



**East Village Social Infrastructure Assessment Explanatory  
Report for Amendment C155**

**Expert Witness Statement**

**Prepared by Robert Panozzo, Director ASR Research Pty Ltd**

**November 2019**

## Table of Contents

EXPERT WITNESS DETAILS.....	III
CURRICULUM VITAE.....	VII
1. INTRODUCTION .....	1
2. SOCIAL INFRASTRUCTURE ASSESSMENT METHODOLOGY EXPLAINED .....	2
3. SUMMARY OF KEY CONCLUSIONS AND RECOMMENDATIONS .....	6
4. OVERVIEW OF THE EAST VILLAGE COMPREHENSIVE DEVELOPMENT PLAN .....	11
5. EAST VILLAGE DEVELOPMENT CONTRIBUTIONS PLAN (OCTOBER 2018) .....	13
6. SUMMARY OF CONCLUSIONS .....	15
APPENDICES	

## **EXPERT WITNESS DETAILS**

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

### **Personal Details**

Name: Robert Panozzo

Address: Suite 7 / 321 Chapel Street, Prahran 3181

### **Education Qualifications**

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

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

### **Area of Expertise**

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

### **Expertise in Preparing the Report**

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

- Boral Scoresby Community Infrastructure Assessment (Boral, 2018)
- New Epping Social Infrastructure Assessment (Riverlee, 2018)
- Sandown Racecourse – Rezoning Stage – Community Centre and Open Space Assessment (Melbourne Racing Club, 2018)
- Caulfield Racecourse (Western Precinct) Community Needs Assessment (Melbourne Racing Club, 2017)
- Review of Active Open Space & Council Community Centre Needs for the Altona North Precinct (Victorian Planning Authority, 2017)

## **Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

- Alphington Paper Mill Community Infrastructure Assessment (Alpha Partners & Glenvill, 2013)
- Fishermans Bend Community Infrastructure Assessment (Places Victoria, 2012)

I have also been responsible for the preparation of numerous Precinct Structure Plans (PSPs), largely on behalf of the Victorian Planning Authority (formerly the Metropolitan Planning Authority and Growth Areas Authority), Local Government and developers. These include:

### *Western Metropolitan Region*

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

### *Northern Metropolitan Region*

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

### *South Eastern Metropolitan Region*

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

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

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In relation to East Village site I was responsible for both an earlier assessment (the *Virginia Park - Bentleigh East - Community Infrastructure Assessment* prepared on behalf of the Gillon Group in 2014) and a revised version of the assessment renamed the *East Village Social Infrastructure Assessment* which was prepared on behalf of the Victorian Planning Authority, 2018.

### **Instructions Which Defined the Scope of This Report**

I was engaged by Maddocks Lawyers on behalf of Glen Eira City Council (the “client”) to prepare a report as an expert witness for Amendment C155 to the Glen Eira Planning Scheme (the Scheme) which proposes to facilitate the use and development of land located within the East Village Comprehensive Development Plan (East Village CDP) area for commercial, retail, residential, and a mix of other purposes.

More specifically, I have been instructed by the client to address the following matters:

- Explain the work, prepared by myself, outlined in the *East Village Social Infrastructure Assessment* (September 2018) for the Victorian Planning Authority (VPA);
- Consider the documents in the briefing folder prepared by Maddocks relevant to my area of expertise;
- Respond briefly to submissions insofar as they relate to my area of expertise; and
- Prepare my assessment in accordance with the Guide to Expert Evidence.

### **Facts, Matters and Assumptions Relied Upon**

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

1. A review of statutory policies and State, Local Government and other agency strategies and plans;
2. Dwelling and population assumptions presented in the East Village CDP (December 2018);
3. Australian Bureau of Statistics data from the 2016 Census of Population and Housing;
4. Glen Eira Population and Household Forecasts, 2016 to 2036, prepared by .id for Glen Eira City Council (October 2017);
5. The supply and type of existing community facilities and open space surrounding the East Village CDP area as summarised in my *East Village Social Infrastructure Assessment* (September 2018) report;
6. Various quantitative measures of social infrastructure demand likely to be generated by the East Village DCP as summarised in my *East Village Social Infrastructure Assessment* (September 2018) report;
7. The contents of the East Village CDP relevant to social infrastructure facilities and open space; and
8. The contents of the East Village DCP relevant to social infrastructure facilities and open space.

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### **Documents Taken into Account**

The following documents have also been taken into account:

- Glen Eira Planning Scheme;
- Plan Melbourne;
- Various Glen Eira City Council strategies and plans;
- Various State Government and other service provider agency strategies and plans;
- ASR Research Pty Ltd, East Village Social Infrastructure Assessment (September 2018);
- East Village Comprehensive Development Plan (June 2017);
- East Village Development Contributions Plan (June 2017);
- Population and household forecasts, 2016 to 2036, prepared by .id, the population experts (October 2017) on behalf of Glen Eira City Council; and
- 2016 Census of Population and Housing, Australian Bureau of Statistics.

### **Identity of Persons Undertaking This Work**

I am solely responsible for the preparation of the report.

### **Summary of Opinions**

A summary of opinions is provided in the attached report: "East Village Social Infrastructure Assessment Explanatory Report for Amendment C155".

### **Declaration**

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



Robert Panozzo

Director

ASR Research Pty Ltd

Suite 7 / 321 Chapel Street, Prahran

Friday, 22 November 2019

## **CURRICULUM VITAE**

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

### **Personal Details**

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

### **Education Qualifications**

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

### **Employment**

**1998 -**

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

**1995 - 1998**

Social Planner - City of Whittlesea

**1992 - 1995**

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

#### *Expertise in Preparing the Expert Witness Report*

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

## **Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

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

I have been responsible for the preparation of numerous PSPs, largely on behalf of the Victorian Planning Authority (formerly the Metropolitan Planning Authority and Growth Areas Authority), Local Government and developers. Each of these reports includes an assessment of community facility and open space needs. The reports I have prepared include those listed below and all consider both open space and community facility requirements:

### *Strategic Infill Sites*

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

### *Western Metropolitan Region*

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

**Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

*Northern Metropolitan Region*

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

*South Eastern Metropolitan Region*

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

# East Village Social Infrastructure Assessment Explanatory Report for Amendment C155

## 1. Introduction

### 1.1 My Instructions

Glen Eira City Council has engaged me to prepare a report providing my opinion about the following matters associated with the East Village Comprehensive Development Plan – or “East Village CDP” (December 2018):

- Explain the work, prepared by myself, outlined in the *East Village Social Infrastructure Assessment* (September 2018) for the Victorian Planning Authority (refer to Attachment 1 for a full copy of this report which was used by the VPA to inform the preparation of the East Village CDP);
- Consider the documents in the briefing folder prepared by Maddocks relevant to my area of expertise; and
- Respond briefly to submissions insofar as they relate to my area of expertise.

My expert witness statement outlines both the methodology used to prepare the East Village Social Infrastructure Assessment and compares my recommendations with proposed measures contained within both the East Village CDP and East Village DCP.

### 1.2 Overview of the East Village CDP

East Village is a 25-hectare site, located on the corner of East Boundary Road and North Road in Bentleigh East and is currently zoned for industrial and commercial uses. The East Village CDP aims to provide for many of the needs of the new community within 20 minutes of where people live – including parks, schools, shopping and dining, jobs, and access to public transport.

A summary of some of the important outcomes of the East Village CDP include:

- 3000 new dwellings which will provide homes for approximately 6000 residents, including 5% affordable housing;
- 4,500 new jobs;
- New commercial and office development along East Boundary Road at four to six storeys;
- Townhouses along the eastern and southern boundaries up to three storeys;

- Apartment buildings toward the centre of the precinct up to eight storeys with commercial activity on lower levels;
- Transition of the existing industrial and service businesses along North Road to commercial and other employment uses over time (up to six storeys);
- New retail precinct along North Drive providing shopping, dining and employment opportunities;
- A central park on the north side of North Drive, an extension of Marlborough Street Reserve into the precinct and town square on the south side of North Drive;
- Traffic management works including proposed signalised intersections on East Boundary and North Roads;
- Off-road bicycle path through the precinct connecting North Road to East Boundary Road;
- Tree-lined streets providing safe pedestrian and bicycle travel; and
- A new school to be located along South Drive.

## **2. Social Infrastructure Assessment Methodology Explained**

As with all other social infrastructure assessments I have prepared the East Village Social Infrastructure Assessment is prepared using a methodology which provides both a quantitative and qualitative means of assessing 'social infrastructure need'.

### **2.1 Assessing Social Infrastructure Need for Infill Developments**

Before briefly explaining each of step of my methodology, it is also worth understanding how strategic infill sites differ from outer metropolitan greenfield Precinct Structure Plan (PSP) developments when preparing such assessments. Some of the key features of infill sites include:

- Infill sites are typically not as large in area but will almost always have higher residential densities. This is relevant for open space provision where contributions are typically determined by an area based standard (e.g. 5.7% of net developable area). Many sites are not large enough to cater for some forms of public open space requiring a larger area of land such as a sporting reserve.
- Notwithstanding the higher densities, most strategic infill sites are not as large in dwelling and population terms as PSP locations. This tends to create a situation where it is difficult to attribute 100% of the demand generated by a given development for one or more particular forms of social infrastructure (e.g. a government primary school or a multipurpose community centre). To assist with my analysis, I generally also consider the population forecasts for both the suburb within which the development site is located and sometimes the larger sub-region (i.e. a collection of several suburbs). The Department of Education and Training's decision to support the acquisition of land within the East Village development for a Government Secondary School is a perfect example of a social

infrastructure item where an infill development site does not by itself generate sufficient demand to justify a new government secondary school, but because of its location, physical attributes and, most importantly, the broader capacity constraints of the existing network of government secondary schools in the surrounding catchment area, East Village provided DET with an opportunity to secure additional capacity in the local area.

- The locational attributes of many infill sites (i.e. within an established urban context) often means sites have reasonable or very good access to a diverse range of existing social infrastructure forms. However, having good access to a service, facility or open space is different from knowing whether it has capacity to cater for additional demands generated by local population growth.
- Many infill sites, particularly those that include or are close to a town centre with good access to a diverse range of public transport, tend to be characterised by higher density development consisting of multi-storey apartment dwellings and townhouses. In my experience this tends to have a clear impact on the population profile of infill sites including a smaller proportion of family households, fewer children, a higher proportion of people aged 20 to 40 either living alone or as a couple without children, a higher proportion of group households, and a higher proportion of people renting. I believe some of these demographic characteristics can, in part, be attributed to a much higher proportion of one and two-bedroom dwellings in multi-storey apartment buildings. However, I also believe there is likely to be a shift toward future infill site developments including a larger proportion of three-bedroom dwellings and increasing community acceptance that higher density living represents a reasonable living option for family households.
- The combination of relatively smaller dwelling yields, the particular demographic characteristics of high density development sites and access to existing social infrastructure in the local catchment area means I am confronted with two major issues: 1) whether existing social infrastructure can cater for the demands generated by the proposed development, and 2) whether the development site, despite not generating sufficient demand to justify a full form of a particular social infrastructure item, still presents an opportunity to provide additional social infrastructure capacity to service the local area. This latter point is particularly relevant and challenging when the issue of development contributions and cost apportionment for a given development site are being determined.

## **2.2 Description of Methodology**

Having contextualised some of the key aspects of the social infrastructure assessment process for infill development sites, I will now briefly describe the methodological steps I undertook in preparing the East Village Social Infrastructure Assessment.

**Step 1. Providing an overview of the proposed East Village development and objectives of the social infrastructure assessment.** I identified the key objectives of the assessment as follows:

## Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155

- Identify and classify the existing social infrastructure that exists generally within 2 kilometres of East Village;
- Determine the extent to which social infrastructure gaps exist within the 2-kilometre population catchment of East Village;
- Identify potential social infrastructure demands, requirements and opportunities associated with the development of East Village assuming a dwelling yield of approximately 3,000;
- Identify existing Council and other agency strategic social infrastructure needs and recommendations that may need to be addressed by future development of East Village; and
- Review the current East Village Concept Plan and, where applicable, recommend any changes that may be required before the preparation of a final plan for the site.

**Step 2. Outlining the scope of the assessment.** The number of social infrastructure items any assessment could analyse is potentially very large. For the purposes of a manageability some judgement needs to be made about what should form the basis of an assessment. There are no specific statutory requirements about what forms of social infrastructure should be included in an assessment. Over the course of my 20 years as a social infrastructure planner I have tended to limit my analysis to the following categories

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.

I consider these categories to sufficiently represent the spectrum of social infrastructure typically located within any given community in Metropolitan Melbourne. These categories formed the basis of both an audit of existing social infrastructure generally located within 2 kilometres of the East Village site and a more detailed analysis of the demands likely to be generated by the East Village development. It should be emphasised that if, during the course of my analysis, an agency such as a Local Government authority wishes to consider other services and facilities outside this scope, I will generally attempt to include it. The other aspect of manageability is limiting the analysis to a geographic are, in this case within 2 kilometres of the subject site. I have found over the years that a geographic catchment ranging from 1.5 to 2 kilometres tends to align well with the *Plan Melbourne* objective of establishing '20-minute neighbourhoods'. I have assumed that a 1.5 to 2 kilometre catchment area reflects a walkable distance of 20 minutes. However, other active modes of transport strongly promoted by Plan Melbourne such as cycling or taking public transport would allow a person to travel well beyond the 1.5 to 2 kilometre catchment area over a 20 minute period. I have generally found that the catchment area of an infill

## **Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

development will contain many of the social infrastructure categories I have previously mentioned as forming part of my assessment scope.

**Step 3. Reviewing of key policies and strategic documents.** The review process allows for existing statutory requirements and broader strategic objectives and recommendations contained with Council and other agency strategies and plans to be identified and assessed for potential relevance the development of a given site. For the East Village development, I reviewed the Glen Eira Planning Scheme, *Plan Melbourne* and the following Council and other agency strategic documents.

- Glen Eira Community Plan 2017-2021
- Municipal Public Health and Wellbeing Plan 2017-2021
- City of Glen Eira Open Space Strategy (8 April 2014)
- Glen Eira Recreation Needs Study Appendix – Sporting Trends Review (July 2015)
- Glen Eira Pavilion Redevelopment Strategy (2017)
- Glen Eira City Council Municipal Early Years Plan 2013–2017
- Glen Eira Libraries Strategy 2017–2019
- Melbourne Archdiocese Strategic Provision Plan 2014: Southern Region Archdiocese of Melbourne Catholic Education Office Melbourne (September 2014)
- Health 2040: Advancing health, access and care
- Alfred Health Strategic Plan: 2016 – 20
- Monash Health Strategic Plan 2013-18
- Positive Ageing in Glen Eira Strategy 2015-2020
- Victoria Police Blue Paper: A Vision for Victoria Police In 2025
- Metropolitan Fire and Emergency Services Board: MFB Plan 2016–2017
- Ambulance Victoria Strategic Plan 2017-2022
- VICSES Service Delivery Strategy 2025
- Court Services Victoria Strategic Asset Plan:2016-2031

**Step 4. Social infrastructure audit analysis.** This step identified the existing social infrastructure generally located within 2 kilometres of the subject site and analysed the projected dwelling and population growth for Bentleigh East.

**Step 5. Assessing social infrastructure demands generated by East Village.** This step largely involves quantifying the social infrastructure demands generated by the East Village development by performing two key tasks: 1) estimating the likely population yield and age profile of the East Village development using both 2016 ABS Census and Population data and population forecast estimates prepared on behalf of Glen Eira City Council, and

## **Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

2) applying a variety of demand measures, indicators and provision benchmarks to the resulting population yield and age profile (presented in Appendix 3 of my main assessment report).

I typically rely on the development proponent or planning authority to supply me with the dwelling yield to be assumed for the development and, if possible, the likely bedroom profile (i.e. the proportion of dwellings with 1 bedroom, 2 bedrooms and 3 bedrooms etc). The Victorian Planning Authority provided me with both a dwelling yield estimate of 3,000, and a bedroom profile consisting of 20% 1 bedroom dwellings, 60% 2 bedroom dwellings and 20% 3 bedroom dwellings. From there I used 2016 ABS Census data specific to higher density dwellings in the City of Glen Eira to estimate average household sizes for each bedroom profile (1.3 persons for 1 bedroom, 1.8 for 2 bedrooms and 2.3 for 3 bedrooms) and develop an age profile for each bedroom profile. This approach generated a likely population yield of 5,400 for the East Village development.

I then applied a variety of social infrastructure demand measures to the anticipated population and age profile (located in Appendix 3, Table 12). I have provided an updated Table 12 in Appendix 1 of my expert witness statement to take account of more recently released demand measures and to anticipate the introduction of 3-year-old subsidised Kindergarten over the next decade.

I then assessed these social infrastructure demand estimates in the context of existing social infrastructure supply and distribution in the surrounding catchment area and any relevant policy or strategic direction that may be relevant to the proposed development. My analysis and discussion of potential response measure is provided in Table 9 of the assessment ('Detailed Assessment of Social Infrastructure Response Measures for Proposed Development of East Village').

**Step 6. Summarising key conclusions and recommending key response measures.** This step essentially brings together all the key findings of the previous sections of my assessment and summarises my conclusions and outlines my key social infrastructure response measures in the form of recommendations.

### **3. Summary of Key Conclusions and Recommendations**

Having undertaken all the steps outlined above my report puts forward a number of conclusions and recommendations in Section 6. These are summarised below.

#### **3.1 Passive Open Space**

1. Based on the preliminary land use budget prepared for the subject site by the VPA, the quantum of public open space proposed for East Village (10.0% of NDA) will significantly exceed the current public open space contribution rate of 5.7% required by the Glen Eira Planning Scheme for all subdivisions.

2. The establishment of one new central open space reserve and the expansion to Marlborough Street Reserve proposed by the draft East Bentleigh Urban Structure Plan, will both provide additional passive public open space and improve the active open space functionality and capacity of the Marlborough Street Reserve.
3. Therefore, this assessment provides in-principle support for the proposed open space strategy identified for East Village Concept Plan subject to satisfying key design and distribution criteria as outlined by:
  - The selection criteria for public open space identified in Clause 22.12 (Public Open Space Contribution Policy) of the Glen Eira Planning Scheme; and
  - Standard C13 of Clause 56.05-2 of the Glen Eira Planning Scheme (Public open space provision objectives) which requires “local parks within 400 metres safe walking distance of at least 95 percent of all dwellings”.
4. In addition to the provision of new passive public open space and its embellishment, it is recommended that the development provide a financial contribution toward the upgrade of the abutting Virginia Reserve (e.g. creation of social nodes, improved landscaping and upgrade of interfaces to the proposed development), and passive component of Marlborough Reserve.

### **3.2 Active Open Space**

5. Given the significant additional formal and informal recreation demands likely to be generated by the subject site, yet limited capacity to create a new active open space reserve, this assessment supports Council’s suggested strategy to expand the size of the abutting Marlborough Street Reserve into the East Village site and reconfigure and upgrade the Reserve (refer to Appendix 4 for a draft concept plan) in the following ways:
  - Expand the size of Marlborough Street Reserve by providing additional public open space within East Village where it abuts the Reserve.
  - Relocating the pavilion at the Reserve to the western edge of the expanded site.
  - Increasing the size of the sports playing field at the Reserve made possible by the relocation of the car park and pavilion; and
  - Converting the grassed playing surface to a synthetic surface to allow the Reserve to cater for more future demand and diversify the sports and activities the playing area can be used for.
6. The construction of any future pavilion in accordance with this strategy should seek to satisfy Council’s desire to provide well-designed, flexible and accessible community sporting infrastructure that can be used for a broader range of purposes beyond sport, as articulated in Council’s recently released Pavilion Redevelopment Strategy (2017). In terms of size and elements this assessment recommends the pavilion configuration be modelled on the City of Casey Leisure Facilities Development Plan Policy for Soccer Pavilions (refer to Appendix 5 for details). This would result in a “municipal” scale pavilion

with 348m<sup>2</sup> of internal building space and 139m<sup>2</sup> of external covered area. Importantly, the Casey model also includes 120m<sup>2</sup> of community space.

7. The upgrade of Marlborough Street Reserve is one of the development's key social infrastructure contributions. The proposal involves both a land contribution and construction costs. The land component is a contribution forming part of the broader public open space contribution which currently stands at slightly above 10%, well above the Glen Eira Planning Scheme requirement. The construction costs of the Marlborough Reserve upgrade are still to be determined and will be subject to the final revisions of the concept plan. It is reasonable to assume the costs will be significant given the desire to include a synthetic playing field and the construction of a new "municipal" sized sporting pavilion. The extent to which the development should or will contribute to the other initiatives should be assessed once the final concept plan and associated costings for the upgrade of Marlborough Reserve have been determined.

### **3.3 Early Years Facility**

8. **Overall** - This assessment supports the inclusion of Council's proposed community facility within East Village, but more discussion is required to confirm the final configuration of the building, its size and where it will be located. Issues relating to whether the facility will be freehold or provided as a long-term lease within a commercial facility also needs further discussion, especially if a Kindergarten is to be included within the facility and the complexities associated with meeting outdoor play space requirements. A Council community centre model typical of those delivered in Melbourne's growth areas is presented in Appendix 6 of my main report and includes two Kindergarten rooms, two MCH consulting units and multipurpose community meeting space.
9. **Long Day Child Care** - This assessment understands that one of the two long day child care facilities currently located within the East Village site will be retained as part of the proposed development of the site. Despite the loss of places, the retention of at least one facility represents a positive outcome for the East Village development and no further provision is recommended.
10. **Kindergarten** - The anticipated increase in sessional kindergarten demand generated by the subject development and the surrounding area, combined with an opportunity for Council to evaluate the relocation of the GEKA Bentleigh East Kindergarten to the subject site, indicates that the establishment of a new and larger early years facility within East Village is an appropriate response strategy. This assessment recommends the establishment of a new early years facility within the East Village development accommodating 2 rooms for sessional Kindergarten. As such, the development's contribution to this measure should be toward land and / or building construction within East Village.
11. **Maternal & Child Health** - Whilst the anticipated increase in MCH session demand generated by the subject site is modest, the current distribution profile of MCH facilities in the wider catchment area suggests that an MCH facility located within East Village has merit and will improve access for both future residents of East Village, as well as the northern half of the Bentleigh East community. Council's

preference to establish a new three room MCH facility is reasonable so long as it is acknowledged that, given the development will generate no more than about 3 MCH sessions per week (i.e. about 1.5 days use of 1 MCH consulting room), this proposal represents an initiative that is broader than just meeting the needs generated by the development.

12. **Occasional Child Care** - Given the relatively small demand generated by the subject site no additional occasional child care provision is recommended for the subject site.
13. **Playgroups** - Future playgroup demand generated by the subject site and surrounding areas can be met from either the proposed new early years facility discussed above, or multipurpose community space created as part of the proposed new Marlborough Street Reserve Pavilion, also discussed above.

### **3.4 Other Council Community Centre Functions**

14. This assessment supports the inclusion of a community facility within East Village providing Council with an opportunity to deliver a range of services, including early years services, and offer flexible community meeting spaces and accommodation for service providers. Subject to more detailed design considerations this assessment recommends a community facility with an internal floor area of approximately 1,200 square metres be established within East Village.
15. While this assessment supports the establishment of additional and relocated community meeting space capacity at East Village, the development's contribution to this measure should only be toward land and / or building construction within East Village.
16. Existing Neighbourhood House provision appears to be adequate, a new stand-alone service appears not be justified. However, on the assumption that additional flexible community meeting spaces are established within East Village, it is feasible that such a facility could accommodate typical Neighbourhood House programs (including adult education) in an outreach capacity.

### **3.5 Libraries**

17. The provision of existing Council library facilities within the catchment area is considered to be adequate; both in terms of supply and proximity. However, the inclusion of a flexible community facility within East Village could provide Council with an option to deliver library services in a smaller outreach capacity.

### **3.6 Indoor Aquatic and Recreation Facilities**

18. Future residents of East Village will have good access to GESAC and the joint school /community indoor sports stadium at Bentleigh Secondary College. Although existing indoor recreation facilities are at or near capacity, additional on-site provision is constrained by the relatively small site size of

East Village which will perform a range of other important social infrastructure roles including accommodating a new Government Secondary School and expanded active open space reserve and a new Council community centre.

### **3.7 Education**

19. This assessment supports the Victorian School Building Authority's (VSBA) intention to establish a new Government Secondary School as part of the East Village development, and recommends ongoing dialogue between the VSBA, Glen Eira City Council and the VPA to identify other potential joint school / community uses that may arise from the school's construction (e.g. a library facility).

### **3.8 Police & Emergency Services**

20. The existing supply and proximity of nearby facilities does not support the need for additional police and emergency services within the development.

### **3.9 Acute & Community Health Services**

21. Given the relatively close proximity of both the Moorabbin Campus of the Monash Medical Centre and Connect Health and Community, additional acute and community health services is not recommended for the subject site. However, the demand for additional private general practice and dental service provision is likely to justify inclusion of these services within the development.

### **3.10 Residential Aged Care**

22. Given the relatively large supply of residential aged care facilities within the 2-kilometre catchment, this assessment recommends that additional demand for residential aged care provision within East Village is likely to be limited to one facility with capacity for approximately 100 beds.

### **3.11 Consistency with Other Strategic Documents**

23. Based on the review of strategic documents and some preliminary discussions with Council officers, this assessment has identified that the proposed East Village development has the potential to address a number of broader Council and non-Council social infrastructure needs, challenges and priorities. These include:

- Assisting with Council's need for new, flexible, multi-functional community facilities throughout the municipality to meet both future projected demand increases and address the

functional and financial challenges presented by ageing infrastructure and stand-alone facilities.

- Providing Council with an opportunity to co-locate services and facilities adjacent to open space initiatives.
- Assisting Council and other agencies to address comparatively low municipal provision levels for outdoor sports fields, community centres and government secondary schools.
- Providing Council with an opportunity to address car parking constraints at the Glen Eira Sports and Aquatic Centre (GESAC).
- Contributing to pavilion improvements at Marlborough Street Reserve consistent with Council's Pavilion Strategy, and to increase its functionality beyond the needs of sporting clubs.
- Continue discussions with the VSBA, the Department of Education & Training (DET) and Council opportunities to establish shared school and community resources within the proposed Government Secondary School facility and / or site.

### **3.12 Further Process Related Recommendations**

24. The recommendations identified above will require further discussion with Glen Eira City Council and State Government agencies to confirm final provision strategies and funding arrangements.

## **4. Overview of the East Village Comprehensive Development Plan**

### **4.1 Proposed Social Infrastructure and Open Space Projects**

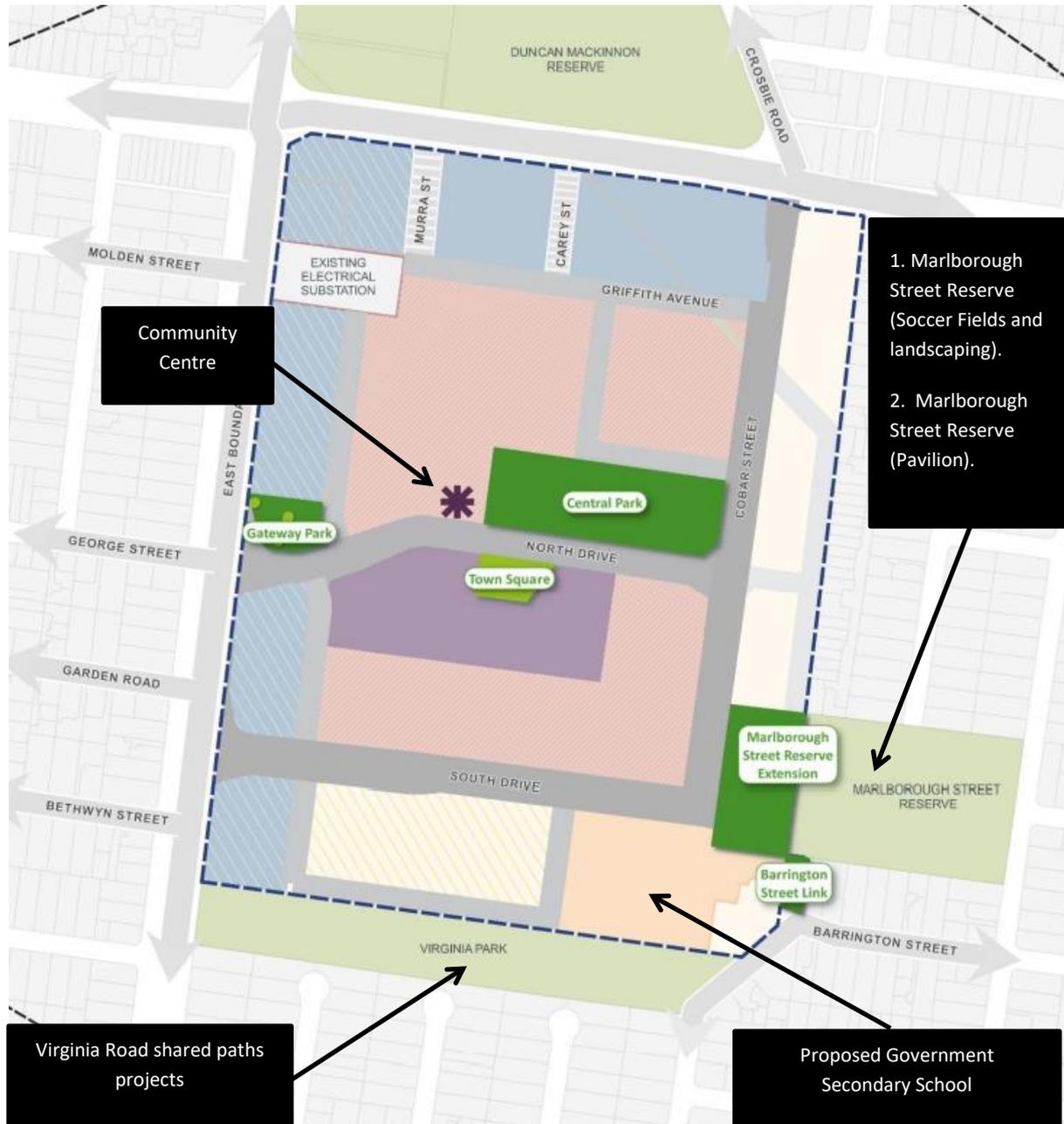
The main social infrastructure (including open space) proposals contained within the East Village CDP are:

- **Land for five public open spaces** including the expansion of the existing Marlborough Reserve on the eastern boundary of East Village and the establishment of a new central passive open space ('Central Park').
- **Virginia Park shared paths.** Construction of shared user path and basic landscaping works between the precinct and Virginia Park.
- **Central Park improvements.**
- **Marlborough Street Reserve (Soccer Fields and landscaping).** Construction or cash in lieu contribution equivalent to active sports facility at Marlborough Street Reserve.
- **Marlborough Street Reserve (Pavilion).** Construction or cash in lieu contribution equivalent to develop a sporting Pavilion associated with SR-01.
- **Community centre.** Land and construction or cash in-lieu for construction of a community centre including kindergarten and maternal child health facilities.

- Land for a government years 7-12 (secondary) school.

The location of social infrastructure and open space projects are shown in Figure 1 below in the context of the East Village Future Urban Structure Plan.

Figure 1 - East Village Social Infrastructure and Open Space Projects



The size of proposed open spaces are shown on page 12 of the East Village CDP and presented below.

Local Open Space (expressed as % of NDA)	Square metres	% of NDA
Central Park	10,000	5.0%
Marlborough St	5,968	3.0%
Town Square	1,500	0.8%
Gateway Park	1,702	0.9%
Barrington St	657	0.3%
<b>Total Credited Open Space</b>	<b>19,310</b>	<b>10.0%</b>

## 5. East Village Development Contributions Plan (October 2018)

### 5.1 Summary of Key Open Space & Community Facility Projects

The East Village Development Contributions Plan (“the DCP”) sets out the requirements for development proponents to make contributions toward infrastructure required to support the development of the precinct.

There are five key community facility and open space initiatives funded via the East Village DCP. These projects, along with type of levy, anticipated costs, and percentage of costs apportioned to the DCP are summarised in Table 1 below.

Table 1 - Key Community Facility and Open Space DCP Projects

DCP Project Item	Description	Development Infrastructure Levy (DIL) / Community Infrastructure Levy (CIL)	Anticipated Project Cost	% Apportionment to DCP
OS-01 (Virginia Park shared paths)	Construction of shared user path and basic landscaping works between the precinct and Virginia Park.	DIL	\$743,647	100%
OS-02 (Central Park improvements)	Improvement works.	DIL	\$2,884,586	100%
CB-01 (Community Centre)	<i>Construction of Community Centre.</i> Appendix 3 of the DCP anticipates a 1,200 square metre building floor area for the community centre.	DIL	\$5,710,278	100%
SR-01 (Marlborough Street Reserve - Soccer Fields)	Construction or cash in lieu contribution equivalent to active sports facility at Marlborough Street Reserve	DIL	\$4,670,638	100%

**Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

and landscaping)				
SR-02 (Marlborough Street Reserve - Pavilion)	Construction or cash in lieu contribution equivalent to develop a sporting Pavilion associated with SR-01.	CIL	\$2,494,956	100%

It should be noted that local parks are provided through Clause 53.01 of the Glen Eira Planning Scheme and no contribution for local parks are included in this DCP.

Appendix 3 of the DCP includes costing details for the above mentioned projects. I have included the project costing sheets in Appendix 2 of my expert witness statement. It should be noted that all but one of these projects (project SR-02) is funded as a Development Infrastructure Levy<sup>1</sup> (“DIL”). The construction of the sports pavilion (SR-02) is identified as a Community Infrastructure Levy<sup>2</sup> (“CIL”) item.

I am also aware that Council has put forward a preferred version of the DCP as part of its Council resolution on 23 October 2019. As I have understood it, the DCP has been amended by updating the Project costs sheets for Community Infrastructure which comprise Appendix 3 of the Development Contribution Plan, October 2018. The Council report explains:

*“The revised document includes additional explanatory pages that were omitted in the exhibited DCP, namely the second page of item 5 Community Facility and item 6 Central Open Space Upgrade. These two explanatory pages provide a breakdown and explanation of the two items listed” (page 24).*

The VPA proposes this minor correction to the DCP. I have attached the revised project costing sheets in Appendix 3 of my expert witness statement.

<sup>1</sup> The following works, services or facilities may be funded from a development infrastructure levy:

- a) Acquisition of land for:
  - roads
  - public transport corridors
  - drainage
  - public open space, and
  - community facilities, including, but not limited to, those listed under clause 5(f).
- b) Construction of roads, including the construction of bicycle and foot paths, and traffic management and control devices.
- c) Construction of public transport infrastructure, including fixed rail infrastructure, railway stations, bus stops and tram stops.
- d) Basic improvements to public open space, including earthworks, landscaping, fencing, seating and playground equipment.
- e) Drainage works.
- f) Buildings and works for or associated with the construction of:
  - a maternal and child health care centre
  - a child care centre
  - a kindergarten, or
  - any centre which provides these facilities in combination.

Source: Ministerial Direction on the Preparation and Content of Development Contributions Plans (11 October 2016)

<sup>2</sup> The DCP system enables a community infrastructure levy (CIL) to be imposed to fund projects involving the construction of community buildings or facilities under section 46L(1)(a) of the Planning & Environment Act. The maximum amount of the CIL payable under a DCP has been increased from \$900 to \$1,150 for each dwelling.

## **Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

My key concern with the DCP relates to the community centre project ('CB-01'). In my experience community centres also require a land component as part of the DCP. While the DCP makes provision for the construction of the community centre, there is no land allocation for the facility. This appears to be inconsistent with the content of the East Village CDP which, as I highlight in Section 4.1 of my expert witness statement, the community centre is identified as a project item in Table 3 (Public Infrastructure Plan) of the CDP and described as follows:

*"Land and construction or cash in-lieu for construction of a community centre including kindergarten and maternal child health facilities" (page 20).*

## **6. Summary of Conclusions**

In summary I believe the contents of the East Village CDP and DCP adequately reflect the broad thrust of recommendations contained within my assessment. This has resulted in the following outcomes:

- A satisfactory quantity and distribution of new public open spaces performing a diverse range of functions;
- Significant improvements to existing abutting public open spaces (i.e. Marlborough Reserve and Virginia Reserve);
- Enhanced pedestrian and bicycle opportunities throughout the development and improved connections to neighbouring areas;
- A proposed new community centre with sufficient floor area to accommodate a range of services and activities for the new resident population as well as the existing surrounding population; and
- A site for a proposed new Government Secondary College to address enrolment capacity constraints in the local catchment area.

However, the tenure arrangements associated with the proposed community facility requires clarification with the Glen Eira City Council. The East Village DCP does not include a land component for the proposed community facility. There should be greater clarity about whether the facility will be accommodated on a separate land parcel (not currently included the DCP) or incorporated within a broader commercial or retail development. If the latter arrangement is pursued, more details are required regarding the proposed tenure model.

## **Appendices**

**Appendix 1 – Update of Table 12: Description of Social Infrastructure Provision Standards  
& Demand & Supply Estimates for Development Scenario (3,000 dwellings)**

**Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	East Village	Bentleigh East by 2036
Public open space	5.7%	Public open space contribution	Schedule to Clause 53.01 Glen Eira Planning Scheme	1.0	Not available
<b>Organised Sport Facility &amp; Participation Estimates</b>					
<b>Indoor and outdoor recreation facilities</b>					
Indoor recreation centres / courts	10,000	Total population per court	Typical standard used by some Melbourne Growth Area Councils (note: individual LGAs vary on their views about the “desired” benchmark and some have no documented working benchmark).	<b>0.5</b>	<b>3</b>
Council aquatic / leisure centre visits per annum	8.9	Number of visits per person per annum	Based on 2014 CERM PI® Operational Management Benchmarks for Australian Public Sports & Aquatic Centres (Group 7 - Indoor Pools)	<b>48060</b>	<b>299085</b>
Council aquatic / leisure centres	60,000	Total population per facility	Typical standard used by some Melbourne Growth Area Councils (note: individual LGAs vary on their views about the “desired” benchmark and some have no documented working benchmark).	<b>0.1</b>	<b>0.6</b>
<b>Participation in organisation/venue based activity: Adults (people aged 15 and over)</b>					
Fitness/Gym	30.2%	% of people aged 15 years and over participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2018 to December 2018 Victoria Data (Table 11)	<b>1504</b>	<b>8,334</b>
Swimming	9.1%	As above	As above	<b>453</b>	<b>2,511</b>
Golf	4.1%	As above	As above	<b>204</b>	<b>1,131</b>
Pilates	4.0%	As above	As above	<b>198</b>	<b>1,097</b>
Basketball	3.9%	As above	As above	<b>194</b>	<b>1,076</b>
Tennis	3.4%	As above	As above	<b>169</b>	<b>935</b>
Football/soccer	2.5%	As above	As above	<b>124</b>	<b>690</b>
Yoga	4.1%	As above	As above	<b>204</b>	<b>1,131</b>
Netball	2.4%	As above	As above	<b>119</b>	<b>662</b>

**Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	East Village	Bentleigh East by 2036
Australian football	3.6%	As above	As above	179	993
Athletics, track and field (includes jogging and running)	3.1%	As above	As above	154	855
Cricket	2.6%	As above	As above	129	717
<b>Organised participation by activity - top 10 activities (children aged 0 to 14)</b>					
Swimming	39.4%	% of children aged 0-14 participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2018 to December 2018 Victoria Data (Table 10)	165	2,368
Australian football	13.1%	As above	As above	55	787
Basketball	11.4%	As above	As above	48	685
Cricket	5.7%	As above	As above	24	343
Dancing (recreational)	10.6%	As above	As above	45	637
Netball	7.1%	As above	As above	30	427
Football/soccer	10.4%	As above	As above	44	625
Tennis	7.3%	As above	As above	31	439
Gymnastics	11.0%	As above	As above	46	661
Athletics, track and field (includes jogging and running)	4.0%	As above	As above	17	240
<b>Early Years Services</b>					
<b>Kindergartens</b>					
Number of 4 year olds participating in 4 year old Kindergarten	100%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	Based on 100% participation rate	30	401
Total number of enrolments in 4 year old sessional Kindergarten	52%	% of participating children (see above) enrolled at a Sessional Kindergarten service	Victorian Child and Adolescent Monitoring System (VCAMS), Department of Education & Training Based on indicator 31.4 Number of four year old kindergarten enrolments in a long day care or integrated children's services setting for Glen Eira: 48% (2015 data).	16	209

**Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

<b>Community Infrastructure Category</b>	<b>Provision ratio / participation Rate</b>	<b>Description of measure</b>	<b>Source of measure</b>	<b>East Village</b>	<b>Bentleigh East by 2036</b>
Number of Kindergarten rooms when proposed policy changes are implemented	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	ASR Research constructed measure assuming one kindergarten room is licensed for 33 places	<b>0.2</b>	<b>3.2</b>
Number of 3 year olds participating in 3 year old Kindergarten	75%	% of children participating in 3 Year old Kindergarten	ASR assumption based on proposed introduction of subsidised 3 year old Kindergarten program	<b>27</b>	<b>299</b>
Number of Kindergarten rooms when proposed policy changes are implemented	66	Number of sessional Kindergarten rooms required if 1 Kindergarten room accommodates 66 enrolments per week	ASR Research constructed measure assuming one kindergarten room is licensed for 33 places	<b>0.4</b>	<b>4.5</b>
<b>Maternal &amp; Child Health</b>					
Number of MCH Full-Time Nurses	130	1 FT nurse per 130 children 0 years	ASR Research estimate	<b>0.4</b>	<b>3.0</b>
Number of MCH consulting units	1	Number of MCH consulting units required per FT nurse	Based on above	<b>0.4</b>	<b>3.0</b>
<b>Playgroup</b>					
Number of 2 hr playgroup sessions per week	134	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	ASR Research constructed measure using Playgroup Victoria	<b>1.3</b>	<b>12</b>
<b>Occasional Child Care</b>					
Number of occasional child care places	22.7	Total number people aged 0 to 4 years per licensed place	An occasional child care provision rate for the City of Glen Eira equal to that documented by the MMCIA (Melbourne Metropolitan Community Infrastructure Assessment) report (2015) for Glen Eira, prepared by the Victorian Planning Authority	<b>8.9</b>	<b>87</b>
Number of occasional child care centres	30	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical sized occasional child care facility.	<b>0.3</b>	<b>2.9</b>
<b>Long Day Child Care Centres</b>					
Number of Long Day Child Care places	360	Total number of licensed places per 1,000 children aged 0 to 4 years	A library facility provision rate for the City of Glen Eira equal to that documented by the MMCIA (Melbourne Metropolitan Community Infrastructure Assessment) report (2015) for Glen Eira, prepared by the Victorian Planning Authority	<b>73</b>	<b>711</b>

**Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

<b>Community Infrastructure Category</b>	<b>Provision ratio / participation Rate</b>	<b>Description of measure</b>	<b>Source of measure</b>	<b>East Village</b>	<b>Bentleigh East by 2036</b>
Number of Long Day Child Care centres	120	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical large sized long day child care facility.	<b>0.6</b>	<b>5.9</b>
<b>Community Centres, Meeting spaces, Neighbourhood Houses &amp; Libraries</b>					
multipurpose community meeting space	30	Total population per m2 of meeting space	ASR Research constructed measure	<b>180</b>	<b>1,120</b>
<b>Neighbourhood Houses</b>					
Number of Neighbourhood Houses	23000	Approximate total population per facility in Metropolitan Melbourne (2016)	ASR calculation of the number of Neighbourhood Houses identified by Neighbourhood Houses Victoria operating in the Melbourne metropolitan area.	<b>0.2</b>	<b>1.5</b>
Number of Neighbourhood House users per week	3%	Percentage of population using a Neighbourhood House in a given week	Neighbourhood Houses Victoria, Neighbourhood Houses Survey 2017	<b>162</b>	<b>1,008</b>
<b>Libraries</b>					
Total number of loans of physical items	8.4	Total loans per person, per annum	Public Libraries Victoria Network, Performance Data 2016-17 (Glen Eira Library Service data)	<b>45,360</b>	<b>282,282</b>
Number of library visits per annum	4.7	Total visits per person, per annum	Public Libraries Victoria Network, Performance Data 2016-17 (Glen Eira Library Service data)	<b>25,380</b>	<b>157,944</b>
Number of library facilities	3.5	Library facilities per 100,000 people	A library facility provision rate for the City of Glen Eira equal to that documented by the MMClA (Melbourne Metropolitan Community Infrastructure Assessment) report (2015) for Glen Eira, prepared by the Victorian Planning Authority	<b>0.2</b>	<b>1.2</b>
<b>Education Enrolment &amp; Facility Estimates</b>					
<b>Primary Schools</b>					
Govt Primary Enrolment	52%	% of 5-11 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Glen Eira Local Government Area	<b>83</b>	<b>1,480</b>
Catholic Primary Enrolment	17%	% of 5-11 year old population	As above	<b>27</b>	<b>484</b>
Non Govt Primary Enrolment	24%	% of 5-11 year old population	As above	<b>38</b>	<b>683</b>
Total Primary Enrolment	92%	% of 5-11 year old population	As above	<b>147</b>	<b>2,618</b>
Govt Primary School	3000	Total number of dwellings per facility	Department of Education & Training	<b>1.0</b>	<b>4.4</b>

**Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

<b>Community Infrastructure Category</b>	<b>Provision ratio / participation Rate</b>	<b>Description of measure</b>	<b>Source of measure</b>	<b>East Village</b>	<b>Bentleigh East by 2036</b>
<b>Secondary Schools</b>					
Govt Secondary Enrolment	34%	% of 12-17 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Glen Eira Local Government Area	<b>46</b>	<b>809</b>
Catholic Secondary Enrolment	20%	% of 12-17 year old population	As above	<b>27</b>	<b>476</b>
Non Gov Secondary Enrolment	37%	% of 12-17 year old population	As above	<b>50</b>	<b>880</b>
Total Secondary Enrolment	91%	% of 12-17 year old population	As above	<b>123</b>	<b>2,164</b>
Govt Secondary School	10000	Total number of dwellings per facility	Department of Education & Training	<b>4.8</b>	<b>29.9</b>
<b>TAFE</b>					
TAFE Full-Time Enrolment (15 to 24)	4.3%	% of 15-24 year old population	Australian Bureau of Statistics, 2016 Census of Population and Housing, based on data for Glen Eira Local Government Area	<b>55</b>	<b>162</b>
TAFE Full-Time Enrolment (25+)	0.6%	% 25 + year old population	As above	<b>21</b>	<b>139</b>
TAFE Part-Time Enrolment (15 to 24)	2.2%	% of 15-24 year old population	As above	<b>29</b>	<b>85</b>
TAFE Part-Time Enrolment (25+)	1.0%	% 25 + year old population	As above	<b>35</b>	<b>227</b>
Total TAFE students			As above	<b>141</b>	<b>613</b>
<b>Universities</b>					
University Full-Time Enrolment (15 to 24)	30.2%	% of 15-24 year old population	As above	<b>392</b>	<b>1,150</b>
University Full-Time Enrolment (25+)	1.7%	% 25 + year old population	As above	<b>62</b>	<b>402</b>
University Part-Time Enrolment (25 to 24)	2.4%	% of 15-24 year old population	As above	<b>31</b>	<b>91</b>
University Part-Time Enrolment (25+)	2.1%	% 25 + year old population	As above	<b>76</b>	<b>489</b>
Total University students		% 25 + year old population	As above	<b>560</b>	<b>2,131</b>
<b>Primary &amp; Acute Health Services</b>					
Number of public and private hospital beds	3.9	Number of public and private beds per 1,000 people	Australian Institute of Health & Welfare, Australian hospital statistics 2015–16	<b>21</b>	<b>130</b>
Number of public hospital beds	2.4	Number of public beds per 1,000 people	Australian Institute of Health & Welfare, Australian hospital statistics 2015–16	<b>13</b>	<b>81</b>

**Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	East Village	Bentleigh East by 2036
Community health clients	3%	Proportion of population that is a registered community health client	Victorian Auditor-General's report, <i>Community Health Program</i> (June 2018)	155	964
Allied health service sites	1.10	Number of allied health service sites per 1,000 people (City of Kingston)	Department of Health and Human Services, City of Glen Eira Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	6	37
General practice clinics	0.40	Number of general practice clinics per 1,000 people (City of Kingston)	Department of Health and Human Services, City of Glen Eira Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	2.2	13
Dental service sites	0.40	Number of dental service sites per 1,000 people (City of Kingston)	Department of Health and Human Services, City of Glen Eira Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	2.2	13
Pharmacies	0.20	Number of pharmacies per 1,000 people (City of Kingston)	Department of Health and Human Services, City of Glen Eira Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	1.1	7
Projected hospital admissions	465.6	Hospital inpatient separations per 1,000 people (City of Kingston). Note: projected to increase by 2.8% per annum until 2026/27.	Department of Health and Human Services, City of Glen Eira Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	2514	15,646
Emergency presentations	179.7	Emergency department presentations per 1,000 people (City of Kingston). Note: projected to increase by 3.0% per annum until 2026/27	Department of Health and Human Services, City of Glen Eira Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	970	6,039
Drug & alcohol clients	3.0	Number of registered Alcohol & Drug Treatment clients per 1,000 people (City of Kingston)	Department of Health and Human Services, City of Glen Eira Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	16	101
Mental health clients	8.2	Number of registered mental health clients per 1,000 people (City of Kingston)	Department of Health and Human Services, City of Glen Eira Health Profile 2015 ( <a href="https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles">https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles</a> )	44	276
<b>Aged Care &amp; HACC</b>					
<b>Aged Care</b>					
Number of residential aged care beds	78	Number of beds per 1000 people aged 70 years +	Proposed Australian Government Planning Ratio by 2021 (2012)	20	353

**Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	East Village	Bentleigh East by 2036
Number of home care places	45	Number of Community Aged Care Packages per 1000 people aged 70 years +	Proposed Australian Government Planning Ratio by 2021 (2012)	12	204
Short Term Restorative Care Programme	2	Number of STRC places per 1000 people aged 70 years +	Proposed Australian Government Planning Ratio by 2021 (2012)	1	9

**Appendix 2 - Cost Sheets for East Village Community Infrastructure and Open Space Projects**

*Source: East Village Development Contributions Plan – Appendix 3 (October 2018)*



**PRELIMINARY**  
 FOR DISCUSSION ONLY

**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 1 - Marlborough Street Reserve - Soccer Fields**

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 1 - Marlborough Street Reserve - Soccer Fields</b>				
	Soccer Fields (130x65m) - Synthetic turf	NO			1,921,000
	<i>Including the following:</i>				
	- Synthetic playing surface, including sub-base				
	- Run off area				
	- Goals & perimeter fencing (1.2m h)				
	- Line marking				
	- Interchange shelters				
	Training lights (per field) - (Conduits only)	NO	1	120,000	120,000
	150 Lux light poles (say 6 no.)	NO	6	40,000	240,000
	<b>Site Works</b>				
	Site preparation & clean up (By others)	ITEM			-
	- Trimming of subgrade	M2	23,000	5	115,000
	Roads, footpaths and paved areas	ITEM			110,000
	- Asphalt Carpark (Not required)	NOTE			-
	- Pedestrian gravel footpath (approx. 3m wide)	M2	1,900	80	152,000
	Boundary walls, fences and gates	ITEM			110,000
	Outbuildings and covered ways	ITEM			70,000
	Landscaping and Improvements				
	- Garden bed, incl. tree & shrubs	M2	4,000	65	260,000
	- Lawn, incl. topsoil & grass	M2	8,800	8	70,400
	<b>External Services</b>				
	External stormwater drainage	ITEM			90,000
	External sewer drainage - Assume nil	ITEM			-
	External water supply	ITEM			60,000
	External gas reticulation - Assume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			60,000
	External communications - Assume nil	ITEM			-

**SUB-TOTAL** \$ **3,378,400**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 109,798
AUTHORITY FEES	1.00 %	\$ 33,784
TRAFFIC MANAGEMENT	2.00 %	\$ 67,568
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 16,892
SURVEY/DESIGN	5.00 %	\$ 168,920
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 304,056
SITE ESTABLISHMENT	2.50 %	\$ 84,460
CONTINGENCY	15.00 %	\$ 506,760
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **4,670,638**

(Fixed Price Contract - August 2018)



**PRELIMINARY**  
FOR DISCUSSION ONLY

<b>EAST VILLAGE STRATEGIC SITE</b>	DATE	8/08/2018
Community Infrastructure Design & Costings	GFA	557
<b>Item 2 - Marlborough Street Reserve - Pavilion (Municipal size)</b>	REF	12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 2 - Marlborough Street Reserve - Pavilion</b>				
	Change rooms	(FECA) M2	62	2,700	167,400
	Showers & toilets	(FECA) M2	36	2,900	104,400
	Referees room	(FECA) M2	20	2,900	58,000
	Public toilets	(FECA) M2	35	2,900	101,500
	Kitchen & kiosk	(FECA) M2	25	3,200	80,000
	- E/O for kitchen equipment	ITEM			130,000
	Storage	(FECA) M2	20	2,100	42,000
	Office	(FECA) M2	15	2,500	37,500
	Utility / cleaners room	(FECA) M2	5	2,300	11,500
	Community space	(FECA) M2	120	2,500	300,000
	Drinks servery	(FECA) M2	10	3,200	32,000
	Corridor & circulation	(FECA) M2	70	2,200	153,120
	External covered viewing area	(UCA) M2	139	750	104,250
	<b>Site Works</b>				
	Site preparation & clean up	ITEM			40,000
	Roads, footpaths and paved areas	ITEM			13,000
	Boundary walls, fences and gates	ITEM			7,000
	Outbuildings and covered ways	ITEM			7,000
	Landscaping and Improvements	ITEM			26,000
	<b>External Services</b>				
	External stormwater drainage, incl infrastructure	ITEM			130,000
	External sewer drainage, incl infrastructure	ITEM			40,000
	External water supply, incl infrastructure	ITEM			20,000
	External gas reticulation, incl infrastructure	ITEM			20,000
	External fire protection, incl infrastructure	ITEM			30,000
	External light & power, incl infrastructure	ITEM			120,000
	External communications, incl infrastructure	ITEM			30,000

<b>SUB-TOTAL</b>		<b>\$ 1,804,670</b>
PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 58,652
AUTHORITY FEES	1.00 %	\$ 18,047
TRAFFIC MANAGEMENT	2.00 %	\$ 36,093
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 9,023
SURVEY/DESIGN	5.00 %	\$ 90,234
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 162,420
SITE ESTABLISHMENT	2.50 %	\$ 45,117
CONTINGENCY	15.00 %	\$ 270,701
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** **\$ 2,494,956**

(Fixed Price Contract - August 2018)



**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 3 - Virginia Park - Open Space Upgrade**

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 3 - Virginia Park - Open Space Upgrade</b>				
	<b>Site Works</b>				
	Site preparation & clean up				
	- General site prep & clean up	ITEM			50,000
	- Trimming of subgrade	M2	4,300	5	21,500
	- Fill the level change area	M3	640	60	38,400
	<b>Roads, footpaths and paved areas</b>				
	- Pedestrian gravel footpath (approx. 2m wide)	M2	300	80	24,000
	- Make good existing footpath and adjacent	ITEM			10,000
	<b>Boundary walls, fences and gates</b>				
	- Assume nil	ITEM			-
	<b>Outbuildings and covered ways</b>				
	- Assume nil	ITEM			-
	<b>Landscaping and Improvements</b>				
	- Garden bed, incl. tree & shrubs	M2	4,300	65	279,500
	<b>External Services</b>				
	External stormwater drainage	ITEM			20,000
	External sewer drainage - Assume nil	ITEM			-
	External water supply	ITEM			10,000
	- Irrigation system	M2	4,300	15	64,500
	External gas reticulation - Assume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			20,000
	External communications - Assume nil	ITEM			-

**SUB-TOTAL** \$ **537,900**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 17,482
AUTHORITY FEES	1.00 %	\$ 5,379
TRAFFIC MANAGEMENT	2.00 %	\$ 10,758
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 2,690
SURVEY/DESIGN	5.00 %	\$ 26,895
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 48,411
SITE ESTABLISHMENT	2.50 %	\$ 13,448
CONTINGENCY	15.00 %	\$ 80,685
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **743,647**

(Fixed Price Contract - August 2018)



**PROWSE QUANTITY SURVEYORS PTY LTD**  
 ABN 83 097 049 548 ACN 097 049 548

**PRELIMINARY**  
 FOR DISCUSSION ONLY

**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 5 - Community Facility**

DATE 8/08/2018  
 GFA 1,200  
 REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 5 - Community Facility</b>				
	MCH Areas <i>- refer over for detail</i>	ITEM			390,000
	Innovation Hub <i>- refer over for detail</i>	ITEM			675,000
	Kindergarten <i>- refer over for detail</i>	ITEM			667,400
	Ancillary Areas <i>- refer over for detail</i>	ITEM			921,000
	<u>Extra over for service facility within commercial building</u>				
	- Suspended slab (Say all suspended)	M2	1,200	250	300,000
	- Lift including lift shaft & equipment - service 3 levels	ITEM			160,000
	- Staircase - service 3 levels	ITEM			30,000
	<b>Site Works</b>				
	Site preparation & clean up	ITEM			117,000
	Roads, footpaths and paved areas	ITEM			29,000
	- Basement carpark (Assume 10 no. carpark) - TBC	M2	300	1,200	360,000
	Boundary walls, fences and gates	ITEM			15,000
	Outbuildings and covered ways	ITEM			15,000
	Landscaping and Improvements	ITEM			88,000
	<b>External Services</b>				
	External stormwater drainage	ITEM			99,000
	External sewer drainage	ITEM			66,000
	External water supply	ITEM			33,000
	External gas reticulation	ITEM			25,000
	External fire protection	ITEM			25,000
	External light & power	ITEM			99,000
	External communications	ITEM			16,000

<b>SUB-TOTAL</b>					<b>\$ 4,130,400</b>
PRELIMINARIES (Included Above)	- %				\$ -
COST ESCALATION TO TENDER (Included Above)	- %				\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %				\$ -
COUNCIL FEES	3.25 %				\$ 134,238
AUTHORITY FEES	1.00 %				\$ 41,304
TRAFFIC MANAGEMENT	2.00 %				\$ 82,608
ENVIRONMENTAL MANAGEMENT	0.50 %				\$ 20,652
SURVEY/DESIGN	5.00 %				\$ 206,520
SUPERVISION & PROJECT MANAGEMENT	9.00 %				\$ 371,736
SITE ESTABLISHMENT	2.50 %				\$ 103,260
CONTINGENCY	15.00 %				\$ 619,560
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM				\$ -
<b>ANTICIPATED TOTAL PROJECT COST (Excluding GST)</b>					<b>\$ 5,710,278</b>

(Fixed Price Contract - August 2018)



**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 6 - Central Open Space Upgrade**

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 6 - Central Open Space Upgrade</b>				
	<b>Site Works</b>				
	Site preparation & clean up - Refer over for detail	ITEM			110,000
	Roads, footpaths and paved areas - Refer over for detail	ITEM			817,900
	Boundary walls, fences and gates - Refer over for detail	ITEM			124,000
	Outbuildings and covered ways - Refer over for detail	ITEM			430,000
	Landscaping and Improvements - Refer over for detail	ITEM			134,600
	<b>External Services</b>				
	External stormwater drainage	ITEM			160,000
	External sewer drainage	ITEM			14,000
	External water supply - Irrigation system	ITEM M2	3,600	15	82,000 54,000
	External gas reticulation - Assume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			160,000
	External communications - Assume nil	ITEM			-

**SUB-TOTAL** \$ **2,086,500**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 67,811
AUTHORITY FEES	1.00 %	\$ 20,865
TRAFFIC MANAGEMENT	2.00 %	\$ 41,730
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 10,433
SURVEY/DESIGN	5.00 %	\$ 104,325
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 187,785
SITE ESTABLISHMENT	2.50 %	\$ 52,163
CONTINGENCY	15.00 %	\$ 312,975
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **2,884,586**

(Fixed Price Contract - August 2018)

**Expert Witness Statement: East Village Social Infrastructure Assessment Explanatory Report for Amendment C155**

**Appendix 3 - Revised Cost Sheets for East Village Community Infrastructure and Open Space Projects**

*Source: Glen Eira City Council, Special Council Meeting Agenda - 23 October 2019: Attachment 4*



**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 83 097 049 548 ACN 097 049 548

**PRELIMINARY**

FOR DISCUSSION ONLY

**EAST VILLAGE STRATEGIC SITE**

DATE

8/08/2018

**Community Infrastructure Design & Costings**

**Item 1 - Marlborough Street Reserve - Soccer Fields**

REF

12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 1 - Marlborough Street Reserve - Soccer Fields</b>				
	Soccer Fields (130x65m) - Synthetic turf	NO			1,921,000
	<i>Including the following:</i>				
	- Synthetic playing surface, including sub-base				
	- Run off area				
	- Goals & perimeter fencing (1.2m h)				
	- Line marking				
	- Interchange shelters				
	Training lights (per field) - (Conduits only)	NO	1	120,000	120,000
	150 Lux light poles (say 6 no.)	NO	6	40,000	240,000
	<b>Site Works</b>				
	Site preparation & clean up (By others)	ITEM			-
	- Trimming of subgrade	M2	23,000	5	115,000
	Roads, footpaths and paved areas	ITEM			110,000
	- Asphalt Carpark (Not required)	NOTE			-
	- Pedestrian gravel footpath (approx. 3m wide)	M2	1,900	80	152,000
	Boundary walls, fences and gates	ITEM			110,000
	Outbuildings and covered ways	ITEM			70,000
	Landscaping and Improvements				
	- Garden bed, incl. tree & shrubs	M2	4,000	65	260,000
	- Lawn, incl. topsoil & grass	M2	8,800	8	70,400
	<b>External Services</b>				
	External stormwater drainage	ITEM			90,000
	External sewer drainage - Assume nil	ITEM			-
	External water supply	ITEM			60,000
	External gas reticulation - Assume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			60,000
	External communications - Assume nil	ITEM			-

**SUB-TOTAL** \$ **3,378,400**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 109,798
AUTHORITY FEES	1.00 %	\$ 33,784
TRAFFIC MANAGEMENT	2.00 %	\$ 67,568
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 16,892
SURVEY/DESIGN	5.00 %	\$ 168,920
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 304,056
SITE ESTABLISHMENT	2.50 %	\$ 84,460
CONTINGENCY	15.00 %	\$ 506,760
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **4,670,638**

(Fixed Price Contract - August 2018)

**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 83 097 049 548 ACN 097 049 548

**PRELIMINARY**

FOR DISCUSSION ONLY

**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 2 - Marlborough Street Reserve - Pavilion (Municipal size)**

DATE 8/08/2018

GFA 557

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 2 - Marlborough Street Reserve - Pavilion</b>				
	Change rooms (FECA)	M2	62	2,700	167,400
	Showers & toilets (FECA)	M2	36	2,900	104,400
	Referees room (FECA)	M2	20	2,900	58,000
	Public toilets (FECA)	M2	35	2,900	101,500
	Kitchen & kiosk (FECA)	M2	25	3,200	80,000
	- E/O for kitchen equipment	ITEM			130,000
	Storage (FECA)	M2	20	2,100	42,000
	Office (FECA)	M2	15	2,500	37,500
	Utility / cleaners room (FECA)	M2	5	2,300	11,500
	Community space (FECA)	M2	120	2,500	300,000
	Drinks servery (FECA)	M2	10	3,200	32,000
	Corridor & circulation (FECA)	M2	70	2,200	153,120
	External covered viewing area (UCA)	M2	139	750	104,250
	<b>Site Works</b>				
	Site preparation & clean up	ITEM			40,000
	Roads, footpaths and paved areas	ITEM			13,000
	Boundary walls, fences and gates	ITEM			7,000
	Outbuildings and covered ways	ITEM			7,000
	Landscaping and Improvements	ITEM			26,000
	<b>External Services</b>				
	External stormwater drainage, incl infrastructure	ITEM			130,000
	External sewer drainage, incl infrastructure	ITEM			40,000
	External water supply, incl infrastructure	ITEM			20,000
	External gas reticulation, incl infrastructure	ITEM			20,000
	External fire protection, incl infrastructure	ITEM			30,000
	External light & power, incl infrastructure	ITEM			120,000
	External communications, incl infrastructure	ITEM			30,000

**SUB-TOTAL** \$ **1,804,670**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 58,652
AUTHORITY FEES	1.00 %	\$ 18,047
TRAFFIC MANAGEMENT	2.00 %	\$ 36,093
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 9,023
SURVEY/DESIGN	5.00 %	\$ 90,234
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 162,420
SITE ESTABLISHMENT	2.50 %	\$ 45,117
CONTINGENCY	15.00 %	\$ 270,701
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **2,494,956**

(Fixed Price Contract - August 2018)

**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 83 097 049 548 ACN 097 049 548

**PRELIMINARY**

FOR DISCUSSION ONLY

**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 3 - Virginia Park - Open Space Upgrade**

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 3 - Virginia Park - Open Space Upgrade</b>				
	<b>Site Works</b>				
	Site preparation & clean up				
	- General site prep & clean up	ITEM			50,000
	- Trimming of subgrade	M2	4,300	5	21,500
	- Fill the level change area	M3	640	60	38,400
	<b>Roads, footpaths and paved areas</b>				
	- Pedestrian gravel footpath (approx. 2m wide)	M2	300	80	24,000
	- Make good existing footpath and adjacent	ITEM			10,000
	<b>Boundary walls, fences and gates</b>				
	- Assume nil	ITEM			-
	<b>Outbuildings and covered ways</b>				
	- Assume nil	ITEM			-
	<b>Landscaping and Improvements</b>				
	- Garden bed, incl. tree & shrubs	M2	4,300	65	279,500
	<b>External Services</b>				
	External stormwater drainage	ITEM			20,000
	External sewer drainage - Assume nil	ITEM			-
	External water supply	ITEM			10,000
	- Irrigation system	M2	4,300	15	64,500
	External gas reticulation - Assume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			20,000
	External communications - Assume nil	ITEM			-

**SUB-TOTAL** \$ **537,900**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 17,482
AUTHORITY FEES	1.00 %	\$ 5,379
TRAFFIC MANAGEMENT	2.00 %	\$ 10,758
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 2,690
SURVEY/DESIGN	5.00 %	\$ 26,895
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 48,411
SITE ESTABLISHMENT	2.50 %	\$ 13,448
CONTINGENCY	15.00 %	\$ 80,685
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **743,647**

(Fixed Price Contract - August 2018)



**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 83 097 049 548 ACN 097 049 548

**PRELIMINARY**

FOR DISCUSSION ONLY

**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 5 - Community Facility**

DATE 8/08/2018  
 GFA 1,200  
 REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 5 - Community Facility</b>				
	MCH Areas <i>- refer over for detail</i>	ITEM			390,000
	Innovation Hub <i>- refer over for detail</i>	ITEM			675,000
	Kindergarten <i>- refer over for detail</i>	ITEM			667,400
	Ancillary Areas <i>- refer over for detail</i>	ITEM			921,000
	<u>Extra over for service facility within commercial building</u>				
	- Suspended slab (Say all suspended)	M2	1,200	250	300,000
	- Lift including lift shaft & equipment - service 3 levels	ITEM			160,000
	- Staircase - service 3 levels	ITEM			30,000
	<b>Site Works</b>				
	Site preparation & clean up	ITEM			117,000
	Roads, footpaths and paved areas	ITEM			29,000
	- Basement carpark (Assume 10 no. carpark) - TBC	M2	300	1,200	360,000
	Boundary walls, fences and gates	ITEM			15,000
	Outbuildings and covered ways	ITEM			15,000
	Landscaping and Improvements	ITEM			88,000
	<b>External Services</b>				
	External stormwater drainage	ITEM			99,000
	External sewer drainage	ITEM			66,000
	External water supply	ITEM			33,000
	External gas reticulation	ITEM			25,000
	External fire protection	ITEM			25,000
	External light & power	ITEM			99,000
	External communications	ITEM			16,000

<b>SUB-TOTAL</b>					\$ <b>4,130,400</b>
PRELIMINARIES (Included Above)	-	%			\$ -
COST ESCALATION TO TENDER (Included Above)	-	%			\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	-	%			\$ -
COUNCIL FEES	3.25	%			\$ 134,238
AUTHORITY FEES	1.00	%			\$ 41,304
TRAFFIC MANAGEMENT	2.00	%			\$ 82,608
ENVIRONMENTAL MANAGEMENT	0.50	%			\$ 20,652
SURVEY/DESIGN	5.00	%			\$ 206,520
SUPERVISION & PROJECT MANAGEMENT	9.00	%			\$ 371,736
SITE ESTABLISHMENT	2.50	%			\$ 103,260
CONTINGENCY	15.00	%			\$ 619,560
LOOSE FURNITURE & EQUIPMENT (Excluded)		ITEM			\$ -
<b>ANTICIPATED TOTAL PROJECT COST (Excluding GST)</b>					\$ <b>5,710,278</b>
(Fixed Price Contract - August 2018)					



**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 83 097 049 548 ACN 097 049 548

**PRELIMINARY**

FOR DISCUSSION ONLY

**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 5 - Community Facility**

DATE 8/08/2018

GFA 1,200

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 5 - Community Facility</b>				
	<b>MCH Areas</b>				
	MCH reception / front desk (FECA)	M2	30	2,600	78,000
	MCH consulting rooms (in 3 no.) (FECA)	M2	120	2,600	312,000
	<b>Sub-Total</b>				<b>390,000</b>
	<b>Innovation Hub</b>				
	Multi-purpose space (FECA)	M2	250	2,700	675,000
	<b>Sub-Total</b>				<b>675,000</b>
	<b>Kindergarten</b>				
	Kindergarten children's rooms (in 33 places) (FECA)	M2	108	2,800	302,400
	Children's toilet (DDA compliant) (FECA)	M2	30	3,100	93,000
	Adult toilet (DDA compliant) (FECA)	M2	20	3,100	62,000
	Staff room (FECA)	M2	20	2,700	54,000
	Outdoor play space & playground (UCA)	M2	240	650	156,000
	<b>Sub-Total</b>				<b>667,400</b>
	<b>Ancillary Areas</b>				
	Public Amenities (FECA)	M2	60	3,100	186,000
	Administration office (FECA)	M2	30	2,600	78,000
	Reception office (FECA)	M2	20	2,600	52,000
	Kitchenettes (say in 2 no.) (FECA)	M2	16	2,800	44,800
	Foyer (FECA)	M2	10	2,400	24,000
	First aid room (FECA)	M2	6	2,700	16,200
	Corridor & Circulation (FECA)	M2	220	2,300	506,000
	Canopy & Veranda (UCA)	M2	20	700	14,000
	<b>Sub-Total</b>				<b>921,000</b>



**PROWSE QUANTITY SURVEYORS PTY LTD**  
 ABN 83 097 049 548 ACN 097 049 548

**PRELIMINARY**  
FOR DISCUSSION ONLY

**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 6 - Central Open Space Upgrade**

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 6 - Central Open Space Upgrade</b>				
	<b>Site Works</b>				
	Site preparation & clean up - Refer over for detail	ITEM			110,000
	Roads, footpaths and paved areas - Refer over for detail	ITEM			817,900
	Boundary walls, fences and gates - Refer over for detail	ITEM			124,000
	Outbuildings and covered ways - Refer over for detail	ITEM			430,000
	Landscaping and Improvements - Refer over for detail	ITEM			134,600
	<b>External Services</b>				
	External stormwater drainage	ITEM			160,000
	External sewer drainage	ITEM			14,000
	External water supply - Irrigation system	ITEM M2	3,600	15	82,000 54,000
	External gas reticulation - Assume nil	ITEM			-
	External fire protection - Assume nil	ITEM			-
	External light & power	ITEM			160,000
	External communications - Assume nil	ITEM			-

**SUB-TOTAL** \$ **2,086,500**

PRELIMINARIES (Included Above)	- %	\$ -
COST ESCALATION TO TENDER (Included Above)	- %	\$ -
COST ESCALATION DURING CONSTRUCTION (Included Above)	- %	\$ -
COUNCIL FEES	3.25 %	\$ 67,811
AUTHORITY FEES	1.00 %	\$ 20,865
TRAFFIC MANAGEMENT	2.00 %	\$ 41,730
ENVIRONMENTAL MANAGEMENT	0.50 %	\$ 10,433
SURVEY/DESIGN	5.00 %	\$ 104,325
SUPERVISION & PROJECT MANAGEMENT	9.00 %	\$ 187,785
SITE ESTABLISHMENT	2.50 %	\$ 52,163
CONTINGENCY	15.00 %	\$ 312,975
LOOSE FURNITURE & EQUIPMENT (Excluded)	ITEM	\$ -

**ANTICIPATED TOTAL PROJECT COST (Excluding GST)** \$ **2,884,586**

(Fixed Price Contract - August 2018)



**PROWSE QUANTITY SURVEYORS PTY LTD**

ABN 83 097 049 548 ACN 097 049 548

**PRELIMINARY**

FOR DISCUSSION ONLY

**EAST VILLAGE STRATEGIC SITE**  
**Community Infrastructure Design & Costings**  
**Item 6 - Central Open Space Upgrade**

DATE 8/08/2018

REF 12918/F

ELEM	DESCRIPTION	UNIT	QUANTITY	RATE	TOTAL COST
	<b>Item 6 - Central Open Space Upgrade</b>				
	<b>Site preparation &amp; clean up</b>				
	- General site prep & clean up	ITEM			60,000
	- Trimming of subgrade	M2	10,000	5.00	50,000
	<b>Sub-Total</b>				<b>110,000</b>
	<b>Roads, footpaths and paved areas</b>				
	- Concrete paving	M2	5,970	120	716,400
	- Allowance to form steps	M2	70	450	31,500
	- General roads, footpaths & paved areas	ITEM			70,000
	<b>Sub-Total</b>				<b>817,900</b>
	<b>Boundary walls, fences and gates</b>				
	- Blockwork retaining wall	M	300	220	66,000
	- Timber retaining wall	M	120	150	18,000
	- General boundary walls, fences & gates	ITEM			40,000
	<b>Sub-Total</b>				<b>124,000</b>
	<b>Outbuildings and covered ways</b>				
	- Play space equipment	ITEM			200,000
	- Public toilet	ITEM			150,000
	- General outbuildings & covered ways	ITEM			80,000
	<b>Sub-Total</b>				<b>430,000</b>
	<b>Landscaping and Improvements</b>				
	- Garden bed, incl. tree & shrubs	M2	1,800	65	117,000
	- Lawn incl topsoil & grass	M2	2,200	8	17,600
	<b>Sub-Total</b>				<b>134,600</b>