						
<p>City of Whitehorse - Adopted Capital</p>	<p>The Council Budget has a focus on renewing and upgrading facilities rather than building new ones, but the proposed program does include \$400,000 for the construction of the Aqualink Box Hill outdoor</p>						



Document	Relevant Actions / Recommendations & Implications
Works Budget 2014/15	<p>fitness area and \$251,000 for the Eley Road Reserve bike path.</p> <p>Of relevance to the assessment are capital works initiatives specific to community infrastructure nearest to Burwood East and municipal wide initiatives that may include community infrastructure close to Burwood East but not identified within the Council Budget. These include:</p> <p>Local area specific</p> <ul style="list-style-type: none"> <li>• Eley Road Reserve - Bike path construction: \$251,000</li> <li>• Eley Park – Sportsfield floodlighting upgrade. Design (2014/15): \$10,000</li> <li>• Eley Park Community Centre - Playgroup playground upgrade: \$50,000</li> </ul> <p>Municipal wide</p> <ul style="list-style-type: none"> <li>• Neighbourhood Houses – Minor infrastructure renewal across 8 sites on a priority basis: \$30,000</li> <li>• Open Space Strategy Land Acquisition: \$2,784,000</li> <li>• Playground Upgrade Program - Cyclical replacement &amp; upgrade of existing equipment and play spaces at various parks &amp; reserves in accordance with Council's Play Space Strategy: \$815,000</li> <li>• Sportsfield Ground Renewal Program - One site per year: \$455,000</li> <li>• Pre School Refurbishment Program - Refurbishment works at various Pre-schools as per building condition audits: \$100,000</li> </ul>
Whitehorse Community Wellbeing Plan 2009-2013 & Action Plan	<p>Potentially relevant actions outlined in the Plan include:</p> <p>2.1.1. Include explicit references to health and wellbeing outcomes in Municipal Strategic Statement (MSS) and Local Policy and link to land use and development objectives</p> <p>2.1.2. Commence the Urban Realm Vision project to encourage social inclusiveness and active citizenship in the built environment</p> <p>2.2.3. Encourage walkability, cycling and end of trip facilities in new development and land use applications</p> <p>2.2.4. Encourage safe, inclusive and accessible environments in new development and land use applications</p> <p>5.3.1. Complete the Whitehorse Housing Study and Neighbourhood Activity Centre Guidelines to encourage and support a mix of dwelling types and densities in residential areas and mix of land uses in activity centres, through appropriate statutory controls and design guidelines</p>
Affordable Housing Policy 2010	<p>The Policy states that Whitehorse City Council is committed to increasing the supply of affordable housing in the municipality. Council will deliver on this commitment as follows:</p> <ul style="list-style-type: none"> <li>• Council will support affordable housing in land use planning;</li> <li>• Council will regulate rooming houses;</li> <li>• Council will form, facilitate and support partnerships to deliver affordable housing;</li> <li>• Council will advocate for affordable housing.</li> </ul> <p>Council plans to implement these commitments by a number of means including:</p> <ul style="list-style-type: none"> <li>• Developing a local planning policy encouraging affordable housing for inclusion in the Whitehorse Planning Scheme.</li> <li>• Continuing to identify opportunities for affordable housing in designated structure plans. Where</li> </ul>

Document	Relevant Actions / Recommendations & Implications
	<p>appropriate, provide greater detail to encourage a mix of low cost rental accommodation (through registered housing associations) as well as areas of greater diversity/density.</p>
<p>Whitehorse Disability Policy and Action Plan 2012-2016</p>	<p>Through community consultation, review of current research, legislation and policy directions as well as demographic information, Council has identified the following five priority areas for the Disability Action Plan:</p> <ul style="list-style-type: none"> <li>• Changing attitudes</li> <li>• Social connectedness</li> <li>• Information and communication</li> <li>• Accessible built environments</li> <li>• Employment, training and volunteering</li> </ul> <p>These priority areas will be the focus of work undertaken by Council and in partnership with disability and community organisations over the next four years.</p> <p>Of most relevance to the assessment is the “Built Environment” priority where Council is committed to planning for and improving access in the built environment such as parks, signage, roads, footpaths, buildings and other facilities such as libraries and leisure centres that fall within Council’s responsibility and sphere of influence.</p> <p>Potentially relevant specific actions identified by the Action Plan include:</p> <ul style="list-style-type: none"> <li>• Universal access principles will be reflected and enacted in Council policies and strategic planning</li> <li>• Utilise universal design principles in planning and design of play spaces to optimise access to play spaces and associated park infrastructure for the whole community</li> <li>• Through maintenance program continue to ensure that access roads, car parks, footpaths, bike paths and pathways are accessible to people with a disability</li> <li>• Include advice on DDA and BCA compliance requirements on building and planning applications and permits</li> <li>• Identify areas where infrastructure improvements are warranted to improve the safety of people with disabilities and advocate for their construction</li> </ul>
<p>Diversity Policy and Action Plan 2012-2016</p>	<p>The Diversity Action Plan identifies the following 4 priority areas:</p> <ol style="list-style-type: none"> <li>1. Strengthen Council’s capacity to work with diverse communities</li> <li>2. Support, promote and celebrate diversity</li> <li>3. Improve access to information, services and facilities</li> <li>4. Partnership and advocacy</li> </ol> <p>Priority area 2 is of most relevance to the assessment and includes actions such as:</p> <ul style="list-style-type: none"> <li>• Council will explore the need for signage in areas of greater diversity in languages other than English.</li> <li>• Council will investigate the demographics and needs of international students in the City of Whitehorse.</li> <li>• Council will strengthen partnerships with local education providers to better understand and respond to the needs of international students</li> </ul>

Document	Relevant Actions / Recommendations & Implications
	<ul style="list-style-type: none"> <li>• Council will identify further mechanisms to provide information regarding community services, organisations and activities to international students</li> </ul>
<p>Positive Ageing Strategy 2012-2017</p>	<p>The following strategic objectives have been developed based on background research, consultation, and current policy directions. They are the overarching goals of the Positive Ageing Strategy:</p> <ol style="list-style-type: none"> <li>1. Promote the physical and mental health of older people</li> <li>2. Enhance physical infrastructure that supports positive ageing</li> <li>3. Provide information, health and support services</li> <li>4. Encourage greater community involvement and connection</li> <li>5. Improve older people’s access to essential goods and services</li> <li>6. Monitor and respond to changing needs, circumstances and policy directions.</li> </ol> <p>Potentially relevant actions identified by the Strategy include:</p> <ul style="list-style-type: none"> <li>• Improve access to buildings, pathways, parks and public spaces.</li> <li>• Investigate opportunities for the co-location of housing, amenities, community services and facilities.</li> <li>• Continue to deliver educational programs and infrastructure to improve road safety for older people.</li> <li>• Improve the safety, accessibility, and amenity of parks and open spaces for older people.</li> <li>• Upgrade community facilities in line with Council’s capital works program to be more age friendly.</li> <li>• Advocate for improved urban planning to create more accessible, walkable, liveable neighbourhoods.</li> <li>• Actively engage with State policy areas such as urban and transport planning that have a significant impact on older people.</li> </ul>
<p>Play Space Strategy 2011</p>	<p>The development of the Whitehorse Play Space Strategy 2011 has identified opportunities for Council to improve its play space network. These include:</p> <ul style="list-style-type: none"> <li>• the quality of a number of play spaces reflect their age in terms of design and condition</li> <li>• there are some areas of overlapping supply but not necessarily with a diversity or quality of supply</li> <li>• there are some gaps in local supply, mainly where open space is not currently available</li> <li>• there is a need for play spaces and associated facilities to be designed and maintained to encourage use by children of all abilities at some parks the junior and senior play spaces are some distance apart and co-location would facilitate improved supervision by one carer</li> <li>• play spaces serving broader catchments (‘municipal’ level) can be improved and associated park infrastructure at these sites upgraded to be easily accessible and to support longer stays</li> <li>• a feasibility study could be undertaken for a ‘regional’ level play space.</li> </ul> <p>The strategy recommends that:</p> <ol style="list-style-type: none"> <li>1. Play spaces be planned, designed, managed and developed in accordance with the service levels defined for the different classifications in the Whitehorse Play Space Strategy 2011.</li> <li>2. Where appropriate open space is or becomes available to meet a gap in local level service provision, that a new play space at that site is given some priority in the play space capital works program.</li> <li>3. Universal design principles are applied to all new and play space renewal projects and that this is done on a ‘whole of park’ planning basis.</li> <li>4. Opportunities for increasing access at existing play spaces be identified and implemented, particularly at ‘municipal’ level play spaces, and that this is done on a ‘whole of park’ basis.</li> <li>5. More detailed condition, usage and play value assessments of existing play spaces be undertaken</li> </ol>

Document	Relevant Actions / Recommendations & Implications
	<p>and, using the service level classifications of the Whitehorse Play Space Strategy 2011, an Asset Management Plan be developed to better inform Council’s longer term financial planning.</p> <p>6. A feasibility study is undertaken to fully assess community need, potential sites and capital and recurrent costs for the establishment of a ‘regional’ level play space and associated infrastructure.</p> <p>7. Council substantially increase its budget provisions for expenditure on renewal and improvement of the play space network.</p>
Open Space Strategy 2007	<p>Referring to the anticipated development of the site, the 2007 Whitehorse Open Space Strategy states that “it is appropriate that, given the level of development and increased residential numbers, the new open space (within Burwood East) be a Local open space as a minimum providing facilities appropriate to that type of reserve or improvement to the neighbourhood facilities provided in Holland Gully. There will also be ancillary public space in the form of an urban square” (page 53). The Strategy makes the following specific recommendations in relation to the development of Burwood East:</p> <ul style="list-style-type: none"> <li>• Provide additional Local open space including facility provision within the Activity Centre in the former Nubrick Quarry site (i.e. Burwood Square) as per the approved Development Plan (recommendation 5.3.3.1, page 53).</li> <li>• Upgrade the existing Small Local open space reserves within the Burwood Heights Major Activity Centre to cater to the associated increased use of these reserves (recommendation 5.3.3.2, page 53).</li> <li>• Liaise with Melbourne Water to investigate the potential opportunities to improve access and use of Eley Road Retarding Basin as part of the open space network and connection to the former Nubrick Quarry Site proposed open space<sup>2</sup> (recommendation 5.3.3.3, page 53).</li> </ul>
Draft Whitehorse Recreation Strategy 2015-2024	<p>The Recreation Strategy notes that “Nine sports fields were found to have some capacity for increased usage without any significant works, and eleven sporting fields may have additional capacity if works are undertaken to upgrade them...Further work and discussions with clubs using the sports fields is required to fully understand the opportunities and constraints associated with any proposed increase in use” page 26.</p> <p>The Strategy outlines 39 recommendations, some of the more relevant of which include:</p> <p>Rec. 16. Ensure planning of Council’s parks and reserves considers:</p> <ul style="list-style-type: none"> <li>• pathways for casual/local recreation and fitness activities for different age groups</li> <li>• ancillary infrastructure such as seating, bike racks, toilets etc. as per Council’s Open Space Strategy</li> <li>• directional signage and distance markers</li> <li>• spaces and infrastructure that optimise opportunities for local physical activity.</li> </ul> <p>Rec 22. Consider / identify existing sports fields that could have potential upgrades to accommodate additional usage.</p> <p>Rec 23. Enhance use of sports fields with a focus on:</p> <ul style="list-style-type: none"> <li>• optimising use of grounds via sports field upgrades where appropriate</li> <li>• increasing lighting of sports fields and training areas where appropriate</li> <li>• design of sports fields that optimises use by compatible activities and organisations.</li> </ul> <p>Rec 29. Further investigate opportunities to upgrade outdoor netball courts to cater for local and junior netball on an as needs basis.</p>

<sup>2</sup> Melbourne Water has since confirmed (2 August 2019) with Frasers that it does not wish for Frasers to develop a wetland facility in the Eley Road retarding basin as part of FPA’s commitment to best practice storm water quality treatment on the site.

Document	Relevant Actions / Recommendations & Implications
	<p>Rec 33. Apply universal design principles (including physical accessibility) when planning new recreation facilities or upgrading existing facilities in order to optimise use by all ages and abilities.</p> <p>Rec 34. Investigate opportunities, in line with Council’s Open Space Strategy, innovative ways to create access to new facilities including supporting infrastructure.</p> <p>This may include:</p> <ul style="list-style-type: none"> <li>• Advocating access to State Government land for recreation purposes</li> <li>• Advocating the incorporation of recreation facilities, for public use, as part of the design of high density developments</li> </ul>
<p>Draft Whitehorse Arts and Cultural Strategy 2014-2022</p>	<p>The Strategy identifies a number of facility gaps and/or shortfalls including:</p> <ul style="list-style-type: none"> <li>• additional Whitehorse Centre performance space</li> <li>• additional Whitehorse Centre studio (for programs, classes and meetings)</li> <li>• additional exhibition space (for showing the municipal collection and for artists to show their work)</li> <li>• a lack of places to see and perform music</li> <li>• a full service premium function capability able to accommodate large events.</li> </ul> <p>Potentially relevant actions outlined by the Strategy include:</p> <p><b>Facility and Program Provision Gaps</b></p> <ul style="list-style-type: none"> <li>• Undertaking a service driven asset management review of Council’s community halls and other facilities to ensure that over time, facilities are improved to meet the service needs of community and capacity of facilities for arts and cultural activities.</li> <li>• Working with the Library Corporation and Neighbourhood Houses to develop a process for increased collaboration in arts and cultural planning and programming</li> </ul> <p><b>Festivals and Events</b></p> <ul style="list-style-type: none"> <li>• Assess the current festival and event sites and potential future site options to meet the needs of the festival and events in Whitehorse.</li> </ul> <p><b>Heritage Services</b></p> <ul style="list-style-type: none"> <li>• Develop a plan for further development and implementation of heritage interpretation and signage around the municipality.</li> </ul> <p><b>Community Spirit and Pride of Place</b></p> <ul style="list-style-type: none"> <li>• Incorporate actions into town planning and urban design strategies that encourage and enable ongoing and active inclusion of artworks and fine architecture into the local built and natural environment, ensuring heritage overlays are protected within the City of Whitehorse.</li> </ul>
<p>Draft Whitehorse Municipal Youth Plan 2014-2018</p>	<p>The Plan includes a statement about the outcomes of a service mapping exercise undertaken as part of the preparation of the Plan. It states that the service mapping “demonstrated that the City of Whitehorse, being centrally located in the eastern metropolitan region, is very well serviced by youth services. Universal services are well dispersed throughout the municipality. Secondary and tertiary services tend to be more concentrated in the Box Hill precinct, which is quite accessible via car and public transport. No significant service gaps were identified through the mapping process.” (page 26)</p> <p>Potentially relevant actions outlined by the Plan include:</p> <p>1.3 Continue to develop, upgrade and connect Council public facilities that encourage and enable active lifestyles, including parks, gardens, open spaces and network of walking and off-road cycling tracks.</p>

Document	Relevant Actions / Recommendations & Implications
	<p>4.28 Continue to upgrade youth centre facilities, equipment and computers to ensure relevant, attractive and accessible for young people.</p> <p>4.34 Advocate for increased government funding for improved affordable housing for young people, in particular emergency accommodation and affordable student accommodation.</p> <p>5.15 Create and promote youth-friendly public places and spaces that are suitable and attractive for young people to hang-out and socialise.</p>
<p>Draft Whitehorse Municipal Early Years Plan 2014-2018</p>	<p>The Plan includes a statement about the outcomes of a service mapping exercise undertaken as part of the preparation of the Plan. It states that the service mapping “demonstrated that the City of Whitehorse, being centrally located in the eastern metropolitan region, is very well serviced by children and family services. Universal services are well dispersed throughout the municipality. Secondary and tertiary services tend to be more concentrated in the Box Hill precinct, which is quite accessible via car and public transport. No significant service gaps were identified through the mapping process.” (page 29)</p> <p>Potentially relevant actions outlined by the Plan include:</p> <p>1.8 Support the growth and operation of playgroups, local toy libraries and other activities that facilitate play.</p> <p>2.14 Support the provision of spaces, environments and activities specifically aimed at engaging the entire family.</p> <p>3.7 Continue to explore opportunities to collocate other appropriate allied early childhood service professionals within Council’s family centres.</p> <p>3.8 Promote the co-location of kindergartens with primary schools where feasible.</p> <p>3.9 Proactively strengthen the relationship and collaboration between early years service providers and primary schools</p> <p>3.21 Work with kindergarten committees to develop strategies for increasing the availability of kindergarten places for both 3 and 4 year old children.</p> <p>4.3 Identify opportunities to expand and enhance Council’s portfolio of parks, gardens, playgrounds and open spaces.</p> <p>4.4 Involve children in the development and upgrade of parks and playgrounds.</p> <p>4.5 Identify opportunities to extend and enhance connectivity of Council’s network of walking paths and off-road cycling tracks.</p> <p>4.6 Create modern playgrounds with an array of play equipment that encourages young children to be outdoors and active.</p> <p>4.7 Design play spaces that are accessible and meet the need of a wide range of children’s interests, including sensory play spaces.</p> <p>4.8 Explore the feasibility of creating enclosed or partially enclosed spaces in parks and playgrounds to create safe play zones.</p>

## **4. Community Infrastructure Audit Analysis**

### **4.1 Audit Finding Implications**

Appendix 2 of this report provides an audit of the following existing community infrastructure categories generally located within 2 kilometres of 78 Middleborough Road, Burwood East:

1. Open space (active and passive);
2. Early years services;
3. Community meeting spaces, libraries and learning centres;
4. Indoor recreation facilities;
5. Education facilities;
6. Health services;
7. Police & Emergency services; and
8. Residential aged care.

Table 2 summarises the existing community infrastructure provision levels, generally within 2 kilometres of the site.. The implications of the audit findings include:

#### ***Open space implications***

- The overall supply and distribution of open space is generally very satisfactory within the 2 kilometre population catchment, but is significantly dominated by passive open space provision. As per the previous Development Plan the Burwood East proposal will increase the supply and diversity of public open space within the local area, as well as improve linkages to existing surrounding open space reserves.
- However, in relation to active open space provision an off-site financial contribution toward increasing the capacity of an existing reserve may be warranted.

### ***Early years implications***

- Other than Maternal & Child Health services, the overall supply and distribution of early services and venues is very satisfactory across most service types within the 2 kilometre catchment, and there appears to be some spare capacity to absorb additional demand generated by the development for early years services. However, this assumption will need to be confirmed with Whitehorse City Council.
- The development also offers an opportunity to enter into dialogue with Council about the future proposed local services, to consider future ongoing requirements around Retail and Social hub services such as Maternal & Child Health.

### ***Community meeting spaces, libraries and learning centres***

- The overall supply and distribution of community meeting spaces and learning centres within the 2 kilometre catchment appears very satisfactory.
- Although there are no libraries within the 2 kilometre population catchment a number of libraries are located within 3 or 4 kilometres of the site, including the Mount Waverley Library (City of Monash), Box Hill Library and Blackburn Library.
- As with early years services, the development offers an opportunity to enter into dialogue with Council about future functions such as general community meeting space.

### ***Indoor recreation implications***

- The location of the recently redeveloped Box Hill Aqualink leisure centre, approximately 3 kilometres north west of the site, as well as the good supply on indoor high ball courts and nearby facilities such as the Nunawading Basketball Centre suggests that local indoor recreation centre provision is more than satisfactory.
- Other than the potential for more private provision (e.g. fitness clubs), the pursuit of indoor recreation provision opportunities at 78 Middleborough Road, Burwood East appears not to be warranted.



***Education facility implications***

- The existing profile of primary, secondary, higher education, special needs and language based education facilities is especially significant within the 2 kilometre population catchment. However, overall enrolment trends have decreased slightly over the past five years and there appears to be sufficient spare capacity to absorb additional enrolment demands generated by the development.
- The presence of Deakin University (Burwood Campus) within the 2 kilometre population catchment may generate strong demand for student rental housing within the site. Although it is noted that Deakin University has independent plans for additional student facilities.

***Health service implications***

- Despite the lack of primary and acute health facilities within the 2 kilometre population catchment, provision within 3 or 4 kilometres of 78 Middleborough Road, Burwood East appears to be very satisfactory, particularly the number of private hospitals and the relatively close proximity of the public Box Hill Hospital.
- However, the development of the site is likely to generate interest from all forms of the health sector, especially due to its proximity to existing nearby acute facilities.
- There are 9 general practice clinics located within the 2 kilometre catchment of the subject site, 4 of which are located within 1 kilometre. Overall provision within the 2 kilometre population catchment (0.17 clinics per 1,000 people) is much lower than the average for the Inner East Health Region (0.37 clinics per 1,000 people), and suggests that commercial interest in establishing a private medical centre within 78 Middleborough Road, Burwood East may be significant.
- This assessment encourages the developers of 78 Middleborough Road, Burwood East to engage with the Department of Health and private health providers to explore the potential of complimentary provision within Burwood East on commercial terms.

***Police, Justice & Emergency service implications***

- Although the Box Hill SES is the only facility in this broad category located within the 2 kilometre population catchment, response times for other emergency services to the subject site appear more than satisfactory due to their generally close proximity just outside the 2 kilometre radius.

***Residential aged care implications***

- The supply of residential aged care beds within the 2 kilometre population catchment is less than Federal Government provision benchmarks aspire to, and suggests that additional provision may generate commercial interest from existing residential aged care providers.

**Table 2 - Current Community Infrastructure Provision Levels within 1 or 2 Kilometres of 78 Middleborough Road, Burwood East**

Community infrastructure category	Quantity	Within radius of	Provision ratio	Unit of measure
<b>Open space<sup>3</sup></b>				
Amount of passive open space	30.5	1 km	1.6	Hectares per 1,000 people within 1 km population catchment
Amount of active open space	12.3	1 km	0.7	Hectares per 1,000 people within 1 km population catchment
<b>Recreation facilities</b>				
Number of indoor recreation high ball courts	5	2 km	10,535	No. of people per court within 2 km population catchment
Number of council aquatic / leisure centres	0	2 km	No provision	No provision within 2 km population catchment
<b>Early years facilities</b>				
Number of sessional kindergarten places	349	2 km	3.6	No. of children 3 to 4 per place within 2 km population catchment
Number of maternal & child health facilities	1	2 km	3,889	No. of children 0 to 6 per venue within 2 km population catchment
Number of playgroup venues	7	2 km	555	No. of children 0 to 6 per venue within 2 km population catchment
Number of occasional child care places	149	2 km	26.1	No. of children 0 to 6 per place within 2 km population catchment
Number of long day child care places	461	2 km	8.4	No. of children 0 to 6 per place within 2 km population catchment
<b>Other community centre elements</b>				
Number of community meeting venues for hire	4	2 km	13,169	No. of people per facility within 2 km population catchment
Number of neighbourhood houses	3	2 km	17,559	No. of people per facility within 2 km population catchment
Number of planned activity group centres	0	2 km	No provision	No provision within 2 km population catchment
<b>Libraries</b>				
Number of library facilities	0	2 km	No provision	No provision within 2 km population catchment
<b>Arts / cultural facilities</b>				
Number of performing arts centres	0	2 km	No provision	No provision within 2 km population catchment

<sup>3</sup> Note: Council assesses its open space according to walkability criteria, quality and function of open space, not quantity of open space per 1000 persons. The information presented above is provided for contextual purposes only.

Community infrastructure category	Quantity	Within radius of	Provision ratio	Unit of measure
<b>Education facilities</b>				
Number of govt specialist schools	2	2 km	26,339	No. of people per facility within 2 km population catchment
Number of govt primary schools	4	2 km	13,169	No. of people per facility within 2 km population catchment
Number of catholic primary schools	2	2 km	26,339	No. of people per facility within 2 km population catchment
Number of non govt primary schools	2	2 km	26,339	No. of people per facility within 2 km population catchment
Number of govt secondary schools	2	2 km	26,339	No. of people per facility within 2 km population catchment
Number of catholic secondary schools	0	2 km	No provision	No provision within 2 km population catchment
Number of non gov secondary schools	2	2 km	26,339	No. of people per facility within 2 km population catchment
Number of TAFE campuses	0	2 km	No provision	No. of people per facility within 2 km population catchment
Number of university campuses	1	2 km	52,677	No. of people per facility within 2 km population catchment
<b>Police, justice &amp; emergency services</b>				
Number of MFB sites	0	2 km	No provision	No provision within 2 km population catchment
Number of ambulance sites	0	2 km	No provision	No provision within 2 km population catchment
Number of SES sites	0	2 km	No provision	No provision within 2 km population catchment
Number of police station sites	1	2 km	52,677	No. of people per facility within 2 km population catchment
Number of law court facilities	0	2 km	No provision	No provision within 2 km population catchment
<b>Health services</b>				
Number of community health service sites	0	2 km	No provision	No provision within 2 km population catchment
Number of acute health facilities	0	2 km	No provision	No provision within 2 km population catchment
Number of General Practice facilities	9	2 km	5,853	No. of people per facility within 2 km population catchment
<b>Residential aged care</b>				
Number of residential aged care high care beds	130	2 km	17	Beds per 1,000 persons 70+ within 2 km population catchment
Number of residential aged care low care beds	185	2 km	24	Beds per 1,000 persons 70+ within 2 km population catchment

## **5. Assessment of Development Generated Community Infrastructure Demand**

### **5.1 Community Infrastructure Standards and Demand and Supply Estimates**

Appendix 1 of this report provides indicative estimates for various forms of community infrastructure that lend themselves to some form of quantifiable demand and / or supply measure. The source of these demand / supply measures is also identified in Appendix 1. ***It should be emphasised that the numbers indicated should not be interpreted as final provision recommendations for the Burwood East development scenario.***

### **5.2 78 Middleborough Road, Burwood East Dwelling and Population Scenario**

For the purposes of undertaking the assessment a dwelling yield of 958 has been assumed, most likely to be accommodated in the form of medium to high density apartment stock. Under this development scenario the dwelling yield is likely to generate a residential population of approximately 2,000 people.

The estimated population yield was calculated by estimating: 1) the likely age profile of people living in dwellings four storeys and over (high density development), and 2) the age profile of people living in lower density 2 to 3 storey dwellings (lower density development). A different calculation methodology was applied to high and low density dwelling assumptions, as outlined below:

- **High density development** - Assigning an age profile to the higher density dwellings derived from the age profile of people living in dwellings four storeys or more in Greater Melbourne from the 2011 ABS Census based on the number of bedrooms contained within dwellings.
- **Lower density development** - Assigning an age profile to the lower density dwellings derived from the age profile of people living in the City of Whitehorse in 2011 (based on the ABS Census) based on the number of bedrooms contained within dwellings.

Dwelling and population yield estimates for each type of each dwelling format are shown in Table 3 below.

**Table 3 - Dwelling Type Assumptions for the Burwood East Development**

	One-bedroom	Two-bedrooms	Three-bedrooms	Four-bedrooms	Five-bedrooms	Total
<b>High density development assumptions</b>						
Dwellings in high density buildings (4+ storeys)	250	250	0	0	0	500
<b>Lower density development assumptions</b>						
Dwellings 2 to 3 storeys	34	88	144	157	35	458
<b>Total No. Dwellings</b>	<b>284</b>	<b>333</b>	<b>144</b>	<b>157</b>	<b>35</b>	<b>958</b>
<i>% of Dwellings</i>						
<b>Population Yield</b>	395	634	366	517	138	2,050

The two age profiles developed were then combined to provide a variety of age cohort specific population estimates as shown in Table 4 below. These are to be interpreted as hypothetical age profiles for the development scenario outlined above. The age cohorts shown reflect a requirement for (but not necessarily restricted to) the following types of services and / or facilities:

- 0 - 3 Years - Maternal and Child Health Services, Playgroups;
- 4 Years - Preschool Services;
- 0-6 Years - Long Day Child Care, Occasional Child Care, Maternal and Child; Health Services, Family Day Care, Specialist Early Intervention Services;
- 5-11 Years - Primary School, After Hours School Care, School Holiday; Programs, Family Day Care;
- 5-14 Years – Participation by children in organised sport and leisure activities
- 12-17 Years - Secondary School, School Holiday programs;
- 15 years and over - Participation in organised sport and leisure activities
- 55+ Years- Senior Citizens Groups and Centres;
- 70+ Years - HACC Services, Nursing Homes/Aged Hostels / Retirement Villages;
- Centre Based Support Services (e.g. Planned Activity group); and
- All population age cohorts – Libraries, Neighbourhood Houses etc.

**Table 4 - Target Population Projections for key Community Infrastructure Age Cohorts**

Age Cohort	Community Infrastructure Forms Age Cohort is Relevant to	Number
0-3	MCH, Playgroups	76
4	4 Year Old Kindergarten	19
0-6	Long Day Child Care & Occasional Child Care	130
5-11	Primary School enrolments, out of school hours care	119
5-14	Junior Participation in organised sports	170
15+	Senior Participation in organised sports	1,786

Age Cohort	Community Infrastructure Forms Age Cohort is Relevant to	Number
15-24	Participation in higher education: young adults	366
25+	Participation in higher education: older adults	1,419
12-17	Secondary School enrolments	106
70+	Residential & home based aged care services	180
<b>Total Population</b>		<b>2,050</b>
<b>Total dwellings</b>		<b>958</b>

Using ASR Research’s previous experience of undertaking community infrastructure assessments, the implications of this population profile can be summarised as follows:

- The dwelling yield likely to be generated by the 78 Middleborough Road, Burwood East development scenario would increase the number of dwellings in the 2 kilometre catchment area by approximately 5% (based on 2011 ABS Census figures, and excluding other residential development which may occur within the catchment); and
- The population yield likely to be generated by the 78 Middleborough Road, Burwood East development scenario would increase the number of people living in the 2 kilometre population catchment by approximately 4% (based on 2011 ABS Census figures, and excluding population to be derived from other residential development within catchment).

### **5.3 Summary of Development Generated Demand Impacts & Recommended Response Measures**

Table 5 on the following pages summarises the key findings, issues and demand impacts associated with the proposed development of 78 Middleborough Road, Burwood East and outlines recommended response measures for each form of community infrastructure.

**Table 5 – Detailed Assessment of Community Infrastructure Response Measures to Proposed 78 Middleborough Road, Burwood East Development**

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?						
<p><b>Passive Open Space.</b> Refer to Section 7.2 of this report for a more detailed open space assessment.</p>	<p>There is approximately 43 hectares of public open space within 1 kilometre of the site consisting largely of informal passive open space, linking spaces and three active sporting reserves. The nearest and most accessible existing public open spaces include:</p> <ul style="list-style-type: none"> <li>• Donaldson’s Reserve on the north eastern boundary of Burwood East; and</li> <li>• Eley Park, primarily an active open space reserve which also incorporates the Eley Park Community Centre.</li> </ul> <p>The current Whitehorse Planning Scheme Public Open Space contribution rates (Schedule to Clause 52.01) are structured as follows:</p> <table border="1" data-bbox="501 772 1086 1118"> <thead> <tr> <th>Type or location of subdivision</th> <th>Amount of contribution for public open space</th> </tr> </thead> <tbody> <tr> <td>The subdivision of land on a strategic site (as defined by the Whitehorse Open Space Strategy or Council or State Government)</td> <td>Minimum 4%  Contribution rate greater than 4%subject to negotiation of a development plan.</td> </tr> <tr> <td>All other land</td> <td>4%</td> </tr> </tbody> </table> <p>On the basis of a minimum of 4%, and a 78 Middleborough Road, Burwood East Net Developable Area (NDA) of 20.5 hectares, the site would generate a public open space requirement of 0.8 hectares. However, given the site’s status as a “strategic site”, more than 4% will most likely be required.</p> <p>It is also important to note that Council also Council assesses its</p>	Type or location of subdivision	Amount of contribution for public open space	The subdivision of land on a strategic site (as defined by the Whitehorse Open Space Strategy or Council or State Government)	Minimum 4%  Contribution rate greater than 4%subject to negotiation of a development plan.	All other land	4%	<p><i>On-site public open space provision</i></p> <ul style="list-style-type: none"> <li>• Under the current Whitehorse Planning Scheme the proposed development would be required to provide a public open space contribution in excess of 4%. However, Whitehorse City Council has yet to specify how much above 4% this is likely to be.</li> <li>• Based on the open space hierarchy presented within the Whitehorse Open Space Strategy Burwood East is sufficiently large in land area to reasonably expect the provision of a mixture of open space forms including: <ul style="list-style-type: none"> <li>- Neighbourhood open space;</li> <li>- Hard paved civic space;</li> <li>- Local open space;</li> <li>- Small local open space; and</li> <li>- Linking spaces.</li> </ul> </li> <li>• These proposed open spaces should be delivered in accordance with Council’s expectations in relation to walkability, and the quality and function of each open space form.</li> <li>• On this basis the site’s open space strategy should include: <ul style="list-style-type: none"> <li>- The establishment of a neighbourhood park incorporating the retarding basin requirements of the relevant water authority. This park should, where practical also incorporate opportunities for informal recreation, a playground and other amenities such as seating, BBQs and shade structures;</li> <li>- The expansion of Donaldson’s Reserve on the north eastern boundary of the subject site into a larger local open space reserve. Discussions with Council will be required to determine the function of this reserve. However, the expansion provides an opportunity for facilitating informal recreation activities at a larger scale.</li> <li>- The development of a predominately hard paved “urban park” or “civic space” along the eastern side of the site’s East Retail and Social Hub, and visually linked to the proposed Neighbourhood Park. This Retail and Social hub should have the capacity to facilitate community gatherings such as festivals and markets.</li> <li>- A series of smaller open spaces and linking spaces that provide appealing landscape values, opportunities for contemplative use and provide a conduit for shared pedestrian / bicycle pathway networks to be established.</li> </ul> </li> </ul>	<p>Potentially</p>
Type or location of subdivision	Amount of contribution for public open space								
The subdivision of land on a strategic site (as defined by the Whitehorse Open Space Strategy or Council or State Government)	Minimum 4%  Contribution rate greater than 4%subject to negotiation of a development plan.								
All other land	4%								



Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?
	<p>open space according to walkability criteria, quality and function of open space.</p> <p>Referring to the anticipated development of 78 Middleborough Road, Burwood East, the 2007 Whitehorse Open Space Strategy states that “it is appropriate that, given the level of development and increased residential numbers, the new open space (within Burwood East) be a Local open space as a minimum providing facilities appropriate to that type of reserve or improvement to the neighbourhood facilities provided in Holland Gully. There will also be ancillary public space in the form of an urban square” (page 53). The Strategy makes the following specific recommendations in relation to the development of 78 Middleborough Road, Burwood East:</p> <ul style="list-style-type: none"> <li>• Provide additional Local open space including facility provision within the Activity Centre in the former Nubrick Quarry site (i.e. Burwood Square) as per the approved Development Plan (recommendation 5.3.3.1, page 53).</li> <li>• Upgrade the existing Small Local open space reserves within the Burwood Heights Major Activity Centre to cater to the associated increased use of these reserves (recommendation 5.3.3.2, page 53).</li> <li>• Liaise with Melbourne Water to investigate the potential opportunities to improve access and use of Eley Road Retarding Basin<sup>4</sup> as part of the open space network and connection to the former Nubrick Quarry Site proposed open space. (recommendation 5.3.3.3, page 53).</li> </ul>	<p>Further discussions with Council and Melbourne Water will be required to confirm the status of various Whitehorse Open Space Strategy recommendations including:</p> <p>Determining which existing open space reserves within the Burwood Heights Activity Centre are likely to be the subject of upgrades.  <i>Potential off-site open space measures</i></p> <ul style="list-style-type: none"> <li>• The revised 78 Middleborough Road, Burwood East development plan should also demonstrate how pedestrian / bicycle linkages from the site to existing nearby community infrastructure hubs will be enhanced. Of particular significance are linkages to and from Eley Park (incorporating active sport, the Eley Park Community Centre and passive open space) and Mirrabooka Reserve / Wurundjeri Walk.</li> </ul>	
<p><b>Active Open Space (passive and active open space).</b> <i>Refer to</i></p>	<ul style="list-style-type: none"> <li>• There are 3 sporting reserves located within a 1 kilometre radius of the subject site.</li> </ul>	<p><i>On-site active open space provision</i></p> <ul style="list-style-type: none"> <li>• Traditional active open space provision within the subject site is not feasible</li> </ul>	<p>No</p>

<sup>4</sup>Melbourne Water has since confirmed (2 August 2019) with Frasers that it does not wish for Frasers to develop a wetland facility in the Eley Road retarding basin as part of FPA’s commitment to best practice storm water quality treatment on the site

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?
<p><i>Section 7.2 of this report for a more detailed open space assessment.</i></p>	<ul style="list-style-type: none"> <li>Eley Park and Mirrabooka Reserve are the nearest and most accessible of the active sporting reserves from Burwood East.</li> <li>Eley Park has one oval (Australian Rules Football in winter and cricket in summer) and an 8 court tennis facility.</li> <li>The active open space at Mirrabooka Reserve offers 3 cricket ovals in summer and 6 soccer fields in winter.</li> <li>Although the quantity of reserves within the 1 kilometre catchment appears reasonable, Whitehorse City Council has, via its Draft Whitehorse Recreation Strategy: 2015-2024, commenced investigations into the capacity of existing sporting reserves to accommodate more organised sport. Although the Draft Strategy states that a number of reserves have the capacity for increased usage specific reserves were not identified.</li> <li>Extrapolating from ABS Survey data (refer to Appendix 1 for more details) the proposed development could generate approximately 740 additional people participating in organised sport including:               <ul style="list-style-type: none"> <li>113 Tennis participants;</li> <li>92 Australian Rules Football participants;</li> <li>92 Netball participants;</li> <li>61 Soccer participants; and</li> <li>53 Cricket participants.</li> </ul> </li> </ul>	<p>because of the medium to high density nature of proposed future development and its status as forming part of the Burwood Heights Activity Centre.</p> <p><i>Off-site active open space provision</i></p> <ul style="list-style-type: none"> <li>The proposed development generates sufficient demand to warrant an off-site financial contribution toward improvements to existing nearby active open space reserves. However, at this stage of the planning process Council has not confirmed whether it has plans to upgrade and / or increase the capacity of nearby reserves. Further discussions between the developer and Council are recommended to negotiate potential mitigation measures such as:               <ul style="list-style-type: none"> <li>Contributions to pavilions to unlock existing playing fields;</li> <li>Contributions to reconfiguring existing reserves to accommodate more playing fields;</li> <li>Synthetic surface development;</li> <li>Contributions to improved lighting to extend usable hours.</li> </ul> </li> </ul>	
<p><b>Early Years Services</b></p> <p><i>Long Day Child Care</i></p> <p><i>4 &amp; 3 year old sessional Kindergartens</i></p>	<ul style="list-style-type: none"> <li>There is one Long Day Child Care facility within 1 kilometre of the subject site, and an additional 5 facilities between 1 and 2 kilometres.</li> <li>Based on data recent vacancy data (for period July 28 to August 1, 2014) available from the <i>Mychild</i> website, there are existing vacancies at most of the existing facilities closest to the subject site.</li> <li>The proposed development scenario would generate the need for the equivalent of 18 long day child care places.</li> </ul> <p>There is only one Council owned sessional Kindergarten facility within 1 kilometre of the subject site (Benwerrin Kindergarten) and 1 Catholic school based facility (St Scholastica's Kindergarten). A further 9 sessional Kindergarten facilities are located within 1 to 2</p>	<p>Although the case for facilitating additional long day child care provision within 78 Middleborough Road, Burwood East is not significantly compelling, the developers are encouraged to seek interest from the private or community based sector in establishing a facility within the development as a means of strengthening a proposed community infrastructure hub close to the Retail and social hub and open space reserves.</p> <p>While these demand estimates for Kindergarten services appear not to warrant a new Kindergarten facility within the development, Council will need to be explicit about whether it wishes to build a new Kindergarten / early years facility within the development, or expand capacity at an existing nearby facility. At the time</p>	<p>No</p> <p>Potentially, subject to Council response.</p>

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?
<p><i>Maternal &amp; Child Health</i></p> <p><i>Occasional Child Care</i></p> <p><i>Playgroups</i></p>	<p>kilometres of the subject site.</p> <p>The proposed development will generate demand for an additional 16 four year old Kindergarten enrolments and 15 three year old Kindergarten enrolments.</p> <ul style="list-style-type: none"> <li>• There is only MCH facility within a 1 kilometre radius of the subject site.</li> <li>• The proposed development will generate demand for an additional 1 MCH session per week, which equates about 10% of the use of 1 MCH consulting suite per week.</li> <li>• There is one Occasional Child Care facility within a 1 km radius of the subject site, and another 4 facilities located between 1 to 2 kilometres.</li> <li>• The proposed development will generate demand for an additional 3 occasional child care places.</li> <li>• There are 2 playgroup venues within 1 kilometre of the subject site and further 4 located between 1 and 2 kilometres.</li> <li>• The proposed development will generate an additional 2 playgroup sessions per week.</li> </ul>	<p>of preparing this assessment no clear position had been expressed by Council. If Council chooses either one of the facility options indicated above further discussions with the developer may be required to determine an appropriate level of developer contribution (either as cash or land, or a combination of both). The demand estimates identified in this assessment provide a basis for determining what proportion of costs should be provided by the developer.</p> <p>Subject to further discussions with Council, the MCH demand estimates appear not to warrant a new MCH facility within the development at 78 Middleborough Road, Burwood East.</p> <p>Due to a combination of insufficient demand generated by the development scenario, and reasonable existing supply levels, no additional provision measures for occasional child care is recommended.</p> <p>Similar to MCH, the demand estimates for playgroup appear not to warrant a new dedicated playgroup facility, however, playgroup can operate from the proposed flexible, multipurpose community space.</p>	<p>No</p> <p>No</p> <p>Potentially</p>
<p><b>Community Meeting Spaces</b></p>	<ul style="list-style-type: none"> <li>• There are a total of 3 Council owned community meeting space venues within a 1 kilometre radius of the subject site, and a further 1 located between 1 and 2 kilometres. The Eley Park Community Centre a significant number and diversity of community rooms for hire as well managing the Warramong Annex Location.</li> <li>• The proposed development scenarios indicate the potential to generate the need for an additional 110 to 120 sqm's of flexible community meeting space which could be accommodated within the existing localities identified above and or the social hub</li> </ul>	<p>This assessment recommends that a 100 square metre multipurpose community facility be established at a location proximate to the urban plaza, or in the retail centre. The space should ideally comprise an open format room, a kitchenette and toilet facility. Management of this space is to be determined at a later stage of the planning process in consultation with Council.</p>	<p>Yes</p>

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?
	<ul style="list-style-type: none"> <li>adjoining the retail facility.</li> </ul>		
<b>Neighbourhood Houses</b>	<ul style="list-style-type: none"> <li>There are a total of 3 Neighbourhood Houses located within 2 kilometres of the subject site, a very significant provision profile.</li> </ul>	<ul style="list-style-type: none"> <li>Existing Neighbourhood House provision appears to be more than adequate, and a new stand-alone service appears not to be justified.</li> </ul>	No
<b>Libraries</b>	<ul style="list-style-type: none"> <li>There are no library facilities located within the 2 kilometre population catchment.</li> <li>However, there are 4 libraries located between 2.5 to 4 kilometres from the subject site, the nearest facility being the Mount Waverley Library (approximately 2.5 kilometres from the subject site) located in the neighbouring City of Monash. These distances are considered to be reasonable in terms of access by car or public transport.</li> <li>The proposed development would generate demand for an additional 16,606 loans.</li> <li>Council does not currently have plans to develop new library facilities or redevelop existing facilities.</li> </ul>	<ul style="list-style-type: none"> <li>The provision of existing library facilities within the catchment area is considered to be adequate; both in terms of supply and proximity. Therefore, no response measures are recommended.</li> </ul>	No
<b>Council Indoor &amp; Aquatic Leisure Centres</b>	<ul style="list-style-type: none"> <li>In terms of high ball indoor facilities (e.g. basketball) the Nunawading Basketball Centre is located approximately 2 kilometres from the subject site, and Sportlink in Vermont South is approximately 4 kilometres from the site.</li> <li>The subject site is also located approximately 3 kilometres from Box Hill Aqualink (a Council multipurpose aquatic leisure centre) which has only recently undergone significant upgrade and redevelopment, providing both new facilities an expanded capacity.</li> <li>All of these facilities are considered to be within reasonable distance of Burwood East, and there is no indication that the development would stretch demand for these facilities beyond their capacity.</li> <li>No new aquatic leisure centre developments or significant redevelopments of existing facilities are proposed. However, the draft Whitehorse Recreation Strategy: 2015-2025 recommends Council undertake a feasibility study to better understand the demands of various indoor sports and facility provision with a particular focus on gymnastics (recommendation 32).</li> </ul>	<ul style="list-style-type: none"> <li>The provision of existing high ball indoor recreation centres and Council indoor aquatic leisure facilities within or close to the catchment area is considered to be adequate, both in terms of supply and proximity. Therefore, no response measures are recommended.</li> </ul>	No

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?
	<ul style="list-style-type: none"> <li>The proposed development scenario is likely to generate an additional 70 leisure centre members, and generates the demand for the equivalent of 0.2 of one indoor court.</li> </ul>		
<b>Education Facilities</b>	<ul style="list-style-type: none"> <li>There are three schools within a 1 km radius of the subject site (1 Catholic Primary, 1 Special Needs and 1 English Language School).</li> <li>There are 11 additional schools located within a 1 to 2 km radius of the subject site.</li> <li>Nearest government schools are:               <ul style="list-style-type: none"> <li>- Orchard Grove Primary School</li> <li>- Roberts McCubbin Primary School</li> <li>- Burwood East Primary School</li> <li>- Mount Waverley Secondary College</li> <li>- Forest Hill College</li> </ul> </li> <li>Deakin University – Burwood Campus is also located within 2 kilometres of the subject site.</li> <li>Overall enrolments trends at schools located within the 2 kilometre catchment show an overall decline of 2% from 2009 to 2013. However, two nearby Government primary schools (Orchard Grove and Roberts McCubbin) have increased significantly during the same time period.</li> <li>The proposed development will generate an additional (approximate only):               <ul style="list-style-type: none"> <li>- 77 Government Primary school enrolments;</li> <li>- 23 Catholic Primary School enrolments;</li> <li>- 11 non-Government Primary School enrolments;</li> <li>- 54 Government Secondary school enrolments;</li> <li>- 19 Catholic Secondary School enrolments;</li> <li>- 24 non-Government Secondary School enrolments;</li> <li>- 47 TAFE enrolments; and</li> <li>- 174 University enrolments.</li> </ul> </li> </ul>	<p>Although the Department of Education and Early Childhood Development (DEECD) and the Catholic Education Office of the Melbourne Archdiocese (CEOM) were not contacted as part of this assessment, the available desk-top based data suggests that the 2 kilometre catchment has an impressive diversity and quantity of education facilities within reasonable access of Burwood East. More importantly, most of the schools currently appear to have sufficient spare capacity to absorb the additional demands generated by the development.</p>	No
<b>Public art &amp; other cultural facilities</b>	Not applicable.	Because of the prominence of the subject site, scale of proposed development and potential inclusion of some form of town centre, this assessment suggests there is merit in providing the installation of public art within the subject site, preferably within a proposed open space location likely to be a focal point for	Yes

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?
		community gatherings.	
<b>Pedestrian / bicycle pathways</b>	Not applicable.	<p>Development at the subject site should be linked into Council's existing and proposed cycling and pedestrian networks to provide for both commuter and recreational users.</p> <p>To contribute to the integration of the subject site with existing surrounding infrastructure, it is recommended that the proposed development provide improvements to bicycle and pedestrian infrastructure that facilitate movement to key locations within the site and externally to nearby community infrastructure hubs such as Eley Park and Mirrabooka Reserve.</p>	Yes
<b>Justice, Police &amp; Emergency Services</b>	<ul style="list-style-type: none"> <li>Although the Box Hill SES is the only facility in this broad category located within the 2 kilometre population catchment, response times for Police and other emergency services to the subject site appear more than satisfactory due to their generally close proximity just outside the 2 kilometre radius.</li> </ul>	<ul style="list-style-type: none"> <li>No response recommended.</li> </ul>	No
<b>Health Services</b>	<ul style="list-style-type: none"> <li>Despite the lack of acute health facilities within the 2 kilometre population catchment, provision within 3 or 4 kilometres of Burwood East appears to be very satisfactory, particularly the number of private hospitals and the relatively close proximity of the public Box Hill Hospital.</li> <li>However, the development of 78 Middleborough Road, Burwood East is likely to generate interest from all forms of the health sector, especially due to its proximity to existing nearby acute facilities.</li> <li>There are 9 general practice clinics located within the 2 kilometre catchment of the subject site, 4 of which are located within 1 kilometre. Overall provision within the 2 kilometre population catchment (0.17 clinics per 1,000 people) is much lower than the average for the Inner East Health Region (0.37 clinics per 1,000 people), and suggests that commercial interest in establishing a private medical centre within the site may be significant.</li> </ul>	<ul style="list-style-type: none"> <li>This assessment encourages the developers of 78 Middleborough Road, Burwood East to engage with the Department of Health and private health providers, particularly primary care providers, to explore the potential of complimentary provision within 78 Middleborough Road, Burwood East on commercial terms.</li> <li>Primary care includes a range of services provided by health professionals such as general practitioners, practice nurses, psychologists, physiotherapists and community health workers.</li> </ul>	No
<b>Residential Aged Care</b>	<ul style="list-style-type: none"> <li>There are no residential aged care providers located within 1 kilometre of the subject site, and only the Regis group of</li> </ul>	<ul style="list-style-type: none"> <li>The supply of residential aged care beds within the 2 kilometre population catchment is less than Federal Government provision benchmarks aspire to (44</li> </ul>	No

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?
	<p>residential aged care facilities is located between 1 and 2 kilometres of the subject site.</p> <ul style="list-style-type: none"> <li>Overall, the 2 kilometre population catchment is supplied with 130 high care beds (17 beds per 1000 people aged 70+) and 185 low care beds (24 beds per 1,000 people 70+).</li> </ul>	<p>beds per 1,000 people aged 70+ for both high and low care beds), and suggests that additional provision may be both desirable, and generate commercial interest from existing residential aged care providers.</p>	

## **6 Conclusions and Recommendations**

A summary of key conclusions and recommendations is summarised below. These are divided in terms of on-site and off-site recommendations, and general conclusions and recommendations.

### **6.1 Dwelling & Population Assumptions**

Using ASR Research's previous experience of undertaking community infrastructure assessments, the implications of this population profile can be summarised as follows:

- The population yield likely to be generated by the subject site is likely to increase the population within the 2 kilometre catchment by approximately 4% (based on 2011 ABS Census data showing this catchment had a population of approximately 53,000 – note: the percentages calculated will decrease as other housing stock is constructed within the catchment); and
- An additional 2,000 people will generate a moderate level of demand for local services and facilities, but sufficient to warrant a mixture of both on-site and off-site community infrastructure initiatives to satisfy those demands.

Based on the information obtained and analysed in the previous sections of this report the following conclusions and recommendations have been identified.

### **6.2 Public Open Space & Recreation**

#### **Passive Open Space**

1. It is recommended that the 78 Middleborough Road, Burwood East open space strategy should include:
  - a) The establishment of a neighbourhood park incorporating the retarding basin requirements of the relevant water authority. This park should, where practical also incorporate opportunities for informal recreation, a playground and other amenities such as seating, BBQs and shade structures;
  - b) The expansion of Donaldson's Reserve on the north eastern boundary of the subject site into a larger local open space reserve. Discussions with Council will be required to determine the function of this reserve. However, the expansion provides an opportunity for facilitating informal recreation activities at a larger scale.



- c) The development of a predominately hard paved “urban park” or “civic space” along the eastern side of the Burwood East Retail and Social hub, and visually linked to the proposed Neighbourhood Park. This Retail and Social hub should have the capacity to facilitate community gatherings such as festivals and markets.
- d) A series of smaller open spaces and linking spaces that provide appealing landscape values, opportunities for contemplative use and provide a conduit for shared pedestrian / bicycle pathway networks to be established.

2. Further discussions with Council and Melbourne Water will be required to confirm the status of various Whitehorse Open Space Strategy recommendations including:

Determining which existing open space reserves within the Burwood Heights Activity Centre are likely to be the subject of upgrades.

#### **Active Open Space**

3. Traditional active open space provision within the subject site is not feasible because of the medium to high density nature of proposed future development and its status as forming part of the Burwood Heights Activity Centre.
4. However, the proposed development generates sufficient demand to warrant an off-site financial contribution toward improvements to existing nearby active open space reserves. However, at this stage of the planning process Council has not confirmed whether it has plans to upgrade and / or increase the capacity of nearby reserves. Further discussions between the developer and Council are recommended to negotiate potential mitigation measures such as:
  - Contributions to pavilions to unlock existing playing fields;
  - Contributions to reconfiguring existing reserves to accommodate more playing fields;
  - Synthetic surface development; or
  - Contributions to improved lighting to extend usable hours.

#### **Indoor Recreation Facilities**

5. The provision of existing high ball indoor recreation centres and Council indoor aquatic leisure facilities within or close to the catchment area is considered to be adequate; both in terms of supply and proximity. Therefore, no response measures are recommended.

### **6.3 Community Services**

#### **Early Years Services**

- 6 Although the case for facilitating additional long day child care provision within 78 Middleborough Road, Burwood East is not significantly compelling, the developers are encouraged to seek interest from the private or community based sector in establishing a facility within the development as a means of strengthening a proposed community infrastructure hub close to the Retail and Social hub and open space reserves.
- 7 While these demand estimates for Kindergarten services appear not to warrant a new Kindergarten facility within the development, Council will need to be explicit about whether it wishes to build a new Kindergarten / early years facility within the Burwood East development, or expand capacity at an existing nearby facility. At the time of preparing this assessment no clear position had been expressed by Council. If Council chooses either one of the facility options indicated above further discussions with the developer may be required to determine an appropriate level of developer contribution (either as cash or land, or a combination of both). The demand estimates identified in this assessment provide a basis for determining what proportion of costs should be met by the developer.
- 8 Subject to further discussions with Council, the MCH demand estimates appear not to warrant a new MCH facility within the development.
- 9 Due to a combination of insufficient demand generated by the development scenario, and reasonable existing supply levels, no additional provision measures for occasional child care is recommended.
- 10 Similar to MCH, the demand estimates for playgroup appear not to warrant a new dedicated playgroup facility within the development.

#### **Multipurpose Community Space**

- 11 This assessment supports the inclusion of the social hub space adjacent to the urban plaza or within the retail centre. This will provide a modest multipurpose community meeting space of 100 square metres for functions and events as part of the proposed development of the subject site, or otherwise as agreed by Council. Both the size and location of the space in the proposed redevelopment sufficiently services the needs of both the new population likely to live within the subject site and surrounding residents as a flexible community meeting space.

## **Library**

- 12 The provision of existing library facilities within the catchment area is considered to be adequate; both in terms of supply and proximity. Therefore, no response measures are recommended.

## **6.4 Education**

- 13 Although the Department of Education and Early Childhood Development (DEECD) and the Catholic Education Office of the Melbourne Archdiocese (CEOM) were not contacted as part of this assessment, the available desk-top based data suggests that the 2 kilometre catchment has an impressive diversity and quantity of education facilities within reasonable access of 78 Middleborough Road, Burwood East. More importantly, most of the schools currently appear to have sufficient spare capacity to absorb the additional demands generated by the development.
- 14 Consultation with both DEECD and CEOM are recommended in order to confirm the spare capacity assumptions of this assessment.

## **6.5 Public Art**

- 15 Because of the prominence of the subject site, scale of proposed development and potential inclusion of some form of Retail and Social hub, this assessment suggests there is merit in providing the installation of public art within the subject site, preferably within a proposed open space location likely to be a focal point for community gatherings. The developers of 78 Middleborough Road, Burwood East are encouraged to discuss with Council potential themes and cultural interpretation opportunities.

## **6.6 Pedestrian & Bicycle Pathways**

- 16 It is recommended that the proposed development provide improvements to bicycle and pedestrian infrastructure that facilitate movement to key locations within the site and externally to nearby existing community infrastructure hubs such as Eley Park and Mirrabooka Reserve.

## **6.7 Health**

17 This assessment encourages the developers of 78 Middleborough Road, Burwood East to engage with the Department of Health and private health providers, particularly primary care providers, to explore the potential of complimentary provision within Burwood East on commercial terms.

## **6.9 Other General Conclusions and Recommendations**

18 Not including other infill developments that may have occurred since the 2011 Census, the proposed amendment is likely to increase the number of people living within 2 kilometres of the subject site by approximately 4%.

19 The community infrastructure recommendations identified above are generally consistent and supportive of the literature material reviewed in this report.

## **6.10 Process related conclusions and recommendations**

20 The initial community infrastructure priorities identified above will require further discussion with Whitehorse City Council. These discussions will most likely commence when Council receives this assessment and is asked to comment and, assuming Council in-principle support for the amendment, as part of the drafting of a development contributions agreement (e.g. via a Section 173 Agreement).

21 Further discussions with Council should also address the staging of the community infrastructure as the development evolves over the 8 to 10 year development period.

# Appendices

## **Appendix 1. Community Infrastructure Standards & Demand & Supply Estimates**

Table 6 on the following pages shows the main community infrastructure provision standards (and its source) used for the purposes of this assessment. It should be noted that these standards reflect what the ultimate needs of the community are.

The standards were developed from a variety of sources to assist with estimating both the demand for, and supply of community infrastructure within area. The sources of these standards include:

- *Precinct Structure Plan Guidelines* (PSP Guidelines), Growth Area Authority (2010);
- *Planning for Community Infrastructure in Growth Areas* (PCIGA), ASR Research (2008);
- Population and census data, and other survey data from sources such as the Australian Bureau of Statistics;
- Municipal Strategies & Plans;
- Other indicative guidelines provided by State Government Departments (e.g. Department of Education & Early Childhood Development) and key non-Government agencies (e.g. the Catholic Education Office of the Melbourne Archdiocese), some of which are identified within the PCIGA report, but others were obtained during the course of the consultation process undertaken as part of the update.

Table 5 also contains the community infrastructure demand and supply estimates generated by the 78 Middleborough Road, Burwood East Development Scenario.

**Table 6 - Description of Community Infrastructure Provision Standards & Demand & Supply Estimates for Development Scenario (958 dwellings)**

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 958 dwellings	Source of Standard
			<i>Net developable area (NDA) 20.49 hectares</i>	
<b>1. Unencumbered Open Space Estimates</b>				
<i>Using Area Based Standards</i>				
<b>All Local Open Space divided into:</b>	<b>10%</b>	<i>of Net Developable Area</i>	2.0	<b>MPA Precinct Structure Planning Guidelines</b>
<i>Local Active open space</i>	6%	<i>of Net Developable Area</i>	1.2	MPA Precinct Structure Planning Guidelines
<i>Local Passive open Space</i>	4%	<i>of Net Developable Area</i>	0.8	MPA Precinct Structure Planning Guidelines
<b>2. Sports Facilities Estimates</b>				
<i>Indoor facilities</i>				
<i>Indoor recreation centres / courts</i>	10,000	<i>Total population per court</i>	0.2	ASR Research Guideline based on existing Melbourne Metropolitan provision levels
<i>Indoor recreation centres (land)</i>	12,000	<i>Total population per hectare</i>	0.2 ha	MPA Precinct Structure Planning Guidelines
<i>Council aquatic / leisure centres</i>	60,000	<i>Total population per facility</i>	0.03	ASR Research Guideline based on existing Melbourne Metropolitan provision levels
<i>Council aquatic / leisure centres members (indoor aquatic + gym only)</i>	3.4%	<i>% of Population who are members of a Council aquatic / leisure centre</i>	70	Based on 2010 CERM PI® Operational Management Benchmarks for Australian Public Sports & Aquatic Centres
<b>3. Participation in Sport &amp; Leisure</b>				

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 958 dwellings	Source of Standard
<i>People aged 15 and over</i>				
<b>Total involved in organised sport</b>	<b>28</b>	<i>% of people aged 15 years and over participating in organised sporting activity</i>	500	ABS, Participation in Sport and Physical Recreation, Australia, 2011-12
Walking for exercise	24.3	<i>% of people aged 15 years and over participating in sport &amp; leisure activity</i>	434	As above
Fitness/Gym	17.6	<i>As above</i>	314	As above
Cycling/BMXing	8.8	<i>As above</i>	157	As above
Jogging/Running	7.8	<i>As above</i>	139	As above
Swimming/Diving	7.7	<i>As above</i>	137	As above
Golf	4.6	<i>As above</i>	82	As above
Tennis (indoor and outdoor)	4.2	<i>As above</i>	75	As above
Netball (indoor and outdoor)	3.5	<i>As above</i>	62	As above
Basketball (indoor and outdoor)	3.2	<i>As above</i>	57	As above
Australian Rules football	2	<i>As above</i>	36	As above
Cricket (outdoor)	2	<i>As above</i>	36	As above
Soccer (outdoor)	1.9	<i>As above</i>	34	As above
Yoga	1.9	<i>As above</i>	34	As above
Bush walking	1.8	<i>As above</i>	32	As above
Lawn bowls	1.4	<i>As above</i>	25	As above



Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 958 dwellings	Source of Standard
Martial arts	1.4	<i>As above</i>	25	As above
Dancing/Ballet	1.3	<i>As above</i>	23	As above
Fishing	0.9	<i>As above</i>	16	As above
Surf sports	0.6	<i>As above</i>	11	As above
Football sports	0.2	<i>As above</i>	4	As above
Athletics, track and field	0.4	<i>As above</i>	7	As above
Hockey	0.6	<i>As above</i>	11	As above
Gymnastics	0.3	<i>As above</i>	5	As above
Soccer (indoor)	1.1	<i>As above</i>	20	As above
<b>Children aged 5 to 14</b>				
<b>Total involved in organised sport</b>	65.4	<i>% of people aged 5 to 14 years and over participating in organised sporting activity</i>	239	ABS, Children's Participation in Cultural and Leisure Activities, Victoria, 2012
Walking for exercise	Not available	Not available	Not available	As above
Fitness/Gym	Not available	Not available	Not available	As above
Cycling/BMXing	64.4	<i>% of people aged 5 to 14 years and over participating in organised sporting activity</i>	236	As above
Jogging/Running	Not available	Not available	Not available	As above
Swimming/Diving	19.4	<i>% of people aged 5</i>	71	As above

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 958 dwellings	Source of Standard
		<i>to 14 years and over participating in organised sporting activity</i>		
Golf	Not available	Not available	Not available	As above
		<i>% of people aged 5 to 14 years and over participating in organised sporting activity</i>		
Tennis (indoor and outdoor)	10.3		38	As above
Netball (indoor and outdoor)	8	<i>As above</i>	29	As above
Basketball (indoor and outdoor)	13.9	<i>As above</i>	51	As above
Australian Rules football	15.5	<i>As above</i>	57	As above
Cricket (outdoor)	4.8	<i>As above</i>	18	As above
Soccer (outdoor)	7.3	<i>As above</i>	27	As above
Yoga	Not available	Not available	Not available	As above
Bush walking	Not available	Not available	Not available	As above
Lawn bowls	Not available	Not available	Not available	As above
		<i>% of people aged 5 to 14 years and over participating in organised sporting activity</i>		
Martial arts	6.3		23	As above
Dancing/Ballet	15.2	<i>As above</i>	56	As above
Fishing	Not available	Not available	Not available	As above

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 958 dwellings	Source of Standard
Surf sports	Not available	Not available	Not available	As above
Football sports	Not available	Not available	Not available	As above
Athletics, track and field	3.4	% of people aged 5 to 14 years and over participating in organised sporting activity	12	As above
Hockey	1.4	As above	5	As above
Gymnastics	5.4	As above	20	As above
Soccer (indoor)	1.1	As above	4	As above
<b>4. Multipurpose Community Centre Component Analysis (see below)</b>				
<b>Kindergartens</b>				
% of 4 year olds participating in 4 year old Kindergarten	87%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	16	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Total number of enrolments in 4 year old sessional Kindergarten	90%	% of participating children (see above) enrolled at a Sessional Kindergarten service	15	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
Number of Kindergarten rooms in current policy environment	75	Number of sessional Kindergarten rooms required if 1 Kindergarten room	0.2	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 958 dwellings	Source of Standard
		<i>accommodates 75 enrolments per week</i>		
<i>Number of Kindergarten rooms when proposed policy changes are implemented</i>	66	<i>Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week</i>	0.2	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<i>% of 3 year olds participating in 3 year old activity groups</i>	90%	<i>% of 3 year olds participating in 3 year old activity groups</i>	17	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<i>Number of 3 year old activity groups per week</i>	2	<i>Number of 3 year old activity groups per week (based on 20 children per group, 2 sessions per week @ 3 hours per session)</i>	2	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<b>Maternal &amp; Child Health</b>				
<i>Number of MCH sessions per week</i>	60	<i>1 session per 60 children aged 0-3 years</i>	1.3	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<i>Number of MCH consulting units</i>	10	<i>Number of MCH consulting units required based on number of sessions per week (see above)</i>	0.1	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 958 dwellings	Source of Standard
<b>Playgroups</b>				
Number of 2 hr playgroup sessions per week	50	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	2	ASR Research constructed standard using actual participation data in various Growth Area Councils
<b>Early Childhood Intervention</b>				
Number of early childhood intervention sites	60,000	Total population per facility	0	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>General Community Meeting Space</b>				
Amount of sqms of community meeting space	18	Total number people per sqm of Council community meeting space	114	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<b>Occasional Child Care</b>				
Number of occasional child care places @ 1 place per 48 children aged 0-6 years	48	Total number people aged 0 to 6 years per licensed place	3	ASR Research constructed standard using actual Melbourne Metropolitan provision levels as a guide (2011). Data source - Register of Licensed Children's Services in Victoria (abbreviated at 3 March 2011)
Number of occasional child care centres	30	Total number of facilities required based on number of licensed places generated (see above)	0.1	ASR Research constructed standard using provision models operating in Metropolitan Melbourne
<b>Long Day Child Care</b>				

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 958 dwellings	Source of Standard
<i>Number of Long Day Child Care places</i>	6.8	<i>Total number people aged 0 to 6 years per licensed place</i>	19	ASR Research constructed standard using actual Melbourne Metropolitan provision levels as a guide (2011). Data source - Register of Licensed Children's Services in Victoria (abbreviated at 3 March 2011)
<i>Number of Long Day Child Care centres</i>	70	<i>Total number of facilities required based on number of licensed places generated (see above)</i>	0.3	ASR Research constructed standard using provision models operating in Metropolitan Melbourne
<b>Neighbourhood Houses</b>				
<i>Number of Neighbourhood Houses</i>	20,000	<i>Population per facility</i>	0.1	ASR Research suggested provision standard to integrate with multipurpose community centre provision standards
<b>Planned Activity Group</b>				
<i>Number of Planned Activity Group centres</i>	60,000	<i>Total population per facility</i>	0.03	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>Multipurpose Community Centres</b>				
<i>Number of local multipurpose community centres</i>	3,000	<i>Dwellings per facility</i>	0.3	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<i>Number of higher order multipurpose community centres</i>	20,000	<i>Dwellings per facility</i>	0.0	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>5. Libraries</b>				
<i>Number of library loans annum</i>	8.1	<i>Total loans per person</i>	16,606	Annual Survey of Victorian Public Libraries 2012-2013 (Whitehorse-Manningham City Council Data)
<i>Number of library visits per annum</i>	4.1	<i>Total loans per person</i>	9,021	Annual Survey of Victorian Public Libraries 2012-2013 (Whitehorse-Manningham City Council Data)
<i>Number of library facilities</i>	60,000	<i>Total population per</i>	0.03	Planning for Community Infrastructure In Growth Area Communities:

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 958 dwellings	Source of Standard
		facility		Standards Project (April 2008)
<b>6. Education Enrolment &amp; Facility Estimates</b>				
<b>Primary Schools</b>				
<i>Govt Primary Enrolment</i>	65%	% of 5-11 year old population	77	Based on Whitehorse 2011 ABS Census Data
<i>Catholic Primary Enrolment</i>	19%	% of 5-11 year old population	23	Based on Whitehorse 2011 ABS Census Data
<i>Catholic Primary School</i>	5,000	Total number of dwellings per facility	0.19	Catholic Education Office
<i>Non Govt Primary Enrolment</i>	9%	% of 5-11 year old population	11	Based on Whitehorse 2011 ABS Census Data
<i>Total Primary Enrolment</i>	93%	% of 5-11 year old population	111	Based on Whitehorse 2011 ABS Census Data
<i>Govt Primary School</i>	3,000	Total number of dwellings per facility	0.3	Department of Education & Early Childhood Development
<b>Secondary Schools</b>				
<i>Govt Secondary Enrolment</i>	51%	% of 12-17 year old population	54	Based on Whitehorse 2011 ABS Census Data
<i>Catholic Secondary Enrolment</i>	18%	% of 12-17 year old population	19	Based on Whitehorse 2011 ABS Census Data
<i>Catholic Secondary School</i>	15,000	Total number of dwellings per facility	0	Catholic Education Office
<i>Non Gov Secondary Enrolment</i>	23%	% of 12-17 year old population	24	Based on Whitehorse 2011 ABS Census Data
<i>Total Secondary Enrolment</i>	92%	% of 12-17 year old	98	Based on Whitehorse 2011 ABS Census Data

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 958 dwellings	Source of Standard
		<i>population</i>		
<i>Govt Secondary School</i>	9,000	<i>Total number of dwellings per facility</i>	0.1	Department of Education & Early Childhood Development
<b>Higher Education - TAFE</b>				
<i>TAFE FT Enrolment</i>	5.1%	<i>% of 15-24 year old population</i>	19	Based on Whitehorse 2011 ABS Census Data
<i>TAFE FT Enrolment</i>	0.5%	<i>% 25 + year old population</i>	7	Based on Whitehorse 2011 ABS Census Data
<i>TAFE PT Enrolment</i>	2.6%	<i>% of 15-24 year old population</i>	10	Based on Whitehorse 2011 ABS Census Data
<i>TAFE PT Enrolment</i>	0.8%	<i>% 25 + year old population</i>	11	Based on Whitehorse 2011 ABS Census Data
<b>Higher Education – University</b>				
<i>Uni FT Enrolment</i>	34%	<i>% of 15-24 year old population</i>	125	Based on Whitehorse 2011 ABS Census Data
<i>Uni FT Enrolment</i>	1.4%	<i>% 25 + year old population</i>	20	Based on Whitehorse 2011 ABS Census Data
<i>Uni PT Enrolment</i>	2.5%	<i>% of 15-24 year old population</i>	9	Based on Whitehorse 2011 ABS Census Data
<i>Uni PT Enrolment</i>	1.4%	<i>% 25 + year old population</i>	20	Based on Whitehorse 2011 ABS Census Data
<b>Government Specialist Schools</b>				
<i>Govt Specialist School</i>	60,000	<i>Total population per facility</i>	0.03	Based on ASR Research calculation methodology
<b>7. Police &amp; Emergency Services</b>				



Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 958 dwellings	Source of Standard
<i>Number of CFA sites</i>	50,000	<i>Total population per CFA site</i>	0.04	ASR Research suggested provision level for Growth Areas (2011)
<i>Number of Ambulance sites</i>	50,000	<i>Total population per Ambulance site</i>	0.04	ASR Research suggested provision level for Growth Areas (2011)
<i>Number of SES sites</i>	50,000	<i>Total population per SES site</i>	0.04	ASR Research suggested provision level for Growth Areas (2011)
<i>Number of Police station sites</i>	100,000	<i>Total population per Police site</i>	0.02	ASR Research suggested provision level for Growth Areas (2011)
<b>8. Law Courts</b>				
<i>Number of Courtrooms</i>	30,000	<i>Total population per Courtroom</i>	0.1	Department of Justice (2011)
<i>Number of Law Court Facilities</i>	400,000	<i>Total population per Law Court Facility</i>	0	ASR Research suggested provision level for Growth Areas (2011)
<b>9. Health Services</b>				
<b>Community Health</b>				
<i>Number of Community Health service sites</i>	60,000	<i>Total population per Community Health service site</i>	0.03	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>Hospitals</b>				
<i>Number of public and private hospital beds</i>	3.8	<i>Number of public and private beds per 1,000 people</i>	8	Australian Institute of Health & Welfare, 2010. Australian hospital statistics 2008–09. AIHW cat. no. HSE 84
<i>Number of public hospital beds</i>	2.3	<i>Number of public beds per 1,000 people</i>	5	Australian Institute of Health & Welfare, 2010. Australian hospital statistics 2008–09. AIHW cat. no. HSE 84

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 958 dwellings	Source of Standard
<i>General Practices</i>				
General practices	0.37	Number of general practices per 1,000 people (Melbourne's Inner East)	0.8	Victorian Government, May 2011. Metropolitan Health Plan Technical Paper, page 71
<b>10. Residential Aged Care &amp; HACC</b>				
<i>Residential Aged Care</i>				
Number of High Care beds	44	Number of high care beds per 1000 people aged 70 years +	8	Australian Government Planning Ratio (2007)
Number of Low Care beds	44	Number of low care beds per 1000 people aged 70 years +	8	Australian Government Planning Ratio (2007)
Number of Community Aged Care Packages	25	Number of Community Aged Care Packages per 1000 people aged 70 years +	5	Australian Government Planning Ratio (2007)
<b>HACC</b>				
All people receiving HACC services	4.9%	% All people receiving services at any time in 12 months (Victoria)	100	Australian Government Department of Health and Ageing (2009-2010), Ageing and Aged Care: Key Statistics - Programs
People aged 70 Years and over receiving HACC services	33.4%	% People aged 70 Years and over receiving services at	60	Australian Government Department of Health and Ageing (2009-2010), Ageing and Aged Care: Key Statistics - Programs

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 958 dwellings	Source of Standard
		any time in 12 months (Victoria)		
<i>Number of Instances of HACC Assistance</i>	0.101	Number of Instances of Assistance (Victoria) per person	207	Australian Government Department of Health and Ageing (2009-2010), Ageing and Aged Care: Key Statistics - Programs

**Appendix 2    Audit of Existing Community Infrastructure & Indicative Estimates of  
Demand & Supply Requirements Detailed Tables**

# Early Years Services

**Table 7 - Demand Estimates for 4 & 3 Year Old Kindergarten Program**

<b>3 &amp; 4 Year Old Kindergartens</b>	<b>Assumptions</b>		<b>Estimated Demand No.</b>
<i>4 year old kindergartens</i>			
% of 4 year olds participating in 4 year old Kindergarten	87%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	16 enrolments
Total number of enrolments in 4 year old sessional Kindergarten	90%	% of participating children (see above) enrolled at a Sessional Kindergarten service	15 enrolments
Number of Kindergarten rooms when proposed policy changes are implemented	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	0.2 of a room
<i>3 year old kindergarten</i>			
% of 3 year olds participating in 3 year old activity groups	90%	% of 3 year olds participating in 3 year old activity groups	17 enrolments
Number of 3 year old activity groups per week	2	Number of 3 year old activity groups per week (based on 20 children per group, 2 sessions per week @ 3 hours per session)	2 groups

**Table 8 - Sessional Kindergarten Services (approved places) within 2 kilometres**

Kindergarten	Address	Suburb	Within 1 Km	Between 1 & 2 Kms	Licensed Sessional Kindergarten Places	Description of capacity
Benwerrin Kindergarten	Cnr Burwood Hwy & Benwerrin Drive	Burwood East	1	0	56	Facility has two rooms and offers a full 6hr program for 3yo's, and 4yo's have a choice of sessional (3 days x 5hrs) or a long day (2 days x 7.5hrs) program.
St Scholastica's Kindergarten	13 Pheasant Street	Burwood	1	0	30	St Scholastica's Kindergarten is a Catholic based one room kindergarten that provides sessions for 3 and 4 year old groups.
Indra Pre-School	38 Edinburgh Road	Blackburn South	0	1	30	Facility has one room and offers two groups of 4 year old Kindergarten (15 hours per week) and two groups of 3 year old Kindergarten per week.
East Burwood Preschool	Statesman Avenue	Burwood East	0	1	26	Facility has one room and offers one group of 4 year old Kindergarten (15 hours per week) and one group of 3 year old Kindergarten per week.

Kindergarten	Address	Suburb	Within 1 Km	Between 1 & 2 Kms	Licensed Sessional Kindergarten Places	Description of capacity
Aurora School Community Kindergarten	88 Holland Road	Blackburn South	0	1	30	Aurora School Community Kindergarten provides 3 (one group) and 4 year old (one group) kindergarten programs for local hearing children and deaf/hearing impaired children enrolled at Aurora School.
Holbury Children's Centre	29 Raleigh Street	Blackburn South	0	1	29	Holbury Children's Centre is a not for profit community based centre serving local families by providing 3 and 4 year old kinder, and occasional care. It has one room offering one 4 year old group and one 3 year old group per week, operating from Monday to Wednesday. Occasional child care operates Thursday and Friday.
Box Hill South Pre-School	Rotary Court	Bpx Hill South	0	1	30	This one room community operated kindergarten offers 5 groups of 4 year old



Kindergarten	Address	Suburb	Within 1 Km	Between 1 & 2 Kms	Licensed Sessional Kindergarten Places	Description of capacity
						kindergarten per week and two groups of 3 year old kindergarten per week (5 hours per group).
St James Kindergarten	1201 Riversdale Road	Box Hill	0	1	30	This one room facility offers one group of 4 year old kindergarten per week and one group of 3 year old kindergarten per week (6 hours per week).
Glendal Kindergarten	3 Lucerne Street	Mount Waverley	0	1	29	This one room facility offers one group of 4 year old kindergarten per week and one group of 3 year old kindergarten per week (6 hours per week).
St Lukes Uniting Kindergarten	94 Essex Road	Mount Waverley	0	1	29	Facility has one room and offers two groups of 4 year old Kindergarten (15 hours per week) and two groups of 3 year old Kindergarten per week (4 hours per week for one group and a 3 hour program

Kindergarten	Address	Suburb	Within 1 Km	Between 1 & 2 Kms	Licensed Sessional Kindergarten Places	Description of capacity
						on a Saturday).
Highmount Kindergarten	36 Lechte Road	Mount Waverley	0	1	30	Facility has one room and offers two groups of 4 year old Kindergarten (15 hours per week) and three days of 3 year old Kindergarten (5 hours per child per week).
<b>Total</b>			<b>2</b>	<b>9</b>	<b>349</b>	

**Table 9 - Demand Estimated for Maternal & Child Health Services**

<b>Maternal &amp; Child Health</b>	<b>Assumptions</b>	<b>Estimated Demand No.</b>
Number of MCH sessions per week	1 session per 60 children aged 0-3 years	1.3
Number of MCH consulting units	Number of MCH consulting units required based on number of sessions per week (see above)	0.1

**Table 10 - Maternal & Child Health Centres Located within 2 kilometres**

<b>MCH Centre</b>	<b>Address</b>	<b>Suburb</b>	<b>Within 1 Km</b>	<b>Within 2 Km</b>
Box Hill South Family Centre MCH	Riversdale Road and Station Street	Box Hill South	0	1
<b>Total</b>			<b>0</b>	<b>1</b>

**Table 11 - Demand Estimated for Playgroup Services**

Playgroups	Assumptions	Estimated Demand No. of Playgroups sessions per week
Number of 2 hr playgroup sessions per week	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	2

**Table 12 - Playgroups Located within 2 kilometres**

Playgroup Venues	Address	Suburb	Within 1 Km	Within 2 Km
Eley Park Community Centre (five 2 hour sessions per week)	87 Eley Rd	Blackburn South	1	0
Living Streams Christian Church (three 2 hour sessions per week)	245 Middleborough Rd	Box Hill South	1	0
Box Hill South Neighbourhood House (one 2 hour session per week)	47 Kitchener Street	Box Hill South	0	1
St Edwards Anglican Church (one 2 hour session per week)	59 Edinburgh Road	Blackburn South	0	1
Church of Ascension (one 2 hour session per week)	378 Blackburn Road	Burwood East	0	1
St James Church Hall (one 2 hour session per week)	Cnr Lyndoch Street & Riversdale Rd	Box Hill South	0	1
St Thomas' Anglican Church (one 2 hour session per week)	44 Station Street	Burwood	0	1
<b>Total</b>			<b>2</b>	<b>5</b>

**Table 13 - Demand Estimated for Long Day Child Care Services**

Long Day Child Care	Assumptions	Estimated Demand No.
Number of Long Day Child Care places	1 place per 6.8 children aged 0 to 6 years	19 places
Number of Long Day Child Care centres	Total number of facilities required based on number of licensed places generated (see above) as a proportion of a 70 place long day child care centre	0.3 of one 70 place facility

**Table 14 – Long Day Child Care Centres Located within 2 kilometres**

Service Name	Address	Suburb	Within 1 km	Within 2 km	No. of Approved Places	Description of vacancies (for period July 28 to August 1, 2014) Source: Mychild website
True Maple Bilingual Early Learning Centre	20 Richmond Street	Blackburn South	1	0	32	<ul style="list-style-type: none"> <li>• 0-24 months – vacancies exist Monday to Friday</li> <li>• 25 months to 35 months - vacancies exist Monday to Friday</li> <li>• 36 Months to School age - vacancies exist Monday to Friday</li> </ul>
Deakin and Community Childcare Co-Operative	221 Burwood Rd	Burwood	0	1	60	<ul style="list-style-type: none"> <li>• 0-24 months – vacancies exist Tuesday &amp; Wednesday</li> <li>• 25 months to 35 months - vacancies exist Monday</li> <li>• 36 Months to School age - vacancies exist Monday</li> </ul>
Goodstart Early Learning Blackburn South	286 Middleborough Rd	Blackburn South	0	1	60	<ul style="list-style-type: none"> <li>• 0-24 months – vacancies exist Monday and Wednesday</li> <li>• 25 months to 35 months - vacancies exist Monday</li> </ul>

Service Name	Address	Suburb	Within 1 km	Within 2 km	No. of Approved Places	Description of vacancies (for period July 28 to August 1, 2014) Source: Mychild website
						<ul style="list-style-type: none"> <li>• 36 Months to School age - vacancies exist Monday to Friday</li> </ul>
Goodstart Early Learning Box Hill	974 Canterbury Rd	Box Hill	0	1	133	<ul style="list-style-type: none"> <li>• 0-24 months – vacancies exist Monday to Friday</li> <li>• 25 months to 35 months - vacancies exist Monday to Friday</li> <li>• 36 Months to School age - vacancies exist Monday to Friday</li> </ul>
Starfish Early Learning Centre	168 Canterbury Road	Blackburn South	0	1	89	<ul style="list-style-type: none"> <li>• 0-24 months – vacancies exist Monday to Friday</li> <li>• 25 months to 35 months - vacancies exist Monday to Friday</li> <li>• 36 Months to School age - vacancies exist Monday to Friday</li> </ul>
Essex Heights Juniors Early Learning And Child Care Centre Service	102 Huntingdale Rd	Mt Waverley	0	1	87	<ul style="list-style-type: none"> <li>• 0-24 months – vacancies exist Monday to Friday</li> <li>• 25 months to 35 months - vacancies exist Monday to Friday</li> <li>• 36 Months to School age - vacancies exist Monday to Friday</li> </ul>
<b>Total</b>			<b>1</b>	<b>5</b>	<b>461</b>	

**Table 15 - Demand Estimated for Occasional Child Care Services**

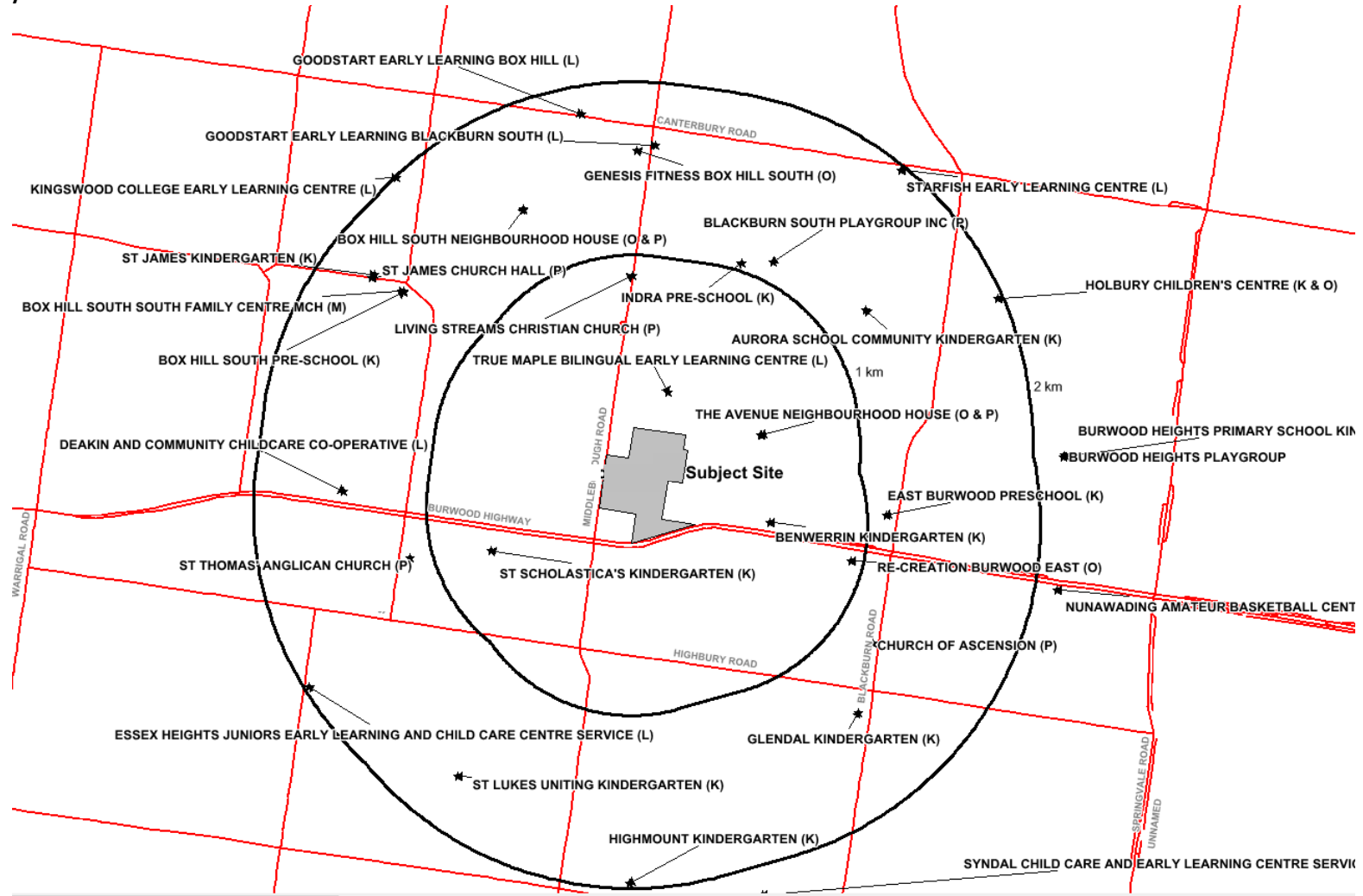
Occasional Child Care	Assumptions	Estimated Demand No.
Number of occasional child care places	1 place per 48 children aged 0 to 6 years	3 places
Number of occasional child care centres	Total number of facilities required based on number of licensed places generated (see above) as a proportion of a 30 place occasional child care centre	0.1 of one 30 place Occasional Child Care Centre

**Table 16 – Occasional Child Care Centres Located within 2 kilometres**

Service Name	Address	Suburb	Within 1 km	Within 2 km	No. of Approved Places
The Avenue Neighbourhood House	87 Eley Road	Blackburn South	1	0	25
Re-Creation Burwood East	172 Burwood Highway	Burwood East	1	0	27
Box Hill South Neighbourhood House	47 Kitchener Street	Box Hill South	0	1	21
Genesis Fitness Box Hill South	321 Middleborough Road	Box Hill South	0	1	26
Holbury Children's Centre	29 Raleigh Street	Blackburn South	0	1	29
Nunawading Amateur Basketball Centre	East Burwood Reserve, Burwood Highway	Burwood East	0	1	21
<b>Total</b>			<b>2</b>	<b>4</b>	<b>149</b>

\*Integrated with Kindergarten services

**Figure 3 - Early Years Facilities within 2 Kilometres**





## Community Meeting Spaces, Libraries & Learning Centres

**Table 17 - Demand Estimated for Flexible Community Meeting Space**

Flexible community meeting space	Assumptions	Estimated Demand No.
Amount of flexible community meeting space (sqm)	1 sqm per 18 people (guideline based Melbourne growth area derived estimates where 9,000 people generate the need for 500 sqm of flexible community meeting space).	114 sqm

**Table 18 – Community Meeting Spaces / Centres Located within 2 kilometres**

Service Name	Address	Suburb	Within 1 km	Within 2 km	Description of utilisation & capacity
Eley Park Community Centre	87 Eley Road, Blackburn South	Blackburn South	1	0	Has 6 rooms available for hire: <ul style="list-style-type: none"> <li>• Main hall – capacity for up to 200 people</li> <li>• Banksia room – capacity for up to 30 people</li> <li>• Boronia room - capacity for up to 30 people</li> <li>• Wattle room - small classroom for up to 12 people</li> <li>• Bottlebrush room - small classroom for up to 12 people</li> <li>• Hibiscus room – small classroom for up to 12 people</li> </ul>
Warrawong Annex Location (of Eley Park Community Centre)	32 Richmond Street	Blackburn South	1		One room with capacity for: <ul style="list-style-type: none"> <li>• up to 60 people for meetings; and</li> <li>• approx. 30-35 for casual functions</li> </ul>

Service Name	Address	Suburb	Within 1 km	Within 2 km	Description of utilisation & capacity
Bennetswood Neighbourhood House	7 Greenwood Street	Burwood	1	0	Two rooms available for hire with largest one accommodating up to 40 people.
East Burwood Hall	310 Burwood Highway	Burwood East	0	1	Seats up to 120, with chairs, tables, piano, heating and a kitchen with stove, microwave, fridge, dishwasher and hot water.
<b>Total</b>			<b>3</b>	<b>1</b>	

**Table 19 - Demand Estimated for Library Services**

Libraries	Assumptions (based on 2012-13 Annual Survey of Victorian Public Libraries)	Estimated Demand No.
Number of library loans per annum	8.1 loans per capita	16,606 loans
Number of library visits per annum	4.1 visits per capita	9,021 visits

**Table 20 - Libraries Located within 2 kilometres**

Libraries	Address	Suburb	Within 1 Km	Within 2 Km
No library facilities			0	0
<b>Total</b>			<b>0</b>	<b>0</b>

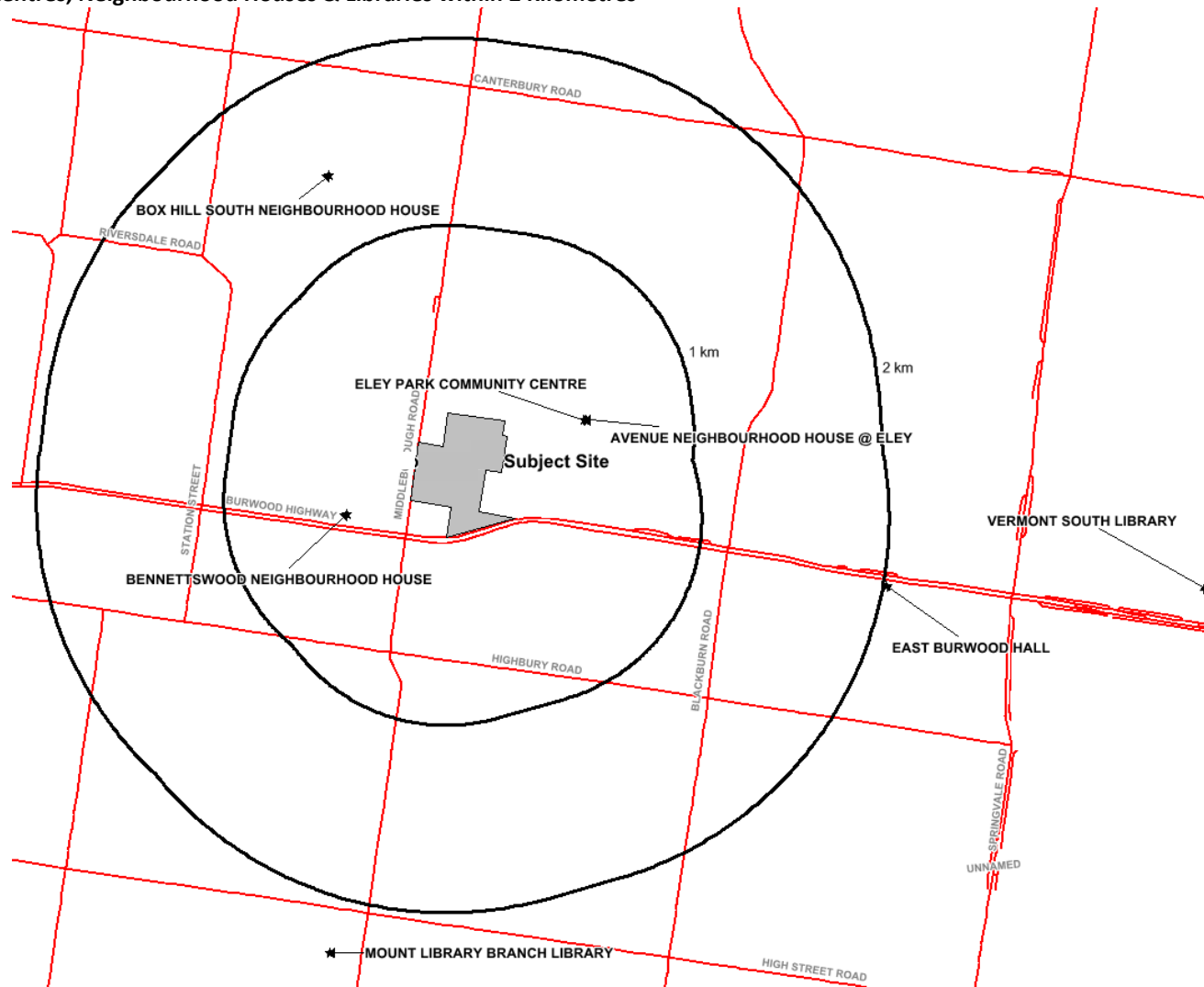
**Table 21 - Demand Estimated for Neighbourhood Houses / Adult Ed**

Neighbourhood Houses / Adult Ed	Assumptions	Estimated Demand No.
Total number of facilities	1 facility per 20,000 people	0.1 facilities

**Table 22 – Neighbourhood Houses / Adult Ed Centres Located within 2 kilometres**

Facility Name	Address	Suburb	Within 1 Km	Within 2 Km
Box Hill South Neighbourhood House	47 Kitchener Street	Box Hill South	0	1
Bennettswood Neighbourhood House	7 Greenwood Street	Burwood	1	0
Avenue Neighbourhood House @ Eley	87 Eley Road	Blackburn South	1	0
<b>Total</b>			<b>2</b>	<b>1</b>

**Figure 4 – Community Centres, Neighbourhood Houses & Libraries within 2 Kilometres**



## Education Facilities

**Table 23 - Education Enrolment Demand Estimates**

<b>Education Type</b>	<b>Participation Rate (Whitehorse 2011 ABS Census)</b>	<b>Of the following age cohort</b>	<b>Enrolment estimate Number</b>
<b>Primary School Enrolments</b>			
Govt. Primary Enrolment	65%	% of 5-11 year old population	77
Catholic Primary Enrolment	19%	% of 5-11 year old population	23
Non Govt. Primary Enrolment	9%	% of 5-11 year old population	11
<b>Total Primary Enrolment</b>	<b>93%</b>	<b>% of 5-11 year old population</b>	<b>111</b>
<b>Secondary School Enrolments</b>			
Govt. Secondary Enrolment	34.0%	% of 12-17 year old population	54
Catholic Secondary Enrolment	20.0%	% of 12-17 year old population	19
Non Govt. Secondary Enrolment	37.0%	% of 12-17 year old population	24
<b>Total Secondary Enrolment</b>	<b>91.0%</b>	<b>% of 12-17 year old population</b>	<b>98</b>
<b>Higher Education Enrolments</b>			
TAFE full-time enrolments (15 to 24)	4.3%	% of 15-24 year old population	19
TAFE full-time enrolments (25+)	0.5%	% 25 + year old population	7
TAFE part-time enrolments (15 to 24)	2.2%	% of 15-24 year old population	10
TAFE part-time enrolments (25+)	0.9%	% 25 + year old population	11
<b>TAFE Total Enrolments</b>			<b>47</b>
University full-time enrolments (15 to 24)	30.2%	% of 15-24 year old population	125
University full-time enrolments (25 +)	1.6%	% 25 + year old population	20
University part-time enrolments (15 to 24)	2.4%	% of 15-24 year old population	9
University part-time enrolments (25 +)	1.9%	% 25 + year old population	20
<b>University Total Enrolments</b>			<b>174</b>



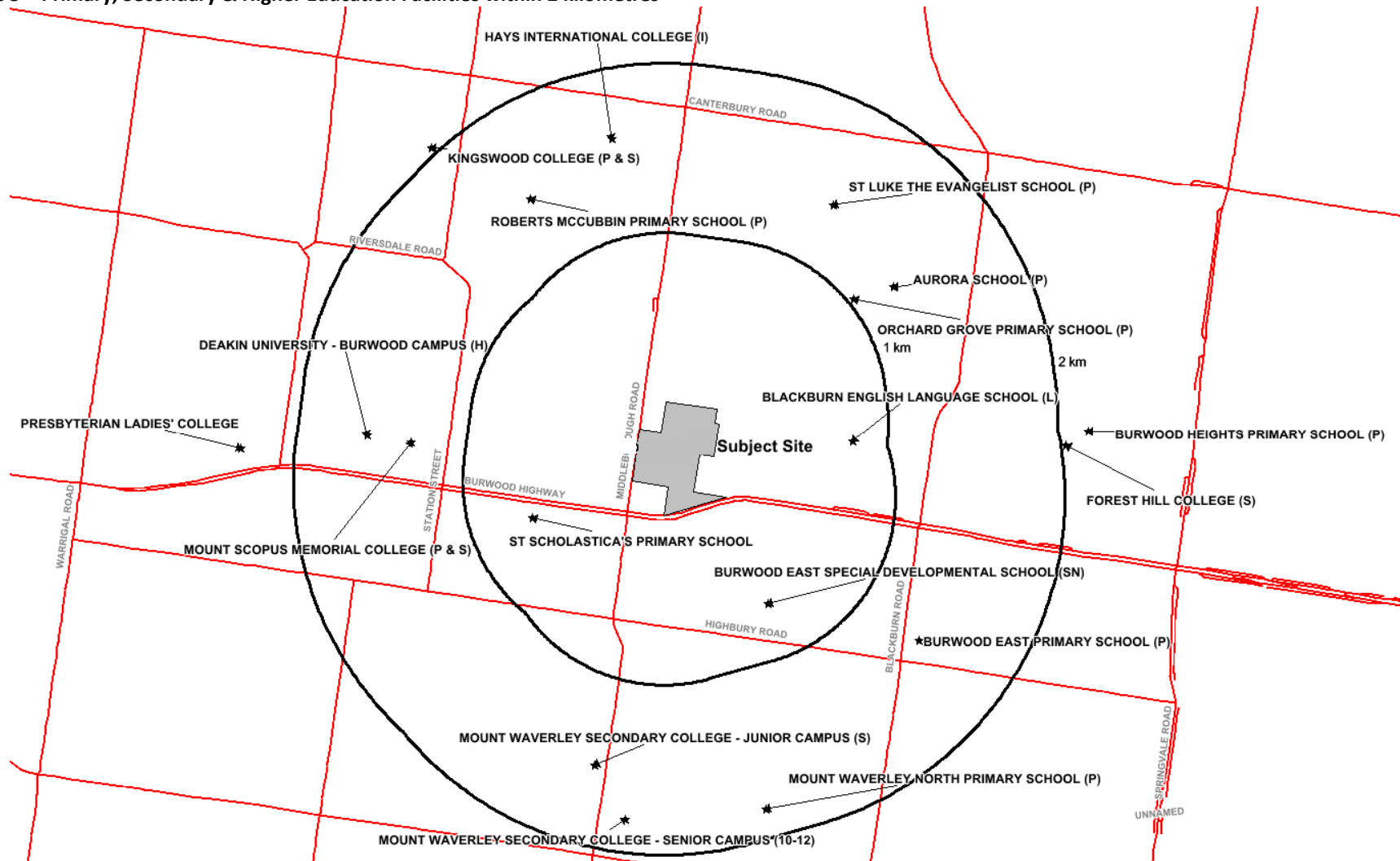
**Table 24 – Existing Primary / Secondary Education Facilities within 2 kilometres & Historical Enrolment Trends**

	Within 1 Km	Within 2 Km	Year Levels	Type	Enrolments					
					2009	2010	2011	2012	2013	% Change 2009 to 2013
Blackburn English Language School	1	0	P-12	Government New Arrivals	310	318	339	341	414	34%
Burwood East Special Development School	1	0	K-12	Government Special Needs	77	80	77	75	69	-10%
St Scholastica's Primary School	1	0	K-6	Catholic	223	226	196	185	165	-26%
Orchard Grove Primary School	0	1	P-6	Government	475	487	498	523	530	12%
Burwood East Primary School	0	1	P-6	Government	236	220	204	176	182	-23%
Aurora School	0	1	Not identified	Govt. Special	217	214	223	215	200	-8%
Forest Hill College	0	1	7-12	Government	579	572	573	542	555	-4%
St Luke the Evangelist School	0	1	P-6	Catholic	173	200	186	195	189	9%
Roberts McCubbin Primary School	0	1	P-6	Government	382	382	402	438	473	24%
Kingswood College	0	1	K-12	Independent	609	620	581	585	573	-6%
Mount Scopus Memorial College	0	1	P-12	Independent	967	872	895	899	891	-8%
Mount Waverley Secondary College (Junior & Secondary Campuses)	0	1	7-12	Government	1,926	1,869	1,834	1,806	1,816	-6%
Mount Waverley North Primary	0	1	P-6	Government	382	363	348	361	336	-12%
<b>Total</b>	<b>3</b>	<b>11</b>			<b>8,565</b>	<b>8,433</b>	<b>8,367</b>	<b>8,353</b>	<b>8,406</b>	<b>-2%</b>

**Table 25 – Higher Education Facilities within 2 Kilometres**

Name	Within 1 Km	Within 2 Km
Deakin University – Burwood Campus	0	1

**Figure 5 – Primary, Secondary & Higher Education Facilities within 2 kilometres**



# Indoor Recreation Facilities

**Table 26 - Demand Estimated for Aquatic Leisure Centres (membership only)**

<b>Municipal Aquatic Leisure Centres</b>		<b>Estimated Demand No.</b>
Number of leisure centre members	Based on 3.4% of the total population who are members of a Council aquatic / leisure centre.	70 members

**Table 27 – Municipal Aquatic Leisure Centres Located within close proximity**

Leisure Centre	Address	Suburb	Within 1 Km	Within 2 Km	Description of utilisation & capacity
Aqualink Box Hill	Surrey Drive	Box Hill	0	0	<p>Facilities and services at Aqualink Box Hill include:</p> <ul style="list-style-type: none"> <li>• 25m 6-lane heated indoor pool</li> <li>• 25-metre 10-lane heated outdoor pool</li> <li>• Toddlers’ pool with beach entry</li> <li>• Learn-to-swim pool</li> <li>• Surrey Park Swim Club learn-to-swim program</li> <li>• Water play area</li> <li>• Fab Living (for older adults)</li> <li>• 26m by 9m warm-water therapy pool</li> <li>• Triple-spring-board diving pool and training program</li> <li>• 700m2 state-of-the-art gymnasium with high tech equipment</li> <li>• Four multi-use group fitness spaces with high tech audio visual system that synchronises lighting with music</li> <li>• Contemporary café</li> <li>• 30-place short-stay crèche</li> <li>• Three-court multi-use stadium</li> </ul>

Leisure Centre	Address	Suburb	Within 1 Km	Within 2 Km	Description of utilisation & capacity
					<ul style="list-style-type: none"> <li>Outdoor soccer and tennis courts</li> </ul>
<b>Total</b>			<b>0</b>	<b>0</b>	

**Table 28 - Demand Estimated for Indoor High Ball Centres**

Indoor High Ball Facilities		Estimated Demand No.
Number of indoor courts	Based on 1 court per 10,000 people	0.2 courts

**Table 29 – Indoor High Ball Centres Located within close proximity**

Facility	Address	Suburb	Within 1 Km	Within 2 Km	Number of Courts
Nunawading Basketball Stadium	East Burwood Reserve, Burwood Highway	East Burwood	0	1	5
Aqualink Box Hill	Surrey Drive	Box Hill	0	0	3
<b>Total</b>			<b>0</b>	<b>1</b>	

**Figure 6 – Municipal Aquatic /Leisure Facilities & Highball Indoor Recreation Centres within 2 Kilometres**



# Open Space



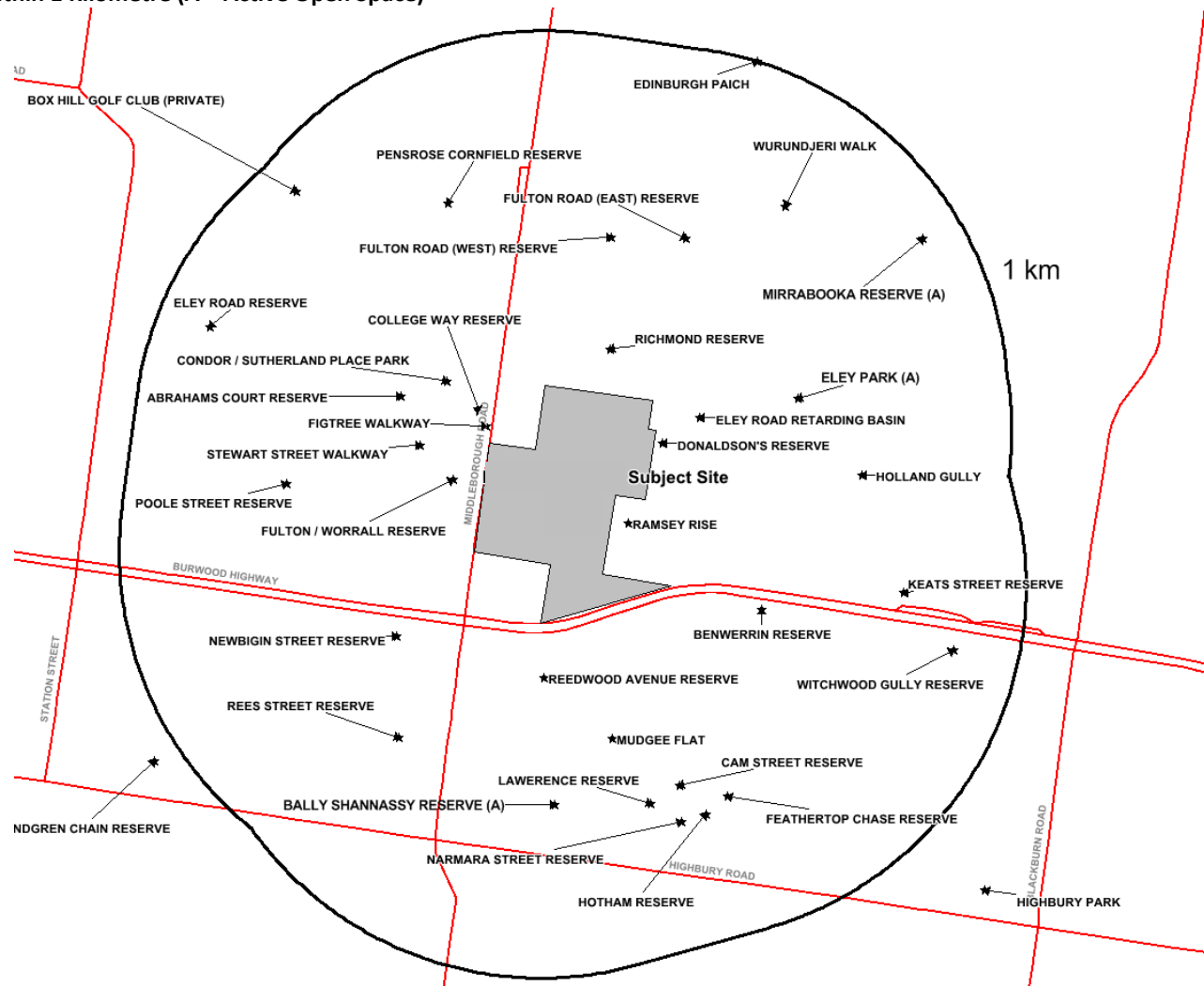
**Table 30 - Open Space Reserves within 1 Kilometre**

Open Space Name	Suburb	Primary Function	Land Area (Ha)	Open Space Strategy Recommendations (2007)
Edinburgh Patch	Blackburn South	Informal	0.66	Provide additional seats and shade trees.
Eley Park	Blackburn South	Sporting	6.6	Prepare and implement a Landscape Masterplan for Eley Park to address the following: <ul style="list-style-type: none"> <li>• improve pedestrian and cycle access through the reserve to connect Holland Gully, Eley Park and Wurundjeri Walk.</li> <li>• review the existing and future need for all the built facilities in the reserve including the scout and guide halls.</li> <li>• improve local space facilities in this reserve to cater to the local use of the residential catchment east and west of this reserve.</li> </ul>
Fulton Road (East) Reserve	Blackburn South	Informal	0.22	No recommendations
Fulton Road (West) Reserve	Blackburn South	Informal	0.22	No recommendations
Mirrabooka Reserve	Blackburn South	Sporting	2.1	The southern oval has been upgraded and further minor works are required elsewhere on the site. Land use zoning needs to be amended from Public Use Zone to Public Park and Recreation Zone to reflect the current use.
Wurundjeri Walk	Blackburn South	Nature conservation	14.6	Continue to implement the existing Landscape Masterplan for the reserve. Additionally, provide a path connection to Lucia Street to provide an open space link from Holland Gully to Wurundjeri Walk.
Wurundjeri Wetlands	Blackburn South	Waterway / wetland	3.9	Continue to implement the existing Landscape Masterplan for the reserve.
Eley Road Reserve	Box Hill South	Informal	2.1	Prepare and implement a Landscape Concept Plan to improve the provision of Neighbourhood level facilities in this reserve, particularly due to the absence of other open space nearby.
Pensrose Cornfield Reserve	Box Hill South	Informal	0.14	Review design of the reserve to relocate the playground and providing seating area with shade trees.
Abrahams Court Reserve	Burwood		0.041	No recommendations

Open Space Name	Suburb	Primary Function	Land Area (Ha)	Open Space Strategy Recommendations (2007)
		Linking space		
College Way Reserve	Burwood	Informal	0.14	No recommendations
Condor / Sutherland Place Park	Burwood	Road reservation	0.25	No recommendations
Figtree Walkway	Burwood	Linking space	0.005	No recommendations
Fulton / Worrall Reserve	Burwood	Linking space	0.5	Prepare and implement a Landscape Concept Plan to review design and playground.
Newbigin Street Reserve	Burwood	Linking space	0.13	Requires path.
Poole Street Reserve	Burwood	Informal	0.21	Requires provision of facilities to improve use for residents in area with minimal open space.
Rees Street Reserve	Burwood	Informal	0.76	No additional works required.
Stewart Street Walkway	Burwood	Linking space	0.05	
Bally Shannassy Reserve	Burwood East	Sporting	3.6	Prepare and implement a Landscape Masterplan for Ballyshannassy Park to improve the condition and design of this park to cater to the existing and new population including: <ul style="list-style-type: none"> <li>integrate unstructured neighbourhood recreation facilities into the reserve including review of the location and provision of existing facilities.</li> <li>improve pedestrian access into and through the reserve.</li> </ul>
Benwerrin Reserve	Burwood East	Informal	0.8	Additional seats required.
Cam Street Reserve	Burwood East	Linking space	0.015	No recommendations
Donaldson's Reserve	Burwood East	Informal	0.14	No recommendations
Feathertop Chase Reserve	Burwood East	Service easement	0.35	This is a retarding basin and no further open space improvements are required.
Holland Gully	Burwood East	Linear	3.4	Improve access from Holland Gully into Eley Park (Refer to Recommendation 14.7.1). Prepare and implement a Landscape Masterplan for Holland Gully to address the following: <ul style="list-style-type: none"> <li>pedestrian and cycle access points and path alignment.</li> <li>provision of Neighbourhood level facilities.</li> <li>vegetation management.</li> </ul>

Open Space Name	Suburb	Primary Function	Land Area (Ha)	Open Space Strategy Recommendations (2007)
Hotham Reserve	Burwood East	Linking space	0.03	No recommendations
Keats Street Reserve	Burwood East	Informal	0.46	Improve access to playground with path, provide additional shade trees and improve interface to adjoining car park and Burwood Highway.
Lawerence Reserve	Burwood East	undefined	0.21	Upgrade.
Mudgee Flat	Burwood East	Linking space	0.12	No recommendations
Narmara Street Reserve	Burwood East	Linking space	0.07	No recommendations
Ramsey Street Reserve	Burwood East	Informal	0.08	No recommendations
Reedwood Avenue Reserve	Burwood East	Informal	0.16	No recommendations
Witchwood Gully Reserve	Burwood East	Informal	0.53	Additional seats, and potential improvement to the interface with the KMart Plaza car park.
Richmond Reserve	Informal	Informal	0.18	No recommendations
<b>Total</b>			<b>42.771</b>	

Figure 7 – Open Space within 1 Kilometre (A = Active Open Space)



## Acute & Primary Health Services

**Table 31 - Estimated Demand for Public & Private Hospital Beds**

Hospital Beds	Assumptions	Estimated Demand No.
Number of public & private hospital beds	3.8 beds per 1,000 people in Victoria	8 public & private hospital beds
Number of GP Clinics	0.37 clinics per 1,000 people	0.8 GP clinics

**Table 32 – Existing Hospitals / Day Procedure Facilities within close proximity**

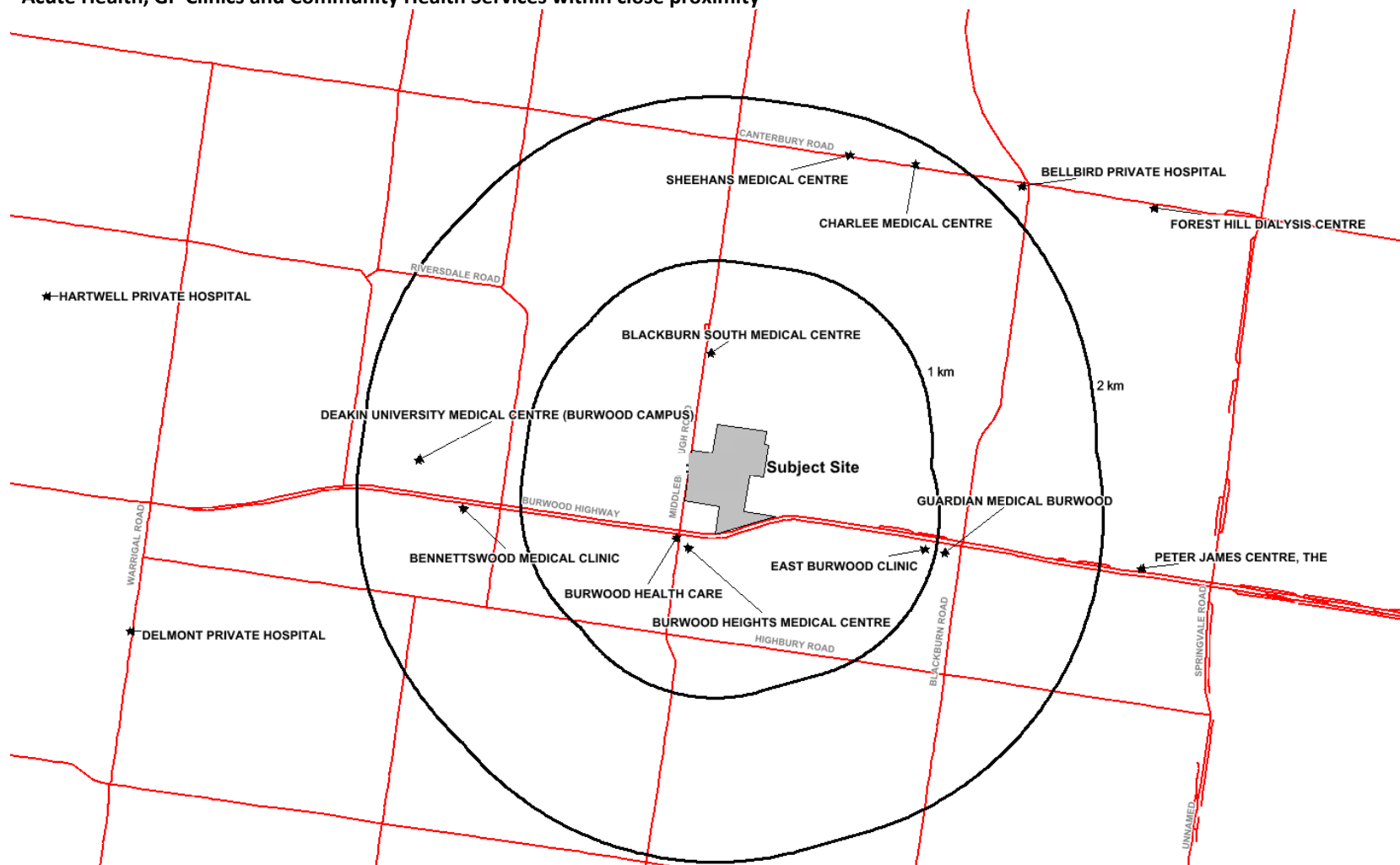
Service Name	Address	Suburb	Within 1 Km	Within 2 Km	Beyond 2 km
Box Hill Hospital (Public)	Nelson Road	Box Hill	0	0	1
Bellbird Private Hospital	198 Canterbury Rd	Blackburn	0	0	1
The Peter James Centre	Cnr. Mahoneys Road & Burwood Highway	Burwood East	0	0	1
Forest Hill Dialysis Centre	69 Mahoneys Road	Forest Hill	0	0	1
Delmont Private Hospital	Level 2/300 Warrigal Road	Glen Iris	0	0	1
Hartwell Private Hospital	15 Cornell St	Camberwell	0	0	1
<b>Total</b>					<b>6</b>

**Table 33 – Existing GP Clinics & Community Health Centres within close proximity**

Service Name	Address	Suburb	Within 1 Km	Within 2 Km
Burwood Health Care		Burwood East	1	0
Burwood Heights Medical Centre		Burwood East	1	0
East Burwood Clinic		Burwood East	1	0
Blackburn South Medical Centre		Blackburn South	1	0
Guardian Medical Burwood		Burwood East	0	1

<b>Service Name</b>	<b>Address</b>	<b>Suburb</b>	<b>Within 1 Km</b>	<b>Within 2 Km</b>
Bennettswood Medical Clinic		Burwood	0	1
Deakin University Medical Centre (Burwood Campus)		Burwood	0	1
Sheehans Medical Centre		Blackburn	0	1
Charlee Medical Centre		Blackburn	0	1
<b>Total no. of GP Clinics</b>			<b>4</b>	<b>5</b>
<b>Community Health Centres</b>				
Whitehorse Community Health Service	43 Carrington Rd	Box Hill	0	0

**Figure 8 – Acute Health, GP Clinics and Community Health Services within close proximity**





## Residential Aged Care

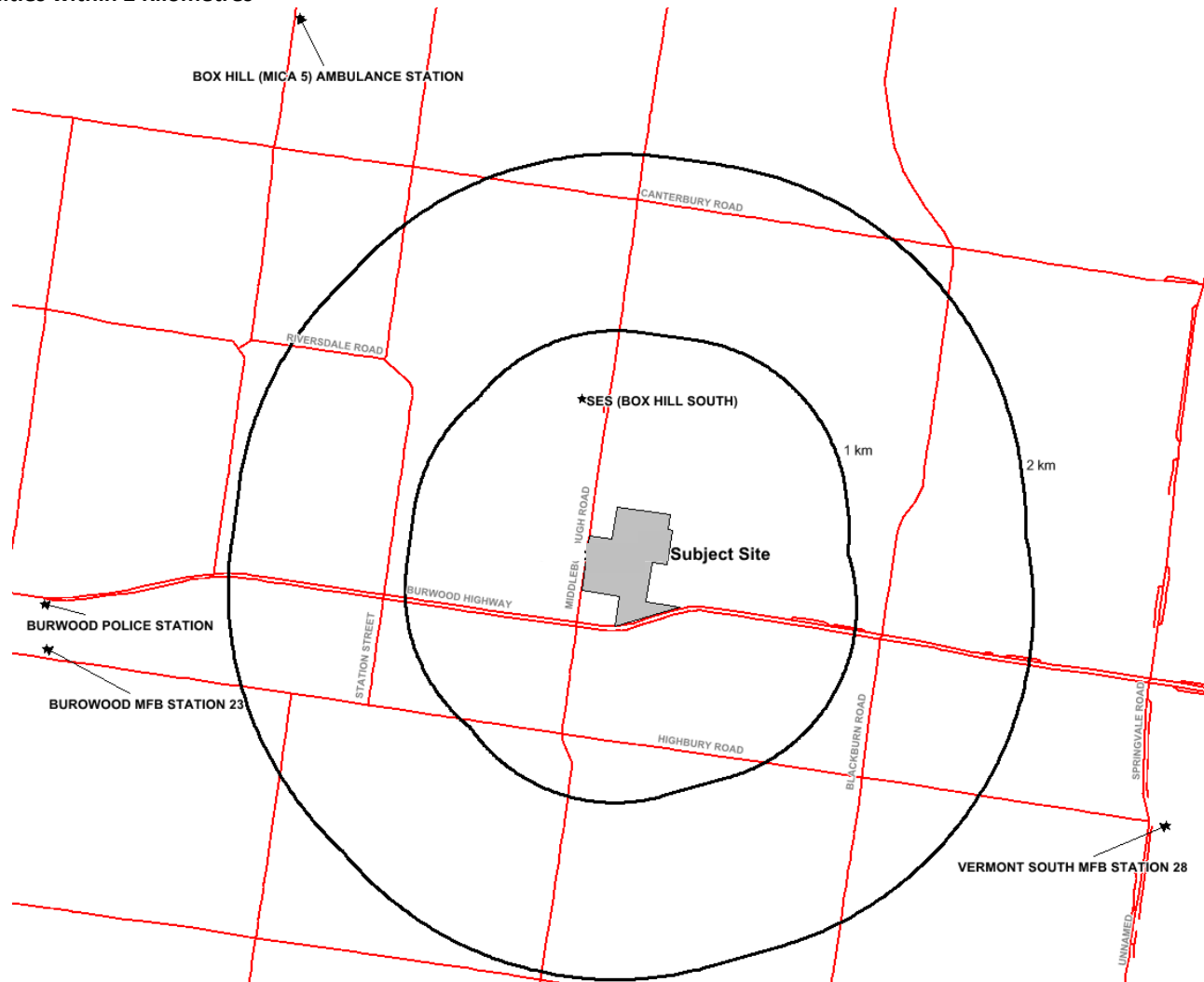
**Table 34 - Estimated Demand for Residential Aged Care Services**

<b>Residential Aged Care</b>	<b>Assumptions</b>	<b>Estimated Demand No.</b>
Number of high care beds	44 high care beds per 1000 people aged 70 years +	8 high care beds
Number of low care beds	44 low care beds per 1000 people aged 70 years +	8 low care beds

**Table 35 – Existing Residential Aged Care Providers within 2 kilometres**

<b>Service Name</b>	<b>Suburb</b>	<b>Within 1 Km</b>	<b>Within 2 Km</b>	<b>Residential High Care Beds</b>	<b>Residential Low Care Beds</b>
Regis Alawarra Lodge	Blackburn South	0	1	0	99
Regis Inala Lodge	Blackburn South	0	1	130	0
Regis Milpara Lodge	Blackburn South	0	1	0	86
<b>Total</b>		<b>0</b>	<b>3</b>	<b>130</b>	<b>185</b>

**Figure 9 - Aged Care Facilities within 2 Kilometres**



## Police & Emergency Services

**Table 36 – Existing Police & Emergency Services within Close Proximity**

Service Name	Address	Suburb	Within 1 Km	Within 2 Km	Outside 2 km & nearest facilities
<b>Victoria Police</b>					
Burwood Police Station		Burwood	0	0	1
<b>Metropolitan Fire Service</b>					
Burwood MFB Fire Station		Burwood	0	0	1
Vermont South MFB Fire Station		Vermont South	0	0	1
<b>State Emergency Services</b>					
SES (Box Hill)		Box Hill South	1	0	1
<b>Ambulance Victoria</b>					
Ambulance Victoria Station (Box Hill)		Box Hill	0	0	1
<b>Total</b>			<b>1</b>	<b>0</b>	<b>3</b>

**Figure 10 - Police & Emergency Services within 2 Kilometres**

