



Planning today for the communities of tomorrow

Robert Panozzo

Expert Witness

**Statement for Statutory Advisory Committee (SAC) Draft
Amendment C193yan -Yarra Ranges Shire**

**Review of Proposed Community Infrastructure Provision
As Part of the Kinley Development (Former Lilydale Quarry)**

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EXPERT WITNESS DETAILS

This section outlines relevant information about Robert Panozzo, Director of Australian Social & Recreation Research Pty Ltd (“ASR” or “ASR Research”), who prepared the following expert witness report.

Personal Details

Name: Robert Panozzo

Address: Suite 7 / 321 Chapel Street, Prahran 3181

Education Qualifications

2003 -2004: Graduate Certificate in Environment and Planning – RMIT University

1986 - 88: Bachelor of Social Science (Socio-Environmental Assessment and Policy) - RMIT. Obtained degree with distinction.

Area of Expertise

I have worked as a social researcher and planner specialising in community infrastructure assessments since 1992. My curriculum vitae, summary of experience, project information and declaration are attached.

Expertise in Preparing the Report

Robert has had over two decades of experience as a social planner of a broad range of community infrastructure such as open space, community centres and schools. ASR Research specialises in providing advice to both developers, local Councils and State agencies on how to most effectively and efficiently provide for the many services and facilities local communities require to satisfy their social needs. This advice, prepared in the form of detailed assessments, has covered many land use contexts, from the outer fringes of Melbourne in new housing estates, to significant infill redevelopments.

I have been responsible for the preparation of numerous community / social infrastructure assessments for a large variety of land use development planning processes. These include outer Metropolitan growth area Precinct Structure Plans (PSPs) and significant infill and urban renewal projects located in inner and middle ring Melbourne. These projects have included:

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Western Metropolitan Region

- Toolern Precinct Structure Plan Community Infrastructure Assessment
- Toolern Precinct Structure Plan Community Infrastructure Assessment Review
- Melton North Community Infrastructure Assessment
- Taylors Hill West Community Infrastructure Assessment
- Mt Atkinson Community Infrastructure Assessment
- Rockbank Regional Community Infrastructure Assessment
- Eynesbury Community Infrastructure Assessment
- Melton Township Local Structure Plan

Northern Metropolitan Region

- Greater Beveridge Community Infrastructure Scoping Study
- Greenvale Community Infrastructure Assessment
- Lockerbie Community Infrastructure Assessment
- Lockerbie North Community Infrastructure Assessment
- Merrifield West Community Infrastructure Assessment
- Wollert – Quarry Hills Community Infrastructure Assessment
- Mernda – Doreen Growth Area Community Infrastructure Assessment
- Epping North Growth Area Community Infrastructure Assessment

South Eastern Metropolitan Region

- Clyde and Cranbourne Nth Community Infrastructure Assessment
- Botanic Ridge: Review of Community Infrastructure Requirements

Strategic Infill Sites

- 188 Turner Street Port Melbourne - Lorimer Precinct of Fishermans Bend (Chun Group, 2017)
 - Fitzroy Gasworks Site Social Needs Analysis (Places Victoria, 2016)
 - Ivanhoe Water Tank Site Social Needs Analysis (Places Victoria, 2017)
 - 13 Hartley Street Docklands - Lorimer Precinct of Fishermans Bend (Claric Ninety Nine Pty Ltd, 2016)
 - Waverley Golf Course Community Infrastructure Assessment (Intrapac, 2016)
 - Keysborough Golf Course Community Infrastructure Assessment (Intrapac, 2016)
 - Fitzroy Gasworks Site Social Needs Analysis (Places Victoria, 2016)
 - Taylors Lakes (18-24 Robertsons Road) Social Needs Analysis (Places Victoria, 2016)
 - Kingswood Golf Course (Dingley Village) Community Infrastructure Assessment (ISPT, 2015)
 - 142-146 Ashley Street (Maidstone) Social Impact Assessment (FBA Imports, 2015)
 - “The Orchards” (Wantirna South) Social Impact Assessment (Jenkins Family, 2015)
 - Kingston Links (Rowville) Community Infrastructure Assessment (PASK Group, 2015)
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- 178 Middleborough Road, Burwood East: Community Infrastructure Assessment (Australand, 2015)
- Virginia Park (Bentleigh East) Community Infrastructure Assessment (Gillon Group, 2014)
- Alphington Paper Mill Community Infrastructure Assessment (Alpha Partners & Glenvill, 2013)

In relation to education facility assessments, I have most recently been involved in the preparation of the:

- Expert Witness Statement: Review of Government Secondary School & Active Open Space Provision in the Draft Craigieburn West Precinct Structure Plan (April 2021)
- Expert Witness Statement: Review of Government Secondary School Requirements within the Sunbury South Precinct Structure Plan (August 11, 2017)
- Eynesbury Education Facility Needs Assessment (2017) for the Hyde Property Group;
- Review of Government Secondary School Requirements within the Pakenham East Precinct Structure Plan (2017) for Parklea Pty Ltd
- Victoria University (Melton Campus) Education Facility Needs Assessment (2017) for Victoria University; and
- Evaluation of Opening Enrolments of Recently Established Catholic Primary Schools (2015) for Catholic Education Melbourne.

I was also significantly involved with the preparation of the *Planning for Community Infrastructure in Growth Area Communities* (2008), a much cited document in the preparation of PSPs in Melbourne's growth areas.

Engagement Context

I was engaged by Russell Kennedy acting for Yarra Ranges Shire Council (the "client") to prepare an expert witness report for the Statutory Advisory Committee (SAC) Kinley Development Proposal (Proposal) Draft Amendment C193Yran -Yarra Ranges Shire. My expert witness report provides a review of community infrastructure provision proposed as part of the Lilydale Quarry Comprehensive Development Plan (Lilydale Quarry CDP) prepared by Urbis (October 2020) and various technical assessments commissioned by the proponents of the development (HBI Lilydale Pty Ltd) to inform the preparation of the Lilydale Quarry CDP.

In addition to this material, I also provide a review of various technical assessments and strategies commissioned by Yarra Ranges Shire Council including a number of reports prepared by my ASR Research colleague, Adrian Fernon. Adrian Fernon and I jointly founded ASR Research in the late 1990's, and we are both Directors of the Company. Adrian was responsible for preparing two earlier reports relevant to the Kinley Development Proposal on behalf of Yarra Ranges Shire Council. These were: 1) Lilydale Community Infrastructure Assessment (2013) and 2) Lilydale Community Infrastructure Assessment, Review (2018). Adrian has also provided general social planning advice to Council about the Proposal since the preparation of his reports.

Instructions Which Defined the Scope of This Report

Russell Kennedy instructed me to prepare an Expert Witness Statement report that considers and addresses:

- a. the earlier work undertaken by Adrian Fernon in respect of the Proposal and review aspects of the Proposal (currently in draft) relevant to community infrastructure provision; and
- b. submissions relevant to my area of expertise.

Facts, Matters and Assumptions Relied Upon

In the course of my investigations I have based my assessment on:

1. The contents and broad development assumptions outlined Draft Lilydale Quarry Comprehensive Development Plan (October 2020).
2. The community infrastructure planning guidelines and provision benchmarks endorsed by the Victorian Planning Authority (VPA). This material is summarised in Appendix 1 of my evidence (Overview of Community Infrastructure Planning Guidelines).
3. Community infrastructure specifications for the main items that typically form part of a Precinct Structure Plan (PSP), Development Contributions Plan (DCP) or Infrastructure Contributions Plan (ICP) in Melbourne's growth areas. These specifications include active open space reserves, sporting pavilions and community centres. This material is summarised in Appendix 2 of my evidence (Community Infrastructure Specifications).
4. My own estimates of the community infrastructure demands generated by the Lilydale Quarry & broader Lilydale Small Area to the year 2041 using the Shire of Yarra Ranges Population and household forecasts, 2016 to 2041, prepared by .id (June 2018). These calculations are presented in Appendix 3 of my evidence (Lilydale Quarry & Lilydale Small Area Community Infrastructure Demand & Supply Estimates).

Documents Taken into Account

The following documents have been taken into account:

- Draft Lilydale Quarry Comprehensive Development Plan (October 2020)
 - Lilydale Quarry Community Needs Assessments 2018, 2020 (Ethos Urban)
 - Lilydale Quarry, Approach to Development Contributions, 2020 (Urban Enterprise)
 - Kinley Estate, Open Space Strategy, 2020 (TCL)
 - Lilydale Community Infrastructure Assessment, 2013 (ASR Research)
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- Lilydale Community Infrastructure Assessment, Review 2018 (ASR Research)
- Community Infrastructure, Kinley Development, Lilydale (Lilydale Quarry Site) – ASR comments to Yarra Shire Ranges Council (November 2020)
- Lilydale Place Plan, 2020 (Yarra Ranges Council 2018)
- Precinct Structure Planning Guidelines (Victorian Planning Authority, 2009)
- VPA Cardno Costings Reports (Victorian Planning Authority, 2018)

Identity of Persons Undertaking This Work

I am solely responsible for the preparation of the report.

Summary of Opinions

A summary of opinions is provided in the attached report: “Review of Proposed Community Infrastructure Provision as Part of the Kinley Development Proposal”.

Declaration

I have made all the inquiries that I believe are desirable and appropriate and confirm that no matters of significance which I regard as relevant have to my knowledge been withheld from the Standing Advisory Committee.

A handwritten signature in black ink on a light-colored background. The signature is cursive and appears to read 'Robert Panozzo'.

Robert Panozzo

Director

ASR Research Pty Ltd

Suite 7 / 321 Chapel Street, Prahran

Friday, 21 May 2021

CURRICULUM VITAE

This section outlines relevant information about Robert Panozzo, Principal Consultant with Australian Social & Recreation Research Pty Ltd (“ASR” or “ASR Research”), who prepared the following expert witness report.

Personal Details

Name: Robert Panozzo
Office Address: Suite 7, 321 Chapel Street, Prahran 3181

Education Qualifications

2003 -2004: Graduate Certificate in Environment and Planning – RMIT University
1986 - 88: Bachelor of Social Science (Socio-Environmental Assessment and Policy) - RMIT. Obtained degree with distinction.

Employment

1998 -

Director– Australian Social & Recreation Research Pty Ltd (ASR Research). ASR Research’s mission is to provide its clients with high quality community infrastructure planning and demographic research services.

1995 - 1998

Social Planner - City of Whittlesea

1992 - 1995

Research Officer - Family Resource Centre (Whittlesea-Plenty Growth Area)

Expertise in Preparing the Expert Witness Report

Robert has had over a decade of experience as a community infrastructure planner of a broad range of community infrastructure such as community centres, recreation reserves, parks and schools. ASR Research specialises in providing advice to both developers and local Councils on how to most effectively and efficiently provide for the many services and facilities local communities require to satisfy their social needs. This advice,

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prepared in the form of detailed assessments, has covered many land use contexts, from the outer fringes of Melbourne in new housing estates, to significant infill redevelopments.

I have been responsible for the preparation of numerous PSPs, largely on behalf of the Victorian Planning Authority (formerly the Metropolitan Planning Authority and Growth Areas Authority), Local Government and developers. Each of these reports includes an assessment of community facility, education and open space needs.



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Expert Witness Statement

Review of Proposed Community Infrastructure Provision

As Part of the Kinley Development Proposal

May 21, 2021

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Review of Proposed Community Infrastructure Provision as Part of the Kinley Development Proposal

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Review of Proposed Community Infrastructure Provision as Part of the Kinley Development Proposal

1. Introduction

In preparing my Expert Witness Statement I have limited my analysis to a review of the following three key community infrastructure categories:

1. Public open space;
2. Council community centres; and
3. Government education facilities.

Items 1 and 2 are the community infrastructure types central to the preparation of significant land use plans such as Precinct Structure Plans (PSPs) and urban renewal ('strategic infill') developments. These two items are typically included in developer contributions agreements. Government education facilities are also a central pillar of local community infrastructure and tend to be co-located with one or both of the other two categories (public open space and Council community centres). Unlike items 1 and 2, Government education facilities are not typically funded by developer contributions agreements. However, land for Government education facilities are often identified in a Precinct Structure Plan or Development Plan if the Department of Education & Training (DET) has confirmed a potential requirement for one or more types of schools (e.g. Government Primary, Government Secondary or Government Specialist school). This provides DET with the first right to confirm its intention to purchase the site from the landowner / developer when deemed appropriate.

2. Draft Lilydale Quarry Comprehensive Development Plan (October 2020)

2.1 Overview of the Draft Lilydale Quarry Comprehensive Development Plan ("the CDP")

The Draft Lilydale Quarry Comprehensive Development Plan ("the CDP") is a long-term plan to facilitate the redevelopment of the former Lilydale Quarry Stage 2 land.

As shown in Figure 1 on the following page, the CDP applies to approximately 143.8 hectares of land known as the former Lilydale Quarry (Stage 2), within the Shire of Yarra Ranges (see Figure 1). Land to the immediate south, known as Stage 1, underwent a separate planning approval process for which a permit has been issued to facilitate development. I understand that Stage 1 has capacity for approximately 200 dwellings.

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Figure 1 - Former Lilydale Quarry Location



Source: Draft Lilydale Quarry Comprehensive Development Plan (October 2020)

Figure 2 below shows CDP area divided into four major precincts: 1) Precinct 1 - Western Neighbourhood; 2) Precinct 2 – Heritage Precinct; 3) Precinct 3 – Eastern Precinct, and 4) Precinct 4 – Urban Core.

Figure 2 - Precinct Plan



Source: Draft Lilydale Quarry Comprehensive Development Plan (October 2020)

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2.2 Dwelling and Population Assumptions

As shown in Table 1 below, the CDP identifies the approximate number of dwellings likely to be accommodated across the four major precincts: 1) 600 dwellings for Precinct 1 - Western Neighbourhood; 2) 200 dwellings for Precinct 2 – Heritage Precinct; 3) 900 dwellings for Precinct 3 – Eastern Precinct, and 4) 1,300 dwellings for Precinct 4 – Urban Core. When combined, these dwelling estimates indicate a total of approximately 3,000 dwellings for Stage 2.

Although the CDP does not provide a total population estimate for Stage 2, I note that the Lilydale Quarry Community Needs Assessment (2020) prepared by Ethos Urban assumes a population of approximately 7,300 and a dwelling yield of 3,222. The Ethos Urban report assumes an average household size of 2.36. I understand the dwelling yield includes the 200 dwellings which forms part of Stage 1.

It is worth noting that, from a community infrastructure planning perspective, a 3,000 dwelling yield estimate is a very significant ‘threshold’ figure. Any development generating an additional 3,000 dwellings in a local area, especially in the context of outer Metropolitan Melbourne, is likely to trigger a potential need for additional local community infrastructure such as active open space, community centres and Government education facilities.

Table 1 – Precinct Yield Summary Table

PRECINCT	DWELLINGS	NON-RESIDENTIAL
1 – Western Neighbourhood	600 dwellings (approx.) A mix of: • Conventional density (detached and semi-detached housing) • Medium density (town houses)	Mixed use / commercial (Maroondah Highway – Mooroolbark Road commercial site): • Approx. 1.3 hectares
2 – Heritage Village	200 dwellings (approx.) A mix of: • Medium density (town houses) • Higher density (low-rise apartment buildings)	Mixed use / commercial uses throughout heritage precinct built form, including office and food and drink premises Retail floorspace (Shop): approx. 1,000 sqm leasable floor area
3 – Eastern Neighbourhood	900 dwellings (approx.) A mix of: • Conventional density (detached and semi-detached housing) • Medium density (town houses)	-
4 – Urban Core	1,300 dwellings (approx.) A mix of: • Medium density (town houses) • Higher density (low and mid-rise apartment buildings)	TOD Neighbourhood Activity Centre: • Approx. 4.2 hectares, including: supermarket and speciality retail (approx. 5,000 sqm leasable floor area), car parking, office, and food and drink premises Provision for Proposed Government Specialist School: • Approx. 1.9 hectares

Source: Draft Lilydale Quarry Comprehensive Development Plan (October 2020)

3. Review of Community Infrastructure Provision

3.1 Overview of Proposed Community Infrastructure Provision

The CDP includes text and a number of plans and tables describing what community infrastructure is proposed for the development.

In summary, the CDP identifies the following key community infrastructure proposals:

- One multi-purpose community centre (note: no land size or location indicated);
- A number of public open space initiatives including:
 - District sports reserve – 6.7 hectares;
 - District social recreation reserve – 3.1 hectares;
 - Rail trail – 1.38 hectares;
 - Neighbourhood park (Hilltop Park) – 1.4 hectares;
 - Two retarding basins – 3.7 hectares (combined area); and
 - Urban parks and plazas – 1.7 hectares including 0.1 hectares adjacent to potential future train station (distributed through Precincts 2 and 4).
- Government Specialist School – (1.9 hectares).

However, my reading of the CDP and its references to these projects indicates there are a number of inconsistencies and omissions that require attending to. These matters and others are discussed in more detail below.

3.2 Assessment Methodology

In order to review the adequacy of the community infrastructure proposals identified above, and identify other community infrastructure needs and opportunities more broadly, I have based my analysis using the following methodology:

- Reviewing the following strategic and technical documents:
 - The Draft Lilydale Quarry CDP
 - Lilydale Quarry Community Needs Assessments 2018, 2020 (Ethos Urban)
 - Lilydale Quarry, Approach to Development Contributions, 2020 (Urban Enterprise)
 - Kinley Estate, Open Space Strategy, 2020 (TCL)
 - Lilydale Community Infrastructure Assessment, 2013 (ASR Research)

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Review of Proposed Community Infrastructure Provision as Part of the Kinley Development Proposal

- Lilydale Community Infrastructure Assessment, Review 2018 (ASR Research)
- Community Infrastructure, Kinley Development, Lilydale (Lilydale Quarry Site) – ASR comments to Yarra Shire Ranges Council (November 2020)
- Lilydale Place Plan, 2020 (Yarra Ranges Council 2018)
- Assessing the CDP community infrastructure proposals against three key sources of information:
 1. The community infrastructure planning guidelines and provision benchmarks endorsed by the Victorian Planning Authority (VPA). This material is summarised in Appendix 1 of my evidence (Overview of Community Infrastructure Planning Guidelines).
 2. Community infrastructure specifications for the main items that typically form part of a Precinct Structure Plan (PSP), Development Contributions Plan (DCP) or Infrastructure Contributions Plan (ICP) in Melbourne’s growth areas. These specifications include active open space reserves, sporting pavilions and community centres. This material is summarised in Appendix 2 of my evidence (Community Infrastructure Specifications).
 3. My own estimates of the community infrastructure demands generated by the Lilydale Quarry & broader Lilydale Small Area to the year 2041. These calculations are presented in Appendix 3 of my evidence (Lilydale Quarry & Lilydale Small Area Community Infrastructure Demand & Supply Estimates).

In the process of undertaking my analysis I have also constructed several plans and maps for a variety of purposes including providing an alternative layout option for the proposed active open space, confirming the configuration and spatial requirements of a Council community centre located on a 0.8 hectare site, and to demonstrate the distribution of education Government facilities surrounding the former Lilydale Quarry site.

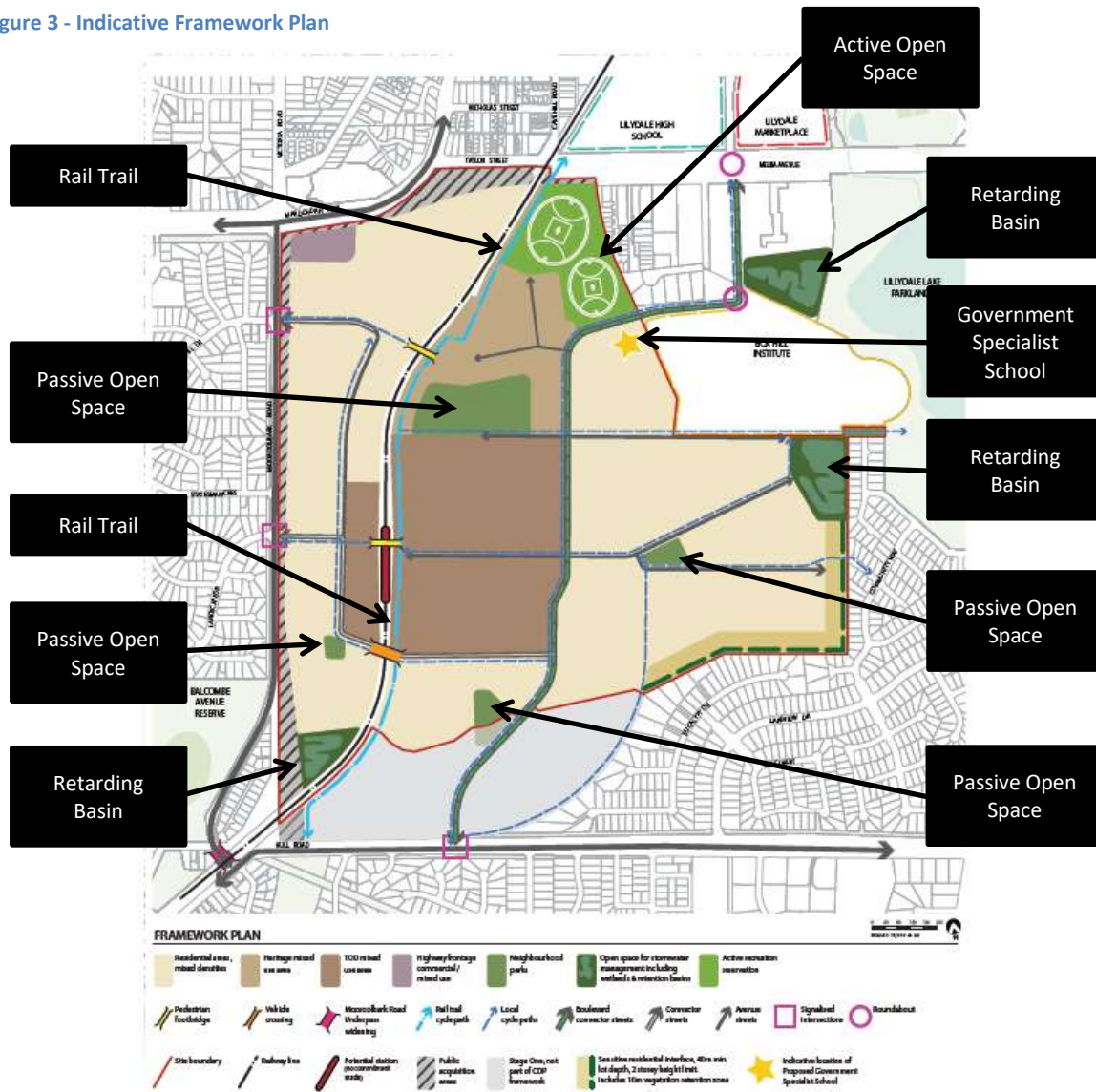
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Review of Proposed Community Infrastructure Provision as Part of the Kinley Development Proposal

3.3 Indicative Framework Plan & Land Use Plan

Page 7 of the CDP presents an Indicative Framework Plan (Figure 2). I have shown this below (Figure 3). I note that the Indicative Framework Plan does not show a location for the proposed multi-purpose community centre, nor the proposed urban parks and plazas.

Figure 3 - Indicative Framework Plan



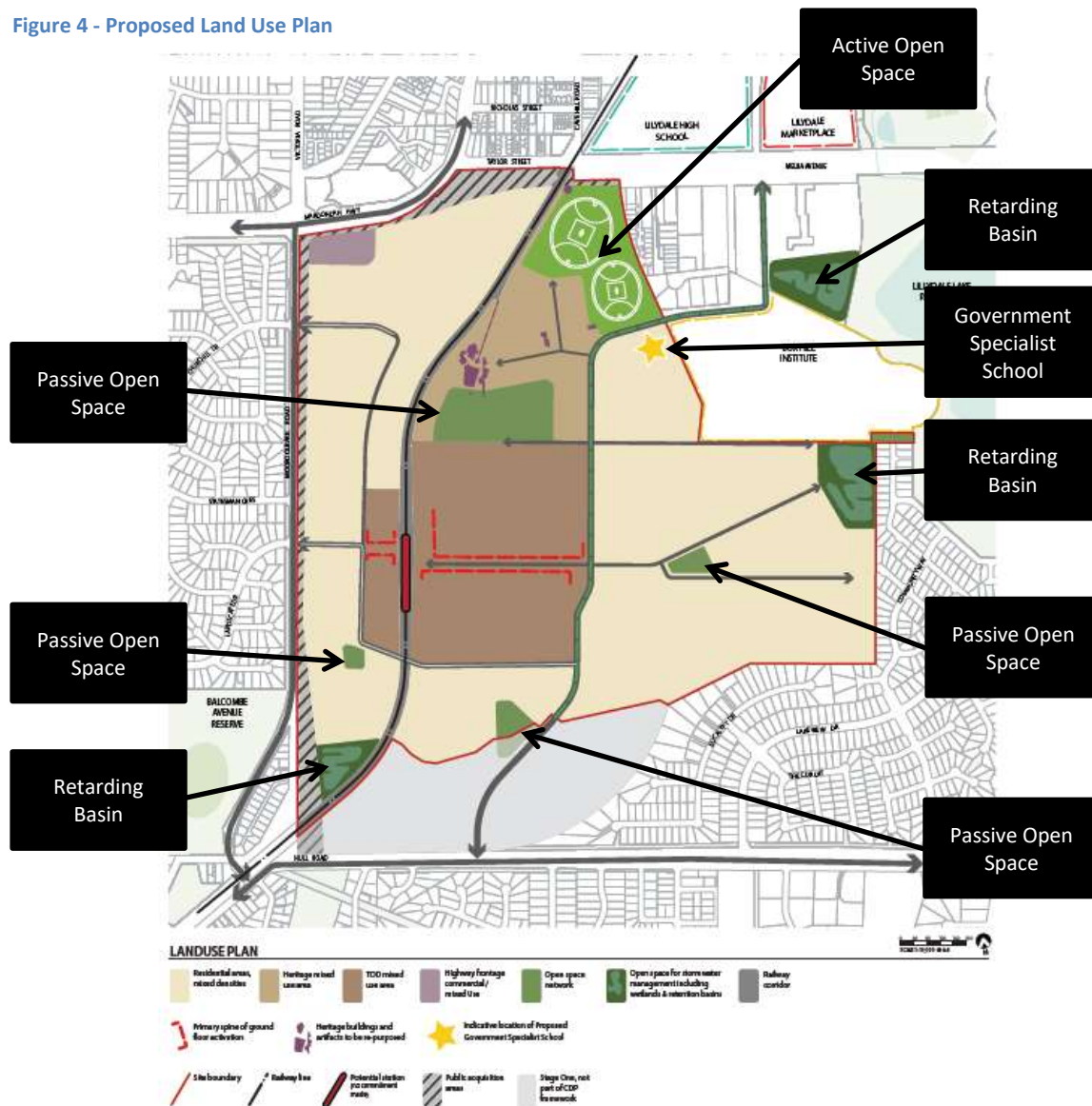
Source: Draft Lilydale Quarry Comprehensive Development Plan (October 2020)

Page 15 of the CDP presents a Land Use Plan which I have shown on the following page (Figure 4). As with the Indicative Framework Plan, I note that the Land Use Plan does not show a location for the proposed multi-purpose community centre, nor the proposed urban parks and plazas. However, unlike the Indicative Framework Plan, the Land Use Plan does not show the location of the proposed Rail Trail.

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Review of Proposed Community Infrastructure Provision as Part of the Kinley Development Proposal

Figure 4 - Proposed Land Use Plan



Source: Draft Lilydale Quarry Comprehensive Development Plan (October 2020)

3.4 Infrastructure Plan

Page 36 of the CDP document states that:

‘A range of infrastructure types and items will be required to support the development of the former Lilydale Quarry. The infrastructure items and services to meet the needs of the development are to be provided through various mechanisms, including:

- *Subdivision construction works by developers*
- *Utility service provider requirements*
- *An Infrastructure Contribution Agreement*
- *Capital works projects by Council*

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- State Government agencies and nongovernment organisations
- Works-in-kind (WIK) projects undertaken by developers on behalf of Council or State government agencies’.

The proposed infrastructure projects are identified in a table located from pages 39 to 41. This table sets out the type of infrastructure, quantity and responsibilities for infrastructure delivery. In relation to community infrastructure, I have highlighted those most relevant to my review below in Table 2.

Table 2 – Proposed Community Infrastructure Projects

CI / DI	PROJECT ID	PROJECT SUMMARY	DESCRIPTION	TRIGGERS	DELIVERY RESPONSIBILITY
OPEN SPACE					
DI	DI-OS-01	Active open reserve	Provision of active open space reserve (6.77ha), including land provision and improvements.	Prior to Statement of Compliance for the lot that creates the 5,000th resident (75% development) in Stage 1 and Stage 2 of Kinley.	Developer
DI	DI-OS-02	Passive open spaces	Provision of passive open space reserves, including land provision (5.81ha) and improvements.	With adjacent stage of subdivision	Developer
DI	DI-OS-03	Civic plazas	Provision of urban space / civic plazas, including land provision (1.7ha) and improvements.	With adjacent stage of subdivision	Developer
DI	DI-OS-04	Rail trail linear open space	Construction of the rail trail linear open space throughout the site, including land provision (1.38ha) and improvements.	With adjacent stage of subdivision	Developer
COMMUNITY FACILITIES					
DI	DI-CF-01	Community facility	Construction of an early years and community facility within the site and associated land provision.	Prior to Statement of Compliance for the lot that creates the 5,000th resident (75% development) in Stage 1 and Stage 2 of Kinley.	Developer

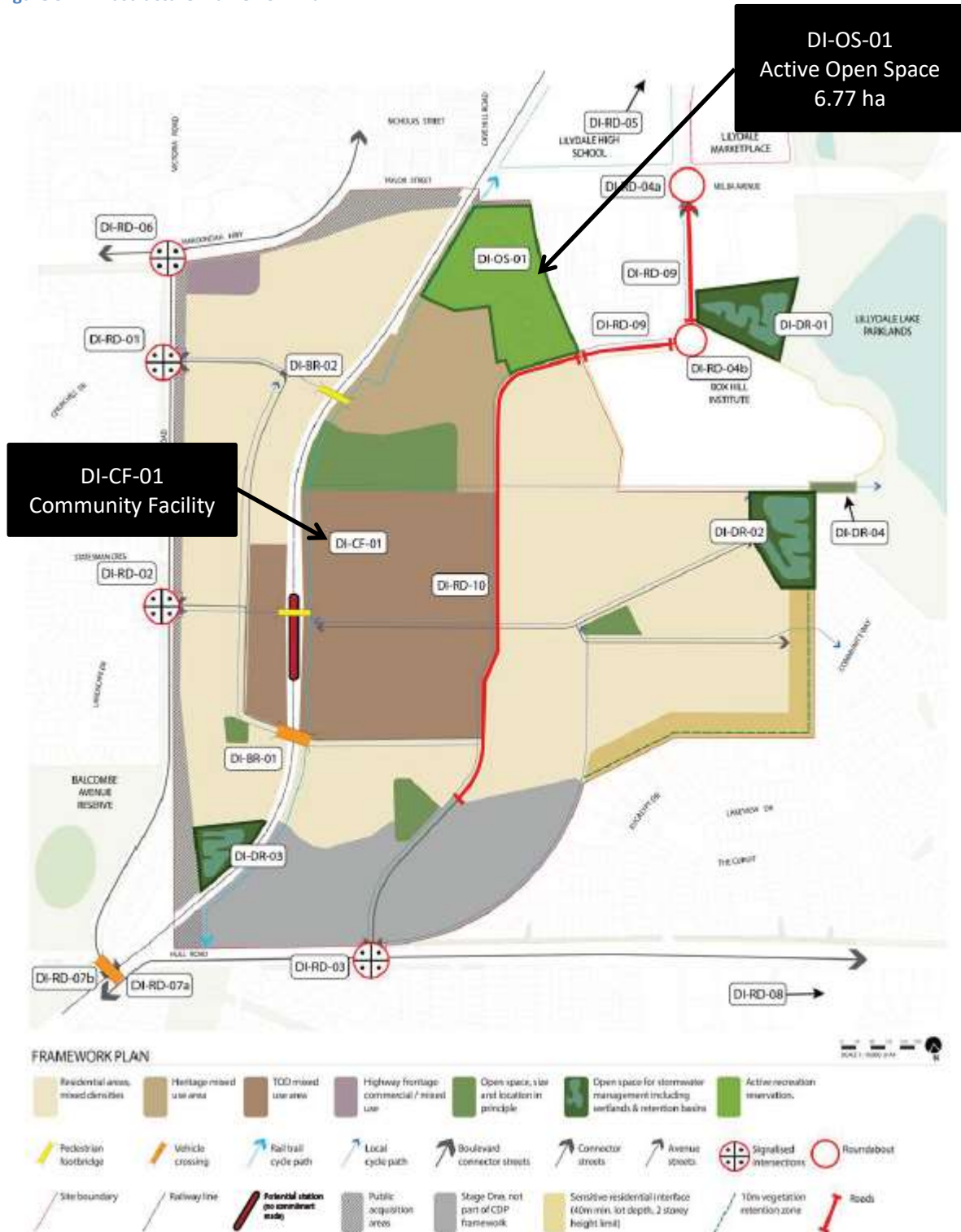
Source: Draft Lilydale Quarry Comprehensive Development Plan (October 2020)

On the following page I have re-presented the Infrastructure Framework Plan (Figure 12 in the CDP) that accompanies the infrastructure projects table summarised above. I note that only two of the five projects listed above are shown in the Infrastructure Framework Plan. Absent from the Infrastructure Framework Plan are projects DI-OS-02 (passive open spaces), DI-OS-03 (civic plazas) and DI-OS-04 (rail trail linear open space). I also note that project DI-CF-01 (community facility) does not include a land allocation nor building footprint size, and the Infrastructure Framework Plan does not show a precise location for this facility.

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Review of Proposed Community Infrastructure Provision as Part of the Kinley Development Proposal

Figure 5 – Infrastructure Framework Plan



Source: Draft Lilydale Quarry Comprehensive Development Plan (October 2020)

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Review of Proposed Community Infrastructure Provision as Part of the Kinley Development Proposal

3.5 Review of Proposed Community Facility Provision

3.5.1 Community Facility Objectives, Requirements & Guidelines

Section 4.2 of the Lilydale Quarry CDP outlines the following community facility objectives, requirements and guidelines (note: education facilities objectives are also included in this Section, but I discuss these in more detail in Section 3.7 of my evidence):

Community Facilities Objectives

- *O6 - To ensure that Lilydale Quarry residents have local access to a range of high quality community facilities.*
- *O7 - To deliver multipurpose facilities on the site that support residents of all ages, abilities and cultures in order to encourage and support social interaction opportunities and create a sense of place and civic pride.*
- *O8 - To deliver flexible community facilities on the site that can be adapted in response to changing community needs, wants and uses.*

Community Facility Requirements

- *R3 - Unless otherwise agreed by the Responsible Authority, at a minimum, community facilities will consist of one multi-purpose community centre to accommodate the following functions:*
 - *Neighbourhood house / Flexible meeting rooms / event space*
 - *Maternal and Child Health services*
 - *3 year-old and 4 year-old Kindergarten*
 - *Childcare services: 0-6 year-old long day care and occasional care*
 - *Any variation to the above functions should be based on a recent community needs analysis prepared by a suitably qualified professional.*
- *R4 - Community facilities must be in proximity to public transport and/or public open space, unless otherwise agreed by the Responsible Authority.*
- *R6 - Community facilities must be designed to front and be directly accessed from a public street with the majority of car parking located away from the main entry and designed to respond to Design*

Community Facility Guidelines

- *G5 - The community facilities should be located in Precinct 2 (Heritage Village) or Precinct 4 (Urban Core) and should be sited and design to act as local landmarks*
- *G6 - Relevant Council plans and strategies such as the Child and Youth Strategy 2014-2024 and its successors should guide community facility design.*
- *G7 - Any private childcare, health, recreational, arts, cultural, retail or similar facility/use is encouraged to locate within Precinct 2 or Precinct 4.*

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Review of Proposed Community Infrastructure Provision as Part of the Kinley Development Proposal

- *G8 - Where multi-purpose community facilities are co-located with a school site, the land allocated for each facility should be appropriately located and configured to maximise the functionality and efficiency of each facility and the benefits of the hub overall.*

3.5.2 Key Community Centre Review Findings

As identified previously at Section 3.3 of my evidence, the CDP provides very little detail about the proposed community facility (project DI-CF-01). There is no information about the recommended land allocation nor the building footprint size, nor does the Infrastructure Framework Plan show a precise location for this facility.

The Ethos Urban report (2020) makes provision for a community centre in Kinley comprising 2 kindergarten rooms, 2 Maternal & Child Health (MCH) consulting rooms and 2 dividable activity rooms. The report does not mention a land area for the community centre/early years centre on the Kinley Site.

The *Lilydale Quarry, Approach to Development Contributions* report prepared by Urban Enterprise recommends a maximum land area of 0.5 hectares for the proposed community centre and suggests that it may require less (page 21). The report assumes the floor area of the proposed community centre will be a very modest 600 square metres.

I understand Council is recommending that a 0.8 hectare site be allocated within the Kinley development to accommodate the proposed community centre which it argues is required to accommodate the proposed functions of the centre as well as allow for future expansion.

Based on my review of the technical documents specific to the Lilydale Quarry site, community infrastructure guidelines, specifications and my own demand calculations, I support Council's request that a 0.8 hectare site be allocated within the CDP Stage 2 area. My main reasons for this are:

- The 0.8 hectare site allocation is consistent with community centre provision in Melbourne's growth areas where Level 1 community centres (the base level facility) are delivered at the rate of 1 centre per 3,000 dwellings;
- Although the CDP proposes to include higher residential densities than presently exist in the surrounding Lilydale area, the subject land is still very much located in outer Metropolitan Melbourne where there is far less imperative to squeeze community facilities on smaller land allocations using multi-storey building formats (and which cost significantly more to build); and
- My own demand estimates generally confirm the service and activity functions recommended by Council and my fellow ASR Research colleague, Adrian Fernon, for the proposed community centre, and I support the argument for providing additional land to safeguard future expansion opportunities.

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Review of Proposed Community Infrastructure Provision as Part of the Kinley Development Proposal

I have recently completed a review of community infrastructure requirements associated with the Toolern Precinct Structure Plan on behalf of the City of Melton. A key objective of this project was to confirm what type and size of community centre could be accommodated on a 0.8 hectare site. Figure 6 on the following page shows what type of facility can be accommodated on a land area of 0.8 hectares.

This exercise essentially confirms the broad spatial requirements of a Level 1 Community Centre, whilst providing Council with additional expansion opportunities in future.

In relation to the community centre proposed for the Kinley development, Figure 6 is instructive for a variety of reasons including:

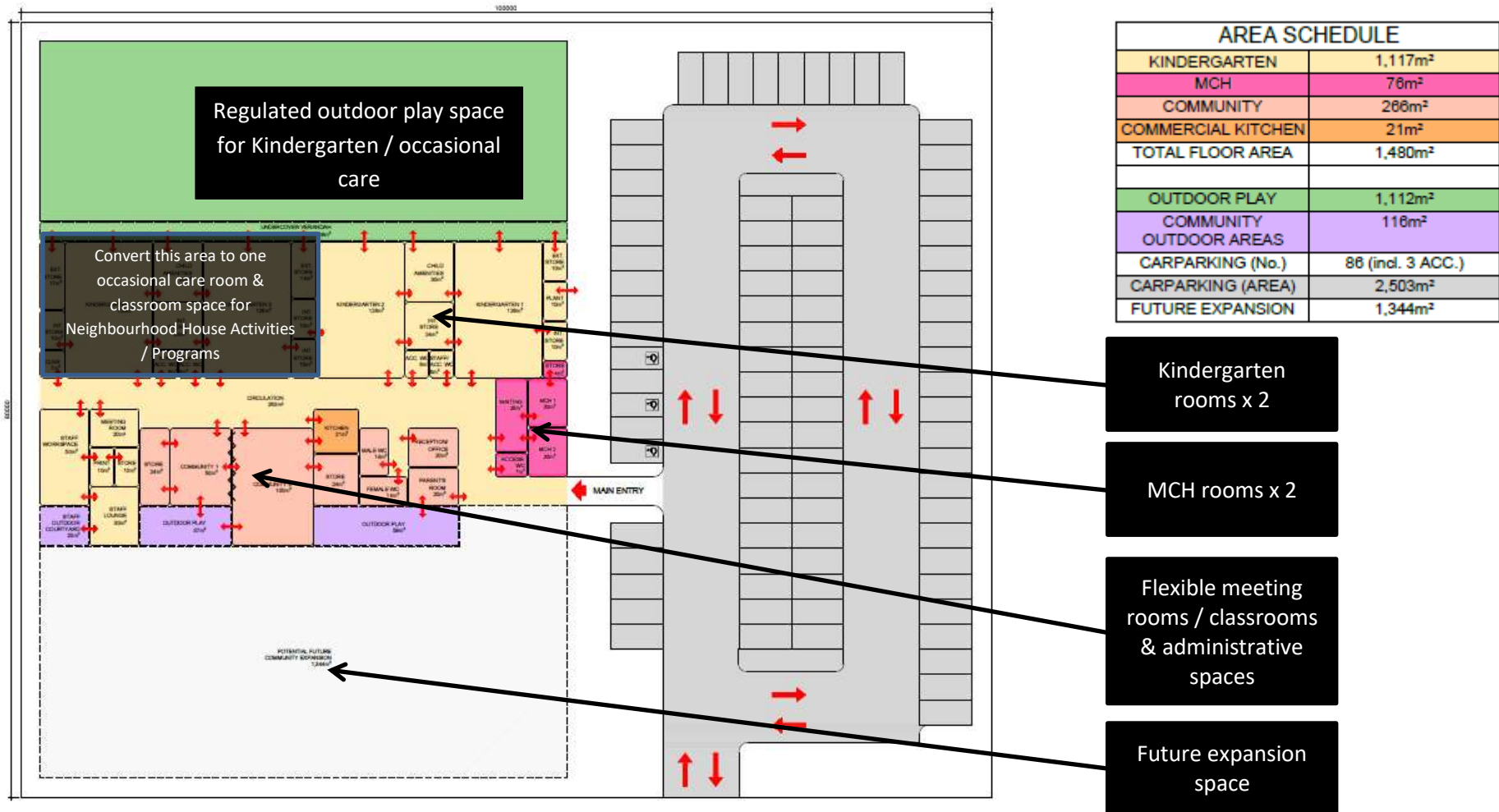
- Providing a guidance on the preferred dimensions of a 0.8 hectare community centre site (100 metres x 80 metres);
- Confirming the need for a building footprint generally in accordance with that recommended by Council and Adrian Fernon from ASR Research (1,300 square metres). However, I recommend a slightly larger centre in the order of 1,500 square metres;
- Under my preferred model, the community centre shown in Figure 6 allows for 2 sessional Kindergarten rooms, 2 MCH consulting units, 1 occasional care room for the Neighbourhood House service, a larger amount of flexible community meeting spaces and flexible classroom spaces, administrative spaces and outdoor regulated play space areas;
- Has capacity for 86 car parks, a figure similar to that recommended by Adrian Fernon, from ASR Research; and
- Allows for a future expansion area of approximately 1,350 square metres.

I also recommend that the CDP be amended to specify a preferred 0.8 hectare site for the proposed community centre and show a preferred location within the development. In my Figure 7 which immediately follows my Figure 6, I have shown three suggested site options: 1) adjacent to proposed active open space reserve (with my alternative layout for the reserve showing); 2) adjacent to the proposed Government Specialist School (the location of which has yet to be confirmed), and 3) adjacent to the proposed passive open space in Precinct 3 (Eastern Neighbourhood). The community centre sizes shown relatively accurately reflect the 0.8 hectare size I have recommended.

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Figure 6 – Example of a Level 1 Community Centre (0.8 hectare site)

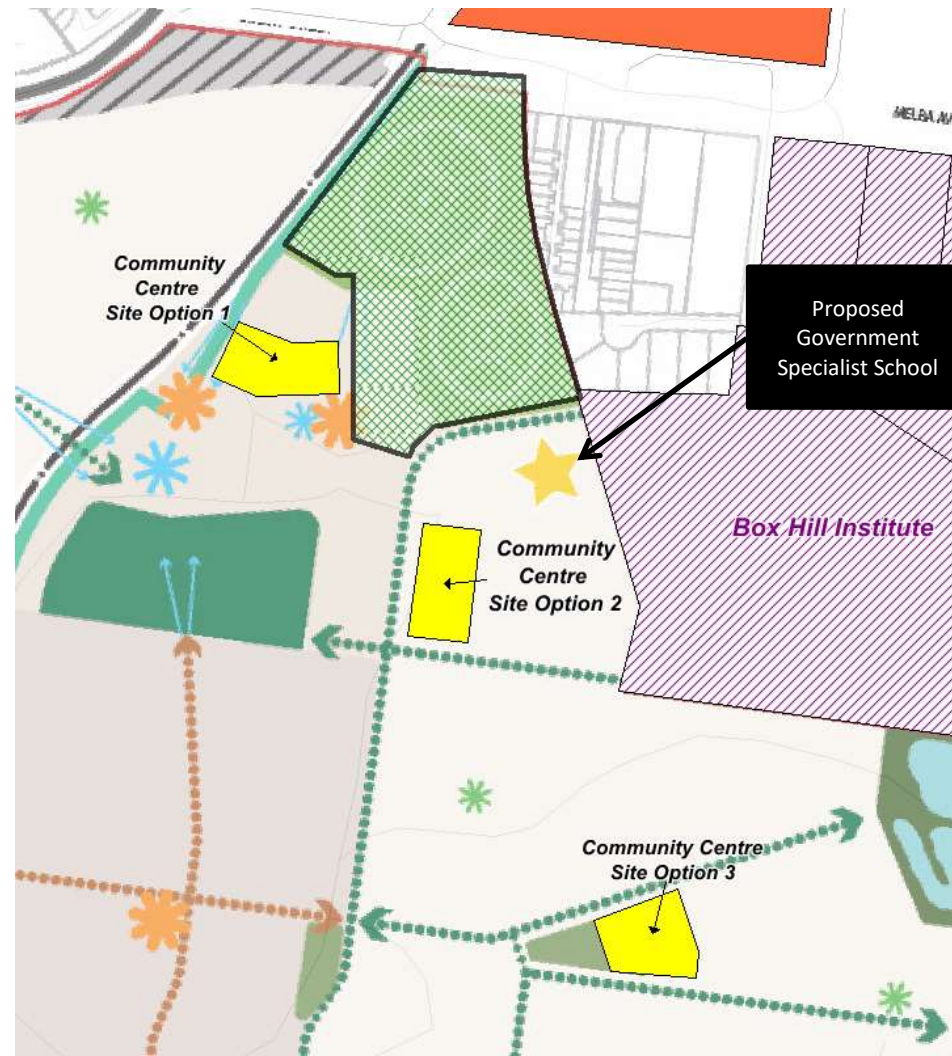


Source: ASR Research, Toolern Precinct Structure Plan Review – Community Infrastructure (2020), on behalf of Melton City Council

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Figure 7 – Preferred Location Options for Proposed Community Centre



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3.6 Review of Public Open Space Provision

3.6.1 Open Space Objectives, Requirements & Guidelines

Section 4.3 of the CDP outlines the following open space objectives, requirements and guidelines:

Open Space Objectives

- *O11 - To provide open spaces that cater for a broad range of users through a mix of spaces and planting to support both active and passive recreational activities for all ages and abilities.*
- *O12 - To complement the existing open space network by providing a diversity of open space opportunities for the region.*
- *O13 - To provide an open space network that is capable of adapting to changing conditions, community demographics, diversity, ability and needs over time.*
- *O14 - To distribute well-designed and safe public open spaces throughout the site, which serve the needs of future site residents.*
- *O15 - To encourage and promote walking and active transport to support healthy living through access to a convenient network of attractive open spaces.*
- *O16 - To meet the active recreation needs of the site community through the provision of a District Sport Reserve on the site.*

Open Space Requirements

- *R7 - The site must provide a range of open spaces that support both passive and active activities.*
- *R8 - A minimum 10% of Total Site Area must be provided for unencumbered public open space. This will consist of:*
 - *Formal active open space (District Sport Reserve): 4.5% of Total Site Area (minimum)*
 - *Passive open space (District Social Recreation Reserve, Neighbourhood Park, plaza spaces, Rail Trail linear park): 5.5% of Total Site Area (minimum).*
- *R9 - A District Sport Reserve, as defined in Table 1, must be provided in Precinct 2 to meet the active recreation needs of the site community. The District Sport Reserve will accommodate a competition scale oval and junior*
- *R10 - The site must accommodate open space for informal social gathering, performance, festivals, events and social interactions. These sites must be distributed across the site.*
- *R11 - A public open space of 0.1 hectares (minimum) must be provided in proximity to the potential future train station, forming an urban plaza and public transport gateway to the site. At least 50% of the area of a plaza (as defined by Table 1) must receive a minimum of at least 5 hours of direct sunlight between 9am and 3pm on September 22.*
- *R12 - Open space will be distributed so that at least 95% of all dwellings on the site are located within 400 metres walking distance of a local park/open space (or higher order space), within or outside the site.*
- *R13 - The Rail Trail open space corridor must be designed to allow connection into surrounding open space, pedestrian and cycling networks.*

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- *R14 - Open spaces must contain extensive planting – supporting large canopy trees – which are suitable to the functionality of the open space, the site, local climate and floodway conditions. All public landscaped areas must be planted and designed to the satisfaction of the Responsible Authority.*
- *R15 - Public open space must receive a minimum of at least 5 hours of direct sunlight between 9am and 3pm on September 22, with the exception of a plaza (as defined by Table 1).*
- *R16 - Public space (which may include open space, streets and/or dual-use paths) will be provided along the site boundary with the Box Hill Institute site (as opposed to private lot boundaries) in Precincts 3 and 4.*

Open Space Guidelines

- *G11 - All open spaces should be designed and developed generally consistent with the detail set out in Table 1.*
- *G12 - All public spaces should respond appropriately to the Design for Access and Mobility Standards (AS 1428).*
- *G13 - Development should be orientated towards open spaces, easements and other public realm to maximise the activation and passive surveillance of these areas, but without ‘privatising’ such spaces.*
- *G14 - CPTED principles, such as enabling passive surveillance, should guide the design of open spaces and associated infrastructure*
- *G15 - Landscape design of open spaces should take into consideration the local conditions of each individual space including topographical features, landscape views and sightlines to local landmarks including retained heritage elements.*
- *G16 - Open spaces should be designed and developed to enable practical maintenance – this guideline should be applied in the context of meeting the overarching Objectives for the provision of open space.*
- *G17 - Public open spaces should be located to maximise solar access and amenity.*
- *G18 - Neighbourhood Parks should be located to optimise accessibility for surrounding residents.*
- *G19 - Open spaces on the site should be interconnected by pathways, which may be within road reserves.*
- *G20 - Identify and use existing biodiversity and natural drainage features in the design of public open spaces.*
- *G21 - Water Sensitive Urban Design (WSUD) features, including bio-retention swales, should be incorporated into Boulevard streets, where possible, and associated with open spaces to maximise visual amenity.*
- *G22 - Planting arrangements and species selection should ensure bushfire risk is not increased.*

3.6.2 Key Public Open Space Review Findings

As previously identified in Section 3.1, the CDP proposes a number of public open space initiatives including:

- District sports reserve – 6.7 hectares;
- District social recreation reserve – 3.1 hectares;
- Rail trail – 1.38 hectares;
- Neighbourhood park (Hilltop Park) – 1.4 hectares;
- Two retarding basins – 3.7 hectares (combined area); and
- Urban parks and plazas – 1.7 hectares including 0.1 hectares adjacent to potential future train station (distributed through Precincts 2 and 4).

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These proposals are shown on Table 1 of page 19 of the CDP. I also present this information in Table 3 on the following page. At the bottom of the Table there is a note stating that 'approximate sizes are indicative only, and will be subject to refinement at the planning permit stage'. The Table also identifies proposed functions and activities for each open space.

When I add up all the unencumbered public open spaces shown in Table 1 (14.28 hectares, excluding the regarding basins, but including Stage 1 component of Hilltop Park), I have found that it does not match the total unencumbered public open space allocation indicated in the Land Use Budget Table in Appendix A of the CDP (15.67 hectares).

This inconsistency suggests that the open space proposals require a more detailed review to confirm what the nature of each open space project is.

I am also concerned that the precise size and function of the Escarpment Park, located at the northern end of the Urban Core (Precinct 4), remains unclear. My discussions with Council about this proposed open space indicate that approximately 1.15 hectares of this reserve is affected by escarpment, moderate slope and the possible need for 10 a metre buffer (subject to a safety audit), and technically should be considered encumbered public open space.

In my view the proposed Rail Trail be excluded from the public open space calculations as I believe that this trail should largely be incorporated into the proposed road network and / or buffer land along the existing railway line in the form a widened shared pedestrian / bicycle pathway.

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Table 3 - Open Space Hierarchy

PRINCIPLE	TYPE	NAME / LOCATION	APPROX. SIZE	FUNCTION / ACTIVITIES
Access to active and passive recreational opportunities	District Sport Reserve	Heritage Village Precinct Reserve	6.7* Ha	<ul style="list-style-type: none"> • Competition standard oval (soccer, cricket or Australian Rules Football) • Junior sports oval • Basketball/netball courts • Associated facilities
	District Social Recreation Reserve	Escarpment Park	3.1* Ha	<ul style="list-style-type: none"> • Local sport / Junior sport • Informal active recreation • Passive recreation • Events and cultural activities • Heritage quarry batters
Access to active walking and cycling paths	Walking and cycling paths	Rail Trail, cycling and walking network within site	1.38* Ha (rail trail only)	<ul style="list-style-type: none"> • Active recreation • Commuting and active travel
Access to local open space that provides a range of different experiences	Neighbourhood Park	Hilltop Park	1.4* Ha (Includes land within Stage 1 area)	<ul style="list-style-type: none"> • Informal active recreation • Passive recreation • Small events and cultural activities
	Retarding Basins / Wetlands	Lillydale Lake Treatment Basin Mooroolbark Rd Retarding Basin (west of railway reserve)	3.7* Ha (combined)	<ul style="list-style-type: none"> • Wetlands • Drainage detention areas • Passive recreation
	Urban Parks and Plazas	Adjacent to potential future train station and distributed through Precincts 2 and 4	1.7 Ha total, including 0.1 Ha adjacent to potential future train station	<ul style="list-style-type: none"> • Social activity • Passive recreation • Hardscape and landscaped areas • Interface with commercial and community activities

* Approximate sizes are indicative only, and will be subject to refinement at the planning permit stage.

My primary means of determining the adequacy of active and passive open space provision for this review is to analyse the proposed land use budget identified in the CDP (Appendix 1, page 49) and assess that information against the standards and guidelines for public open space referred to in Appendix 1. I present this information in Table 4 on the following page.

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Table 4 - Proposed Land Budget

LAND BUDGET	AREA (HA)	% OF SITE AREA	% OF NDA+POS
Site Area	143.81	100.0%	
Encumbered Land			
Public Acquisition Areas	5.73	4.0%	
Retention Basin & Wetlands	3.68	2.6%	
CHMP Reservation	0.04	0.0%	
Gross Developable Area	134.37	93.4%	
Active recreation	6.77	4.7%	5.2%
Passive open space ¹	5.81	4.0%	4.4%
Urban Parks / Civic Plaza	1.70	1.2%	1.3%
Rail Trail Linear Open Space	1.38	1.0%	1.1%
<i>Total POS</i>	<i>15.67</i>	<i>10.9%</i>	<i>11.9%</i>
North-south connector road	3.01	2.1%	
Net developable area	115.69	80.4%	

Source: Draft Lilydale Quarry Comprehensive Development Plan (October 2020)

According to the CDP Land Budget Table the Net Developable Area (NDA) of the CDP area is 115.69 hectares. The NDA is important as a means of determining the proportion of land which should be set aside as unencumbered public open space. In the case of the former Lilydale Quarry site, the CDP proposes that 15.67 hectares of land be allocated as unencumbered public open space. The Land Budget indicates that this represents 11.9% of NDA. As I explain below this is a very reasonable overall outcome. However, as I have previously mentioned, the Land Use Budget requires a more detailed review in order to confirm the status of the Escarpment Park and treatment of the proposed Rail Trail.

The VPA PSP Guidelines (2009) include some key provision targets for open space and recreation planning. Its focus has largely (but not exclusively) been on 'local' scale provision as opposed to regional / sub-regional provision. Key open space guidelines include:

- Provide a network of quality, well-distributed, multi-functional and cost effective open space, catering for a broad range of users that includes:
 - Local parks within 400m safe walking distance of at least 95% of all dwellings;
 - Active open space within one kilometre of 95% of all dwellings;
- Linear parks and trails, most often along waterways, but also linked to vegetation corridors and road reserves within one kilometre of 95% of all dwellings.
- Indicatively set aside 4% of Net Developable Area (NDA) for unencumbered local passive open space; and

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- Indicatively set aside 6% of NDA for active open space - sports grounds and outdoor court based facilities such as tennis and netball.

In addition to these documented measures, are other less well documented factors / guidelines influencing open space and recreation outcomes including encumbered open space, particularly open space set aside for drainage purposes and as part of linear networks along rivers and creeks, typically represent a significant proportion of the gross area of a PSP site.

The contribution these encumbered assets provide by way of informal recreation outcomes and improved physical and mental health is considerable. Encumbered open space provision outcomes are not prescriptively derived as each PSP site provides unique topographical, hydrological and environmental characteristics.

Figure 8 on the following page shows the 400 metre radius catchments of each passive open space reserve proposed for the Kinley development. Although there remains some uncertainty about where some of the passive open spaces (including civic plaza spaces) will be located within the Urban Core (Precinct 4), I am generally satisfied with the current proposed distribution and location of passive open spaces.

Figure 9, which immediately follows Figure 8, shows the 1-kilometre catchment of the proposed Kinley Active Open Space Reserve. Again, having given regard to the distribution of existing active open spaces surrounding the development, and recognising the heritage value of the existing oval located within the proposed active open space reserve, I am generally satisfied with the location of this reserve.

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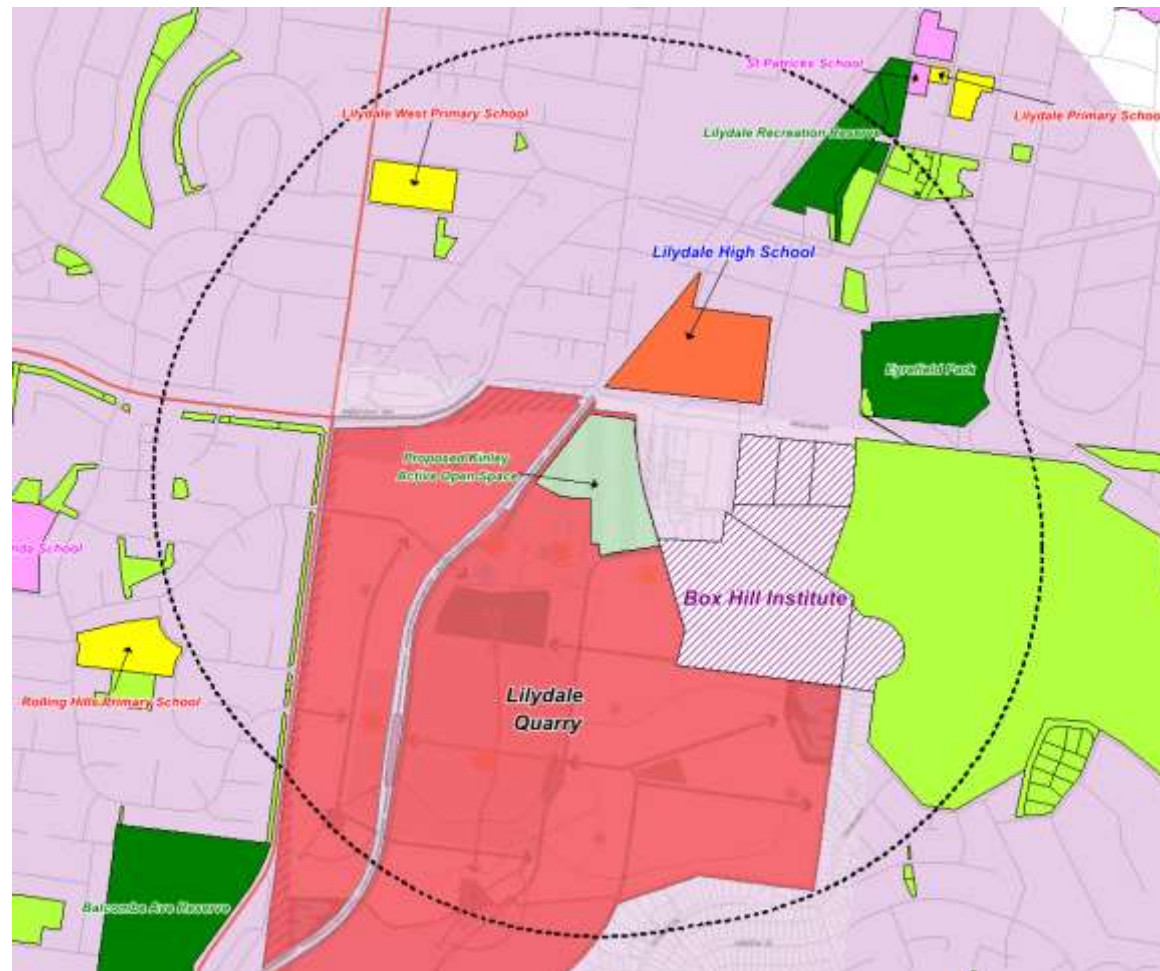
Figure 8 - 400 metre Radius Catchments for Proposed Kinley Passive Open Spaces



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Figure 9 – 1km Radius Catchment for Proposed Kinley Active Open Space Reserve



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3.6.3 Proposed Active Open Space

I wish to note a number of important observations and considerations raised by Council and my colleague, Adrian Fernon, in relation to the proposed active open space. These include:

- The Ethos Urban Report 2020 makes provision for a 6.7 hectare active reserve. This includes the existing Heritage Field located in the Kinley development area. The plan for the reserve in the Kinley Estate, Open Space Strategy, 2020 (TCL) shows 2 ovals and 2 tennis courts.
- Council supports the development of a 2 oval reserve in Kinley. However, it does not support the provision of tennis courts at the reserve. Incorporating the courts at the existing Lilydale Tennis Club is considered a better option. However, it does support the inclusion of two netball courts at the proposed active open space reserve.
- A 2 oval reserve would typically have the following facilities – 2 senior size ovals, buffer zones to adjacent properties, pavilion, spectator viewing areas, lights, external storage, access road/carpark, scoreboard, circuit path, play facilities and cricket nets.

In my opinion, the decision about what sports to accommodate within land use developments that propose to include active open space reserves, is best left to the local Council. It is also my opinion that 6.7 hectares is not large enough to accommodate two full sized ovals and two outdoor netball courts. A suitably shaped 8 hectare parcel is a more appropriate size for such a reserve.

The 8 hectare reserve allocation is consistent with active open space provision sizes in Melbourne's growth areas for 8 hectare reserves (to cater for 2 full sized ovals).

In my opinion, having regard for some of the inconsistencies and uncertainties associated with the proposed public open space proposals including how they are to be classified, their sizes and whether some portion of these proposals should be deemed encumbered, there is scope to reconfigure the open space Land Use Budget to allow the 8 hectare active open space reserve to be incorporated without significantly impacting on the overall proportion of public open space allocated for the development. One of the simplest ways to achieve this would be to reallocate approximately 1.3 hectares of land identified for the Rail Trail toward an expanded active open space reserve.

I have attempted to illustrate the benefits of expanding the active open space to approximately 8 hectares in Figure 10 on the following page.

Although the orientation of the two ovals is not perfectly north / south as typically desired for Australian Rules Football / cricket, the alternative configuration allows two full sized ovals to be incorporated along with 2 outdoor netball courts desired by Council, along with all the associated amenities including sufficient buffers,

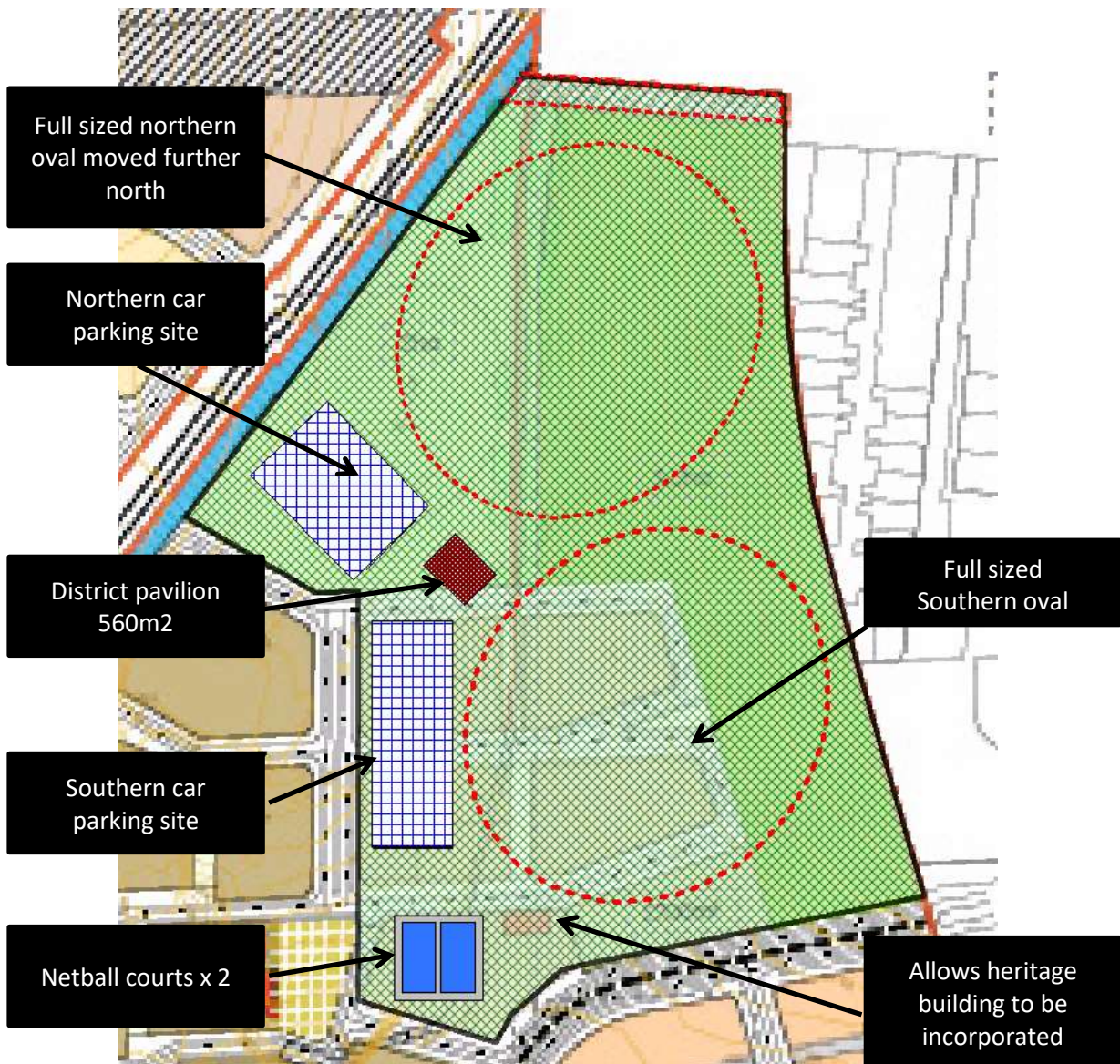
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pavilion, car parking, lighting, perimeter pathways and landscaping. One further, but no less significant benefit of this configuration is the ability to incorporate one of the existing heritage listed buildings as a key feature of the Reserve without compromising the sporting functions of the Reserve. Indeed, I believe it will add to the appeal of the Reserve and provide it with great character and sense of place.

The proposed expansion of the active open space reserve will also enable a direct interface with the North / South Boulevard Connector Street.

Figure 10 - Indicative Layout for Alternative 8 Hectare Active Open Space Reserve



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3.7 Review of Government Education Provision

3.7.1 Education Facility Objectives, Requirements & Guidelines

Section 4.2 of the CDP outlines the following education facility objectives, requirements and guidelines:

Community Facilities Objectives

- *O9 - To ensure that former Lilydale Quarry residents have good access to government and non-government schools.*
- *O10 - To co-locate the Proposed Government Specialist School with complementary other community facilities and open space where appropriate.*

Community Facility Requirements

- *R5 - 1.9 hectares of land is to be identified in Precinct 4 for a Proposed Government Specialist School, near the proposed active open space and the existing Box Hill Institute.*
- *Prior to a permit being issued for subdivision or development within Precinct 4, consultation must be undertaken with the Department of Education and Training to determine the likely demand for education facilities to be generated by the development of the site.*

Community Facility Guidelines

- *G8 - Where multi-purpose community facilities are co-located with a school site, the land allocated for each facility should be appropriately located and configured to maximise the functionality and efficiency of each facility and the benefits of the hub overall.*
- *G9 - The Proposed Government Specialist School should be located on a street carrying a local bus service, with a bus stop at the school boundary.*
- *G10 - The Proposed Government Specialist School should be well connected to walking and cycling networks to encourage sustainable travel to and from school.*

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3.7.2 Key Education Facility Review Findings

As noted previously, the CDP identifies the need to include 1.9 hectares of land in Precinct 4 for a Proposed Government Specialist School, near the proposed active open space and the existing Box Hill Institute.

My analysis has not been able to assess the need for this type of Government education facility, but I am prepared to accept at face value that the Department of Education Training (the "DET") has a strong rationale for supporting this proposal. However, I was unable to source any information from DET about how they determined that this facility, in this development, was needed¹.

However, I have attempted to assess the need for Government Primary School and Government Secondary School facilities, having regard to both the proposed dwelling yield for Kinley (3,200 dwellings) and the location and distribution of existing schools surrounding the Kinley development.

I have constructed a map showing the location of existing Government Primary Schools surrounding the Kinley development and the 500 metre radius catchments surrounding each school site. This is presented in Figure 11 on the following page. This map shows a potential Government Primary School gap area that includes the eastern two thirds of the Kinley development and the existing residential community abutting the development area to the east and south east.

Given that the need for a Government Primary School in greenfield locations is typically triggered by a development of 3,000 dwellings, I believe there may be grounds for DET to further investigate the need for a Government Primary school in the Kinley development.

I would argue that if DET is prepared to support the inclusion of a 1.9 hectare site within Kinley for a Government Specialist School, it may be prudent to increase this land size to 3.5 hectares to provide DET with the opportunity to assess whether a Government Primary School site (which requires a 3.5 hectare site) is more appropriate. If a more detailed analysis / assessment is undertaken by DET in future, and it is deemed that only a Government Specialist School is required, the land area required to be purchased can be reduced accordingly.

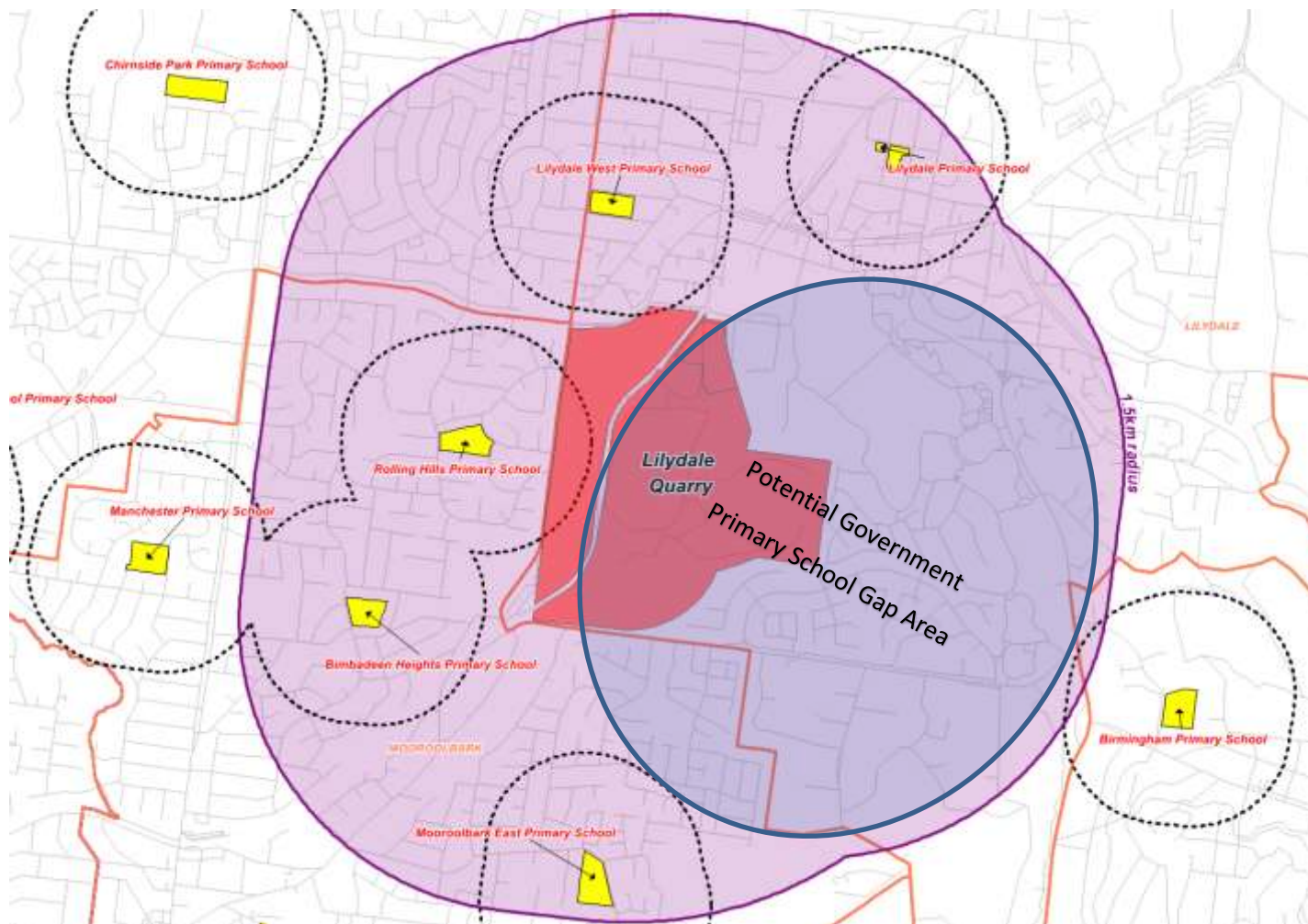
Figure 12 which immediately follows Figure 11 shows the location of existing Government Secondary Schools surrounding the Kinley development and the 1.5 kilometre radius catchment surrounding each school site. Given the close proximity of Lilydale High School to Kinley and Kinley's dwelling yield, I am satisfied that no Government Secondary School facility needs to be incorporated within the Kinley development.

¹ I am aware that DET did provide a submission to the public consultation on the Lilydale Quarry Comprehensive Development Plan -and Draft Amendment C193 to the Yarra Ranges Planning Scheme (letter dated 18/12/2020). However, the submission did not explain why the Government Specialist School was needed.

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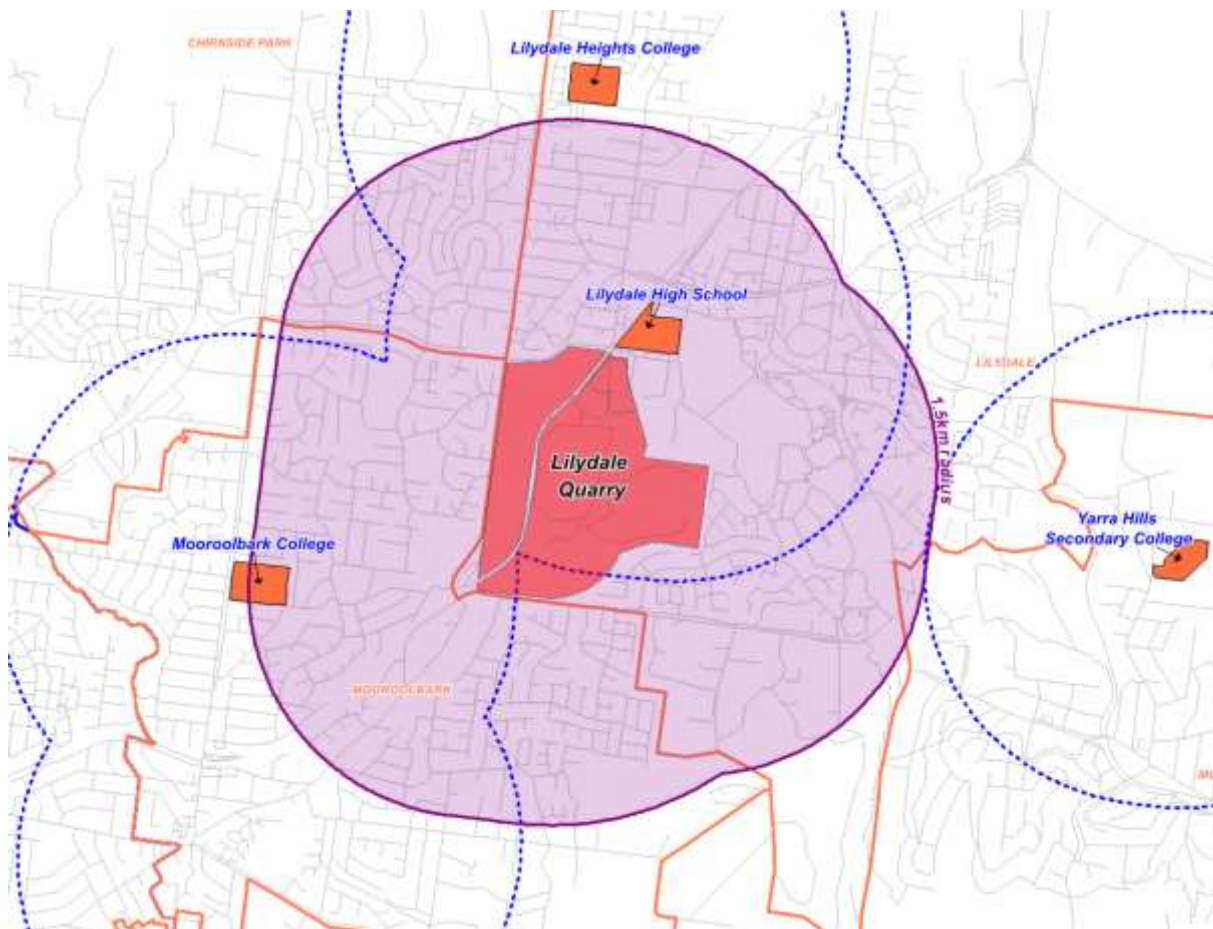
Figure 11 - Distribution of Existing Government Primary School & 500 Metre Catchments



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Figure 12 - Distribution of Existing Government Secondary Schools & 1.5Km Radius Catchments



4 Summary of Findings & Recommendations

Based on the analysis I have presented in the previous sections of my evidence I provide the following summary of key findings and recommendations.

4.1 Community Centre Provision

- Based on my review of the technical documents specific to the Lilydale Quarry site, community infrastructure guidelines, specifications and my own demand calculations, I support Council's request that a 0.8 hectare site be allocated within the CDP Stage 2 area to accommodate the proposed community centre. My main reasons for this are:
 - The 0.8 hectare site allocation is consistent with community centre provision in Melbourne's growth areas where Level 1 community centres (the base level facility) are delivered at the rate of 1 centre per 3,000 dwellings;
 - Although the CDP proposes to include higher residential densities than presently exist in the surrounding Lilydale area, the subject land is still very much located in outer Metropolitan Melbourne where there is far less imperative to squeeze community facilities on smaller land allocations using multi-storey building formats (and which cost significantly more to build); and
 - My own demand estimates generally confirm the service and activity functions recommended by Council and my fellow ASR Research colleague, Adrian Fernon, for the proposed community centre, and I support the argument for providing additional land to safeguard future expansion opportunities.
- I have recently completed a review of community infrastructure requirements associated with the Toolern Precinct Structure Plan on behalf of the City of Melton. A key objective of this project was to confirm what type and size of community centre could be accommodated on a 0.8 hectare site. Figure 6 (on page 16) shows what type of facility can be accommodated on a land area of 0.8 hectares.
- This exercise essentially confirms the broad spatial requirements of a Level 1 Community Centre, whilst providing Council with additional expansion opportunities in the future.
- In relation to the community centre proposed for the Kinley development, Figure 6 is instructive for a variety of reasons including:
 - Providing a guidance on the preferred dimensions of a 0.8 hectare community centre site (100 metres x 80 metres);
 - Confirming the need for a building footprint generally in accordance with that recommended by Council and Adrian Fernon from ASR Research (1,300 square metres). However, I recommend a slightly larger centre in the order of 1,500 square metres;
 - Under my preferred model, the community centre shown in Figure 6 allows for 2 sessional Kindergarten rooms, 2 MCH consulting units, 1 occasional care room for the Neighbourhood

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- House service, a larger amount of flexible community meeting spaces and flexible classroom spaces, administrative spaces and outdoor regulated play space areas; and
- Has capacity for 86 car parks, a figure similar to that recommended by Adrian Fernon, from ASR Research; and
- Allows for a future expansion area of approximately 1,350 square metres.
- I also recommend that the CDP be amended to specify a preferred 0.8 hectare site for the proposed community centre and show a preferred location within the development. In my Figure 7 (page 17), I have shown three suggested site options: 1) adjacent to proposed active open space reserve (with my alternative layout for the reserve showing); 2) adjacent to the proposed Government Specialist School (the location of which has yet to be confirmed), and 3) adjacent to the proposed passive open space in Precinct 3 (Eastern Neighbourhood). The community centre sizes shown relatively accurately reflect the 0.8 hectare size I have recommended.

4.2 Public Open Space Provision

- The total unencumbered public open space shown in Table 1 of the CDP (14.28 hectares, excluding the retarding basins, but including Stage 1 component of Hilltop Park), does not match the total unencumbered public open space allocation indicated in the Land Use Budget Table in Appendix A of the CDP (15.67 hectares).
- This inconsistency suggests that the open space proposals require a more detailed review to confirm what the nature of each open space project is.
- I am also concerned that the precise size and function of the Escarpment Park, located at the northern end of the Urban Core (Precinct 4), remains unclear. My discussions with Council about this proposed open space indicate that approximately 1.15 hectares of this reserve is affected by escarpment, moderate slope and the possible need for a 10 metre buffer (subject to a safety audit), and technically should be considered encumbered public open space.
- I also suggest that the proposed Rail Trail be excluded from the public open space calculations as I believe that this trail should largely be incorporated into the proposed road network and / or buffer land along the existing railway line in the form a widened shared pedestrian / bicycle pathway.
- Although there remains some uncertainty about where some of the passive open spaces (including civic plaza spaces) will be located within the Urban Core (Precinct 4), I am generally satisfied with the current proposed distribution and location of passive open spaces.
- In my opinion, the decision about what sports to accommodate within land use developments that propose to include active open space reserves, is best left to the local Council.
- It is also my opinion that 6.7 hectares is not large enough to accommodate two full sized ovals and two outdoor netball courts, and associated amenities including pavilion, car parking, landscaping and

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buffers around the playing fields. A suitably shaped 8 hectare parcel is a more appropriate size for such a reserve.

- The 8 hectare reserve allocation is consistent with active open space provision sizes in Melbourne's growth areas for 8 hectare reserves (to cater for 2 full sized ovals).
- Having given regard to the distribution of existing active open spaces surrounding the development, and recognising the heritage value of the existing oval located within the proposed active open space reserve, I am generally satisfied with the location of this reserve.
- In my opinion, having regard for some of the inconsistencies and uncertainties associated with the proposed public open space proposals including how they are to be classified, their sizes and whether some portion of these proposals should be deemed encumbered, there is scope to reconfigure the open space Land Use Budget to allow the 8 hectare active open space reserve to be incorporated without significantly impacting on the overall proportion of public open space allocated for the development. One of the simplest ways to achieve this would be to reallocate approximately 1.3 hectares of land identified for the Rail Trail toward an expanded active open space reserve.
- I recommend that the CDP be amended to take account of my larger alternative active open space reserve and alternative configuration option shown on the following page.
- The proposed expansion of the active open space reserve will also enable a direct interface with the North / South Boulevard Connector Street.

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4.3 Government Education Provision

- My analysis has not been able to assess the need for a Government Specialist School, but I am prepared to accept at face value that the DET has a strong rationale for supporting this proposal. However, I was unable to source any information from DET about how they determined that this facility, in this development, was needed.
- Given that the need for a Government Primary School in greenfield locations is typically triggered by a development of 3,000 dwellings, I believe there may be grounds for DET to further investigate the need for a Government Primary school in the Kinley development.
- I would argue that if DET is prepared to support the inclusion of a 1.9 hectare site within Kinley for a Government Specialist School, it may be prudent to increase this land size to 3.5 hectares to provide the DET with the opportunity to assess whether a Government Primary School site (which requires a 3.5 hectare site) is more appropriate. If a more detailed analysis / assessment is undertaken by DET in future, and it is deemed that only a Government Specialist School is required, the land area required to be purchased can be reduced accordingly.
- Given the close proximity of Lilydale High School to Kinley and Kinley's dwelling yield, I am satisfied that no Government Secondary School facility needs to be incorporated within the Kinley development.

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Appendices



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Appendix 1 – Overview of Community Infrastructure Planning Guidelines

This Attachment provides an overview of VPA endorsed community infrastructure planning guidelines and provision benchmarks.

1 Community Infrastructure Planning Guidelines

1.1 VPA Endorsed Guidelines

Community infrastructure objectives are a central element of many key State Government planning policies and strategies such as *Plan Melbourne 2017-2050*. The Victorian Planning Authority (VPA) plays an important role in implementing many of the directions contained within Melbourne’s metropolitan strategy. There are also a number of reports that have been prepared on behalf of the VPA that focus on or include community infrastructure planning guidelines. The key documents include:

- Precinct Structure Planning Guidelines (2009);
- Planning for Community Infrastructure in Growth Areas Communities – PCIGAC (2008);
- Kindergarten Infrastructure Needs Assessment in Greenfield Growth Areas (2015);
- A Short Guide to Growth Area Community Infrastructure Planning (2009);
- A Strategic Framework for Creating Liveable New Communities – April 2008;
- A Strategic Framework for Creating Liveable New Communities – The Framework at a Glance;
- Community Infrastructure – Liveability Planning Checklist – April 2008; and
- Creating Liveable New Communities Promising Practice: A book of good practice – case studies.

Of these documents the Precinct Structure Planning Guidelines (PSP Guidelines), the Planning for Community Infrastructure in Growth Areas Communities (PCIGAC) and the Kindergarten Infrastructure Needs Assessment in Greenfield Growth Areas contain most of the key provision guidelines or benchmarks used by the VPA in the planning of greenfield sites. Key provision guidelines contained within these documents are used throughout this review.

2 Issues with the Application of Current Provision Benchmarks

Although community infrastructure covers a potentially wide variety of services and facilities provided by all forms of Government, the private for-profit sector and not-for-profit organisations, much of what is planned for within Precinct Structure Plan (PSP) location largely focus on the following six infrastructure forms:

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1. Passive and active open space (bundled together under the term unencumbered public open space);
2. Indoor recreation facilities;
3. Local multipurpose community centres which can have many potential configurations but are typically classified into two main types (Levels 1 & 2);
4. Higher order community centres (Level 3 centres which can accommodate services such as libraries, youth programs and Planned Activity Groups);
5. Government primary and secondary Schools; and
6. Non-Government Schools.

Although indicative provision benchmarks exist for many of these infrastructure forms, there remain many issues with the acceptance of benchmarks as a tool for planning in greenfield locations, ranging from whether specific benchmarks are too high or too low to whether there are better methods for determining and responding to community infrastructure need. Some of the key issues are summarised below:

- Benchmarks provide simplicity but are often ‘narrow’ (i.e. linked to only a population or dwelling number as a trigger for provision) when other variables and criteria are not taken into account (e.g. age cohort profiles) and used in isolation from other important assessment steps (e.g. the existing capacity of the nearest facilities to a PSP location).
- Most benchmarks are currently expressed as an infrastructure driven model (e.g. 1 Government Primary School per 3,000 dwellings) rather than a demand based model (e.g. 66 4 year olds per 4 year old Kindergarten room).
- Some forms of community infrastructure are more difficult to quantify the demand for (e.g. community meeting spaces, youth services and arts / cultural activities) and thus make the task of assigning a benchmark far more difficult.
- Explicit policies stating preferred provision standards and models of delivery across PSP growth area remains in varying states of ‘maturity’.
- There is often a lack of clarity about preferred provision levels and models with many forms of State based social infrastructure (e.g. health and emergency services).

3 Provision Benchmarks

3.1 Overview

This section provides a brief description of the key community infrastructure provision benchmarks and facility configuration models to review the adequacy of both the number and distribution of community infrastructure proposed by the BNW PSP.

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3.2 *Open Space & Recreation*

The VPA PSP Guidelines include some key provision targets for open space and recreation planning. Its focus has largely (but not exclusively) been on 'local' scale provision as opposed to regional / sub-regional provision.

Key guidelines are:

- Unencumbered passive open space (4% of Net Developable Area or NDA);
- Active open space - sports grounds and outdoor court based facilities such as tennis and netball (6% of NDA); and
- Indoor recreation centre land (5 hectares per 60,000 people).

In addition to these documented measures, are other less well documented factors / guidelines influencing open space and recreation outcomes include:

- Encumbered open space, particularly open space set aside for drainage purposes and as part of linear networks along rivers and creeks, typically represent a significant proportion of the gross area of a PSP site. The contribution these assets provide by way of informal recreation outcomes and improved physical and mental health is considerable. Encumbered open space provision outcomes are not prescriptively derived, as each PSP site provides unique topographical, hydrological and environmental characteristics.
- There has been the occasional application of a regional active open space benchmark in previous growth area planning exercises (30 hectares per 50,000 people), but the benchmark is not contained within current PSP guidelines, is not well known and has not been applied uniformly across all Melbourne's growth areas.

In addition to these PSP guideline provision benchmarks this review includes demand-based estimates for organised sport derived from the AusPlay Survey² (AusPlay) which provides the major source of participation data for sport and other informal physical activities in Australia. These estimates are contained within Appendix 3 of this report and referred to in Section 5.

3.3 *Multipurpose Community Centres*

² Ausplay is a large scale national population tracking survey funded and led by Sport Australia. AusPlay collects participation data; not membership data. The club sport data in AusPlay relates to how participation took place (e.g. survey respondents who self-identified that they participated in an activity through a sports club or association).

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For the purposes of this assessment a multipurpose community centre is defined as a building owned and or managed by Local Government which accommodates a range of services and offers flexible community spaces made available to local residents and community groups for a variety of potential uses.

In the context of greenfield locations community centres have primarily incorporated a range of early years services and offered flexible community meeting spaces. However, the potential range of services and functions a community centre can incorporate is very broad. In order to ensure the effective and efficient use of capital and operational resources contemporary community centres are multipurpose (i.e. offering more than one service and function) rather than stand-alone (i.e. dedicated to one service or function only), and, where practical, co-located with other community infrastructure and public open space. Land area allocations in greenfield locations are reasonably generous in comparison to the actual building footprint provided in order to allow for sufficient on-site car parking and facilitate longer term expansion requirements as local needs evolve and change and shifts in government policy occur (e.g. the Victorian State Government's proposed introduction of 15 hours per week of funded 3 year old Kindergarten over the coming decade).

Other key characteristics and issues associated with multipurpose community centres are outlined below.

- Although not all multipurpose community centres are identical, it is possible to describe the types of services and functions typically incorporated into such facilities.
- Typically, such facilities are a combination of a few (but rarely all) of the following services and functions: Kindergarten; Maternal & child health; Playgroups; Occasional child care; long day child care; community meeting spaces; Planned Activity Groups; Neighbourhood houses / adult education; and Library.
- Multipurpose community centres can vary greatly in size depending on the services and activities to be accommodated within it and can typically range from 500 square metres to 2,500 square metres.
- Unlike public open space (both passive and active), the VPA PSP Guidelines do not specify a quantitative measure of how many facilities should be provided either using an area based standard (as applies to public open space) or a population based standard. Municipal Planning schemes do not provide any guidance on this matter either.
- In the absence of specific PSP Guidelines and statutory requirements, the VPA has tended to rely on the provision guidelines outlined in the Planning for Community Infrastructure in Growth Area Communities (2008).
- However, it is possible to estimate the level of demand for specific service types likely to be generated by a PSP.

The *Planning for Community Infrastructure in Growth Area Communities* – PCIGAC (2008) report includes guidelines for many discrete services and functions that would typically be accommodated within a Council

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multipurpose community centre. However, it is assumed that most of these could be included as part of two main types of community centre:

- Level 1 Community Centres provided @ 1 centre per 8,000 to 10,000 people on 0.8 hectare sites; and
- Level 3 Community Centres @ 1 centre per 40,000 to 50,000 people on 1.5 hectare sites.

The *Kindergarten Infrastructure Needs Assessment in Greenfield Growth Areas* (2015) refers to two key benchmarks in relation to the provision of Kindergarten programs, of which Local Government is a major provider:

- 1 kindergarten room per 1,400 households at the peak; and
- 1 kindergarten room per 2,100 households in the long term.

The scope of services and activities covered by these facilities include Kindergarten, Maternal & Child Health, Playgroups, Occasional Child Care, Neighbourhood Houses, Libraries and a variety of flexible community meeting spaces and consulting rooms.

Appendix 2 shows indicative community centre configurations for each of the 3 types of community centres considered by the review and which are included in the VPA commissioned *Benchmark Infrastructure and Costs Guide* (prepared by Cardno). Level 1 and 2 community centres both include Kindergarten and Maternal and Child Health rooms as well as multipurpose community meeting spaces. Level 2 centres have larger community meeting spaces that are capable of accommodating a neighbourhood house service. Level 3 community centres differ from Level 1 centres by not including early years services such as Kindergarten and Maternal and Child Health. Instead these facilities include higher order services (i.e. services provided to a larger population catchment) such a Library and specialised community space for other service forms and population target groups.

3.4 Government Education Provision

There are two key Government education provision benchmarks used for PSP planning purposes. These are:

- 1 Government Primary School per 3,000 dwellings (3.5 ha site); and
- 1 Government Secondary School per 10,000 dwellings (8.4 ha site).

The Department of Education and Training (DET) also identifies a long-term enrolment (LTE) objective for each primary and secondary school. These are:

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- Government Primary Schools: 450-475 long term enrolments and generally with a maximum capacity of 600 enrolments; and
- Government Secondary Schools: 1,100 long term enrolments and generally with a maximum capacity to accommodate 50% more (approximately 1,600 to 1,700 enrolments).

4 Cost Estimate Benchmarks for Key DCP Community Infrastructure Items

The VPA has also prepared the Benchmark Infrastructure and Costs Guide (prepared by Cardno) to provide context and to guide us in the use of benchmark designs and costs in preparing an Infrastructure Contributions Plan (ICP), the term now used instead of Development Contributions Plan (DCP) when preparing new PSPs. The Guide covers:

- The role of scope and cost estimates in ICPs;
- The development of the benchmark design and costs;
- Role of the Benchmark Infrastructure and Costs Guide in preparing ICPs, including how to adjust the estimates to deal with scope variations if needed; and
- How the Benchmark Infrastructure and Costs Guide will be reviewed and kept up to date; and
- Reproduces the results of the Cardno work.

The use of the guide was approved by the VPA Board on 9 October 2019. A summary of the key benchmark costs are presented in Table 1 on the following page.

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Table 1 – Key Community Infrastructure Benchmark Cost Estimates

Item	Standard	Cost Application	Cost Estimate
Level 1 Multipurpose community centre	Contemporary standard	Bldg. floor area	\$7,606,000
Level 2 Multipurpose community centre	Contemporary standard	Bldg. floor area	\$8,928,000
Level 3 Multipurpose community centre	Above contemporary standard allowing for place making architectural features	Bldg. floor area	\$11,830,000
Active open space 5 to 6 hectares	Contemporary senior and junior sporting competition standard	Per reserve	\$8,021,000
Active open space 8 to 10 hectares	Contemporary senior and junior sporting competition standard	Per reserve	\$10,355,000
Sports Pavilion serving 2 playing areas	Contemporary standard multipurpose facility	Bldg. floor area	\$1,656,000
Sports pavilion serving 3 playing area	Contemporary standard multipurpose facility	Bldg. floor area	\$2,753,000

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)

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Appendix 2 – Community Infrastructure Specifications

This Appendix shows indicative community infrastructure specifications for the main DCP items typically identified in a PSP. These specifications include active open space reserves, sporting pavilions and community centres.

Table 1 - Typical PSP Active Open Space Specifications by Size

Component	Unit	5 to 6 Hectares	8 to 10 Hectares
Combination of two ovals & three soccer fields	No	1 Ovals 1 soccer	2 Ovals
Car park	Spaces	120	175
Netball / basketball court	No	2	2
Tennis Courts	No	2	
Cricket pitch and practice nets	No	1 / 1	2 / 1
Goals	No	2 sets	4 sets
Internal access road	m2	1350	1980
Landscaping	m2	30430	55435
Lighting – training & site	No	6	14
Signage	No	15	24
Site boundary fencing	m	1000	1300
Driveway crossing access from street	No	1	1
Utility service connections	Item	1	1
Interchange shelters	No	5	8
Turf surface and irrigation system	m2	21340	55440
Score Board	No	2	2

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)

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Table 2 - Typical PSP Sport Pavilion Specifications by Number of Playing Fields

Description / Facility	Unit	Two playing areas	Three playing areas
Four changes rooms with toilets and showers	m2	120	
Six change rooms with toilets and showers	m2		240
Two umpire change rooms with toilets	m2	40	
Three umpire change rooms with toilets	m2		60
Storage	m2	80	120
Office / first aid room	m2	20	30
Canteen and kitchen	m2	20	40
Public Toilets	m2	40	60
Multipurpose community room / social room (A small (50-80m2) community meeting space, entry foyer and circulation space)	m2	100	
Multipurpose community room / social room (A small (100-125m2) community meeting space, entry foyer and circulation space)	m2		150
Total Building floor space	m2	420	700
Covered spectator area	m2	80	120

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)

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Table 3 – Typical PSP Community Centre Configurations x Hierarchy Type

Description / Facility	Unit	Level 1	Level 2	Level 3
Kindergarten Facility Two kindergarten rooms to accommodate 99 licensed places, including children's toilets and amenities, storage space, office, staff room and staff toilets and amenities display and circulation space	m2	750	750	
Extra 33-place kindergarten room / multipurpose meeting space	m2	150	150	
Maternal and child health consulting facility (two consulting rooms plus waiting space / program room)	m2	100	100	
Multipurpose community spaces (A combination of small (50-80m2) and medium (100-125m2) community meeting spaces, plus public toilets and amenities, office, staff room and staff toilets and amenities, reception and circulation space)	m2	200	500	
Multipurpose and specialist community spaces (A combination of small (50-80m2), medium (100-125m2) and large (180m2+) community meeting spaces and classrooms plus public toilets and amenities, reception and circulation space)	m2			450
Library	m2			1500
Specialist community space (adult reception / neighbourhood house, arts and cultural facility, youth facility, planned activity group space etc)	m2			250
Total building floor space	m2	1200	1500	2500
Small commercial kitchen	No	1		
Medium commercial kitchen	No		1	
Large commercial kitchen	No			1
Kindergarten outdoor play spaces	m2	700	700	
Car parking spaces	Spaces	60	75	125
Playground	m2	800	800	800
Landscaping	m2	500	500	500

Source: Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing, Prepared for VPA by Cardno (2018)



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Appendix 3 – Lilydale Quarry & Lilydale Small Area Community Infrastructure Demand & Supply Estimates

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Lilydale Quarry Site	Lilydale by 2041
Organised Sport Facility & Participation Estimates					
Indoor and outdoor recreation facilities					
Indoor recreation centres / courts	10,000	Total population per court	Typical standard used by some Melbourne Growth Area Councils (note: individual LGAs vary on their views about the “desired” benchmark and some have no documented working benchmark).	0.8	3
Council aquatic / leisure centre memberships	3.4%	% of Population who are members of a Council aquatic / leisure centre	Based on 2010 CERM P1® Operational Management Benchmarks for Australian Public Sports & Aquatic Centres	259	1052
Council aquatic / leisure centres	53,000	Approximate total population per facility in Yarra Ranges (2021)	ASR Research calculation based on Shire of Yarra Ranges having 3 Council indoor aquatic leisure centre (2021).	0.1	0.6
Participation in organisation/venue based activity: Adults (people aged 15 and over)					
Fitness/Gym	30.2%	% of people aged 15 years and over participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2018 to December 2018 Victoria Data (Table 11)	1857	7,557
Swimming	9.1%	As above	As above	560	2,277
Golf	4.1%	As above	As above	252	1,026
Pilates	4.0%	As above	As above	244	995
Basketball	3.9%	As above	As above	240	976
Tennis	3.4%	As above	As above	208	848
Football/soccer	2.5%	As above	As above	154	626

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Lilydale Quarry Site	Lilydale by 2041
Yoga	4.1%	As above	As above	252	1,026
Netball	2.4%	As above	As above	148	601
Australian football	3.6%	As above	As above	221	901
Athletics, track and field (includes jogging and running)	3.1%	As above	As above	191	776
Cricket	2.6%	As above	As above	160	651
Organised participation by activity - top 10 activities (children aged 0 to 14)					
		% of children aged 0-14 participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2018 to December 2018 Victoria Data (Table 10)		
Swimming	39.4%			573	2,331
Australian football	13.1%	As above	As above	190	775
Basketball	11.4%	As above	As above	166	675
Cricket	5.7%	As above	As above	83	337
Dancing (recreational)	10.6%	As above	As above	154	627
Netball	7.1%	As above	As above	103	420
Football/soccer	10.4%	As above	As above	151	615
Tennis	7.3%	As above	As above	106	432
Gymnastics	11.0%	As above	As above	160	651
Athletics, track and field (includes jogging and running)	4.0%	As above	As above	58	237
Early Years Services					
Kindergartens					

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Lilydale Quarry Site	Lilydale by 2041
Number of 4 year olds participating in 4 year old Kindergarten	90.3%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training Based on indicator 31.1a Kindergarten participation for Yarra Ranges	85	346
Total number of enrolments in 4 year old sessional Kindergarten	79%	% of participating children (see above) enrolled at a Sessional Kindergarten service	Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training Based on indicator 31.4 Number of four year old kindergarten enrolments in a long day care or integrated children's services setting for Yarra Ranges: 20.1% (2015 data).	67	274
Number of Kindergarten rooms required	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	ASR Research constructed measure assuming one kindergarten room is licensed for 33 places	1.0	4.1
Number of 3 year olds participating in 3 year old Kindergarten	75%	% of children participating in 3 Year old Kindergarten	ASR assumption based on proposed introduction of subsidised 3 year old Kindergarten program	70	284
Number of Kindergarten rooms required	66	Number of 3 year old kindergarten participants per 3 year old Kindergarten group	ASR Research constructed measure assuming one kindergarten room is licensed for 33 places	1.1	4.3
Maternal & Child Health					
Number of MCH Full-Time Nurses	130	1 FT nurse per 130 children 0 years	ASR Research calculated measure using actual Growth Area Council data (2008)	0.7	2.9
Number of MCH consulting units	1	Number of MCH consulting units required per FT nurse	ASR Research calculated measure using actual Growth Area Council data (2008)	0.7	2.9
Playgroup					
Number of 2 hr playgroup sessions per week	134	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	ASR Research constructed measure using Playgroup Victoria	2.8	11
Occasional Child Care					
Number of occasional child care places	34.3	Total number people aged 0 to 4 years per licensed place	Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision (MMCIA). A provision rate of occasional child care places equal to that documented by the MMCIA report (2015) for Yarra Ranges	13.6	55

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Lilydale Quarry Site	Lilydale by 2041
Number of occasional child care centres	30	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical sized occasional child care facility.	0.5	1.8
Long Day Child Care Centres					
Number of Long Day Child Care places	188.4	Total number of licensed places per 1,000 children aged 0 to 4 years	Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision (MMCIA). A provision rate of long day child care places equal to that documented by the MMCIA report (2015) for Yarra Ranges	88	358
Number of Long Day Child Care centres	120	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical large sized long day child care facility.	0.7	3.0
Community Centres, Meeting spaces, Neighbourhood Houses & Libraries					
multipurpose community meeting space	30	Total population pere m2 of meeting space	ASR Research constructed measure	253	1,031
Neighbourhood Houses					
Number of Neighbourhood Houses	23000	Approximate total population per facility in Metropolitan Melbourne (2016)	ASR calculation of the number of Neighbourhood Houses identified by Neighbourhood Houses Victoria operating in the Melbourne metropolitan area.	0.3	1.3
Number of Neighbourhood House users per week	3%	Percentage of population using a Neighbourhood House in a given week	Neighbourhood Houses Victoria, Neighbourhood Houses Survey 2017	228	928
Libraries					
Number of library loans annum	7.00	Total loans per person	Public Libraries Victoria Network, 2018-19 PLVN Annual Statistical Survey (2019), Eastern RLS data	53,227	216,580
Number of library visits per annum	4.50	Total visits per person	Public Libraries Victoria Network, 2018-19 PLVN Annual Statistical Survey (2019), Eastern RLS data	34,218	139,230

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Lilydale Quarry Site	Lilydale by 2041
Number of library facilities	5.3	Library facilities per 100,000 people	Victorian Planning Authority, Melbourne Metropolitan Community Infrastructure Assessment: Local and Subregional Rates of Provision (MMCIA). A provision rate of library facilities equal to that documented by the MMCIA report (2015) for the Shire of Yarra Ranges	0.4	1.6
Education Enrolment & Facility Estimates					
Primary Schools					
Govt Primary Enrolment	65%	% of 5-11 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Lilydale State Suburb	446	1,815
Catholic Primary Enrolment	20%	% of 5-11 year old population	As above	137	556
Non Govt Primary Enrolment	9%	% of 5-11 year old population	As above	63	255
Total Primary Enrolment	95%	% of 5-11 year old population	As above	647	2,631
Govt Primary School	3000	Total number of dwellings per facility	Department of Education & Training	1.1	4.0
Secondary Schools					
Govt Secondary Enrolment	55%	% of 12-17 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Lilydale State Suburb	338	1,376
Catholic Secondary Enrolment	20%	% of 12-17 year old population	As above	123	500
Non Gov Secondary Enrolment	15%	% of 12-17 year old population	As above	94	384
Total Secondary Enrolment	90%	% of 12-17 year old population	As above	554	2,255
Govt Secondary School	10000	Total number of dwellings per facility	Department of Education & Training	0.0	0.1
TAFE					
TAFE Full-Time Enrolment (15 to 24)	2.6%	% of 15-24 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Lilydale State Suburb	26	106
TAFE Full-Time Enrolment (25+)	0.3%	% 25 + year old population	As above	15	63
TAFE Part-Time Enrolment (15 to 24)	5.8%	% of 15-24 year old population	As above	58	236

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Lilydale Quarry Site	Lilydale by 2041
TAFE Part-Time Enrolment (25+)	1.0%	% 25 + year old population	As above	51	210
Total TAFE students			As above	151	614
Universities					
University Full-Time Enrolment (15 to 24)	12.0%	% of 15-24 year old population	As above	120	489
University Full-Time Enrolment (25+)	0.6%	% 25 + year old population	As above	31	126
University Part-Time Enrolment (25 to 24)	2.0%	% of 15-24 year old population	As above	20	81
University Part-Time Enrolment (25+)	1.1%	% 25 + year old population	As above	57	230
Total University students		% 25 + year old population	As above	228	926
Primary & Acute Health Services					
Number of public and private hospital beds	3.9	Number of public and private beds per 1,000 people	Australian Institute of Health & Welfare, Australian hospital statistics 2015–16	29	119
Number of public hospital beds	2.4	Number of public beds per 1,000 people	Australian Institute of Health & Welfare, Australian hospital statistics 2015–16	18	75
Community health clients	2.9%	Proportion of population that is a registered community health client	Victorian Auditor-General's report, Community Health Program (June 2018)	218	888
Allied health service sites	0.70	Number of allied health service sites per 1,000 people (Yarra Ranges LGA)	Department of Health and Human Services, Yarra Ranges LGA Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	5	22
General practices	0.30	Number of general practice clinics per 1,000 people (Yarra Ranges LGA)	Department of Health and Human Services, Yarra Ranges LGA Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	2.3	9
Dental services	0.10	Number of dental service sites per 1,000 people (Yarra Ranges LGA)	Department of Health and Human Services, Yarra Ranges LGA Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	0.8	3

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Lilydale Quarry Site	Lilydale by 2041
Pharmacies	0.20	Number of pharmacies per 1,000 people (Yarra Ranges LGA)	Department of Health and Human Services, Yarra Ranges LGA Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	1.5	6
Projected hospital admissions	444	Hospital inpatient separations per 1,000 people (Yarra Ranges LGA). Note: projected to increase by 2.7% per annum until 2026/27.	Department of Health and Human Services, Yarra Ranges LGA Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	3376	13,737
Emergency presentations	285.3	Emergency department presentations per 1,000 people (Yarra Ranges LGA). Note: projected to increase by 1.9% per annum until 2026/27	Department of Health and Human Services, Yarra Ranges LGA Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	2169	8,827
Drug & alcohol clients	6.4	Number of registered Alcohol & Drug Treatment clients per 1,000 people (Yarra Ranges LGA)	Department of Health and Human Services, Yarra Ranges LGA Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	49	198
Mental health clients	10	Number of registered mental health clients per 1,000 people (Yarra Ranges LGA)	Department of Health and Human Services, Yarra Ranges LGA Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	76	309
Aged Care					
Aged Care					
Number of aged care places (residential and home care)	123	Number of aged care places per 1000 people aged 70 years +	Australian Government Planning Ratio 2019	130	527
Short Term Restorative Care Programme	2	Number of STRC places per 1000 people aged 70 years +	Australian Government Planning Ratio by 2019	2	9