

# Whitehorse City Council Box Hill Metropolitan Activity Centre Community Infrastructure Plan

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# THE BOX HILL METROPOLITAN ACTIVITY CENTRE COMMUNITY INFRASTRUCTURE PLAN AT A GLANCE

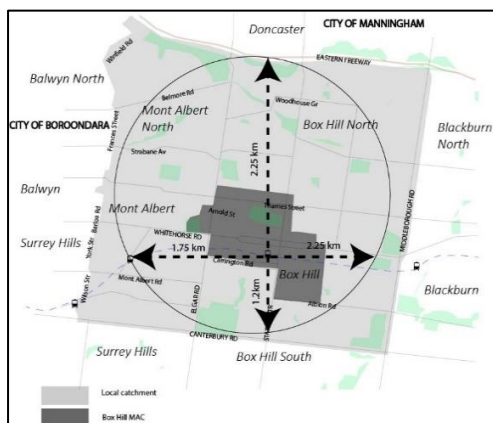
## Background

The Box Hill Metropolitan Activity Centre Community Infrastructure Plan (BHMAL CIP) was developed by Symplan Consulting in collaboration with Council officers and describes the range and quantity of community, sport and active recreation facilities required to meet the demand of the local and wider community of the Box Hill Metropolitan Activity Centre in the short, medium and long term.

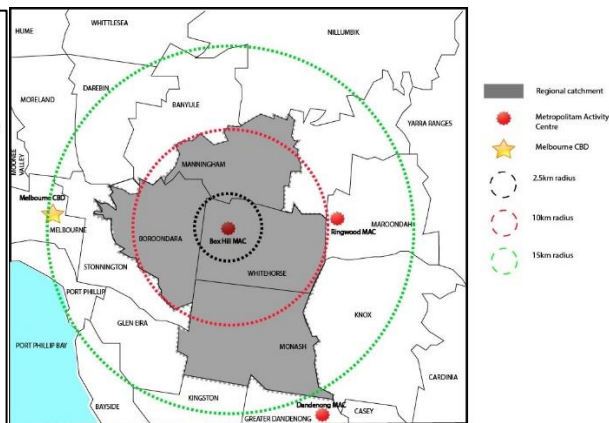
The BHMAL CIP is an aspirational plan intended to guide the prioritisation of community infrastructure delivered in the Box Hill area and surrounds, as well as ongoing maintenance of existing facilities. It also provides the evidence based justification for the collection of development and infrastructure contributions to support the growing and changing community in the BHMAL.

The study area comprises two catchments, the local catchment and the regional catchment. The local catchment includes the surrounding suburbs of Box Hill, Box Hill North, Mont Albert and Mont Albert North, while the regional catchment comprises the City of Whitehorse, parts of Boroondara, Monash and Manningham.

## Local Catchment



## Regional Catchment



Infrastructure types covered in the BHMAL CIP include those listed in the *Ministerial Direction on The Preparation and Content of Infrastructure Contributions Plans*, which covers community facilities such as early years, youth and aged care facilities, community meeting spaces, as well as sport leisure and active recreation facilities such as leisure centres, ovals and pavilions.

The BHMAL CIP also discusses non-Council facilities delivered by the community, private and public sector agencies, such as education, health and emergency facilities. Although these are not the responsibility of Council, they place demand on land and form part of a broader integrated network of facilities and services and Council has a key role to play in terms of advocacy.

## Methodology

Preparation of the BHMAL CIP involved the following activities:

1. A **review of the strategic context and legislative drivers** guiding the future growth and development of the study area.
2. An analysis of the **socio-economic and health profile** of the people likely to use the facilities in the future.
3. A detailed **audit and mapping** of existing facilities to understand their **spatial distribution**.
4. Industry supported **provision rates and benchmarks** used to determine whether current provision levels meet community need for facilities over time.

5. A qualitative **review of the functionality and capacity** of these facilities, looking at whether the facilities are fit for purpose and fit for future use.
6. Preparation of **indicative costings** to guide Council's decisions with respect to the provision of new facilities in the catchment area and the upgrading of existing facilities, to improve their functionality and capacity.
7. A discussion about **appropriate delivery mechanisms** to effectively and efficiently meet the demand for facilities in the future.
8. **Recommendations** provided about what additional facilities are required in the short, medium and long term.

Further analysis on the demand for community facilities sits appropriately in supporting documentation such as the Kindergarten Infrastructure and Services Plan, the Open Space Strategy, and the Library Strategy, with further work still planned to be undertaken.

A separate document, the City of Whitehorse Indoor Sports Feasibility Study (August 2020), identifies the need for additional or redeveloped indoor active recreation facilities in the form of multi-purpose courts accommodating basketball, table tennis and netball, and is referenced in the BHMAL CIP.

The BHMAL CIP also acknowledges the scarcity of land in the local catchment area limits opportunities to provide additional open space. Information on the demand for passive open space will be contained in a new Open Space Strategy, with development of a new strategy about to commence.

### Key Findings

The mapping and audit processes found that there is a range of community, sport and active recreation facilities dispersed throughout the local catchment serving the community's day-to-day needs.

There are several higher order retail, health and education facilities serving both the local and regional catchments and two concentrations of co-located facilities in Box Hill, one of which is located in the BHMAL. These facilities are well served by a public transport interchange and arterial roads.

The Mont Albert community has poor access to community, sport and active recreation facilities, due in part to barriers created by road and rail infrastructure.

Planning for facilities in the local catchment will be influenced by an increase of 18,000 to 24,000 users including residents, workers and visitors, and an increase in land values and scarcity of land available for community infrastructure. Existing facilities will need to be optimised, while opportunities to establish additional well-located facilities accessible within a 20 minute walk are identified in the Plan.

Benchmarks and provision standards/rates used in the quantitative analysis component of the BHMAL CIP serve only as a guide and as a useful comparison tool. The benchmarks and standards used were selected from various sources and interpreted in the context of Council policy, future growth and development, available land, feasibility and available funding.

A qualitative needs assessment in the BHMAL CIP undertaken by Symplan Consulting identified the following additional community, sport and active recreation facilities as required for the catchment area:

- space for library and ancillary activities;
- multi-purpose community spaces and halls for hire;
- a sporting reserve; and
- hard courts (e.g. netball, basketball)

Further resources required to improve the capacity and functionality of existing Council owned facilities were identified for:

- library;
- kindergartens;
- pavilions;
- halls for hire.

Based on this identified need for community, sport and active recreation facilities the BHMAL CIP provides the following key recommendations:

- Allocate funds for the redevelopment of the existing library facility such that it operates as a multi-purpose community hub and integrates into existing community meeting spaces in the BHMAL.
- Allocate funds to optimise the use of neighbourhood houses and halls, and provide new meeting spaces in the redeveloped library facility.
- Allocate funds to enhance the capacity and functionality of existing Council owned kindergartens.
- Allocate funds for the upgrading of existing sports ovals to improve capacity and functionality.
- Allocate funds to the upgrading of existing pavilions.
- Allocate funds for additional hard courts.

#### Financial implications

The BHMAL CIP includes indicative costings to guide Council's decisions with respect to the provision of new facilities in the study area and the upgrading of existing facilities to improve their functionality and capacity.

The indicative costings were derived from research commissioned by the Victorian Planning Authority (VPA) that provides baseline infrastructure cost data for community, sport and active recreation infrastructure to standardise the cost estimation of infrastructure contribution projects.

The scope of the BHMAL CIP did not include identifying specific sites and facilities which may be suitable to accommodate the future demand for community infrastructure, therefore this methodology was considered more appropriate than utilising the expertise of architects and quantity surveyors at this stage.



The below table summarises the indicative baseline infrastructure costings for upgrading of existing facilities to improve capacity and functionality.

Facility	Size	Rate	Indicative Cost	Discussion
Library	Redevelopment of existing library to meet contemporary design standards (9,727 sqm)	\$2,587 per sqm	+ \$25,164,396	Existing site is land constrained and not sufficient for additional expansion.
Kindergarten	750 sqm for two kindergarten rooms to accommodate 66 licensed places	Average \$2,781 per sqm	+ \$2,085,977	Three kindergarten sites are nearing the end of their lifespan and have limited capacity to accommodate future needs. Feasibility of redevelopment should be considered.
	150 sqm for additional 33-place kindergarten room / multipurpose meeting space extension	Average \$2,587 per sqm	+ \$388,103	
	700 sqm for outdoor play spaces	Average \$646 per sqm	+ \$452,249	
Pavilions	420 – 700 sqm	N/A	\$5,000,000 to redevelop (based on data sourced from Council's Capital Works Programs)	Some pavilions have limited capacity to accommodate existing and future demand. Feasibility of redevelopment should be considered.

The below table summarises the additional facilities required and their indicative infrastructure costs.

Facility	Size	Rate	Indicative Cost	Discussion
Multi-purpose community spaces/halls for hire	200 to 500 sqm	\$2,587 per sqm	± \$517,471 - \$1,293,677	Potential to be provided in improved library facility or through optimisation of neighbourhood house facilities.
Sporting reserves	5-6 hectare to 8-10 hectare	N/A	± \$9,048,607 per reserve for 5-6 hectare site ± \$11,681,626 per reserve for 8-10 hectare site	Given the constraints on acquiring additional land for sporting reserves, Council should consider upgrading existing reserves to improve capacity and functionality.
Hard courts	Standard Half Court and Multi-Use Courts	N/A	Data sourced from Council's Capital Works Programs indicate the cost to develop a new standard half-court is \$200,000.  Multi-purpose Sports Courts range in cost from \$200,000 - \$500,000 depending on the site conditions.	Once adopted the Open Space Strategy will provide guidance on the provision and location of Half-Courts and Multi-Use Courts.

An effective and efficient way to meet the demand for facilities in the future will involve both allocating capital funds to improving facilities which are well-located and have the capacity for expansion and improvement on site and identifying opportunities to acquire land which is both accessible and has the potential for on-site expansion, including exploring opportunities for public private partnership. Future investment decisions based on the BHMAL CIP recommendations will require further investigation including feasibility studies and the preparation of detailed costings.

## ACRONYMS

<b>BHI</b>	Box Hill Institute
<b>BHMAC</b>	Box Hill Metropolitan Activity Centre
<b>BHMAC CIP</b>	Box Hill Metropolitan Activity Centre Community Infrastructure Plan
<b>CBD</b>	Central business district
<b>CIP</b>	Community Infrastructure Plan
<b>HACC</b>	Home and Community Care
<b>ICP</b>	Infrastructure Contributions Plan
<b>LGA</b>	Local government area
<b>MAC</b>	Metropolitan Activity Centre
<b>MSS</b>	Municipal Strategic Statement
<b>SLA</b>	Statistical local area
<b>Sqm</b>	Square metres
<b>VPA</b>	Victorian Planning Authority

## GLOSSARY

<b>Active recreation</b>	Activities of a sporting nature.
<b>Amenities</b>	Features making a space pleasant such as seats, tables, shade, water, barbecues and toilets.
<b>Ancillary open space</b>	Public land used some of the time by the public for leisure, recreation and nature conservation purposes but is primarily reserved for another use e.g. schools, roads and urban malls.
<b>Arts and culture</b>	All forms of creative expression including activities such as performing and visual arts, textiles and craft, music, literature, multimedia, heritage facilities and programs and festivals and events.
<b>Local play spaces</b>	Generally within a five minute walk, focussing on play opportunities for younger children. <sup>1</sup>
<b>Municipal play spaces</b>	Generally within two kilometres travel offering a wide variety of play opportunities for both younger and older children. <sup>2</sup>
<b>Neighbourhood play spaces</b>	Generally within a ten minute walk and include play equipment and opportunities for younger and older children. <sup>3</sup>
<b>Open space</b>	Publicly owned land reserved for leisure, recreation and nature conservation purposes, includes land owned by Council and other government agencies.
<b>Park</b>	Area of open space land which is not a sports field.
<b>Passive recreation</b>	Activities other than active recreation.
<b>Play equipment</b>	Play structures such as swings, slides and climbing frames.
<b>Play space</b>	A space including a range of play features and opportunities for children e.g. run about areas, natural play elements, play equipment.
<b>Playground</b>	An area containing play equipment for children e.g. swings and slides.
<b>Recreation</b>	Activities less structured and with a lower emphasis on competition compared to sport.
<b>Regional play spaces</b>	Attract visits from a wide region because of the extensive variety of amenities and play elements for younger and older children. They are generally within a 30 minute drive of most households. <sup>4</sup>
<b>Small local play spaces</b>	Very small play spaces generally providing for play in the natural environment. <sup>5</sup>
<b>Sport</b>	An activity capable of achieving a result requiring physical exertion and/or physical skill which, but its nature and organisation, is competitive and is generally accepted as being a sport.
<b>Sport/recreation club</b>	An organisation requiring payment of membership, fees or registration.

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<sup>1</sup> Whitehorse Play Space Strategy 2011

<sup>2</sup> Whitehorse Play Space Strategy 2011

<sup>3</sup> Whitehorse Play Space Strategy 2011

<sup>4</sup> Whitehorse Play Space Strategy 2011

<sup>5</sup> Whitehorse Play Space Strategy 2011

**Sportsfield**

An area of open space land provided specifically for the purpose of conducting formal sport or encouraging informal recreation activity.

**Statistical Area 3**

A geographical area construct of the Australian Bureau of Statistics consisting of aggregations of smaller, Statistical Areas 2 (which in turn are aggregations of the smaller Statistical Areas 1). They are designed for the output of regional data and generally have populations of between 30,000 and 130,000 people.<sup>6</sup>

**Turf wicket**

Grassed cricket pitch on raised table.

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<sup>6</sup> [https://www.abs.gov.au/websitedbs/D3310114.nsf/home/Australian+Statistical+Geography+Standard+\(ASGS\)](https://www.abs.gov.au/websitedbs/D3310114.nsf/home/Australian+Statistical+Geography+Standard+(ASGS))

# 1 INTRODUCTION

## 1.1 Purpose of the study

Whitehorse City Council has identified the need to prepare a Community Infrastructure Plan (CIP) for the Box Hill Metropolitan Activity Centre (BHMAL). The purpose of the CIP is to provide the strategic and evidence based justification for the collection of development and infrastructure contributions to support the growing and changing community in the BHMAL.

The BHMAL CIP assesses the demand for community, sport and active recreation facilities needed to serve the existing and future users of BHMAL's. The CIP goes beyond a quantitative assessment of existing and future need for community, sport and active recreation facilities, providing a broader strategic framework addressing the role each facility plays in supporting healthy and connected communities. It also describes principles guiding the delivery of infrastructure; locational criteria and appropriate models of delivery and potential providers.

## 1.2 Role of community, sport and active recreation infrastructure in the BHMAL

Community, sport and active recreation facilities are part of a suite of infrastructure and services contributing to the overall health, wellbeing and sustainability of those who live, work, play, learn, visit and recreate in the study area. These facilities provide the physical context within which people participate in community activities, utilise services and interact with others. This process of engagement encourages interaction between new and existing members of the community, and supports diversity and inclusion.

Community, sport and active recreation facilities complement commercial, retail, health and educational uses, enhancing the attractiveness and competitiveness of the area and capturing the discretionary expenditure of residents, workers and visitors. The range, location and quality of community, sport and active recreation facilities can shape the identity and character of areas undergoing change and the extent to which existing and emerging communities successfully integrate and adapt to this change.

In Box Hill, high order social and community infrastructure and knowledge intensive industries and services such as Box Hill Hospital, Box Hill Institute, the transport interchange and the Box Hill Central Shopping Centre have acted as a catalyst to the significant development and transition from a manufacturing to a service area. In addition to these facilities which serve both a local and regional catchment, lower order community, sport and active recreation facilities support the concept of the '20 minute neighbourhood'.<sup>7</sup>

## 1.3 Scope

The geographic scope of the study covers the local and regional catchments served by the BHMAL, as detailed in Section 2.1.

The infrastructure includes the 'allowable items' listed in the *Ministerial Direction on The Preparation and Content of Infrastructure Contributions Plans* namely community facilities, sports and recreation (refer to Appendix 3) provided by Council. It also includes selected facilities delivered by the community, private and public sector agencies associated with activities delivered in community, sport and active recreation facilities namely education, health and emergency facilities. Although Council is not responsible for the delivery and funding of these facilities, they place a demand on land and form part of a broader integrated network of facilities and services. The facilities covered in the BHMAL are illustrated in Figure 1 below.

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<sup>7</sup> Plan Melbourne <https://www.planmelbourne.vic.gov.au/current-projects/20-minute-neighbourhoods>




**Figure 1 – Facilities covered by the Box Hill Metropolitan Activity Centre Community Infrastructure Plan**



#### 1.4 Methodology

The methodology guiding the preparation of the BHMAL CIP involved the following tasks to answer key questions.

Question	Task	Data source
 <p><b>1. What is the strategic, legislative and land use context within which community, sport and active recreation facilities are delivered and used in the study area?</b></p>	 <p>Identify key outcomes to be achieved in the BHMAL; challenges, opportunities and constraints influencing the delivery of community, sport and active recreation infrastructure in the BHMAL; and principles guiding the delivery of community, sport and active recreation facilities. Understand concept of the '20 minute neighbourhood'.</p>	 <p>Review of relevant policies, strategies and legislation (refer to Appendix 1)</p>
<p><b>2. Who is likely to use the community, sport and active recreation facilities in the future?</b></p>	<p>Define the study area, the local and regional catchments. Profile the socio-economic characteristics of the existing and future community in the study area.</p>	<p>Input from Council Project Working Group ABS Census of Population and Housing 2016 compiled by i.d consulting Victoria in the Future Document review (refer to Appendix 1)</p>

Question	Task	Data source
		
<b>3. What community, sport and active recreation facilities are currently provided in the study area, where are they located and what is their capacity and functionality?</b>	Audit existing community, sport and active recreation facilities in the study area and in the residential blocks immediately adjoining the boundary of the local catchment.	Council Asset Register Input from Council Project Working Group Council Capital Works data Internet search
<b>4. What community, sport and active recreation facilities will be required to satisfy the needs and demands of the community in the future?</b>	Apply industry accepted hierarchy of service provision to project demand for community, sport and active recreation facilities and identify trigger points for delivery.	Input from Council Project Working Group Document review of relevant provision rates and benchmarks (refer to Appendix 1)
<b>5. What is the most effective and efficient way of delivering community, sport and active recreation facilities in the future?</b>	Identify locational and design parameters guiding the delivery of community infrastructure provision, such as co-location and integration, multi-purpose / flexible use and close proximity to local transport networks.	Input from Council Project Working Group Document review of potential models of delivery (refer to Appendix 1)
<b>6. How much will the additional community, sport and active recreation facilities cost?</b>	Assessment of findings and recommendations by architects and quantity surveyors.	Input from Council Project Working Group Document review

The projected demand for facilities is informed by a sensitivity testing analysis which is based on assumptions regarding the proportion of visitors and workers likely to use the facilities. This is discussed in detail in Sections 5.1 and 6.1.2.

## 1.5 Limitations

The study has been prepared within the following limitations:

- Projections for the regional catchment are only available to the Year 2036.
- Council's knowledge of the capacity and functionality of the facilities leased to other service providers is based on feedback received through the leasing and maintenance arrangements. However, Council is satisfied the overall condition ratings in the Facilities Maintenance database, which is informed by the lessors, are consistent with the data supplied in the Asset Register.
- The projection of the worker and visitor populations is based on assumptions rather than actual data. Different scenarios were therefore tested for sensitivity, based on different ratios of workers and visitors per resident.<sup>8</sup> The sensitivity testing process had little impact on the projected need for community, sport and active recreation facilities.

<sup>8</sup> A ratio of three, five and seven workers and visitors per resident were used as the basis for the high, medium and low scenarios.



- Benchmarks and provision standards/rates used serve only as a guide and a useful comparison tool, giving an indication of the amount of infrastructure provided based on an analysis of selected case studies. The benchmarks and standards used in the Box Hill Metropolitan Activity Centre Community Infrastructure Plan have been selected from various sources and contexts, some of which inform service planning and delivery in growth areas and municipalities elsewhere in Australia. As a result, they have been interpreted in the context of Council policy, future growth and development of residential and commercial infrastructure, available land, feasibility and available funding.

## 2 STUDY AREA

The study area comprises two catchments namely the *local* catchment and the *regional* catchment. A catchment describes the likely patterns of community behaviours when accessing services and facilities.

The local catchment covers the community likely to use lower order facilities associated with day to day needs and activities such as early years and youth facilities, community meeting places, cultural and arts centres, primary and secondary schools, local parks and play spaces, sport and active recreation facilities and leisure centres. The regional catchment covers the community likely to use higher order more specialised facilities such as tertiary education, hospitals, regional parks and open spaces. Appendix 2 describes the hierarchy of facilities relevant to the local and regional catchments.

Direction 5.1 of *Plan Melbourne 2017-2050* is to “Create a city of 20-minute neighbourhoods” to enable people to ‘live locally’ and meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip of their home. Both the local and regional catchments represent the ‘20 minute neighbourhood’ concept, the local catchment broadly aligns with a 20 minute walk or bicycle ride while the regional catchment aligns with a 20 minute car or public transport ride.

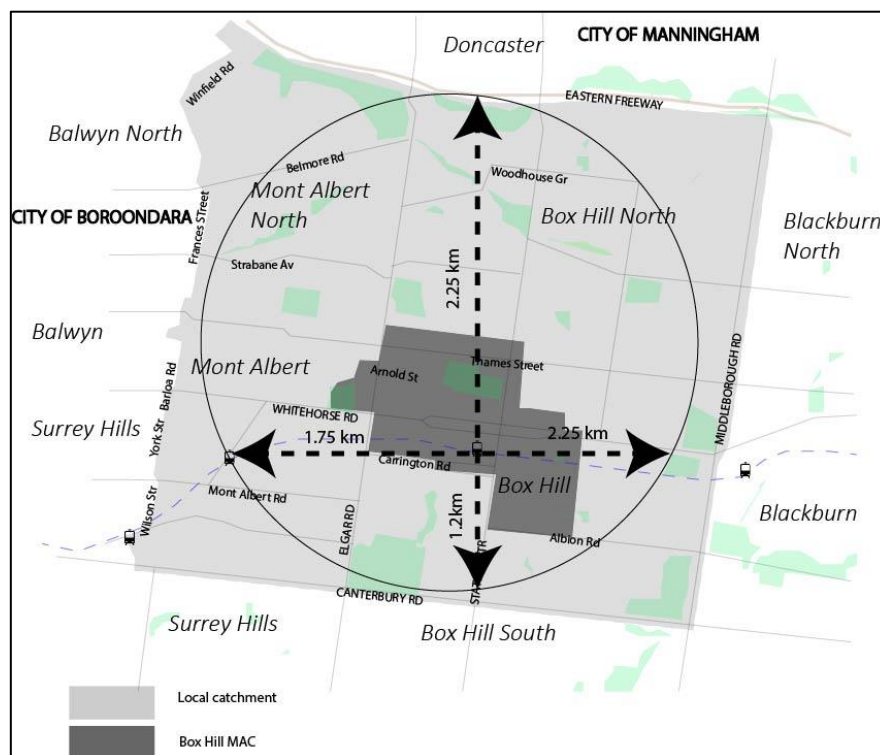
### 2.1 Local catchment

The local catchment is located in the north-western corner of the City of Whitehorse and is adjoined by the City of Boroondara to the west and the City of Manningham to the north (refer to Figure 2).

It focuses on the BHMAL and includes the surrounding suburbs of Box Hill, Box Hill North, Mont Albert and Mont Albert North. It is bounded by Middleborough Road to the east, the Eastern Freeway to the north, Winfield Road/Frances Street/Barloa Road/York Street/Wilson Street to the west and Canterbury Road to the south.

The local catchment extends approximately 2.25km to the east, 2.25km to the north, 1.75km to the west and 1.2km to the south of Box Hill Station.

**Figure 2 – Local catchment**



Source: Symplan

## 2.2 Regional catchment

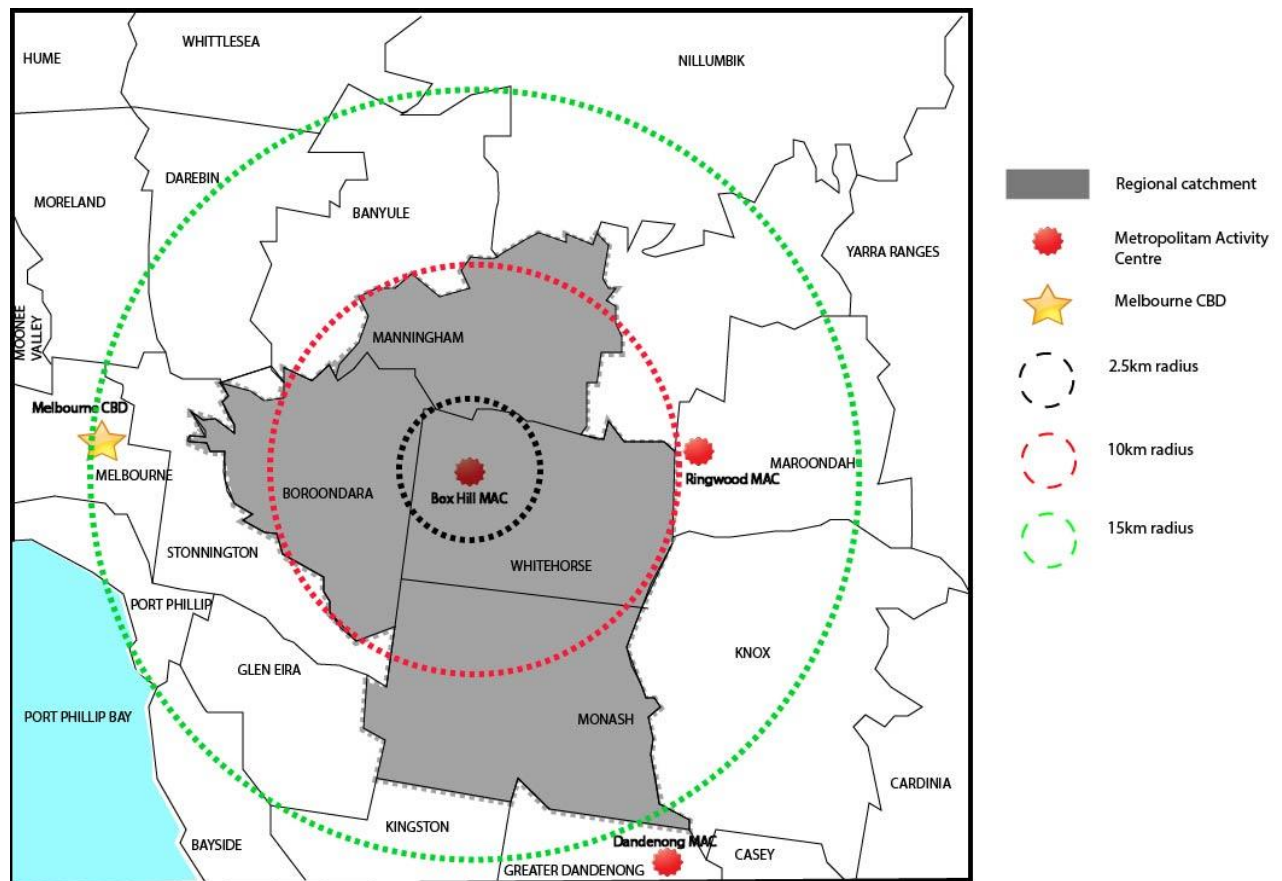
The regional catchment covers the community likely to use higher order more specialised facilities such as tertiary education, hospitals, regional parks and open spaces. Appendix 2 describes the hierarchy of facilities relevant to the local and regional catchments.

The regional catchment comprises the City of Whitehorse, the adjoining Cities of Boroondara to the west and Monash to the south and the Doncaster Donvale/Manningham West Statistical Area 3<sup>9</sup> in the City of Manningham to the north (refer to Figure 3). This catchment extends between ten and fifteen kilometres beyond the BHMAC, reflecting research indicating the City of Whitehorse attracts people from as far as ten kilometres away<sup>10</sup> and more than half the people in Box Hill on a given day come from beyond ten kilometres away.<sup>11</sup>

This catchment incorporates only one metropolitan activity centre, namely the BHMAC and several other high order regional retail, educational and health facilities such as Chadstone Shopping Centre, Forest Hill Chase Shopping Centre and The Glen; Holmesglen Institute and Deakin University; Waverley Private Hospital, Knox Private Hospital and Mitcham Private Hospital.

The Ringwood and Dandenong Metropolitan Activity Centres are located on the eastern and southern boundaries of the regional catchment respectively (refer to Figure 3).

**Figure 3 – Regional catchment**



Source: Symplan

<sup>9</sup> Refer to Glossary for an explanation of the statistical area geographical concept and hierarchy.

<sup>10</sup> City of Whitehorse Retail Strategy Review 2019

<sup>11</sup> *Review of Strategic Direction Box Hill Metropolitan Activity Centre Analysis and Options (2019)*

### 3 CONTEXT

#### 3.1 Location and strategic importance

The study area is located on land under the traditional custodianship of the Wurundjeri-Balluk Tribe.

Box Hill is located approximately 15 kilometres east of Melbourne's Central Business District (CBD), in one of Melbourne's 'middle ring' suburbs. It is one of the older established suburbs in the municipality and the main economic centre within Whitehorse LGA.

Metropolitan Activity Centres are critical to growth across a regional catchment, providing communities with good access to a range of major retail, community, government, entertainment, cultural and transport services. They are also the focus of significant residential development and employment opportunities.<sup>12</sup>

The Victorian State Government has designated Box Hill as a place of State Strategic Significance for delivering jobs, investment and productivity, both as a Metropolitan Activity Centre and a Health/Education Precinct.<sup>13</sup> The BHMAL provides a hub for local community activities and plays a major service delivery role for a subregional catchment.<sup>14</sup> It functions as a major regional transport interchange, integrating train, bus and tram services, and is a strategic redevelopment site providing opportunities for significant residential and commercial growth. Almost 20 per cent of Whitehorse's gross regional product is contributed by the BHMAL.<sup>15</sup>

The vision for the BHMAL is that it will be the focus for regional health care, education and community services; support substantial residential development; incorporate high quality public spaces; accommodate diverse recreation and entertainment options; and maximise accessibility and environmental sustainability by encouraging increased use of public and active transport.<sup>16</sup>

#### 3.2 Community profile

Appendix 4 provides greater details of the socio-economic profile of the community in the study area.

##### 3.2.1 Socio-demographic profile

The typical person living in the local catchment is 37 years old and lives in a household consisting of 2.5 people. Other than Box Hill most people live in a fully owned separate house.

**Of the 13,063  
households in the local  
catchment:**



- 21.6 per cent (2,822) are **couple families with children**.
- 3.2 per cent (418) are **one parent families with dependent children**.
- 24 per cent (3,135) are **lone person households**.
- 5.6 per cent (732) are **group households**.
- 10.5 per cent (1,372) **do not have a car**.
- 19.4 per cent (2,534) are **low income households** living on less than \$650 per week.
- 13.7 per cent (1,789) are **experiencing housing stress**.
- 85.5 per cent (11,168) have **an internet connection**.

<sup>12</sup> Plan Melbourne

<sup>13</sup> <https://www.economyprofile.com.au/boxhill>

<sup>14</sup> Whitehorse Planning Scheme

<sup>15</sup> Whitehorse Planning Scheme

<sup>16</sup> Box Hill Activity Centre Transit City Structure Plan 2007

**If the local catchment were 100 people (Refer to Figure 4):**



5 would be babies or pre-schoolers aged 0-4 years  
20 would be young people aged 17 years and younger  
15 would be in the young workforce aged 25-34 years  
20 would be parents and homebuilders aged 35-49 years  
11 would be seniors and elderly aged people aged over 70 years



Most would be living in separate houses consisting of couple families with dependent children under 15 years  
25 would be living alone



29 would have moved from overseas to Australia between 2011 and 2016  
39 would speak a language other than English  
27 would be of Chinese Ancestry  
44 would have changed address in the previous five years



4 would need assistance due to a disability  
19 would live in low income households  
14 would experience housing stress



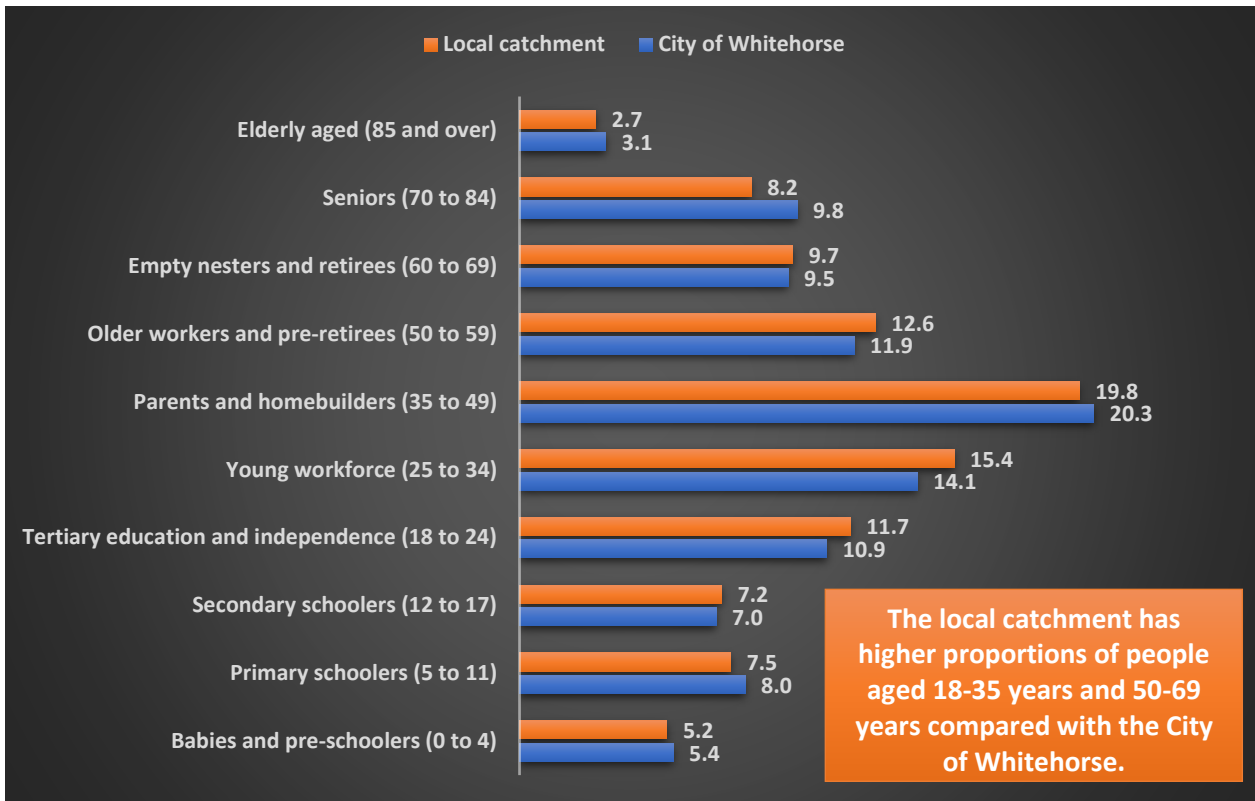
22 would be volunteering  
7 would be unemployed  
15 would be in primary or secondary school  
9 would be attending university  
2 would be attending TAFE



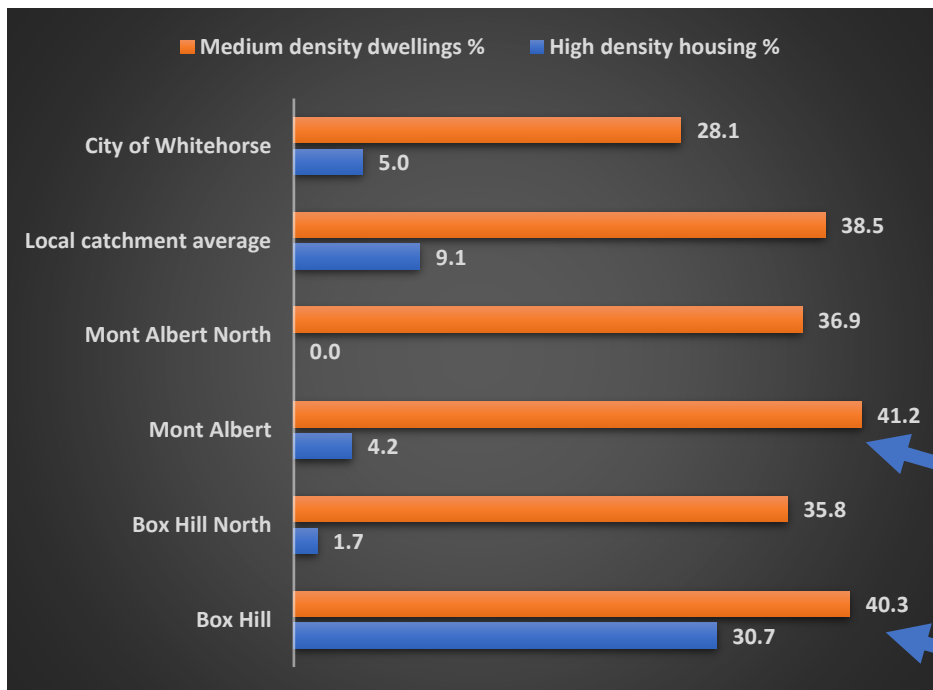
23 would have no car  
5 would walk to work

Source: ABS Census of Population and Housing 2016 compiled by i.d consulting

**Figure 4 – Service age groups, local catchment and City of Whitehorse, 2016**



**Figure 5 – Housing density, local catchment and City of Whitehorse, 2016**



Almost all the suburbs in the local catchment have higher proportions of high and medium density dwellings compared with the municipality.

Mont Albert has the highest proportion of medium density housing.

Box Hill has the highest proportion of high density housing.

**Compared with the local catchment, people living in Box Hill are more likely to:**



Live in a group household or alone  
Rent a medium density dwelling



Have a lower median age  
Attend TAFE or university  
Be new to the community  
Speak a language other than English  
Be of Chinese Ancestry  
Walk to work



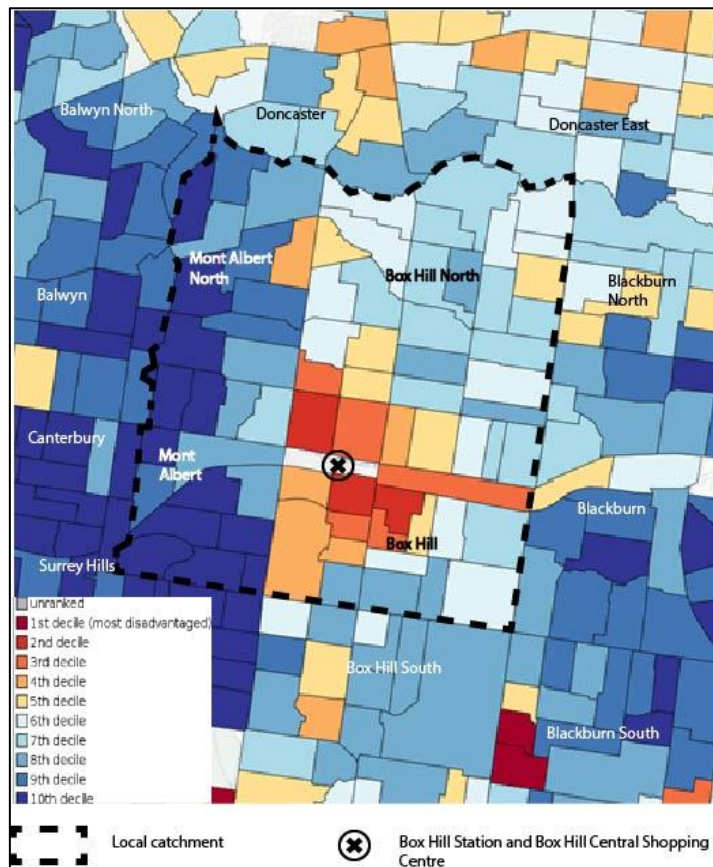
Need assistance due to a disability  
Experience housing stress  
Live off a low income  
Have no car or internet  
Be unemployed

### 3.2.2 Socio-economic disadvantage

The local catchment has a mixed level of socio-economic disadvantage, with higher concentrations of socio-economic disadvantage in Box Hill and Box Hill North and lower levels of socio-economic disadvantage in Mont Albert and Mont Albert North (refer to Figure 6).

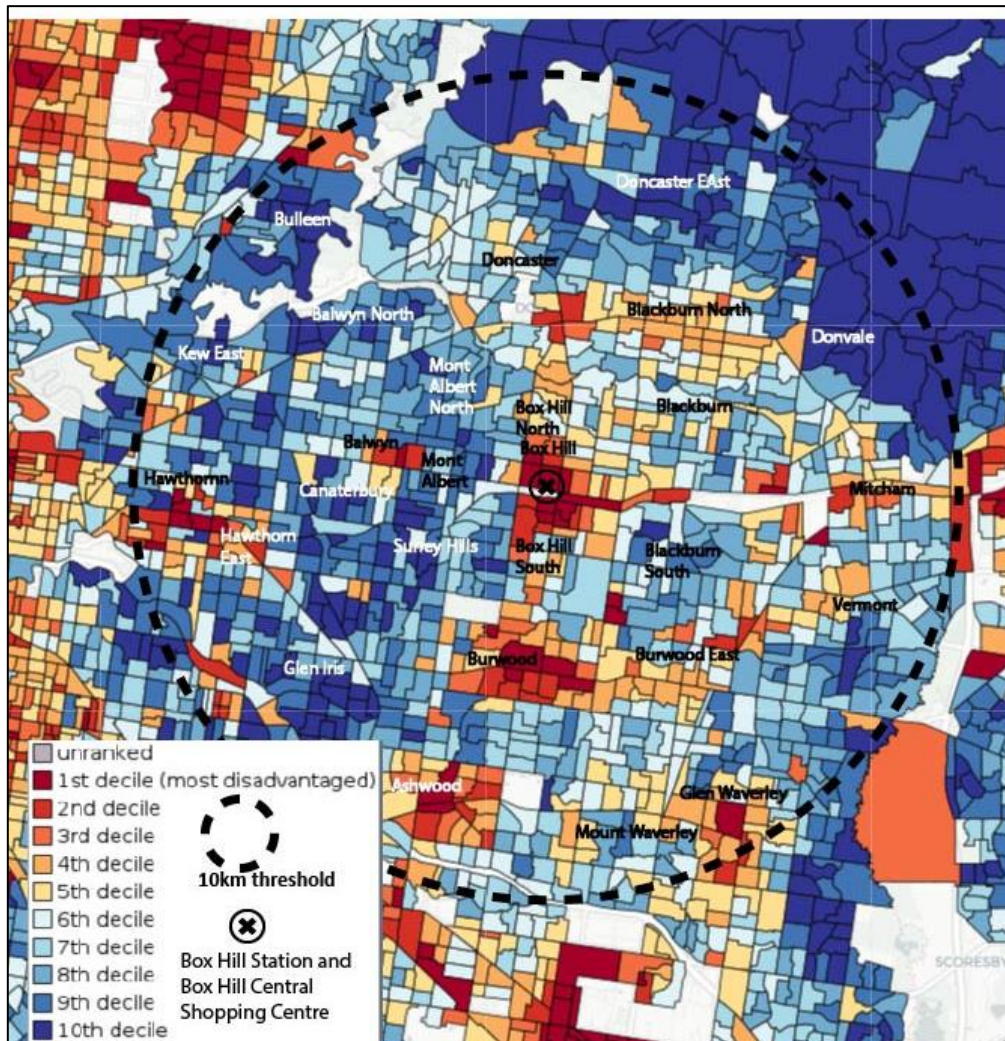
On the whole the regional catchment has low levels of socio-economic disadvantage, with pockets of socio-economic disadvantage in Balwyn, Hawthorn, Blackburn North, Mitcham, Burwood, Ashwood and Glen Waverley (refer to Figure 7).

**Figure 6 – Socio-economic Index of Disadvantage, local catchment**



Source: Aurin Maps

Figure 7 – Socio-economic Index of Disadvantage, regional catchment



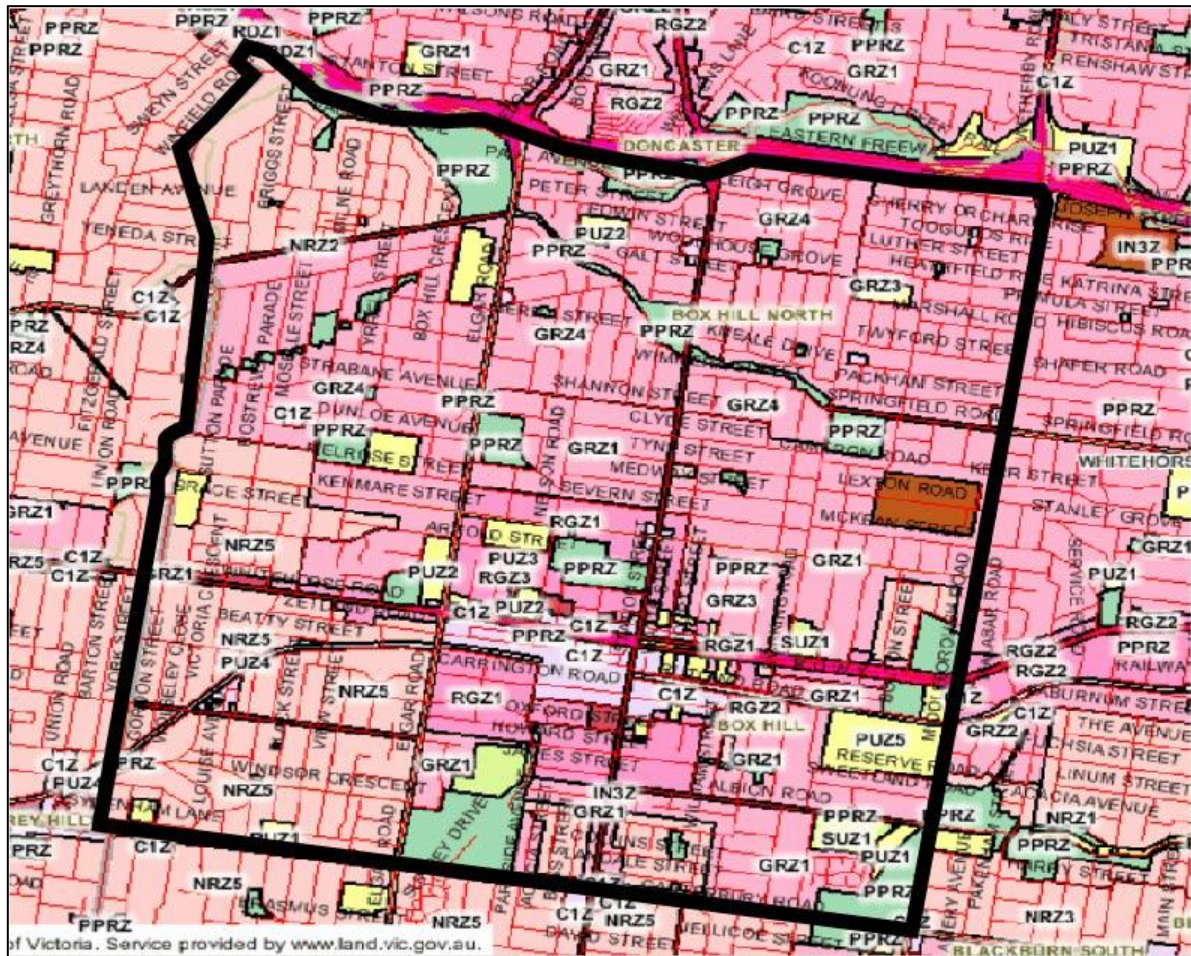
Source: Aurin Maps

### 3.3 Zoning and land use mix

The land use zones in the local catchment comprise a mix of commercial, industrial, mixed use, public use, residential, special use and public park and recreation zones. The residential zones include the Neighbourhood Residential Zones, the General Residential Zones and the Residential Growth Zones. In the study area, the residential growth zones are concentrated in the BHMAL (refer to Figure 8).



Figure 8 - Zoning

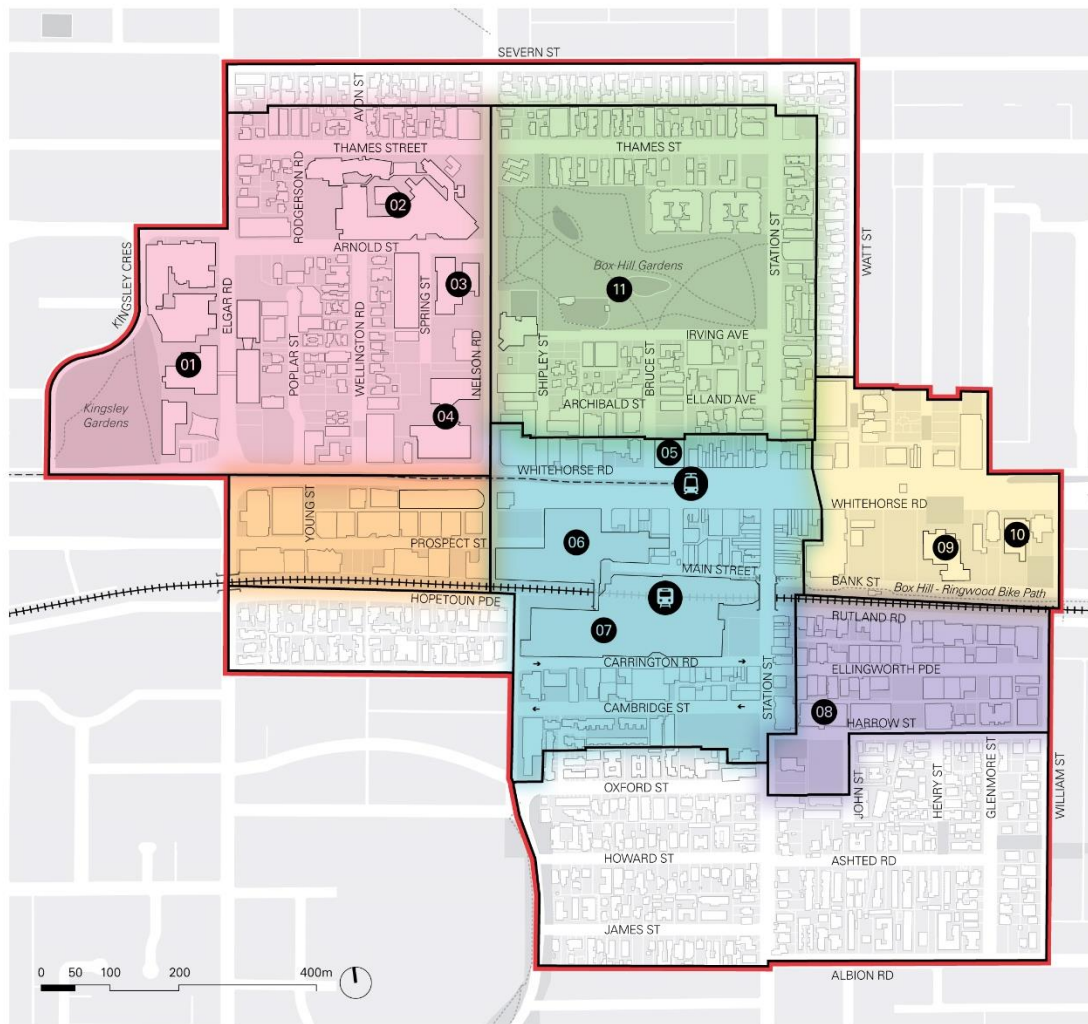


Source: land.vic.gov.au

The study area comprises a diverse land use mix consisting of residential development and a range of transport, commercial, civic, entertainment, recreation, retail, education, medical and community services. These form 'precincts', as illustrated in Figure 9.

High order public services such as the Australian Tax Office, the Department of Health and Human Services (DHHS) Office and Centrelink/Medicare, together with regional health and tertiary education facilities such as the Box Hill Hospital and Box Hill Institute, are located in the BHMAC.

**Figure 9 – Box Hill Metropolitan Activity Centre activity precincts**



**Legend**

- Structure Plan (Activity Centre) Boundary
- Precinct Boundary

*Neighbourhoods*

- Precinct 1: Central
- Precinct 2: Health & Education
- Precinct 3: Prospect
- Precinct 4: Garden
- Precinct 5: Civic & Cultural
- Precinct 6: Enterprise
- Precinct 7: Transition

- T Tram 109 terminus
- S Box Hill Station

*Key Places*

- 01** Box Hill Institute | Elgar campus
- 02** Box Hill Hospital
- 03** Epworth Hospital
- 04** Box Hill Institute | Nelson campus
- 05** Australian Tax Office
- 06** Box Hill Central North
- 07** Box Hill Central South
- 08** Centrelink & Medicare
- 09** Box Hill Town Hall
- 10** Box Hill Library
- 11** Box Hill Gardens

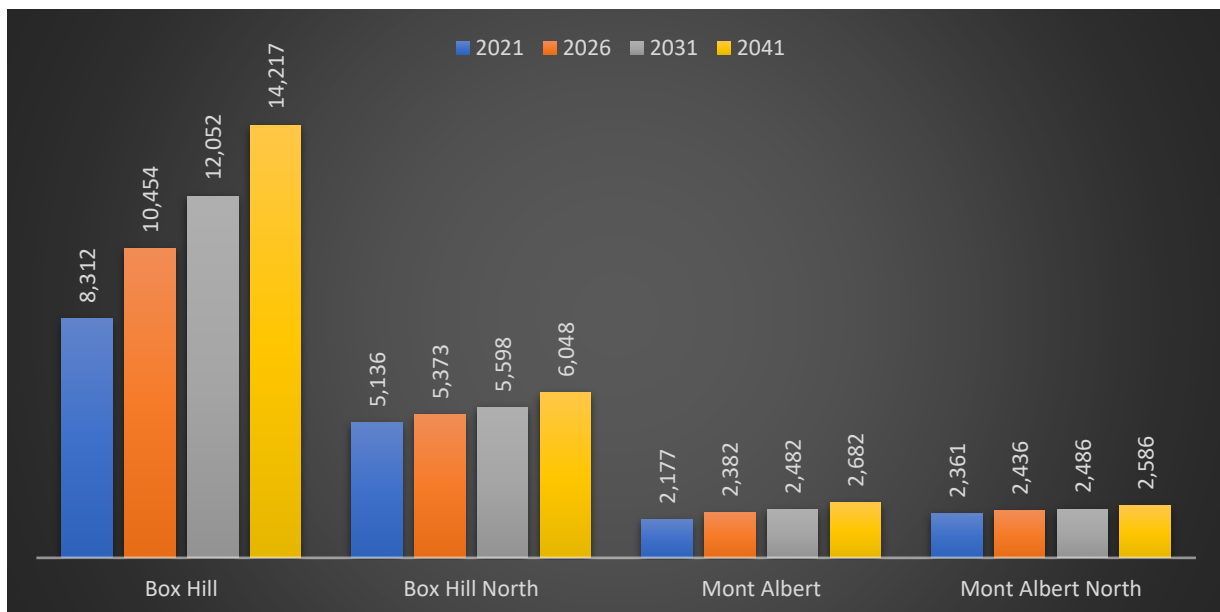
Source: *Box Hill Metropolitan Activity Centre to 2036 Draft Structure Plan*

### 3.4 Future development

The proposed expansion of the residential, commercial, retail and health components in the BHMACH will result in an increase in the number of residents, workers and visitors using the community, sport and active recreation facilities in the study area.

The ongoing demand for residential accommodation in the study area is driven by its locational attributes and proximity to several large tertiary educational institutions. It is projected there will be 27,574 dwellings in the local catchment, an increase of 7,567 from 2021.<sup>17</sup> Box Hill and Box Hill North are expected to continue to contain the majority of dwellings (refer to Figure 10).

**Figure 10 – Projected dwellings, local catchment 2021-2041**



Source: ABS Census of population and housing compiled by i.d consulting

The proposed expansion of the Epworth Hospital will add 32,000 sqm of floor space to the existing facility.<sup>18</sup> Vicinity have indicated they are considering doubling the retail floor space in the shopping centre from the existing 36,000 sqm to at least 72,000 sqm in the future.<sup>19</sup> The suburban rail link will increase the BHMACH's attractiveness and accessibility, which, together with the proposed expansion of the health and retail components, will attract additional visitors and workers to the study area.

### 3.5 Connectivity and accessibility

The study area is connected to the Melbourne CBD, tertiary education facilities and regional shopping centres by train, bus and tram routes.

Box Hill transport interchange is located in the centre of the BHMACH. It includes a premium train station serviced by the Belgrave and Lilydale metropolitan rail lines and has been identified as one of the new interchange stations within the proposed Suburban Rail Loop. This may increase the attractiveness of the BHMACH for developers, inflating population and employment forecasts beyond current.

Mont Albert station is located in the south-western corner of the study area and Surrey Hills station is located on the south-western boundary of the study area. Laburnum Station is located to the east, outside the study area. The Box Hill transport interchange also includes a bus interchange for 22 bus routes and Tram 109 which runs from Port Melbourne via the Melbourne CBD to Box Hill. The Box

<sup>17</sup> ABS Census of population and housing compiled by i.d consulting

<sup>18</sup> Review of Strategic Direction Box Hill Metropolitan Activity Centre Analysis and Options (2019)

<sup>19</sup> Review of Strategic Direction Box Hill Metropolitan Activity Centre Analysis and Options (2019)

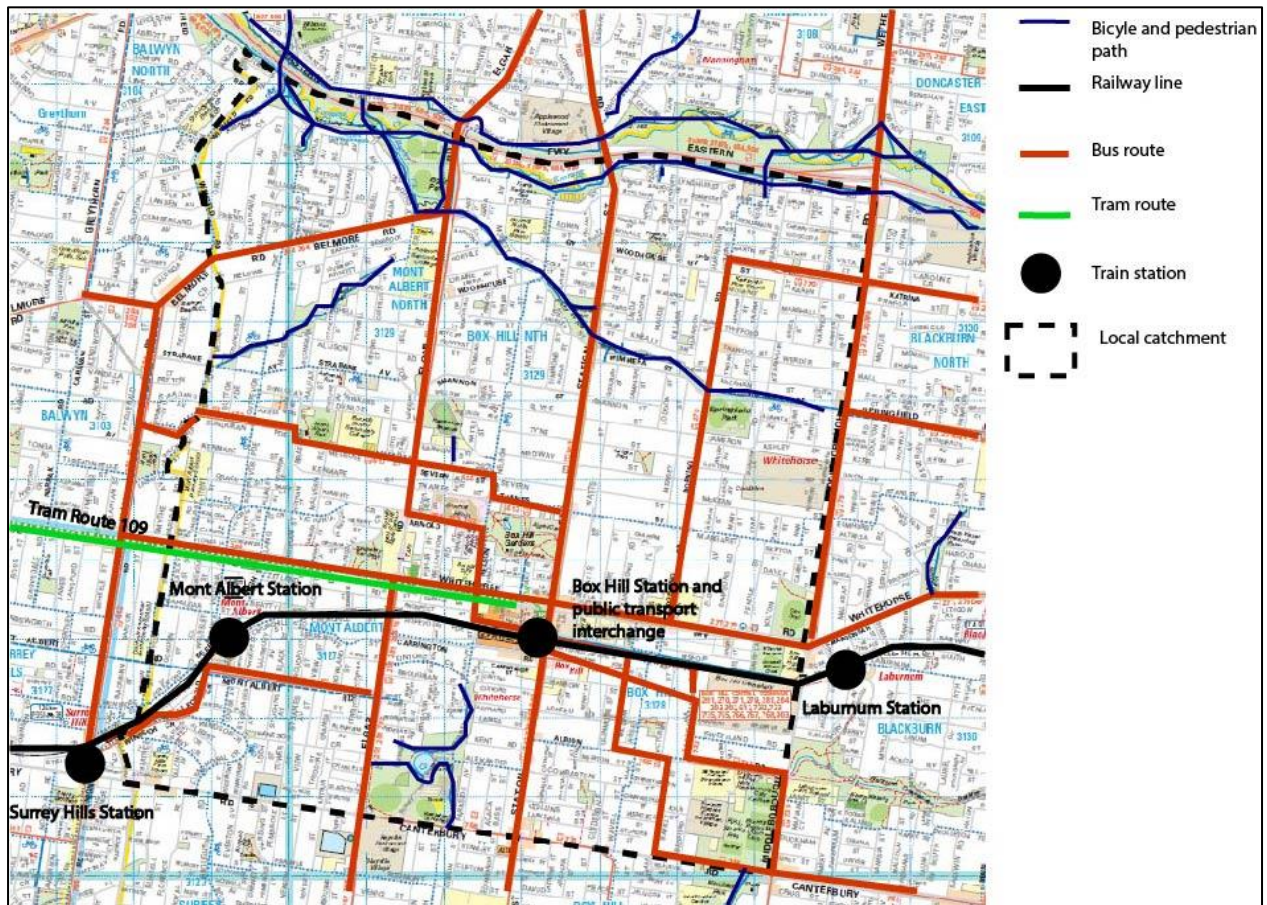
Hill tram terminus is located along the median strip of Whitehorse Road, approximately 200 metres from the bus interchange and train station (refer to Figure 11).

The on-road and off-road cycling networks in the study area are aligned in a predominantly east west direction. On-road cycling infrastructure consists of continuous and non-continuous dedicated bicycle lanes while off-road infrastructure consists of shared path trails through Bushy Creek and Gawlers Chain. The proposed off-road walking and cycling shared use path from Box Hill to Ringwood path will connect Box Hill, Blackburn, Nunawading, Mitcham and Ringwood, and connects with the EastLink and Gardiners Creek trails (refer to Figure 11).

Pedestrian and cycle movements are concentrated along Station Street and Whitehorse Road. Key pedestrian connectivity and accessibility issues occur along Whitehorse Road at the intersections with Station Street, Nelson Road and Elgar Road.

Traffic congestion is a significant issue in the study area, particularly in the BHMAL. Plan Melbourne, and the '20 minute neighbourhood' concept, promote sustainable transport options and a reduced reliance on the private car. This has the potential to address the existing car parking issues, particularly in the BHMAL and the streets surrounding the community, sport and active recreation infrastructure.<sup>20</sup>

**Figure 11 – Connectivity**



Source: Travelsmart

<sup>20</sup> Review of Strategic Direction Box Hill Metropolitan Activity Centre Analysis and Options (2019)

### 3.6 Car parking

There are currently in excess of 13,000 car parking spaces in the BHMAL, 4,000 of which are on-street spaces.<sup>21</sup> (refer to Figure 12).

According to the MGS Review of Strategic Direction Box Hill Metropolitan Activity Centre, car parking in the BHMAL is not well distributed across the centre or utilised efficiently with traffic studies indicating mid-week peak utilisation of current off street car parking in some locations (Rutland Road, Bank Street, Watts Street car parks, Cambridge Street, Whitehorse road and other areas of the BHMAL) is at 71 per cent. However, parking is inadequate in other locations such as the Box Hill Hospital, Box Hill Institute, Box Hill Gardens.<sup>22</sup>

**Figure 12 – Major car parking locations, BHMAL**



**Major car parking nodes**

- Council car park
- Council car park | sold
- Council car park | under construction
- Publicly accessible car park

Source: Review of Strategic Direction Box Hill Metropolitan Activity Centre Analysis and Options (2019)

<sup>21</sup> Review of Strategic Direction Box Hill Metropolitan Activity Centre Analysis and Options (2019)

<sup>22</sup> Review of Strategic Direction Box Hill Metropolitan Activity Centre Analysis and Options (2019)

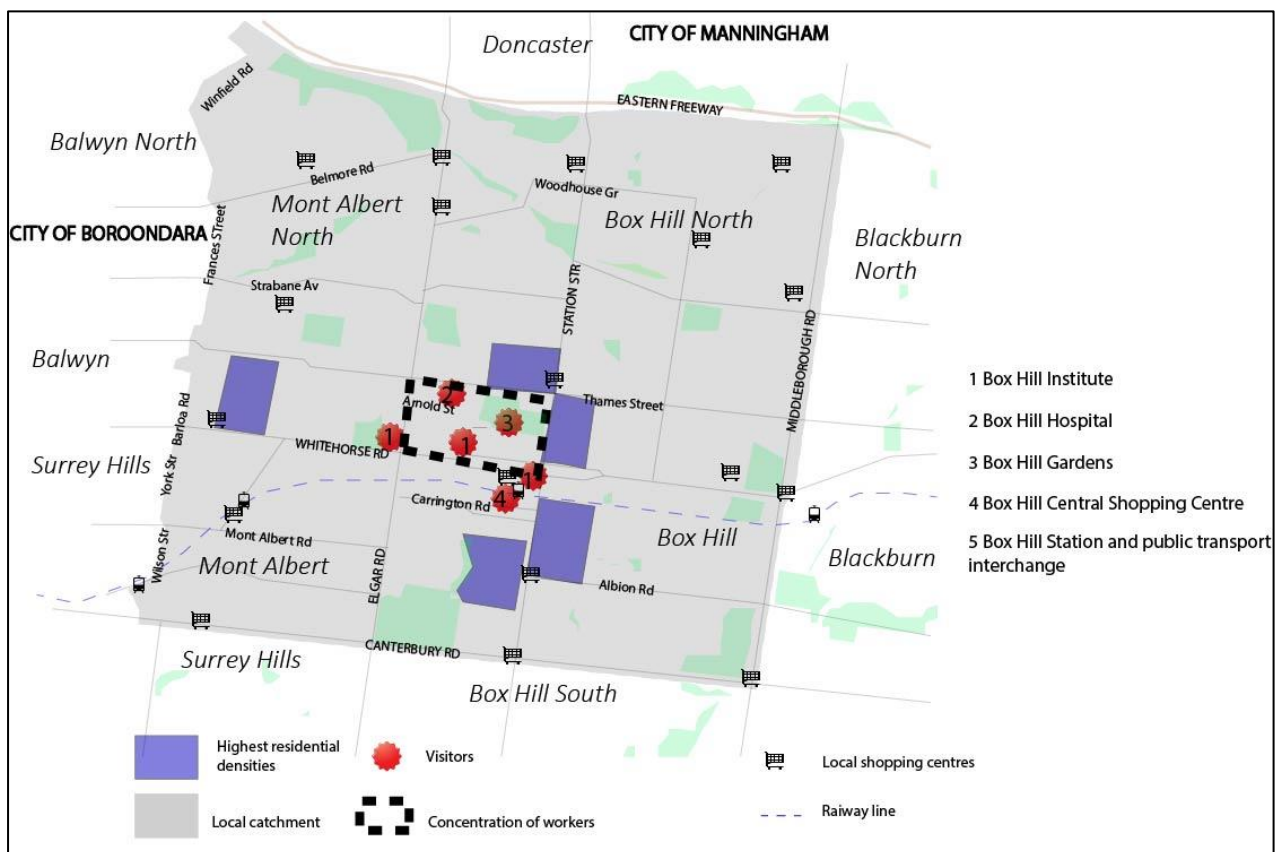
### 3.7 Activity generators

The BHMALC has several activity generators creating concentrations of pedestrian and vehicular movement. Key pedestrian generators include Box Hill Gardens, Box Hill Central Shopping Centre, the Box Hill transport interchange, Box Hill Institute campuses, Box Hill Hospital and the Box Hill Community Hub. Box Hill Station attracts over 5,000 people every weekday, 3,000 of which comprise bus commuters.

The office precinct located in the centre of the local catchment, and the higher density residential developments generate high volumes of pedestrian, vehicular and public transport trips (refer to Figure 13).

It is likely these activity generators will continue to attract high volumes of pedestrian, vehicular and public transport trips given the role the BHMALC plays in providing a range of high and low order facilities and services, and the strategic intention to support high density residential and commercial development.

**Figure 13 – Activity generators, local catchment**



Source: Symplan

### **3.8 Implications for provision of community, sport and active recreation infrastructure**

The community, sport and active recreation facilities in the study area will continue to support the future growth, development and change within the BHMAL. Given the extent of the projected residential and commercial development, it is likely community infrastructure will compete for space in the study area.

Existing levels of traffic congestion in the BHMAL indicate a need to shift away from private towards public and active transport. This can be achieved through improvements to the public open space network which encourage active transport, particularly in areas close to the activity generators. Opportunities to address the impact road infrastructure has on permeability and accessibility should be explored in order to enhance pedestrian safety and connectivity between the northern and southern parts of the local catchment.

The trend for ongoing migration into the BHMAL community is likely to continue into the future, indicating the important role community, sport and active recreation facilities will continue to play in building strong connected communities. At the same time, however, some new residents may continue to rely on some higher order facilities in their previous communities, suggesting it is unlikely the need for these higher order facilities will be as great as the lower order facilities used on a more regular basis.

The community in the suburb of Box Hill and the BHMAL is distinct from the rest of the community in the local catchment, displaying indicators of higher vulnerability. This suggests priority should be given to ensuring this community has adequate access to community, sport and active recreation facilities in the future.

## 4 STRATEGIC AND LEGISLATIVE DRIVERS/POLICY CONTEXT

### 4.1 Legislative framework

#### 4.1.1 The Development and Infrastructure Contributions Plan system

The purpose of the BHMAL CIP is to provide the strategic justification for those community, sport and active recreation infrastructure items required to serve the needs of the growing community which may be funded through development contributions.

Development contributions are payments or in-kind works, facilities or services provided by developers towards the supply of infrastructure required to meet the future needs of the community. Infrastructure contributions are also payments used to fund basic and essential infrastructure for new and growing communities. Both development and infrastructure contributions are documented in Development Contributions Plans (DCPs) or Infrastructure Contributions Plans (ICPs). The development setting determines whether a DCP or ICP is required and is defined by zoning or geographic area. As at February 2022, the DCPs will be applied to the BHMAL as ICPs are only applied in the Victorian Metropolitan Greenfield Growth Areas.

The legislative framework for the Development Contributions Plan (DCP) and Infrastructure Contributions Plan (ICP) systems is defined by the *Planning and Environment Act 1987* and the respective Ministerial Directions. Once approved, the DCP forms part of the Whitehorse Planning Scheme and is implemented through a Development Contributions Plan Overlay.

The following works, services or facilities may be funded from development infrastructure levies:

- a) Acquisition of land for roads, public transport corridors, drainage, public open space and community facilities such as maternal and child health care centres, a child care centre, kindergartens
- b) Construction of roads including shared paths
- c) Construction of public transport infrastructure
- d) Basic improvements to public open space including earthworks, landscaping, fencing, seating and playground equipment
- e) Drainage works
- f) Buildings and works for or associated with the construction of the facilities listed in d) above.

DCPs may not impose development or community infrastructure levies for non-government schools or housing provided by or on behalf of DHHS.

While there are no standard levy rates applicable to DCPs for community and recreation construction, the following standard levy rates are applicable to ICPs in the 2021-22 Financial Year:

- residential development: \$92,194 per net developable hectare
- commercial and industrial development: \$0 per net developable hectare

A DCP is generally preferred over an ICP because it is not limited by a standard levy rate, it is calculated based on the estimated cost of the infrastructure provision.

#### 4.1.2 Council's statutory role in the provision of community, sport and active recreation facilities

Council's statutory roles in supporting the health and wellbeing of the community and providing community, sport and active recreation facilities are defined by the *Local Government Act 1989*, *Planning and Environment Act 1987*, *Public Health and Wellbeing Act 2008* and the *Disability Discrimination Act 1992*. These statutory roles include direct service provision and facilitating the provision of lower order community, sport and active recreation facilities by the private sector,



service providers, the community and the State Government. The Commonwealth and State governments have the statutory responsibility for providing higher order education and health facilities such as universities, TAFEs and hospitals. Council, the State Government and the private sector share the responsibility for delivery of social housing and some lower order facilities such as childcare centres and kindergartens.

Council's **statutory roles** with regard to the provision of community infrastructure include:



- Planning for and providing services and facilities for the local community (Local Government Act 1989).
- Providing and maintaining community infrastructure in the municipal district (Local Government Act 1989).
- Creating an environment which supports the health of members of the local community and strengthens the capacity of the community and individuals to achieve better health (Public Health and Wellbeing Act 2008).
- Facilitating and supporting local agencies whose work has an impact on public health and wellbeing to improve public health and wellbeing in the local community (Public Health and Wellbeing Act 2008).
- Raising revenue to support Council's functions (Local Government Act 1989).
- Making provision for and collecting levies associated with ICPs (Planning and Environment Act 1987).

Councils are constrained on the level of support they can provide to regional level facilities due to limited resources.<sup>23</sup> As a result, Councils will generally prioritise renewal of existing community facilities nearing the end of their life over committing to regional projects, including their maintenance, due to financial pressure.<sup>24</sup> Incremental change can reduce intrinsic value and attributes of social and community infrastructure.

## 4.2 Strategic framework

### 4.2.1 Plan Melbourne 2017-2050

Direction 5.1 of *Plan Melbourne 2017-2050* is to “Create a city of 20-minute neighbourhoods” in order to facilitate people ‘living locally’ and enable them to meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip of their home.

*Plan Melbourne 2017-2050* identifies Box Hill as a place of state significance in investment and growth for its role as a Metropolitan Activity Centre (MAC). MACs provide a diverse range of jobs, activities and housing for catchments well served by public transport. They are major hubs of service delivery including government, health, justice and education services, and provide retail and commercial opportunities. Within *Plan Melbourne*, 20-minute neighbourhoods are supported by further policy directions such as locating schools and other facilities near existing public transport and providing safe walking and cycling routes and drop-off zones.

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<sup>23</sup> Melbourne East Regional Sport and Recreation Strategy

<sup>24</sup> Melbourne East Regional Sport and Recreation Strategy

#### 4.2.2 Whitehorse City Council

Council's planning and strategic documents contain several objectives, principles and strategies relevant to planning for the provision of community, sport and active recreation facilities. These are detailed in Appendix 5 and summarised below:

- **Priorities** include enhancing and supporting health and wellbeing; increased physical activity; encouraging participation in the arts, education and community life; facilitating strong leadership and community partnerships.
- **Principles** for community, sport and active recreation facilities are that they should be high quality, affordable, flexible, multi-purpose, safe, well-maintained, convenient, accessible, inclusive and integrated.
- **Vision for Box Hill Metropolitan Activity Centre** is that it develops as the major focus for residential, retail, commercial, health, transport, education and entertainment facilities in Melbourne's east.
- **Opportunities** include creating a network of distinctive neighbourhoods; managing development density, built form and amenity; creating an enriched and cohesive public realm; and supporting the delivery of public benefits.<sup>25</sup>
- **Objectives for Box Hill Metropolitan Activity Centre** include encouraging diverse opportunities for recreation and social engagement, supporting active and sustainable transport, diversifying the range of activities, supporting synergies between different uses, creating an open, and inclusive and accessible centre.
- **Outcomes for community, sport and active recreation facilities** include encouraging private sector provision of facilities and supporting delivery of infrastructure.

The planning framework underpinning the *Box Hill Vision* includes the following principles:

- A network of distinctive, accessible, and vibrant public spaces to support local recreational needs and community interaction.
- Land uses complementing the qualities of their immediate area, meeting community needs and contributing to the quality and vitality of the public environment.
- Consolidation of cultural, community and educational facilities.
- Growth and enhancement of educational and medical institutions.
- Convenient access to high quality public open space and recreation facilities.
- Continued development of key activity clusters.
- Provision of a wide range of high-accessible community services and facilities serving a wide catchment which accommodate local population growth and demographic changes.

The *Review of Strategic Direction Box Hill Metropolitan Activity Centre Analysis and Options (2019)* identifies the need for planning mechanisms which will deliver public benefits, which include development uplift for the provision of open space and provision of private space for community uses. This Plan also recommends the development of a community infrastructure strategy and associated contributions scheme with an initial focus on investment in developing the existing civic and community precinct in order to build a strong and cohesive community.

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<sup>25</sup> Review of Strategic Direction Box Hill Metropolitan Activity Centre Analysis and Options (2019)

### 4.3 Implications for the provision of community, sport and active recreation facilities

While there has been an increase in private sector provision for community, open space and recreation facilities, Council has a statutory role and responsibility to ensure the existing and future community has adequate access to facilities supporting healthy lifestyle behaviours and promote social inclusion.

Access to good quality and appropriate community, sport and active recreation facilities is important for the community throughout the study area. However, it is particularly important to ensure the community living and using the BHMAL has good access to these facilities given the strategic importance of this area to both the local and regional catchments.

The following key principles underpinning the strategic framework within which the BHMAL will develop in the future suggest community, sport and active recreation facilities in the study area should be:

#### Principles



Welcoming, safe, secure and diverse so they are **inclusive** to all users.

Co-located and integrated so they are **accessible** and encourage cycling, walking and public transport trips.

**Multi-purpose and flexible** so they are efficiently delivered and satisfy existing and future needs and aspirations.

Distributed throughout the local catchment so they are **equitable**.

Delivered in partnership with the public and private sector so they are **economically sustainable**.

Well designed so they are **environmentally sustainable**.

## 5 TARGET COMMUNITY

The target community consists of people likely to use the community, sport and active recreation facilities at present, and into the future. Therefore it will include workers and residents as well as residents.

### 5.1 Assumptions

The size of the target community is based on the following assumptions:

#### Assumptions



Some of the people present in the study area at any one time will pass through without using facilities other than the public transport interchange. The size of the **projected target population** therefore **only factors in groups likely to remain in the study area and use the facilities.**

Users of lower order facilities are likely to be residents from the local catchment and are less likely to be from the wider regional catchment.

The target community comprises **specific groups** such as young people, older people, people with disabilities, and Aboriginal and Torres Strait Islander people etc.

Details of the target community, and the assumptions on which the target community have been calculated, are discussed under each category of user.

### 5.2 Projected size

#### 5.2.1 Summary

The projected size of the target community in the local and regional catchments is summarised in Table 1.

**Table 1 – Projected users in the local catchment at a glance**

Time period			High	Medium	Low
2026	Residents		47,605	47,605	47,605
	Workers		15,869	9,521	6,801
	Visitors		15,869	9,521	6,801
	<b>Users</b>		<b>79,343</b>	<b>66,647</b>	<b>61,207</b>
2031	Residents		51,357	51,357	51,357
	Workers		17,119	10,272	7,337
	Visitors		17,119	10,272	7,337
	<b>Users</b>		<b>85,595</b>	<b>71,901</b>	<b>66,031</b>
2041	Residents		56,727	56,727	56,727
	Workers		18,909	11,346	8,104
	Visitors		18,909	11,346	8,104
	<b>Users</b>		<b>94,545</b>	<b>79,419</b>	<b>72,935</b>

#### 5.2.2 Residents

The size of the resident population in the local catchment is illustrated in Table 2. The types of services each age cohort is likely to use, is illustrated in Table 3.

**Table 2 – Age profile, resident population, local catchment, 2026-2041**

Age group (years)	2026			2031			2041		
	Local catchment		WCC %	Local catchment		WCC %	Local catchment		WCC %
	No	% total		No	% total		No	% total	
0 to 4	2,504	5.3	5.6	2,666	5.2	5.6	2,860	5.0	5.5
5 to 9	2,057	4.3	5.2	2,211	4.3	5.3	2,385	4.2	5.2
10 to 14	2,117	4.4	5.4	2,247	4.4	5.3	2,454	4.3	5.3
15 to 19	3,461	7.3	7.2	3,650	7.1	7.0	3,934	6.9	6.9
20 to 24	5,475	11.5	9.0	5,816	11.3	8.9	6,202	10.9	8.7
25 to 29	5,272	11.1	8.3	5,632	11.0	8.3	6,018	10.6	8.1
30 to 34	4,100	8.6	7.4	4,393	8.6	7.4	4,718	8.3	7.3
35 to 39	3,239	6.8	6.8	3,494	6.8	6.8	3,784	6.7	6.8
40 to 44	2,948	6.2	6.6	3,176	6.2	6.7	3,466	6.1	6.7
45 to 49	2,750	5.8	6.2	3,018	5.9	6.4	3,317	5.8	6.4
50 to 54	2,584	5.4	5.9	2,749	5.4	5.8	3,093	5.5	5.9
55 to 59	2,358	5.0	5.4	2,477	4.8	5.3	2,775	4.9	5.3
60 to 64	2,081	4.4	4.7	2,247	4.4	4.8	2,452	4.3	4.7
65 to 69	1,884	4.0	4.2	1,985	3.9	4.1	2,220	3.9	4.2
70 to 74	1,573	3.3	3.6	1,804	3.5	3.7	2,064	3.6	3.8
75 to 79	1,300	2.7	3.2	1,510	2.9	3.2	1,865	3.3	3.4
80 to 84	894	1.9	2.5	1,136	2.2	2.6	1,527	2.7	2.8
85 and over	1,008	2.1	2.8	1,147	2.2	2.9	1,591	2.8	3.0
<b>Total persons</b>	<b>47,605</b>	<b>100.0</b>	<b>100.0</b>	<b>51,357</b>	<b>100.0</b>	<b>100.0</b>	<b>56,727</b>	<b>100.0</b>	<b>100.0</b>

Source: ABS Census of Population and Housing 2016 compiled by i.d consulting

**Table 3 – User age groups and population change, local catchment 2026-2041**

Age group	Facilities used	2026	2031	2041	Change	
					2026-2031	2026-2041
0 to 4 years	Maternal and child health	2,504	2,666	2,860	162	356
	Kindergarten					
	Childcare					
5-9 years	After care	2,057	2,211	2,385	154	328
	Primary school					
	Junior sport					
15-24 years	Secondary school	8,936	9,466	10,136	530	1,200
	Youth services					
	Junior and adult sport					
19-40 years	Adult sports	19,608	20,938	22,443	1,330	2,835
70 + years	Social housing	4,775	5,597	7,047	822	2,272
	Aged care (beds)					
	HACC services					
Total persons	Community gathering	47,605	51,357	56,727	3,752	9,122
	Health and wellbeing services					
	Library, art and culture					
	Emergency services					

Source: ABS Census of Population and Housing 2016 compiled by i.d consulting

### 5.2.3 Workers<sup>26</sup>

Box Hill is the main economic centre within the City of Whitehorse and is expected to be a key employment hub for the Eastern Region in the future. The total number of jobs in the BHMAL is estimated at 18,800 in 2016 (effective full time). Box Hill has experienced strong employment growth over the last ten years, at 2.5 per cent per year compared to 0.7 per cent across the Whitehorse LGA. The BHMAL accounts for approximately 22.38 per cent of the Whitehorse workforce.<sup>27</sup>

The BHMAL is expected to provide between 8,400 and 11,000 additional jobs between 2016 and 2036.<sup>28</sup> Total employment in the BHMAL is therefore forecast to grow to over 29,000 jobs in 2041.

#### Assumptions



There is no data available as to the proportion of workers likely to use community, sport and active recreation facilities in a metropolitan activity centre. A sensitivity testing methodology has therefore been applied using three ratios, namely high and low, with the medium scenario based on the assumption underpinning the Willoughby Local Infrastructure Contributions Plan (2018).

- **High demand:** three workers generate same demand as one resident
- **Medium demand:** five workers generate same demand as one resident
- **Low demand:** seven workers generate same demand as one resident

<sup>26</sup> <https://www.economyprofile.com.au/boxhill/industries#geography>

<sup>27</sup> <https://www.economyprofile.com.au/boxhill/industries#geography>

<sup>28</sup> *Review of Strategic Direction Box Hill Metropolitan Activity Centre Analysis and Options (2019)*

### 5.2.4 Visitors

Visitors to the local catchment are attracted by the range of low and high order retail, health, education and transport facilities. The BHMAC currently provides services and facilities to the large Chinese community in the local catchment. This factor is likely to act as a significant attractor to Chinese visitors within the regional catchment.

It is estimated that 64,770 domestic students study at Box Hill Institute, a large proportion of which would not be living in the local catchment. There is also a significant student population transiting via the Box Hill public transport interchange to education destinations such as Deakin University in Burwood, Swinburne University in Hawthorn and other universities in central Melbourne. These populations are known to access the BHMAC for services and facilities and would be attracted by the diversity of housing and services available in Box Hill, and the transport connections to other parts of the eastern region.

#### Assumptions



There is no data available as to the proportion of visitors likely to use community, sport and active recreation facilities in a metropolitan activity centre. A sensitivity testing methodology has therefore been applied using three ratios, namely high and low, with the medium scenario based on the assumption underpinning the Willoughby Local Infrastructure Contributions Plan (2018).

- **High demand:** three visitors generate same demand as one resident
- **Medium demand:** five visitors generate same demand as one resident
- **Low demand:** seven visitors generate same demand as one resident

### 5.3 Implications the provision of community, sport and active recreation facilities

- Population projections for the local area suggest there will be little change in the proportions of different age cohorts relative to the total population, other than amongst older people.
- Demand for community, sport and active recreation facilities will therefore be driven by population increase in all age groups.
- Demand for existing facilities serving all life stages is likely to continue into the future, limiting the potential for the adaptive reuse of these facilities to accommodate other services, activities and programs for new and emerging population groups.

The overall increase in number of users also identifies the need for actions encouraging the existing facilities to 'work harder' by improving their capacity and functionality, in line with Council's policy to retrofit existing facilities. This can be achieved by ensuring the existing and future facilities are multi-purpose, flexible and accessible to people of all abilities, encouraging the co-location of facilities, and strengthening existing partnerships and collaborations between service providers.

The exception to this trend is the growth in the proportion of older residents, indicating an increased demand for community and leisure facilities capable of delivering activities catering for this age group, and passive recreation facilities such as parks and walking paths.

## **6 COMMUNITY, SPORT AND ACTIVE RECREATION FACILITIES ASSESSMENT**

### **6.1 Introduction**

This section of the plan describes the type and scale of community, sport and active recreation facilities required to support the health and wellbeing of the existing and future users of the BHMAL.

Community infrastructure is grouped into five categories, namely:

- community meeting places;
- early years, youth and aged care;
- sport, leisure and active recreation;
- education; and
- emergency and health.

Each community infrastructure category is discussed in terms of its:

- role and importance;
- existing rates of provision including location and distribution;
- projected quantitative demand;
- functionality and capacity of existing Council-owned facilities; and
- implications for future planning and delivery of facilities.

#### **6.1.1 Methodology**

Provision rates and benchmarks applied in the assessment have been used as a guide and adapted to take into consideration factors such as the 20 minute neighbourhood context, projected population growth and the significant role of the BHMAL in delivering community, sport and active recreation facilities to both the local and regional catchment. These provision rates and benchmarks are provided in Appendix 6.

A sensitivity testing methodology has been applied to assess the impact of these variables on the projected demand for the community, sport and active recreation facilities. The sensitivity testing process applies two approaches:

1. The proportion of workers and visitors likely to use the community, sport and active recreation facilities is projected on the basis on three scenarios, as discussed in Section 5.2.3 and 5.2.4 respectively.
2. Some benchmarks and standards used are presented as a range, rather than as a single value e.g. one neighbourhood house per 10,000 to 20,000 people.



## **6.2 Community meeting places**

### **6.2.1 Role**

Community meeting places provide affordable and accessible spaces for community events and programs, including educational, arts and cultural activities such as classes and workshops for all ages<sup>29</sup>. Meeting spaces also accommodate activities such as playgroups, occasional childcare, seniors' activities and life skills programs, supporting community connectedness, reducing social isolation and facilitating pathways into education and employment.

Civic centres are the focal point of many communities, operating as community hubs combining Council services and information centres, arts and cultural centres, meeting places and libraries.

Community arts and cultural centres support physical and mental health by addressing dementia, depression, loneliness, and anxiety. Economic benefits of the arts and culture include higher volunteering, stronger employability, tourism and education. Young people's engagement with creative activities can lead to better academic outcomes, improved levels of self-esteem and a reduction in alcohol and drug consumption.

Libraries are increasingly becoming 'third places', providing neutral social areas separating home from work, school or university. They facilitate informal interaction in safe, comfortable, welcoming and accessible surroundings. Modern libraries provide both traditional lending items such as books and audio, as well as technology and facilities designed to encourage interaction and support individual and group learning.

Community gardens provide many health and wellbeing benefits including improving access to healthy and nutritious food, building social networks, reducing neighbourhood waste through composting and improving skills.

### **6.2.2 Location and distribution**

#### **Neighbourhood houses**

There are three neighbourhood houses in the local catchment, with an additional two just beyond the local catchment boundary. Four of these five neighbourhood houses are located on Council-owned land. The Louise Multicultural Community Centre is located in the BHMAL and operates from an office suite inside the Box Hill Community Hub, located directly behind the Box Hill Town Hall. There are no neighbourhood houses in Month Albert or Mont Albert North. Surrey Hills Neighbourhood House is likely to serve the needs of the Mont Albert Community (refer to Figure 14)

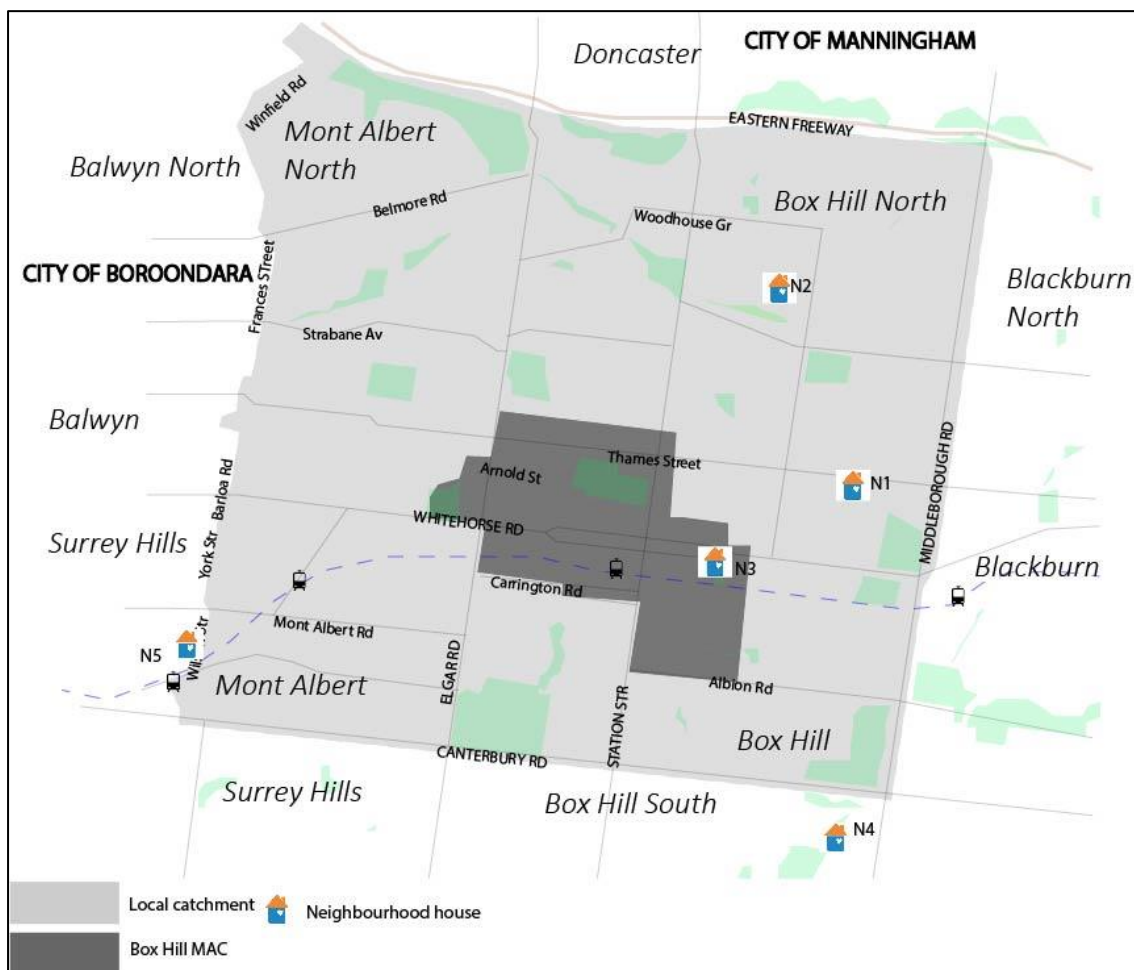
<sup>30</sup>.

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<sup>29</sup> Whitehorse City Council Arts and Cultural Strategy

<sup>30</sup> The Surrey Hills Neighbourhood Centre is located in the City of Boroondara.

**Figure 14 – Location of neighbourhood houses, local catchment**



Source: Symplan

- N1 Clota Cottage Neighbourhood House
- N2 Kerrimuir Neighbourhood House
- N3 Louise Multicultural Community Centre
- N4 Box Hill South Neighbourhood House
- N5 Surrey Hills Neighbourhood Centre

### **Civic service centres, libraries, community gardens, arts and cultural centres and halls for public hire**

The local catchment has two areas where community facilities such as civic service centres, libraries, arts centres and halls for public hire are concentrated, one of which is located in the BHMAC (A) and the second of which is located to the south of the BHMAC, in Box Hill (B) (refer to Figure 15).

- A. The first concentration includes the Box Hill Library, the Box Hill Community Hub/Box Hill Town Hall and Whitehorse Artspace. Although these facilities are located in the BHMAC, there is a perceived distance and disconnection of the community infrastructure from the 'natural' civic centre of Box Hill Central, the public transport interchange and the Market Street Mall.<sup>31</sup>
- B. The second concentration includes the Box Hill Community Arts Centre and the Box Hill Community Garden and shed which is used to house the Men's Shed.

<sup>31</sup> Review of Strategic Direction Box Hill Metropolitan Activity Centre Analysis and Options (2019)

The Box Hill Ballet Hall and Box Hill Senior Citizens Centre are available for hire and are located in the BHMAL. The Strabane Chapel Hall is located in Mont Albert.

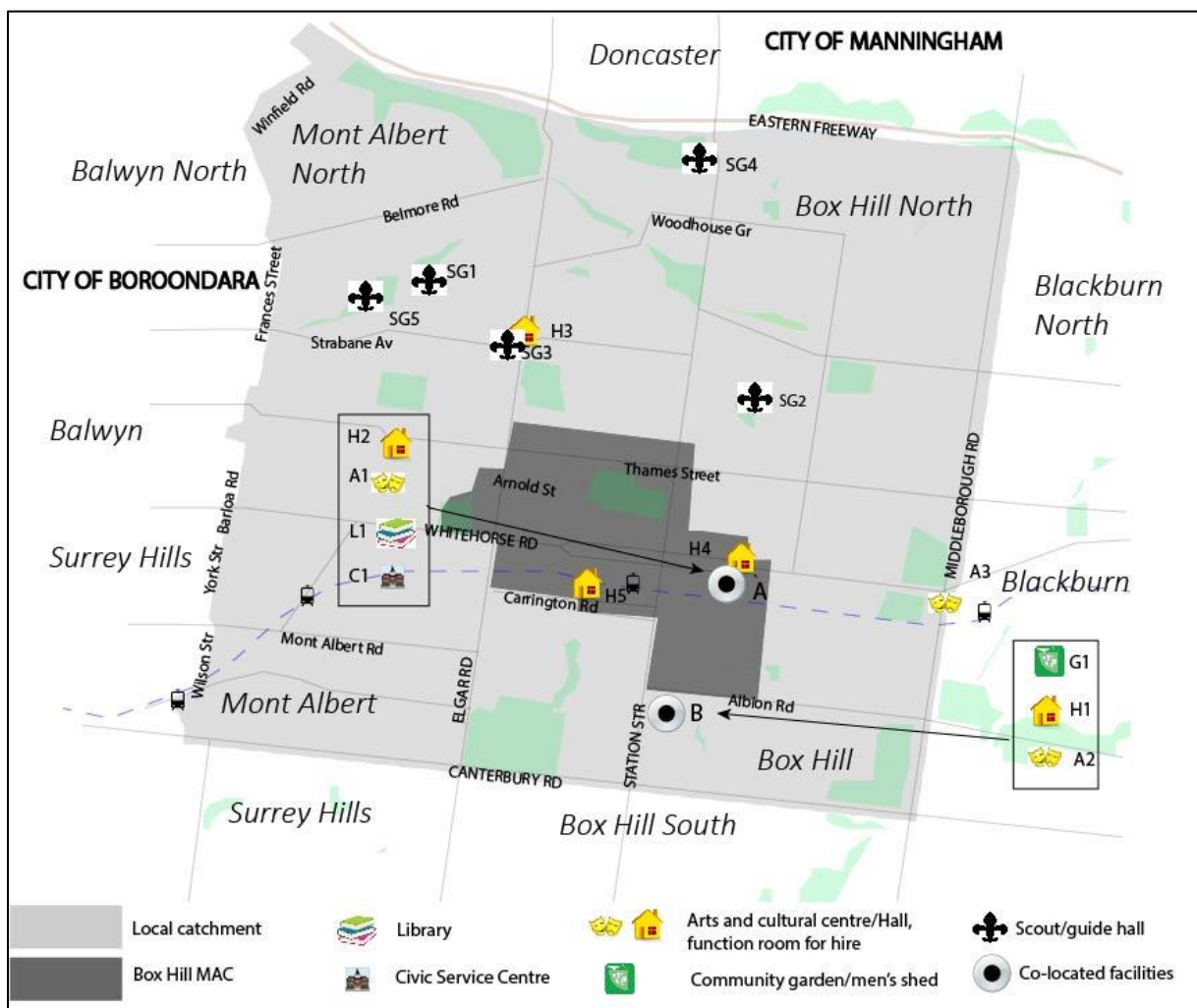
The Box Hill Ballet Hall is on land owned by VicRoads. The other hall for public hire is located in Mont Albert.

There are five scout/guide halls in the local catchment, all of which are also available for hire by the public. There are no scout/guide halls, libraries, community arts centres or halls for hire in Mont Albert.

There is a customer service centre operating out of the Box Hill Town Hub, behind the Box Hill Town Hall.

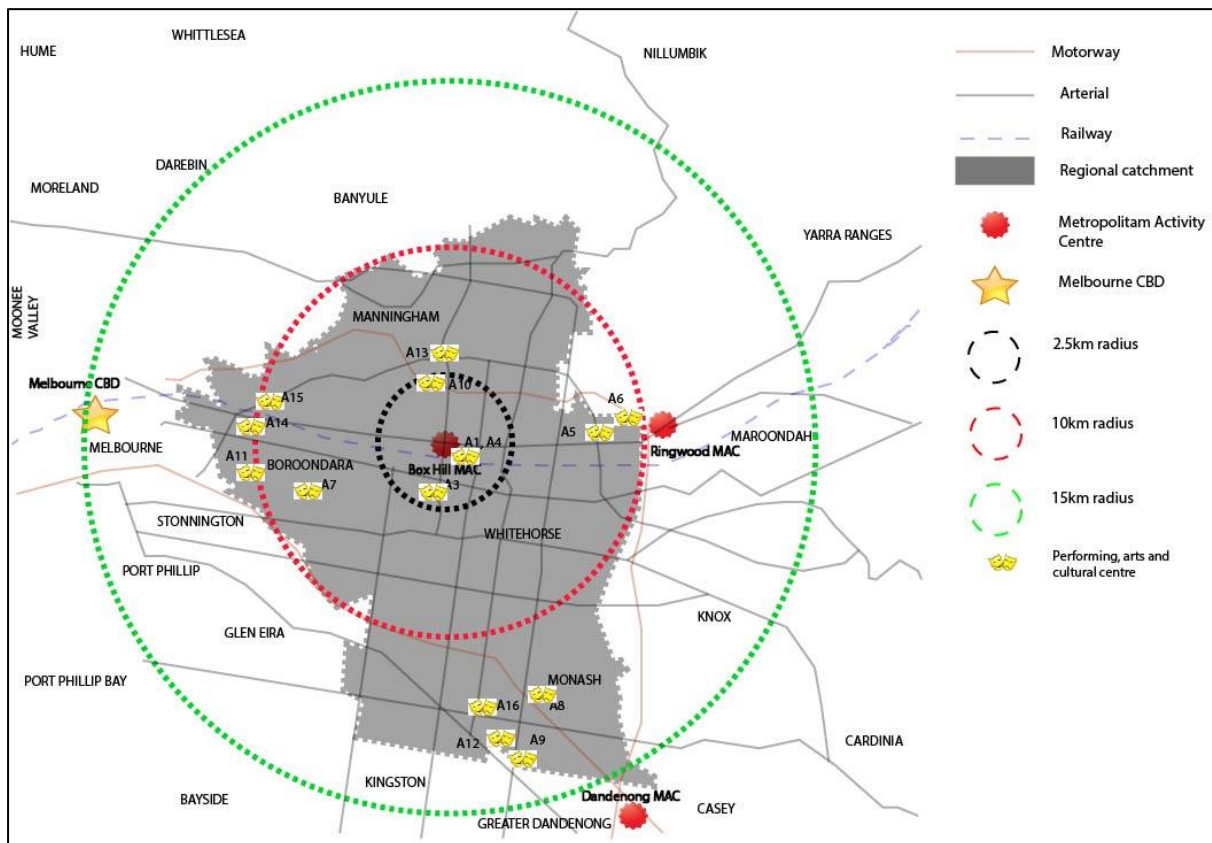
The Whitehorse Reserve Drama House, which is currently used exclusively by the City of Whitehorse Band, is located to the east of the local catchment and the BHMAL. The Whitehorse Centre and Schwerkolt Cottage and Museum are located in the City of Whitehorse, to the east of the BHMAL. The other performing art and cultural centres in the regional catchment are located to the west in the City of Boroondara, the south in the City of Monash, the north in the City of Manningham and the east in the City of Maroondah (refer to Figure 16).

**Figure 15 – Location of civic centres, libraries, community gardens, arts and cultural centres and halls for public hire, local catchment**



Source: Symplan

**Figure 16 – Location of civic centres, arts and cultural centres, regional catchment**



Source: Symplan

	L1	Box Hill Library
	H1	Box Hill Community Arts Centre Hall
	H2	Box Hill Community Hub Hall
	H3	Strabane Chapel Hall
	H4	Box Hill Ballet Hall
	H5	Box Hill Senior Citizens and Meals on Wheels (Carrington Centre)
	G1	Box Hill Community Garden
	SG1	Scout Hall - 10th/13th Box Hill
	SG2	Scout Hall - 11th Box Hill
	SG3	Scout Hall - 6th / 4th Box Hill
	SG4	Scout Hall - Nova Theatre (formally 17th Box Hill Scouts)
	SG5	Mont Albert North Scout Hall
	A1	Box Hill Town Hall
	A2	Box Hill Community Arts Centre
	A3	Whitehorse Reserve Drama House
	A4	Whitehorse Artspace
	A5	Whitehorse Centre
	A6	Schwerkolt Cottage Museum Complex
	A7	Boroondara Town Hall Gallery
	A8	Monash Gallery of Art
	A9	Clayton Community Arts Centre
	A10	Manningham Art Gallery
	A11	Hawthorn Arts Centre
	A12	Monash University Alexander Theatre

A13	Doncaster Playhouse
A14	Eldon Hogan Performing Arts Centre (Xavier College)
A15	Kew Courthouse
A16	Clayton Theatre

### 6.2.3 Existing rates of provision

The existing provision rate as per the benchmark for each of the community meeting spaces and facilities in the study area indicate the following (refer to Table 4 and Appendix 6):

- Library provision rate is below benchmark and facility size is below average.
- There is adequate provision of neighbourhood houses, scout/guide halls and halls for hire, civic centres and performing arts centres to cater for the existing population.

**Table 4 – Existing rates of provision, community meeting spaces and facilities**

Facility	Catchment	Standard/benchmark	Existing provision	Existing provision rate in local catchment <sup>32</sup>	Comment
Neighbourhood houses	Local	1 200 sqm to 600 sqm facility per 10,000 to 20,000 people	5	1 per 10,171 people Average size 193 sqm	Provision rate meets benchmark Facilities of average size
Library	Local	1 2,000 sqm to 2,500 sqm facility per 30,000 people	1	1 2,651 sqm facility per 59,333 people	Provision rate below benchmark Facility below average size
Community garden/men's shed	Local	1 per 40,000 to 60,000 people	1	1 per 42,380 people	Provision rate meets benchmark
Scout/guides halls/halls for hire	Local	1 per 10,000 to 20,000 people	8	1 per 6,357 people	Provision rate above benchmark
Civic Centre/Service centre	Regional	1 per municipality	2	N/A	Provision rate above benchmark
Performing arts and cultural centres	Local	1 per 40,000 to 60,000 people	6	1 per 8,476 people	Provision rate well above benchmark

<sup>32</sup> Based on medium scenario of five workers and five visitors generating the same demand as one resident.

### 6.2.4 Projected quantitative demand

The projected quantitative demand, based on provision rates and benchmarks, has identified the need for the following additional space to accommodate community meeting activities between 2026 and 2041 (refer to Table 5):

- neighbourhood houses/halls for hire
- libraries

**Table 5 – Quantitative needs analysis, community meeting spaces**

Facility	Users	Existing provision	Quantitative needs assessment					
			Projected demand			Projected gap		
			2026	2031	2041	2026	2031	2041
Neighbourhood houses	Residents Visitors	5	2-4	3-5	3-6	0	0	1
Libraries	Residents Workers Visitors	1	2	2	2	1	1	1
Civic Centre/Service centre	Residents	2	2	2	2	0	0	0
Community garden/men's shed	Residents	1	1	1	1	0	0	0
Scout/guides halls/halls for hire	Residents Visitors	8	3-6	3-6	3-7	0	0	0
Performing arts and cultural centres	Residents Visitors	6	1	1-2	1-2	0	0	0

### 6.2.5 Functionality and capacity

The capacity and functionality of each Council-owned community meeting space at the time of preparing this report is outlined in Table 6 below. The functionality and capacity assessment is subject to change in the future.

**Table 6 – Capacity and functionality of Council owned community meeting places**

Capacity/Functionality	Discussion
<b>Neighbourhood Houses</b>	
<p><b>Clota Cottage</b> has poor capacity to meet existing or future program and service delivery needs.</p> <p>Its location on a residential street limits the potential for on-site expansion.</p>	Consider all options to optimise neighbourhood house functions.
<p><b>Kerrimur Neighbourhood House</b> has poor capacity to meet existing or future program and service delivery needs.</p> <p>Its location on a residential street limits the potential for on-site expansion.</p>	
<p><b>Louise Multicultural Community Centre</b> is in good overall condition. Its usage is approaching design capacity. It has the</p>	

Capacity/Functionality	Discussion
<p>ability to meet most of the current program and service delivery needs and could potentially meet future needs.</p> <p>It is located inside the Town Hall and is therefore easily accessible.</p> <p>There is no room for expansion in this specific space.</p>	
<p><b>Box Hill South Neighbourhood House</b> is in good overall condition. Its usage is approaching design capacity. It has the ability to meet most of the current program and service delivery needs and could potentially meet future needs.</p>	
<b>Libraries</b>	
<p>The Box Hill Library is currently at design capacity and does not meet contemporary library standards including supporting universal accessibility, with some back of house areas also constrained and not fit for purpose.</p> <p>The size and available floor space are insufficient to meet current and future demand, limited by a lack of suitable program spaces for large programs and events.</p> <p>Several circulation functions (e.g. returns, sorting and branch deliveries, storage) are located on the public floor and should be back of house.</p>	<p>The library does not meet contemporary standards and requires additional floor space.</p> <p>However the site is land constrained and cannot accommodate the additional floor space required.</p> <p>Given the library's positive locational attributes, master planning should be undertaken for the Civic precinct as a whole and explore options to redevelop the library.</p>
<b>Whitehorse Civic Centre</b>	
<p>The Whitehorse Service Centre is located in the Box Hill Town Hall Hub and is in good overall condition. It can meet current and future service delivery needs.</p>	<p>No action required.</p>
<b>Community garden and men's shed</b>	
<p><b>The Box Hill Community Garden</b> design is adequate to meet existing usage and the facility has the capacity to meet current and future program and service delivery needs.</p>	<p>Identify strategies to ensure the ongoing operation of the community garden and attract new user groups.</p>
<p><b>The Box Hill Men's Shed</b> was relocated to 252 Springvale Road, Nunawading due to inadequate space on site. The structure is currently being used by the Box Hill Community Arts Centre for storage.</p>	<p>No action required.</p>
<b>Scout/guides halls</b>	
<p>All the scout/guides halls are operating within their design capacity and meet current program and service delivery needs. They also have the capacity to meet future demand. All scout/guides halls have minor sustainability features.</p>	<p>Continue to monitor the functionality and capacity of scout and guide halls and identify opportunities to optimise the use of Council-</p>

Capacity/Functionality	Discussion
	owned land occupied by the scout and guide halls.
<b>Community performing arts and cultural centres and halls for hire</b>	
<p><b>The Box Hill Town Hall (including Artspace)</b> is in good overall condition, has a good sustainability rating and the capacity to meet existing and future demand.</p> <p>It is a large flexible, accessible and well-utilised space in an old heritage building requiring regular maintenance.</p> <p>The lifts require ongoing maintenance.</p> <p>Parking is perceived to be an issue.</p> <p>There is no space for expansion.</p>	<p>Explore opportunities to better integrate functions of the Box Hill Town Hall with the Box Hill Library through development of a Civic Precinct Masterplan.</p>
<p><b>The Box Hill Community Arts Centre</b> is well utilised and in very good overall condition, with acceptable capacity to meet existing and future demand.</p> <p>The Nunawading Hub has a ceramic studio that will assist in meeting some of the demand requirements experienced at the Box Hill Community Arts Centre.</p> <p>There is space onsite for expansion and it is adjacent to the Combarton Street Boarding House site which will be vacated once the residents relocate to the new site on Bruce Street.</p> <p>The Box Hill Men’s Shed is no longer operating on the site.</p> <p>Parking is sometimes inadequate.</p>	<p>No action required.</p>
<p><b>The Whitehorse Reserve Drama House</b> is in fair overall condition. It has limited capacity to meet current and future program and service delivery needs and the usage exceeds design capacity.</p> <p>Expansion on site is limited by land availability.</p> <p>The facility is currently under a long lease to a single user group.</p>	<p>Internal re-design could provide a more flexible space and enable the facility to accommodate alternative uses.</p> <p>Consider altering the lease arrangements to support multi-purpose use.</p>
<p><b>Box Hill Ballet Hall</b> is approaching design capacity and meets current program and service delivery needs with some limitations. It has limited capacity to respond to changes in growth and demographics and has no sustainability features.</p>	<p>Monitor functionality and capacity.</p>
<p><b>The Strabane Chapel Hall</b> is in very good overall condition. Its usage is within design capacity and it has the capacity to meet current program and service delivery needs. It could potentially meet future demand for programs and services and is rated fair for sustainability features.</p> <p>Although the facility is used extensively there is no room for onsite expansion as it is heritage listed.</p>	<p>Continue to maintain the facility in order to protect heritage integrity.</p>



Capacity/Functionality	Discussion
<b>Box Hill Senior Citizens (Carrington Centre)</b> currently meets service delivery needs in an acceptable manner but is approaching design capacity. It does not have the capacity to respond to changes in growth and demographics and has no sustainability features.	Monitor capacity and functionality.
<b>The Whitehorse Centre</b> ceased operations in 2020 and is currently being redeveloped.  The building has been demolished and is being redeveloped into a new Performing Arts Centre and multi-deck carpark. Construction of the new facility commenced in 2021.	The new facility is expected to be completed in late 2023.
<b>Schwerkolt Cottage and Museum</b> currently meets program and service delivery needs with some limitations that restrict its capacity to meet the demand for future service delivery needs.	Monitor capacity and functionality.

## 6.2.6 Implications for provision of community meeting places

### Neighbourhood houses, scout halls and libraries

The local catchment has a range of community meeting places, concentrated in Box Hill and Box Hill North. Although there are no community meeting spaces in Mont Albert, this suburb is close to community meeting spaces in adjoining suburbs and the BHMAL.

All the neighbourhood houses and scout halls have limitations on their capacity and functionality which restrict their potential to meet current and future demand for services and programs. The quantitative need for additional neighbourhood houses and halls for hire may be satisfied by optimising existing Council-owned assets, either by increasing the functionality and capacity of existing facilities or consolidating the neighbourhood house functions into a multi-purpose community facility (incorporating halls for hire) co-located with other community, sport and active recreation facilities.

The co-location of community meeting places in the BHMAL and Station Street/Combarton Street increase efficiencies and agglomeration economies, providing the community with good access to a range of community facilities in close proximity to other services and facilities. The closure of the social housing complex in Combarton Street provides an opportunity to explore potential opportunities into the future.

While the Box Hill Library is well-located and accessible, its design is limiting its capacity and functionality. Redevelopment of the library site, including increasing its floor space and improving functionality is needed to support the role the Box Hill Library plays in serving the needs of the local community and supporting the Whitehorse Manningham Regional Library Corporation's administration functions.

### Performing arts and cultural centres

The local and regional catchments are well served with performing arts and cultural centres with no additional centres required in the future. The Box Hill Town Hall and Community hub (including Artspace) are operating efficiently and effectively. However, opportunities to expand the user profile of the Whitehorse Drama House should be explored, given its good location and integration with the Whitehorse Reserve.

## 6.2.7 Strategies and actions

The following strategies and actions are recommended:

### Strategies and actions



- Optimise neighbourhood houses to accommodate existing and future demand.
- Develop a Civic Precinct Masterplan that includes a redeveloped Box Hill Library to accommodate existing and future demand and better integrates with the functions of the Box Hill Town Hall and Hub.
- Continue maintaining existing community performing arts and cultural centres.
- Investigate opportunities to increase capacity of community meeting places through management and leasing arrangements.

## 6.3 Early years, youth and aged care

### 6.3.1 Role

Participation in high-quality early childhood programs benefit children’s learning and development, regardless of their socioeconomic background.<sup>33</sup> Well-funded, high quality and integrated early childhood services lead to increased service use and improved outcomes for both families and children.<sup>34</sup>

The state government has recently reformed its state kindergarten policy to provide funding for 5 hours per week for 3 year olds transitioning to 15 hours per week by 2029. Two separate research reports have been commissioned to consider the projected impact of this policy reform on kindergarten infrastructure in the City of Whitehorse (ASR Research Kindergarten Infrastructure Review 2021 and Department of Education & Training Kindergarten Infrastructure and Services Plan 2022).

Youth centres provide young people aged 12-25 years with a safe and welcoming place to engage in social, leisure and entertainment activities. They also provide support, information and advice, and referrals to services supporting mental and physical health and wellbeing, employment, and education. These centres provide free access to computers, Wi-Fi, phones and refreshments, and are supported by trained youth workers who facilitate the activities and information dissemination.

The location of suitably located aged and disability facilities enable people to ‘age in place’ and stay connected with their communities. Facilities administering home delivered meals address vulnerability amongst certain groups in the community. Community infrastructure supporting the delivery of programs and activities for older people can reduce social isolation and enhance mental health and wellbeing.<sup>35</sup>

### 6.3.2 Location and distribution

#### Early years and youth

There are 22 facilities<sup>36</sup> offering either standalone sessional kindergarten or integrated childcare and kindergarten services (collectively known as early childhood education centres) in the local catchment, eight of which offer standalone sessional kindergarten and 14 of which provide integrated childcare and kindergarten (refer to Figure 17).

The private and not for profit community sectors are the providers of integrated childcare and kindergarten in the local catchment, with 13 of the 14 centres being operated on privately owned land and one being operated on Council owned land by a not-for-profit operator. Of the eight

<sup>33</sup> Whitehorse Municipal Early Years Plan 2014-2018 and Whitehorse City Council Arts and Cultural Strategy

<sup>34</sup> Whitehorse Municipal Early Years Plan 2014-2018

<sup>35</sup> Aged and Community Services Australia Issue Paper No 1 *Social Isolation and Loneliness among Older Australians* (2015)

<sup>36</sup> Two of the facilities are located just outside the boundary of the local catchment in Box Hill and Blackburn South

standalone kindergarten centres, four are managed by incorporated parent managed organisations which are located on Council owned land. Three centres are operated by religious organisations on church owned land and the remaining centre is collocated with a primary school on State Government land.

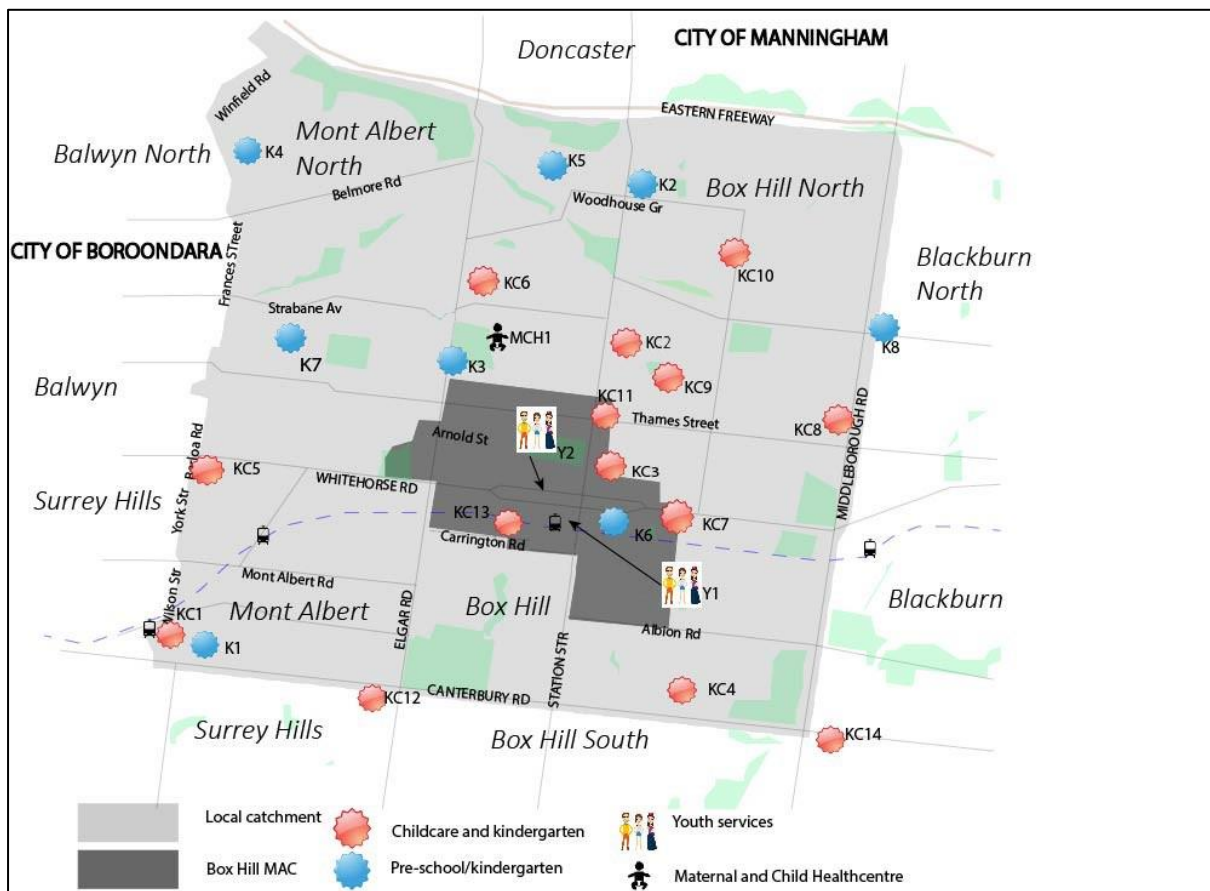
In summary, Council is the landowner of one integrated childcare and kindergarten centre which is leased and managed by a not for profit organisation (ECMS). Four standalone sessional kindergarten centres are located on Council owned land and are managed by parent run incorporated organisations.

The standalone sessional kindergarten centres and the integrated childcare and kindergarten centres are concentrated in Box Hill, Box Hill North and Mont Albert North with three centres located in Mont Albert. Two centres are located in the BHM MAC and three are located on the periphery of the BHM MAC.



The Burgess Family Centre is a large multipurpose community facility that accommodates three modern maternal and child health consulting rooms with the potential to incorporate an additional two consulting rooms. It is the only family centre in the local catchment (refer to Figure 17).




Youth ConneXions is Council’s youth centre located on the top floor of the Box Hill Central Shopping Centre. It provides information, leisure, social, support and referral services for youth people aged 12 to 25 years in the local catchment. Box Hill TAFE student services also provides support and activities for its local students (refer to Figure 17).

**Figure 17 – Location of early years and youth services, local catchment**



Source: Symplan

	K1	Florence Road Pre-School (located on Council owned land)
	K2	Woodhouse Grove Kindergarten (located on Council owned land)

	K3	Parkside Preschool (located on Council owned land)
	K4	Friend Street Kindergarten (located on Council owned land)
	K5	Box Hill North Primary Kindergarten (located on State Government (Education) owned land)
	K6	St Peters Kindergarten (Not for Profit – Religious - sector)
	K7	St Augustine’s Anglican Kindergarten (Not for profit - Religious - sector)
	K8	Newhope Baptist Preschool (Not for Profit – Religious - sector)
	KC1	Surrey Hills Childcare Centre (private sector)
	KC2	Rocket Early Learning Centre (private sector)
	KC3	Watts Street Children’s Centre (Not for profit Community Organisation - located on Council owned land)
	KC4	Goodstart Early Learning Centre Box Hill, Canterbury Road (private sector)
	KC5	Goodstart Early Learning Centre Mont Albert (private sector)
	KC6	Box Hill North Montessori Academy (private sector)
	KC7	Goodstart Early Learning Centre Box Hill, Whitehorse Road (private sector)
	KC8	Guardian Childcare & Education Blackburn West (private sector)
	KC9	Mary’s Little Lambs Early Learning Centre (private sector)
	KC10	Papilio Early Learning Box Hill North (private sector)
	KC11	Little Lane Early Learning Box Hill (private sector)
	KC12	Canterbury Road Childcare Centre and Kindergarten (private sector)
	KC13	Papilio Early Learning Box Hill (private sector)
	KC14	Guardian Childcare & Education Box Hill (private sector)
	MCH 1	Burgess Family Centre
	Y1 Y2	Youth ConneXions Box Hill TAFE Student Services

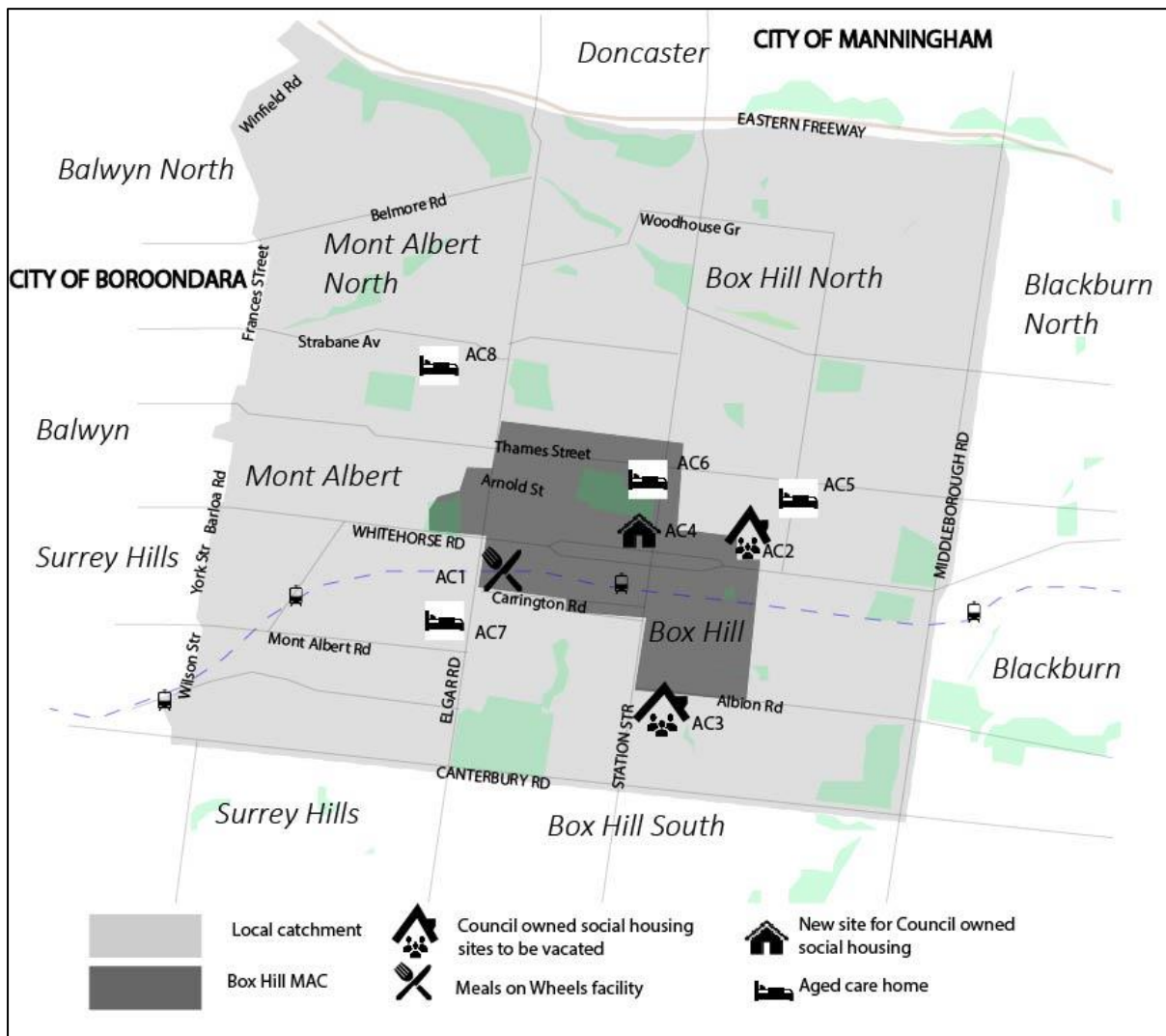
### Aged care and disability

The Carrington ‘Meals on Wheels’ Centre is located in the BHMAL (refer to Figure 18).









Residents at the Gowanlea social housing complex and Combarton Street Boarding House will be transferred to a new site in Bruce Street, Box Hill, which will provide 73 social housing dwellings (refer to Figure 18).

There are four aged care homes with a total of 412 beds (refer to Figure 18):

**Figure 18 – Location of aged care and disability facilities, local catchment**



Source: Symplan

	AC1	Box Hill Meals on Wheels (Carrington Centre)
	AC2	Gowanlea Unit Complex (38 Units)
	AC3	Combarton Street Boarding House (House & Unit Complex)
	AC4	New Bruce Street social housing development
	AC5	BlueCross Box Hill (216 beds)
	AC6	Uniting AgeWell Box Hill Community (120 beds)
	AC7	Mont Albert Manor (23 beds)
	AC8	MECWWA Simon Price Centre (53 beds)

### 6.3.3 Existing rates of provision

The existing provision rate as per the benchmarks for each of the early years, youth and aged facilities in the study area indicate the following (refer to Table 7 and Appendix 6):

- There is sufficient capacity across all early childhood education centres (and recently constructed integrated childcare and kindergarten centres by the private sector) to meet current demand in the catchment area.

- The size of the maternal and child health centre is likely to be sufficiently large.
- The provision for youth centres is within the benchmark.
- There is adequate provision of delivered meals facilities and aged care beds.
- The provision of social housing units is well below the benchmark.

**Table 7 – Existing rates of provision, early years, youth and aged care facilities**

Facility	Catchment	Standard/ benchmark	Existing provision	Existing provision rate in local catchment <sup>37</sup>	Comment
Council run kindergarten/ childcare centre	Not applicable - Please refer to the Whitehorse Kindergarten and Infrastructure Plan 2022 and ASR Research City of Whitehorse Kindergarten Infrastructure Review 2021 for analysis				
Maternal and child health centre	Local	1 100 sqm facility per 16,000 people	1 facility with 3 consulting rooms with the potential to expand to 5	1 per 42,380 people Size of facility = 390 sqm	The size of the facility is above the benchmark and can accommodate existing and future demand
Youth centre	Local	1 per 30,000 to 60,000 people	1	1 per 50,856 people	Provision rate within benchmark
Aged care (beds)	Local	44 per 1,000 people aged 70+	412	1 bed per 103 people	Provision rate above benchmark
Social housing units	Local	6% per cent of dwellings	73 <sup>38</sup>	0.41 per cent of dwellings	Provision rate below benchmark
Delivered meals dispatch facility (meals on wheels)	Local	1 per 40,000-60,000 people	1	1 per 42,380 people	Provision rate within benchmark

#### 6.3.4 Projected quantitative demand

The projected quantitative demand, based on the provision rates and benchmarks, has identified the need for the following additional space to accommodate early years, youth and aged care facilities between 2026 and 2041 (refer to Table 8):

- maternal and child health centre
- youth centre
- social housing units

<sup>37</sup> Based on medium scenario of five workers and five visitors generating the same demand as one resident.

<sup>38</sup> Based on new Bruce Street complex accommodating 73 units

**Table 8 – Quantitative needs analysis, early years, youth and aged care facilities**

Facility	Users	Existing provision	Quantitative needs analysis					
			Projected demand			Projected gap		
			2026	2031	2041	2026	2031	2041
<b>Council run kindergarten/ childcare centre</b>	Residents Workers	Not applicable - Please refer to the Whitehorse Kindergarten and Infrastructure Plan 2022 and ASR Research City of Whitehorse Kindergarten Infrastructure Review 2021 for detailed analysis						
<b>Maternal and child health centre</b>	Residents	1 centre with three consulting rooms and potential to expand to 5	3	3	4	0	0	1
<b>Youth centre</b>	Residents Visitors	1	1-2	1-2	1-2	0-1	0-1	0-1
<b>Delivered meals dispatch facility (meals on wheels)</b>	Residents	1	1	1	1	0	0	0
<b>Aged care beds</b>	Residents	412	210	246	310	0	0	0
<b>Social housing dwellings</b>	Residents	73	1,239	1,357	1,532	1,166	1,284	1,459

### 6.3.5 Functionality and capacity

The capacity and functionality of each Council owned early years, youth and aged care facility at the time of preparing this report is outlined in Table 9 below. The functionality and capacity assessment is subject to change in the future.

The Victorian State Government has released its policy for funded three year old kindergarten to be universally provided across the state. The policy provides for a transitional phase from 2022 through to 2029 at the end of which all kindergarten services will need to provide 15 hours per week of funded kindergarten for 40 weeks per year. This policy has significant implications for existing and future early childhood education infrastructure.

According to the State Government commissioned Whitehorse Kindergarten and Infrastructure Plan 2022, in the suburbs of Box Hill, Box Hill North, Mont Albert and Mont Albert North, there will be unmet demand for 30 kindergarten places in 2025/26, rising to 146 places in 2029 (equivalent to 3 small or 2 large kindergarten rooms).

Similarly, research commissioned by Council, ASR Research’s Kindergarten Infrastructure Review 2021, found that in the short term (by 2026) the suburbs of Box Hill, Box Hill North, Mont Albert and Mont Albert North would require one additional kindergarten room in order to satisfy future enrolment demand. It also found that two of the existing Council-owned kindergarten sites had poor ratings in terms of being fit for future use.

**Table 9 – Capacity and functionality of Council owned early years, youth and aged care**

Capacity/Functionality	Discussion
<b>Kindergartens and childcare centres</b>	
<p>The Florence Road Preschool is more than 60 years old and is rated poor in terms of being fit for purpose (limited ability to meet current program / service delivery needs). The facility also has limited capacity to meet future program and service delivery needs (i.e. not suitable for changes in growth and demographics).</p>	<p>Facility is near the end of its lifespan. It requires investment by Council to remain fit for purpose, as well as meet future need.</p>
<p>The Woodhouse Grove Kindergarten is more than 50 years old with no visible signs of deterioration. Its usage corresponds well with design capacity and meets current program and service delivery needs. It is well designed and its two rooms are currently operating at capacity.</p>	<p>Monitor utilisation and identify ways to ensure facility can meet future capacity and functionality needs.</p>
<p>The Parkside Preschool is in very good overall condition. Its usage is approaching design capacity. The single room is very small and is currently operating at capacity (25 licenced places).</p> <p>The preschool shares car parking with the Hagenauer Reserve athletics pavilion and Burgess Family Centre.</p>	<p>The preschool requires investment by Council to meet future needs.</p> <p>Undertake an integrated review of the Hagenauer Reserve site (including the preschool, athletics pavilion and Burgess Family Centre) to explore options.</p>
<p>The Friend Street Kindergarten is 70 years old and is rated poor in terms of being fit for purpose (i.e. limited ability to meet current program / service delivery needs). It also has limited ability to meet future program and service delivery needs.</p>	<p>Facility is near the end of its lifespan. It requires investment by Council to remain fit for purpose, as well as meet future need.</p>
<p>The Watts Street Children’s Centre is in good overall condition and is well located in relation to Whitehorse Road.</p>	<p>No action required.</p>
<b>Maternal and child health centre</b>	
<p>The Burgess Family Centre utilisation corresponds well with the design capacity and the facility currently meets service and program delivery needs with no operational issues. The multi-purpose facility is able to cope with changes in growth and demographics with the ability to increase the number of consulting rooms from three to five in the future. The current utilisation of the three consulting rooms is 74 per cent (not including the potential to include the expansion of the service to operate on Saturdays). The sustainability features have been upgraded.</p> <p>The facility is well located and has good accessibility. There is no space for physical expansion on the site beyond the building’s current footprint.</p>	<p>Monitor capacity and functionality to determine need for improvements in the medium to long term.</p>



Capacity/Functionality	Discussion
<b>Youth Centre</b>	
<p>Youth ConneXions is operating in a facility leased from Vicinity. The lease was renegotiated in 2018 for a further five years.</p> <p>The facility is centrally located in the BHMAL, the public transport interchange and Box Hill Central Shopping Centre.</p> <p>Usage is currently within design capacity. The space is adaptable to the needs of young people and programs and has the capacity to meet the current program and service delivery needs.</p> <p>The facility can be difficult to locate the first time someone attends. Maintenance and operational issues can at times be difficult to address through Centre Management.</p>	<p>Monitor utilisation and capacity to ensure the facility continues to meet program and service delivery needs.</p> <p>Provide additional signage to increase accessibility.</p> <p>Identify opportunities to address maintenance and management issues.</p>
<b>Aged care facilities</b>	
<p>The Meals on Wheels facility's usage is approaching design capacity and has limited capacity to meet current or future service needs. The poor design restricts usage.</p> <p>The facility is well located and accessible. There are opportunities to redesign and upgrade the facility to increase its capacity and functionality.</p>	<p>Investigate the feasibility of redeveloping and/or redesigning facility to increase its capacity and functionality.</p>
<p>Gowanlea is soon to be vacated when residents relocate to 2-4 Bruce Street which will accommodate 73 social housing units.</p>	<p>Explore opportunities for future of the site.</p>
<p>The Combarton Street Social Housing Facility is soon to be vacated when residents relocate to 2-4 Bruce Street which will accommodate 73 social housing units.</p>	<p>Explore opportunities for future of site.</p>

### 6.3.6 Implications for the provision of early years, youth and aged care facilities

#### Early years

The number of babies and pre-schoolers aged 0-4 years requiring kindergarten, childcare and maternal and child health services is projected to increase by 655 in the local area between 2021 and 2041.

Two reports commissioned (one by the state government and one by Council) examined the capacity of kindergarten infrastructure in Whitehorse and reached similar conclusions on projected unmet kindergarten demand over the next 8 years, that there will be insufficient capacity to meet all demand from 2025 through to 2029. The council commissioned (ASR Research) report also highlighted the age and state of the current stock of sessional kindergartens on Council land and the concern that many of these facilities are only in fair condition and will come to the end of their useful life at, or within, the next 20 years.

The quantitative needs analysis identified the need for additional space to accommodate maternal child health services through to 2041. However the Burgess Family Centre can adequately cater for more than a 50 per cent increase in the 0-4 year old age group, which indicates it has the capacity to meet the long term demand for maternal and child health services through to 2041.

## **Youth**

The number of young people aged 12 to 25 years living in the local catchment is projected to increase by 2,431 people between 2021 and 2041. The BHMAL attracts large numbers of visitors aged 18 to 25 years to the local catchment, some who are studying at Box Hill Institute and others using the transport interchange to access other tertiary education institutions.

Youth ConneXions is an important well-utilised facility in the study area. The lease arrangements with Box Hill Central Shopping Centre were renegotiated in 2018 for a further five year term. This lease provides for the facility to be relocated to an alternate premise within the Box Hill Central Shopping Centre, should the facility be impacted by any redevelopment proposals in the future. Given its importance to the local community, the future location of this facility will require good access to all modes of transport.

Although Box Hill Institute provides student support services, some students at this institution and other tertiary education institutions are likely to use the youth services in the BHMAL. This additional demand may be met by enhancing the design and capacity of Youth ConneXions, capitalising on its accessible and central location. Any unmet demand for youth services by students may also be met by the tertiary education institutions in the regional catchment.

## **Aged care**

There will be a large increase in the number of seniors and elderly people aged 70+ years (2,990 people) between 2021 and 2041. Council is the only provider of delivered meals in the local catchment, suggesting any demand for additional delivered meals services will need to be considered. The quantitative needs assessment found there are likely to be sufficient aged care facilities (beds in the local catchment). Any unmet demand will be met by the private sector or State Government as Council does not provide aged care facilities.

The proposed new social housing development in Bruce Street will deliver 73 additional units. The quantitative needs assessment identified a potential significant shortfall of social housing units in the local catchment. While the provision of social housing is not the responsibility of Council, it does have a role in advocating for the needs of households in Whitehorse's lowest income households that do not own a home.

### 6.3.7 Strategies and actions

The following strategies and actions are recommended:

#### Strategies and actions



Investigate feasibility of renewing kindergarten facilities and exploring a co-investment partnership with the state government.

Investigate the feasibility of improving the functionality and capacity of Youth ConneXions and enhance its accessibility and exposure.

Investigate the feasibility of improving the functionality and capacity of the existing delivered meals facility.

Advocate to State Government and the community sector to deliver additional social housing units.

Explore opportunities for the Gowanlea and Combarton Street sites.

### 6.4 Sport, leisure and active recreation

This section focuses on the active recreation sport, leisure and recreation facilities required to serve the study area in the future. A separate review of the *Whitehorse Open Space Strategy 2007* is being conducted concurrently with the BHMAL CIP. This study will address existing and future demand for passive recreation and open space generated by the existing and future community in the study area.

Although play spaces provide active recreation facilities, they have not been included in the BHMAL CIP as contributions towards their provision are typically provided by developers as part of the open space provision.

#### 6.4.1 Role

Whitehorse residents rate the municipality's parks and gardens, recreation and sporting facilities high relative to other facilities.<sup>39</sup>

Local governments play an important role in the delivery of sport, leisure and active recreation facilities. Other providers of sport and active recreation facilities include state and federal government, schools, community organisations and the private sector.

Sport is an integral part of Australian culture, supporting healthy lifestyles and providing the setting for strong, connected communities. Multi-purpose indoor sports facilities, together with outdoor courts, contribute to sport and active recreation facilities. Sports clubs provide opportunities for volunteering and, together with leisure facilities, contribute to the economy through job creation. Aqualink Box Hill, attracts thousands of people each week and sports such as basketball, netball, football, cricket and soccer have high participation rates, particularly the junior category.<sup>40</sup>

Active leisure and recreation facilities support healthy, cohesive and liveable communities.<sup>41</sup> Increasing the rate of physical activity by ten per cent has been estimated to reduce physical-inactivity-related deaths by 15 per cent and new cases by 13 per cent<sup>42</sup>. There is a correlation between participation in recreation and sport and social outcomes such as reduced levels of fear, stronger sense of belonging, greater mental health, improved fitness, lower levels of injury and increased mobility<sup>43</sup>. Proximity to sport and active recreation facilities can encourage increased

<sup>39</sup> Whitehorse Community Satisfaction Survey 2021

<sup>40</sup> Melbourne East Regional Sport and Recreation Strategy

<sup>41</sup> Sport and Recreation Victoria

<sup>42</sup> *Active Victoria Strategic Framework for Sport and Recreation in Victoria 2017-2021*

<sup>43</sup> Whitehorse Health and Wellbeing Plan 2017-2021

participation in physical activity, particularly for people with restricted mobility or experiencing socio-economic disadvantage.

The following factors and drivers of change will influence the demand for sport, leisure and recreation facilities in the future:

- Recreation activities such as walking, fitness/gym, swimming, running and cycling are the most popular sport and physical activities in Australia<sup>44</sup>.
- Other recreation activities such as football, soccer, basketball, golf, netball, cricket and gymnastics are in the top 20 most popular sport and physical activities in Australia<sup>45</sup>. The popularity of these activities will continue to place demand on existing facilities and resources.
- There is an increase in sports participation rates amongst older Australians resulting in a need to provide sport catering for this age group<sup>46</sup>.
- The future residential population will consist to a very large extent of apartment dwellers living in medium to high density developments with very little access to private open space. The needs of the future residents with respect to open space and recreation facilities are likely to be greater than those of the existing population.
- Major roads such as Whitehorse Road, Elgar Road and Station Street, and the railway form barriers to safe access to sport and active recreation facilities for some users in the study area.
- There is inadequate capacity in existing facilities to allow any sports to grow at peak times.
- Climate change places pressure on resources and increases the need for environmental sustainability initiatives.

#### **6.4.2 Location and distribution**

Indoor and outdoor sport and active recreation facilities are concentrated in Box Hill and Box Hill North. There is also a small concentration in the north-eastern corner of Mont Albert North. Although there are no sport, leisure and recreation facilities in Mont Albert, residents in this suburb have good access to facilities located in the southern parts of Box Hill (refer to Figure 19 and Table 10).

Aqualink provides indoor sport and recreating facilities catering for tennis, basketball, netball and futsal.

Although there are no badminton facilities in the local catchment, there are two located in close proximity to the local catchment, one in Box Hill South and the second in Blackburn North.

Most schools have limited numbers of outdoor and indoor sports courts and may not necessarily comply with environmental requirements e.g. run off.

The Box Hill Skate Park was upgraded with a significant extension in 2017 and attracts visitors from beyond the City of Whitehorse.

There are several recreation and leisure facilities in the regional catchment (refer to Figure 20).

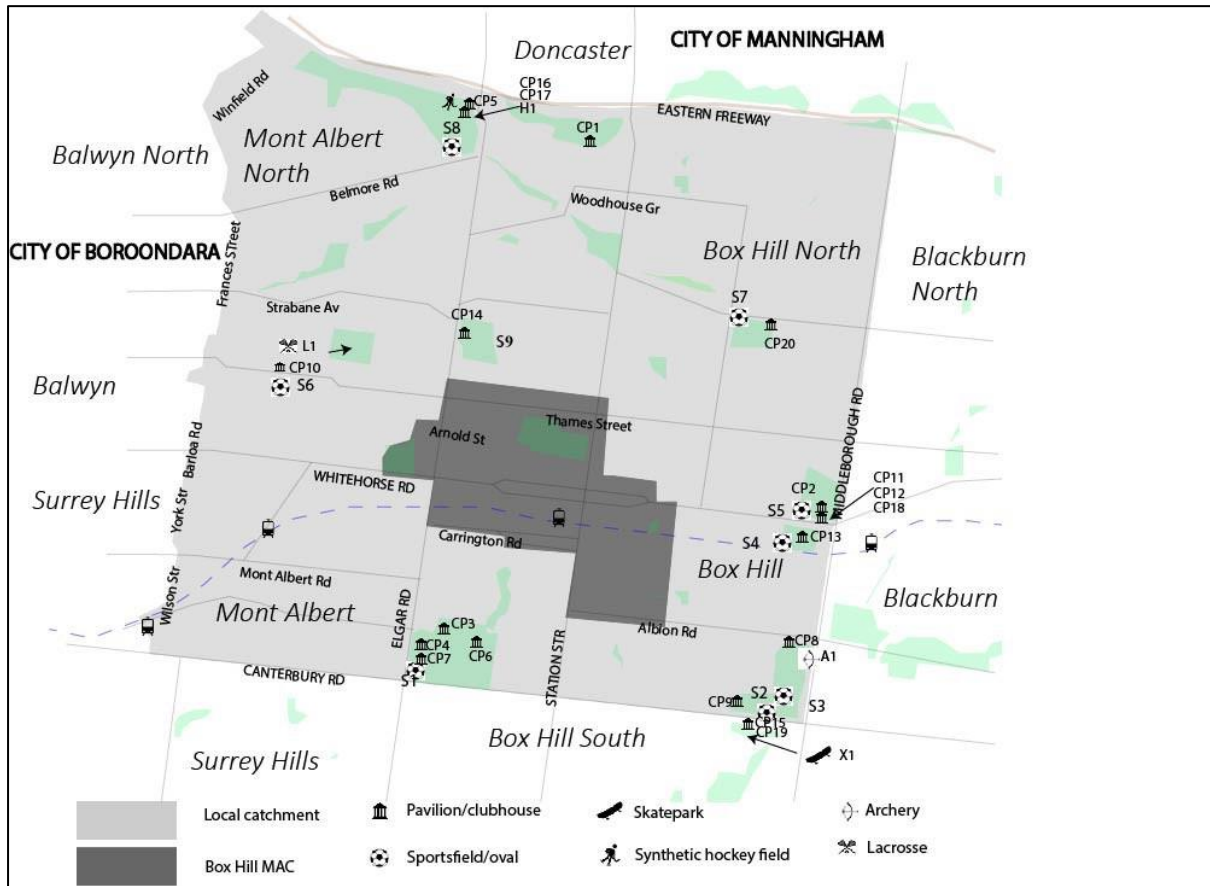
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<sup>44</sup> <https://www.ausleisure.com.au/news/latest-ausplay-survey-shows-gradual-increase-in-physical-activity/>



<sup>45</sup> <https://www.ausleisure.com.au/news/latest-ausplay-survey-shows-gradual-increase-in-physical-activity/>

<sup>46</sup> *The future of Australian Sport* Australian Sports Commission





**Figure 19 – Location of sports facilities and pavilions, local catchment**



Source: Symplan

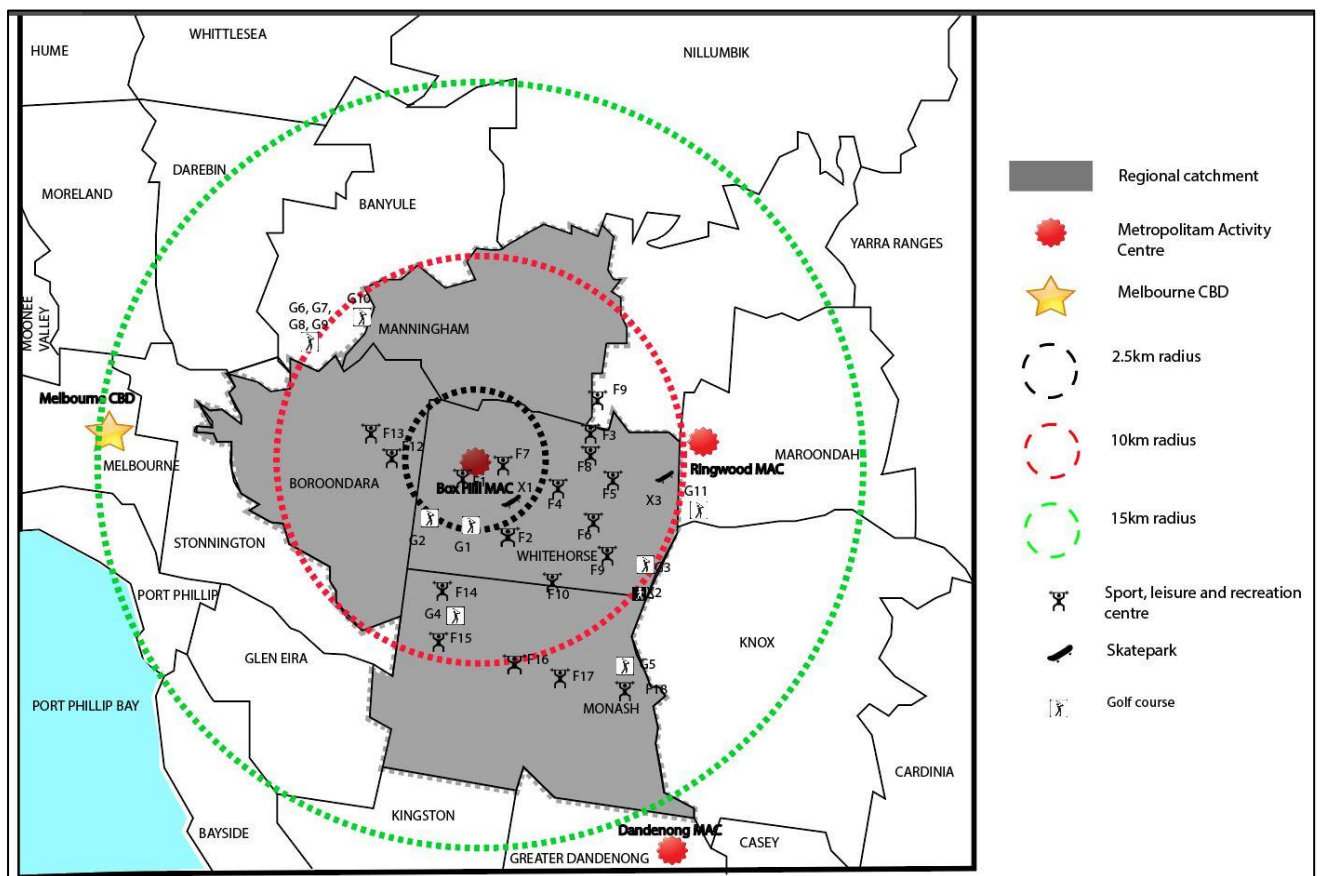
S1	Surrey Park (lacrosse)
S2	Wembley Park
S3	RHL Sparks Reserve
 S4	Whitehorse Reserve
S5	Box Hill City Oval
S6	Mont Albert Reserve
S7	Springfield Park
S8	Elgar Park
S9	Hagenauer Reserve
CP1	Tennis Clubrooms – North Box Hill
CP2	Box Hill Band Hall
CP3	Surrey Park Model Boat Club
CP4	Surrey Park South Central Clubrooms – Dog Obedience
CP5	St Johns Ambulance Pavilion
CP6	Surrey Park South West Pavilion – Football / Cricket
 CP7	Surrey Park North Central – Baseball
CP8	Sparks Reserve North Pavilion – Archery
CP9	Sparks Reserve South Pavilion – Rugby
CP10	Mont Albert Reserve Pavilion
CP11	Box Hill City Oval – North Pavilion
CP12	Box Hill City Oval – Presidents Function Room
CP13	Whitehorse Reserve Pavilion
CP14	Hagenauer Reserve Pavilion – Athletics

CP15	Wembley Park Pavilion (includes Grandstand)
CP16	Elgar Park South Pavilion
CP17	Elgar Park North Pavilion – Hockey/Cricket
CP18	Box Hill City Oval – South Pavilion
CP19	Wembley Park North East Pavilion – Soccer
CP20	Springfield Park Pavilion

	X1	Box Hill Skate Park and BMX facility
	H1	Box Hill Whitehorse Hockey Club
	A1	Box Hill Archers (archery)
	L1	Surrey Park Club










Source: Whitehorse City Council Buildings Asset Register (which includes information supplied by managers responsible for each facility on their capacity/utilisation, whether they are fit for purpose etc.)

**Figure 20 – Location of leisure facilities, regional catchment**



Source: Symplan

**Table 10 – Distribution of sport and leisure facilities, local catchment**

Facilities	Box Hill	Box Hill North	Mont Albert	Mont Albert North	Total catchment
 Pavilions	11	5	0	4	20
 Ovals	10	1	1	6	18
 Skate parks	1	0	0	0	1
 Leisure centres	1	0	0	0	1
 Tennis courts	4	6	0	0	10
 Hard courts (e.g. netball, basketball)	2	0	2	0	4
 Synthetic hockey field	0	0	0	1	1
 Archery	1	0	0	0	1
 Lacrosse	0	0	1	0	1
<b>==</b> TOTAL	<b>31</b>	<b>28</b>	<b>7</b>	<b>19</b>	<b>85</b>
<b>%</b> PERCENT OF TOTAL	<b>36</b>	<b>33</b>	<b>8</b>	<b>22</b>	<b>100</b>

Source: Whitehorse City Council Open Space Strategy 2007 and Whitehorse City Council

### 6.4.3 Existing rates of provision

The existing provision rate as per the benchmarks for open space and each of the leisure, sport and active recreation facilities in the study area indicate the following (refer to Table 11 and Appendix 6):

- There are currently insufficient sporting reserves, hard courts, lawn bowling facilities and softball diamonds to meet demand.
- There are adequate sport and leisure centres, pavilions, tennis courts, skate parks, synthetic hockey pitches, lacrosse pitches and athletics tracks.

**Table 11 – Existing rates of sport, leisure and active recreation facilities**

<b>Facility</b>	<b>Catchment</b>	<b>Standard/benchmark</b>	<b>Existing provision</b>	<b>Existing provision rate in local catchment<sup>47</sup></b>	<b>Comment</b>
<b>Open space reserves for AFL, soccer, cricket and rugby</b>	Local	2 hectares per 1,000 people (excluding golf courses) including lawn bowls, tennis facilities and active open space reserves	105.95 ha	2 ha per 1,120 people	Provision rate below benchmark
<b>Pavilions</b>	Local	1 per 6,000 people	20	1 per 2,967 people	Provision rate well above benchmark
<b>Sport and leisure centre</b>	Local	1 per 75,000 people	1	1 per 59,333 people	Provision rate above benchmark
<b>Lawn bowls</b>	Local	1 x 4 green facility per 40,000 people	1	1 per 50,856 people	Provision rate below benchmark
<b>Hard courts</b>	Local	1 per 10,000 people	4	1 per 14,833 people	Provision rate below benchmark
<b>Tennis courts</b>	Local	1 x 2 court facility per 25,000 - 35,000 people	5	1 per 11,867 people	Provision rate well above benchmark
<b>Skate park</b>	Local	1 per 50,000 people	1	1 per 50,856 people	Provision rate meets benchmark
<b>Synthetic hockey pitch</b>	Local	1 per 100,000	1	1 per 50,856 people	Provision rate above benchmark
<b>Lacrosse pitch</b>	Local	1 per 100,000 people	1	1 per 59,333 people	Provision rate above benchmark
<b>Synthetic athletics track</b>	Local	1 per 75,000	1	1 per 50,856 people	Provision rate above benchmark
<b>Softball diamond</b>	Local	1 per 25,000 people	1	1 per 50,856 people	Provision rate below benchmark

<sup>47</sup> Based on medium scenario of five workers and five visitors generating the same demand as one resident.



#### 6.4.4 Projected quantitative demand

The local catchment comprises a diverse population with a high proportion of students and young people experiencing financial vulnerability. This creates a specific need for affordable and culturally appropriate indoor and outdoor sport and leisure activities such as basketball, table tennis, badminton, volleyball, indoor cricket, futsal and gymnastics. Schools have also identified the need for additional public and school indoor sport courts to satisfy the demand for young people who prefer indoor group exercise or social sports. This is discussed in detail in the City of Whitehorse Indoor Sports Feasibility Study 2020.

The quantitative needs assessment identified demand for additional sports ovals, hard courts (short term), softball diamonds (short term), lawn bowls (medium to long term) and a skate park (long term) (refer to Table 12).

**Table 12 – Quantitative needs analysis, sport, leisure and active recreation facilities**

Facility	Existing provision	Quantitative needs analysis					
		Projected demand			Projected gap		
		2026	2031	2041	2026	2031	2041
Pavilions	20	11	12	13	0	0	0
Sport and active recreation/leisure centre	1	1	1	1	0	0	0
Sports ovals/reserves	18	11-15	15-19	17-22	0	1	4
Lawn bowls	1	2	2	2	1	1	1
Hard courts	4	7	7	8	3	3	4
Tennis courts	5	2-3	2-3	2-3	0	0	0
Skate park	1	1	1	2	0	0	1
Synthetic hockey pitch	1	1	1	1	0	0	0
Lacrosse pitch	1	1	1	1	0	0	0
Synthetic athletics track	1	1	1	1	0	0	0
Softball diamond	0	3	3	3	3	3	3

#### 6.4.5 Functionality and capacity

The capacity and functionality of each Council owned sport, leisure, and recreation facility at the time of preparing this report is outlined in Table 13 below. The functionality and capacity assessment is subject to change in the future.

**Table 13 – Capacity and functionality of Council owned sport, leisure, and active recreation facilities**

Capacity/Functionality	Discussion
<b>Leisure facilities</b>	
Aqualink Box Hill utilisation is currently within the design capacity and currently meets program and service delivery needs efficiently. It has capacity to meet future needs and has good sustainability features.  Funds have been allocated to the Aqualink Box Hill Pool Plant renewal and Equipment renewal programs in the	No action required.

<b>Capacity/Functionality</b>	<b>Discussion</b>
forthcoming financial years to maintain the assets within the centre.	
Aqualink Nunawading utilisation is currently within its design capacity and meets most program and service delivery needs with some inefficiencies. It does not have adequate capacity to meet future demand and has average sustainability features.	Consider allocating funds to increase capacity and functionality to meet future needs.
Slater Reserve Stadium utilisation is currently within the design capacity and meets most current program and service delivery needs with some inefficiencies. It does not have adequate capacity to meet future demand and has some minor sustainability features.	No capital funding required in the short to medium term. Consider allocating funds to increase capacity and functionality to meet future needs.
Nunawading Basketball Centre utilisation is approaching design capacity and has frequent operational issues. It meets current program and service delivery needs but has limited capacity to meet future needs. It has limited sustainability features.	Explore opportunities to increase capacity / functionality and meet future needs through development of East Burwood Masterplan.
<b>Sports ovals</b>	
Surrey Park is rated high in terms of sports infrastructure and amenities.	No action is required.
Wembley Park is rated very high in terms of sports infrastructure and amenities.	The Landfill Aftercare Management Plan includes actions determining the future management of the site. Additional resources may be required to fund these actions.
Sparks Reserve South is rated high, Sparks Reserve North and Sparks Reserve West are rated average and Sparks Reserve Archery is rated poor in terms of sports infrastructure and amenities.	Consider allocating funds to increase quality of Sparks Reserve North, Sparks Reserve West and Sparks Archery.
Whitehorse Reserve is rated very high in terms of sports infrastructure and amenities.	No action required.
Box Hill City Oval / Bolton Park precinct is rated very high in terms of sports infrastructure and amenities.	No action required.
Mont Albert Reserve is rated very high in terms of sports infrastructure and amenities.	No action required.
The North East and North West Elgar Park ovals are rated average in terms of sports infrastructure and amenities. The South East and South West ovals are rated very high as they were recently upgraded. Access to the ovals maybe impacted by the North East Link development.	No capital funding required in the short to medium term. Consider allocating funds to increase capacity and functionality of the two northern open space reserves.

Capacity/Functionality	Discussion
	Identify opportunities to increase public access to hockey facility.
<b>Clubhouses</b>	
North Box Hill tennis clubrooms utilisation is within design capacity and meets most current program and service delivery needs. It could potentially meet future demand but has limited sustainability features.	No action required.
Box Hill Lions Club hall utilisation is approaching design capacity and has limited ability to meet current program and service delivery needs. It could potentially meet future demand and has minor sustainability features.	No capital funding required in the short to medium term. Consider allocating funds to increase capacity and functionality.
Surrey Park Model Boat Club utilisation is within design capacity and meets current program and service delivery needs. It has capacity to meet future needs and has good sustainability features.	No action required.
Surrey Park Central Clubrooms utilisation is within design capacity and is currently meeting program and service delivery needs. It has limited capacity to meet future program and service delivery needs and has limited sustainability features.	Consider allocating funds to increase capacity and functionality.
<b>Pavilions</b>	
St Johns Ambulance Pavilion utilisation is within design capacity and is currently meeting program and service delivery needs. It has limited capacity to meet future program and service delivery needs and has limited sustainability features.	The Elgar Park Masterplan identifies the need to review the role of the facility. Should a future role for this facility be identified, additional funds will be required to increase the facility's functionality and capacity.
Surrey Park South West football/cricket pavilion is approaching design capacity and meets most current program and service delivery needs. It has limited capacity to meet future needs and has adequate sustainability features.	Pavilion has been identified as a priority for upgrade in the next few years.  \$5,460,000 has been allocated in the Capital Works Plan with works to commence in '25/'26 and completion expected by '27/'28.
Surrey Park North Central baseball pavilion utilisation is within design capacity. It has capacity to meet current service and program delivery needs and could potentially cater for future program and service delivery needs.	No action required.
Sparks Reserve North archery pavilion utilisation is within design capacity. Its utilisation is nearing capacity and has limited capacity to meet future service and program delivery	Consider allocating funds to increase capacity and functionality.

Capacity/Functionality	Discussion
<p>needs. It has limited sustainability features and is rated below average in terms of amenities.</p> <p>There is capacity to redevelop the site as the old caretaker's house and garage are currently vacant and could be demolished.</p>	
<p>Sparks Reserve South rugby pavilion utilisation is within design capacity and could potentially cater for future program and service delivery needs. It has average sustainability features and is rated good in terms of amenities.</p>	<p>Pavilion has been identified as a priority for upgrade in the next few years.</p> <p>\$5,558,000 has been allocated in the Capital Works Plan with works commencing in '26/'27 and due for completion by '28/'29.</p>
<p>Mont Albert Reserve Pavilion corresponds well with design capacity and has no operational issues. It meets current program and service delivery needs in a fully efficient and effective manner and has a high level of sustainability features. It is rated excellent in terms of amenities.</p>	<p>No action required.</p>
<p>Box Hill City Oval North Pavilion and Presidents' Function Room is not fit for purpose and does not currently meet program and service delivery needs. The north pavilion and Presidents Room has limited capacity to meet future service and program delivery needs and limited sustainability features.</p>	<p>Council has committed funding towards the redevelopment of the City Oval facilities. Continue to advocate for external funding to meet the funding shortfall required to redevelop the City Oval facilities.</p>
<p>The Whitehorse Reserve pavilion is located on Crown land. Utilisation exceeds design capacity and does not currently meet service and program delivery needs. It does not have capacity to meet future service and program delivery needs and limited sustainability features. It has an average rating for amenities.</p>	<p>Consider allocating funds to upgrade the facilities.</p>
<p>Hagenauer Reserve athletics pavilion utilisation is approaching design capacity and meets most current program and service delivery needs. It has limited capacity to meet future program and service delivery needs and limited sustainability features.</p> <p>There are particular car parking requirements associated with an athletics track and the site also shares car parking with the childcare facility and Burgess Family Centre (Maternal and Child Health Centre), constraining future expansion.</p>	<p>Consider allocating funds to increase capacity and functionality.</p>
<p>Wembley Park grandstand and pavilion utilisation corresponds well with design capacity. It meets current program and service delivery needs in a fully efficient and effective manner and is designed to cater for future</p>	<p>No action required.</p>

Capacity/Functionality	Discussion
demand. It has good sustainability features and has an excellent rating in terms of amenities.	
Elgar Park South pavilion and North hockey/cricket pavilion were both upgraded in the last five years and have capacity to meet future program and service delivery needs.  Access to the pavilions maybe impacted by the North East Link development.	No action required.
Box Hill City Oval South pavilion utilisation corresponds well with design capacity. The South Pavilion does not meet the service delivery needs in a fully efficient and effective manner. There are opportunities to enhance the South pavilion to accommodate the service delivery needs of the football and cricket clubs.	Council has committed funding towards the redevelopment of the City Oval facilities. Continue to advocate for external funding to meet the funding shortfall required to redevelop the City Oval facilities.
Wembley Park North East soccer pavilion utilisation corresponds well with design capacity and there are no operational issues. It meets current program and service delivery needs and is designed to cater for future demand. It is recognised for its sustainability features.	No action required.
Springfield Park pavilion utilisation corresponds well with design capacity and there are no operational issues. It meets current program and service delivery needs and is designed to cater for future demand. It is recognised for its sustainability features. It has an excellent rating in terms of amenities.	No action required.

#### 6.4.6 Implications for provision of sport, leisure and active recreation facilities

The existing ovals are located within the local catchment's open space reserves, occupying land which may be used for unrestricted active and passive recreation activities. It is therefore important to maximise the community's access to existing open space resources by avoiding the exclusive use of open space resources by private sport and recreation clubs. The quantitative assessment identified a need for additional sports ovals in the future and the quality of some existing ovals may detract from their capacity to cater for future demand.

While no need for additional regional leisure facilities has been identified, there will likely be an increased demand for leisure facilities in the local catchment to cater for the future user population. Additional indoor and outdoor multi-purpose courts and facilities will be required to meet the increasing demand for netball, basketball, futsal, badminton, table tennis and gymnastics.

Capital funds will be required to enhance the capacity and functionality of existing leisure facilities, particularly those experiencing utilisation rates above their design capacity.

The quantitative needs assessment did not identify the need for additional pavilions and clubhouses. While some pavilions are fit for purpose and have capacity to cater for future demand, the capacity and functionality of others limits their potential to cater for existing and future demand.

#### 6.4.7 Strategies and actions

The following strategies and actions are recommended:

## Strategies and actions



Respond to changes in recreation and sporting behaviours by increasing access to facilities and amenities supporting individualised exercise pursuits such as shared pathways, outdoor exercise stations, and installation of amenities.

Increase the capacity of existing facilities by:

- constructing synthetic and hybrid surfaces
- upgrading or installing lighting
- providing female friendly change rooms
- upgrading umpire rooms for male/female and juniors
- increasing accessibility for people with disabilities and limited mobility

Improve access to existing public open spaces through urban design measures and the implementation of universal and safe design principles.

Re-evaluate the exclusive use of open space resources by individual sport and recreation clubs.

Encourage the private sector to investigate the feasibility of using 'non-traditional' areas such as roof tops and areas within private and commercial buildings to deliver sport and active recreation facilities.

Collaborate with the State Government and independent schools to identify opportunities to increase access to open space facilities in schools.

Give preference to multipurpose facilities combining the following:

- ovals accommodating cricket, Australian football and soccer
- outdoor multi-purpose courts

## 6.5 Education

### 6.5.1 Role

Participation in education across the life stages supports the creation of strong human capital.

Publicly funded vertical schools in urbanised areas and brownfield sites comprise new high-rise buildings which use rooftops as play spaces and incorporate the traditional facilities such as libraries and gyms.<sup>48</sup> Independent schools are also using this model of provision in their inner city campuses, incorporating community, sport and active recreation facilities such as outdoor spaces, gardens, bike racks, drama studios, sports halls and university level science labs<sup>49</sup>.

Education facilities both occupy large tracts of land and may provide limited access to community, sport and active recreation activities. The Victorian State Government's 'shared facility's initiative facilitates partnerships between schools, councils and other institutions to develop shared community infrastructure on school sites such as early learning centres, sporting facilities and community hubs<sup>50</sup>. This initiative can assist in updating and renovating facilities in established areas, increasing the community's access to community, sport and active recreation facilities in an efficient and sustainable way.

Higher order tertiary education facilities such as universities and TAFEs occupy large parcels of land and function as important civic spaces drawing large students from diverse backgrounds and

<sup>48</sup> <https://www.education.vic.gov.au/about/news/Pages/stories/2019/stories-newschools2019.aspx>

<sup>49</sup> <https://theurbandevolver.com/articles/7-vertical-schools-proving-australias-education-system-is-on-the-way-up>

<sup>50</sup> <https://www.schoolbuildings.vic.gov.au/blog/Pages/What-are-shared-facilities.aspx>

communities across the region. They also provide leisure centres which are available to the public but often provide limited open space within the campus grounds.

The presence of education facilities in the study area is therefore relevant, even though Council is not responsible for their provision.

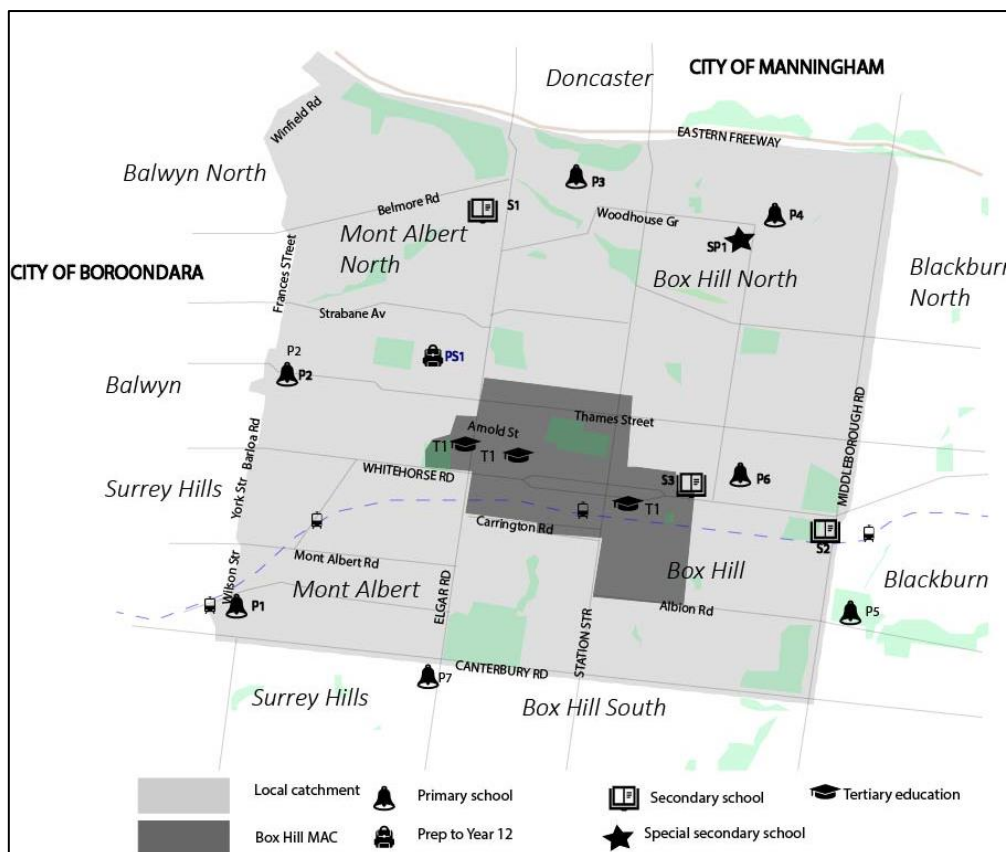
### 6.5.2 Location and distribution

There are eight<sup>51</sup> primary schools in the local catchment, two of which are independent schools and one of which is a combined state Prep to Year 12 school. There are four secondary schools in the local catchment, one of which is an independent school and one of which is a combined state Prep to Year 12 school. The Berengara School is an independent co-educational school catering for a small number of students in Years 7 to 10 seeking an alternative to mainstream secondary schools. There is one primary school and no secondary schools in Mont Albert. There are no schools in the BHMAL (refer to Figure 21).

Box Hill Institute (BHI) operates out of three campuses in Box Hill, two of which are located west and one of which is located east of Box Hill station. All three campuses are located in the BHMAL. BHI is one of Victoria’s largest vocational education and training providers with up to 60,000 students enrolled annually. It has recently partnered with Epworth Eastern for the delivery of a new nurse training facilities for the institute alongside the expansion of the hospital.

Deakin University and Monash University are located in the regional catchments in the Cities of Whitehorse and Monash respectively (refer to Figure 22).

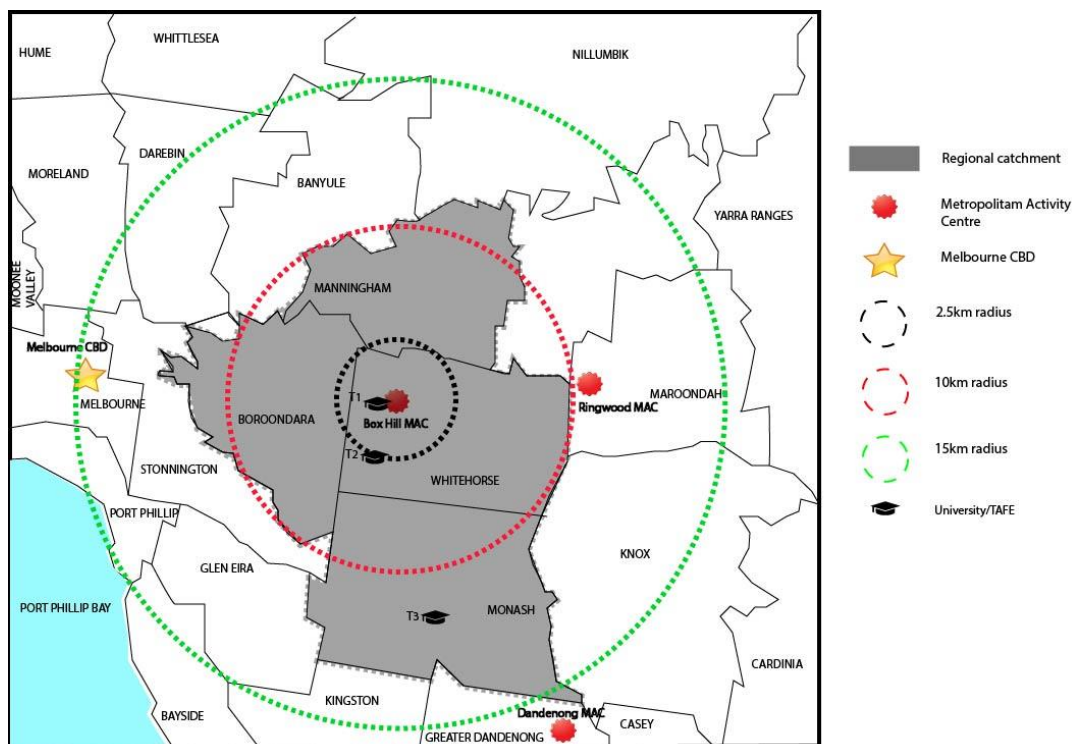
**Figure 21 – Location of education facilities, local catchment**







Source: Symplan

<sup>51</sup> Laburnum State Primary School and Our Ladies Independent Primary School are located just outside the study area.

**Figure 22 – Location of education facilities, regional catchment**



Source: Symplan

	P1	Surrey Hills Primary School
	P2	Mont Albert Primary School
	P3	Box Hill North Primary School
	P4	Kerrimuir Primary School
	P5	Laburnum Primary School
	P6	St Francis Xavier's School
	P7	Our Ladies Primary School
	PS1	Box Hill College
	S1	Koonung Secondary College
	S2	Box Hill High School
	S3	Our Lady of Sion College
	SP1	Berengara School
	T1	Box Hill Institute
	T2	Deakin University
	T3	Monash University

### 6.5.3 Existing rates of provision

The existing provision rate as per the benchmarks for education facilities in the study area indicate the following (refer to Appendix 6 and Table 14):

- There are sufficient state primary and secondary schools.
- There is the potential demand for additional tertiary education facilities.



**Table 14 – Existing rates of provision, education facilities**

Facility	Catchment	Standard/benchmark	Existing provision	Existing provision rate in local catchment <sup>52</sup>	Comment
State primary school	Local	1 per 8,000-10,000 people	6	1 per 7,063 people	Provision rate at benchmark
State secondary college	Local	1 per 25,000-30,000 people	3	1 per 14,127 people	Provision rate above benchmark
TAFE/University	Regional	1 per 150,000	3	1 per 226,820 people	Provision rate below benchmark

#### 6.5.4 Projected quantitative demand

The Department of Education and Training has no plans to construct or upgrade any state schools in the study area in the short to medium term.<sup>53</sup> There is no indication at present that additional independent primary or secondary schools, specialist schools or Universities/TAFEs are planned for the local catchment.

The quantitative needs analysis, based on the provision rates and benchmarks, has identified the following need for the education facilities between 2026 and 2041 (refer to Table 15):

- State primary school
- Tertiary education institution

**Table 15 – Quantitative needs analysis, education facilities**

Education facility	Users	Existing provision	Quantitative needs analysis					
			Projected demand			Projected gap		
			2026	2031	2041	2026	2031	2041
State primary school	Residents	6	5-6	5-6	6-7	<b>0</b>	<b>0</b>	<b>1</b>
State secondary college	Residents	3	2	2	2	<b>0</b>	<b>0</b>	<b>0</b>
TAFE/University	Residents Visitors	3	5	5	5	<b>2</b>	<b>2</b>	<b>2</b>

#### 6.5.5 Implications for the provision of education facilities

Although the proportion of primary, secondary and tertiary students living in the local catchment will decrease between 2026 and 2041, the number of people in these cohorts is projected to increase reinforcing the ongoing demand for education facilities in the local catchment. The demand for independent primary and secondary schools and specialist schools will be satisfied through the use of private land. It is also possible additional education facilities will compete for available public

<sup>52</sup> Based on medium scenario of five workers and five visitors generating the same demand as one resident.

<sup>53</sup> <https://www.schoolbuildings.vic.gov.au/pages/map.aspx>

land in the local catchment while making limited contribution to the provision of publicly available community, sport and active recreation facilities. However, given the trend for education facilities to be provided in vertical schools or for additional demand to be accommodated through locatable buildings<sup>54</sup>, it is likely that the demand for additional land will be limited.

Box Hill Institute will continue to attract large volumes of students to the area, some of whom are likely to use community, sport and active recreation facilities in the local catchment.

### 6.5.6 Strategies and actions

The following strategies and actions are recommended:

#### Strategies and actions



Advocate to education institutions to increase access to community, sport and active recreation facilities.

Advocate to education providers to identify appropriate responses to the future demand for education facilities.

## 6.6 Emergency and health

### 6.6.1 Role

Private medical centres and regional health facilities such as Box Hill Hospital and the Epworth Eastern reinforce the role the BHMAL plays in supporting the health and wellbeing of the study area's residents, workers and visitors. Emergency services safeguard the safety and security of all users in the study area and, together with medical and health facilities, support the local economy by promoting employment and stimulating the demand for local services.

Population growth, large visitor and worker population, and increasing residential and commercial density will increase the demand for emergency services<sup>55</sup>. High rise residential and commercial developments facilitate an increase in daily and residential populations without providing additional evacuation and relocation places such as open space and roads. They also increase the number of assets requiring protection.

The location of emergency services in close proximity to major arterials minimises journey and response times<sup>56</sup>.

Although Council is not responsible for providing land for medical, health and emergency services, access to these services contributes to the attractiveness of the study area which in turn stimulates investment and development, thereby increasing the demand for community, sport and active recreation facilities.

### 6.6.2 Location and distribution

There are two ambulance centres, one fire station, one police station and two hospitals (Epworth Eastern and Box Hill Hospital) in the local catchment. With the exception of one ambulance centre, all these emergency services are located in the BHMAL (refer to Figure 23). There are an additional seven hospitals in the regional catchment, two of which are located in the City of Whitehorse, bringing the number of hospitals in the municipality to four (refer to Figure 24).

Box Hill Hospital is the largest hospital in the Eastern Health network, admitting more than 48,000 patients annually. It has recently undergone major redevelopment, increasing by 200 beds. Epworth

<sup>54</sup> Infrastructure Victoria (2019) *Infrastructure Provision in Different Development Settings* Technical Reports 1 and 2

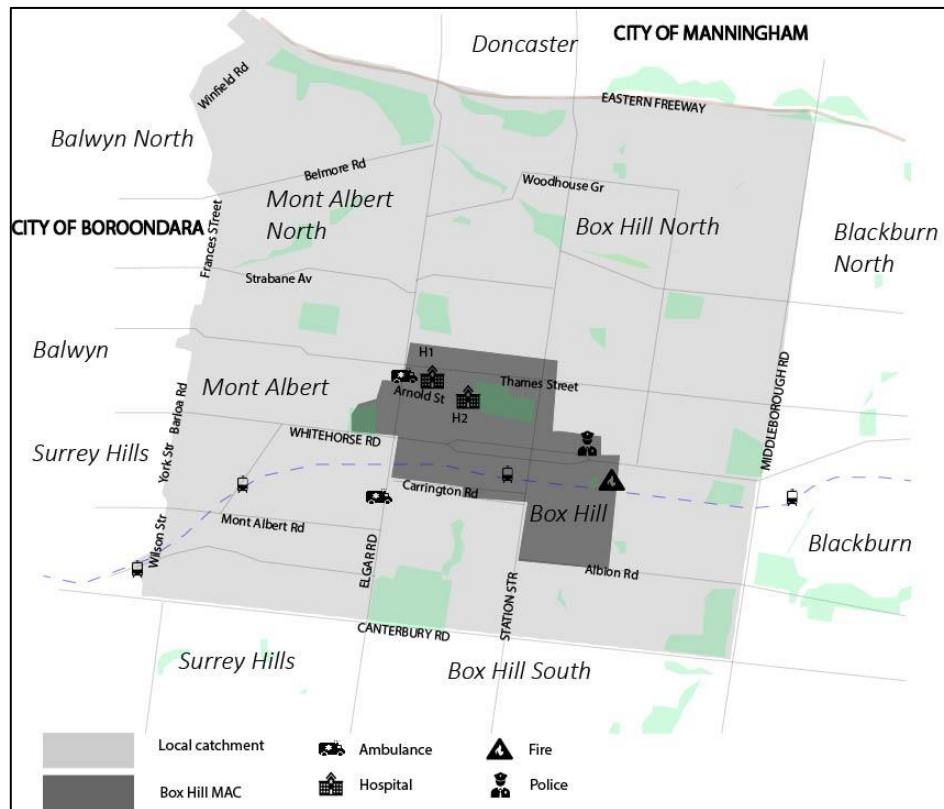
<sup>55</sup> Foster, H. et al (2013) 'Metropolitan Melbourne in 2021: changes and implications for the emergency management sector' *Australian Journal of Emergency Management* Vol 28, No. 4, October 2013 <https://knowledge.aidr.org.au/media/2255/ajem-28-04-03.pdf>

<sup>56</sup> Victorian Planning Authority (2013) *Precinct Structure Planning Guidelines*

Eastern is currently at capacity, with redevelopment of its East Wing Tower having already commenced. A new Eastern Clinical Trials and Research Centre will be located at Box Hill Hospital which will accommodate over 600 staff. This hospital conducts ongoing research in partnership with Deakin, Monash and La Trobe Universities.

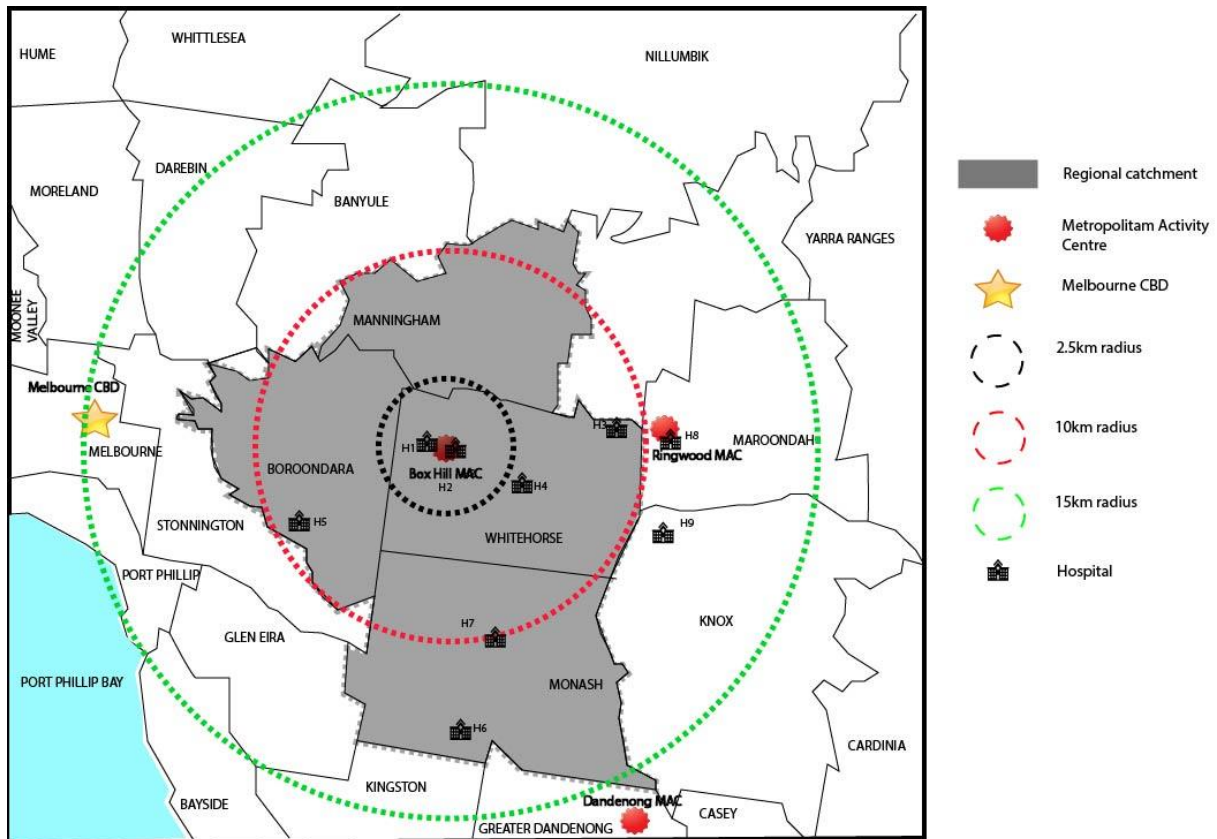
While the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans does not specifically list community health organisations, it should also be noted that healthAbility is located in the local catchment area, providing key community health services.

**Figure 23 – Location of health and emergency facilities, local catchment**



Source: Symplan

**Figure 24 – Location of health and emergency facilities, regional catchment**



Source: Symplan

	H1	Box Hill Hospital
	H2	Epworth Eastern Private Hospital
	H3	Mitcham Private Hospital
	H4	Bellbird Private Hospital
	H5	Epworth Camberwell
	H6	Monash Medical Centre and Children's Hospital
	H7	Waverley Private
	H8	Ringwood Private Hospital
	H9	Knox Private Hospital

### 6.6.3 Existing rates of provision

The existing provision rate as per the benchmarks for education facilities in the study area indicate the following (refer to Table 16 and Appendix 6):

- There are adequate medical facilities.
- There are inadequate fire and police facilities.

**Table 16 – Existing rates of provision, emergency and health facilities**

Facility	Catchment	Standard/benchmark	Existing provision	Existing provision rate in local catchment <sup>57</sup>	Comment
Fire	Local	1 per 15,000 to 18,000 people	1	1 per 59,333	Provision rate below benchmark
Ambulance	Local	1 per 56,000 people	2	1 per 29,666	Provision rate above benchmark
Police	Local	1 per 37,000 people	1	1 per 59,333	Provision rate below benchmark
Hospitals	Regional	1 per 200,000 plus people	9	1 per 75,607	Provision rate above benchmark

#### 6.6.4 Projected quantitative demand

The quantitative needs analysis, based on the provision rates and benchmarks, has identified the need for the following emergency and health facilities between 2026 and 2041 (refer to Table 17).

**Table 17 – Quantitative needs analysis, emergency and health facilities**

Facility	Users	Existing provision	Quantitative needs analysis					
			Projected demand			Projected gap		
			2026	2031	2041	2026	2031	2041
Fire	Residents	1	4	4-5	4-5	<b>3</b>	<b>3-4</b>	<b>3-4</b>
		2	1	1	1	<b>0</b>	<b>0</b>	<b>0</b>
Ambulance	Workers	1	2	2	2	<b>1</b>	<b>1</b>	<b>1</b>
Police	Visitors	9	4	4	4	<b>0</b>	<b>0</b>	<b>0</b>
Hospitals								

#### 6.6.5 Implications for the provision of emergency and health facilities

The provision rates suggest there will be a need for additional fire emergency and police services in the long term. Given the scarcity of available public land, it is unlikely there will be sufficient space to accommodate a separate site for each of these additional services. Council may wish to advocate to State Government to evaluate the feasibility of consolidating the existing police and fire stations, or relocating these services to an alternate site.

#### 6.6.6 Strategies and actions

The following strategies and actions are recommended:

Strategies and actions



Advocate to the State Government to identify suitable strategies to cater for the future demand for emergency services in the local catchment.

<sup>57</sup> Based on medium scenario of five workers and five visitors generating the same demand as one resident.

## 7 INDICATIVE COSTING

### 7.1 Methodology

The indicative costings discussed in Section 7.2 are baseline estimates that may be used to guide Council's decisions with respect to the provision of new facilities or the upgrading of existing facilities to improve their functionality and capacity.

The scope of the BHMAL CIP did not include identifying specific sites and facilities which may be suitable to accommodate the future demand for community, sport and active recreation infrastructure. As a result, utilising the expertise of architects and quantity surveyors was not considered appropriate at this stage.

Instead, the methodology used to prepare the indicative costing is based on research commissioned by the Victorian Planning Authority (VPA)<sup>58</sup>, that provides baseline infrastructure cost data for community, sport and active recreation infrastructure to be used by the VPA to standardise the cost estimation of infrastructure contribution projects.

The initial pricing data in this research was sourced from 26 suitable development contributions plans and then collated into the baseline estimates.

Table 18 below does not list the costs associated with every facility in BHMAL CIP, as some sites will require feasibility studies to be conducted first, and so the costs should be weighed against the discussion of each facility contained in Section 6.

Indicative costings with respect to the acquisition of land are not provided as firstly the main finding of the BHMAL CIP is that future demand can be met through improving the functionality and capacity of existing facilities rather than acquiring additional land, and secondly because of the difficulties associated with predicting land values in the medium and long terms.

### 7.2 Indicative costings

The findings of the BHMAL CIP indicate the following types of community, sport and active recreation facilities and resources will be required to support the health and wellbeing of the future users in the study area (refer to Table 18). Indicative costs are based on the Victorian Planning Authority benchmarked infrastructure costs for 2019 (adjusted for CPI to 2021 values).

Where costings were not available, figures are based on data from Whitehorse City Council's Project Delivery and Assets team for similar recently completed upgrade projects.

**Table 18 – Indicative infrastructure costings**

Facility	Size	Description	Indicative cost	Discussion
<b>1. Additional facilities required</b>				
<b>Multi-purpose community spaces/halls for hire</b>	200 to 500 sqm	A combination of small (50-80 sqm) and medium (100-125 sqm) community meeting spaces, plus public toilets and amenities, office, staff room and staff toilets and amenities, reception and circulation space.	± \$517,471 - \$1,293,677 \$2,587 per sqm	Potential to be provided in improved library facility or through optimisation of neighbourhood house facilities.

<sup>58</sup> Cardno (2019) Victorian Planning Authority Benchmark Infrastructure Report

Facility	Size	Description	Indicative cost	Discussion
<b>Sporting reserves</b>	5-6 hectare to 8-10 hectare	Contemporary junior and senior sporting competition standard	± \$9,048,607 per reserve for 5-6 hectare site ± \$11,681,626 per reserve for 8-10 hectare site	Given the constraints on acquiring additional land for sporting reserves, Council should consider upgrading existing reserves to improve capacity and functionality.
<b>Hard Courts</b>	Standard Half Court and Multi-Use Courts	Multi-purpose Sports Courts	Data sourced from Council's Capital Works Programs indicate the cost to develop a new standard half-court is \$200,000. Multi-purpose Sports Courts range in cost from \$200,000 - \$500,000 depending on the site conditions.	Once adopted the Open Space Strategy will provide guidance on the provision and location of Half-Courts and Multi-Use Courts.
<b>2. Upgrading of existing facilities to improve capacity and functionality</b>				
<b>Library space</b>	9,727 sqm (based on 0.05 sqm per user)	Redevelopment of existing library to meet contemporary design standards	+ \$25,164,396 \$2,587 per sqm	Existing site is land constrained and not sufficient for additional expansion.
<b>Pavilions</b>	420 – 700 sqm	Two to three playing areas, four to six change rooms with bathrooms, two to three umpire change rooms, storage, office/first aid room, canteen and kitchen, public toilets, multi-purpose community meeting space/social room 50 – 125 sqm	Data sourced from Council's Capital Works Programs indicate the cost to redevelop existing pavilions is in the order of \$5,000,000	Although no additional pavilions are required, some pavilions have limited capacity to accommodate existing and future demand. Feasibility of redevelopment should be considered.

Facility	Size	Description	Indicative cost	Discussion
Kindergarten facility	750 sqm	Two kindergarten rooms to accommodate 66 licensed places, including children's toilets and amenities, storage space, office, staff room and staff toilets and amenities display and circulation space	+ \$2,085,977 Average \$2,781 per sqm	Although no Council owned kindergartens are required, some facilities have limited capacity to accommodate existing and future demand. Feasibility of redevelopment should be considered.
	150 sqm	Additional 33-place Kindergarten Room/multipurpose meeting space extension	+ \$388,103 Average \$2,587 per sqm	
	700 sqm	Outdoor playspaces	+ \$452,249 Average \$646 per sqm	

Source: Cardno (2019) Victorian Planning Authority Benchmark Infrastructure Report



## 8 SUMMARY AND RECOMMENDATIONS

### 8.1 Community facilities required, 2026, 2031, 2041

This section provides a summary of the quantitative benchmarking process and includes recommendations based on the qualitative analysis of existing facilities' capacity and functionality. A strategic approach has been taken with a focus on key opportunities, meaning not every possible community infrastructure improvement (upgrade or new) is included – please refer to Section 6 for a discussion of individual community facilities in the catchment area.

While the quantitative assessment identified the need for additional facilities, this need may be accommodated by optimising the use of existing Council owned facilities rather than acquiring additional land. Feasibility studies would be required for some facilities to determine whether it would be more cost effective to redevelop the site or retrofit the existing facility to improve its functionality and capacity.

The option to improve the functionality and capacity of facilities is likely to be appropriate in the BHMAC, as it aligns with Council's preferred approach to consolidate community facilities and capitalises on the locational attributes of the existing facilities. This option would also be suitable for facilities located on land parcels large enough to support future expansion.

An effective and efficient way to meet the demand for facilities in the future will therefore involve both allocating capital funds to improving those facilities which are well-located and have the capacity for expansion and improvement on site, and identifying opportunities to acquire land which is both accessible and has the potential for on-site expansion.

Table 19 provides a summary of the recommendations by community infrastructure category and the likely delivery phase, short term (2026-2031), medium term (2031-2041) and long term (2041 onwards).

**Table 19 – Community facilities required, 2026, 2031 and 2041**

Delivery phase	Finding	Discussion	Recommendations
<b>Library space</b>			
Short term	The existing building does not meet contemporary library standards and requires additional floor space.	The site is land constrained and cannot accommodate the additional floor space required.	Develop a Masterplan for the Civic Precinct and allocate funds for the redevelopment of the Box Hill Library so it can meet contemporary library standards and accommodate the additional floor space required.  The baseline infrastructure cost to redevelop the library is \$25,164,396.

Delivery phase	Finding	Discussion	Recommendations
<b>Kindergartens and childcare centres</b>			
Short term	Three Council-owned facilities are near the end of their lifespan. These facilities require investment by Council to remain fit for purpose, as well as meet future need. Refer to the Whitehorse Kindergarten and Infrastructure Plan 2022 for more information.	The three kindergarten sites are land constrained.  Council should continue monitoring the extent to which the private sector meets demand in the future.	Allocate funds to ensure the three Council-owned kindergarten facilities remain fit for purpose and are able to cater for future need.  The baseline infrastructure cost to redevelop each kindergarten facility with two kindergarten rooms (66 licensed places) and an outdoor play space is \$2,538,226.
<b>Open space</b>			
Short term	Existing supply of open space is inadequate, particularly in BHMAL and Mont Albert. Additional hard courts are required.	Scarcity of land in the local catchment limits opportunities to provide additional open space.	Information on the demand and supply for passive open space is not discussed in the BHMAL CIP and will be contained in a new Open Space Strategy, with development of a new strategy about to commence.  Once adopted the Open Space Strategy will also provide guidance on the provision and location of Half-Courts and Multi-Use Courts.
<b>Sport, leisure and recreation facilities</b>			
Short term	Refer to Whitehorse Indoor Sports Facility Feasibility Study for analysis on the need for indoor sport and active recreation facilities.	The Indoor Sports Facility Feasibility Study includes an expressed need for facilities accommodating futsal, basketball, badminton, volleyball, netball, gymnastics and table tennis.	Refer to Whitehorse Indoor Sports Facility Feasibility Study for recommendations relating to the delivery of indoor sport and active recreation facilities in the study area.
Medium to long term	Additional sporting reserve required.	Given the constraints on acquiring additional land for sporting reserves, Council should consider upgrading existing sports ovals to improve their capacity and functionality.	Monitor the demand for facilities such as softball diamonds and lawn bowls.  Allocate funds towards upgrading of existing sports ovals to improve their capacity and functionality.  Based on the indicative costings contained in Section 7, it is recommended that \$9,048,607 be allocated towards the maintenance of existing sporting ovals.

Delivery phase	Finding	Discussion	Recommendations
Short term	No additional pavilions are required.	Capacity and functionality of some pavilions limit their potential to satisfy existing and future demand.	Allocate funds for the upgrading of existing pavilions. Some pavilions in the catchment area are already listed in the 10 Year Capital Works Program with the average cost for a redevelopment estimated at \$5 million.
<b>Multi-purpose community spaces</b>			
Medium term	Additional facilities are required to accommodate activities traditionally delivered in the neighbourhood house setting and halls for hire.	Council policy is to optimise existing facilities and assets, and it is unlikely stand-alone community meeting spaces will be provided in the study area.	Allocate funds to optimise the use of neighbourhood houses and halls, and provide new meeting spaces in the redeveloped library facility.  Baseline infrastructure costs for community meeting spaces are up to \$1,293,677. This could be incorporated with the total cost for the library (equivalent to \$26,458,073).
<b>Youth centres</b>			
Medium term	Existing facility is currently satisfying demand.  Additional space is likely to be required in the long term.	Existing facility is well located.	Monitor capacity and functionality of existing facility to ensure it continues to satisfy demand.  Ensure the temporary relocation of Youth ConneXions during redevelopment of the Box Hill Shopping Centre facilitates continuity in the delivery of services.
<b>Aged care and disability</b>			
Medium term	Existing delivered meals facility sufficient to cater for demand.  Existing aged care facilities sufficient to cater for demand.	Existing delivered meals facility is well located.	Monitor capacity and functionality of existing delivered meals facility to ensure it continues to satisfy demand.
<b>Maternal and child health centres</b>			
Long term	Additional facilities will be required to cater for future demand.  Existing facility is above the benchmark size.	Existing facility is well located and has capacity to cater for demand in the short and medium term.	Monitor demand for maternal and child health services and capacity for existing facility to meet increasing demand in the long term.

Delivery phase	Finding	Discussion	Recommendations
<b>Social housing</b>			
Ongoing	Supply of social housing units is inadequate to cater for demand.	Council shares responsibility for social housing with State Government and the community sector.	Collaborate with State Government and the community sector to increase the supply of social housing units.
<b>Education facilities</b>			
Ongoing	Population growth will create demand for additional educational facilities in the study area.	The Victorian State Government's policy to encourage the development of vertical schools may reduce the amount of land required for schools.	Advocate to the public and private educational sector to identify opportunities to increase access to community, sport and active recreation facilities delivered on land occupied by public and private educational institutions.
<b>Emergency and health facilities</b>			
Ongoing	Population growth, higher residential and commercial densities and growing numbers of visitors and workers will increase the demand for emergency services.	The Victorian State Government is responsible for the planning and delivery of emergency services.	Advocate for the increased provision of emergency services (fire and police) in the study area in the longer term.

## 8.2 Delivery mechanisms

### 8.2.1 Planning and design mechanisms

The BHMAL CIP found the existing and future demand for community, sport and active recreation facilities is greater than the supply of suitable and available land, and the location of some Council owned land and facilities limits opportunities for on-site expansion. The following planning and design mechanisms could help address these limitations:<sup>59</sup>

<sup>59</sup> Drawn from the *Review of Strategic Direction Box Hill Metropolitan Activity Centre Analysis and Options (2019)*

**Strategies  
and  
actions**



Design strategies which enhance pedestrian and cycle connectivity with a particular focus on the physical barriers created by Whitehorse Road and the railway line, the community facilities in the BHMAL and the smaller public open spaces distributed throughout the study area.

Advocate for the reconfiguration of major roads such as Whitehorse Road to increase the amount of open space.

Widen footpaths to cater for large and increasing pedestrian volumes.

Improve the capacity and functionality of existing facilities to accommodate existing and future demand.

Increase the amount of landscaping, public open space and amenities such as drinking fountains, benches, public toilets, particularly in the BHMAL.

Improve the functionality of active recreation facilities through the provision of lighting, drought-proofing and the provision of amenities.

Review some lease arrangements to improve utilisation of existing facilities.

Co-locate services with strong and effective synergies.

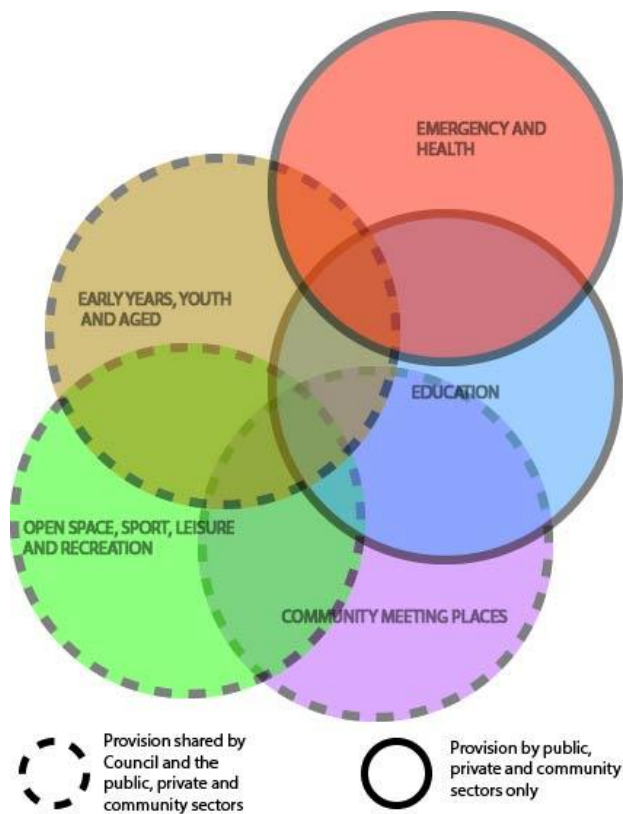
Retrofit existing facilities to improve their functionality and capacity.

### **8.2.2 Providers and model of delivery**

Council is responsible for the provision of some early years, youth, aged and community meeting places, sport, leisure and recreation facilities. However, the public, private, and community sectors will continue to play an important role in the delivery of these facilities, and other higher order facilities such as emergency, health and education (refer to Figure 25).

Given the scarcity of available land in the Box Hill MAC, Council should explore opportunities to collaborate with the State Government and independent schools to identify opportunities to increase access to open space facilities in schools and consider partnership opportunities. This may include financial contributions, shared use and expansion of existing facilities or other creative options.

**Figure 25 – Providers and model of provision**



This model of provision reflects the synergies between the community, sport, recreation, educational, emergency and health infrastructure categories supporting community health and wellbeing.

The strong synergies between the following facilities suggest a model facilitating co-location and integration would be appropriate:

- early years, youth and aged facilities, open space, sport, leisure and recreation facilities, community meeting places and education facilities
- emergency and health facilities, early years, youth and aged facilities and education facilities to facilitate the sharing of high order facilities used to deliver courses in allied health.

While the synergies between community meeting places and emergency and health facilities is less strong, these facilities should be connected through active and public transport to reduce the demand for car-based travel.

### 8.3 Monitoring and review

The BHMACHIP forecasts the need for community, sport and active recreation infrastructure over a 15 year period between 2026 and 2041. During this time, four censuses of population and housing will be undertaken and the BHMACHIP will undergo significant physical development, population growth and transformation. It is also likely the strategic planning and regulatory context within which community infrastructure is delivered will change alongside innovations in design.

The effect of these factors will need to be monitored and, where necessary, the findings of the BHMACHIP reviewed.

The following indicators and suggested timeframes may be used during the monitoring and review process:

Indicator	Monitor and review timing
Change in socio-economic profile	Every five years
Residential and commercial yield and associated growth in the size of residential, worker and visitor users	Ongoing
Changes in strategic and policy framework within which community, sport and active recreation facilities are delivered and funded	Ongoing
Emerging evidence altering the assumptions on which the quantitative needs assessment has been prepared	Ongoing
Shifts in behaviours relating to preferred types of physical activity	Ongoing

## **APPENDIX 1 – BIBLIOGRAPHY**

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## APPENDIX 2 – HIERARCHY OF FACILITIES

Level	Catchment and size	Hierarchy Items
Level 1	Local up to 10,000 people	Government Primary Schools (including out of school hours care)/Early Years Facility
		Level 1 Council Community Centres/ Early Years Facility/Neighbourhood House
		Level 1 Active Open Space
		Level 1 Passive Open Space (including level 1 playgrounds)
		Long Day Child Care Centres
		Social housing
Level 2	Local between 10,000 and 30,000 people	Government Secondary Schools
		Catholic Primary Schools
		Level 2 indoor recreation centres
		Level 2 Council Community Centres/Early Years Facility/Neighbourhood Houses
		Low Order Tennis Facilities
		Low Order Youth Facilities
		Maternal & Child Health (within every second level 1 early years facility)
		Occasional Child Care (as part of every neighbourhood house and leisure centre)
Residential Aged Care		
Level 3	Local between 30,000 and 60,000 people	Libraries
		Aquatic Leisure Centres
		Community Arts Centres
		Catholic Secondary Schools
		Higher Order Active Open Space Reserves
		Level 3 indoor recreation centres
		High Order Tennis Facilities
		Lawn Bowls Facility
		High Order Dedicated Youth Facilities
		Level 3 Council Community Centres
		Level 3 Council and Community Services Health Precincts (DHS Level 2 Community based health precincts - dedicated outreach health precinct sites) <sup>2</sup>
		Early Childhood Intervention Service
		Adult education/planned activity group facility
		Delivered meals facility
		Level 3 adventure playgrounds
Other independent schools		
Level 4	Regional covering total municipality	Main Council Civic Centre
		Level 3 Community-based health precincts – Day hospitals containing main or outreach Community Health Centre site (including Mental Health)
		Synthetic athletics track



Level	Catchment and size	Hierarchy Items
Level 5	Regional covering two or more municipalities	Highest Order Performance Arts Facility
		Universities/TAFEs
		Level 4 Community-based health precincts - Hospitals with community-based health services
		Regional Parks

Source: ASR A Short Guide to Growth Area Community Infrastructure Planning 2008

<i>Open space hierarchy for Whitehorse Open Space</i>	Size	Distance from residents
<p><b>Regional</b></p> <p>Caters to the Melbourne-wide population including Whitehorse residents. This includes large regional parks and linear reserves along the major waterways and the Pipe Track Reserve. Regional open space can also meet local open space needs where facilities or space allows for this. Regional reserves may have a role in protecting or improving biodiversity values, particularly within the regional context. Examples of Regional open space in Whitehorse include Wattle Park, Blackburn Lake Sanctuary and Gardiners Creek linear reserves.</p>	Unlimited	No specific distance is included as this open space type is provided for the Melbourne-wide population including Whitehorse residents.
<p><b>Municipal</b></p> <p>Caters primarily to residents of Whitehorse but also provides facilities which are used by residents from other municipalities. Municipal reserves may also have a role in nature conservation including protection and improving biodiversity values. Generally, these reserves are large enough in area to provide for a range of activities or adequate reservation of biodiversity values and include the major sporting and bushland reserves in the municipality. Examples of municipal open space in Whitehorse include Surrey Park in Box Hill, Elgar Park in Mont Albert North and Bellbird Dell Reserve in Vermont South.</p>	Minimum of 3 hectares	Up to 2 kilometre travel distance for residents to reach Municipal open space.
<p><b>Neighbourhood</b></p> <p>Caters primarily to residents within safe walking distance of home providing a range of activities appealing to the local community and encourages a sense of community and meeting place. These reserves may also have some nature conservation values, particularly as part of a linked network of reserves. Examples of neighbourhood open space in Whitehorse include Wren Close in Nunawading and Boisdale Street Reserve in Surrey Hills.</p>	Minimum of 1 hectare	Up to 500 metres safe walking distance for residents to reach Neighbourhood open space.
<p><b>Local</b></p> <p>Provides for residents within safe easy walking distance of home and large enough to provide at least two activities within the one reserve. An example is an open grassed area for informal ball games and a seating area. They may have a nature conservation role, particularly in the preservation of remnant trees. Examples include Combarton Park in Box Hill, Middlefield Park in Blackburn North, Moresby Dale in</p>	Less than 1 hectare - (0.99 - 0.26 hectares) (i.e. up to 90 x 100 metres)	Up to 300 metres safe walking distance for residents to reach Local open space.

<b>Open space hierarchy for Whitehorse Open Space</b>	<b>Size</b>	<b>Distance from residents</b>
Mitcham, Wood Park in Nunawading, Artists Park in Box Hill South and Harding Street Reserve in Surrey Hills.		
<b>Small Local</b> Provides for residents within safe easy walking distance of home and provides for one activity within the reserve, for example, a toddler playground with seat for supervision. The anticipated time of stay is relatively short, therefore, residents need to be located nearby (i.e. 150 metres). Examples include Pope Square in Blackburn, Primula Park in Blackburn South, Mudjee Flat in Burwood East, Windsor Crescent Reserve in Mont Albert and Trove Park in Vermont.	Up to 0.25ha (i.e. 50 x 50 metres)	Up to 150 metres safe walking distance for residents to reach Small Local open space.

Source: Whitehorse Open Space Strategy 2007

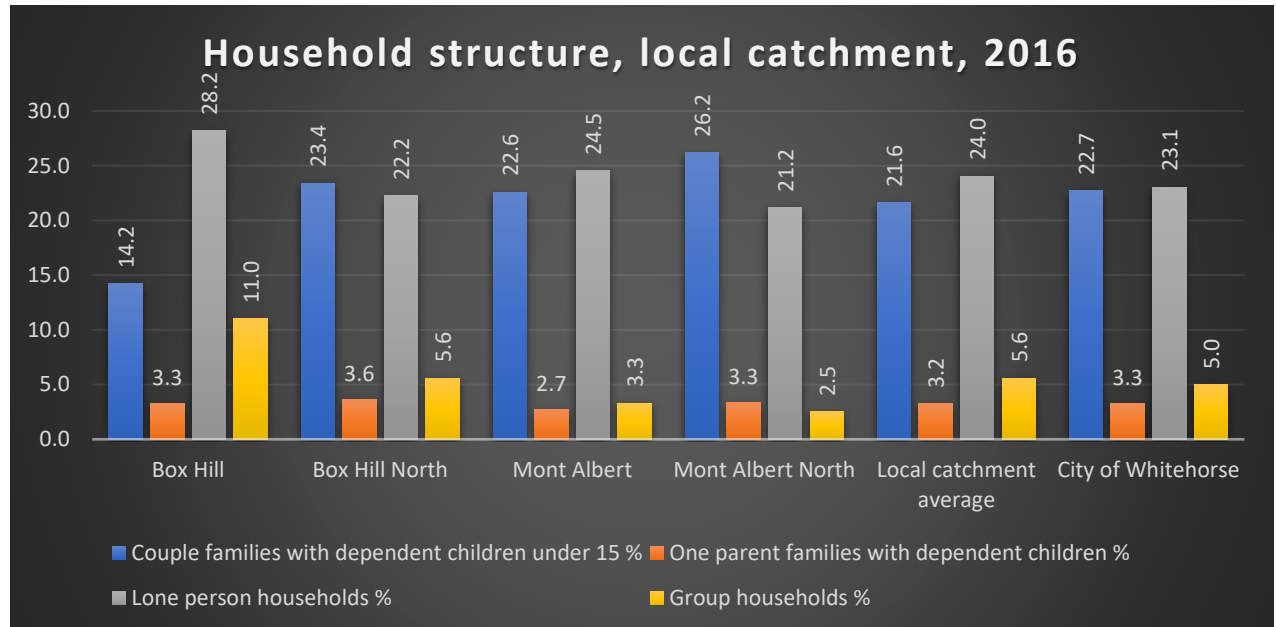
## APPENDIX 3- Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans

Category	Standard levy allowable item
<b>Community facilities</b>	<p>Single or multi-purpose community facilities providing a range of community activities and services.</p> <p>This includes, but is not limited to, the following:</p> <ul style="list-style-type: none"> <li>• multi-purpose community facility</li> <li>• kindergarten</li> <li>• childcare and occasional care facility</li> <li>• playgroup facility</li> <li>• maternal and child health centre</li> <li>• library and learning centre</li> <li>• community arts and cultural facility</li> <li>• neighbourhood house</li> <li>• adult day care and activity group facility</li> <li>• youth services facility</li> <li>• delivered meals facility</li> <li>• business accelerator facility.</li> </ul>
<b>Sports and recreation facilities</b>	<p>Multi-purpose or specialist sports and recreation facilities providing a range of activities and services.</p> <p>This includes, but is not limited to, the following:</p> <ul style="list-style-type: none"> <li>• outdoor multi-purpose sports field, court and spaces</li> <li>• multi-purpose and/or specialist pavilion</li> <li>• football oval</li> <li>• soccer pitch</li> <li>• cricket oval</li> <li>• rugby field</li> <li>• tennis court</li> <li>• basketball court</li> <li>• netball court</li> <li>• bowling green</li> <li>• bocce court</li> <li>• baseball field</li> <li>• softball field</li> <li>• hockey field.</li> </ul>

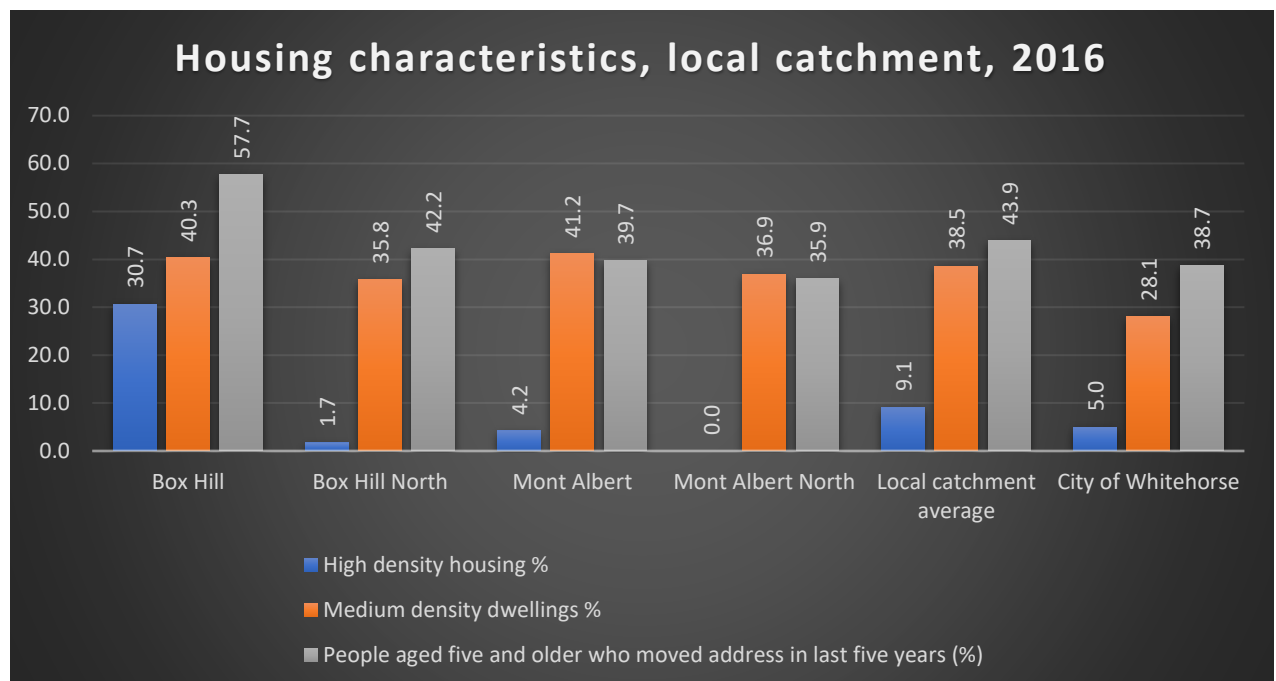
## APPENDIX 4 - COMMUNITY PROFILE

### Existing

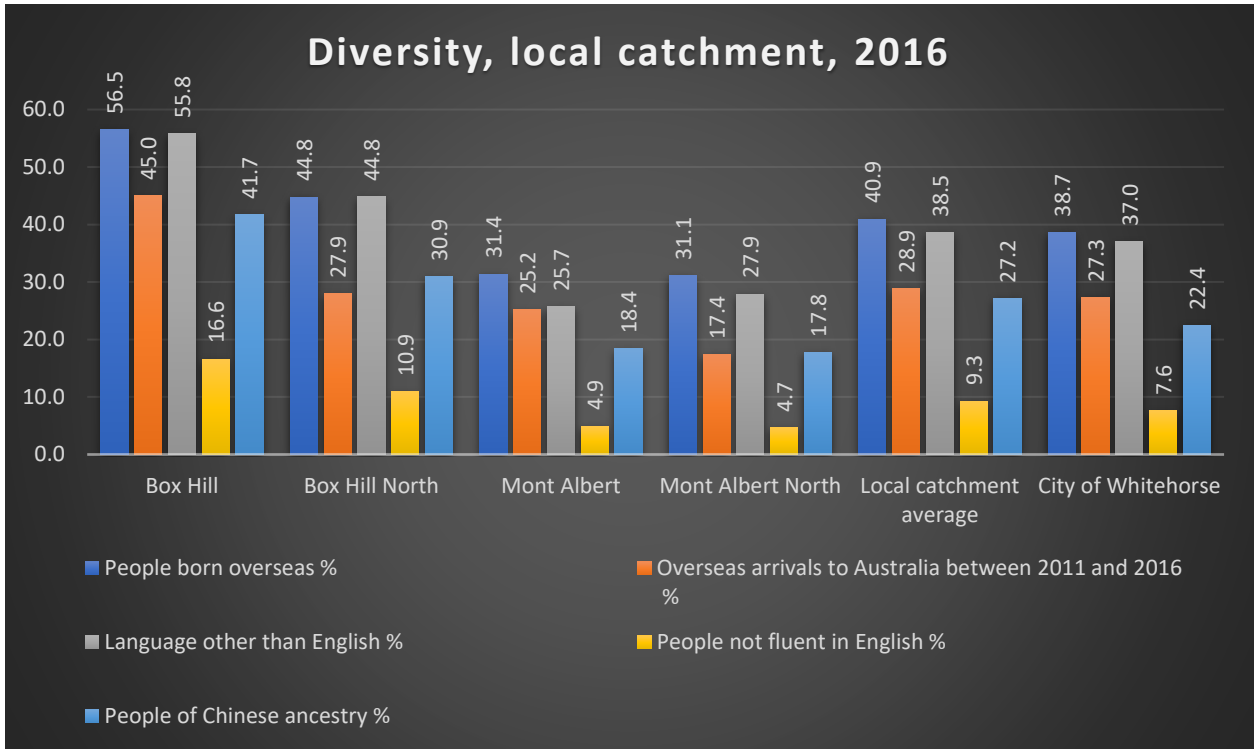
#### Local catchment



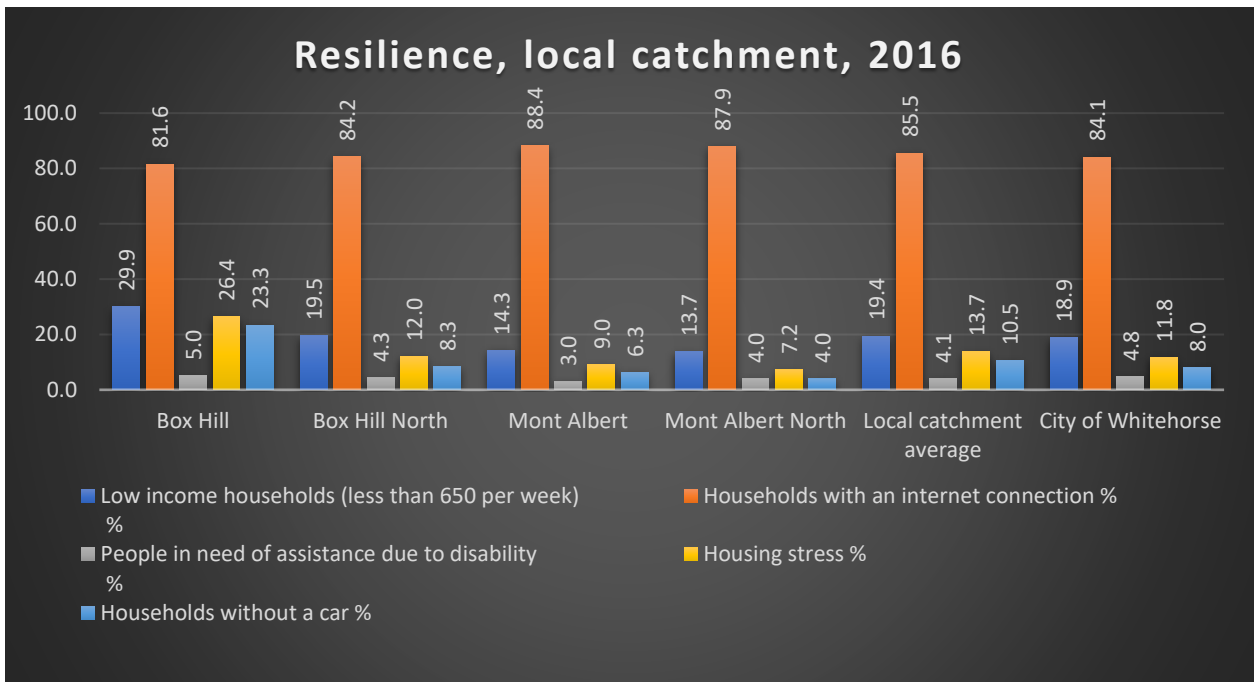
Source: ABS Census of Population and Housing 2016 compiled by i.d consulting



Source: ABS Census of Population and Housing 2016 compiled by i.d consulting

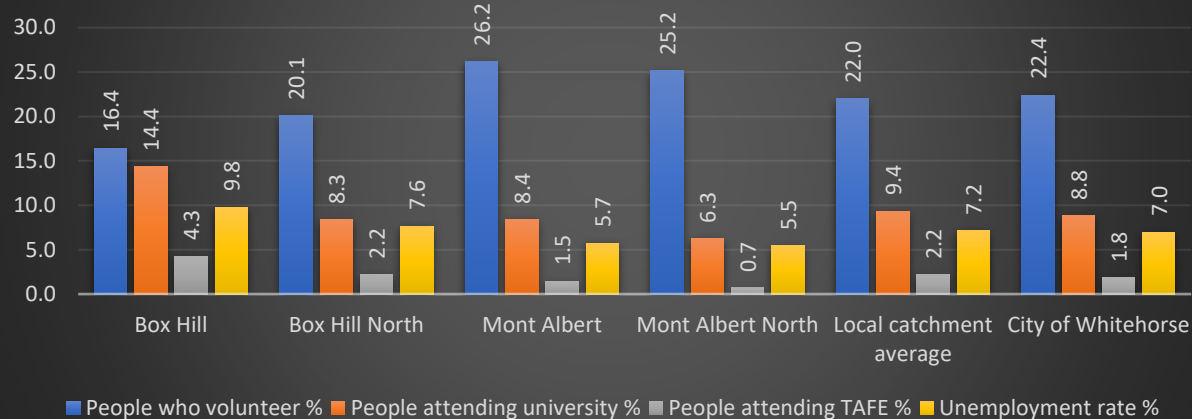


Source: ABS Census of Population and Housing 2016 compiled by i.d consulting



Source: ABS Census of Population and Housing 2016 compiled by i.d consulting

## Employment and education status, local catchment, 2016



Source: ABS Census of Population and Housing 2016 compiled by i.d consulting

### Regional catchment

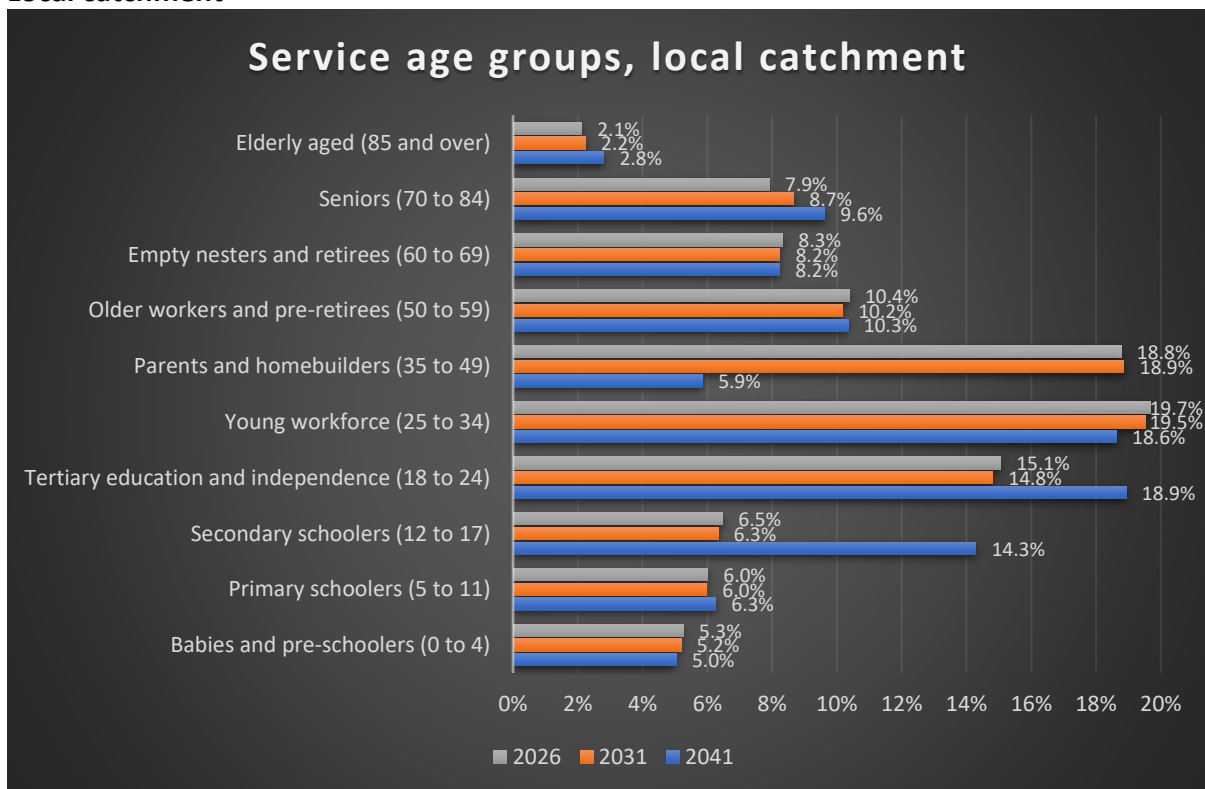
LGA Name	Whitehorse	Boroondara	Manningham	Monash	Victoria
Top 5 ancestries - ancestry 3	Chinese	Chinese	Australian	Australian	
People who attended a local community event	59.9%	58.3%	52.7%	44.2%	55.7%
People who are members of a sports group	23.5%	32.9%	26.5%	23.4%	26.5%
People who rated their community as an active community	82.0%	82.9%	84.0%	76.6%	81.8%
Journeys to work which are by car	62.2%	56.6%	70.4%	65.2%	66.2%
Journeys to work which are by public transport	17.3%	19.9%	11.0%	15.7%	11.1%
Students attending public schools	63.5%	45.8%	57.6%	62.6%	61.6%
People reporting being obese	16.0%	10.5%	16.6%	13.1%	19.3%
People who do not meet physical activity guidelines	46.6%	38.5%	44.9%	49.5%	44.1%
People with need for assistance with core activity	4.5%	3.8%	4.7%	4.8%	5.0%
People reporting fair or poor health status	19.8%	14.9%	16.8%	21.0%	20.3%
People reporting high/very high psychological distress	9.8%	8.9%	11.3%	15.2%	15.4%
General practitioners per 1,000 population	1.2	1.6	1.3	1.3	1.2
General practice clinics per 1,000 population	0.3	0.3	0.3	0.3	0.3
People who could definitely access community services and resources	85.4%	86.9%	88.0%	84.4%	85.2%

LGA Name	Whitehorse	Boroondara	Manningham	Monash	Victoria
People who live near public transport	100.0%	100.0%	88.7%	99.6%	73.9%
Most frequently attended public hospital	Box Hill Hospital	Box Hill Hospital	Box Hill Hospital	Monash Medical Centre [Clayton]	
GP attendances per 1,000 population	5,556.8	4,468.9	6,022.9	5,488.8	5,889.0
HACC clients aged less than 65 years per 1,000 target population	274.9	469.7	314.5	247.0	305.3
HACC clients aged 65 years and over per 1,000 target population	899.4	774.2	780.4	699.6	737.8

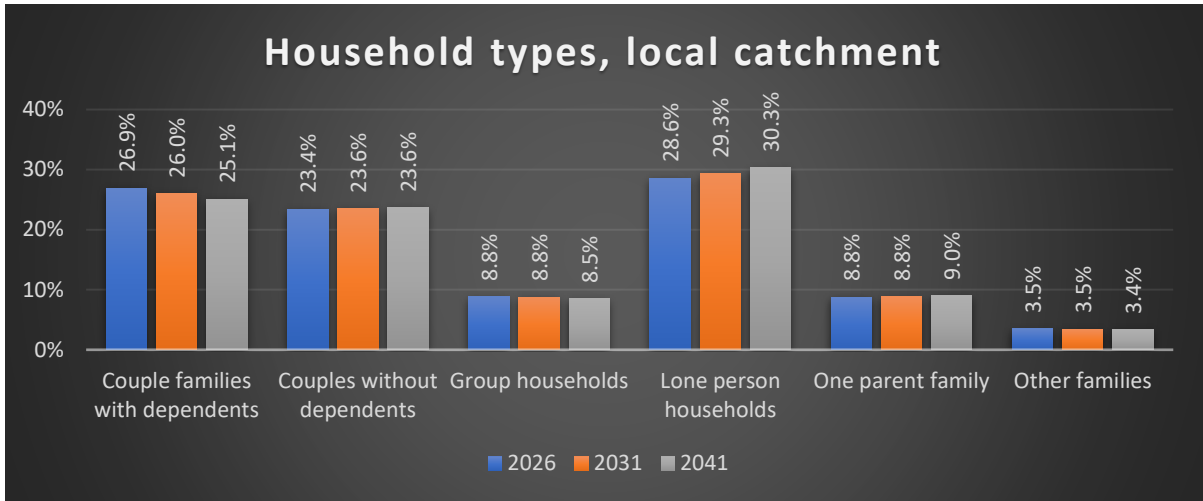
Source: DHHS Local Government dataset & Victorian Population Health Survey 2017

## Projections 2021 - 2041

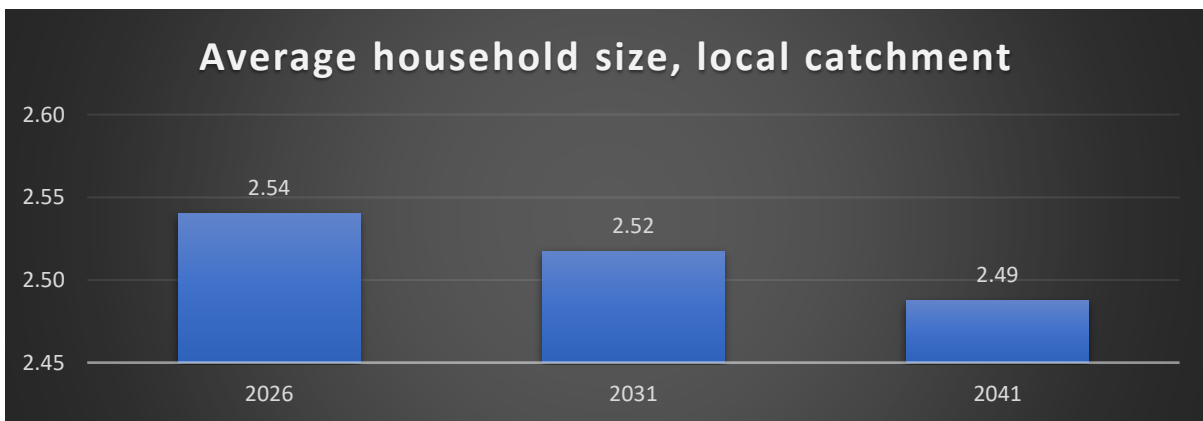
### Local catchment



Source: ABS Census of Population and Housing 2016, compiled by i.d consulting

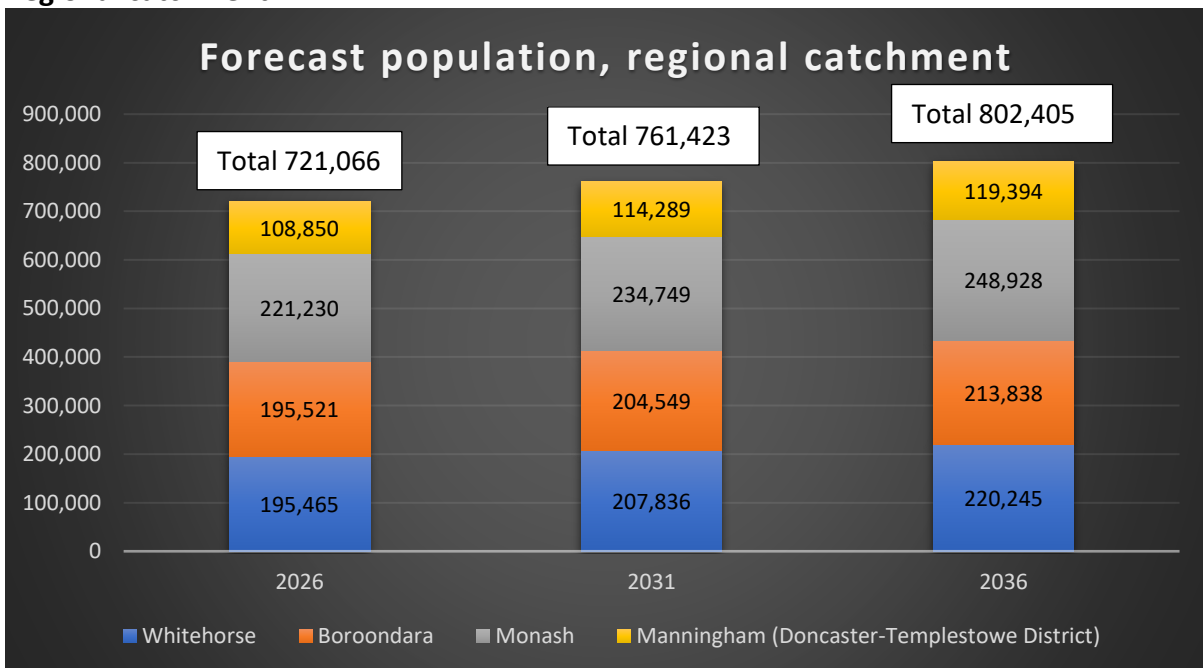


Source: ABS Census of Population and Housing 2016, compiled by i.d consulting



Source: ABS Census of Population and Housing 2016, compiled by i.d consulting

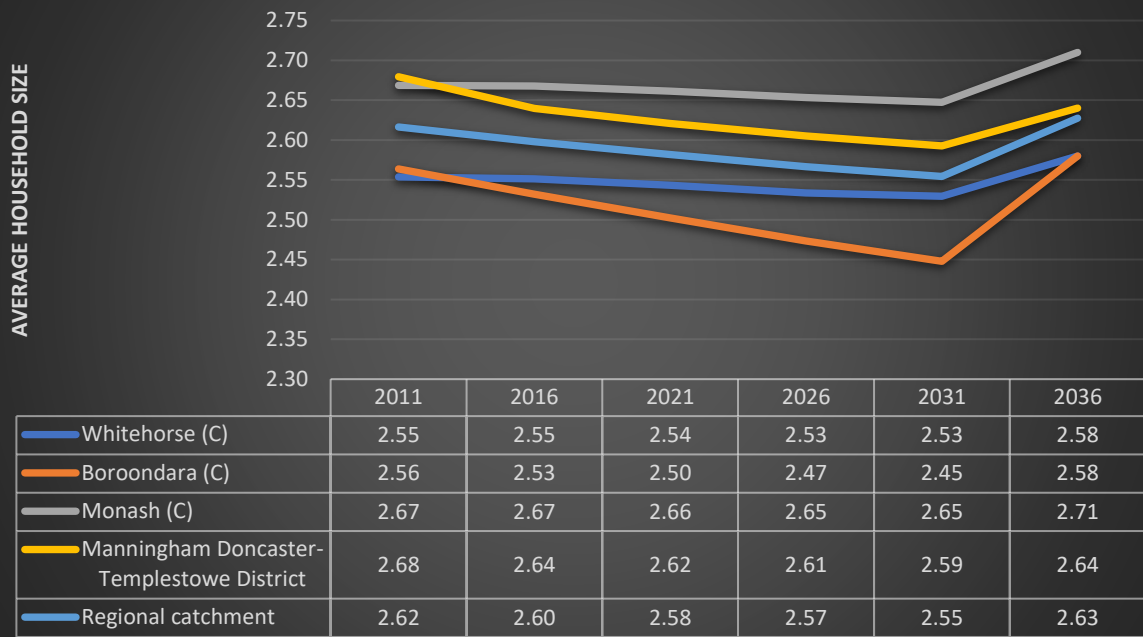
### Regional catchment



Source: ABS Census of Population and Housing 2016, compiled by i.d Consulting and Victoria in the Future



## Average household size, regional catchment



Source: ABS Census of Population and Housing 2016, compiled by i.d Consulting

## **APPENDIX 5 - STRATEGIC AND POLICY FRAMEWORK**

### **Community Vision 2040 and Council Plan 2021-2025**

Priority areas to achieve the Whitehorse 2040 Community Vision include:

- Remove barriers to accessing community services and increase community participation.
- Create low-traffic neighbourhoods where people can move safely. Aim to create 20-minute neighbourhoods.
- Provide active public spaces which are accessible by all, where people feel safe and connected with others in the community.
- Provide community and business with access to cohesive and vibrant spaces to encourage innovation and creativity, including art, craft and innovative practices.

Council is committed to supporting the community in all areas of health and wellbeing, delivering quality infrastructure and providing opportunities for people to engage in arts, recreation and sports in order to build strong, connected and culturally diverse communities. This will be achieved through the following strategies:

- Plan, build, renew and maintain community assets and facilities to meet current and future service needs in an environmentally, financially and socially sustainable way.
- Review the provision and use of open spaces considering current and future needs for active and passive recreation, safe meeting spaces and wellbeing programs in accessible green open spaces.
- Advocate to State government on how to foster '20-minute neighbourhoods' that improve community connection and local access to a diversity of services.
- Maximise the usage of Council and Community facilities to improve community access opportunities.
- Plan, maintain, renew and upgrade Whitehorse play spaces providing a range of safe, enjoyable and accessible play experiences for the community.

### **Whitehorse Health and Wellbeing Plan 2021-2025**

Priorities underpinning the *Whitehorse Public Health and Wellbeing Plan 2017-2021* include social connectedness, mental health and wellbeing, physical activity and climate change mitigation.

Key strategies relating to community services and facilities include:

- Looking to implement 20-minute neighbourhoods when Victorian planning guidance is provided.
- Facilitating opportunities for people to socialise/meet with others in their neighbourhood.
- Seeking opportunities to open up and diversify use of Council spaces and facilities for multiuse
- Using innovative ideas from the community for community infrastructure (e.g. pop up gardens, cafes with outdoor dining in carparks), ensuring need and easy access/navigation

### **Whitehorse Planning Scheme – Clause 22.07 Box Hill Metropolitan Activity Centre**

Seven activity precincts including a key open spaces precinct and major development precinct.

Objectives include supporting the expansion of the BHMAL:

- To ensure Box Hill provides accessible, lively and comfortable public spaces offering diverse opportunities for recreation and social engagement.

- To support walking as the primary means of access in and around Box Hill and encourage most trips of one kilometre or less to be taken on foot.
- To encourage cycling as a sustainable and healthy means of travel within Box Hill.
- To ensure Box Hill accommodates a more intensive and diverse range of activities increasing choices and opportunities, support synergies between different uses, encourage use of sustainable transport and complement surrounding areas.

Policy relating to public places is that the responsible authority will encourage use and development that:

- Protects and improves access to existing public open spaces.
- Improves the design and management of public places.
- Creates new public spaces and facilities.
- Develops synergies between public spaces and uses at their edges.
- Explores the provision of alternative kinds of spaces.
- Encourages private sector provision of recreation facilities.

Clause 21.07 Economic Development objective is to develop the BHMAL as the major focus for retail, commercial, health, transport, education and entertainment facilities in Melbourne's east; strategy is to direct large entertainment and retail uses serving a regional catchment into the BHMAL.

### **Whitehorse Municipal Early Years Plan 2014-2018**

Key themes in the *Whitehorse Municipal Early Years Plan 2014-2018* are 'healthy, active and thriving children' and 'quality services for all children and families'. Principles underpinning this Plan are children and their families have the right to access services and the opportunity to live healthy and active lifestyles with access to parks, playgrounds, open spaces and recreation facilities.

Strategies and actions include:

- encouraging and enhancing opportunities for children of all ages to participate in physical activity, sport and exercise
- promoting and supporting the regular use of Council parks, playgrounds and open spaces for both active and passive recreation purposes, including identifying opportunities to expand and enhance Council's portfolio of parks, gardens, playgrounds and open spaces
- promoting the importance of play for children of all ages
- recognising and promoting the importance of learning from birth
- improving the affordability, flexibility and accessibility of early years services

### **Box Hill Transit City Activity Centre Structure Plan 2007**

Principles underpinning the *Box Hill Transit City Activity Centre Structure Plan* are coordinating the public and private sectors, supporting walking as the principal means of access, increasing development density, provision of good urban places and an appropriate public open space network.

The *Box Hill Transit City Activity Centre Structure Plan* describes the vision for Box Hill as developing into the most significant urban centre in Melbourne's eastern suburbs where people can live, work, shop and access social networks and personal services; Box Hill will be a focus for regional health care, educational and community services.

The planning framework underpinning the *Box Hill Transit City Activity Centre Structure Plan 2007* includes the following principles:

- a network of improved and accessible public spaces to support local recreation needs and community interaction
- land uses complementing the qualities of their immediate area, meet community needs and contribute to the quality and vitality of the public environment
- consolidation of cultural, community and educational facilities (Precinct C)
- growth and enhancement of educational and medical institutions
- convenient access to high quality public open space and recreation facilities
- continued development of key activity clusters
- accommodate a wide range of high-accessible community services and facilities serving a wide catchment which accommodate local population growth and demographic changes

### **Box Hill MAC Strategic Review Analysis 2019**

This study notes the policy support for the development intensification in Box Hill, ongoing metropolitan role for services, employment and housing and importance of the transport interchange in supporting these. It identifies the need to ensure these factors are supported by provision of infrastructure and delivery of quality open spaces.

Constraints include increased pressure on capacity of pedestrian and public transport networks, housing affordability, increasing competition for space and the challenges of providing a cohesive public realm.

Opportunities include facilitating affordable housing, supporting the delivery of public benefits, and creating an enriched and cohesive public realm.

Challenges include the perceived distance and disconnection of the community infrastructure from the 'natural' civic centre of Box Hill Centre, the public transport interchange and the Market Street Mall.

The study identifies the best practice principle of supporting the delivery of infrastructure and public benefits alongside the intensification of use and densification of development.

The study concludes that a community infrastructure plan and associated contributions scheme is required to guide investment in community infrastructure.

### **Whitehorse Municipal Youth Plan 2014-2018**

Key themes contained in the *Whitehorse Municipal Youth Plan 2014-2018* are:

- Provide young people with the opportunity to learn, adventure, have fun, socialise and develop skills and experience, live healthy and active lifestyles.
- Young people and their families have the opportunity to access the services they require to thrive.
- Priorities include increasing physical activity; participation in education, training and employment; enhancing mental health and wellbeing are a priority; participation in community life; creating safe communities; improving youth service quality, accessibility.

### **Whitehorse City Council Use of and access over Council parks and sportsfields**

Council approval is required to gain access to Council's Parks and Sportsfields.

## **Whitehorse Play Space Strategy 2011**

The *Whitehorse Play Space Strategy 2011* identify the need to address gaps in local supply of play spaces, design and maintain play spaces to encourage use by children of all abilities, co-locate junior and senior play spaces and improve play spaces serving broader catchments.

The *Whitehorse Play Space Strategy 2011* recommends the following service hierarchy based on the catchment served:

- Small local:** Generally very small, serving a small number of households.
- Local:** Generally cater for a local area's households located within a 5-minute safe walk.
- Neighbourhood:** Generally cater for a number of local areas' households and located within a 10-minute safe walk.
- Municipal:** Generally cater for households located within a 2km travel distance.
- Regional:** Generally cater for households located within a 30-minute drive.

Relevant principles guiding the planning and design of play spaces in the *Whitehorse Play Space Strategy 2011* include:

1. Play spaces will be planned, designed, managed and developed in accordance with the service levels defined for the different classifications of play space.
2. Where appropriate open space is available, Council will aim to provide a play space within a safe walking distance of most households.
3. Universal design principles optimising access to play spaces and associated park infrastructure for the whole community will underpin the planning and design of play spaces.
4. A variety of options may be required to achieve the desired number, quality and variety of play spaces within neighbourhoods and districts.
5. Council's play space upgrade and installation program will be subject to Council budget considerations.
6. Short term actions will focus on providing play spaces in neighbourhoods where there are identified gaps in provision and on enhancing 'municipal' level play spaces.
7. Open space and its facilities are flexible and can be adapted to meet changing community needs.

## **Whitehorse Recreation Strategy 2015-2024**

This strategy notes Council's commitment to the long-term planning for recreation and sport and ensuring facilities and services are provided in consideration of current needs, as well as emerging trends potentially influencing Council's role.

Principles underpinning this Strategy include:

- Provide unstructured recreation opportunities while continuing to support organised sport.
- Plan and develop buildings in response to evidence based research and with the service levels defined for different classifications of facilities and in consideration of all associated costs.
- Focus on catering for local and municipal level needs as a priority.
- Plan and design for multi-purpose use.
- Optimise the use of existing facilities before developing new facilities.

## **Whitehorse Open Space Strategy 2007**

Key outcomes in the *Whitehorse Open Space Strategy 2007* are:

- Improve links between open space reserves.
- Improve access to and use of existing reserves and maintain existing highly valued reserves.
- Ensure adequate open space to meet existing and future population needs by:
  - securing new and/or upgrade existing open space associated with activity centres through appropriate develop contributions to open space
  - providing additional open space in areas where residents need to walk further than 500m to reach open space

## **Melbourne East Regional Sport and Recreation Strategy**

Principles in the *Melbourne East Regional Sport and Recreation Strategy* include:

- Invest in facilities improving access and promote efficient service delivery and flexible multiuse outcomes.
- Recognise opportunities to upgrade and build the capacity of existing facilities to serve a broader regional catchment.
- Avoid duplication and over provision of regional level sport and recreation facilities.
- Support projects that have fully considered the local impact of a regional level facility.

## **Whitehorse City Council Arts & Cultural Strategy**

The Vision in the *Whitehorse City Council Arts and Cultural Strategy* is to 'aspire to be a creative community that is vibrant, diverse and engaged through our arts, culture and heritage'. Council recognises its core role in the provision of arts and cultural infrastructure, services and programs reflective of the needs and interest of its community.

## **City of Whitehorse Retail Strategy Review 2019**

This study found the City of Whitehorse attracts people from as far as 10 kilometres away from the central area of the municipality primarily due to the attraction of the Box Hill Central Activities District and the Nunawading/MegaMile bulky goods centre. This catchment incorporates several regional shopping centres such as Chadstone Shopping Centre and Forest Hill Chase Shopping Centre, The Glen; educational institutions such as Holmesglen TAFE, Deakin University; and hospitals such as Waverley Private Hospital, Knox Private Hospital, Ringwood Private, Mitcham Private.

## APPENDIX 6 – PROVISION RATES AND BENCHMARKS USED

Facility	Provision rate/benchmark	Source
Senior citizens facility/adult education	1 multi-purpose meeting space per 40,000-60,000 people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
Library	1 library per 30,000 people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
4 year old kindergarten	1 per 10,000 people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
HACC Delivered Meals Dispatch facility	1 per 40,000 - 60,000 people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
Maternal Child Health Services	1 facility for every 16,000 people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
Youth Resource Centre	1 per 30,000 - 60,000 people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
HACC Planned Activity Group	1 per 40,000 - 60,000 people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
Childcare (60-120 place Council long day)	1 per 40,000 - 50,000 people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
Neighbourhood centre	1per 10,000 - 20,000 people	Sharyn Casey (2005) <i>The University of Queensland Establishing Standards for Social Infrastructure</i>
Youth Resource Centre	1 per 3,000 people aged 13-19 years	Sharyn Casey (2005) <i>The University of Queensland Establishing Standards for Social Infrastructure</i>
Arts and Cultural Centre	1 per 40,000 - 60,000 people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
Men's shed	1 per 40,000 - 60,000 people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
Community garden	1 per 40,000 - 60,000 people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
Government primary school	1 per 8,000 -10,000 people; 1 per 3,000 households	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
Government secondary school	1 per 25,000 - 30,000 people; 1 per 9,000 households	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
TAFE campus	1 150,000 plus people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
Hospital	1 per 200,000 plus people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
Ambulance	1 per 56,000 people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
Fire	1 per 15,000 - 18,000 people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
Police	1 per 37,000 people	ASR A Short Guide to Growth Area Community Infrastructure Planning 2008
Indoor sports centre	1 per 50,000 - 100,000 people	Parks and Leisure Australia

<b>Facility</b>	<b>Provision rate/benchmark</b>	<b>Source</b>
Indoor sports centre	1 per 30,000 - 50,000 people	Sharyn Casey (2005) <i>The University of Queensland Establishing Standards for Social Infrastructure</i>
Higher order indoor sports court complex	1 per 40,000 - 60,000 people	ASR A <i>Short Guide to Growth Area Community Infrastructure Planning</i> 2008
Recreation courts	1 per 10,000 people	City of Parramatta Social Infrastructure Strategy 2017 (Draft)
Skate park	1 per 50,000 people	City of Parramatta Social Infrastructure Strategy 2017 (Draft)
BMX track	1 per 50,000 people	City of Parramatta Social Infrastructure Strategy 2017 (Draft)
Tennis court	1 x 2 court facility per 25,000 - 35,000 people	ASR A <i>Short Guide to Growth Area Community Infrastructure Planning</i> 2008
AFL/cricket ground	1 per 5,000 people	City of Parramatta Social Infrastructure Strategy 2017 (Draft)
Soccer pitch	1 per 8,000 people	HCC Development Framework
Lawn bowls	1 x 4 green facility per 40,000 people	ASR A <i>Short Guide to Growth Area Community Infrastructure Planning</i> 2008
Synthetic hockey pitch	1 per 100,000 people	HCC Development Framework
Softball diamond	1 per 25,000 people	HCC Development Framework
Lacrosse pitch	1 per 100,000 people	HCC Development Framework
Synthetic athletics track	1 per 75,000 people	HCC Development Framework
Pavilions	1 per 6,000 people (local/neighbourhood level 1) ; 1 per 50,000 people (regional level 3)	HCC Development Framework
Active open space	2 hectares per 1,000 people (excluding golf courses) including lawn bowls, tennis facilities and active open space reserves	ASR A <i>Short Guide to Growth Area Community Infrastructure Planning</i> 2008