

# Lilydale Quarry Amendment C193 Proposed Community Centre and Active Recreation Precinct – (Prepared for Yarra Ranges Council by ASR Research)

## 1. Revised quantitative analysis of community infrastructure demand at Kinley

- The table below provides a quantitative analysis of community infrastructure demand based on the revised dwelling and population assumptions in the Ethos Urban Report 2020. The analysis has been confined to Council provided community infrastructure and the provision ratios used in the analysis are consistent with those used in the Ethos Urban Report.
- The revised analysis confirms that, on a quantitative basis, the Kinley Site would add:
  - Substantial demand for local and suburban district level infrastructure – e.g. 98 kindergarten places, 6 M&CH sessions, 132 childcare places, 0.5 neighbourhood houses/community centres, 2 football/cricket fields, 1.5 soccer fields, 0.5 fields for lower profile sports and 340m2 of library floor space
  - Significant demand for sub-municipal and municipal level infrastructure – e.g. 0.1 aquatic centres, 0.1 art centres, 0.8 indoor courts.

Infrastructure items	Provision ratio	Demand 2041	
		Kinley	All of Lilydale
		<b>7,600</b>	<b>31,000</b>
3 and 4-year old preschool (place)	1 place: 2 children aged 3 and 4 years	98	209
M&CH (session)	1 nurse: 130 infants, 1 session: 13 infants (0 year old)	6	28
Long day childcare (place)	1 place: 6.8 children aged 0-6	132	550
Occasional care (place)	1 place: 58 children aged 0-6	12	54
Neighbourhood house	1 centre: 15,000 residents	0.5	2.2
Multipurpose community centre	1 centre: 15,000 residents	0.5	2.2
Centre based library floor space (sqms)	45sqms: 1000 residents	340	1420
Arts venue	1 venue: 60,000 residents	0.1	0.5
Dedicated youth space	1 venue: 15,000 residents	0.5	2.0
Football field	1 field: 5,000 residents	1.5	6.3
Cricket field	1 field: 4,000 residents	2.0	8.5
Soccer field	1 field: 5,000 residents	1.5	6.3
Tennis court	1 court: 3,000 residents	2.5	10.5
Lawn bowls green	1 green: 10,000 residents	0.8	3.2
Field for lower profile sports	1 field: 15,000 residents	0.5	2.2
Indoor multipurpose court	1 court: 10,000 residents	0.8	3.3
Indoor aquatic/leisure centre	1 venue: 60,000 residents	0.1	0.5

## **2. Community facility needs, Kinley Site and Lilydale**

### **2.1 Early years facilities**

- Kindergarten programs are delivered from dedicated kindergarten facilities (sessional kindergarten) and long day care centres (integrated kindergarten). 78% of the kindergarten population in Yarra Ranges attends sessional kindergarten. It is estimated that Kinley's 3 and 4yo population, at full development, will be around 196 children. 78% of this figure is 154 children. A licensed place at a sessional kindergarten provides for two children. Therefore, 77 licensed places will be required to meet this demand. This sessional kindergarten capacity should be provided locally at Kinley in the form of 2X33 place kindergarten rooms and a multipurpose room that can be used as a licensable education and care space (a minimum of 22 places).
- There is one M&CH centre in Lilydale – the 2 consultation room facility at the Lilydale Lakeside Children's Centre at the Box Hill TAFE site. There is currently demand for 16 M&CH sessions in Lilydale. Population growth in Lilydale will generate demand for 16 additional sessions (with 6 sessions from the Kinley Site). The existing centre at Box Hill TAFE (20 sessions) will not be able to satisfy this demand. An additional consultation space will be required. A suitable space for M&CH parenting programs and like activities will also be required. These should be provided in Kinley.
- Currently, there is an oversupply of long day childcare places in Lilydale. Population growth in Lilydale will generate demand for as many as 240 places (125 from the Kinley Site). The existing centres will be able to satisfy most of this demand. However, another centre may be needed. It is likely a private sector provider would develop this facility. It could be on the Kinley Site.
- One occasional childcare program operates in Lilydale - at the Lilydale Squash and Fitness Centre. A purpose occasional care space is also provided at the Box Hill TAFE site. Population growth in Lilydale will generate demand for 24 places (12 from Kinley). This demand could be met through the existing program at the fitness centre, the TAFE location and/or a licensable space at the community building in Kinley. A space for playgroup and other like children's programs will also be needed at Kinley.

### **2.2 Library and cultural facilities**

- There is one library in Lilydale - at the Box Hill TAFE Campus. This facility will not be large enough to cater for Lilydale (including Kinley) at full development. Provision options that could be considered are expanding the existing facility or establishing a library elsewhere in Lilydale. The current library site is not ideal as it is not centrally located. Also, it would be difficult to expand at the site. The best location would be a prominent site in the Lilydale Activity Centre. This location option was canvassed in the Lilydale Place Plan.
- There are two significant cultural facilities in Lilydale – the Lilydale Regional Museum which provides exhibition, function and display spaces and the Athenaeum Theatre which provides a 200-seat performance venue. The concept of developing a performing arts centre/community arts venue to serve the Yarra Ranges has been discussed for many years but no firm proposal has been developed. There are some heritage structures on the Kinley Site. The Ethos Urban Report 2020 indicates that one or more of these structures may be suitable locations for arts activities. The best location for and the

component elements of the arts venue/s would need to be determined through a detailed feasibility analysis.

### 2.3 Facilities for community agencies, service providers, community groups

- A dedicated youth hub is to be developed in Lilydale. The hub will provide a base for the various agencies and organisations that offer services to Yarra Ranges' youth population. A location for the hub has not yet been determined. A space that can be used for youth activities should be provided in Kinley.
- Lilydale does not have a neighbourhood house facility. Lilydale has an active community garden group. This group is seeking to establish a permanent garden facility in Lilydale which preferably is integrated with other community spaces. Lilydale's aged population will increase significantly over the next 20 years. Demand for facility-based activities such as men's shed, senior citizens groups, planned activity groups, University of the Third Age, friendship and other social support groups, delivered meals, allied health programs etc will grow. Spaces will be needed for these activities. Some of these spaces could be provided at Kinley.
- Council officers have indicated a need for a facility in Lilydale which accommodates external community service and health providers and groups (some visiting) which provide sub-municipal, municipal and potentially regional services. Officers have also identified the need for a community enterprise and co-working space. The best location for these facilities would be the Lilydale Activity Centre.
- The Lilydale Place Plan 2020 has confirmed the need for these spaces. In response to the Plan, Council is undertaking a masterplanning exercise for the Lilydale Train Station Precinct which encompasses the Lilydale Station, Melba Park, Olinda Creek and Lilydale Recreation Reserve. The masterplan will look at the feasibility of redeveloping the Precinct to incorporate facilities for community health and well-being, arts and culture, library services and community enterprise and co-working activities.

### 2.4 Summary of community facilities in Lilydale

- The table below provides a summary of the new or redeveloped community facilities that should be considered for provision in Lilydale and the potential/preferred locations for the facilities.

Space/facility	Description	Potential locations	Preferred location/s
3/4yo kindergarten	2 licensed rooms, outdoor play area and associated infrastructure Licensable multipurpose room	• Kinley	• Kinley
M&CH (consultation, parenting groups and other like programs)	Consulting room, waiting area and associated infrastructure Multipurpose room	• Kinley	• Kinley
Occasional care	Multipurpose room which is licensable as an education and care space	• Kinley	• Kinley
Playgroups and like activities	Multipurpose room	• Kinley	• Kinley
Long day care	Licensed rooms, outdoor plays area and associated infrastructure	• Various locations in Lilydale, including Kinley	• Private provision, location/s to be determined by provider/s

Space/facility	Description	Potential locations	Preferred location/s
Library	Display area, IT area, media rooms, study areas, work rooms etc	<ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> </ul>	<ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> </ul>
Base for external agencies, community enterprise/ co-working spaces	Offices, meeting rooms, activities rooms and associated infrastructure	<ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> </ul>	<ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> </ul>
Spaces for: <ul style="list-style-type: none"> <li>Neighbourhood house activities</li> <li>Youth activities</li> <li>Aged programs</li> <li>Community groups</li> <li>Community garden</li> </ul>	Offices, meeting rooms, activities rooms and associated infrastructure Outdoor garden plots	<ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> <li>Kinley</li> </ul>	<ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> <li>Kinley</li> </ul>
Spaces for arts and cultural activities	Offices, studios, meeting rooms, activities rooms and associated infrastructure	<ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> <li>Kinley (heritage buildings)</li> </ul>	<ul style="list-style-type: none"> <li>Lilydale Station Precinct</li> <li>Kinley (heritage buildings)</li> </ul>

## 2.5 Proposed Multi-Purpose Community Centre on the Kinley Site

- The Ethos Urban Report 2020 makes provision for a community centre in Kinley comprising 2 kindergarten rooms, 2 M&CH consulting and 2 dividable activity rooms. The Report does not mention a land area for the community centre/early years centre on the Kinley Site. Earlier documents mentioned 0.55ha.
- Council should indicate that a more substantial facility than that proposed by Ethos Urban will be required to serve the local Kinley community. The community centre at Kinley should have the capacity to accommodate the following activities - kindergarten, M&CH, occasional care, neighbourhood programs, youth activities, visiting services, aged services, community garden and other general community programs. The spaces required for these activities are listed in the table below. A costing for the facility is provided in Appendix B.
- Council's consistent position has been that a minimum of 0.8ha should be provided for the community centre. It is recommended that Council holds fast to this position. 0.8ha is required to accommodate the proposed centre (around 0.6ha – see table below) and allow space for future expansion. It also is the land area commonly asked for by growth area LGAs for neighbourhood level community centres.

Element	Floor/land area m2	
	Indoor	Outdoor
<b>Carparking/garden</b>		
Public carparking		80 bays, 800m2
Carparking compound for cars, small buses		3 bays, 45m2
Access road/drop off point		400
Open space/garden area		300
Bin storage compound		16
<b>Sub-total</b>		<b>1560</b>
<b>Kindergarten</b>		
Front veranda		50
Foyer	30	
Main office	25	
Room 1 – 33 place	120	

Element	Floor/land area m2	
	Indoor	Outdoor
Room 2 – 33 place	120	
Staff/meeting room	25	
Shared kitchen	20	
Shared storage	30	
Shared staff/accessible toilet	12	
Shared children's amenities area	32	
Shared rear veranda	0	300
Shared external storage	40	
Shared outdoor play area	0	700
Circulation 10%	50	
<b>Sub-total</b>	<b>504</b>	<b>1050</b>
<b>Community Services Centre</b>		
Front veranda		50
Foyer/reception	45	
Pram storage	20	
Amenities	25	
Kitchen	24	
Office/s	60	
Consulting room X3	60	
Activity room 1 (dividable)	120	
Activity room 2 (licensable)	80	
Activity room 3	80	
Meeting room	30	
Storage	80	
Staff amenities/accessible toilet	20	
General amenities area including baby change	45	
Rear veranda	0	80
Licensed play area	0	200
Other garden/play area	0	150
Circulation 10%	68	
<b>Sub-total</b>	<b>757</b>	<b>480</b>
<b>Community Garden</b>		
Plots		2000
Sheds/toilet	60	
<b>Sub-total</b>	<b>60</b>	<b>2000</b>
<b>Total</b>	<b>1337</b>	<b>5090</b>

### 3. Sporting Reserves, Pavilion and Associated Infrastructure

#### 3.1 Recreation Reserve on Kinley Site

- The Kinley Site will generate demand for 2 football/cricket fields, 1.5 soccer fields, 2.5 tennis courts, 0.8 lawn bowls greens and 0.5 fields for lower profile sports.

Infrastructure items	Provision ratio	Demand 2041	
		Kinley	All of Lilydale
		<b>7,600</b>	<b>31,000</b>
Football field	1 field: 5,000 residents	1.5	6.3
Cricket field	1 field: 4,000 residents	2.0	8.5
Soccer field	1 field: 5,000 residents	1.5	6.3
Tennis court	1 court: 3,000 residents	2.5	10.5
Lawn bowls green	1 green: 10,000 residents	0.8	3.2
Field for lower profile sports	1 field: 15,000 residents	0.5	2.2

- The Ethos Urban Report 2020 makes provision for a 6.7ha active reserve. This includes the existing Heritage Field located in the Kinley development area. The plan for the reserve in the Kinley Estate, Open Space Strategy, 2020 (TCL) shows 2 ovals and 2 tennis courts. The Report does not address the demand for the lawn bowls green or the field for lower profile sports.
- Council supports the development of a 2 oval reserve in Kinley. It does not support the provision of tennis courts at the reserve. Incorporating the courts at the existing Lilydale Tennis Club is considered a better option. Council recommends that 2 netball courts be provided at the reserve.
- A 2 oval reserve would typically have the following facilities – 2 senior size ovals, buffer zones to adjacent properties, pavilion, spectator viewing areas, lights, external storage, access road/carpark, scoreboard, circuit path, play facilities and cricket nets (see table below for a list of the potential spaces and facilities at the Reserve. A costing for the facility is provided in Appendix C).
- 6.7ha is not large enough to accommodate these facilities. A suitably shaped 8ha (min) parcel is a more appropriate size for the reserve (see Appendix A for aerial views of a sample of existing reserves in Melbourne which contain multiple playing fields. Note they are all larger than 8ha).

Component spaces at Recreation Reserve	Floor/land area m2
	Indoor
<b>Carparking and other</b>	
Onsite public carparking	80 bays
Access road	
Circuit path around main oval	
Reserve fencing	
Park furniture	
BBQ facility	
Play facility	
<b>Playing field and courts</b>	
Oval 1	160m/140m
Oval 2	135m/115m
Light towers (X8)	
Players/official shelters (X6)	

<b>Component spaces at Recreation Reserve</b>	<b>Floor/land area m2</b>
	<b>Indoor</b>
Scoreboards	
Oval fencing	
Barrier nets	
Netball courts (X2)	
Light towers over netball courts (X6)	
Players/official shelters (X6)	
<b>Pavilion</b>	
<b>Football/cricket</b>	
Players changerooms (X4)	140
Players amenities	100
Umpires rooms	30
Preparation areas (X2)	40
First aid/medical room	15
Timekeepers/scorers area	15
<b>Netball</b>	
Players changerooms (X2)	50
Players amenities	40
Umpires rooms	20
Duty room	20
First aid/medical room	15
<b>General</b>	
Public amenities	60
Accessible toilet	8
Kitchen/canteen	30
Foyer	20
Bar/social/community room	200
Office/administration meeting room	25
External covered viewing area/hard surface area	300
Internal storage	60
External storage	40
Bin storage compound	15

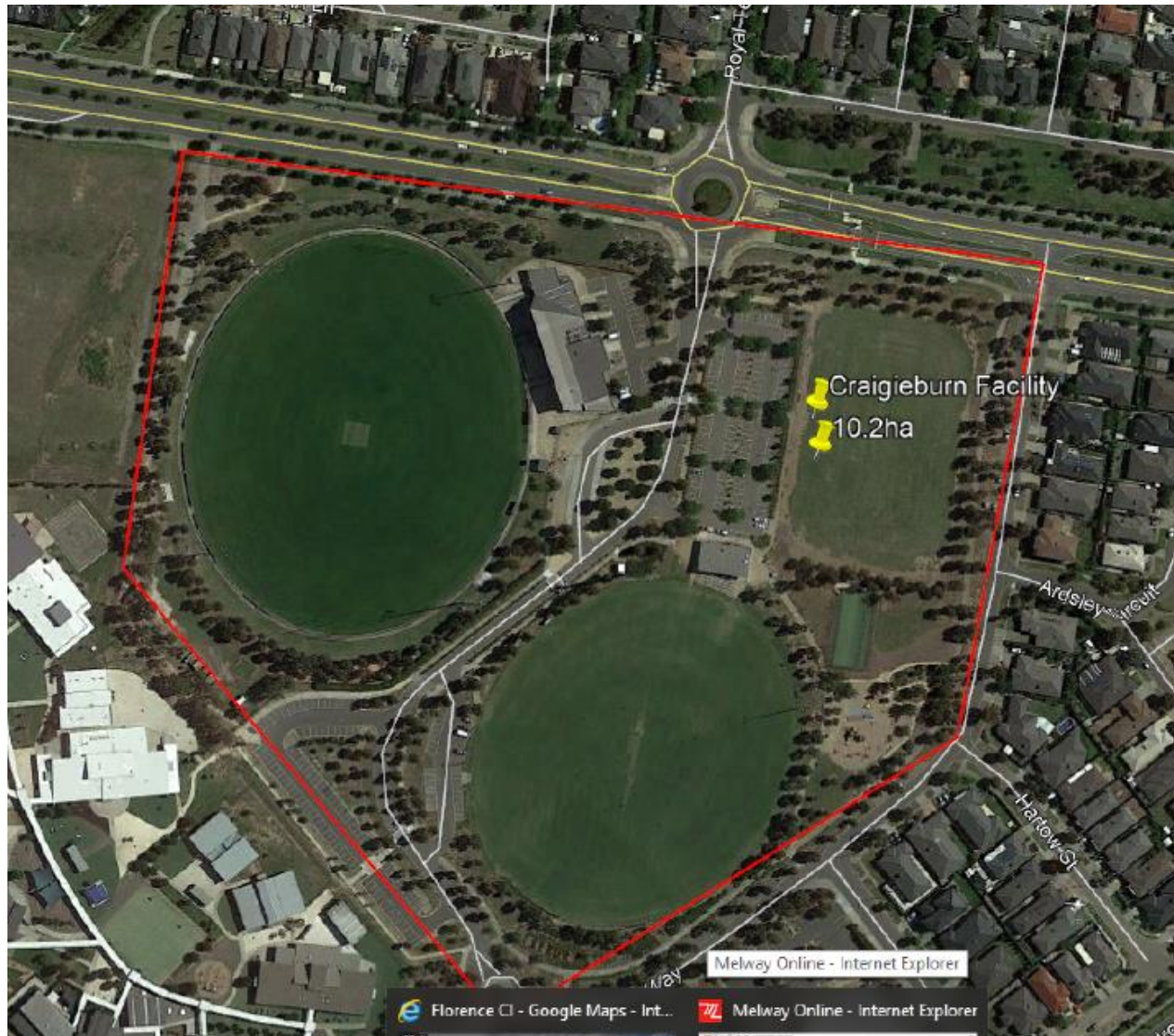
Appendix A – Aerials of Multi-field Active Reserves

South Morang – 9ha





Craigieburn – 10.2ha



Roxburgh Park – 8ha



Central Reserve Glen Waverley – 10ha



## Appendix B – Costings of Proposed Kinley Community Centre

### Site works

Element	Area m2	Area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Clearing	-	6000	20	120000	
Earthworks	-	6000	40	240000	
<b>Total</b>					<b>360000</b>

### Carparking/garden

Element	Area m2	area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Access road		400	80	40000	
Carparking	-	800m2 (80 bays)	3500	280000	
Carparking compound		45m2 (3 bays)	8000	24000	
Open space/garden area/landscaping	-	300	600	180000	
Bin storage compound		15	800	12000	
<b>Total</b>		<b>1560</b>			<b>536000</b>

### Kindergarten

Element	Area m2	Area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Front veranda		50	1200	60000	
Foyer	30		2200	66000	
Main office	25		2700	67500	
Playroom 1	120		2300	276000	
Playroom 2	120		2300	276000	
Staff/meeting room	25		2700	67500	
Shared kitchen	20		5200	104000	
Shared storage	30		2650	79500	
Shared staff/accessible toilet	12		5200	62400	
Children's amenities area	32		5200	166400	
Shared rear veranda		300	1200	360000	
Shared external storage	40		1900	76000	
Shared outdoor play area		700	1000	700000	
<b>Circulation 10%</b>	50		2300	115000	
<b>Total</b>	<b>504</b>	<b>1050</b>			<b>2416300</b>

### Community Services and M&CH

Element	Area m2	Area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Front veranda		50	1200	60000	
Foyer/reception	45		2200	99000	
Pram storage	20		1000	20000	
Amenities	25		5200	130000	
Staff/accessible toilet	20		5200	104000	
Kitchen	24		5200	124800	
Office/s	60		2700	162000	
Activity room 1 (dividable)	120		2300	276000	
Activity room 2 (licensable)	80		2300	184000	
Activity room 3	80		2300	184000	
Meeting room	30		2300	69000	
Storage	80		2650	212000	
Consulting room 1	20		2700	54000	
Consulting room 2	20		2700	54000	
Consulting room 3	20		2700	54000	
Amenities	45		2700	121500	
Rear veranda		80	1200	96000	
Licensed play area		200	500	100000	
Other garden/general play area		150	200	30000	
<b>Circulation 10%</b>	68		2300	92000	
<b>Total</b>	<b>757</b>	<b>480</b>			<b>2226300</b>

<b>Construction cost</b>		<b>5538600</b>
<b>Services</b>		250000
		<b>5788600</b>
<b>Design contingency</b>	10%	578860
		<b>6367460</b>
<b>Construction contingency</b>	5%	318373
		<b>6685833</b>
<b>Costs escalation</b>	8%	534867
		<b>7220700</b>
<b>Consultants fees</b>	10%	722070
<b>Total</b>		<b>7942770</b>

## Appendix C – Costings of Proposed Active Reserve

### Site works

Element	Area m2	Area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Site preparation		80000	4	320000	
<b>Total</b>					<b>320000</b>

### Carparking/landscaping/fencing

Element	No	area m2/no/length	Rate	Total	Total
Carparking		80 bays, 800m2	3500	280000	
Access road		1000	80	100000	
Circuit path		1800	85	180000	
Landscaping		20000	30	600000	
Perimeter fencing and gates		1800	100	180000	
Park furniture		40	2000	80000	
BBQ facility	1		10000	10000	
Play facility		1	300000	300000	
<b>Total</b>					<b>1730000</b>

### Playing field and courts

Element	No	No	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
Oval 1 with lights and fence		1	1000000	1000000	
Oval 2 with lights		1	930000	930000	
Player shelters		6	10000	60000	
Netball courts with lights		2	140000	280000	
Player shelters		6	6000	36000	
Scoreboard (Oval 1)		1	50000	50000	
Scoreboard (Oval 2)		1	30000	30000	
Barrier nets		4	20000	80000	
<b>Total</b>					<b>2466000</b>

### Pavilion

Element	Area m2	Area m2	Rate	Total	Total
	Indoor	Outdoor	\$	%	\$
<b>Football/cricket</b>					
Players changerooms (X4)	140		2200	308000	
Players amenities	100		5200	520000	

Element	Area m2		Rate	Total	
	Indoor	Outdoor		\$	%
Umpires rooms	40		3500	140000	
Preparation areas (X2)	40		2200	88000	
Timekeepers/scorers area	15		2200	33000	
First aid/medical room	15		3000	45000	
<b>Netball</b>					
Players changerooms (X2)	50		2200	110000	
Players amenities (X2)	40		6000	240000	
Umpires rooms	20		3500	70000	
Duty room	20		2200	44000	
First aid/medical room	15		3000	45000	
<b>General</b>					
Public amenities	80		5200	416000	
Accessible toilet	8		5200	41600	
Kitchen/canteen	30		5200	156000	
Foyer	20		2200	44000	
Bar/social/community room	200		2700	540000	
Office/administration meeting room	25		2700	67500	
External covered viewing area/hard surface area	300		1000	300000	
Internal storage	60		2100	126000	
External storage	40		1800	72000	
Bin storage compound	15		800	12000	
Circulation 10%	100		2200	220000	
<b>Total</b>	<b>1373</b>				<b>3638100</b>

<b>Construction cost</b>		<b>8154100</b>
<b>Services</b>		300000
		<b>8454100</b>
<b>Design contingency</b>	10%	845410
		<b>9299510</b>
<b>Construction contingency</b>	5%	464975.5
		<b>9764485.5</b>
<b>Costs escalation</b>	8%	781159
		<b>10545644</b>
<b>Consultants fees</b>	10%	1054564
<b>Total</b>		<b>11600209</b>

