

cranbourne east
precinct structure plan

SOCIAL ASPECTS OF URBAN DEVELOPMENT INCLUDING
COMMUNITY AND RECREATION FACILITIES REQUIREMENTS

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EXECUTIVE SUMMARY

This report comprises an assessment of the social aspects of urban development and includes:

- the scope of investigations into the social aspects of planning;
- an overview of social aspects of urban development ;
- community, health and recreation facility gap analysis;
- indicative requirements for community, health and recreation facilities, services and coordination processes;
- interim findings on affordable housing; and
- key opportunities and issues.

There is a range of city wide and local facilities and services that will be accessible to the future community of Cranbourne East including central cultural and civic facilities, regional recreation facilities, government and Catholic schools, community, and district and regional recreation and health facilities.

The range of community and recreation facilities considered for inclusion in Cranbourne East were:

- Community transport
- Government and non-government education
- Health and medical facilities
- Family and Children's Services
- Youth Services
- Recreation, leisure facilities, formal open space and public spaces.
- Community facilities
- Emergency Services, and
- Community development.

Affordable housing provision was also addressed, in view of the decreasing affordability of housing in the City.

A literature review of best practice in new urban developments revealed that there would need to be an emphasis on the following social aspects in planning:

- diverse housing options;
- early provision of essential social infrastructure when needed;
- connectivity in the provision of pedestrian and cycle movement routes; and
- a focus on collocation and sharing of facilities with innovative governance and funding mechanisms.

However an analysis of gaps in existing provision in surrounding areas and in the City as a whole revealed the need to ensure that Cranbourne East included:

- an expanded range of open space, neighbourhood and recreation facilities;
- a network of pathways for pedestrian and cyclists linking residents with other communities, community facilities and public transport;
- support for new residents in accessing facilities and services;

- application of guidelines for health and safety in the planning and design of new areas;
- accessibility of a range of health and medical services, including sites for GPs and specialists;
- recreation, support, and development programs for primary aged school children;
- increased child care and kindergarten places;
- youth facilities and services within 500 metres of all homes;
- more affordable housing options, including social and rental housing, particularly for sole parents with children and single people.

An indicative range of facilities and services for inclusion in Cranbourne East subject to land availability are:

- an expanded community transport service;
- a network of shared pathways connecting the regional park, via linear parks and major roads to all community facilities, activity centres and existing neighbourhoods;
- at least 30 consulting rooms for GPs and Specialists;
- A community health facility
- two Government primary schools, a Catholic P-12 School, an Independent P-12 School and a Steiner Pre-School and Secondary School;
- an Integrated Community Facility including youth services, kindergarten, occasional child care, possible child care, primary school aged services, maternal and child health centre, community meeting spaces, consulting room space for the non-government sector agencies providing a range of family, youth and children's support services and space for a Community Development Worker;
- recreation and sports facilities including 2 District level facilities each with 2 ovals for AFL and Cricket, 2 netball courts and pavilion with public toilets and informal passive open space for barbecues and playgrounds, 1 District level facility for 3 soccer pitches and pavilion with passive open space for barbecues and playgrounds, 1 synthetic hockey field, 3 bowling greens and pavilion, 6 tennis courts and pavilion;
- a Town Square within any Neighbourhood Activity Centre and Village Greens in Convenience Activity Centres for special events, cultural activities and public art;
- neighbourhood Parks including facilities such as skate park, bmx, barbecue, playground, public toilet and space for special events and public art;
- local parks with play facilities and spaces for public art, cultural activities and public toilet; and
- affordable housing as a proportion of all residential land, and provision for residential aged care, clusters of housing for older people and not-for-profit organizations and emergency and transitional accommodation for young people.

Key opportunities and constraints associated with the provision of community and recreation facilities and affordable housing include:

- achievement of an Integrated Community Facility with shared facilities and innovative governance;
- demand for a collocation of government and non-government schools;
- joint community/education use of schools;
- appropriate recreation, open space and shared paths provision;

- youth inclusive planning and design;
- provision of adequate space for the non-government family, children's and youth support services;
- community transport model to augment public transport provision in the early stages of development; and
- affordable housing through land allocation and a range of partnerships and mechanisms.

1 INTRODUCTION

This Specialist Report prepared by Bell Planning Associates comprises the following parts:

- the scope of investigations into the social aspects of planning;
- an overview of social aspects of urban development ;
- community and recreation facility gap analysis;
- indicative requirements of the community and recreation facilities, services and coordination processes;
- interim findings on affordable housing; and
- key opportunities and issues.

Social aspects of planning include a range of requirements for community and recreation facilities and services, accessibility, safety and security, health and affordable housing.

The future requirements for community and recreation facilities and services are based on an assumption that the expected population scenarios will range between 15,000 and 20,000 by 2021.

For the purposes of this report, the term 'Community Facilities' includes those education, health, community, family and children's services, youth services, and cultural services that may have land use implications for Cranbourne East of expansion requirements for facilities and services elsewhere.

A Human Services Reference Group (hereinafter referred to as the Reference Group) was formed of representatives of agencies responsible for community and recreation facilities planning (refer Appendix 1).

It is anticipated that Cranbourne East will provide a range of new community and recreation facilities supporting future human services delivery and may prompt the expansion of existing local, district and regional facilities and services to meet the needs of the expanded catchment population.

An essential indicator of a sustainable community is the aspirations and view of the existing community about the future of their neighbourhood. The findings of the community and landowner consultations undertaken thus far by Capire Consulting Group are drawn upon to assist in identifying community need, issues and opportunities of relevance to community and recreation facilities and human services planning.

A separate Community and Recreation Facilities Plan summarising the requirements identified in this report will be prepared for use as a resource for the ongoing coordination and detailed planning for, and implementation of facilities. It is expected that Council will coordinate this ongoing process on the advice of a Cranbourne East Human Services Implementation Group.

This report also draws upon the interim findings of the Cranbourne West Affordable Housing Strategy which identifies likely gaps in affordable housing and recommends mechanisms for achieving the affordable housing objectives and principles of the Growth Areas Authority, the Victorian Government's Towards and Integrated Housing Strategy and the City of Casey C21.

2 SCOPE OF SOCIAL ASPECTS OF PLANNING

2.1 Introduction

The social aspects of urban development covered by this report include:

- Community facilities and services planning and integration;
- Recreation facilities, open space and public places planning; and
- Affordable housing

having regard to other social issues such as safety, accessibility and health.

The Cranbourne East Strategic Planning process includes consideration of a number of social planning aspects of urban development and is guided by the definition of “Social Planning” by the Social Planning Chapter of the Planning Institute of Australia (PIA) as follows:

Social Planning involves planning for the needs and aspirations of people and communities through strategic policy and planned actions that integrate with urban and regional planning, management planning and other planning process, Social planning is founded on the principles of social justice (i.e. equity, access, participation and rights) and is directed toward enhancing community well being through processes that increase the effectiveness of communities to achieve greater long-term control over their circumstances.

The gaps in existing provision were identified from a range of past studies and existing policies (refer Appendix 2) and requirements for new community and facilities to be located in Cranbourne East to serve the existing and future population were identified by the Reference Group (refer Appendix 3) and informed the content of this report.

This report also includes an assessment of requirements for neighbourhood and local active and passive open space to promote physical activity and connectivity and is guided by the Council’s Open Space Policy, a recently completed leisure study and draft Benchmarks (refer Appendix 4). It excludes linear parks and other drainage reserves which are covered in other Specialist Reports.

The interim findings of the Cranbourne West Affordable Housing Strategy are used to identify possible gaps in affordable housing and mechanisms for achieving the affordable housing objectives and principles of the Growth Areas Authority, the Victorian Government’s Towards a Integrated Housing Strategy and the City of Casey Housing Strategy (2005).

These analyses do not purport to be a complete community needs assessment, but rather draw upon previous and current needs assessment, research and reports which identify priorities for the area. It relies on the knowledge of participating agencies about the full range of services and programs provided elsewhere in the locality and the City as a whole. Where available a summary of existing facilities and services is included.

It focuses on the land use requirements for facilities and services and explores ways in which they can be provided efficiently and collaboratively and allow for changing models of service delivery over time.

A separate Community and Recreation Facilities Plan summarising the requirements identified in this report will be prepared for use as a resource for the ongoing coordination and detailed planning for facilities undertaken by individual agencies and convened by Council on the advice of the Cranbourne East Human Services Implementation Group.

2.2 Purpose

The purpose of this report is to consider various social aspects of planning and in particular to specify the community, recreation facilities and formal open space requirements essential for the economic and social development of the area, the achievement of the 'Fairer Victoria' targets at the local level and the City of Casey's C21 Strategy.

It includes an overview of those essential services and facilities considered by State, Local Government agencies, the non-government sector and the community to be necessary in order to meet the needs of the future population of Cranbourne East. It focuses on those facilities and elements that require a land allocation in the study area or a specific urban design requirement.

It will inform the Structure Plan by indicating interim land take, locational and urban design requirements, and collocation opportunities. It will be used as a basis for the social infrastructure component of The Infrastructure Plan and as such will provide a list of facilities, services and elements to be costed in the Development Contributions Plan.

This process forms the first stage of a community and recreation facilities planning process which will be continued by the Cranbourne East Human Services Implementation Group on completion of this project. The City of Casey will coordinate the ongoing implementation process.

The purpose of the Affordable Housing component is to link the assessment of the level of housing stress and accommodation and support for those with special needs such as the ageing, with the objective to provide a range of affordable housing options for all households in this growth area.

2.3 Methodology

The methodology included:

- an initial literature review;
- consultation with agencies;
- gap analysis;
- assessment of requirements for new facilities and services;
- initial assessment of the level of housing affordability; and
- identifying key issues and opportunities.

A review of literature and Council and State Government policies (Refer Appendix 2 for Reference Documents) was undertaken to identify and synthesise current policies relating to community and recreation facilities and services and affordable housing provision.

An analysis of the gaps in provision, distribution of facilities and services and an assessment of requirements for community and recreation facilities, and open space in the Study Area were undertaken in collaboration with the Reference Group. A series of consultations were conducted with the Reference Group members responsible for the planning and provision of community and recreation facilities (Refer Appendix 1 for membership).

This group was formed at the outset and comprised representatives of stakeholder agencies responsible for the planning for, and delivery of, community and recreation facilities and services and policy on affordable housing in the region including:

- Department of Planning and Community Development (formerly Department of Sustainability and Environment)
- The Growth Areas Authority

- Department of Education and Early Childhood Development (DEECD)
- Department for Victorian Communities (DVC)
- Local Emergency Services
- Southern Health
- The Catholic Church
- Independent Schools and church networks and
- The City of Casey.

Others agencies consulted during the process included the Department of Human Services and the Department of Sustainability and Environment.

The key outputs of this report will be a contribution to the Key Issues Paper, input to the Precinct Structure Plan, input to the Infrastructure Framework Plan, input to the Development Plan and Development Contributions Plan and an Integrated Community and Recreation Facilities Plan.

State and Local Government commitment to participation in a community and recreation facilities planning process through the formation of the Reference Group has been essential to ensure that a sustainable outcome is achieved. This may mean that new administrative and service delivery arrangements are required if the objectives of 'Fairer Victoria' are to be achieved.

2.4 Strategic Context

2.4.1 Best Practice Urban Development

The review of international, national and state literature undertaken by Bell Planning Associates and The Hornery Institute (THI)¹ for Cranbourne West Urban Growth Area identified best practice approaches to community planning as follows:

- holistic and informed approach
- community engagement
- diverse housing options
- provision of community services, open space and recreation facilities
- accessibility and connectivity and
- mixed and integrated land uses.

A synthesis of relevant growth area community planning practice in recently released reports on growth area planning² concluded the following essential components:

- social infrastructure provided when needed;
- temporary buildings in new centres for short term needs;
- provision of off-site cycle facilities;
- safe routes to schools, linking all residential areas;

¹ The Hornery Institute, 2006. *Best Practice in Master Planned Communities*

² TCPA, 2007. *Best Practice in Urban Extensions and New Settlements*.

- traditional town centre with variety of uses found in old market towns etc church, public buildings and hotel;
- permeable and public space linkages to town centres;
- establishment of Community Development Trusts to manage communal areas and facilities with representatives of council, the developer, existing and new residents and commercial and business interests to ensure high standard maintenance of public realm;
- the importance of a diverse mix of dwelling types and tenures and indistinguishable affordable housing with Affordable housing provided in the early phases;
- incentives for land to be allocated, and if necessary held, for affordable housing until funding becomes available; and
- public transport funded early and in place at the early stages of development by engaging transport operators for buy-in from start of development or temporary provision of community transport until the final services are in place.

For urban growth to be effective and sustainable, it must provide substantial opportunities for communities in education, training and employment, and social and cultural facilities and programs.

The importance of a long-term view, a comprehensive and integrated approach to urban growth planning and the need for effective working partnerships at all levels is stressed in all the literature.

2.4.2 State Government and Council Policy

The strategic policy agenda of State Government, with its emphasis on joined up services and the interrelationships between social capital and economic growth, civic pride and neighbourhood amenity, provides a policy framework for urban growth in this region. This policy framework is operationalised by the Victorian Government's state strategies 'A Fairer Victoria' and 'Growing Victoria Together' that provide a vision for Victoria to 2010 and beyond and include a vision for quality health and education and caring communities.

The objectives of planning in Victoria are:

- *To provide for the fair, orderly, economic and sustainable use and development of land;*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- *To balance the present and future interests of all Victorians.*

The relevant objectives of the planning framework are:

- *To enable land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*
- *To ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.*

Melbourne 2030, Planning for Sustainable Growth (Department of Infrastructure) includes the following social planning aspects of planning:

- *achieving a fairer city by the supply of well-located affordable housing;*
- *plan for a more equitable distribution of social infrastructure;*

- *improve the coordination and timing of the installation of services and infrastructure in new development areas;*
- *develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.*

The Growth Areas Authority Precinct Structure Planning Guidelines of relevance to Community Facilities and Affordable Housing as follows:

Objective 1:

To ensure greater housing choice, diversity and affordability

New sustainable neighbourhoods should also provide a variety of services to keep pace with demographic changes, and 'build in' housing and infrastructure flexibility to cope with the changing needs over time.

This intent is detailed in a series of planning principles which highlight the importance of providing a diverse range of housing types and sizes, maximising opportunities for affordable housing and providing specialised housing for those with specific needs close to activity centres and public transport.

Objective 2:

To develop vibrant, well-serviced activity centres

It is expected that such centres will include community facilities.

Objective 4:

To deliver accessible community facilities and infrastructure

It is intended that community facilities such as schools, libraries and health facilities will be located in adjoining activity centres and close to existing and planned public transport and maximising opportunities for collocation, integration and shared use of facilities across governments, community and the private sector.

Objective 5:

To create, multi-use, linked open space networks

C21, the City of Casey's long-term strategy embodies visions and a strategic framework of relevance to the planning for, and delivery of, community and recreation facilities in Cranbourne East. The C21 Visions of relevance are:

- **Building and strengthening communities**...specifically planning ... safer communities, choice and community development...
- **A set of values** ... community participation, leading practice, caring city... quality city and creative city;
- **A set of key outcomes** ... that is a series of project packages that will fundamentally change Casey towards ... a great place to live.

In planning for safer communities, specific consideration will be given to the State's Safer Design Guidelines in the Precinct Structure Planning process. In planning for choice and community development, care has been given to ensure that the needs of all sectors of the community in terms of social and recreational requirements are considered. To achieve a caring city, health and community facilities and programs will be planned and located for accessibility and convenience.

C21 Goals relating to the planning of communities include:

- *Timely service provision*

- *Sufficient levels of open space*
- *Housing and lifestyle choice*

The need for timely service provision will be taken into account in the ongoing planning for community facilities and in the costing of items for the Development Contributions Plan which will ensure budgeting for early supply of essential facilities.

C21 Choice in Casey goals include:

- *Meeting the needs of our youth*
- *Choice in our leisure time*
- *Active arts community*
- *Support our diverse community*
- *Access for everyone.*

Each of these goals has been acknowledged in the investigation into the community facilities and services requirements and in identifying key issues and opportunities.

In building community capacity, particular attention has been given to the following C21 goals:

- *Healthy communities*
- *Sense of community connectedness.*

There is now a considerable body of knowledge in, and guidelines for, the planning for healthy communities and these will guide the development of a Structure Plan. Community connectedness will in part be achieved by the provision of a network of shared pathways that link with regional parks, other path networks and provide good links to adjoining communities and to services and facilities.

The C21 has a number of core values guiding the Strategy as follows:

Triple Bottom Line

- *Socially and culturally sustainable*

A socially and culturally sustainable community is one that achieves the sustainability principles outlined in section 2.4.3 which in summary envisage that accessibility to services and facilities and a choice and mix of housing including affordable housing and mix of tenures and types is achieved.

The following core value is also relevant:

Community Participation

- *Open and effective community participation*
- *Responsive to community values and needs*

The consultations undertaken in the past in this area and during the Cranbourne East Strategic Planning process have involved a range of community members, groups and stakeholders and informed this report, with particular regard given to community needs assessed as part of the Cranbourne Community Planning process.

A further C21 core value is:

Caring City

- *Looking after those in need*
- *An equal opportunity for all*

Of particular relevance to the Cranbourne area are the following C21 Outcomes:

- *At an early stage, secure the land required for the major active/passive open space areas ...*
- *C21 Learning ... skilled communities, a foundation for our children, learning centres and learning in arts and design;*
- *Housing and lifestyle choice*
- *Choice in our leisure time ...provision of diverse recreation, leisure, arts and community facilities.*

The community and recreation facilities planning process has taken into account the needs of the general community for equal access to a range of facilities and services. It has also acknowledged the special needs in the area and the level of disadvantage in the region. In this regard special attention has been given to marginalised groups including young people and those likely to experience housing stress.

The Council Plan for the City of Casey outlines how Council will achieve its 2006-2010 vision through leadership and community partnership. It states that it is important to foster community development, provide quality services, manage growth and improve opportunities for learning, business and employment.

Council's policy on open space reflects this intent to achieve a network and hierarchy of open space providing for social, cultural, recreational and sporting needs of all ages and abilities in the community.

Council's Neighbourhood House Policy, Family and Children's Services Strategy and Youth Strategy are also relevant and will be further referred to under the relevant sections of this report.

2.4.3 Sustainability Principles

Elements of social sustainability have been succinctly described in a recent publication on planning³ as 'building blocks' which planners can use to develop a community's social sustainability:

'Access and Equity

- affordable, adaptable and appropriate housing
- accessible local facilities
- accessible local employment
- accessible educational opportunities
- well-connected neighbourhood to the wider region
- effective public transport
- physical and social integration to enhance social cohesion and inclusiveness

Health and well-being

- good urban design for a safe and pleasant environment
- pedestrian-friendly environment
- public spaces (indoor and outdoor) for interaction and cultural development
- accessible and appropriate open space

Identity and expression

- distinctive and memorable places to promote local identity
- opportunities for cultural expression and community celebration

³ Thompson. S. ed, 2007. *Planning Australia – an overview of urban and regional planning*

- respect for natural and cultural heritage

Community life and connection to others

- participatory community opportunities in the planning process
- initiatives to develop community connection and social capital
- support for local organizations and enterprises

Sustainable resource use

- education to promote sustainable practices
- an integrated and reviewable planning process. ‘

The above best practice findings, policies and principles have guided the social aspects of planning for Cranbourne East.

2.4.4 Conclusion

The above policy and research analysis reveals a requirement for collaboration and coordination of agencies in the planning and provision of community and recreation facilities in order to provide the most efficient, effective and flexible way of delivering services and facilities for the population as it and needs change over time.

The early and timely provision of services which are distributed to provide ease of access to the population they serve is also stressed as is the proximity of facilities to public transport.

The design and location of public spaces for people to socialise and experience a range of recreational and cultural activities are as important as areas for formal sporting activities.

Consideration will therefore be given in the Structure Planning and Development Planning stages to the following social policy aspects of urban development:

- Neighbourhood and residential amenity with a focus on community identity, shared use of spaces and facilities between neighbourhoods, safer design and allocation of suitable sites for a range of facilities;
- Urban design and community safety promoted through the ‘Safer Design Guidelines for Victoria’ (CPV & DSE 2005) and ‘Healthy By Design: a planners guide to environments for active living’ (2005);
- Community and recreation facilities and human services appropriate to the community they serve and provided in a timely manner;
- Activity Centres which provide for integration and linkages of community and recreation facilities with commercial, business and retail development; community focal points and access;
- Recreation Facilities and Open Space located and distributed to be accessible to the community they serve, with an emphasis on young families and youth; and
- Access and Mobility facilitated by the early operation of public transport services, a network of pedestrian paths and cycle routes and a road system which ensures amenity, safety and minimising conflict between different uses;
- A mix of housing in terms of type, size, cost, density and tenure.

3 COMMUNITY, RECREATION AND HEALTH FACILITIES GAP ANALYSIS

3.1 Introduction

The following gap analysis draws from recent research and review by the Department of Human Services and the City of Casey who have undertaken studies into Health Services, Community Planning in general, Family and Children's Services, Youth Services and Recreation and Open Space.

It also includes findings from the community and landowner forums facilitated by Capire Consulting during this study process. It should be read in conjunction with the table of indicative requirements for Community and Recreation Facilities in section 5.2 which also includes those services and facilities which have been confirmed by the responsible agency, such as Education Facilities and Emergency Services. Where there are issues or opportunities associated with any of the above, section 5.0 addresses these.

The following sections provide more detail on the background information and gap analysis informing the requirements for such facilities and services.

3.2 Community Planning

The interim findings of the Cranbourne Community Plan revealed that there is a need for:

- increased awareness, accessibility and affordability of a range of community services for health promotion and community education;
- participation and involvement in the community including sporting facilities;
- more affordable and diverse housing, especially for older people and those relying on social housing;
- timely development of social infrastructure; and
- public transport improvement.

While a full community needs assessment has not been undertaken as part of this study, key community needs have been identified by the City of Casey in the areas of:

- Health Services and Facilities
- Family and Children's Services
- Youth
- Recreation, Open Space and Public Space,

and a summary of findings relating to these areas of need is covered in the following sections.

3.3 HEALTH SERVICES AND FACILITIES

3.3.1 Findings of the Care in Your Community Report⁴

The findings of the Care in Your Community Report include the following key points of relevance to the planning for health services in Cranbourne East (drawn from a summary by GAA staff):

- *continued rapid growth of the Casey population across all age groups;*
- *pockets of very high disadvantage including some of the most disadvantaged communities in Victoria;*
- *lack of appropriate capital facilities to meet the needs of the communities, compounded by distances between population centres and shortage of community transport;*
- *increasing demand for publicly funded ambulatory health services eg: allied health, HACC, emergency and outpatient services, mental health, drug and alcohol services and dental;*
- *capacity of the service system to meet future demand contingent upon coordination and integration of services with five priority areas proposed in an integrated planning framework*
- *renal dialysis*
- *palliative care*
- *alcohol and drug*
- *oral health*
- *chronic and complex conditions*
- *Additional directions for provision ambulatory health services include:*
 - ◆ *Cranbourne North, West and East will identify indicative allocations of space for new health, education and community facilities as additional health services will be needed to meet the demand of the overall Cranbourne population in the next decade;*
 - ◆ *the continued expansion of the Cranbourne Integrated Care Centre site is not a long term option due to size limitations;*
 - ◆ *further work is required to determine the location and level of service required to support each of the new Cranbourne communities - ensure consistency each of the urban planning processes need to be coordinated with each other;*
 - ◆ *State-wide level consideration is required to consider effective ways to resource and deliver health promotion to ensure that resources are not stretched more and more thinly across an increasing number of areas;*
 - ◆ *the overall objective of local area based planning is to increase the capacity of local communities to respond to their own health care needs through a comprehensive range of community based health services – this will require and injection of capital funds into communities over the next decade if service delivery is to keep pace with population expansion; and*
 - ◆ *opportunities for public private partnerships should be identified for service delivery, capital development and/or infrastructure support.*

⁴ Department of Human Services, August 2007. *Care in Your Community – South East Planning Area Trial Priority Action Plan*

3.3.2 Implications for Cranbourne East

Early indications of future requirements for publicly funded health services and facilities identified by Southern Health and members of the Human Services Reference Group included the need for medical health services and GP and Specialist services. The Cranbourne West Urban Growth Plan indicated a need for a new Integrated Care Centre to replace and expand the services provided by the Cranbourne Integrated Care Centre (CICC) which is already operating at capacity. This general need is confirmed by the findings of the Care in Your Community Report although a site at Cranbourne West may not be the most appropriate location. That report foreshadowed the need for further work in the form of a feasibility study. It is understood that this would be undertaken by DHS to accurately assess the location and level of health services in each of the new communities in Cranbourne. However, these results will not be available during the Cranbourne East Strategic Planning process. Nevertheless an indicative requirement has been identified for the area.

The indicative requirements alluded to in this report suggest that:

Level 1 health service sites in Cranbourne East and West may be needed to provide a range of outreach services coordinated by the existing CICC particularly if combined with collocation of publicly funded health services with private providers such as GPs. Alternatively, it may be the case that one of the developing communities will have stronger residential focus ... in which case it is possible that a Level 2 facility will be needed to provide a broader range of services on site along with a level of coordination with existing CICC services. A further option may be to construct a replacement Level 3 facility that has the capacity to meet the needs of the whole Cranbourne population in the future. Whether this would optimally be located Cranbourne central, east, north or west would be dependant on completion of the urban planning activities as they relate to transport corridors public transport accessibility and broader community service development.

In view of these options, the exact future requirements for both Cranbourne West and Cranbourne East are unknown. A Level 1 facility would include primary care services in a minor centre and serving the local population. They may include such services as:

- Drug and alcohol services
- Counseling services
- Community nursing
- Primary antenatal and postnatal care
- As a base for HACC services
- Allied health services and
- Integrate health promotion and primary prevention

A Level 2 facility is a higher level facility and provides specialist services and an integration of community health services and specialist community rehabilitation services including:

- Minor injury units and walk in centres
- GP care
- Nursing
- Some specialist care
- Access to diagnostic services and
- Some procedural services.

At the very least, Cranbourne East would require a small community health facility that might serve as a centre primarily for outreach services from elsewhere and collocated with private funded medical services such as GPs.

A potential future site should be allocated in the Structure Plan for Cranbourne East and reviewed once the wider feasibility study has been undertaken.

In conclusion the following is an indicative health facilities requirements for Cranbourne East:

- ◆ Sites for private health service providers such as GPs and specialists;
- ◆ Site for a likely future publicly provided Level 1 or Level 2 health service.

In assessing the requirements for the number of consulting rooms available for privately funded medical services, reference has been made to an indicative benchmarks table included in Appendix 4, summarised as follows and included in section 5.2 and based on a projected population of 15,000:

- GPs @ 1: 1000 would require 15 spaces
- Pharmacist @ 1:2,500 would require 6 spaces
- Optometrist @ 1: 15,000 would require 1 space
- Chiropodist @ 1:10,000 would require 1-2 spaces
- Physiotherapist @ 1: 10,000 would require 1-2 spaces
- Dentist @ 1: 2,000-2,500 would require 6-7 spaces
- Specialist (e.g. pediatricians) 1: 30,000 may require 1 space depending on the distribution in the wider area.

3.4 Family and Children's Services

3.4.1 Introduction

The City of Casey is committed to support the family and children's services through its policy to establish a network of Neighborhood Houses, Community Learning Centres and a range of other community facilities.

The City of Casey 5-Year Family and Children's Services Strategy (May 2005) is relevant to Cranbourne East and together with the results of the community and landowner forums informs an assessment of current gaps in family and children's services.

Currently children and family support services are concentrated in the older areas of the City and new localities are experiencing major service gaps in:

- services for primary aged school children;
- family support services;
- services for children and families with additional needs in particular child care support for families with more complex needs; and
- support to culturally and linguistically diverse families.

The most commonly suggested improvements are:

- increased resources to reduce waiting lists/times at doctors, hospitals and specialist services;
- more bulk billing doctors;
- increase options for specialist services; and

- increased childcare and kindergarten places.

Social isolation was also identified as a critical issue, exacerbated by the lack of public transport and inability of community infrastructure to keep pace with population growth.

The lack of public transport and the need for a network of pedestrian and cycling links providing good connections to community facilities, parks and recreation areas and between residential neighbourhoods were also identified as key issues by participants in the community and landowner forums.

The following sections summarise the key community needs identified in the Strategy and draw where relevant on the results of the community and landowner forums and other consultations.

3.4.2 Development of services for children and families

The following were key findings of the 5-year Strategy:

- increase the number of supported playgroups;
- improve residents' access to a range of early year's services in growth areas;
- increase the accessibility and number of parenting skills programs and informal parenting support initiatives and activities; and
- increase the range of recreation, support and development programs for children in the middle years.

The need for a range of recreation programs for young people was also highlighted in the Leisure Facilities And Development Plan (2007) *Issues and Directions Paper*, while one of the key actions recommended by the community and landowners was the need for early services for new residents when they move into the area.

In consultation with the non-government sector that provides many of the family and children's support services, it was revealed that there were often inadequate and unaffordable spaces for such agencies. As there is likely to be a growing demand for such services, the planning for their location and funding of rented space will be essential. Further details on the requirements for such agencies are included in sections 5.2 and as a key issue in 5.6.

3.4.3 Strengthen the community and build social cohesion

The following were key findings of the 5-year Strategy:

- continue to develop and promote inclusive neighborhood/community spaces and facilities which enable and encourage free play, cross cultural and cross generational interaction; and
- support the development and facilitation of a range of community and cultural events and celebrations.

Public spaces planned and designed for a range of social, cultural and community activities are also envisaged by the State Government and recent planning guidelines on healthy environments.

3.4.4 Integrated service partnerships

The following were key findings of the 5-year Strategy:

- develop a coordinated approach to the delivery of a range of children's health promotion, prevention, early intervention and treatment services and facilities; and
- advocate for improved public transport and accessibility.

When combined with the community consultations findings that there is a lack of good pedestrian and cycling links, this highlights the need for and provision of a network of shared paths as a key issue for consideration in the Precinct Structure Plan.

3.4.5 Drive change at the systems level

The following was a key finding of the 5-year Strategy:

- develop a Casey-wide Family and Children's Services Steering Committee responsible for promotion, coordination, partnership development and advocacy to achieve the Strategy.

The findings of the Cranbourne West Urban Growth Study also identified the need for coordination by Council of ongoing planning and implementation of social infrastructure on the advice of a Human Services Reference Group, to ensure that the range of services identified are provided in a timely and integrated manner.

3.4.6 Conclusion

The above gap analysis of family and children's services highlights the need for the Council and other human services agencies and the private sector to work together to ensure that essential services are provided when residents move into a growth area and that coordination of ongoing planning is undertaken by Council.

These results have implications for Cranbourne East as follows:

- early provision of community facilities, services and support for new residents;
- early provision of public transport access to new and existing services;
- provision of community facilities for a range of groups and activities;
- range of accessible primary school age and other children's services;
- accessible family and children's support services;
- support for the non-government sector in providing many of these services;
- services for the growing population of culturally and linguistically diverse people;
- access to medical services;
- public spaces for social/cultural/recreational activities with a special focus on young people; and
- ongoing coordination of planning and implementation.

3.5 Youth Facilities and Services

3.5.1 Introduction

The needs of children and young people have emerged as one of the key issues to be addressed in the growth areas of the City of Casey. In particular, the growth rate in younger age groups Cranbourne East will be such that keeping pace with demand for facilities, services and programs will be a key challenge for State and Local Government alike. Clarification on the State Government's policy of ensuring accessibility of youth facilities and services have been sought but the following are indicative of the basic requirements:

- accessible youth services within 500 metres walking distance of all homes;
- accessible children's services for all age groups;
- public transport services that connect young people to essential facilities and services;

The DEECD also has a policy that school facilities are to be made available for joint community use.

In view of the existing and likely future delays in the timely and adequate provision of public transport, local community and recreation facilities that are accessible by foot or bicycle are imperative and it will be

important for Council and other agencies to ensure that proposed facilities include provision for appropriate and flexible youth facilities and services. The City of Casey plays a key role in the provision of youth services in accordance with its Youth Strategy.

Early support for new residents will also be required with newcomer information and assistance a key issue to be addressed.

3.5.2 Existing Services and Facilities

The DEECD provides the opportunity for joint community use of school facilities in particular Secondary College Recreation Facilities and spaces for music and entertainment venues after school hours, in the weekend and holidays. The DEECD Community Facilities Fund Program facilitates joint facilities development on schools sites within municipalities. These require joint use agreements to be entered into between DEECD and councils over site usage, facilities usage and joint developments.

Such joint use of school facilities is controlled by School Councils and examples of such uses include:

- holiday programs
- pre and after school programs
- use of basketball facilities.

Existing services and facilities provided by the City of Casey to serve the existing and future youth population of Cranbourne East include:

- numerous recreation facilities and programs (refer section 3.5);
- Cranbourne Youth Info Centre in the Centro shopping centre in the Cranbourne Town Centre;
- The SEASONABLE VIBE Mobile youth information centre which visits secondary schools, places where young people hang out, isolated and newly developed housing areas and community events and functions; providing activities, information and support on a variety of issues for young people and their families;
- Civic youth groups providing a means of young people participating in civic events;
- Youth Advisory Committees for young people can join and have input to the centre and advise and respond to local and community issues;
- Counselling and Support Program through the Casey Youth Support Program;
- Youth crisis accommodation through the Westernport Accommodation and Youth Support Service (WAYSS);
- Alcohol and Other Drugs counselling and support through the South East Alcohol and Drugs Service;
- Sexual Health advice and support through the [KC @ the Spot](#) South East Centre Against Sexual Assault;
- A range of youth groups and activities for young people in church venues and Cranbourne CFA; and
- A range of generalist services eg Windermere Family Services based at the Southern Health Integrated Care Centre in Cranbourne.

3.5.3 Analysis of youth needs

The following is a summary of the findings of the City of Casey Youth Strategy 2001-2011 of relevance to the human services planning in Cranbourne East:

- in Cranbourne East there will be a relatively high proportion of 0-4 year olds, the number of 15-19 year olds is forecast to increase by nearly 400, and the 20-24 year olds increasing by almost 200 people from 1996 to 2011;
- Cranbourne has the highest proportion of one-parent families with dependent children in the council as a whole;
- Cranbourne has 15% of lone parent families, second only to Doveton/Eumemmerring;
- there is a problem with access to services and young people are often unaware of what is available;
- there is a limited number of counseling and mental health service available and the number of suicides and higher incidence of violence in the community indicate a need;
- there is a need for improved public transport as routes have not kept pace and a need to negotiate with Grenda's Bus Services, Cardinia Transit and FA Phillips Bus Services to increase public transportation options;
- an expanded community bus service to transport stops and key locations being one option in the short term;
- there is a need for safe supported accommodation for young people and their mothers;
- existing services cannot keep up with the demand for long-term services;
- need to expand the current Council youth information centres into one-stop shops in Cranbourne.

3.5.4 Gaps in Provision

The following are service gaps identified by the Youth Services Team and the Youth Services Network:

- new estates do not provide youth facilities although there are spaces for children and parks;
- planning is reactive;
- access to services is a major issue;
- there appears to be a gap in services for children with the primary age group apparently not covered by Council's youth services;
- need for 24 hour service provision of residential accommodation and crisis accommodation; and
- need for drug and alcohol services, mental health and counseling services and long term services, facilities and buildings.

3.5.5 Opportunities

There are opportunities to continue and expand the current role of Council in the provision of youth services and facilities to serve the Cranbourne East community, in particular for the primary school age group.

There are also opportunities for Council, the Regional School Facilities Planners and future School Councils to cooperate on the joint community use of school facilities. The amalgamation of the Early Childhood Development sector with the Department of Education is likely to result in a greater level of joint use.

The need for youth accommodation, counseling and mental health services a convenient distance from the future Cranbourne East community will have land take implications for the study area.

The following is a summary of the Council's requirements for youth services in Cranbourne East:

- sufficient office space for outreach workers from Casey Youth Services and other agencies, in order to increase appointment venues for young people accessing the Youth Support Program and encourage allied health professionals to work in partnership to provide outreach services;
- improve access for those without transport, link young people into other services based at the facility;
- have access to a kitchen and outside area and rooms that can be divided, increased or reduced in size according to the activity
- conduct youth & community meetings/forums and run youth programs, projects to address the needs of young people and their families;
- the proposed Community of Youth Services through Headspace funding (if successful) would encourage consortium agencies to increase and provide effective responses to young people with mental health issues;
- opportunity to conduct youth programs in secondary and multi-purpose facilities within primary schools during lunch and class times and after school, with easy access to toilets;
- focus more attention on the older target age group, preferably off-school sites; and
- liaise with WAYSS to explore the possibility of establishing a youth refuge in Cranbourne East.

The above requirements are included in more detail in sections 5.2 and 5.5.

3.6 Recreation, Open Space and Public Spaces

3.6.1 Introduction

The analysis of recreation, open space and community activity requirements aims has revealed that there is an imbalance between the need for spaces and facilities for traditional sporting activities and informal and passive activity for a healthy community in general.

The following gap analysis and assessment of requirements for recreation and open space draws upon the Leisure Facilities And Development Plan (2007) *Issues and Directions Paper*, the results of the community and landowner forums, the findings of the Reference Group consultations and other relevant literature on planning physical environments for physical activity⁵.

3.6.2 Public Places for physical activity

Recent initiatives in facilitating an increased recreational and cultural use of public places have shown that the physical environment in general can promote activity and therefore enhance the health of the community. The link between the physical environment and current public health epidemics in Australia, such as depression and obesity is well researched. Urban sprawl and poor public transport have increased isolation

⁵ Heart Foundation SA, 1999. *Supportive Environments for Physical Activity, Guidelines for Local Government*. Heart Foundation Vic. 2004. *Healthy By Design: A Planners Guide to Environments for Active Living*.

Delfin, 2004. *Attributes of a Healthy Community*.

and our reliance on motor vehicles and together with the centralisation of food and retail outlets have contributed to the reduction in physical activity.

Perceptions of community safety have also encouraged the design of gated communities and the propensity of parents to drive children to school and reduce community activity in general. Public health education targeting the risk of sun exposure has also reduced the use of unshaded area.

Streets are no longer viewed as public spaces, but rather a response to the demands of motor vehicle users. The need to plan for and design public activities into streetscapes and other public spaces is paramount in the early stages of planning to facilitate increased use and activity. Council's policy to provide a network of shared pathways along key roads and linear parks throughout the City and within and connecting neighbourhoods has the potential to encourage more physical activity and therefore a healthier community.

However, the provision of routes alone is insufficient. Adequate lighting, seating, signage, other street furniture, public toilets and shaded areas along shared pathways are required to encourage use by all age groups. Their location and routing for safety is also paramount if parents are to allow their children to use them unaccompanied. The Safer Design Guideline prepared by the State Government⁶ highlight the need for safety of walkways and cycle paths.

Town squares and village greens are essential elements in the public space hierarchy which will facilitate social interaction and community and cultural activities. However, many such spaces are seen as the responsibility of retail developers of activity centres rather than public space managed by Council. Greater attention to the location and design of such spaces will ensure that there is a balance between formal, active sporting facilities and passive, informal use of public space.

3.6.3 Existing formal Recreation and Open Space Facilities

The following is a summary of existing recreation and open space facilities serving the Cranbourne area.

- Casey Fields comprises 70 ha developed by Council for a significant recreation, sporting and open space facility in Cranbourne East in 2001;
- 8 public football/cricket ovals at the J&P Camm Reserve, the Donnelly Recreation Reserve, the Clyde Recreation Reserve, Lawson Pool Reserve, Junction Village Reserve and the Glover Recreation Reserve. In addition, there is the Cranbourne Racecourse and Recreation Reserve (1 oval) and various school sites;
- two rugby fields, one at each of the Lawson Pool Reserve and the Clyde Recreation Reserve and 3 soccer fields on the Cranbourne Racecourse & Recreation Reserve;
- one grass Athletics Track at the Lawson Pool Reserve;
- Badminton courts are available at the Cranbourne Secondary College, 6 Council owned basketball courts at the Terry Vickerman Centre at the Casey Indoor Leisure Complex and additional courts available at school sites;
- 7 Council-owned netball courts, with 1 at the Glover Recreation Reserve and 6 indoor courts at the Terry Vickerman Centre and additional courts at the Cranbourne Racecourse and Recreation Reserve and school sites;
- 20 tennis courts in total at the Cranbourne Tennis Club, Cranbourne Racecourse and Recreation Reserve, the Clyde Tennis Club at the Clyde Recreation Reserve, at the Devon Meadows Tennis Club at the Glove Recreation Reserve and at the Cranbourne South Tennis Club at the Morning Mist Recreation Reserve;

⁶ DSE. 2005. *Safer Design Guidelines for Victoria*.

- 6 beach volleyball courts at the Terry Vickerman Centre at the Casey Indoor Leisure Complex;
- three privately owned golf courses; one public and one private at the Amstel Golf Club and a public one at the Cranbourne Golf Club;
- Council-owned health and fitness facility at the Cranbourne Indoor Pool and two others at the Beach House and Cranbourne Fitness Centres and a club-based gymnastics facility at the Cranbourne Park Primary School;
- club-based horse riding is available at the Morning Mist Recreation Reserve;
- two club-based Lawn Bowls facilities at the Cranbourne Bowls Club and the Cranbourne RSL Bowls Club and a two green facility is proposed for Cranbourne West;
- two Council-owned skating Facilities at Merinda Park and The Shed;
- one Council-owned public swimming facility at the Cranbourne Indoor Pool; and
- various passive recreation facilities including a Dog Obedience group at the Lawson Poole Reserve and various parks and drainage reserves and at the Cranbourne Botanic Gardens.

This analysis does not identify the range of passive recreational open spaces, although community consultations reveal that these are generally lacking.

3.6.4 Gaps in Provision

Cranbourne sports reserves generally accommodate a small range of sports with a requirement for improvement of some of them. The Cranbourne Racecourse and Recreation Reserve accommodates the greatest diversity of club-based community sports, although its status as Crown Land Reserve renders its long-term security doubtful.

The proposed Casey Fields facility has the capacity to accommodate other facilities required by the community it will serve.

The following are gaps in provision:

- there is a lack of water features in local parks and many are of poor appearance and lack connection and there is no integrated off-road and on-road shared path system in the area;
- there is a current shortage of Australian football/cricket ovals, soccer fields and tennis courts and forecast future demand analysis concluded that that will be a shortage of facilities for all major sports, namely Athletics, Australian football/cricket ovals, baseball, basketball/netball (indoor courts) hockey, soccer fields and tennis courts unless provision is made in the Cranbourne area; and
- there is a need for more passive, informal parks and open space.

The community and landowner forums identified a number of issues in provision based on their experience of existing areas as follows:

- early provision of bike and pedestrian paths providing a network of routes from residential areas to schools, recreation facilities, services and shopping and within and linking neighbourhoods;
- parkland providing links between residential areas and community facilities, with tracks incorporated in them;
- mix of recreation facilities activity centres including skating, playgrounds and lawn bowls;
- places for young people in centres including entertainment and recreation facilities;
- attention to safety and security in parks and open spaces; and

- recreation areas with children’s playgrounds, gardens and barbecues for non-sport activities.

3.6.5 Recommended Future Facilities for Cranbourne East

The Leisure Facilities and Development Plan (2007) *Issues and Directions Paper* identified a range of programs and services to further develop sport in order to increase participation and assist clubs and other providers with their operation and meet existing gaps in provision. When combined with the results of previous Recreation Studies the following future requirements for formal recreation facilities were identified for Cranbourne East:

- a regional playground in the eastern areas of Cranbourne required by 2008/09 and local playgrounds throughout the area to be included in the Casey Fields site;
- recreation and entertainment opportunities and hang-out space for young people who currently have limited access to facilities;
- additional skate facilities to complement The Shed, these could be provided in skate parks in the Cranbourne East area;
- improved opportunities for equestrian use with a network of trails and facilities;
- 4 District level and 2 Local level ovals;
- a Municipal level hockey facility as a joint-venture facility with an existing or proposed new school;
- a new District level lawn bowls facility (3 greens);
- a minimum of 1 outdoor netball court at future District level football facilities for use by senior clubs;
- 2 new soccer fields at a District level; and
- 6 new tennis courts in a District level facility at Cranbourne East.

In relation to Sports Development the following are recommendations of relevance to Cranbourne East:

- assist new communities to establish new sporting clubs/groups to take up tenancy on locally provided sports grounds and facilities; and
- facilitate the maintenance and development of smaller to medium-sized clubs serving respective neighbourhoods and districts.

In relation to informal spaces and passive activities, the following will be included in the preparation of the Precinct Structure Plan, the Development Plan, Development Contributions Plan and the Planning Scheme Provisions:

- use of Safer Design Guidelines for all public spaces;
- a network of shared paths connecting the proposed Regional Park in the north along linear parks with additional routes connecting from these to schools and recreational facilities and with east-west links to create choice and circuits including a link to the Collison Estate;
- shared paths on each side of all major roads with connecting routes to the above network and including a route along Thompson Road to link to the creek;
- the inclusion of adequate furniture and facilities along shared pathways and in public spaces in general to encourage activity;
- involvement of young people in the detailed design of public spaces to ensure that there recreation and leisure needs are met; and
- the application of Healthy By Design Guidelines to the planning of public spaces.

The final assessment of requirements for recreation and open space facilities for Cranbourne East is included in section 4.0.

A workshop held with the Human Services Reference Group also identified a need for activities additional to active sports including entertainment, cinema, internet hubs, music rooms and accessible library.

3.7 Conclusion

This gap analysis provided a basis for discussion and consultation with agencies represented on the Reference Group and when combined with the assessment of government and non-government schools, Southern Health and Emergency Services led to an indicative assessment of requirements for new facilities and services in Cranbourne West which is included in the following section.

4 AFFORDABLE HOUSING

4.1 Introduction

Investigations undertaken during the Cranbourne West Urban Growth Plan revealed a need to consider affordable housing requirements in more detail. A Cranbourne West Affordable Housing Strategy was initiated by the City of Casey as a pilot study in August 2007 and the initial findings of this study are relevant to Cranbourne East.

The State Government's framework for addressing future housing challenges is contained in 'Towards an integrated Victorian housing strategy' (DHS 2006) which outlines the Government's commitment to creating more affordable housing choices for Victorians. In particular, this strategy sets out a framework for future action to make housing more affordable for communities by facilitating all government, non-government and private sector stakeholders working together to address key issues.

The broad goal to ensure that housing and residential development supports the Government's wider social sustainability indicators involves a key objective of promoting choice in housing type, tenure and cost to meet the needs of households and to sustain a diverse local work force. This will facilitate the growth area's ability to attract workers to deliver key human services such as education, health care and childcare.

The State Government has identified the following key measure in the achievement of affordable housing:

- Disadvantage in ...housing among communities will be reduced

The State Strategy uses C21 and Casey Housing strategy as a Case Study for achieving affordable housing.

Council's 'C21 Strategy' (2002) has three foundation themes:

- *Housing and lifestyle choice*: facilitate and promote housing and lifestyle choice by enhancing the livability of Casey's communities to create an incentive for housing diversity;
- *A suburban character*: manage new development to enhance Casey's valued suburban character; and
- *Diverse living environments*: work to further diversify Casey's housing and lifestyle opportunities.

The City of Casey acknowledges its key role in planning for and facilitating affordable housing and has commissioned 2 studies on housing in the last 3 years, 'Affordable Housing in Casey (2004) and 'The City of Casey Housing Strategy' (2005).

4.2 Interim Findings

The findings of 'Affordable Housing in Casey' included the potential for Council to play a more direct role in affordable housing.

The City of Casey's Housing Strategy included a policy framework for future development in the area and policies relating to housing choice through:

- *livability,*
- *a balanced approach,*
- *trading up,*
- *diversity,*
- *traditional lots,*

- *socio-economic outcomes,*
- *public housing,*
- *aged housing and*
- *preferred neighbourhood character in Greenfield areas.*

The conclusions of the Casey Housing Strategy of relevance to this project are:

- *there is little or no housing **within or close to** activity centres in the City of Casey;*
- *housing policy issues evolve around the following principal findings:*
 - ◆ *a decline in funding for public housing raises the need to support not-for-profit community based Housing Associations; and*
 - ◆ *the spatially concentrated affordable rental housing in outer suburbs channels low income people into certain areas resulting in disadvantages such as weakened social cohesion, and areas of poor economic sustainability, with the need to identify preferred future for the community of Cranbourne.*

Developers, state government, the not-for-profit sector, private sector and the Council share the role of facilitating and providing affordable housing. Affordable housing distributed throughout residential areas ensures that neighbourhoods are sustainable as it contributes to social mix.

If the objective to ensure a greater housing choice, diversity and affordability is to be achieved in Cranbourne East the following the following are key imperatives for the Precinct Structure Plan:

- medium density housing close to centres;
- land allocated for housing for the ageing and other special needs groups and accommodation for smaller households close to any Neighborhood Activity Centre and public transport routes;
- increasing the diversity of housing product mix throughout the area.

The interim conclusion of 'The Affordable Housing Strategy for Cranbourne West' is that the affordability of housing in Casey is of serious concern in the following ways:

- all household scenarios have experienced a dramatic decline in the availability of affordable accommodation since April 2004;
- the affordability of three bedroom houses has declined;
- there has been a decline in the number of rental properties overall;
- the unaffordability of housing in Casey applies to all suburbs;
- there was a significant decline in affordability between April 2004 and August 2007;
- sole parents with children and single people face no affordable housing – these are groups which are going to increase over time with the ageing population and changing family situations.

Some options to address the potential future affordability challenge in Cranbourne West include:

- direct Council investment in Affordable Housing;
- provision of rate rebates and development contribution waivers for Affordable Housing projects;
- inviting developers to enter into planning agreements to meet a certain target of Affordable Housing in their projects;

- mandating the inclusion of a certain proportion of Affordable Housing in successive Cranbourne West developments; and
- diverting some of the value uplift with rezonings into the provision of Affordable Housing.

It is likely that housing stress in Cranbourne East will be similar to that assessed for Cranbourne West. In addition to the above options is the potential for:

- land to be designated for housing for the retirement community, residential aged care and other special needs group close to public transport and activity centres;
- the exploration of achieving affordable housing for low to middle income groups through partnerships with not-for-profit housing agencies, private developers, and other organizations in the City of Casey; and
- facilitation of a pilot joint public and private sector residential development project for affordable housing in Cranbourne East through liaison with appropriate Housing Associations and future residential developers.

5 INDICATIVE ASSESSMENT OF COMMUNITY AND RECREATION FACILITY REQUIREMENTS

5.1 Introduction

The primary input to this assessment of future requirements for facilities in Cranbourne East was provided by agencies responsible for the planning and provision of such facilities at the Study Briefing Workshop on the 23rd July 2007, and at a workshop of the Reference Group on the 21st August 2007 (Refer Appendix 3).

The following section provides a summary of requirements of agencies for new facilities and services, the justification, locational requirements and indicative land budgets.

It also foreshadows the key requirements for affordable housing provision.

5.2 REQUIREMENTS FOR COMMUNITY, RECREATION FACILITIES AND OPEN SPACE

TYPE	PROPOSED	JUSTIFICATION	LOCATION	LAND TAKE
<i>ACCESSIBILITY</i>				
Community/Public Transport	The purchase and operation of an additional Community Bus serving the residents of Cranbourne East until the Department of Infrastructure determines Public Transport bus services.	To ensure access for transport disadvantaged and the general community and to ensure that the new population of Cranbourne East does not rely on private vehicle access to essential services and facilities such as rail stations, major regional public transport stops, community facilities, schools, activity centres and employment	NA	nil
Shared pathways	Network of shared pedestrian and cycle path providing a link from the Regional Park along linear parks/drainage reserves and with east-west connections. All paths to include essential elements such as lighting, seating, landscaping, signage, shaded areas and access to public toilets. Where these routes follow linear parks or other significant natural or	In accordance with City of Casey policy, the Safety by Design planning scheme policy and the State Healthy by Design Guidelines.	On both sides of, and with reserve for all major roads and collector roads, on at least one side of roads accessing any Neighbourhood Activity Centre, along linear park and major landscape buffers and other locations in accordance with City of Casey Bike Strategy	Min 2.5 metres with additional landscaped space within road reserve

TYPE	PROPOSED	JUSTIFICATION	LOCATION	LAND TAKE
	heritage routes, they may be the location of public art or other cultural expressions			
<i>FURTHER VOCATIONAL EDUCATION AND TRAINING</i>				
TAFE	The Programs offered in the existing Chisholm TAFE will be modified to suit the emerging needs of the Cranbourne community and TAFE will liaise with DEECP regarding potential Secondary College use	N/A	N/A	N/A
<i>PRIMARY HEALTH FACILITIES</i>				
GPs and Specialist Services	There is a need for a medical centre to accommodate a range of general practice and specialist services	Need for accessible services for residents of Cranbourne East	Located within Neighbourhood or Convenience Activity Centres	33 consulting rooms or equivalent with an assumed floor area of 100square metres and a total area including carparking of .4 ha or thereabouts
Community Health	Depending on the outcome of a DHS 'whole of Cranbourne' health planning process, there is likely to be a need for a facility to provide a range of Level 1 community health services, or as a smaller base for outreach services from another location in the Cranbourne Area	The existing CICC at Cranbourne Town Centre is at capacity	Located within the Neighbourhood Activity Centre, collocated with or adjoining an Integrated Community Facility	?
<i>EDUCATION FACILTIES- STATE GOVERNMENT</i>				
Secondary College	A site for a P-12 Secondary College has been purchased	N/A	N/A	N/A

TYPE	PROPOSED	JUSTIFICATION	LOCATION	LAND TAKE
	College has been purchased to in the Hunt Club estate outside the study boundary and is due to open in 2009-10. This will serve part of the Cranbourne East area			
Primary Schools	Two new Primary Schools will be required in the study area. Discussions have already taken place between Stockland, a major landowner in the study area and DEECD regarding a primary site to the east of the Collison Estate.	The future of the existing Clyde Primary School will be reviewed and is likely to be retained as a small rural facility and a new one is proposed close to Junction Village. Neither these, nor the primary school unit proposed to in the Hunt Club will have the capacity to fully serve the new population.	One new Primary School will be located to the east of the Collison Estate and one to the south of the Berwick-Cranbourne Road. There is a potential to integrate one of these facilities with other community facilities in an Integrated Community Facility (Refer Section ?) There is also the potential for these school facilities to be jointly used by the community with regional facilities planners and council staff exploring means of implementing this policy.	7ha for two Primary Schools (excluding Kindertgarten)
<i>EDUCATION – CATHOLIC SCHOOLS</i>				
Secondary	The Catholic Church through St Peters College Cranbourne requires a site for a Secondary School adjacent to the proposed Primary School. <i>This site would comprise an</i>	Existing facilities in the district are at capacity and there is a strong demand now for an additional secondary school. <i>A planned</i>	The collocation of this site with other education, recreation and community facilities would be ideal.	9 ha



TYPE	PROPOSED	JUSTIFICATION	LOCATION	LAND TAKE
	oval, athletic/play areas, courts, play area, indent on abutting public road for bus drop off, school building, and car parking on internal access road.	opening by 2010 is required to meet this demand.		
Primary	The Catholic Church through St Agatha's Parish Cranbourne owns a 4 ha site for a Primary School within the Growth Area on the northern side of the Berwick-Cranbourne Road.	Existing primary schools in the district are at capacity and there is a demand for an additional primary school.	The collocation of this site with other education, recreation and community facilities would be ideal.	4 ha
<i>EDUCATION – INDEPENDENT SCHOOLS</i>				
Hillcrest Christian School	An initial indication from The Hillcrest Christian School is that a P-12 school, will be required with school buildings, shared sports facilities and space for performing arts	Existing P-12 on Phillip Island is nearing capacity and a new school to serve the region is required.	Close to public transport Reasonable distance from other schools.	15 ha
Dandenong Ranges Steiner School	There is a requirement for a Kindergarten as a feeder school and within the catchment area of the existing Dandenong Ranges Steiner Primary School at Narre Warren North. A High School is also required	Existing schools serving the area are at capacity and many children attending the existing school come from within the wider area of Cranbourne. There is no High School currently serving the Steiner Primary School. There is therefore a need for secondary education for those attending the	The Kindergarten could be attached to or close to the High School, adjacent a park and the proposed Integrated Community Facility. The High School should be within 500 metre of a regional public transport route, adjacent open space or sports facilities but not near the Neighbourhood Activity	.3 ha 4 ha

TYPE	PROPOSED	JUSTIFICATION	LOCATION	LAND TAKE
		existing primary school at Narre Warren North	Centre	
<i>LIBRARY</i>				
	There is no new library required as there is a new one included in the Balla Balla centre.			
<i>YOUTH SERVICES</i>				
Youth Information Centre	A space in the proposed Integrated Community/Education Facility in the Neighbourhood Activity Centre for a range of youth services and programs	The closest facility is the Cranbourne Town Centre which is not within a convenient walking distance of Cranbourne East		Within Integrated Community Facility
Joint use of Schools	Joint youth and community use of proposed Primary Schools This will require Regional Facilities Planners, School Councils, community and Council to collaborate on the development of joint use agreements	Primary Schools will be within 500 metres walking distance of homes and will provide a potential location for after school hours, weekend and holiday use of facilities for primary school age children and teenagers	Primary Schools Integrated Community Facility in the Neighbourhood Activity Centre	
Youth Accommodation	A Youth Shelter or equivalent within Cranbourne East	There is no emergency or crisis accommodation for young people in the City of Casey	Location to be determined by Council and the provider agency	.2ha
Counseling and Mental Health services	The provision of space within the Integrated Community Facility dedicated to a non-government agency specialising in youth counselling and mental	There is a need for such services in the City of Casey growth areas	As part of the Integrated Community Facility	Within Integrated Community Facility

TYPE	PROPOSED	JUSTIFICATION	LOCATION	LAND TAKE
	health services.			
<i>CHILDREN'S SERVICES</i>				
Kindergarten	City of Casey has indicated a requirement for a standard integrated Kindergarten with occasional childcare. It is Council's policy to collocate these with other children's services rather than locate them in Primary Schools which is location preferred by DEECD	Existing facilities are at capacity and a demand for a new one has been identified.	Potential for integration with child care facility, maternal and child health in Integrated Community Facility in Neighbourhood Activity Centre	.2 ha (a stand alone facility which will not apply if part of an integrated community facility)
Occasional Child Care	City of Casey has identified the need for occasional child care with junior toilets	Current shortfall	Integration with kindergarten in Integrated Community Facility in Neighbourhood Activity Centre (refer Section ?)	Within Integrated Community Facility
Child Care	There is likely to be a demand for a child care facility provided by the public sector (subject to Community Management) or the private sector		Potential for integration with major community facility in the proposed Neighbourhood Activity Centre	.2 ha
Primary School age Children's services	Expanded role of youth services to cover recreation and social activity requirements of primary school aged children	There is no program to cover this at present	Location within Integrated Community Centre	
<i>RECREATION, LEISURE AND SPORT</i>				
District Level AFL, Cricket and Netball	Two District level facilities each including 2 ovals for AFL and Cricket, 2 netball courts and Pavilion with public toilets and including informal, passive open spaces with barbecue facilities	There is a current shortfall identified by City of Casey Leisure Study	Adjoining Secondary School sites where possible and/or Neighbourhood Activity Centre	8 ha each

TYPE	PROPOSED	JUSTIFICATION	LOCATION	LAND TAKE
	space with barbecue facilities and playground			
Soccer	One District level facility for 3 soccer pitches and pavilion and including informal, passive open space with barbecue facilities and playground	There is a current shortfall identified by City of Casey Leisure Study	Adjoining Primary School, Secondary School and/or Neighbourhood Activity Centre	8 ha
Hockey	1 synthetic hockey field 2 nd field required but provided by private or independent schools	There is a current shortfall identified by City of Casey Leisure Study	Adjoining a State school site collocated with private school	1ha 1ha
Bowling	3 bowling greens and pavilion	There is a current shortfall identified by City of Casey Leisure Study	Close to Activity Centre	?
Tennis Courts	6 tennis courts and pavilion	There is a current shortfall identified by City of Casey Leisure Study	Close to Activity Centre	.6 ha
Town Square and Village Greens	Public formal park and paved area within Neighbourhood Activity Centre for general community use and for special events, cultural activities and public art	City of Casey Open Space Strategy	Within or adjoining Activity Centre and adjoining or linked to the network of shared paths	600 square metres minimum
Neighbourhood Open Space	Neighbourhood Park serving each residential neighbourhood with potential to include facilities such as skate, bmx, barbecue, playground, public toilet , space for special events, cultural activities and public art etc	City of Casey Open Space Strategy	Adjacent to Neighbourhood Activity Centre or primary school adjoining or linked to the network of shared paths	2 ha maximum

TYPE	PROPOSED	JUSTIFICATION	LOCATION	LAND TAKE
Local Open Space	Local parks with play facilities located as appropriate adjoining village greens with public art and local community and cultural activities and public toilet	City of Casey Open Space Strategy	Within 500 m of all residences and linked if possible to movement corridors, linear parks and adjoining or linked to the network of shared paths and integral to residential areas. Where possible adjacent to Village greens in the Convenience Activity Centres	1 ha each (assume at least 4)
<i>COMMUNITY FACILITIES</i>				
Integrated Community Facility	An Integrated Community Facility including: <ul style="list-style-type: none"> • State Primary School • Community Meeting Spaces • Kindergarten • Occasional Child Care • Community or private Child Care • Youth Services • Non-government agency consulting rooms with one dedicated for youth services • Maternal and Child Health facility, and possible collocation with • Community Health facility, and • Privately funded medical 	In accordance with Council policy and indicative findings of health study	Adjacent to or within the Neighbourhood Activity Centre	.3 ha excluding state and privately funded health facilities

TYPE	PROPOSED	JUSTIFICATION	LOCATION	LAND TAKE
	services such as GPs and Specialists			
Community Meeting Space	Community meeting space including rooms for meetings and community gathering, with additional space for at least 3 consulting rooms for Council and non-government agencies Community meeting place at each Convenience Activity Centre using space in retail/commercial centre, display home or separate flexible facility which could revert to dwelling in the future	There is a demand for community meeting places in growth areas in particular and consulting room space for non-government agencies	Within Integrated Community Facility in or adjoining Neighbourhood Activity Centre	Within the Integrated Community Facility
Maternal and Child Health	One maternal and child health facility as part of a 'whole of Cranbourne' health planning process	City of Casey policy	Within Integrated Community Facility in or adjoining Neighbourhood Activity Centre	Within Integrated Community Facility
<i>COMMUNITY DEVELOPMENT</i>				
Community Development Worker	Employed 3 months prior to first residents moving into area	Nil		Within Integrated Community Facility
<i>AFFORDABLE HOUSING</i>				
Affordable Housing	Consider the provision of some affordable (across government definition) housing in residential development areas for purchase, rental and management by not-for-profit	There is a need for affordable housing for: <ul style="list-style-type: none"> • Low to middle income typical families for home purchases and rent 	Small clusters distributed throughout each neighbourhood and close to activity centres for the ageing and those with special needs	

TYPE	PROPOSED	JUSTIFICATION	LOCATION	LAND TAKE
	housing agencies, low to middle income families	<ul style="list-style-type: none"> • Residential aged care accommodation • Not-for profit housing for rent and purchase, supported accommodation for special needs groups • Not-for-profit retirement housing • Emergency and transitional accommodation for families and youth 		
<i>EMERGENCY SERVICES</i>				
CFA	Existing facility will outsource to the study area (subject to assessment of draft PSP)	The site area will allow for an 8min CFA response time to 90% of the population from the existing CFA station, subject to road design and alignments		
Police	Existing services will be expanded as required to meet future needs, but no new facility will be required in the study area			
SES	Existing services will be expanded as required to meet future needs, but no new facility will be required in the study area			

6 KEY OPPORTUNITIES AND ISSUES

6.1 INTRODUCTION

The future community and recreation facilities have the potential to be more efficiently provided by the sharing facilities, collocation or other innovative means of facility and service delivery. Agencies are committed to explore such opportunities and this will occur in the next stage of the study process through workshopping with sub-groups of the Reference Group and consultation with individual agencies.

The following key opportunities have been identified in consultation with the Reference Group and will be subject to further refinement. They reflect the objectives of the State Government for integration and sharing of community facilities and the community's concern about poor accessibility of existing facilities to the population they serve by public transport in particular.

6.2 INTEGRATED COMMUNITY, YOUTH, CHILDREN'S SERVICES AND EDUCATION FACILITY

6.2.1 Introduction

There are examples in the region and the metropolitan area in general where collocation of education and community facilities has occurred and from which lessons can be learnt. They reflect the commitment by State agencies, the non-government sector and councils to collaborate in a way that provides a cost efficient, shared use, flexible facility that can change over time to reflect changing community needs.

In particular, the following facilities may be collocated into one Integrated Facility in Cranbourne East:

- State Primary School
- Community Meeting Spaces/Family Resource Centre
- Kindergarten
- Occasional Child Care
- Community or private Child Care
- Youth Services
- Non-government agency consulting rooms with one dedicated for youth services
- Maternal and Child Health facility
- Community Health facility, and
- Privately funded medical services such as GPs and Specialists

Stakeholders involved in pursuing this facility include:

- The City of Casey
- The Catholic Church
- Independent School
- The Department of Education and Early Childhood Development
- Windermere as a major provider of family and children's support services
- Department of Human Services.

Shared use of schools also provides the potential for efficient use of such facilities. It is assumed that the DEECD

6.2.2 Issues

The planning, use, management and operation of an Integrated Community Facility raise the following governance issues:

- the need for a collaborative management, funding and operational budgeting model;
- the need for an independent coordinating personnel;
- a risk that collocation will result in cost shifting from State to Local Government;
- how to ensure that consulting room space is dedicated for use by the non-government sector and for youth services in particular;
- a perception that a state school would dominate the facility with reluctance by some community groups to use the facility; and
- the need to consider how the needs of young people in the aged group between those served by children's services primary school age and those served by youth aged services will be met (i.e. 5-11 years) and who is responsible.

6.2.3 Opportunities

Such a facility would draw upon best practice examples and deliver a governance and delivery model for which involves the community, school, council and the non-government sector.

This also presents an opportunity for an innovative design that links activities but builds in specific needs and optimises shared use.

This facility has the potential to be located in close proximity to the proposed Catholic School campus and within or adjacent to a Neighbourhood Activity Centre.

The local Diocese of the Catholic Church has offered in principle to play a leading role in facilitating and coordinating future planning and implementation of such a facility.

These opportunities will be explored by the Reference Group at a workshop on the 20th September 2007.

6.3 DEMAND FOR AND COLLOCATION OF GOVERNMENT AND NON-GOVERNMENT SCHOOLS

6.3.1 Introduction

The collocation or sharing of facilities and sites by government, non-government and independent schools has been achieved throughout Australia and in other parts of Melbourne in particular. There is a demand for additional State, Catholic and other Independent schools in the study area. Collectively these schools require a land budget, siting and other locational requirements that may place pressure on other land uses in the area. There is therefore a need to consider the potential for agencies to consider and explore collocation and sharing of facilities.

6.3.2 Issues

The following issues have been raised in relation to the demand for school sites in the area:

- do the schools' catchments justify their location in Cranbourne East?;

- parking demands for delivery and pickup of students will be high and may result in congestion;
- a perception that sharing of facilities requires congruence of curriculum, thereby leading to less choice; and
- availability of land.

6.3.3 Opportunities

The opportunity for school buildings and outdoor facilities sites and car parking to be shared with non-education users in holidays, evenings and weekends would result in a more efficient use of such facilities.

The sharing or collocation of schools facilities has the opportunity to reduce space in this area where land is at a premium.

These opportunities will require urgent consideration in the case of the Catholic schools which aim to open in 2010.

6.4 SHARED COMMUNITY USE OF SCHOOLS

6.4.1 Introduction

There are many examples of joint community/education use of government Secondary schools for a range of activities including:

- recreation and leisure programs for teenagers
- community meetings and recreation activities
- shared use of basketball facilities.

Similarly Primary Schools have been used for:

- Kindergartens and Early Childhood Services
- After school and holiday programs.

The Community Facilities Fund Program provides for joint facilities development on school sites in collaboration with councils.

Over the past 15 years a large number of joint use agreements have been developed between DEECD and councils over site usage, facilities usage and joint developments.

Notwithstanding a central government policy relating to such joint use, this is determined and managed by, and subject to the approval of, School Councils.

There are opportunities for the joint use of proposed primary schools in Cranbourne East and for the joint use of the proposed Secondary College at the Hunt Club by the population of Cranbourne East. This will require regional facilities planners of DEECD to explore with Council staff an implementation process. It is expected that the merger of the Department of Education with Early Childhood and Development in 2007, will facilitate a greater level of joint use.

Of particular note is the need to explore the need for out of school hour's recreation and social activities for the 5-11 age group, a group that is not specifically covered by the youth services function of Council.

6.5 APPROPRIATE RECREATION, OPEN SPACE AND SHARED PATHS PROVISION

6.5.1 Introduction

The requirements for recreation and open space are detailed in Section 5.2 with locational requirements noted where known. This assessment has largely focused on land use requirements for facilities rather than services and programs which may be operated in and from these facilities. Council employs Recreational Development staff to ensure that recreational development programs meet wider community needs.

6.5.2 Issues

The following issues were identified by the Reference Group:

- to ensure adequate provision;
- to plan for future community needs;
- to adequately identify the range of facilities and services to be funded by the Development Contributions Plan for Cranbourne East;
- to strike a balance between active and passive open space and facilities for young people in particular;
- allow appropriate buffers for future adaptation; and
- locate and design for drought tolerance and environmental sustainability.

The planning for recreation and open space has been undertaken by the City of Casey with a recent review which identifies specific requirements for Cranbourne East to ensure that adequate land is set-aside in the appropriate location. However, the emphasis of that study was on formal sport and recreation, and the need for a future focus on recreation development. Many of the proposed sports facilities will be managed by sports clubs which primarily serve young males active in formal sports. The needs of young women in particular and young people in general who do not participate in formal sports but need space to gather, interact and pursue a range of activities such as music and internet use will be further explored.

The implication for the Structure Planning for Cranbourne East is to ensure that land allocated for recreation and open space, is of sufficient size, design and location to meet the need for passive use by all members of the community and in particular young people and families and to allow for future adaptation. The Council's Youth Strategy identified a need to ensure that there are indoor and outdoor spaces within neighbourhoods for children and youth.

6.5.3 Opportunities

The opportunities identified by the Reference Group were:

- the potential for providing adaptable open space;
- understand how the community will change over time;
- ensure adequate funding;
- early provision;
- maximise existing facilities such as Casey Fields;
- ensure good connectivity for cycling and walking by provision of shared paths which are in addition to open space allocation; and
- the likely shortfall in funding and therefore the opportunity to explore external funding from the Federal Government and Sport and Recreation Victoria.

There is an awareness that a funding gap exists between preferred recreation and open space outcomes and likely outcomes. Early provision of essential elements such as local parks, playgrounds and a network of shared paths will be essential for access to existing facilities such as Casey Fields and public transport stops for accessibility to wider recreation and leisure activities. These facilities will be clearly marked on the Precinct Structure Plan with appropriate costings included in the Development Contributions Plan. Attention will be drawn to any likely gap in funding in later reports of this Strategic Planning process.

6.6 YOUTH INCLUSIVE PLANNING AND DESIGN

6.6.1 Issues

A range of issues has been identified from the findings of the literature review, community consultations, various reports of Council and the Reference Group Workshop as follows:

- young people are often alienated in new communities and in particular in activity centres where there are few, low cost activities for them;
- accessibility to existing services such as entertainment, employment and training and information is difficult in the early years of a neighbourhood's development before public transport services are in place;
- public transport tends to serve commuters at peak hour rather than provide regular services during the day and late at night for young people;
- there is a need for supported accommodation for young people;
- need for an expansion of the Cranbourne Youth Information centre with good public transport and pathway connectivity to new developments;
- a community bus service to key locations for young people;
- lack of spaces for young people to gather, pursue recreational and social activities in new neighbourhoods; and
- a need for a range of crisis and other support services for young people.

6.6.2 Opportunities

The following is an initial assessment of opportunities to meet the needs of young people in this strategic planning process:

- the non-government sector has the potential to expand its role in the provision of support services for young people and will require space in a Neighbourhood Activity Centre for consulting rooms;
- there is a potential to provide outreach services and activities such as internet rooms and music rooms for young people in a proposed Integrated Community Facility in Cranbourne East;
- there are opportunities to involve young people in the design of passive or informal open space throughout the growth area;
- the shared pathways will provide access for young people to key destinations, but the promotion of cycling and walking will need to be considered as well as the need for safe

cycle storage and parking, particularly if active transport is substituting public transport deficits.

6.7 PROVISION OF SPACE FOR THE NON-GOVERNMENT SECTOR

6.7.1 Issues

The non-government sector plays a primary role in delivering family, youth and community support services in the City of Casey. Some of these agencies have difficulty finding suitable space in appropriate locations for their offices, consulting rooms and other facilities and are generally unable to pay market rents for space in Activity Centres where they would prefer to locate. There is a need to provide space within the Cranbourne East area for such agencies and further consultation with existing agencies is required in order to assess the full range of requirements.

6.7.2 Opportunities

In view of the difficulties experienced by non-government agencies in securing space in appropriate locations, there is an opportunity for rental space to be provided in the proposed Integrated Community Facility at affordable rents, augmented if appropriate by developer contributions.

6.8 COMMUNITY TRANSPORT MODEL

6.8.1 Issues

The lack or inadequate quality of public transport services is a common theme in many of the community consultations, the Community Planning study and Council reports. An interim solution is required if access to essential facilities and services is to be provided from the outset of the new development.

6.8.2 Opportunities

There is a range of opportunities which will be considered in the more detailed development of the Community and Recreation Facilities Plan as follows:

- expansion of the existing Council Community Bus Service to specifically serve the needs of the community in general and young people in particular;
- the introduction of a Tele-bus service as a pilot project in Cranbourne East;
- and other innovative community transport initiatives.

6.9 AFFORDABLE HOUSING

6.9.1 Issues

There is likely to be a serious housing affordability issue in Cranbourne East following an analysis of likely affordability in Cranbourne West and in the City of Casey as a whole. If the vision, goals and objectives of C21 are to be achieved, a continuation of the status quo will not achieve affordable housing for many households in Cranbourne East, in particular sole parents with children and single people, groups that are likely to increase over time.

6.9.2 Opportunities

All levels of government play a role in achieving affordable housing with the State government taking a lead role and many Metropolitan councils increasing their role. The City of Casey has taken a series of steps to investigate the extent of the problem in the city as a whole and Cranbourne in particular.

The designation of Cranbourne East as an Urban Growth Area with associated support from the State Government provides an ideal opportunity to take further steps to improve housing affordability with options including:

- Council's adoption of an Affordable Housing Policy;
- direct Council investment in Affordable Housing;
- provision of rate rebates and development contribution waivers for Affordable Housing projects;
- inviting developers to enter into planning agreements to meet a certain target of Affordable Housing in their projects;
- mandating the inclusion of a certain proportion of Affordable Housing in successive Cranbourne West developments;
- diverting some of the value uplift with rezonings into the provision of Affordable Housing;
- brokering partnerships with the not-for-profit housing sector and developers;
- identifying land for housing associations; and
- adopting an affordable housing planning policy.

APPENDIX ONE: MEMBERS OF THE CRANBOURNE EAST HUMAN SERVICES REFERENCE GROUP

City of Casey		
Di Wyatt	City of Casey	Community Planning Projects Officer
Sophia Petrov	City of Casey	Manager Aged and Disability Services
Robyn Bowen	City of Casey	Manager Arts and Leisure
Ron Chidgey	City of Casey	Community Projects Officer
James Rouse	City of Casey	Team Leader Leisure Services
Janette Green	City of Casey	Manager Community Development
Richard Amon	City of Casey	Manager City Living
Caroline Marinucci	City of Casey	Employment & Learning Coordinator
Brendan Ball	City of Casey	Community Planner
Lee McIntosh	City of Casey	Manager Youth and Family
Collette McMahon	City of Casey	Manager Children's Services Children's Services
Andrew Butterfield	City of Casey	Team Leader Recreation Planning
Lisa Speirs	City of Casey	Team Leader Community Support & Inclusion
Sharon Donnellan	City of Casey	Team Leader, Preschool Operations

Olivia Lyon	City of Casey	Team Leader Community Strengthening
Liam Hodgetts	City of Casey	Manager Strategic Development
Keri Hoffman	City of Casey	Team Leader Integrated Planning
Government Schools		
Mathew Lundgren	DoE	Acting Manager School Planning
Otto Van de Velde	DoE	Senior Facilities Officer
Darren Clarke	DoE	Manager Facilities
TAFE		
Vikki Leggett	Chisholm TAFE	
Helen McNamara	Chisholm TAFE	Manager for Strategic Planning
Non-Government Schools		
Greg Waterhouse	Hillcrest Christian College	Business Manager
Michael Brewin	New Haven Collage	Principal
Terry Feely	St. Peter’s College	Principal
Phillip Mustey	St. Peter’s College	Business Manager
Fr Andrew Wise	St. Agatha’s Parish	Parish Priest
Natalie Gray	Catholic Schools	
State Government		
Kevin Pound	Department for Victorian Communities	Manager Metropolitan Communities Sport and Recreation Victoria
Kristin Divine	Department for Victorian Communities	Sport and Recreation Victoria
Clare Read	Department for Victorian Communities	Community Engagement Officer

	Communities	
Growth Areas Authority		
Marlene Johnson		
Stuart Miles		
Travis Conway		
Jean Parson		Senior Project Manager Growth Area Development
Country Fire Service		
Dave Renkin	Country Fire Authority	
Tim Green	Metropolitan Ambulance Service	Project Manager - Property
Southern Health		
Lesley Dwyer	Southern Health	Executive Director Continuing Care
Stephen Gow	Southern Health	Director Strategy and Services Planning Strategy, Performance and Planning
Wendy Bell	Bell Planning Associates	
Travis Reid	Project Leader	City of Casey
Taren Brockhouse	Strategic Planner	City of Casey
Nicole Donnison	Project Manager	David Lock and Associates

APPENDIX TWO: REFERENCE DOCUMENTS

- 'Ageing Positively in Casey Plan' 2005 – 2010.
- 'Casey Public Health Plan 2002-2008'
- 'Disability Access and Inclusion Policy and Action Plan'
- 'Casey Community Plan' (in progress)
- 'Community Transport Strategy'
- 'Building Site Crime Prevention Initiative Final Report' June 2002.
- 'Arts and Cultural Policy/Strategy' 2003.
- 'Cranbourne Area Recreation Facilities Study Volume1-Recreation Facilities Development Plan' 2003.
- 'City of Casey Five Year Family and Children's Services Strategy Summary Report' 2005.
- 'City of Casey Youth Strategy 2001-2011' 2002.
- 'Casey Community Safety Strategy 2006-2011.'**
- 'Casey Housing Strategy', 2005.
- 'A Fairer Victoria – Creating opportunity and addressing disadvantage' 2005.
- 'A Fairer Victoria – Progress and next steps' 2006.
- 'A Vision for Victoria to 2010 and beyond – Growing Victoria Together' 2005.
- 'Challenges in addressing disadvantage in Victoria' 2005.
- 'Towards an integrated Victorian housing strategy' 2006.

APPENDIX THREE: NOTES OF REFERENCE GROUP MEETING 2

Issued: 21st August 2007

Project	Cranbourne East Urban Growth Plan	From	Amy Hubbard
Subject	Human Service Reference Group Workshop		
Venue/Date/Time	Old Shire Offices, Cranbourne Wednesday 15 th August 2007, 10am		
Attendees	Vikki Legget - Chisholm TAFE Stuart Miles - GAA Travis Conway – City of Casey Stephen Gow - Southern Health Natalie Gray – Sale Diocese Kristin Devine - DVC Greg Waterhouse - Hillcrest Christian College Janette Green - City of Casey Caroline Marinucci - City of Casey James Rouse – City of Casey Dave Renkin - CFA Phillip Musty - St Peter's College Michael Brewin - New Haven Collage Andrew Butterfield - City of Casey Lisa Saint-John – City of Casey Travis Reid – City of Casey Taren Brockhouse – City of Casey Wendy Bell – Bell Planning Amy Hubbard – Capire Consulting Group	Apologies	Jean Parson - GAA Cliff O'Connor - CFA Ron Chidgey - City of Casey Lesley Dwyer - Southern Health Robyn Bowen - City of Casey Di Wyatt - City of Casey Lisa Speirs - City of Casey Mathew Lungdren - DoE Marlene Johnson - GAA Keri Hoffman - City of Casey Sophia Petrov - City of Casey Fr Andrew Wise - St. Agatha's Parish Otto Van de Velde - DoE Olivia Lyon - City of Casey Brendan Ball - City of Casey Kevin Pound - DVC Collette McMahon - City of Casey

Introduction

The Cranbourne East Human Service Reference Group Workshop was convened to provide members with the opportunity for focused input into the identification of issues and opportunities for the study area. A total of 18 people participated in the workshop, representing a broad range of human service providers. The workshop was hosted over a 2.5 hour period and was facilitated by Amy Hubbard of

Capire Consulting Group. The outcomes of the workshop will be used to inform the Cranbourne East Key Issues Paper.

The workshop was divided into two activities. The first considered broad opportunities for the Cranbourne East site. The second focused on key opportunities and involved participants preparing an action plan to support the opportunity. The outcomes of the activities have been described below.

Note: Unless otherwise stated, any quotations in this report are a direct report of a participant. They have been collated and recorded through written material generated during the workshop.

It is possible that errors may have occurred in the transcript process. This would have principally occurred due to interpretation or legibility of notes made by participants. The consultant has taken all care during the transcription process, but unfortunately, we cannot guarantee the accuracy of all notes.

Activity 1: Cranbourne East Opportunities

Three tables of approximately 5 participants and a small group facilitator were asked to discuss what they thought were the opportunities for human services planning at the Cranbourne East site. Opportunities were to include those relevant to the study area and those direct abutting the site. Participants were provided with approximately 25 minutes to discuss and document their issues and then facilitators presented back the consolidated list of opportunities on behalf of their table.

Group 1

Facilitator: Wendy Bell

Existing Heritage Building	<ul style="list-style-type: none"> ▶ Co-location utilising old homestead on Berwick – Clyde Road.
Co-located Schools and Services	<ul style="list-style-type: none"> ▶ Secondary College needs to be placed next to primary school to utilise shared facilities – church and parish centre also located there which can be co-located with community facilities. ▶ Kindergarten and primary school (govt) collocated/if not integrated (parking). ▶ Opportunity to foster collaboration between government and local Council prior to decision-making.
Flexible Design	<ul style="list-style-type: none"> ▶ Develop flexible sites and buildings to allow for future changes in needs/policy/governance for education and children’s services. Locate parks adjoining these facilities.
Connectivity	<ul style="list-style-type: none"> ▶ Appropriately connect communities to major indoor and outdoor leisure facilities.
Public Open Space	<ul style="list-style-type: none"> ▶ Public art space, green open treed space with bike and walking paths and public BBQ, toilets and youth facilities.

Group 2

Facilitator: Taren Brockhouse

Youth Facilities	<ul style="list-style-type: none">▶ Beyond Active/Sport.▶ Entertainment – cinemas, internet hubs, music rooms, library.
Third Place	<ul style="list-style-type: none">▶ Activities co-located.▶ Good links between home/school and home/work.▶ Could be an extension to Cranbourne Complex.▶ Local group space – meeting space in residential areas.
Rail Facilities	<ul style="list-style-type: none">▶ Necessity for Cranbourne East Station.
Employment Places	<ul style="list-style-type: none">▶ Diverse.▶ Links to broader Cranbourne.▶ Links to public transport.

Group 3

Facilitator: Stuart Miles

Independent Education	<ul style="list-style-type: none">▶ P-12, Casey Grammar School already.▶ Larger catchment than DEECD.▶ Lower socio-economic status – higher funding.▶ CE - \$5-6k per student.▶ 35 acres long-term.▶ Shared facilities; sports for community use; performing arts; can be some logistical problems timetabling.▶ Preferred location; space for 35 acres, access to public transport; reasonable distance from other schools – viability.
Health	<ul style="list-style-type: none">▶ Integrate care north of racecourse.▶ One site for public health so this is it.▶ But need for smaller GP's – “shop front”.▶ Ratio per population.
Open Space Planning	<ul style="list-style-type: none">▶ Relationship between active and passive.
Comprehensive shared path	<ul style="list-style-type: none">▶ Benefits of both recreation and sustainable transport.▶ Links to Botanical Gardens.▶ User-friendly paths within housing estates.

Activity 2: Action Planning

Four tables of between 2-5 participants and a small group facilitator were asked to action plan specific opportunities previously identified for the Cranbourne East site.

The specific opportunities were:

- Potential for integrated Community, Maternal and Child Health, Education (Primary School) and Children's Services Facility close to a Neighbourhood Activity Centre.
- Recreation and Open Space location requirements.
- Community Transport Model.
- Potential for collocation of government and non-government schools.

Participants were provided with approximately 35 minutes to prepare their action plan and then facilitators presented the plan on their behalf.

Group 1: *Potential for integrated Community, Maternal and Child Health, Education (Primary School) and Children's Services Facility close to a Neighbourhood Activity Centre.*

Facilitator: Wendy Bell

1. Issues	<ul style="list-style-type: none">▶ Parking space / disabled cycling and parking.▶ Hours of operation.▶ Meaningful collaboration between council and state.▶ Tendency for domination by school in co-located facility.▶ Co-location can mean cost shifting from state to local government.▶ Governance.
2. Opportunities	<ul style="list-style-type: none">▶ Provide best practice examples of good governance.▶ Catholic Church provide leadership.▶ Opportunity for adult learning.▶ Community use of state school facilities during school holidays and evenings and weekend needs panel support and coordinator staff.
3. Actions	<ul style="list-style-type: none">▶ Decision makers to meet at same table – Darren Clark (local DET), Natalie (Catholic Schools), Council, Head Office DET, Windermere and 2 independent school representatives.
4. Stakeholders	<ul style="list-style-type: none">▶ As above
5. Budgets	<ul style="list-style-type: none">▶ From various stakeholders. Catholic Church – Council – State Government.▶ Joint Venture – Management Board.▶ Development contributions fund the land.▶ All 3 stakeholders contribute to hiring of coordinator.

Group 2: Recreation and Open Space location requirements.

Facilitator: Taren Brockhouse

1. Issues	<ul style="list-style-type: none"> ▶ To ensure adequate provision. ▶ Planning for future community needs. ▶ Adequately outlining needs to ensure DCP provision. ▶ Strike balance between active and passive. ▶ Allow appropriate buffers and 'rooms to move and adapt.' ▶ Best outcome for the community – adaptable open spaces. ▶ Drought tolerance/environmental sustainability. ▶ Community safety through good public space design and outcomes.
2. Opportunities	<ul style="list-style-type: none"> ▶ Address the Issues outlines above. ▶ Pushing the boundaries. ▶ Adaptable public open space. ▶ Understand how the community will change over time. ▶ Early intervention with DCP's. ▶ Early provision. ▶ Maximise existing facilities – i.e. Casey Fields. ▶ Ensure good connectivity – cycling and walking. ▶ Shared bike paths considered above and beyond public open space provision – within trans allocation. ▶ DCP and external funding – (Feds and SRV).
3. Actions	<ul style="list-style-type: none"> ▶ The provision of: ▶ 4 district level football/cricket ovals, parks and 4 netball courts. ▶ 2 local level ovals. ▶ 3 soccer pitches ▶ 1 synthetic hockey. ▶ 3 bowling greens. ▶ 6 tennis courts and pavilion. ▶ Passive open space.
4. Stakeholders	<ul style="list-style-type: none"> ▶ Public and private schools. ▶ State (SRV & DET) and Federal government departments. ▶ Local sporting clubs. ▶ Local community.
5. Budgets	<ul style="list-style-type: none"> ▶ 4 x oval + parks + netball - \$4mil ▶ 2 x local oval - \$0.8mil ▶ 2 x soccer pitches - \$2.4mil ▶ 1 x hockey - \$1.3mil ▶ Bowling greens - \$1.2mil ▶ Tennis courts – \$1mil ▶ +carparking and passive open space/playground = \$10.7mil total
6. Responsibilities	<ul style="list-style-type: none"> ▶ Local Government driven with input from other key stakeholders including developers.
7. Timing	<ul style="list-style-type: none"> ▶ Well-planned, phased approach depending on residential take-up. ▶ Early provision (some of).

Group 3: Community Transport Model

Facilitator: Travis Conway

1. Issues	<ul style="list-style-type: none">▶ Roads infrastructure – width and standard of roads.▶ Footpath/cycle/shared pathway system – location of footpath and pedestrian crossings/signals.▶ Accessible buses – low riders and shelters at bus stops.▶ Feasibility of rail transport and associated grade separation at crossings.▶ Community bus for the elderly – timetable issues.▶ Youth transportation – night rider.▶ Access to public transport on weekends.▶ Parking for Casey Fields – access by public transport.▶ Down grading the status of South Gippsland Highway to create greater activity in Cranbourne.
2. Opportunities	<ul style="list-style-type: none">▶ Partnership between key government and private stakeholders.▶ Traffic signals from collector roads onto major roads.▶ Capital to be provided for bus services – partnership with bus operators and including seat belts.▶ Potential to provide early provision of infrastructure.▶ Direct and indirect services – during peak times (express).▶ Duplication of Sladen Street.▶ Bus lanes dedicated.▶ Adequate lighting for security on roads and bike paths.
3. Actions	<ul style="list-style-type: none">▶ GAA to implement opportunities/partnerships with other government authorities.▶ Liaison with service providers – utilities and transport.▶ Incentives to provide better services.
4. Responsibilities	<ul style="list-style-type: none">▶ Relevant local, state and federal authorities.▶ NGO's
5. Timing	<ul style="list-style-type: none">▶ Planning road infrastructure early.▶ Allocation of funds/budgets for state and local infrastructure items.

Group 4: Potential for collocation of government and non-government schools.

Facilitator: Stuart Miles

1. Issues	<ul style="list-style-type: none">▶ Is there a demand for that number of places? Clearly a demand for catholic schools – others?▶ Parking issues at 3,30pm etc, congestion.▶ Sharing requires congruence with curriculum, leading to less choice.▶ Availability of sufficient land.
2. Opportunities	<ul style="list-style-type: none">▶ Sharing facilities with non-education uses – used on holidays and in evenings.▶ Reduces space when land is a premium.
3. Actions	<ul style="list-style-type: none">▶ Discussions with DEECP.▶ Plan community access areas in single location, private education elsewhere.
4. Stakeholders	<ul style="list-style-type: none">▶ DEECP, Private Schools.
5. Timing	<ul style="list-style-type: none">▶ Catholic School – 2010 opening.▶ Classrooms built first, then playing fields, but all needed for opening.

APPENDIX FOUR: DRAFT BENCHMARKS

INDICATIVE THRESHOLDS FOR COMMUNITY AND RECREATION FACILITIES AND HUMAN SERVICES FOR CRANBOURNE EAST

	THRESHOLDS OR POLICY * FOR SERVICES AND FACILITIES (expressed as unit for population size)	LAND AREA	COMMENTS, CURRENT SHORTFALL AND LOCATIONAL REQUIREMENTS EG Collocation, shared use of facilities, proximity to other facilities
THRIVING ECONOMY			
ACCESSIBILITY AND LINKAGES			
Community Transport	Essential preliminary, regular bus service linking the new community with district and regional facilities		
Recreational Pedestrian/Cycle Paths	Shared pedestrian paths and cycle ways along linear parks and each side of all major roads		
FURTHER VOCATIONAL EDUCATION AND TRAINING			
Training and Further Education	Annexe 1: Local Area (10,000)		Benchmark from SA
Employment Planning	As above		
Re-employment Training	As above		
Adult Entry Education	As above		
Technical Education	A component of Secondary Colleges		
HIGH QUALITY HEALTH AND EDUCATION			
PRIMARY HEALTH SERVICES			
Hospitals	Level 4 Service: 1:250,000		Large accessible site with large carparking access

Community Health – District Community Health Centre	Level 3 Service: 1: 100,000-200,000 Level 2 Service: 1: 50,000-100,000 Benchmarks based on DHS policy document – Care in Your Community.	4 hectare for single storey building.	Combined community health and ambulatory acute facility.
- Neighbourhood Community Health Centre	Level 1: 1: <50,000 Benchmarks based on DHS policy document – Care in Your Community.		
- Local Community Health Centre	As above	As above	As above
Maternal and Child Health	2.5 – 3 km apart		Collocated with Primary Schools, neighbourhood house or kindergarten. Location in share facility eg neighbourhood house
Mental Health	No usual benchmarks		
Drug and Alcohol Services	No usual benchmarks		
Nursing Homes (High Care)	40 beds per 1000 people over 70 yrs	Approx 7000m2 for 100 bed development	Less than 90 beds is usually not financially viable. High and low care beds can be combined into a joint development. Many middle and inner suburbs don't have sufficient land reservations for residential aged care, despite large demand.
Hostels (Low Care)	48 beds per 1000 people over 70 yrs		
Disability Services	No usual benchmarks		
Home and Community Care (HACC)	Resource allocation formula considers factors of ageing, socio-economic status, and population growth.		City of Casey to receive 25% of all Southern Region growth funds over next 3 years.

Aged Care Assessment Services	1 service per region		There are 3 current sites – Caulfield, Parkdale, and Mt Eliza.
Health Services eg Doctors, paramedical, pharmacies etc	GPs 1:1,000 Pharmacist 1: 2,500 Optometrist 1: 15,000 Chiropractors 1: 10,000 Physiotherapists 1: 10,000 Dentist 1: 2,000 – 2,500 Specialist (paediatricians etc) 1: 30,000 Source: SA Human Services Planning Kit	Consulting room space	As tenancies in Activity Centres, consulting room space in Family Resource Centres or an Integrated Care Facility
Other			
EDUCATION SERVICES			
Government Primary Schools	approx. 1: 3,000 new households*	3.5 Ha	Adjacent or collocated with children's services
Government Secondary Colleges	approx. 1: 10,000 new households*	8.6 Ha	Adjacent or collocated with council sports facilities and playing fields
Catholic Primary Schools	approx. 1: 15,000 *	2.5 Ha	Close to other community facilities and children's services
Catholic Secondary Schools	approx. 1: 60,000 –80,000	4.0 Ha	
Independent Primary Schools	approx. 1: 25,000	1.5 – 4 Ha	Reasonable distance from state schools
Independent Secondary Schools	approx. 1: 80,000 plus people	3-5 Ha	Reasonable distance from state schools
Other eg combined Education and Health	No benchmark, but case examples in SA		
CHILDRENS' SERVICES			
Kindergartens	1 per Government Primary School* DET 1:4,000	600 sq m	Benchmark from SA

Toy Libraries and Playgroups			Space in Community Facilities, Neighbourhood Houses or Family Resource Centres
Child Care Services	To meet demand	N/A	
Maternal and Child Health Services	Provided with each Family Resource Centre		
CARING COMMUNITIES			
AFFORDABLE HOUSING			
Public Housing	Office of Housing according to funding and land availability	N/A	
Social Housing	Housing Associations and not-for-profit organizations according to funding and land availability to meet general benchmark of 5% (SA)	5% of total residential development	
Other Affordable Housing	Private sector provision to meet general benchmark of 10% of residential development (SA)	10% of total residential development	
Emergency Accommodation	Not-for-profit organizations according to need, funding and site availability	N/A	
JUSTICE AND COMMUNITY SAFETY			
Community Safety & Crime Prevention Programs	Ongoing Building Site Safety Project		
Legal Services	Regional		
EMERGENCY SERVICES			
CFA	According to demand	N/A	
Police	According to demand	N/A	
Ambulance	According to demand	N/A	
SES	According to demand	N/A	

RECREATION/LEISURE AND SPORT FACILITIES			
Regional Recreation and Sports Facilities			
ACTIVE DISTRICT RECREATION AND SPORTS FACILITIES– Australian Football, baseball, cricket, golf, dog obedience, hockey, skateboarding/BMX, tennis (refer Cranbourne Area Recreation Facilities Study 2003)			Serve households within 2 km radius Collocated with District Centre or Secondary College
Australian Football	1:3,000*		
Cricket	1:3,000*		
Baseball	N/A		
Tennis	1:1,500		
Dog Obedience	N/A		
Golf	N/A		
Hockey	Regional hockey facilities in partnership with future schools		
Skate	1:350,000 for city wide facility smaller skate parks in selected Neighbourhood Parks		
Basketball	1:10,000 or shared facility provided by State Secondary College		
Lawn Bowls	1:10,000		
Netball	1:3,000 provided as part of District sports fields		
Soccer	1:3,000		
Swimming	1:17,500		Indoor heated 25 metre pools associated with other indoor recreation facilities (SA Benchmark)
PASSIVE DISTRICT OPEN SPACE	(refer Open Space Specialist Report)		

LOCAL LEVEL OPEN SPACES			
Local Neighbourhood Parks (including playing fields)	Essential early parks for passive recreation Informal, non-competitive recreation and passive activities with local neighbourhood	Mini parks .25 – .3 Ha central one min 1 Ha – 3 Ha	Adjacent linear parks where appropriate Within 300 metres of all households Associated with outdoor sporting facilities Ideally located within 500 m of all households and adjacent Primary School,
PLAY SPACES			
Regional Playground			Minimum 2 Ha associated with linear park, School or formal sports facility
Local Playgrounds	<i>Essential local children's playground in each neighbourhood with adventurous play activities</i> Central playgrounds for older children adjacent to centres, primary school and Neighbourhood or District Park Local playgrounds for younger children in local parks throughout neighbourhoods		Within 400 metres of all households. Located within local parks Also in public spaces adjacent to shops and community centres on clearly defined pedestrian routes
Linear Parks			
Total Recreation Area for passive recreation activities	1.6 Ha per 1,000		Benchmark from SA
Total Sports Open Space Facilities	1.8 Ha per 1,000		Benchmark from SA

Total Demand Space i.e. active open space for organised facilities eg tennis courts, swimming pools, government schools	0.5 Ha per 1,000		
Private Health and Fitness	N/A		
LIBRARY AND INFORMATION SERVICES			
Library and Information Services	<p><i>1 library : 10,000 – 20,000 population to be served @ 41.80 sqm per 1,000 population</i></p> <p><i>Extensions to existing Libraries @ 28 sqm per 1000 people*</i></p> <p>Mobile Library @ 1: 350,000*</p>		<i>Benchmark derived from South Australian (SA) using benchmark adopted by International Federation of Library Associations and recommended for Australian public libraries.</i>
Other			
CULTURAL DEVELOPMENT			
Cultural Development	Performing Arts @ 1:350,000*		
Arts facilities and services			
Religious Facilities			
- Anglican	Worship Centre 20,000 – 30,000	.5 Ha	Benchmark from SA
- Catholic	1:80,000	1.0 Ha	
- Uniting	1:20,000		
- Other	N/A		
COMMUNITY DEVELOPMENT			
Community Centres Neighbourhood Houses	1: 7,000 – 10,000	.05 – 0.5 Ha	Benchmark from SA
Community Development Officers	Part time community development worker (ideally appointed at least 3 months before the first residents move into the area)		Benchmark from SA and Qld

Home Assistance			
FAMILY AND CHILDREN'S SUPPORT SERVICES			
Family Resources	Affordable consulting room space in Activity Centres		
Crisis support	Affordable consulting room space in Activity Centres		
Youth Services	Mobile Youth Service @ 1:350,000		
Ageing Services			
Disability Services			
VIBRANT DEMOCRACY			
INTEGRATION REQUIREMENTS FOR JOINED UP SERVICES			
Integration Place Management	Infrastructure Coordinator to facilitate ongoing planning and implementation of Community Facilities and Recreation Plan.		

* Documented policy or studies of Council or DET