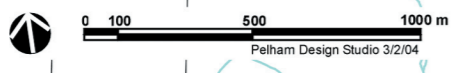
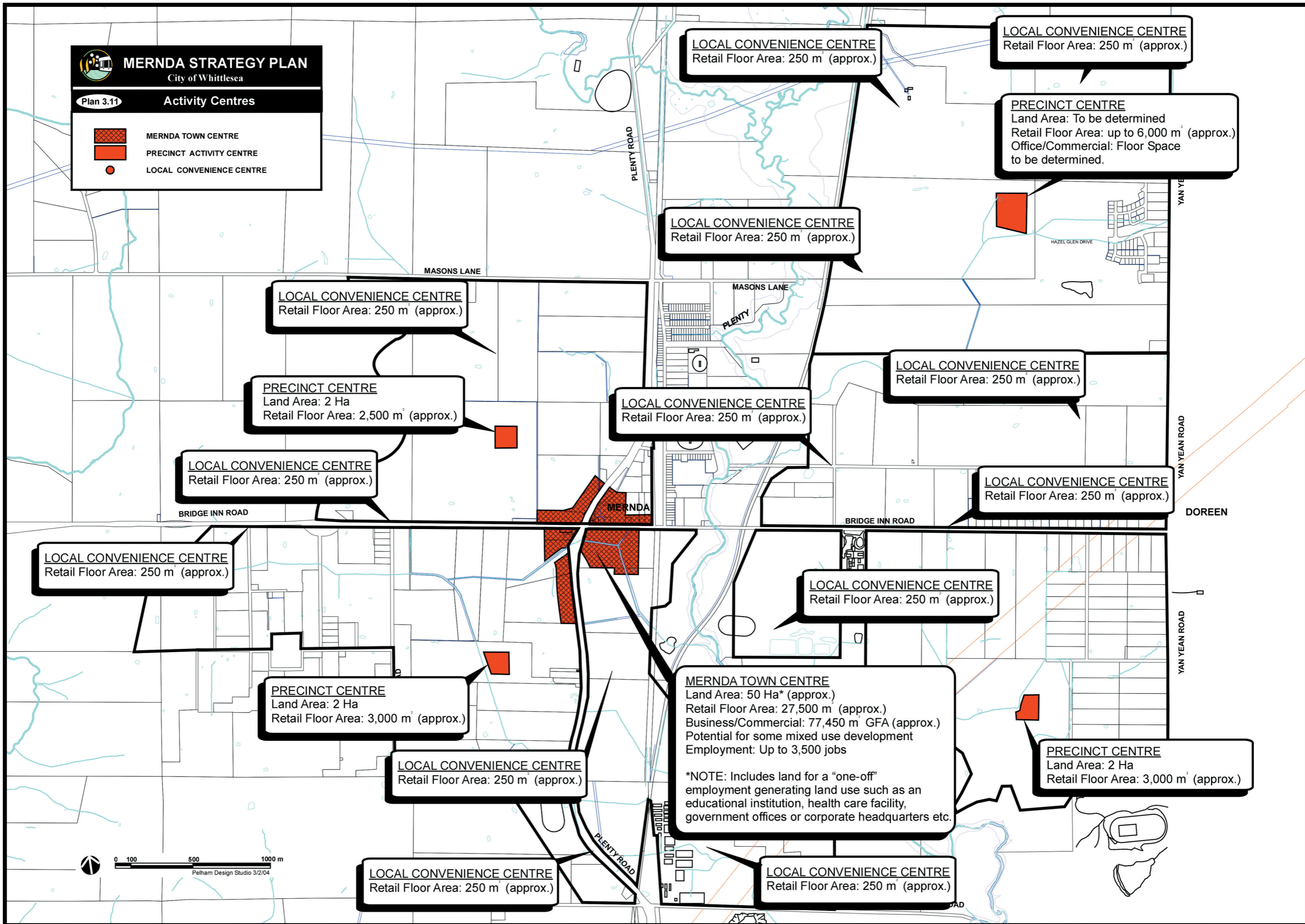


**MERNDA STRATEGY PLAN**  
City of Whittlesea

Plan 3.11  
**Activity Centres**

-  MERNDA TOWN CENTRE
-  PRECINCT ACTIVITY CENTRE
-  LOCAL CONVENIENCE CENTRE



### 3.5 Social Infrastructure & Community Development

**Key Objective:**

*To facilitate the timely provision of a range of community and recreation facilities to meet the needs of local residents and promote community health and cohesion.*

**Strategic Actions:**

**3.5.1 Social Infrastructure Needs & Design Requirements**

- A summary of the key community and recreation facilities needed to support development in Mernda is provided in Table 3.3.
- Social infrastructure will be distributed across the planning precincts in Mernda to meet local needs and ensure accessibility for all. The proposed location of key facilities in each precinct is shown in Plan 3.12 – Social Infrastructure.
- Higher-order community facilities such as a branch library, performing arts centre and outreach centre, will be situated in the Mernda Town Centre to maximise accessibility. This centre should become the focus of community life.
- Higher-order recreation facilities including an aquatic centre, multi-purpose stadium, high-grade playing fields, tennis courts, and bowling greens will be concentrated in the regional recreation reserve in Precinct 3. This location is appropriate because it is accessible to all precincts, has synergies with the Mernda Town Centre, and has environmental values that are compatible with this land use.
- Local sporting fields and associated facilities

will be located in the designated active open space areas of each precinct. These are shown in Plan 3.12. These sites are centrally located and integrated with precinct activity centres and school sites.

- The siting and design of social infrastructure should facilitate service co-location and integration.
- Community buildings should be architecturally significant and occupy prominent sites within activity centres, providing opportunities for informal gatherings and public events.
- School sites have been designated in accordance with the requirements of the Department of Education and Training. These are shown Plan 3.12. Schools should be highly accessible and integrated with open space, activity centres and the transportation system.

**3.5.2 Community Development**

- A community development worker(s) should be appointed to undertake tasks such as :
  - facilitating communication between the community, developers and Council
  - establishing community networks and cooperation
  - involving local residents in identifying, and responding to, community needs
  - ensuring that isolated residents are able to participate in community activities
  - increasing awareness of community issues and the importance of mutual support and self-help
  - monitoring community programs to ensure that effective methods of consultation are maintained
- A community plan should be prepared for each precinct in the MSP area. This will assist new communities to form the networks and support structure necessary to build social capital.



**MERENDA STRATEGY PLAN**  
City of Whittlesea

**Plan 3.12 Social Infrastructure**

- MERENDA TOWN CENTRE
- PRECINCT ACTIVITY CENTRE
- LOCAL CONVENIENCE CENTRE
- SCHOOLS: GOVERNMENT PRIMARY (P), SECONDARY (S) OR P-12
- POSSIBLE DENOMINATIONAL SCHOOL SITE
- ACTIVE OPEN SPACE

**Regional Recreation Reserve**  
 - Aquatic & Fitness Centre  
 - Multi-purpose Sports Stadium  
 - Football/Cricket Ovals  
 - Tennis Courts  
 - Soccer Fields  
 - Bowling Greens

**Community Activity Centre (CAC)**  
 - Pre-School (double)  
 - Meeting Space  
 - Home & Community Care (HACC)  
 - Adult Day Activity Service Support (ADASS)

**Community Activity Centre (CAC)**  
 - Pre-School (double)  
 - Meeting Space  
 - Maternal & Child Health Centre  
 - Living & Learning Centre  
 Dedicated Youth Facility

**Active Recreation Area**  
 - Football & Cricket Ovals

**Community Activity Centre (CAC)**  
 - Pre-School  
 - Meeting Space  
 - Maternal & Child Health Centre

**Neighbourhood House**  
 - Meeting Space  
 - Consulting Room  
 - Interim Maternal & Child Health Centre  
 - Gallery Space  
 - Café & Sales Office

**Active Recreation Area**  
 - Soccer Fields  
 - Non-specific Active Open Space  
 (Ultimate use to be determined)

**Community Activity Centre (CAC)**  
 - Pre-School (double)  
 - Meeting Space  
 - Maternal & Child Health Centre

**Active Recreation Area**  
 - Football/Cricket Ovals

**Active Open Space Area**  
 - Soccer Fields

**Community Activity Centre (CAC)**  
 - Pre-School (double)  
 - Meeting Space  
 - Maternal & Child Health Centre

**Community Service Centre**  
 - Maternal & Child Health Centre  
 - Community & Performing Arts Centre  
 - Space for Outreach Services  
 Branch Library  
 Child Care Centre (Land Only)

**Informal Active Open Space**

**Community Activity Centre (CAC)**  
 - Pre-School (Single)  
 - Consulting Room  
 - Meeting Space

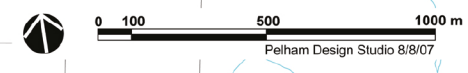


Table 3.3 – Key Social Infrastructure Requirements

COMMUNITY & INDOOR RECREATION FACILITIES

Facility	Precinct	Elements	Description	Trigger for Provision (Population)
Community Activity Centre	1	<ul style="list-style-type: none"> <li>Pre-school</li> <li>MCH</li> <li>Meeting space</li> </ul>	Local facility providing childrens services and meeting space for Precinct 1 residents. To be located in Precinct 1 activity centre	2000 (Precinct 1)
Community House	1	<ul style="list-style-type: none"> <li>Meeting space</li> <li>Consulting room (MCH)</li> <li>Gallery space</li> <li>Cafe</li> </ul>	Local facility shared between Laurimar and local residents for first 5 years after construction. Reverts to Council facility for community uses after year 5.	Construction to commence in 2001/02.
Govt. Primary School	1	<ul style="list-style-type: none"> <li>School buildings and grounds</li> </ul>	Meets primary education needs	To be determined by Dept. of Education
Neighbourhood Centre	2A	<ul style="list-style-type: none"> <li>Neighbourhood house</li> <li>Pre school</li> <li>MCH centre</li> <li>Meeting space</li> </ul>	Facility with local and regional components. Caters for the childrens services, meeting space and community support needs of Precinct 2A residents as well as meeting the adult education needs of the wider Mernda community. To be located close to school and local convenience centre.	700 (Precinct 2A)
Dedicated Youth Facility	2A	<ul style="list-style-type: none"> <li>Activities room</li> <li>Amenities</li> </ul>	Regional facility to cater for the specific program needs (recreational, cultural, educational, personal support) of young people in the Mernda area. To be located close to school and local convenience centre.	700 (In Precinct 2A)
Govt. Primary School	2A	<ul style="list-style-type: none"> <li>School buildings and grounds</li> </ul>	Meets primary education needs of local residents.	To be determined by Dept. of Education
Govt. Secondary School	2A	<ul style="list-style-type: none"> <li>School buildings and grounds</li> </ul>	Meets secondary education needs of local residents.	To be determined by Dept. of Education
Community Activity Centre	2B	<ul style="list-style-type: none"> <li>Pre school</li> <li>MCH centre</li> <li>Meeting space</li> </ul>	Local facility to cater for the childrens services, community support and meeting space needs of Precinct 2B residents. To be located in Precinct 2B activity centre.	700 (In Precinct 2B)
Childcare Centre	2B	<ul style="list-style-type: none"> <li>To be provided by private sector</li> </ul>	Land for future childcare centre to be provided in Precinct 2B activity centre location. Facility to be constructed by private sector or other provider.	At subdivision approval
Govt. Primary School	2B	<ul style="list-style-type: none"> <li>School buildings and grounds</li> </ul>	Meets primary education needs of local residents.	To be determined by Dept. of Education
Community Activity Centre	3	<ul style="list-style-type: none"> <li>Pre-school</li> <li>Meeting space</li> <li>Adult Day Activity Service Support (ADASS)</li> <li>Food Service Centre</li> <li>Consulting rooms for visiting services</li> </ul>	Local and regional facility. Local components (pre-school, meeting and consulting rooms) will serve Precinct 3 residents. The regional component (ADASS/Food services centre) will provide day programs and food services for frail aged and disabled residents of Mernda. To be located in Precinct 3 activity centre.	700 (in Precinct 3)

Facility	Precinct	Elements	Description	Trigger for Provision (Population)
Aquatic and Fitness Centre	3	<ul style="list-style-type: none"> <li>25m leisure pool</li> <li>Learners and toddlers pool</li> <li>Spa/sauna</li> <li>Gymnasium</li> <li>Aerobics floor</li> <li>Offices, consulting rooms and amenities area</li> </ul>	Regional facility to cater for the health, fitness and sporting needs of the Mernda, Whittlesea and northern South Morang communities. Will provide opportunities for recreational swimming, and aquatic and fitness programs. To be located in recreation node in Precinct 3.	4,700 (all precincts)
Multi-purpose Stadium	3	<ul style="list-style-type: none"> <li>6 courts</li> <li>Amenities and administration area</li> </ul>	Regional facility to cater for the indoor sporting needs of the Mernda community. Will cater for basketball, netball, volleyball, badminton, indoor soccer and hockey, martial arts, dance and similar activities. To be located in recreation node in Precinct 3	4,700 (all precincts)
Childcare Centre	3	<ul style="list-style-type: none"> <li>To be provided by private sector</li> </ul>	Land for future childcare centre to be provided in Precinct 3 activity centre location. Facility to be constructed by private sector or other provider.	At subdivision approval
Community Activity Centre	4	<ul style="list-style-type: none"> <li>Pre-school</li> <li>MCH centre</li> <li>Meeting Space</li> </ul>	Local facility to cater for the childrens services, community support and meeting space needs of Precinct 4 residents. To be located in Precinct 4 activity centre.	700 (in Precinct 4)
Govt. Secondary School	4	<ul style="list-style-type: none"> <li>School buildings and grounds</li> </ul>	Meets secondary education needs of local residents.	To be determined by Dept. of Education
Govt. Primary School	4	<ul style="list-style-type: none"> <li>School buildings and grounds</li> </ul>	Meets primary education needs of local residents.	To be determined by Dept. of Education
Community Services Centre	5 (Town Centre)	<ul style="list-style-type: none"> <li>MCH centre</li> <li>Community / performing arts facility</li> <li>Space for outreach services</li> </ul>	<p>Facility with local and regional components. The MCH will serve a local and regional catchment because of its central location. To be located in town centre.</p> <p>The community / performing arts facility will serve the Mernda community and provide spaces for artists to meet, work, exhibit and perform and for residents to participate in arts related activities. To be located in town centre.</p> <p>The space for outreach services will accommodate community support agencies that wish to establish a presence in Mernda. These services will be used by all Mernda residents. To be located in town centre.</p>	5,000 (all precincts)
Branch Library	5 (Town Centre)	<ul style="list-style-type: none"> <li>Typical library elements</li> </ul>	Regional facility to cater for the library needs of the Mernda community. To occupy prominent location in the Mernda town centre.	11,000 (all precincts)
Childcare Centre	5 (Town Centre)	<ul style="list-style-type: none"> <li>To be provided by private sector</li> </ul>	Land for childcare centre to be provided in town centre location. Facility to be constructed by private sector or other provider.	At subdivision approval



### 3.6 Housing

**Key Objective:**

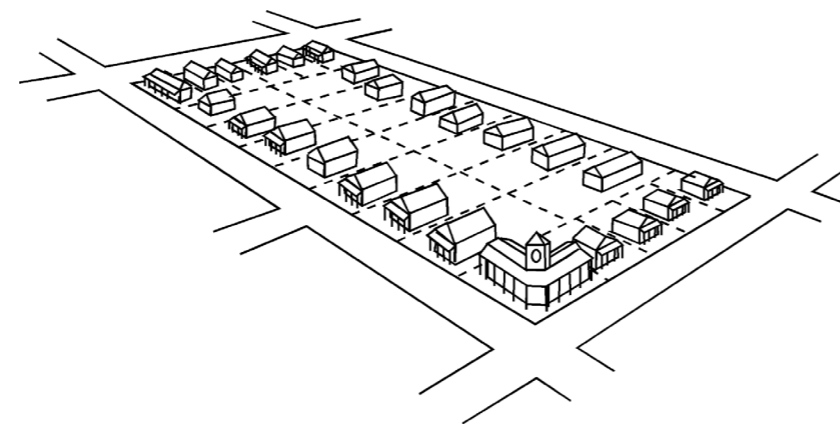
To provide a mix of lot sizes and housing forms to cater for a broad range of household types. The design of dwellings should be site-responsive, energy efficient, and contribute to local identity.

**Strategic Actions:**

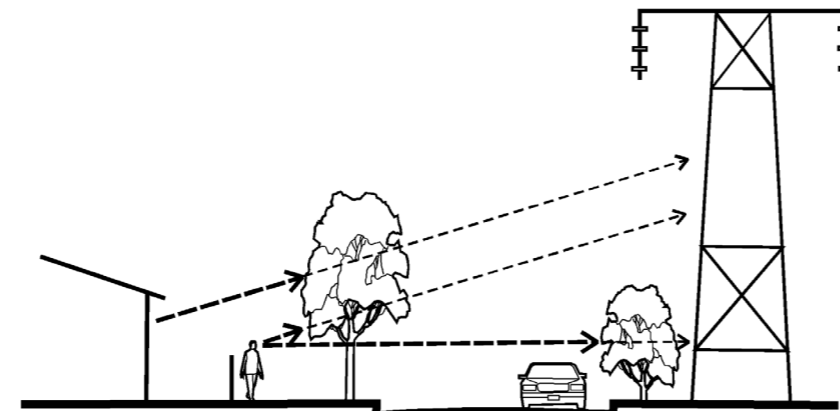
#### 3.6.1 Housing Diversity and Design

- Development Plans should facilitate housing diversity by offering a variety of lot sizes to cater for different household types. To promote housing diversity the areas considered appropriate for medium density housing have been identified on the Precinct Plans (3.2 – 3.7). Lot size variation can be used to protect remnant vegetation and create visual interest within a subdivision.
- Residential lots should have a “perimeter lot layout”, where public space is provided at the front and private space at the rear. This is illustrated in Figure 3.21.
- Housing design guidelines should be prepared by developers for all estates as required by the *Design & Development Overlay*. They should seek to achieve:
  - housing diversity
  - appropriate setbacks for dwellings and garages
  - architectural variation and originality
  - strong building presentation to streets
  - varied and articulated building facades
  - attractive fencing treatments and roof-scapes
- Appropriate buffer treatments should be applied where residential development adjoins a transmission line easement. Figure 3.22 illustrates how this can be achieved.

**Figure 3.21** Example of grid-based road layout and perimeter-lot-layout.  
Source: W.A. Planning Commission

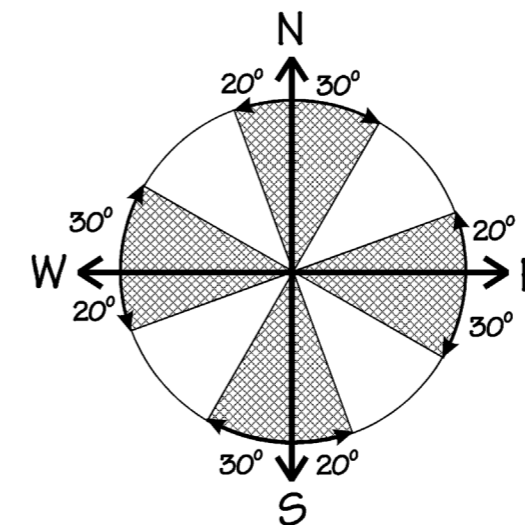


**Figure 3.22** Example of visual buffer treatment to screen transmission lines.

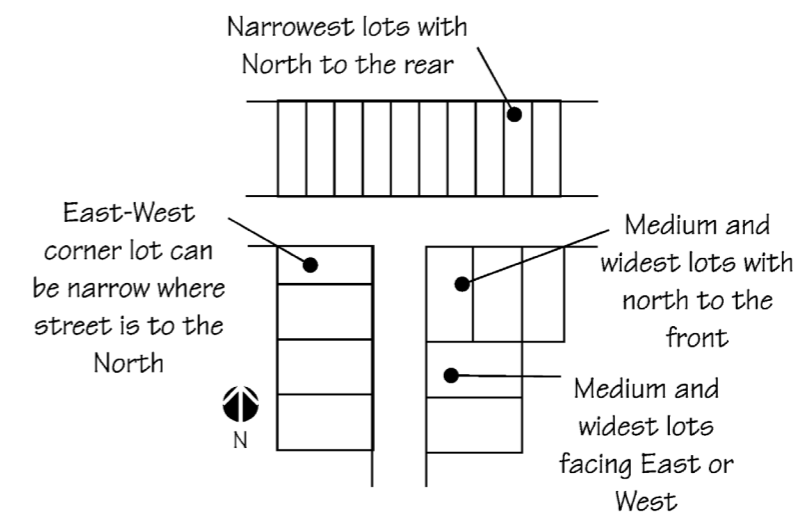


#### 3.6.2 Energy Efficiency

**Figure 3.23** Optimal length-ways axis for residential lots for achieving solar access.  
Source: W.A. Planning Commission (1997)



**Figure 3.24** Lot widths can be varied to maximise solar access.  
Source: W.A. Planning Commission (1997)



- All dwellings must meet the 5-star energy efficiency rating as required by Melbourne 2030.
- Community buildings in Mernda should play an educative role in sustainable design techniques. They should showcase energy efficient technologies such as wind and solar power.
- Local streets should be aligned east-west and north-south wherever possible. North-south streets should be within 20° west and 30° east of true north. East-west streets should be within 30° south and 20° north of true east. Where streets are within the acceptable orientation range, rectangular shaped lots are appropriate. Refer to Figure 3.23.
- Where a local street is not in the optimal orientation range, the use of skewed lots is appropriate. The narrowest lots should be located on the north side of east-west streets. East-west lots should generally be the widest. Refer to Figure 3.24.

### 3.7 The Open Space Network

**Key Objective:**

To establish an integrated open space network that maintains ecological integrity and landscape character as well as offering a wide range of passive and active recreation opportunities for all user-groups.

**Strategic Actions:**

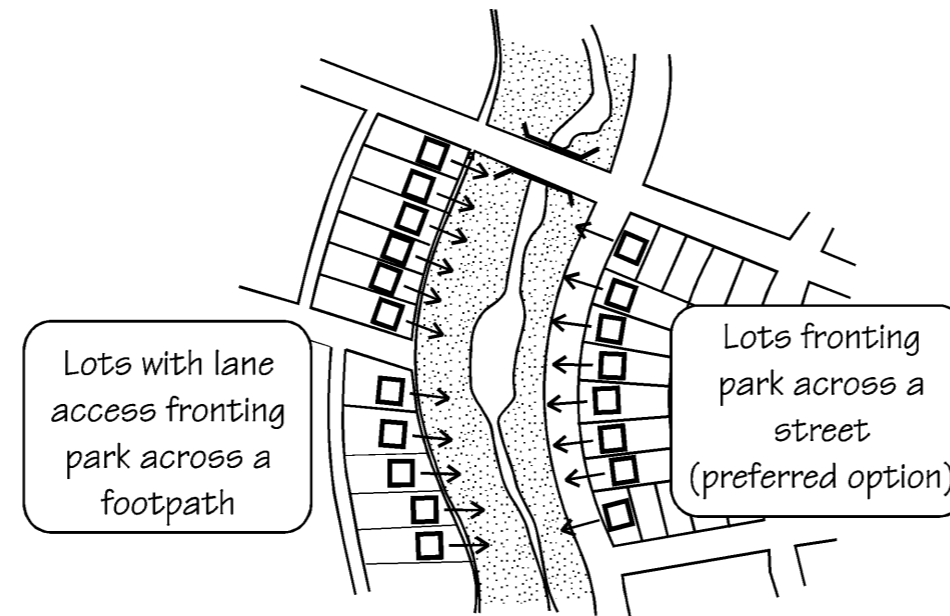
#### 3.7.1 Open Space Provision

- Open space is required for a range of environmental and recreational purposes. The broad open space types in the MSP area are:
  - Passive Recreation / Conservation Bushland
  - Active Recreation
  - Drainage Reserve (Encumbered Land)
  - Transmission Line Easement (Encumbered Land)
- Plan 3.13 – Open Space Network shows the configuration of the overall network and identifies the various open space types.

#### 3.7.2 Access and Integration

- The open space network has been designed to provide habitat links between sites of environmental significance within, and external to, the MSP area.
- Open space should be fronted by building facades or streets – not rear fences. Figure 3.25 illustrates how this can be achieved in different residential contexts.
- Open space should be accessible to, and cater for the needs of, all possible user groups including elderly, disabled and young people.
- Parcels of open space will be linked by pedestrian / cycle trails as shown on Plan 3.9 – Bicycle / Pedestrian Trail Network.

**Figure 3.25 Design options for achieving residential frontage to open space.**  
Source: W.A. Planning Commission (1997)



#### 3.7.3 Management

- Management and maintenance programs for open space should be compatible with the protection of underlying ecological, cultural and landscape values. Regard should be had for the recommendations of the TBLD (2000) report.
- Landscaping of Melbourne Water pipetracks should be done in consultation with Melbourne Water.

#### 3.7.4 Drainage Functions

- The open space network will have an important drainage function and has been designed to compliment Melbourne Water’s Drainage Scheme(s). It should be noted that the drainage reserves and retarding basins depicted in the MSP are provisional and may be altered following the finalisation and approval of the respective drainage schemes.
- The open space network should be designed to compliment the water sensitive urban design treatments that will be applied across Mernda. The drainage system should comprise natural-style watercourses and wetlands that contribute to efficient stormwater management and urban amenity. Melbourne Water should be engaged during the design process.