



## **Virginia Park, Bentleigh East**

# ***Community Infrastructure Assessment***

Final Report

Prepared by ASR Research  
On behalf of the Gillon Group  
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## **1. Introduction**

### **1.1 Background**

ASR Research was engaged by the Gillon Group to undertake a community infrastructure assessment as part of a rezoning application and Development Plan Overlay adjustment with Glen Eira City Council for the Virginia Park Business Park (otherwise referred to as the 'subject site') in East Boundary Road, East Bentleigh.

Relevant subject site details include:

- The site is a JV between Gillon Group and Abacus Property Group;
- The property has been owned by Gillon Group for 20 years;
- The site is made up of the original Virginia Park (Zoned C1 & C2 totalling 120,000sqm) parcels and the newly acquired rear half of Bosch (Zoned IND1Z totalling 40,000sqm);
- A rezoning was agreed to by Council some years ago which saw the site rezoned from B3Z and IND1Z to B2Z and B3Z (as per attached plans);
- A Development Plan Overlay was placed in the planning scheme at the same time which amongst other things set the height limits for buildings in the different precincts around the estate (as per attached);
- State Government's changes to the Commercial zones affecting the site have reinforced Virginia Park's suitability for retail and residential development with a removal of the floor space cap from the planning scheme schedule;
- Initial discussions with Council officers regarding a rezoning to C1 for the entire park (excluding the IND1Z) has been favourable; and
- Current office and warehouse space of approximately 57,000sqm which is let to 34 different tenants employing approximately 2000 people.

### **1.2 Purpose of Assessment**

The purpose of this assessment is to:

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

- Identify potential community infrastructure requirements and opportunities associated with the development of Virginia Park assuming a neighbourhood activity centre status and a development scenario of 1,250 medium and / or high density dwellings; and
- Identify existing Council and other agency strategic community infrastructure needs and recommendations that may need to be addressed by future development of Virginia Park.

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

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

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

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

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

Categories 1 to 3 are typically (but not exclusively) Local Government responsibilities and are often (but not always) included in development contribution agreements associated with significant land use developments. However, government education facilities (typically primary and secondary schools), where deemed to be required within a land use development, are generally funded (both land and building costs) by the State Government.

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

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

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

## 2.2 Virginia Park 2 Kilometre Population Catchment

Figure 1 shows the 2 kilometre population catchment area of Virginia Park. While the site is located in Bentleigh East, the 2 kilometre population catchment also includes parts of the following suburbs:

- Murrumbeena to the north;
- Carnegie to the north / north-west;
- Ormond to the west;
- Bentleigh to the south west;
- Hughesdale to the north-east;
- Oakleigh to the east; and
- Oakleigh South to the south-east.

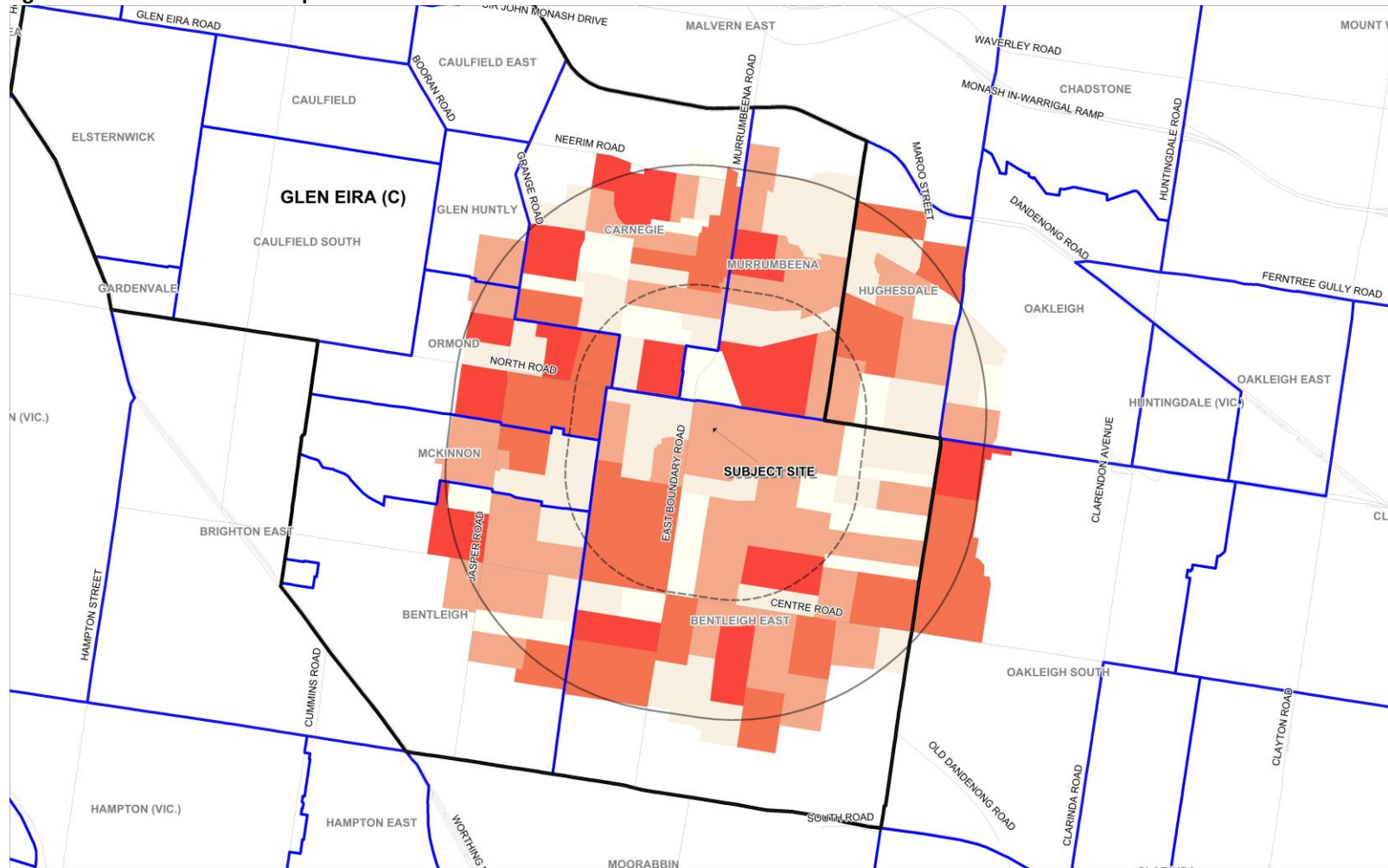
According to the 2011 ABS Census the Virginia Park 2 kilometre population catchment contained:

- 25,986 dwellings; and
- 62, 318 people.

For the purposes of calculating existing open space provision levels the 1 kilometre population catchment was also determined. In 2011 the population of the 1 kilometre catchment was 20,044.

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

**Figure 1 – Virginia Park 1 & 2 Kilometre Population Catchments**



### **3 Review of Relevant Literature**

#### **3.1 Material Reviewed**

A number of Glen Eira City Council strategies, plans and policies were identified and reviewed as potentially relevant to community infrastructure directions associated with the proposed future development of Virginia Park. These were:

- Glen Eira Council Community Plan 2013 – 2014;
- Municipal Strategic Statement;
- City of Glen Eira Recreation Needs Study (2006);
- Glen Eira Municipal Early Years Plan: 2010–2013;
- Glen Eira Municipal Public Health and Wellbeing Plan: 2013 - 2017
- Draft Glen Eira Open Space Strategy (2013);
- Glen Eira Ageing Strategy;
- Glen Eira Bicycle Strategy;
- Priorities for pavilion upgrades;
- Community Safety Plan; and
- Disability Action Plan.

#### **3.2 Implications of Review**

Three broad implications arise from the literature reviewed above. These are:

1. There are clearly a number of key Council strategies, plans and policies that need to be taken into consideration when planning for new or reconfigured community infrastructure within or close to the subject site;
2. These documents cover a broad range of population target groups and community infrastructure forms including:
  - early years services;
  - services for older persons and people with disabilities;
  - active and passive open space;
  - health; and
  - indoor recreation and outdoor recreation;
3. In addition to specific recommendations that may be applicable to the subject site.

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

### **4.1 Audit Finding Implications**

Appendix 2 of this report provides an audit of the following existing community infrastructure categories generally located within 2 kilometres of Virginia Park:

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

Table 2 summarises the existing community infrastructure provision levels, generally within 2 kilometres of Virginia Park.

The implications of the audit findings include:

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

- The overall supply and distribution of open space is generally very satisfactory within the 2 kilometre population catchment, but is significantly dominated by active open space provision. This suggests that the development of Virginia Park can make a potentially positive contribution to increasing the supply of local passive open space, as well as linking the two reserves adjoining the site: 1) Virginia Park located on the southern boundary, and 2) Marlborough Street Reserve located on the eastern boundary. This outcome is consistent with the recommendation contained within the Glen Eira Open Space Strategy.
- The final residential dwelling yield that is to be accommodated within the Virginia Park development will determine whether there is any need for further contributions toward the upgrade of one or more existing nearby active open space reserves.

***Early years implications***

- The overall supply and distribution of early services and venues is very strong across all service types within the 2 kilometre catchment, however Council has identified potential Kindergarten capacity constraints associated with the introduction of Universal Access.
- The Virginia Park development offers an opportunity to enter into dialogue with Council about the reconfiguration / rationalisation of existing local services, and potentially building new infrastructure within the subject site.

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

- The overall supply and distribution of community meeting spaces, libraries and learning centres within the 2 kilometre catchment appears very satisfactory.
- However, as with early years services, the Virginia Park development offers an opportunity to enter into dialogue with Council about the reconfiguration / rationalisation of existing local services, and potentially building new infrastructure within the subject site.

***Indoor recreation implications***

- The location of the Glen Eira Sports and Aquatic Centre less than a kilometre south of Virginia Park, as well as the supply on indoor high ball courts (catering for sports such as basketball) from nearby school sites suggests that local indoor recreation centre provision is more than satisfactory.
- Other than the potential for more private provision (e.g. fitness clubs), the pursuit of indoor recreation provision opportunities at Virginia Park appears not to be warranted.

***Education facility implications***

- The existing profile of primary, secondary and special education facilities is especially significant within the 2 kilometre population catchment. However, overall enrolment trends have increased significantly during the past five years and appear to be placing pressure on existing capacity.
- If required, response measures to a high residential yield from Virginia Park are likely to be in the form of increasing capacity at existing facilities rather than the construction of new sites.
- The absence of higher order education facilities within the 2 kilometre population catchment, while not necessarily a provision gap due to the larger population catchments

that they serve, provides an opportunity for the developers of Virginia Park to discuss with nearby providers, particularly Monash University, whether additional campus infrastructure may be required in future. However, this opportunity should not be interpreted as a development contributions requirement, but a privately negotiated commercial arrangement between the developer and the institution.

***Health service implications***

- The existing profile of primary and acute health facilities within the 2 kilometre population catchment appears to be very satisfactory.
- However, the development of Virginia Park is likely to generate interest from all forms of the health sector, especially due to its proximity to Monash Medical Centre campus facilities.
- Ongoing discussions with the Department of Health and private providers of health including private hospital providers (e.g. Ramsay Health and Moran Group) should be held.

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

- Although the Murrumbeena Police Station is the only facility located within the 2 kilometre population catchment, response times for other emergency services to the subject site appear more than satisfactory due to their generally close proximity just outside the 2 kilometre radius.

***Residential aged care implications***

- The supply of residential aged care beds within the 2 kilometre population catchment significantly exceeds Federal Government provision benchmarks, and suggests the local market is more than adequately supplied.
- Although there is merit seeking market interest in establishing additional residential aged facilities as part of the Virginia Park development, it does not appear likely to be a high priority community infrastructure form.

**Table 2 - Current Community Infrastructure Provision Levels within 2 Kilometres of Virginia Park**

Community infrastructure category	Quantity	Within radius of	Provision ratio	Unit of measure
<b>Open space</b>				
Amount of passive open space	6	1 km	0.3	Hectares per 1,000 people
Amount of active open space	38	1 km	1.9	Hectares per 1,000 people
<b>Recreation facilities</b>				
Number of indoor recreation high ball courts	6	2 km	10,386	No. of people per court
Number of council aquatic / leisure centres	1	2 km	62,318	No. of people per facility
<b>Early years facilities</b>				
Number of sessional kindergarten places	243	2 km	7	No. of children 3 to 4 per place
Number of maternal & child health facilities	3	2 km	1,889	No. of children 0 to 6 per venue
Number of playgroup venues	6	2 km	945	No. of children 0 to 6 per venue
Number of occasional child care places	104	2 km	55	No. of children 0 to 6 per place
Number of long day child care places	955	2 km	5.9	No. of children 0 to 6 per place
<b>Other community centre elements</b>				
Number of community meeting venues for hire	7	2 km	8,903	No. of people per facility
Number of neighbourhood houses	2	2 km	31,159	No. of people per facility
Number of planned activity group centres	1	2 km	62,318	No. of people per facility
<b>Libraries</b>				
Number of library facilities	1	2 km	62,318	No. of people per facility
<b>Arts / cultural facilities</b>				
Number of performing arts centres	0	2 km	No provision	No. of people per facility
<b>Education facilities</b>				
Number of govt specialist schools	2	2 km	31,159	No. of people per facility
Number of govt primary schools	6	2 km	10,386	No. of people per facility

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**Community Infrastructure Assessment**

Community infrastructure category	Quantity	Within radius of	Provision ratio	Unit of measure
Number of catholic primary schools	2	2 km	31,159	No. of people per facility
Number of non govt primary schools	0	2 km	No provision	No. of people per facility
Number of govt secondary schools	2	2 km	31,159	No. of people per facility
Number of catholic secondary schools	1	2 km	62,318	No. of people per facility
Number of non gov secondary schools	1	2 km	62,318	No. of people per facility
Number of TAFE campuses	0	2 km	No provision	No. of people per facility
Number of university campuses	0	2 km	No provision	No. of people per facility
<b>Police, justice &amp; emergency services</b>				
Number of MFB sites	0	2 km	No provision	No. of people per facility
Number of ambulance sites	0	2 km	No provision	No. of people per facility
Number of SES sites	0	2 km	No provision	No. of people per facility
Number of police station sites	1	2 km	62,318	No. of people per facility
Number of law court facilities	0	2 km	No provision	No. of people per facility
<b>Health services</b>				
Number of community health service sites	1	2 km	62,318	No. of people per facility
Number of acute health facilities	2	2 km	31,159	No. of people per facility
<b>Residential aged care</b>				
Number of residential aged care high care beds	263	2 km	38	Beds per 1,000 persons 70+
Number of residential aged care low care beds	358	2 km	51	Beds per 1,000 persons 70+

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

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

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

### **5.2 Virginia Park Dwelling and Population Scenario**

For the purposes of undertaking the assessment a dwelling yield of 1,250 dwellings, most likely to be accommodated in the form of medium to high density apartment stock, has been assumed. Under this development scenario the dwelling yield is likely to generate a residential population of approximately 2,100 people. The population yield was calculated by estimating the likely age profile of people living in dwellings four storeys and over (high density) based on the age profile of people living in dwellings four storeys or more in Greater Melbourne from the 2011 ABS Census based on the number of bedrooms contained within dwellings. Dwelling and population yield estimates for each type of each dwelling format are shown in Table 3 below.

**Table 3 - Dwelling Type Assumptions for Virginia park Development Scenario 1 (1,250 Dwellings)**

	One-bedroom	Two-bedrooms	Three-bedrooms	Total
% of Dwelling Types	45%	45%	10%	100%
Total Number of Dwellings	563	563	119	1,250
Estimated Population	759	1,041	311	2,112

Table 4 shows the likely age cohort population yields under the proposed development scenario. These are to be interpreted as hypothetical age profiles for the development scenario outlined above. The age cohorts shown reflect a requirement for (but not necessarily restricted to) the following types of services and / or facilities:

- 0 - 3 Years - Maternal and Child Health Services, Playgroups;

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

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

Age Cohort	Community Infrastructure Forms Age Cohort is Relevant to	Number
0-3	MCH, Playgroups	59
4	4 Year Old Kindergarten	10
0-6	Long Day Child Care & Occasional Child Care	85
5-11	Primary School enrolments, out of school hours care	49
5-14	Junior Participation in organised sports	68
15+	Senior Participation in organised sports	1,976
12-25	Youth Infrastructure	567
15-24	Participation in higher education	465
25+	Participation in higher education	1,511
12-17	Secondary School enrolments	45
70+	Residential & home based aged care services	124
<b>Total Population</b>		<b>2,112</b>
<b>Total dwellings</b>		<b>1,250</b>

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

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

approximately 3% (based on 2011 ABS Census figures, and excluding population to be derived from other residential development within catchment).

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

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

**Table 5 – Detailed Assessment of Community Infrastructure Response Measures to Proposed Virginia Park Development**

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?										
<b>Passive Open Space.</b> Refer to Section 7.2 of this report for a more detailed open space assessment.	<ul style="list-style-type: none"><li>There are 5 passive open space reserves within 1 km of the subject site.</li><li>One of these, Virginia Reserve, is located on the southern boundary of the subject site.</li><li>Because of its unstructured and informal function it is difficult to estimate both the demand for and frequency of use of passive open space in any development context, let alone proposed high density developments.</li><li>However, it is reasonable to assume that the demand for such open space will be high.</li><li>The site has historically provided for 11% of the site area as public open space.</li></ul>	<p><i>On-site passive open space provision</i></p> <ul style="list-style-type: none"><li>Under the current Glen Eira Planning Scheme the proposed development would be required to pay a public open space levy of at least 3.75% and possibly as much as 4.5% depending on the final mix and size of dwellings and the amount of private open space provided.</li><li>However, although not yet incorporated into the Glen Eira Planning Scheme, Council has signalled its intentions to increase the public open space levy to 5.7% via a proposed planning scheme amendment.</li><li>Based on the open space hierarchy presented within the Glen Eira Open Space Strategy it is reasonable to expect that the subject site should include provision for one or more of the following types of open space: small local open space (0.03 to 0.25 ha in size) and small local links (less than 0.03 ha).</li></ul> <p><i>Off-site passive open space provision</i></p> <ul style="list-style-type: none"><li>The Glen Eira Open Space Strategy recommends the ongoing implementation of the existing Virginia Reserve concept plan. It also recommends to improve connectivity between Marlborough Street Reserve and Virginia Park, which the Strategy says is best achieved through liaison as part of the Virginia Park development, or by acquiring part of the existing vacant lot that provides access between these two spaces.</li></ul> <p><i>Overall recommendation</i></p> <ul style="list-style-type: none"><li>Given the proposed development of the site is in the early stages of the planning process, further discussions are required with Council to determine what the final public open space strategy should be and any further contributions. The 11% public open space contribution agreement that has existed for Virginia Park for some time should be also be taken into consideration as part of these discussions.</li></ul>	Yes										
	The current Glen Eira Planning Scheme Public Open Space contribution rates (Schedule to Clause 52.01) are structured as follows:												
	<table><tr><th>Criteria</th><th>Percentage of contribution</th></tr><tr><td>The number of lots in the subdivision capable of containing a dwelling.</td><td>3 lots - 2% 4 lots - 2.5% 5 lots - 3% 6 or more lots - 3.5%</td></tr><tr><td>The site is in McKinnon, East Brighton, Ormond or Bentleigh.</td><td>0%</td></tr><tr><td>The site is in Carnegie, Murrumbeena or East Bentleigh.</td><td>0.25%</td></tr><tr><td>The site is in Caulfield, Caulfield North, Caulfield South, Caulfield East, Glen Huntly, Elsternwick or St Kilda East.</td><td>0.5%</td></tr></table>			Criteria	Percentage of contribution	The number of lots in the subdivision capable of containing a dwelling.	3 lots - 2% 4 lots - 2.5% 5 lots - 3% 6 or more lots - 3.5%	The site is in McKinnon, East Brighton, Ormond or Bentleigh.	0%	The site is in Carnegie, Murrumbeena or East Bentleigh.	0.25%	The site is in Caulfield, Caulfield North, Caulfield South, Caulfield East, Glen Huntly, Elsternwick or St Kilda East.	0.5%
	Criteria			Percentage of contribution									
	The number of lots in the subdivision capable of containing a dwelling.			3 lots - 2% 4 lots - 2.5% 5 lots - 3% 6 or more lots - 3.5%									
The site is in McKinnon, East Brighton, Ormond or Bentleigh.	0%												
The site is in Carnegie, Murrumbeena or East Bentleigh.	0.25%												
The site is in Caulfield, Caulfield North, Caulfield South, Caulfield East, Glen Huntly, Elsternwick or St Kilda East.	0.5%												

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?								
	<table><tr><td>The site is not within 300 metres (walking distance) of a park listed in Table 2.</td><td>0.25%</td></tr><tr><td>Fifty percent or more of the lots in the development contain less than 40 square metres of private open space, not including the area in the front setback.</td><td>0.25%</td></tr><tr><td>Fifty percent or more of the lots in the development contain more than two bedrooms (a study is regarded as a bedroom).</td><td>0.25%</td></tr><tr><td>A six or more lot subdivision which does not provide useable communal open space that has a minimum of 4 metres and provides a minimum area of 60 square metres, and is not part of the front setback, service area or driveway.</td><td>0.25%</td></tr></table>	The site is not within 300 metres (walking distance) of a park listed in Table 2.	0.25%	Fifty percent or more of the lots in the development contain less than 40 square metres of private open space, not including the area in the front setback.	0.25%	Fifty percent or more of the lots in the development contain more than two bedrooms (a study is regarded as a bedroom).	0.25%	A six or more lot subdivision which does not provide useable communal open space that has a minimum of 4 metres and provides a minimum area of 60 square metres, and is not part of the front setback, service area or driveway.	0.25%		
The site is not within 300 metres (walking distance) of a park listed in Table 2.	0.25%										
Fifty percent or more of the lots in the development contain less than 40 square metres of private open space, not including the area in the front setback.	0.25%										
Fifty percent or more of the lots in the development contain more than two bedrooms (a study is regarded as a bedroom).	0.25%										
A six or more lot subdivision which does not provide useable communal open space that has a minimum of 4 metres and provides a minimum area of 60 square metres, and is not part of the front setback, service area or driveway.	0.25%										
<b>Active Open Space (passive and active open space).</b> Refer to Section 7.2 of this report for a more detailed open space assessment.	<ul style="list-style-type: none"><li>There are 7 sporting reserves located within a 1 kilometre radius of the subject site.</li><li>Although the quantity of reserves within the 1 kilometre catchment is significant, Council is reporting that all reserves are at capacity. Feedback from Council indicates that:<ul style="list-style-type: none"><li>Clubs have to cap numbers or reduce training sessions to cater for more game time.</li><li>This is a particularly pressing issue for soccer clubs that play at Bailey Reserve, Duncan Mackinnon Reserve and Marlborough Reserve.</li><li>Football clubs all have a restricted number of teams that can play at each venue – each year there are requests for additional grounds/teams.</li><li>The same situation applies in summer season with cricket.</li><li>The athletics facilities at Duncan Mackinnon Reserve are also at capacity, with four athletics clubs (Masters, Little Aths,</li></ul></li></ul>	<p><i>On-site active open space provision</i></p> <p>6 Traditional active open space provision within the subject site is not feasible because of the high density nature of proposed future development.</p> <p><i>Off-site active open space provision</i></p> <ul style="list-style-type: none"><li>This assessment recommends that the additional demand for organised sport, generated by future development of the subject site, is best addressed by a contribution toward improving the infrastructure and amenity of existing nearby reserves. In this regard a number of options are feasible. This assessment favours the following strategies:<ul style="list-style-type: none"><li>Contributions to pavilions to unlock existing playing fields;</li><li>Contributions to reconfiguring existing reserves to accommodate more playing fields;</li><li>Synthetic surface development;</li><li>Contributions to improved lighting to extend usable hours.</li></ul></li></ul>	Yes								

Virginia Park, Bentleigh East  
**Community Infrastructure Assessment**

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?
	<p>Macabi, Glenhuntly) all using the track. Many of these athletes are state/national level and have a high training frequency.</p> <ul style="list-style-type: none"> <li>- There were over 200 school bookings last year – even with the pavilion being redeveloped.</li> <li>- The netball association is one of the largest in the region and they have over 350 bookings annually. There were also 60 school bookings last year.</li> </ul> <ul style="list-style-type: none"> <li>• The proposed development will generate an additional (approximate only): <ul style="list-style-type: none"> <li>- 128 Australian Rules participants;</li> <li>- 72 Soccer participants;</li> <li>- 62 Cricket participants;</li> <li>- 106 Netball participants; and</li> <li>- 130 Tennis participants.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• The Glen Eira Open Space Strategy does not recommend any significant change to the adjacent Marlborough Reserve, just ongoing maintenance. However, this assessment recommends that opportunities to improve both the amenity and capacity of the reserve for organised and informal recreation should be further explored with Glen Eira Council.</li> <li>• As per the discussion above in relation to passive open space provision the 11% public open space contribution agreement that has existed for Virginia Park for some time should be also be taken into consideration when discussing with Glen Eira City Council what the most appropriate open space measures should be.</li> </ul>	
<b>Early Years Services</b>  <i>Long Day Child Care</i>	<ul style="list-style-type: none"> <li>• There are a total of 5 Long Day Child Care facilities within 1 kilometre of the subject site, and an additional 7 facilities between 1 and 2 kilometres.</li> <li>• The subject site also contains 2 operational Long Day Child Care facilities.</li> <li>• Based on data recent vacancy data (for period May 12 to May 16, 2014) available from the <i>Mychild</i> website, there are existing vacancies at most of the existing facilities closest to the subject site.</li> <li>• The proposed development scenario would generate the need for the equivalent of 13 long day child care places.</li> </ul>	<p>Given that 2 existing Long Day Child Care facilities are currently operating within the subject site, the clear evidence of spare capacity at nearby facilities, and the relatively low demand generated by the subject site, no additional long day child care provision measures are recommended.</p>	No
<i>4 &amp; 3 year old sessional Kindergartens</i>	<p>There is only one Council owned sessional Kindergarten facility within 1 kilometre of the subject site (Bentleigh east Kindergarten) which is close to full capacity.</p> <p>Whilst there are a much larger number of facilities located between 1 and 2 kilometres of the subject site, these facilities also appear to be at or near to full capacity.</p>	<p>While these demand estimates appear not to warrant a new Kindergarten facility within the development, an off-site financial contribution toward the expansion of existing facilities may be warranted (subject to existing sites having the capacity to expand).</p>	Yes

Virginia Park, Bentleigh East  
**Community Infrastructure Assessment**

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?
	<p>Council feedback on local Kindergarten provision includes the following:</p> <p>7 Council has no role in 3 year old kindergarten enrolments, and does not manage kindergartens</p> <p>8 Its role is to provide a central point of contact for 4 year old enrolments only, and each kindergarten is managed by a Cluster Manager of parent operated committee of management.</p> <p>9 Kindergarten enrolments fluctuate from year to year. However, there are currently 40 vacancies across the municipality in Community Managed Stand-alone kindergartens.</p> <p>10 Kindergarten programs are also offered in long day care settings and at private schools and early learning centres.</p> <p>11 Several kindergartens within Glen Eira have recently been extended, McKinnon and Orrong Road, but there are no current plans for further capital works.</p> <p>The proposed development will generate demand for an additional 8 to 10 four year old Kindergarten enrolments and 5 three year old Kindergarten enrolments.</p>		
<i>Maternal &amp; Child Health</i>	<ul style="list-style-type: none"> <li>• There are a total of 3 MCH facilities (with a combined total of 7 consulting rooms) within a 1 kilometre radius of the subject site.</li> <li>• However, Council is reporting that all facilities are at, or close to full capacity (combined total of 42 sessions per week).</li> <li>• The proposed development will generate demand for an additional 1 MCH session per week, which equates about 10% of the use of 1 MCH consulting suite per week.</li> </ul>	While these demand estimates appear not to warrant a new MCH facility within the development, an off-site financial contribution toward the expansion of existing facilities may be warranted (subject to existing sites having the capacity to expand).	Yes
<i>Occasional Child Care</i>	<ul style="list-style-type: none"> <li>• There is one Occasional Child Care facility within a 1 km radius of the subject site, and another 4 facilities located between 1 to 2 kilometres.</li> <li>• The proposed development will generate demand for an additional 2 occasional child care places.</li> </ul>	Due to a combination of insufficient demand generated by the development scenario, and reasonable existing supply levels, no additional provision measures for occasional child care is recommended.	No

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**Community Infrastructure Assessment**

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?
<i>Playgroups</i>	<ul style="list-style-type: none"> <li>There are 2 playgroup venues within 1 kilometre of the subject site and further 4 located between 1 and 2 kilometres.</li> <li>The proposed development will generate an additional 1 playgroup session per week.</li> </ul>	Due to a combination of insufficient demand generated by the development scenario, and reasonable existing supply levels, no additional provision measures for playgroups is recommended.	No
<b>Community Meeting Spaces</b>	<ul style="list-style-type: none"> <li>There are a total of 3 Council Community Centre meeting space venues within a 1 kilometre radius of the subject site, and a further 4 located between 1 and 2 kilometres.</li> <li>Council reports that all the nearest community hall facilities (with the exception of Duncan Mackinnon which is being redeveloped) have regular weekly bookings from groups other than sports clubs. Packer Park and Murrumbeena Park are very popular for larger functions such as weddings, birthdays and bar mitzvahs</li> <li>The proposed development scenarios suggest the need for an additional 120 sqm's of flexible community meeting space.</li> </ul>	<ul style="list-style-type: none"> <li>This assessment supports the construction of a modest multipurpose community centre as part of the proposed development of the subject site.</li> <li>Both the size and location of the proposed redevelopment provide sufficient justification to construct a new facility to service the needs of both the new population likely to live within the subject site and surrounding residents.</li> <li>The proposed facility should include a minimum of 150 to 200 sqm's of flexible community meeting space.</li> </ul>	Yes
<b>Neighbourhood Houses</b>	<ul style="list-style-type: none"> <li>There are a total of 2 Neighbourhood Houses located between 1 and 2 kilometres of the subject site, but none within 1 kilometre.</li> </ul>	<ul style="list-style-type: none"> <li>Existing Neighbourhood House provision appears to be adequate, a new stand-alone service appears not be justified.</li> <li>However, on the assumption that a large flexible community meeting space is established within the subject site, it is feasible that such a facility could accommodate typical Neighbourhood House programs (including adult education) in an outreach capacity.</li> </ul>	Yes
<b>Libraries</b>	<ul style="list-style-type: none"> <li>There is 1 library facility (Bentleigh Library) located within the 2 kilometre population catchment.</li> <li>The proposed development would generate demand for an additional 13,000 loans.</li> <li>Council does not currently have plans to develop new library facilities or redevelop existing facilities.</li> </ul>	<ul style="list-style-type: none"> <li>The provision of existing library facilities within the catchment area is considered to be adequate; both in terms of supply and proximity. Therefore, no response measures are recommended.</li> </ul>	No
<b>Council Indoor Aquatic Leisure Centres</b>	<ul style="list-style-type: none"> <li>The subject site is located within close proximity and easy walking distance of the recently constructed Glen Eira Sports &amp; Aquatic Centre (GESAC).</li> <li>No new aquatic leisure centre developments or significant redevelopments of existing facilities are proposed.</li> <li>The proposed development scenario is likely to generate an additional 70 leisure centre members.</li> </ul>	<ul style="list-style-type: none"> <li>The provision of existing Council indoor aquatic leisure centres within the catchment area is considered to be adequate; both in terms of supply and proximity. Therefore, no response measures are recommended.</li> </ul>	No

Virginia Park, Bentleigh East  
**Community Infrastructure Assessment**

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?
Education Facilities	<ul style="list-style-type: none"> <li>• There are three schools within a 1 km radius of the subject site (2 Government Primary Schools and 1 Catholic Primary).</li> <li>• There are 10 additional schools located within a 1 to 2 km radius of the subject site.</li> <li>• The proposed development will generate an additional (approximate only):               <ul style="list-style-type: none"> <li>- 25 Government Primary school enrolments;</li> <li>- 8 Catholic Primary School enrolments;</li> <li>- 12 non-Government Primary School enrolments;</li> <li>- 15 Government Secondary school enrolments;</li> <li>- 9 Catholic Secondary School enrolments; and</li> <li>- 17 non-Government Secondary School enrolments.</li> </ul> </li> </ul> <p><i>Department of Education &amp; Early Childhood Development (DEECD) feedback</i></p> <p>Initial feedback from DEECD indicates that all the Government school facilities within close proximity of the subject site are at or approaching capacity. Bentleigh Secondary College is at capacity for additional students. However, DEECD was not in a position to answer whether these schools could be expanded to increase their enrolment capacity.</p> <p><i>Catholic Education Office Melbourne (CEOM) feedback</i></p> <p>CEOM has indicated that other than St Patricks Primary, all the nearest Catholic schools currently have spare capacity. In addition to the current situation CEOM has also prepared enrolment projections for each of the four nearest Catholic schools. These are summarised below:</p> <ul style="list-style-type: none"> <li>• St Patricks Primary School, Murrumbeena. Has a current enrolment of 366. Has capacity for 268 based on permanent facilities (excluding Building Education Revolution buildings (BER) which consist of two large Multipurpose Halls). Forecast growth to 480 by 2025.</li> </ul>	<ul style="list-style-type: none"> <li>• Given feedback provided by DEECD about local schools approaching full capacity, further investigation into whether local Government schools can be expanded to absorb additional enrolment growth is warranted.</li> <li>• Most Catholic and non-government schools appear to have some spare capacity now and into the future to absorb additional enrolment growth.</li> </ul>	No

Virginia Park, Bentleigh East  
**Community Infrastructure Assessment**

Service / Community infrastructure type	Key Assessment Findings	Recommended Response Measures	Is the recommended response likely to form part of a development contributions agreement?
	<ul style="list-style-type: none"> <li>St Peter's Primary School, Bentleigh East. Has a current enrolment of 673. Has Capacity for 805 (excluding BER library) based on permanent facilities. Forecast growth to 728 by 2025.</li> <li>St James, Catholic College, Bentleigh East. Has a current enrolment of 453. Has Capacity for 521 based on permanent facilities. Forecast growth to 505 by 2025.</li> <li>Our Lady of the Sacred Heart College, Bentleigh East. Has a current enrolment of 680. Can accommodate 920 based on permanent facilities. Forecast growth to 856 by 2025.</li> </ul>		
<b>Public art &amp; other cultural facilities</b>	Not applicable.	Because of the prominence of the subject site, scale of proposed development and potential inclusion of some form of town centre, this assessment suggests there is merit in providing a financial contribution toward the installation of public art within the subject site.	Yes (public art)
<b>Pedestrian / bicycle pathways</b>	Not applicable.	<p>Development at the subject site should be linked into Council's existing and proposed cycling and pedestrian networks to provide for both commuter and recreational users.</p> <p>To contribute to the integration of the subject site with existing surrounding infrastructure, it is recommended that the proposed development provide improvements to bicycle and pedestrian infrastructure by direct links between Marlborough Street and Virginia Park Reserves.</p>	Yes

## **6 Conclusions and Recommendations**

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

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

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

- The population yield likely to be generated by the subject site is likely to increase the population within the 2 kilometre catchment by approximately 5% (based on 2011 ABS Census data showing this catchment had a population of approximately 63,000 – note: the percentages calculated will decrease as other housing stock is constructed within the catchment); and
- An additional 2,100 people will generate a moderate level of demand for local services and facilities, and sufficient to warrant a mixture of both on-site and off-site community infrastructure initiatives to satisfy those demands.

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

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

#### **Passive Open Space**

1. In principle, this assessment recommends a mixture of both on-site public open space (in the form of land and its embellishment) and off-site financial contributions toward the improvement of nearby reserves. However, given the proposed development of the site is in the early stages of the planning process, further discussions are required with Council to determine what the final public open space strategy should be and the final contribution amount. The 11% public open space contribution agreement that has existed for Virginia Park for some time should be also be taken into consideration as part of these discussions.

### **Active Open Space**

2. Traditional active open space provision within the subject site is not feasible because of the high density nature of proposed future development.
3. This assessment recommends that the additional demand for organised sport, generated by future development of the subject site, is best addressed by a contribution toward improving the infrastructure and amenity of existing nearby reserves. In this regard a number of options are feasible. This assessment favours the following strategies:
  - Contributions to pavilions to unlock existing playing fields;
  - Contributions to reconfiguring existing reserves to accommodate more playing fields;
  - Synthetic surface development;
  - Contributions to improved lighting to extend usable hours.
4. The Glen Eira Open Space Strategy does not recommend any significant change to the adjacent Marlborough Reserve, just ongoing maintenance. However, this assessment recommends that opportunities to improve both the amenity and capacity of the reserve for organised and informal recreation should be further explored with Glen Eira Council.
5. As per the discussion above in relation to passive open space provision the 11% public open space contribution agreement that has existed for Virginia Park for some time should be also be taken into consideration when discussing with Glen Eira City Council what the most appropriate open space measures should be.

### **Indoor Recreation Facilities**

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

## **6.3 Community Services**

### **Early Years Services**

7. Given that 2 existing Long Day Child Care facilities are currently operating within the subject site, the clear evidence of spare capacity at nearby facilities, and the relatively low demand generated by the subject site, no additional long day child care provision measures are recommended.
8. While the demand estimates appear not to warrant a new Kindergarten facility within the development, an off-site financial contribution toward the expansion of existing facilities may be warranted (subject to existing sites having the capacity to expand).

- 9 While the demand estimates appear not to warrant a new MCH facility within the development, an off-site financial contribution toward the expansion of existing facilities may be warranted (subject to existing sites having the capacity to expand).
- 10 Due to a combination of insufficient demand generated by the development scenario, and reasonable existing supply levels, no additional provision measures for occasional child care is recommended.
- 11 Due to a combination of insufficient demand generated by the development scenario, and reasonable existing supply levels, no additional provision measures for playgroups is recommended.

#### **Multipurpose Community Space**

- 12 This assessment supports the construction of a modest 500 square metre multipurpose community centre as part of the proposed development of the subject site.
- 13 Both the size and location of the proposed redevelopment provide sufficient justification to construct a new facility to service the needs of both the new population likely to live within the subject site and surrounding residents.
- 14 The purpose of the facility is to establish a large flexible space which can be used for a wide variety of activities and services, including general community meeting space and as an outreach location for existing nearby services (e.g. Neighbourhood Houses).

#### **Library**

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

### **6.4 Education**

- 16 Given feedback provided by DEECD about local schools approaching full capacity, further investigation into whether nearby Government schools can be expanded to absorb additional enrolment growth is warranted.
- 17 Most Catholic and non-government schools appear to have some spare capacity now and into the future to absorb additional enrolment growth.

## **6.5 Public Art**

- 18 Because of the prominence of the subject site, scale of proposed development and potential inclusion of some form of town centre, this assessment suggests there is merit in providing a financial contribution toward the installation of public art within the subject site.

## **6.6 Pedestrian & Bicycle Pathways**

- 19 Development at the subject site should be linked into Council's existing and proposed cycling and pedestrian networks to provide for both commuter and recreational users.
- 20 It is recommended that the proposed development contribute financially towards both on and off-site improvements to bicycle and pedestrian infrastructure.

## **6.7 Other General Conclusions and Recommendations**

- 21 Not including other infill developments that may have occurred since the 2011 Census, the proposed rezoning request is likely to increase the number of people living within 2 kilometres of the subject site by approximately 5%.
- 22 The community infrastructure recommendations identified above are generally consistent and supportive of the literature material reviewed in this report.
- 23 The proposed development will increase the supply of privately provided, affordable and diverse housing options in Glen Eira. More specifically, the proposed development will increase the suburb's supply of higher density housing stock by offering apartment housing products targeted at first home buyers and investors looking to provide private rental stock.

## **6.8 Process related conclusions and recommendations**

- 24 The initial community infrastructure priorities identified above will require further discussion with Glen Eira City Council. These discussions will most likely commence when Council receives this assessment and is asked to comment and, assuming Council in-principle support for the rezoning request, as part of the drafting of a development contributions agreement (e.g. via a Section 173 Agreement).
- 25 Based on these more detailed discussions with Council and Non-Council stakeholders a community infrastructure plan, including obtaining agreement on the appropriate level of developer contributions, should be prepared prior to any of the redevelopment proceeding.

- 26      An *unambiguous* community infrastructure plan will need to be based on a specific dwelling yield (and therefore population yield) for the subject site. Given the long (10-15 years) duration of the proposed development, the plan will need to be based on an agreed yield range or maximum. It should contain a trigger for the plan to be reviewed/revised should the development evolve, with time and different circumstance, to deliver a substantially different yield. This will assist with a number of key tasks including assessing service and facility demand impacts more confidently, and providing a basis upon which to determine an appropriate level apportionment associated with development contributions. Estimates of dwelling yield targets should be decided upon as early as possible and, preferably, before the commencement of the detailed community infrastructure plan.
- 27      The community infrastructure plan should also address the staging of the community infrastructure contributions as the development evolves over the 10-15 year development period, including trigger points and a hierarchy for provision of various different types contributions.

# Appendices

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

Table 6 on the following pages shows the main community infrastructure provision standards (and its source) used for the purposes of this assessment. It should be noted that these standards reflect what the ultimate needs of the community are, and what the PSP should accommodate, but not necessarily what the Development Contributions Plan (DCP) should fund.

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

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

Table 5 also contains the community infrastructure demand and supply estimates generated by the Virginia Park Development Scenario.

**Table 6 - Description of Community Infrastructure Provision Standards & Demand & Supply Estimates for Development Scenario 1 (1,250 dwellings)**

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 1,250 dwellings	Source of Standard
<b>1. Unencumbered Open Space Estimates</b>				
<i>Using Area Based Standards</i>				
<b>All Local Open Space divided into:</b>	10%	<i>of Net Developable Area</i>	Land area figures currently unavailable	MPA Precinct Structure Planning Guidelines
<i>Local Active open space</i>	6%	<i>of Net Developable Area</i>	As above	MPA Precinct Structure Planning Guidelines
<i>Local Passive open Space</i>	4%	<i>of Net Developable Area</i>	As above	MPA Precinct Structure Planning Guidelines
<i>Using Population Based Standards</i>				
<i>Local Active Open Space (population equivalent of area based standard of 6% of NDA)</i>	1.5	<i>Hectares of local active open space per 1,000 people</i>	3.2	MPA Precinct Structure Planning Guidelines
<b>2. Sports Facilities Estimates</b>				
<i>Indoor facilities</i>				
<i>Indoor recreation centres / courts</i>	10,000	<i>Total population per court</i>	0.2	Mitchell Shire Council Sports Development Plan (2011)
<i>Indoor recreation centres (land)</i>	12,000	<i>Total population per hectare</i>	0.2	MPA Precinct Structure Planning Guidelines
<i>Council aquatic / leisure centres</i>	60,000	<i>Total population per facility</i>	0.04	ASR Research Guideline based on existing Melbourne Metropolitan provision levels
<i>Council aquatic / leisure centres members (indoor aquatic + gym only)</i>	3.4%	<i>% of Population who are members of a</i>	72	Based on 2010 CERM PI® Operational Management Benchmarks for Australian Public Sports & Aquatic Centres

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 1,250 dwellings	Source of Standard
		<i>Council aquatic / leisure centre</i>		
<b>3. Participation in Sport &amp; Leisure</b>				
<i>People aged 15 and over</i>				
<b>Total involved in organised sport</b>	<b>28</b>	<i>% of people aged 15 years and over participating in organised sporting activity</i>	533	ABS, Participation in Sport and Physical Recreation, Australia, 2011-12
Walking for exercise	24.3	<i>% of people aged 15 years and over participating in sport &amp; leisure activity</i>	480	As above
Fitness/Gym	17.6	<i>As above</i>	348	As above
Cycling/BMXing	8.8	<i>As above</i>	174	As above
Jogging/Running	7.8	<i>As above</i>	154	As above
Swimming/Diving	7.7	<i>As above</i>	152	As above
Golf	4.6	<i>As above</i>	91	As above
Tennis (indoor and outdoor)	4.2	<i>As above</i>	83	As above
Netball (indoor and outdoor)	3.5	<i>As above</i>	69	As above
Basketball (indoor and outdoor)	3.2	<i>As above</i>	63	As above
Australian Rules football	2	<i>As above</i>	40	As above
Cricket (outdoor)	2	<i>As above</i>	40	As above
Soccer (outdoor)	1.9	<i>As above</i>	38	As above

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Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 1,250 dwellings	Source of Standard
Yoga	1.9	<i>As above</i>	38	As above
Bush walking	1.8	<i>As above</i>	36	As above
Lawn bowls	1.4	<i>As above</i>	28	As above
Martial arts	1.4	<i>As above</i>	28	As above
Dancing/Ballet	1.3	<i>As above</i>	26	As above
Fishing	0.9	<i>As above</i>	18	As above
Surf sports	0.6	<i>As above</i>	12	As above
Football sports	0.2	<i>As above</i>	4	As above
Athletics, track and field	0.4	<i>As above</i>	8	As above
Hockey	0.6	<i>As above</i>	12	As above
Gymnastics	0.3	<i>As above</i>	6	As above
Soccer (indoor)	1.1	<i>As above</i>	22	As above
<b>Children aged 5 to 14</b>				
<b>Total involved in organised sport</b>	65.4	<i>% of people aged 5 to 14 years and over participating in organised sporting activity</i>	304	ABS, Children's Participation in Cultural and Leisure Activities, Victoria, 2012
Walking for exercise	Not available	Not available	Not available	As above
Fitness/Gym	Not available	Not available	Not available	As above
Cycling/BMXing	64.4	<i>% of people aged 5 to 14 years and over participating in</i>	299	As above

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 1,250 dwellings	Source of Standard
		<i>organised sporting activity</i>		
Jogging/Running	Not available	Not available	Not available	As above
Swimming/Diving	19.4	<i>% of people aged 5 to 14 years and over participating in organised sporting activity</i>	90	As above
Golf	Not available	Not available	Not available	As above
Tennis (indoor and outdoor)	10.3	<i>% of people aged 5 to 14 years and over participating in organised sporting activity</i>	48	As above
Netball (indoor and outdoor)	8	<i>As above</i>	37	As above
Basketball (indoor and outdoor)	13.9	<i>As above</i>	65	As above
Australian Rules football	15.5	<i>As above</i>	72	As above
Cricket (outdoor)	4.8	<i>As above</i>	22	As above
Soccer (outdoor)	7.3	<i>As above</i>	34	As above
Yoga	Not available	Not available	Not available	As above
Bush walking	Not available	Not available	Not available	As above
Lawn bowls	Not available	Not available	Not available	As above
Martial arts	6.3	<i>% of people aged 5 to 14 years and over participating in</i>	29	As above

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 1,250 dwellings	Source of Standard
		<i>organised sporting activity</i>		
Dancing/Ballet	15.2	<i>As above</i>	71	As above
Fishing	Not available	Not available	Not available	As above
Surf sports	Not available	Not available	Not available	As above
Football sports	Not available	Not available	Not available	As above
		<i>% of people aged 5 to 14 years and over participating in organised sporting activity</i>		
Athletics, track and field	3.4		16	As above
Hockey	1.4	<i>As above</i>	7	As above
Gymnastics	5.4	<i>As above</i>	25	As above
Soccer (indoor)	1.1	<i>As above</i>	5	As above
<b>4. Multipurpose Community Centre Component Analysis (see below)</b>				
<b>Kindergartens</b>				
<i>% of 4 year olds participating in 4 year old Kindergarten</i>	87%	<i>% of all eligible children participating in 4 Year Old Subsidised Kindergarten</i>	9	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<i>Total number of enrolments in 4 year old sessional Kindergarten</i>	90%	<i>% of participating children (see above) enrolled at a</i>	8	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 1,250 dwellings	Source of Standard
		<i>Sessional Kindergarten service</i>		
<i>Number of Kindergarten rooms in current policy environment</i>	75	<i>Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 75 enrolments per week</i>	0.1	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<i>Number of Kindergarten rooms when proposed policy changes are implemented</i>	66	<i>Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week</i>	0.1	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<i>% of 3 year olds participating in 3 year old activity groups</i>	40%	<i>% of 3 year olds participating in 3 year old activity groups</i>	5	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<i>Number of 3 year old activity groups per week</i>	2	<i>Number of 3 year old activity groups per week (based on 20 children per group, 2 sessions per week @ 3 hours per session)</i>	0	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<i>Number of rooms required to accommodate 3 year old activity groups</i>	2	<i>Based on 2 sessions per day, per room</i>	0.1	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<b>Maternal &amp; Child Health</b>				

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 1,250 dwellings	Source of Standard
<i>Number of MCH sessions per week</i>	60	<i>1 session per 60 children aged 0-3 years</i>	1	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<i>Number of MCH consulting units</i>	10	<i>Number of MCH consulting units required based on number of sessions per week (see above)</i>	0.1	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide
<i>Number of dual nurse facilities</i>	6,000	<i>Number of dwellings per dual nurse facility</i>	0.2	ASR Research suggested provision standard to integrate with multipurpose community centre provision standards
<b>Playgroups</b>				
<i>Number of 2 hr playgroup sessions per week</i>	50	<i>Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week</i>	1	ASR Research constructed standard using actual participation data in various Growth Area Councils
<b>Early Childhood Intervention</b>				
<i>Number of early childhood intervention sites</i>	60,000	<i>Total population per facility</i>	0.0	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>General Community Meeting Space</b>				
<i>Amount of sqms of community meeting space</i>	18	<i>Total number people per sqm of Council community meeting space</i>	117	ASR Research constructed standard using actual provision Melbourne Metropolitan provision levels as a guide

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 1,250 dwellings	Source of Standard
<b>Occasional Child Care</b>				
<i>Number of occasional child care places @ 1 place per 48 children aged 0-6 years</i>	48	<i>Total number people aged 0 to 6 years per licensed place</i>	2	ASR Research constructed standard using actual Melbourne Metropolitan provision levels as a guide (2011). Data source - Register of Licensed Children's Services in Victoria (abbreviated at 3 March 2011)
<i>Number of occasional child care centres</i>	30	<i>Total number of facilities required based on number of licensed places generated (see above)</i>	0.1	ASR Research constructed standard using provision models operating in Metropolitan Melbourne
<b>Long Day Child Care</b>				
<i>Number of Long Day Child Care places</i>	6.8	<i>Total number people aged 0 to 6 years per licensed place</i>	13	ASR Research constructed standard using actual Melbourne Metropolitan provision levels as a guide (2011). Data source - Register of Licensed Children's Services in Victoria (abbreviated at 3 March 2011)
<i>Number of Long Day Child Care centres</i>	120	<i>Total number of facilities required based on number of licensed places generated (see above)</i>	0.1	ASR Research constructed standard using provision models operating in Metropolitan Melbourne
<b>Neighbourhood Houses</b>				
<i>Number of Neighbourhood Houses</i>	20,000	<i>Population per facility</i>	0.1	ASR Research suggested provision standard to integrate with multipurpose community centre provision standards
<b>Planned Activity Group</b>				
<i>Number of Planned Activity Group centres</i>	60,000	<i>Total population per facility</i>	0.04	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>Multipurpose Community Centres</b>				

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 1,250 dwellings	Source of Standard
<i>Number of local multipurpose community centres</i>	3,000	<i>Dwellings per facility</i>	0.4	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<i>Number of higher order multipurpose community centres</i>	20,000	<i>Dwellings per facility</i>	0.1	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>5. Libraries</b>				
<i>Number of library loans annum</i>	4.6	<i>Total loans per person</i>	11,937	Annual Survey of Victorian Public Libraries 2012-2013 (Glen Eira Shire Data)
<i>Number of library visits per annum</i>	5.7	<i>Total loans per person</i>	9,197	Annual Survey of Victorian Public Libraries 2012-2013 (Glen Eira Shire Data)
<i>Number of library facilities</i>	60,000	<i>Total population per facility</i>	0.03	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>6. Education Enrolment &amp; Facility Estimates</b>				
<b>Primary Schools</b>				
<i>Govt Primary Enrolment</i>	52.0%	<i>% of 5-11 year old population</i>	25	Based on Glen Eira 2011 ABS Census Data
<i>Catholic Primary Enrolment</i>	17.0%	<i>% of 5-11 year old population</i>	8	Based on Glen Eira 2011 ABS Census Data
<i>Catholic Primary School</i>	5,000	<i>Total number of dwellings per facility</i>	0.25	Catholic Education Office
<i>Non Govt Primary Enrolment</i>	24.0%	<i>% of 5-11 year old population</i>	12	Based on Glen Eira 2011 ABS Census Data
<i>Total Primary Enrolment</i>	92.0%	<i>% of 5-11 year old population</i>	45	Based on Glen Eira 2011 ABS Census Data
<i>Govt Primary School</i>	3,000	<i>Total number of dwellings per facility</i>	0.4	Department of Education & Early Childhood Development

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Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 1,250 dwellings	Source of Standard
<b>Secondary Schools</b>				
Govt Secondary Enrolment	34.0%	% of 12-17 year old population	15	Based on Glen Eira 2011 ABS Census Data
Catholic Secondary Enrolment	20.0%	% of 12-17 year old population	9	Based on Glen Eira 2011 ABS Census Data
Catholic Secondary School	15,000	Total number of dwellings per facility	0	Catholic Education Office
Non Gov Secondary Enrolment	37.0%	% of 12-17 year old population	17	Based on Glen Eira 2011 ABS Census Data
Total Secondary Enrolment	91.0%	% of 12-17 year old population	41	Based on Glen Eira 2011 ABS Census Data
Govt Secondary School	9,000	Total number of dwellings per facility	0.1	Department of Education & Early Childhood Development
<b>Higher Education - TAFE</b>				
TAFE FT Enrolment	2.8%	% of 15-24 year old population	20	Based on Glen Eira 2011 ABS Census Data
TAFE FT Enrolment	0.2%	% 25 + year old population	8	Based on Glen Eira 2011 ABS Census Data
TAFE PT Enrolment	4.4%	% of 15-24 year old population	10	Based on Glen Eira 2011 ABS Census Data
TAFE PT Enrolment	1.4%	% 25 + year old population	14	Based on Glen Eira 2011 ABS Census Data
<b>Higher Education – University</b>				
Uni FT Enrolment	7.3%	% of 15-24 year old population	140	Based on Glen Eira 2011 ABS Census Data

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 1,250 dwellings	Source of Standard
<i>Uni FT Enrolment</i>	0.6%	% 25 + year old population	24	Based on Glen Eira 2011 ABS Census Data
<i>Uni PT Enrolment</i>	0.7%	% of 15-24 year old population	11	Based on Glen Eira 2011 ABS Census Data
<i>Uni PT Enrolment</i>	1.1%	% 25 + year old population	29	Based on Glen Eira 2011 ABS Census Data
<b>Government Specialist Schools</b>				
<i>Govt Specialist School</i>	60,000	Total population per facility	0.04	Based on ASR Research calculation methodology
<b>7. Police &amp; Emergency Services</b>				
<i>Number of CFA sites</i>	50,000	Total population per CFA site	0.04	ASR Research suggested provision level for Growth Areas (2011)
<i>Number of Ambulance sites</i>	50,000	Total population per Ambulance site	0.04	ASR Research suggested provision level for Growth Areas (2011)
<i>Number of SES sites</i>	50,000	Total population per SES site	0.04	ASR Research suggested provision level for Growth Areas (2011)
<i>Number of Police station sites</i>	100,000	Total population per Police site	0.02	ASR Research suggested provision level for Growth Areas (2011)
<b>8. Law Courts</b>				
<i>Number of Courtrooms</i>	30,000	Total population per Courtroom	0.01	Department of Justice (2011)
<i>Number of Law Court Facilities</i>	400,000	Total population per Law Court Facility	0.00	ASR Research suggested provision level for Growth Areas (2011)
<b>9. Health Services</b>				
<b>Community Health</b>				

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 1,250 dwellings	Source of Standard
<i>Number of Community Health service sites</i>	60,000	<i>Total population per Community Health service site</i>	0.04	Planning for Community Infrastructure In Growth Area Communities: Standards Project (April 2008)
<b>Hospitals</b>				
<i>Number of public and private hospital beds</i>	3.8	<i>Number of public and private beds per 1,000 people</i>	8	Australian Institute of Health & Welfare, 2010. Australian hospital statistics 2008–09. AIHW cat. no. HSE 84
<i>Number of public hospital beds</i>	2.3	<i>Number of public beds per 1,000 people</i>	5	Australian Institute of Health & Welfare, 2010. Australian hospital statistics 2008–09. AIHW cat. no. HSE 84
<b>General Practices</b>				
<i>General practices</i>	0.29	<i>Number of general practices per 1,000 people (Melbourne's Outer North West)</i>	0.7	Victorian Government, May 2011. Metropolitan Health Plan Technical Paper, page 89
<b>10. Residential Aged Care &amp; HACC</b>				
<b>Residential Aged Care</b>				
<i>Number of High Care beds</i>	44	<i>Number of high care beds per 1000 people aged 70 years +</i>	5	Australian Government Planning Ratio (2007)
<i>Number of Low Care beds</i>	44	<i>Number of low care beds per 1000 people aged 70 years +</i>	5	Australian Government Planning Ratio (2007)
<i>Number of Community Aged Care Packages</i>	25	<i>Number of Community Aged</i>	3	Australian Government Planning Ratio (2007)

Community Infrastructure Category	Measure	Unit of Measure	Development Scenario 1,250 dwellings	Source of Standard
		Care Packages per 1000 people aged 70 years +		
<b>HACC</b>				
All people receiving HACC services	4.9%	% All people receiving services at any time in 12 months (Victoria)	103	Australian Government Department of Health and Ageing (2009-2010), Ageing and Aged Care: Key Statistics - Programs
People aged 70 Years and over receiving HACC services	33.4%	% People aged 70 Years and over receiving services at any time in 12 months (Victoria)	41	Australian Government Department of Health and Ageing (2009-2010), Ageing and Aged Care: Key Statistics - Programs
Number of Instances of HACC Assistance	0.101	Number of Instances of Assistance (Victoria) per person	213	Australian Government Department of Health and Ageing (2009-2010), Ageing and Aged Care: Key Statistics - Programs

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

## Early Years Services

**Table 7 - Demand Estimates for 4 & 3 Year Old Kindergarten Program Generated by Virginia Park Development Scenario**

<b>3 &amp; 4 Year Old Kindergartens</b>	<b>Assumptions</b>		<b>Estimated Demand No.</b>
<i>4 year old kindergartens</i>			
% of 4 year olds participating in 4 year old Kindergarten	87%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	11 enrolments
Total number of enrolments in 4 year old sessional Kindergarten	90%	% of participating children (see above) enrolled at a Sessional Kindergarten service	10 enrolments
Number of Kindergarten rooms when proposed policy changes are implemented	44	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 44 enrolments per week	0.1 of a room
<i>3 year old kindergarten</i>			
% of 3 year olds participating in 3 year old activity groups	90%	% of 3 year olds participating in 3 year old activity groups	6 enrolments
Number of 3 year old activity groups per week	2	Number of 3 year old activity groups per week (based on 20 children per group, 2 sessions per week @ 3 hours per session)	1 group
Number of rooms required to accommodate 3 year old activity groups	2	Based on 2 sessions per day, per room	0.1 of a room

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

Kindergarten	Address	Suburb	Within 1 Km	Within 2 Km	Licensed Sessional Kindergarten Places	Description of utilisation & capacity
Bentleigh East Kindergarten	202 East Boundary Road	Bentleigh East	1	0	27	<p>Bentleigh East Kindergarten offers one group of the three year old program (Yellow Group) and two groups of the four year old program (Red Group and Blue Group).</p> <p>Council data shows that the facility currently has 69 four year old Kindergarten enrolments.</p>
McKinnon Kindergarten	220 McKinnon Road	McKinnon	0	1	64	<p>The facility offers two groups of three year old programs, and four groups of four year old kindergarten.</p> <p>The existing kindergarten was recently expanded to include an additional 33 place playroom.</p> <p>Council data shows that the facility currently has 140 four year old Kindergarten enrolments.</p>
Ormond Community Kindergarten	Corner Grange and Oakleigh Roads	Ormond	0	1	30	<p>The kindergarten currently offers two four year old kindergarten groups and one three year old kindergarten group.</p> <p>Council data shows that the facility currently has 87 four year old Kindergarten enrolments.</p>
Carnegie Kindergarten	51A Truganini Road	Carnegie	0	1	33	<p>Carnegie Kindergarten offers two 4 year old sessions (red and blue groups) and one 3 year old group (green group).</p> <p>Council data shows that the facility currently has 144 four year old Kindergarten enrolments.</p>

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Kindergarten	Address	Suburb	Within 1 Km	Within 2 Km	Licensed Sessional Kindergarten Places	Description of utilisation & capacity
Hughesdale Kindergarten	Freda St	Hughesdale	0	1	29	Hughesdale Kindergarten operates two 4 year old groups, both attending 15 hours per week. There are two 3 year old groups attending twice a week for a total of 4 1/4 hours per week.
Centre Road Kindergarten	850 Centre Road	Bentleigh East	0	1	30	Council data shows that the facility currently has 85 four year old Kindergarten enrolments.
Brady Road Kindergarten	84 Brady Road	Bentleigh East	0	1	30	Brady Road Kindergarten offers one group of the three year old program (Yellow Group) and two groups of the four year old program (Red Group and Blue Group).  Council data shows that the facility currently has 83 four year old Kindergarten enrolments.
<b>Total</b>			<b>1</b>	<b>6</b>	<b>243</b>	

**Table 9 - Demand Estimated for Maternal & Child Health Services Generated by Virginia Park Development Scenario**

Maternal & Child Health	Assumptions	Estimated Demand No.
Number of MCH sessions per week	1 session per 60 children aged 0-3 years	1.1
Number of MCH consulting units	Number of MCH consulting units required based on number of sessions per week (see above)	0.1

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

MCH Centre	Address	Suburb	Within 1 Km	Within 2 Km	Description of utilisation & capacity
McKinnon Maternal and Child Health Centre	186 McKinnon Road	McKinnon	0	1	This facility contains 2 consulting rooms and operates 8 sessions per week (note: 1 session equals 4 hours)
Bentleigh Maternal and Child Health	542 Centre Road	Bentleigh	0	1	This facility contains 3 consulting rooms and operates 16 sessions per week.
Murrumbeena Maternal & Child Health	105 Murrumbeena Road	Murrumbeena	0	1	This facility contains 2 consulting rooms and operates 18 sessions per week.
<b>Total</b>			<b>0</b>	<b>3</b>	

**Table 11 - Demand Estimated for Playgroup Services Generated by Virginia Park Development Scenario**

Playgroups	Assumptions	Estimated Demand No. of Playgroups sessions per week
Number of 2 hr playgroup sessions per week	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	1

**Table 12 - Playgroups Located within 2 kilometres of Virginia Park**

Playgroup Venues	Address	Suburb	Within 1 Km	Within 2 Km	Description of utilisation & capacity
Connections	46 Lillimur Road	Ormond	0	1	Not available from Glen Eira Council
Bentleigh Uniting Church Hall	497 Centre Road	Bentleigh	0	1	Not available from Glen Eira Council
St John's Anglican Church	624 Centre Rd	Bentleigh	0	1	Not available from Glen Eira Council
Eastleigh Community Church	216 East Boundary Rd	Bentleigh East	1	0	Not available from Glen Eira Council
Coatesville Uniting Church	1050 North Rd	East Bentleigh	1	0	Not available from Glen Eira Council
Community of Christ Church	Cnr Poath & Dalny Road	Murrumbeena	0	1	Not available from Glen Eira Council
<b>Total</b>			<b>2</b>	<b>4</b>	

**Table 13 - Demand Estimated for Long Day Child Care Services Generated by Virginia Park Development Scenario**

Long Day Child Care	Assumptions	Estimated Demand No.
Number of Long Day Child Care places	1 place per 6.8 children aged 0 to 6 years	13 places
Number of Long Day Child Care centres	Total number of facilities required based on number of licensed places generated (see above) as a proportion of a 70 place long day child care centre	0.1 of one 120 place facility

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

Service Name	Address	Suburb	Within 1 km	Within 2 km	No. of Approved Places	Description of vacancies (for period May 12 to May 16, 2014) Source: Mychild website
Kids Time Early Learning Centre	236 East Boundary Road	Bentleigh East	1	0	120	<ul style="list-style-type: none"> <li>• 0-24 months – vacancies exist Wednesday</li> <li>• 25 months to 35 months - vacancies exist Monday and Thursday</li> <li>• 36 Months to School age - vacancies exist Monday to Friday</li> </ul>
Virginia Park Child Care Centre	232A East Boundary Road	Bentleigh East	1	0	41	<ul style="list-style-type: none"> <li>• 0-24 months – vacancies exist Tuesday to Friday</li> <li>• 25 months to 35 months - vacancies exist Monday to Friday</li> <li>• 36 Months - School age - vacancies exist Monday to Friday</li> </ul>
Goodstart Early Learning Bentleigh East - McKinnon Road	364 McKinnon Road	Bentleigh East	1	0	71	<ul style="list-style-type: none"> <li>• 0-24 months – vacancies exist Monday to Friday</li> <li>• 25 months to 35 months - vacancies exist Monday and Friday only</li> </ul>

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Service Name	Address	Suburb	Within 1 km	Within 2 km	No. of Approved Places	Description of vacancies (for period May 12 to May 16, 2014) Source: Mychild website
						<ul style="list-style-type: none"> <li>• 36 Months - School age - vacancies exist Monday, Wednesday and Friday</li> </ul>
Brine Street Child Care Centre	33 Brine Street	Hughesdale	1	0	67	<ul style="list-style-type: none"> <li>• 0-24 months – vacancies exist on Friday only</li> <li>• 25 months to 35 months – no vacancies</li> <li>• 36 Months - School age - vacancies exist Monday, Wednesday and Friday</li> </ul>
Beis Menachem Community Centre Inc	13-17 Cecil Street	Bentleigh East	1	0	71	<ul style="list-style-type: none"> <li>• 0-24 months – vacancies exist Monday to Friday</li> <li>• 25 months to 35 months - vacancies exist Monday to Friday</li> <li>• 36 Months - School age - vacancies exist Monday and Tuesday</li> </ul>
Murrumbeena Children's Centre	105-107 Murrumbeena Road	Murrumbeena	0	1	48	
Time-Out Child Care - Hughesdale	105A Kangaroo Road	Hughesdale	0	1	140	
Buckets Early Learning Centre	746 Centre Road	Bentleigh East	0	1	128	
Rainbow	359-361 Chesterville Road	Bentleigh East	0	1	82	
East Bentleigh Child Care Centre	70 East Boundary Road	Bentleigh East	0	1	37	
Ormond Kinder Haven	18 Katandra Road	Ormond	0	1	103	
Goodstart Early Learning Carnegie	83 Oakleigh Road	Carnegie	0	1	47	

Service Name	Address	Suburb	Within 1 km	Within 2 km	No. of Approved Places	Description of vacancies (for period May 12 to May 16, 2014) Source: Mychild website
<b>Total</b>			<b>5</b>	<b>7</b>	<b>955</b>	

**Table 15 - Demand Estimated for Occasional Child Care Services Generated by Virginia Park Development Scenario**

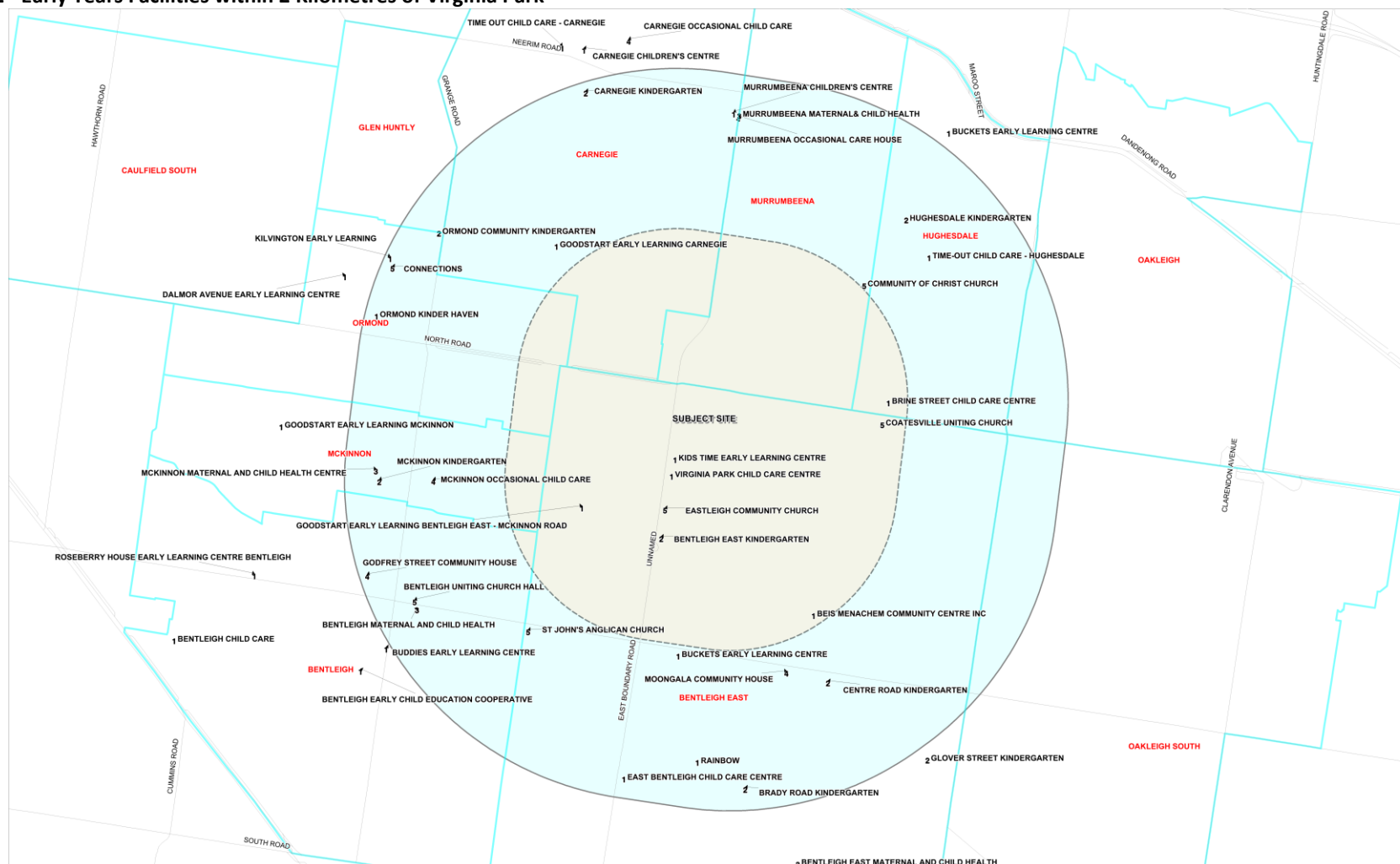
Occasional Child Care	Assumptions	Estimated Demand No.
Number of occasional child care places	1 place per 48 children aged 0 to 6 years	2 places
Number of occasional child care centres	Total number of facilities required based on number of licensed places generated (see above) as a proportion of a 30 place occasional child care centre	0.1 of one 30 place Occasional Child Care Centre

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

Service Name	Address	Suburb	Within 1 km	Within 2 km	No. of Approved Places	Description of utilisation & capacity
GESAC Childcare	200 East Boundary Road	Bentleigh East	1	0	30	Not available from Glen Eira Council
Murrumbeena Occasional Care House	107 Murrumbeena Road	Murrumbeena	0	1	20	Not available from Glen Eira Council
McKinnon Occasional Child Care	261 McKinnon Road	McKinnon	0	1	21	Not available from Glen Eira Council
Godfrey Street Community House	9 Godfrey Street	Bentleigh	0	1	18	Not available from Glen Eira Council
Moongala Community House	824 Centre Road	Bentleigh East	0	1	15	Not available from Glen Eira Council
<b>Total</b>			<b>1</b>	<b>4</b>	<b>104</b>	

\*Integrated with Kindergarten services

**Figure 2 - Early Years Facilities within 2 Kilometres of Virginia Park**



## Community Meeting Spaces, Libraries & Learning Centres

**Table 17 - Demand Estimated for Flexible Community Meeting Space Generated by Virginia Park Development Scenario**

Flexible community meeting space	Assumptions	Estimated Demand No.
Amount of flexible community meeting space (sqm)	1 sqm per 18 people (guideline based Melbourne growth area derived estimates where 9,000 people generate the need for 500 sqm of flexible community meeting space).	120 sqm

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

Service Name	Address	Suburb	Within 1 km	Within 2 km	Description of utilisation & capacity
Packer Park Hall	120 Leila Road	Carnegie	1		All the community hall facilities listed (with the exception of Duncan Mackinnon which is being redeveloped) have regular weekly bookings from groups other than sports clubs. Packer Park and Murrumbeena Park are very popular for larger functions such as weddings, birthdays and bar mitzvahs
Duncan Mackinnon Reserve Social Room	Corner North and Murrumbeena Roads	Murrumbeena	1		
McKinnon Reserve Social Room	201-209 Tucker Road	McKinnon	1		
Hughesdale Community Centre	Cnr. Poath & Kangaroo Roads	Hughesdale		1	
Murrumbeena Pavilion	28 Gerald Street	Murrumbeena		1	
Bentleigh Recreation Reserve Social Room	2 Arthur Street	Bentleigh		1	
Bentleigh McKinnon Youth Centre	1-5 Higgins Road	Bentleigh East		1	
<b>Total</b>			<b>3</b>	<b>4</b>	

**Table 19 - Demand Estimated for Library Services Generated by Virginia Park Development Scenario**

<b>Libraries</b>	<b>Assumptions (based on 2012-13 Annual Survey of Victorian Public Libraries)</b>	<b>Estimated Demand No.</b>
Number of library loans per annum	6.1 loans per capita	12,883 loans
Number of library visits per annum	4.7 visits per capita	9,926 visits

**Table 20 - Libraries Located within 2 kilometres of Virginia Park**

<b>Libraries</b>	<b>Address</b>	<b>Suburb</b>	<b>Within 1 Km</b>	<b>Within 2 Km</b>
Bentleigh Library	161 Jasper Road	Bentleigh	0	1
<b>Total</b>			<b>0</b>	<b>1</b>

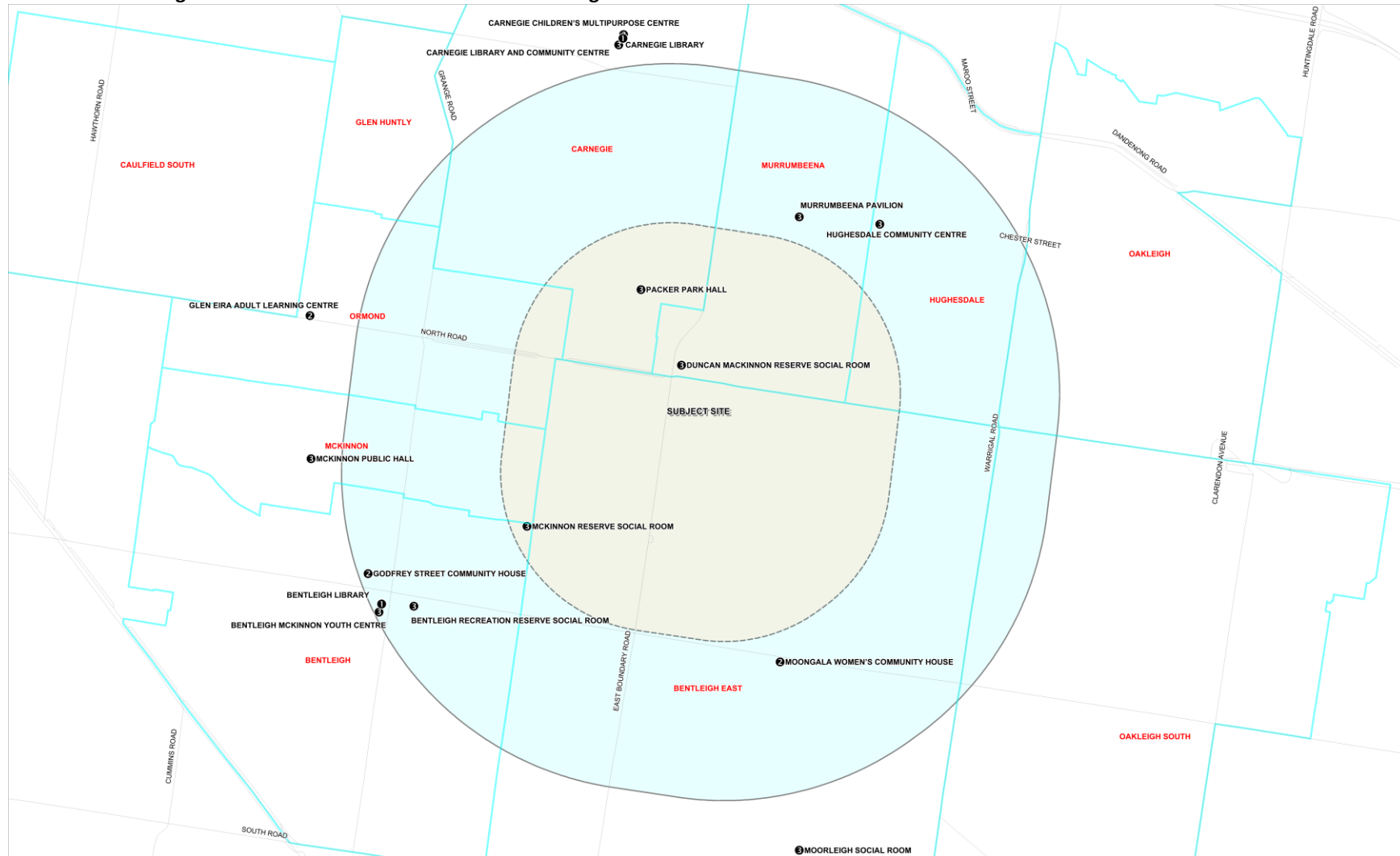
**Table 21 - Demand Estimated for Neighbourhood Houses / Adult Ed Generated by Virginia Park Development Scenario**

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

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

Facility Name	Address	Suburb	Within 1 Km	Within 2 Km	Description of utilisation & capacity
Godfrey Street Community House	9 Godfrey St	Bentleigh	0	1	Godfrey Street is a Council facility.
Moongala Women's Community House	824 Centre Rd	Bentleigh East	0	1	
<b>Total</b>			<b>0</b>	<b>2</b>	

**Figure 3 - Libraries & Neighbourhood Houses within 2 Kilometres of Virginia Park**



## Education Facilities

**Table 23 - Education Enrolment Demand Estimates Generated by Virginia Park Development Scenario**

Education Type	Participation Rate (Glen Eira 2011 ABS Census)	Of the following age cohort	Enrolment estimate Number
<b>Primary School Enrolments</b>			
Govt. Primary Enrolment	52.0%	% of 5-11 year old population	25
Catholic Primary Enrolment	17.0%	% of 5-11 year old population	8
Non Govt. Primary Enrolment	24.0%	% of 5-11 year old population	12
Total Primary Enrolment	92%	% of 5-11 year old population	<b>45</b>
<b>Secondary School Enrolments</b>			
Govt. Secondary Enrolment	34.0%	% of 12-17 year old population	15
Catholic Secondary Enrolment	20.0%	% of 12-17 year old population	9
Non Govt. Secondary Enrolment	37.0%	% of 12-17 year old population	17
Total Secondary Enrolment	91.0%	% of 12-17 year old population	<b>41</b>
<b>Higher Education Enrolments</b>			
TAFE full-time enrolments (15 to 24)	4.3%	% of 15-24 year old population	20
TAFE full-time enrolments (25+)	0.5%	% 25 + year old population	8
TAFE part-time enrolments (15 to 24)	2.2%	% of 15-24 year old population	10
TAFE part-time enrolments (25+)	0.9%	% 25 + year old population	14
<b>TAFE Total Enrolments</b>			<b>52</b>
University full-time enrolments (15 to 24)	30.2%	% of 15-24 year old population	140
University full-time enrolments (25 +)	1.6%	% 25 + year old population	24
University part-time enrolments (15 to 24)	2.4%	% of 15-24 year old population	11
University part-time enrolments (25 +)	1.9%	% 25 + year old population	29
<b>University Total Enrolments</b>			<b>204</b>

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

	Within 1 Km	Within 2 Km	Year Levels	Type	Enrolments						
					2008	2009	2010	2011	2012	% Change 2008 to 2012	Description of utilisation & capacity
Valkstone Primary School	1		P-6	Government	412	426	467	516	525	27%	Valkstone Primary School has a neighbourhood boundary because enrolments at the school are at capacity.
St Patrick's School	1		P-6	Catholic	292	298	309	313	338	16%	Has a current enrolment of 366. Has capacity for 268 based on permanent facilities (excluding Building Education Revolution buildings (BER) which consist of two large Multipurpose Halls). Forecast growth to 480 by 2025.
McKinnon Primary School	1		P-6	Government	690	715	753	763	786	14%	McKinnon Primary School has a neighbourhood boundary because enrolments at the school are at capacity.
Bentleigh Secondary College		1	7-12	Government	791	823	859	862	855	8%	
Coatesville Primary School		1	P-6	Government	461	486	509	548	593	29%	
Southern Autistic School		1	Special	Government	124	135	151	168	178	44%	
St James' Regional College		1	7-10	Catholic	452	459	456	451	459	2%	Has a current enrolment of 453. Has Capacity for 521 based on permanent facilities. Forecast growth to 505 by 2025.

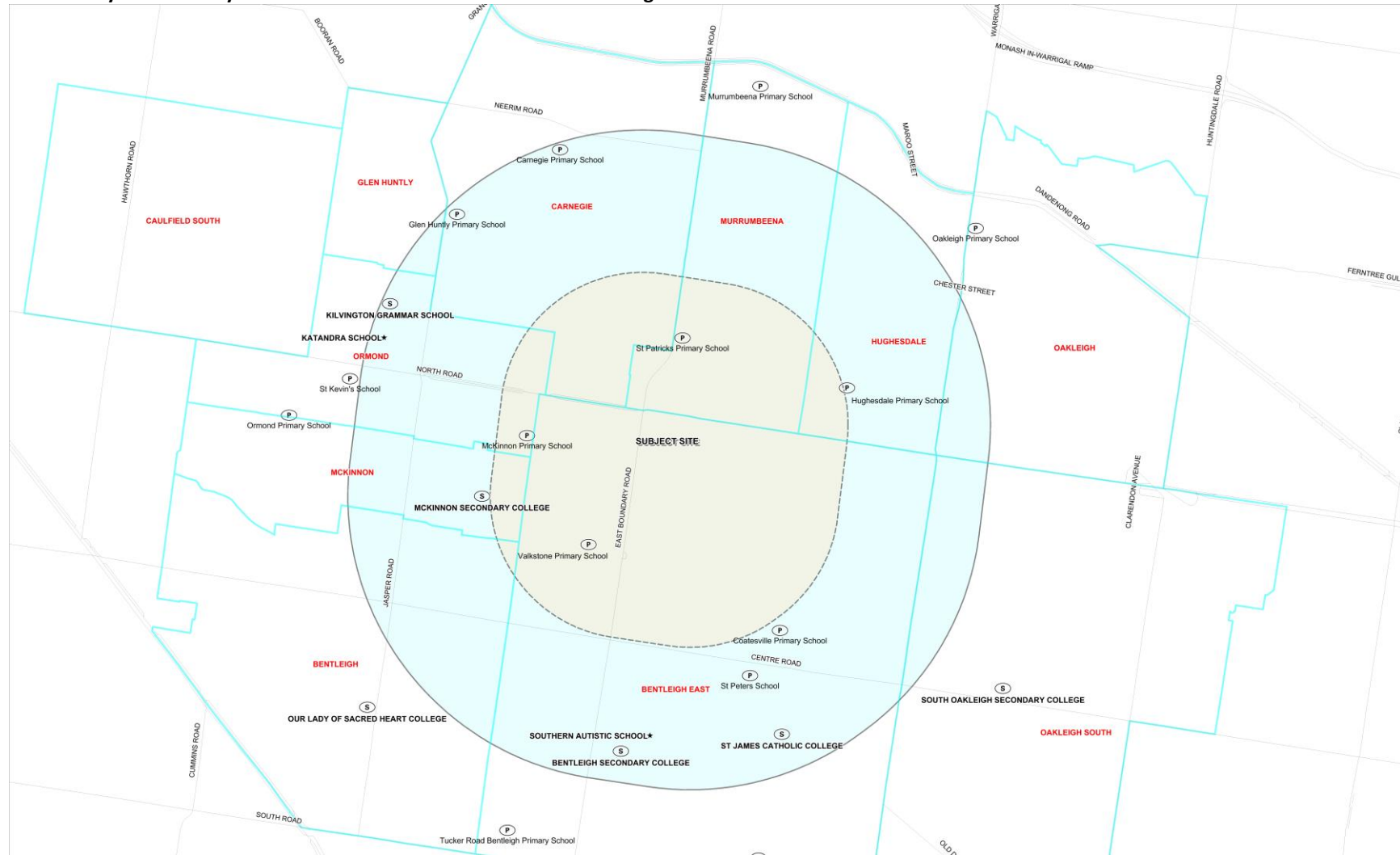
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	Within 1 Km	Within 2 Km	Year Levels	Type	Enrolments						
					2008	2009	2010	2011	2012	% Change 2008 to 2012	Description of utilisation & capacity
St Peter's School		1	P-6	Catholic	608	625	642	651	658	8%	Has a current enrolment of 673. Has Capacity for 805 (excluding BER library) based on permanent facilities. Forecast growth to 728 by 2025.
Glen Huntly Primary School		1	P-6	Government	199	191	186	177	189	-5%	
Hughesdale Primary School		1	P-6	Government	344	383	400	413	447	30%	
McKinnon Secondary College		1	7-12	Government	1461	1515	1534	1560	1657	13%	McKinnon Secondary College has a neighbourhood boundary because enrolments at the school are at capacity.
Katandra School		1	Special	Government	60	61	60	66	58	-3%	
Kilvington Grammar School		1	P-12	Non-government	418	412	382	385	425	2%	
<b>Total</b>	<b>3</b>	<b>10</b>			<b>8523</b>	<b>8786</b>	<b>8958</b>	<b>9176</b>	<b>9488</b>	<b>11%</b>	

**Table 25 – Higher Education Facilities within 2 Kilometres of Virginia Park**

Name	Within 1 Km	Within 2 Km	Comments
Monash University	0	0	Monash University (Clayton Campus) is located approximately 7 kilometres from the subject site

**Figure 4 – Primary & Secondary Education Facilities within 2 kilometres of Virginia Park**



## Indoor Recreation Facilities

**Table 26 - Demand Estimated for Aquatic Leisure Centres (membership only) Generated by Virginia Park Development Scenario**

Municipal Aquatic Leisure Centres		Estimated Demand No.
Number of leisure centre members	Based on 3.4% of the total population who are members of a Council aquatic / leisure centre.	67 members

**Table 27 – Municipal Aquatic Leisure Centres Located within 2 kilometres of Virginia Park**

Leisure Centre	Address	Suburb	Within 1 Km	Within 2 Km	Description of utilisation & capacity
Glen Eira Sports & Aquatic Centre	200 East Boundary Rd	Bentleigh East	1	0	<p>The facility includes:</p> <ul style="list-style-type: none"> <li>• 50 metre outdoor pool with eight lap lanes;</li> <li>• 25 metre indoor pool with eight lap lanes;</li> <li>• leisure pool with interactive water features and play equipment;</li> <li>• two FUN filled water slides;</li> <li>• dedicated aquatic programs pool;</li> <li>• aquatic wellness area (wellness program pool, spa, sauna and steam room);</li> <li>• huge gymnasium with state-of-the art equipment;</li> <li>• personal training;</li> <li>• three group exercise studios offering an extensive range of classes;</li> <li>• accessibility programs for all ages and abilities;</li> <li>• occasional child care;</li> <li>• retail shop;</li> <li>• café;</li> </ul>

Leisure Centre	Address	Suburb	Within 1 Km	Within 2 Km	Description of utilisation & capacity
					<ul style="list-style-type: none"> <li>• indoor stadium (three multi-purpose courts);</li> <li>• landscaped gardens and barbeque facilities; and</li> <li>• consulting suites offering a range of rehabilitation and wellness services.</li> </ul>
<b>Total</b>			<b>1</b>	<b>0</b>	

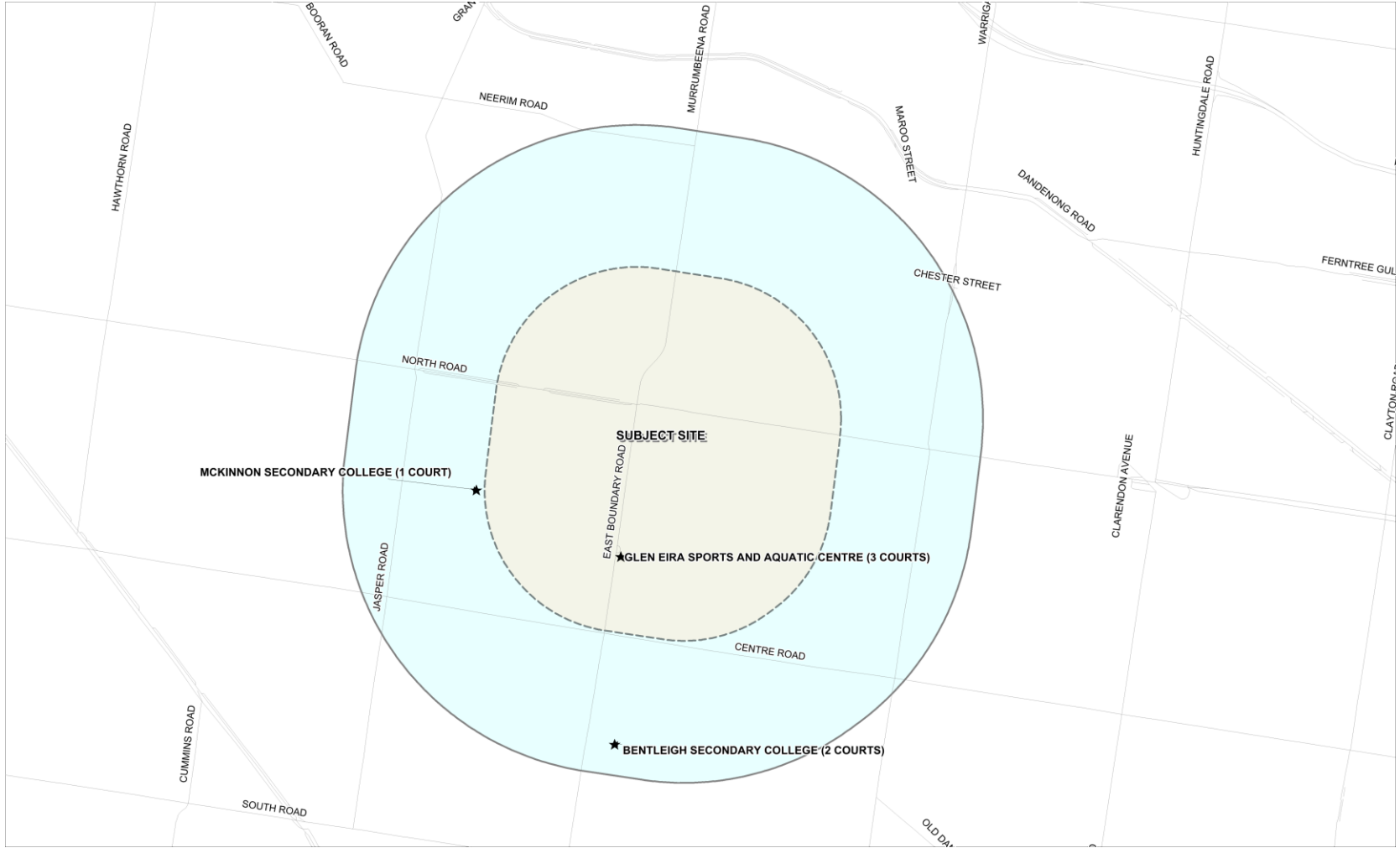
**Table 28 - Demand Estimated for Indoor High Ball Centres Generated by Virginia Park Development Scenario**

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

**Table 29 – Indoor High Ball Centres Located within 2 kilometres of Virginia Park**

Facility	Address	Suburb	Within 1 Km	Within 2 Km	Number of Courts	Description of utilisation & capacity
Glen Eira Sports & Aquatic Centre (3 courts)	200 East Boundary Rd	Bentleigh East	1	0	3	The indoor stadium at GESAC contains three multi-purpose courts.
Bentleigh Secondary College (2 courts)	Vivien St	Bentleigh East	0	1	2	
McKinnon Secondary College (1 court)	291a McKinnon Rd	McKinnon	0	1	1	
<b>Total</b>			<b>1</b>	<b>2</b>	<b>6</b>	

**Figure 5 – Municipal Aquatic /Leisure Facilities & Highball Indoor Recreation Centres within 2 Kilometres of Virginia Park**



## Open Space

**Table 30 - Open Space Reserves within 1 Kilometre of Virginia Park**

Open Space Name	Suburb	Primary Function	Within 1 km of Subject Site	Land Area (Ha)	Open Space Strategy Recommendations	Description of utilisation & capacity
Duncan MacKinnon Reserve	Murrumbeena	Sporting	1	8.68	Continue to maintain this reserve.	<p>Duncan Mackinnon Reserve possesses one of Victoria's premiere athletics tracks. The track has the benefit of a synthetic surface as well as lighting for evening training sessions. Shade structures have been installed to assist in protecting spectators from the harsh Australian sun.</p> <p>Other facilities accommodated at the reserve include:</p> <ul style="list-style-type: none"> <li>• Cricket – 1 playing field (training);</li> <li>• Soccer – 2 playing fields;</li> <li>• an 8 court outdoor netball facility; and</li> <li>• a 1,200 metre walking track.</li> </ul>
Bailey Reserve	Bentleigh East	Sporting	1	7.02	Continue to maintain this open space including minor upgrades.	<p>This is a large sports reserve and also accommodates Glen Eira Skate Park and Glen Eira Sports and Aquatic Centre.</p> <p>This reserve accommodates the following sports:</p> <ul style="list-style-type: none"> <li>• Soccer – 3 playing fields, and</li> <li>• Cricket – 3 playing fields.</li> </ul> <p>The reserve also contains 4 Softball diamonds, skateboard facility and golf practice cage.</p>

Open Space Name	Suburb	Primary Function	Within 1 km of Subject Site	Land Area (Ha)	Open Space Strategy Recommendations	Description of utilisation & capacity
McKinnon Reserve	McKinnon	Sporting	1	6.61	Prepare a Landscape Masterplan to provide overall direction and guidance to ongoing management including improving unstructured recreational activities, path access and circulation, vehicle access and overall landscape improvements.	<p>This reserve accommodates the following sports:</p> <ul style="list-style-type: none"> <li>• AFL – 2 playing fields;</li> <li>• Cricket – 2 playing fields.</li> </ul> <p>The reserve also contains a playground and 1 pavilion.</p>
Mackie Road Reserve	Bentleigh East	Sporting	1	3.70	Continue to maintain this reserve, with ongoing minor upgrades to the unstructured informal use of the reserve.	<p>This reserve accommodates the following sports:</p> <ul style="list-style-type: none"> <li>• Soccer – 1 playing field;</li> <li>• Cricket – 1 playing field;</li> <li>• Lawn bowls – 2 greens; and</li> <li>• Tennis – 6 courts.</li> </ul> <p>The reserve also contains a playground, public toilet and 2 pavilions.</p>
Argyle Reserve	Hughesdale	Sporting	1	2.22	Not identified (located within the City of Monash)	<p>This small reserve accommodates the following sports:</p> <ul style="list-style-type: none"> <li>• Soccer – 1 playing field; and</li> <li>• Cricket – 1 playing field.</li> </ul> <p>The reserve also contains car parking, a sports pavilion and scout hall.</p>
Virginia Reserve	Bentleigh East	Public Garden	1	1.88	Continue to implement existing concept plan. Improve connectivity between Marlborough Street Reserve and Virginia Park. This may best be achieved through liaison as part of the	Virginia Park is the only neighbourhood open space in Bentleigh East and visited primarily for relaxing and walking, and this park has a more formal exotic character

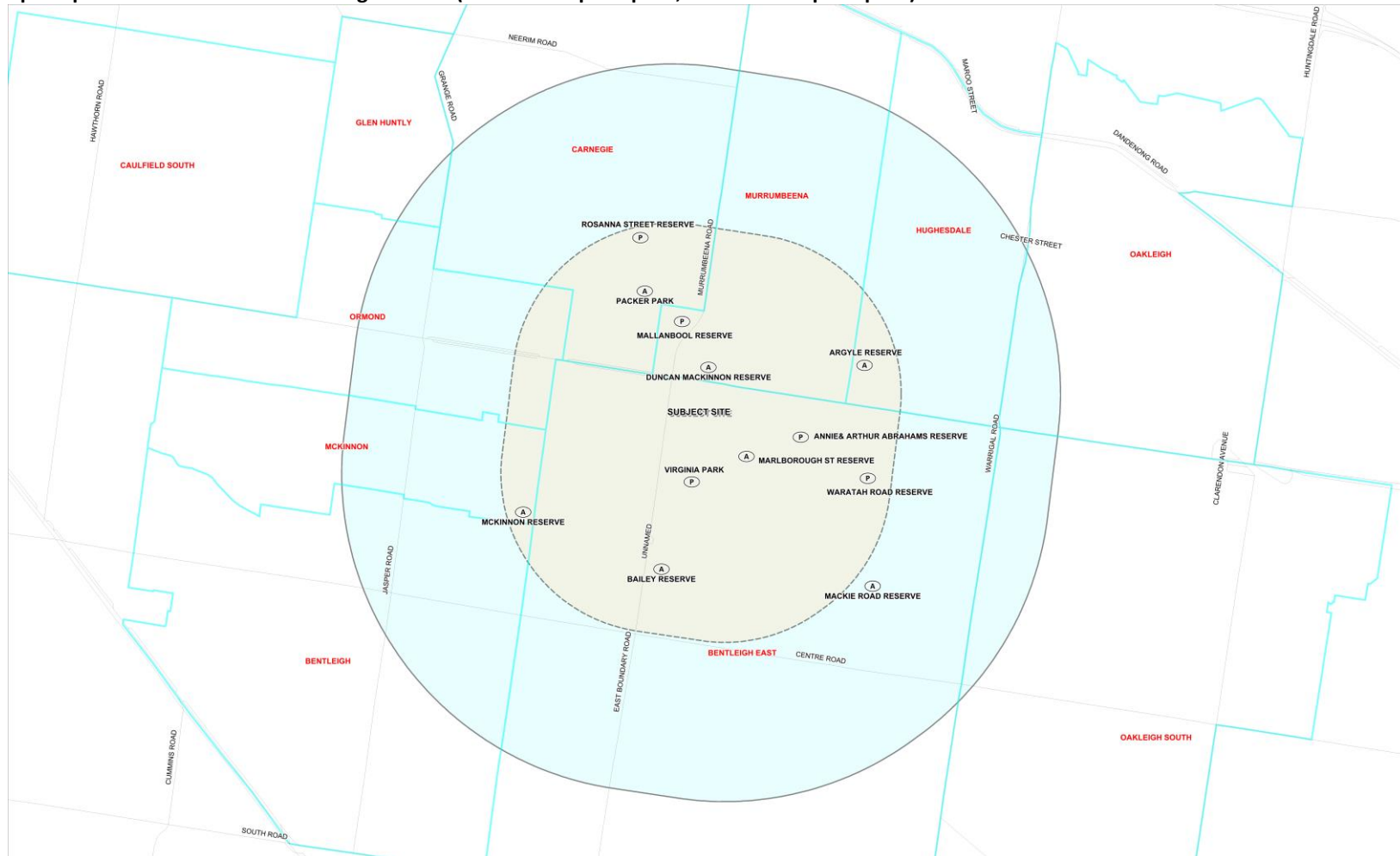
Open Space Name	Suburb	Primary Function	Within 1 km of Subject Site	Land Area (Ha)	Open Space Strategy Recommendations	Description of utilisation & capacity
					Virginia Park development, or by acquiring part of the existing vacant lot that provides access between these two spaces.	providing a contrast to the character of the other major reserves.
Marlborough Street Reserve	Bentleigh East	Sporting	1	1.78	Continue to maintain.	<p>The Marlborough Street Reserve is located on the eastern boundary of the subject site.</p> <p>This reserve accommodates the following sports:</p> <ul style="list-style-type: none"> <li>• Soccer – 1 playing field (with a pavilion); and</li> <li>• Tennis (with a pavilion) – 4 courts.</li> </ul> <p>It also contains a playground, toilets, BBQ facilities, dog off leash area.</p>
Rosanna Street Reserve	Carnegie	Neighbourhood	1	1.47	Prepare a Landscape Concept Plan in consultation with the local community to guide a major upgrade to this reserve to improve its use and value. The reserve requires improved connectivity, diversity of spaces and facilities particularly for a range of ages and overall improvement to the landscape character with broad spreading shade trees to provide natural character and shade to the dense precinct of unit development adjoining the northern boundary. Additionally, investigate the potential to provide additional open space links from the urban area to the north to	Rosanna Street Reserve includes a tennis facility (8 courts) at the western end and play, open grassed areas and a tennis practice wall towards the east. The reserve forms part of the original Rosstown Railway alignment, with potential to improve its character and appeal.

Open Space Name	Suburb	Primary Function	Within 1 km of Subject Site	Land Area (Ha)	Open Space Strategy Recommendations	Description of utilisation & capacity
					the reserve. Refer also to Action 6.4B-1.	
Annie & Arthur Abrahams Reserve	Bentleigh East	Local	1	0.31	Continue to maintain this open space. In the longer term, consider removal of the barbecue if requests for public toilets continue.	The recently upgraded Annie and Arthur Abrahams Reserve is a local open space in the north, and includes picnic and barbecue facilities.
Waratah Road Reserve	Bentleigh East	Small Local	1	0.14	Continue to maintain this open space for unstructured recreation and informal use.	Very small local open space reserve.
Packer Park	Carnegie	Sporting	1	7.94	Continue to maintain this popular open space, and strengthen the Indigenous landscape character in the south eastern area of the park to connect to Mallanbool Reserve, ensuring that clear sightlines and space for play and picnic area is retained.	<p>This reserve accommodates the following sports:</p> <ul style="list-style-type: none"> <li>• AFL – 1 playing field;</li> <li>• Cricket – 1 playing field.</li> </ul> <p>The reserve also contains a playground, public toilet and 1 pavilion.</p> <p>The reserve also contains a velodrome, golf practice cage, tennis rebound wall and a basketball pad.</p>
Mallanbool Reserve	Murrumbeena	Neighbourhood	1	2.21	Continue to adhere to the recommendations of the reports into site contamination. Improve the native and indigenous landscape character of the reserve by redesigning the car function and landscape qualities.	<p>Mallanbool Reserve provides open space connectivity between the Packer Park (in Carnegie) and Duncan Mackinnon Reserve.</p> <p>The landscape treatment including ephemeral water quality treatment wetland features and the trail system with interpretive signage, reflects some of the original landscape</p>

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Open Space Name	Suburb	Primary Function	Within 1 km of Subject Site	Land Area (Ha)	Open Space Strategy Recommendations	Description of utilisation & capacity
						<p>character of Glen Eira when there were numerous low lying swamps and River Red Gum woodland.</p> <p>The reserve also contains an 8 court tennis facility.</p>
<b>Total</b>			<b>12</b>	<b>43.96</b>		

**Figure 6 – Open Space within 1 Kilometre of Virginia Park (A = Active Open Space; P = Passive Open Space)**



## Acute & Primary Health Services

**Table 31 - Estimated Demand for Public & Private Hospital Beds Generated by Virginia Park Development Scenario**

Hospital Beds	Assumptions	Estimated Demand No.
Number of public & private hospital beds	3.8 beds per 1,000 people in Victoria	11 public & private hospital beds

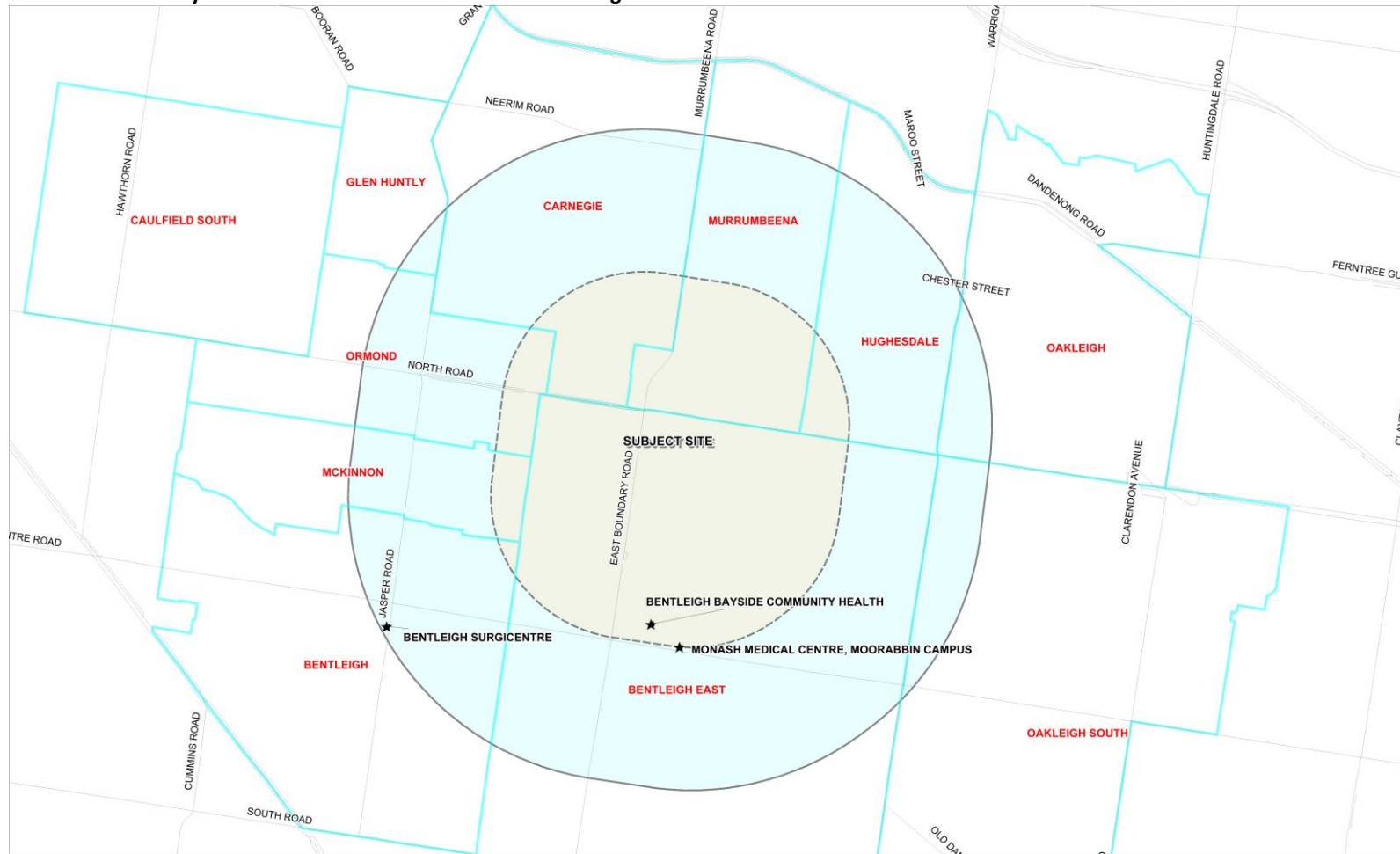
**Table 32 – Existing Hospitals / Day Procedure Facilities within 2 Kilometres of Virginia Park**

Service Name	Address	Suburb	Within 1 Km	Within 2 Km
Monash Medical Centre – Moorabin Campus	Centre Rd	Bentleigh East	1	0
Bentleigh Surgicentre	155 Jasper Rd	Bentleigh	0	1
<b>Total</b>			<b>1</b>	<b>1</b>

**Table 33 – Existing Community Health Centres within 2 Kilometres of Virginia Park**

Service Name	Address	Suburb	Within 1 Km	Within 2 Km
Bentleigh Bayside Community Health	2A Gardeners Road	Bentleigh East	1	0
<b>Total</b>			<b>1</b>	<b>0</b>

**Figure 7 - Acute and Community Health Services within 2 Kilometres of Virginia Park**



## Residential Aged Care

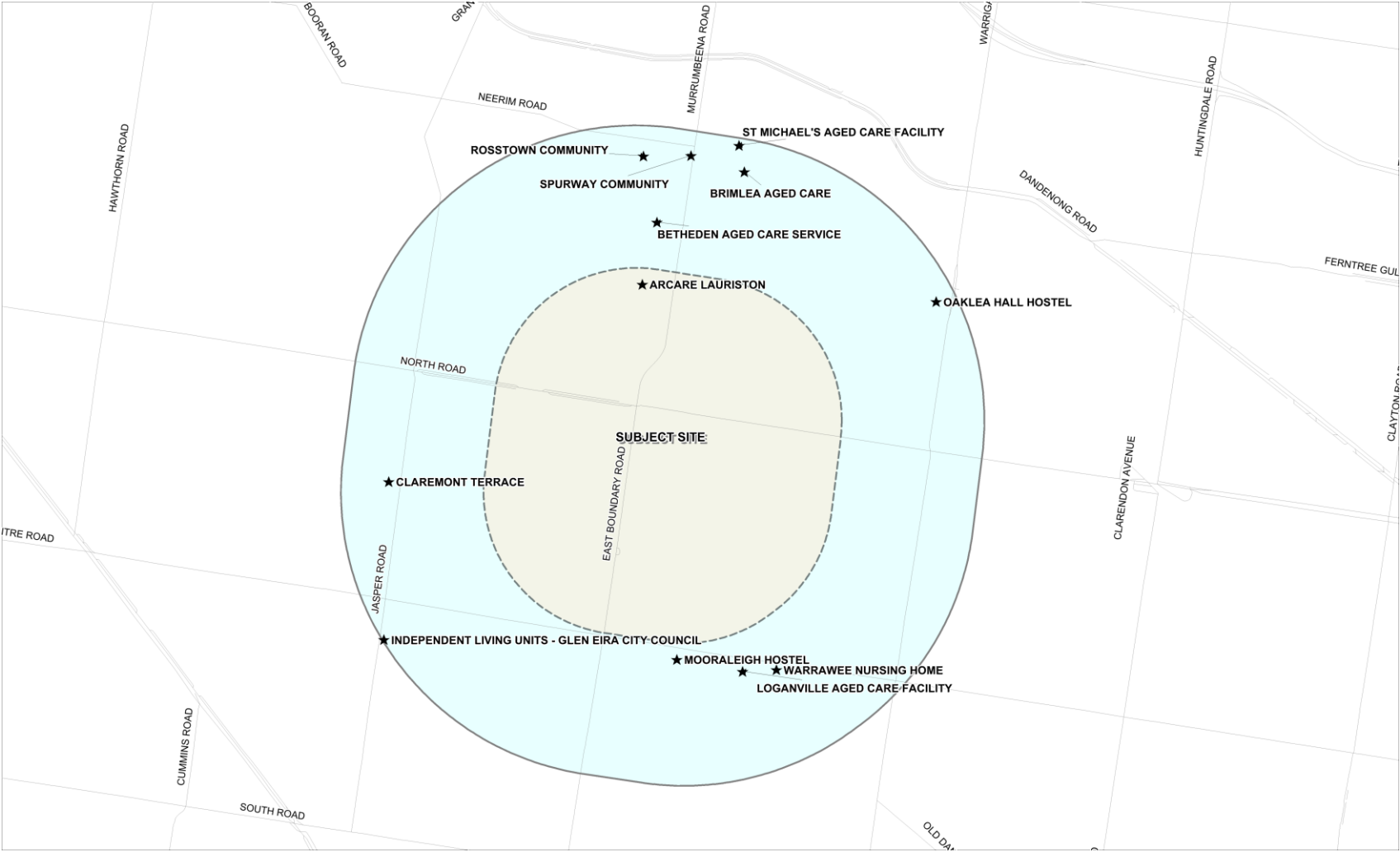
**Table 34 - Estimated Demand for Residential Aged Care Services Generated by Amcor Development**

Residential Aged Care	Assumptions	Estimated Demand No.
Number of high care beds	44 high care beds per 1000 people aged 70 years +	12 high care beds
Number of low care beds	44 low care beds per 1000 people aged 70 years +	12 low care beds

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

Service Name	Suburb	Within 1 Km	Within 2 Km	Residential High Care Beds	Residential Low Care Beds
Bentleigh Manor Hostel	Bentleigh		1	0	45
Loganville Hostel	Bentleigh East		1	0	24
Mooraleigh Hostel	Bentleigh East		1	0	29
Warrawee Nursing Home	Bentleigh East		1	30	60
Arcare Lauriston	Carnegie	1		69	51
Betheden Aged Care Facility	Carnegie		1	60	0
Rosstown Community	Carnegie		1	0	53
Claremont Terrace	McKinnon		1	0	76
Brimlea Aged Care	Murrumbeena		1	30	20
Spurway Community	Murrumbeena		1	30	0
St Michael's Aged Care Facility	Murrumbeena		1	44	0
Glen Eira City Council Independent Living Units	Bentleigh		1	0	0
<b>Total</b>		<b>1</b>	<b>11</b>	<b>263</b>	<b>358</b>

**Figure 8 - Aged Care Facilities within 2 Kilometres of Virginia Park**



## Police & Emergency Services

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

Service Name	Address	Suburb	Within 1 Km	Within 2 Km	Outside 2 km & nearest facilities
<b>Victoria Police</b>					
Murrumbeena Police Station	7 Railway Parade	Murrumbeena		1	
<b>Metropolitan Fire Service</b>					
Oakleigh MFB Fire Station	100 Atherton Road	Oakleigh			1
Caulfield South MFB Fire Station	311 North Road	Caulfield South			1
<b>State Emergency Services</b>					
Ambulance Victoria Station (Carnegie)	61 Rosstown Road	Carnegie			1
Ambulance Victoria Station (Caulfield)	Cnr Glen Huntly Rd & Clarinda St	Caulfield South			1
<b>Total</b>			<b>0</b>	<b>1</b>	<b>4</b>

**Figure 9 - Police & Emergency Services within 2 Kilometres of Virginia Park**

