

Planning for Community Infrastructure in Growth Areas



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TABLE OF CONTENTS

PREAMBLE.....	1
1. AIMS AND OUTCOMES OF PROJECT	1
2. METHODOLOGY	1
3. STRUCTURE OF REPORT	2
4. DEFINITION AND ROLE OF COMMUNITY INFRASTRUCTURE	2
5. THE GROWTH COUNCILS – DEVELOPMENT AREAS AND POPULATION PROJECTIONS	3
6. GLOSSARY OF TERMS.....	4
PART A – CURRENT AND EMERGING PLANNING PROCESSES AND PROVISION MODELS.....	5
SECTION ONE – AUDIT OF PLANNING PROCESSES	7
1.1 INTRODUCTION	7
1.2 STANDARDS AND PLANNING PROCESSES	7
1.3 KEY LEARNINGS	13
SECTION TWO – CASE STUDIES: PREVIOUS COUNCIL PRACTICE.....	15
2.1 INTRODUCTION	15
2.2 CASE STUDIES – GROWTH AREA/SUBURBS	15
SECTION THREE – SERVICE/FACILITY DELIVERY MODELS.....	24
3.1 INTRODUCTION	24
3.2 SERVICE/FACILITY MODELS	24
3.3 COMMUNITY HUBS.....	32
3.4 SYNTHETIC PLAYING FIELDS	36
3.5 THE GROWING POPULARITY OF SPORT AND RECREATION ACTIVITIES	36
3.6 SPORTS MAXIMISING FACILITY USE	38
3.7 OTHER CAPACITY IMPROVEMENTS	39
3.8 LEARNINGS.....	39
3.9 FACILITY MODELS – SOME EXAMPLES.....	41
SECTION FOUR – PLANNING AND PROVISION OF NON-COUNCIL INFRASTRUCTURE	49
4.1 INTRODUCTION	49
4.2 CURRENT PLANNING PROCESSES	49
SECTION FIVE – REVIEW OF INTERSTATE/INTERNATIONAL PRACTICE	59
5.1 INTRODUCTION	59
5.2 INTERSTATE PRACTICE	59
5.3 OVERSEAS PRACTICE	61
5.3.2 WELLESLEY COMMUNITY CENTRE AND LIBRARY: CANADA.....	61
PART B – RECOMMENDATIONS AND PLANNING FRAMEWORK	65
SECTION SIX – PLANNING FRAMEWORK	67
6.1 INTRODUCTION	67
6.2 PROPOSED FRAMEWORK.....	67
6.3 KEY CHALLENGES IN DESIGNING STANDARDS	70
6.4 DEVELOPMENT OF STANDARDS	71
6.5 USE OF STANDARDS IN THE COMMUNITY INFRASTRUCTURE ASSESSMENT PROCESS.....	74
6.6 RECOMMENDED PLANNING STANDARDS.....	77
6.7 APPLICATION OF RECOMMENDED STANDARDS	137
6.8 SPATIAL MODELS.....	143
APPENDICES	147
APPENDIX C – OVERVIEW OF COMMUNITY INFRASTRUCTURE PLANNING TOOLS.....	161
1.1 INTRODUCTION	161
1.2 DESCRIPTION AND ASSESSMENT OF TOOLS.....	161
1.3 CONCLUSION	165

PREAMBLE

1. Aims and Outcomes of Project

The aims of the project are to:

- Address the planning demands of the State Government's and Growth Councils' responses to rapid population growth as they relate to community infrastructure provision.
- Increase integration and cooperation between the Growth Councils and the State Agencies that have responsibility for community infrastructure provision.
- Increase the capacity of the Growth Councils to undertake local area planning for community infrastructure that meets the needs and priorities of their local communities, State Government and other key stakeholders.
- Encourage a consistent approach by the Growth Councils to the planning of community infrastructure in their development areas.

The expected outcomes of the project are:

- A documented framework of principles, standards and benchmarks for the planning of community infrastructure in the Growth Councils.
- A recommended process for determining community infrastructure needs.

The participating Councils in the project are the Shire of Melton and the Cities of Wyndham, Whittlesea, Casey and Hume (the Growth Councils). The participating State Agencies are the Growth Areas Authority and the Victorian Departments of Human Services, Education and Early Childhood Development, and Planning and Community Development.

2. Methodology

The project methodology involved the following steps:

1. A review and comparison of the current community infrastructure planning processes in the Growth Councils.
2. A review of community infrastructure planning processes in Growth Councils in other Australian States.

3. A description of a number of case studies of community infrastructure delivery in the Growth Councils which highlight the positive and negative aspects of current planning and provision processes and identify opportunities for improvement.
4. A description of current and emerging service/facility models for community infrastructure in the Growth Councils and a discussion of other factors that may influence these models in the future.
5. An assessment of electronic tools used in community infrastructure planning processes.
6. The development of a framework and a set of standards for the planning and provision of community infrastructure in the growth areas (drawing on the findings from Steps 1-5) and a review of the application of these standards to a 'hypothetical growth area'.
7. The drawing together of the information produced in the previous steps into a draft and then final report.

3. Structure of Report

The report is divided into two parts:

- Part A contains the outcomes of Steps 1 to 5.
- Part B contains the planning framework, the planning standards and the case study application of the standards.

4. Definition and role of Community Infrastructure

For the purpose of the project, community infrastructure is defined as public and private, State, council and non-council facilities (e.g. cultural buildings, recreation buildings, passive and active open space) which accommodate community support services, programs and activities (e.g. preschool services, child care, youth services, aged services, community meetings, sporting competition, informal recreation, cultural activities, health programs, education activities, emergency services, community support, etc.).

Community infrastructure has a far broader role than providing accommodation for community services and activities. Community infrastructure has a central role in shaping the physical layout and look of a development area and defining the identity and characteristics of the community that lives in the area.

From an urban planning perspective, neighbourhoods are planned around their community infrastructure nodes/hubs – the community goes to these nodes to work, shop, learn, play and socialise. The way the nodes look and function contributes to the neighbourhood's and overall community's sense of place, pride and connection. The design and components of the community buildings and open space areas can help to define the community's character and reflects the area's history and heritage. The services and activities that are available from or take place at the nodes also contribute to the community's level of health and sense of well being.

5. The Growth Councils – Development Areas and Population Projections

The population projections for the Growth Councils at full development and their major development areas are detailed in Table 1 below.

In total, the combined population of the Growth Councils at full development is anticipated to be just over 1.295 million people, an increase of 572000 on the current figure. The majority of the increase 512340 (or 90%) will occur in the major development areas.

Table 1 – Population forecasts: Major Development Areas

Growth Area	Estimated population in 2006	Estimated population at full development
Whittlesea City	134000	240000
South Morang	12330	22000
Mernda/Doreen	3530	45000
Epping North	750	40000
Hume City	163000	225000
Craigieburn/Roxburgh Park	42000	96000
Wyndham City	124000	250000
Point Cook (Point Cook)	18500	54000
Tarneit/Truganina (Wyndham North)	10920	60000
Racecourse/Wyndham Vale (Werribee West)	15750	45000
Casey City	224000	350000
Berwick South	15930	50350
Lyndhurst	4100	12070
Cranbourne East	4690	37320
Cranbourne North	9830	29470
Cranbourne West	7990	13780
Cranbourne South	970	12640
Melton Shire	78000	230000
Melton East	37000	65000
Melton Township	36000	150000

6. Glossary of terms

- Growth Councils refers to the Shire of Melton, the Cities of Wyndham, Whittlesea, Casey and Hume.
- Level 1 refers to neighbourhood level community facilities providing for catchments of up to 10000 people.
- Level 2 refers to district level facilities providing for catchments of between 10000-30000 people.
- Level 3 refers to sub-municipal level facilities providing for catchments of between 30000-60000 people.
- Level 4 refers to municipal level facilities.
- Level 5 refers to regional facilities – 2 or more Council areas.
- Active Open Space - Public land permanently set aside for the specific purpose of formal outdoor sport by the community. Such land must meet requirements specific to the sports regarding playing area, dimensions, orientation and safety, and must be able to support associated infrastructure requirements of the sport.

PART A – CURRENT AND EMERGING PLANNING PROCESSES AND PROVISION MODELS

SECTION ONE – AUDIT OF PLANNING PROCESSES

1.1 Introduction

This section outlines the findings of the review of the planning processes used by Whittlesea, Hume, Wyndham, Casey and Melton Councils to determine community infrastructure requirements in their development areas. This review examines the planning principles and ratios used and the rationale for these principles; the type of infrastructure included; the research processes used to determine requirements; and the Councils' level of satisfaction with the processes.

1.2 Standards and Planning Processes

1.2.1 Characteristics of Standards in Use

- All five Growth Councils have/are using standards that refer to a core suite of community infrastructure such as:
 - Children's and family services facilities
 - Indoor and outdoor sport and recreation facilities
 - Libraries
 - Passive open space
 - General population facilities such as neighbourhood houses and meeting spaces (halls or spaces incorporated into multipurpose settings).
- Wyndham and Casey have standards for other more minor social infrastructure forms (e.g. motocross, archery, rugby fields and dog obedience).
- The standards in use vary significantly in their level of application and sophistication. Some include only a provision ratio; others include provision ratios, detailed lists of component elements with recommended floor areas, desired locations, catchment areas etc.
- The standards appear to vary from council to council and from one consultancy firm to the next (often the authors of key council strategies and plans) in a number of important ways:
 - The quantity of provision
 - The facility standard being applied (land size, facility size, location, configuration and relationship to other facilities etc)
 - The hierarchy and definition of catchment populations
 - Application to development contributions processes
 - Level of prescription.
- Some sets of individual standards vary in terms of their formal adoption by Councils, State Government and Federal Government. Hume and Wyndham Councils have formally adopted standards, the other Councils have not.

- Some standards are based on research but it seems the evidence base/methodology for arriving at the standards is generally limited and has not been subject to peer review or evaluation.
- Some infrastructure forms are not often clearly defined, particularly community centres which can vary from titles such as ‘Family Resource Centre’, ‘Community Centres’, ‘Community Activity Centre’, ‘Neighbourhood Centres’ and ‘Children’s Services Centres’.
- Some are based on actual provision rates across Melbourne rather than a thorough consideration of actual or desired provision levels in the municipality.
- Some nominate age cohorts for certain infrastructure forms, some whole population numbers and other household numbers.
- Some Councils identify multiple standards for the one infrastructure form.

Table 2 - Examples of Current Variability in Quantitative Provision Ratios

Facility / Service / Activity Type	Wyndham City Council	City Of Whittlesea
Multipurpose community facilities	<ul style="list-style-type: none"> • 1 centre per 16000 – could contain a variety of component elements such as double preschool, dual nurse M&CH centre, meeting spaces, consulting rooms for visiting services 	<ul style="list-style-type: none"> • 1 multipurpose community centre per 8000 people generally consisting of a double M&CH and double preschool facility and meeting spaces (applied in various land use strategies such as Mernda / Doreen)
Playing fields	<ul style="list-style-type: none"> • 1 soccer field per 3600 (consultant driven and quoted in Outdoor Facilities Strategy and includes provision at schools that have not been confirmed) 	<ul style="list-style-type: none"> • 1 soccer field per 5000 to 7000 depending on demand drivers like predicted leisure preferences of the community (applied in various land use strategies such as Mernda/ Doreen and based on an assessment of actual municipal provision overlayed by an assessment of unmet demand. Does not include school provision)
Tennis courts	<ul style="list-style-type: none"> • 1 court per 1000 people - configured as 6 court facility (consultant driven and quoted in Outdoor Facilities Strategy and includes provision at schools that have not been confirmed) 	<ul style="list-style-type: none"> • 1 court per 2500 people – configured as a minimum of 6 courts with land for expansion (applied in various land use strategies such as Mernda / Doreen and based on an assessment of actual municipal provision overlayed by an assessment of unmet demand. Does not include school provision.

- With respect to active open space, while such standards provide an equitable “rule of thumb” measure for the quantity of each type of open space to be provided, such standards often do not properly consider the quality or type of the community infrastructure required, nor do the standards adequately reflect local conditions such as supply and demand factors, demographics, social economic factors, cultural preferences, or recreation activity trends of the day.
- Despite the abovementioned issues, the adoption of a standards based approach provides councils with an easily understood justification for requiring a specific amount of land for community infrastructure purposes through land purchases and developer contributions.
- As the importance of sport and recreation to community health and wellbeing has become more evident and quantified, the need for functional open space standards and provision ratios has also become more necessary. Historically, lack of participation data has meant that standards have not reflected demand. The recent development of standards based on reliable participation data places some confidence and rigor in proposed standards for some activities.

- Demand modelling using Victorian ERASS data shows that a minimum of 2.0 ha of sports grounds per 1000 population is required to meet current participation levels and demand for sport.

1.2.2 How standards are being developed

- Some standards are clearly linked to State or Federal policies (e.g. residential aged care and community care packages).
- Some are consultant driven, rather than having a clear explanation of the empirical/evidence base. These are, therefore, not necessarily municipal specific. Others are driven by comparisons to other similar municipalities (Interface Councils).
- Some have been the products of municipal wide strategies, such as the Wyndham Outdoor Sports Facilities Strategy, which has reviewed the existing supply of facilities in the municipalities, looked at provision standards used by other Councils, identified actual and desired levels of provision and made recommendations about future level of provision.
- Some have been the product of exhaustive review and consultation processes which have involved testing of the standards and input from developers and planning agencies (e.g. Hume City Development Principles – Recreation and Community Facilities).
- Some refer to interstate documents (e.g. South Australian Urban Land Trust report) and some are quick exercises where existing level of provision in the established areas of the municipality are extrapolated across the growth areas. Others are a reflection of projected needs/demand and detailed market analysis.

1.2.3 Community Infrastructure Assessment Processes

- Community infrastructure assessment processes also vary across the municipalities. Whittlesea Council engages consultants to undertake components of their strategy and local structure plans where specialist expertise is required. These consultants undertake discrete studies which inform the strategy and local structure plans (e.g. the Mernda Doreen Open Space, Recreation and Community Needs Assessment). Casey, Melton and Wyndham formerly produced their strategy and local structure plans in house and identified their community infrastructure requirements when developing these plans. They are now engaging multidisciplinary planning teams to prepare strategy plans which include specialist social and leisure planners. Hume is adopting a different approach. It has developed a comprehensive set of standards and is asking developers to submit development plans based on these standards. These development plans are then assessed in detail by relevant Council staff.
- All the Councils have, in recent years, realised the necessity to broaden the range of information they and external consultants can draw on to conduct community infrastructure assessments. All have commissioned the production of small area population projections which provide

information on future population numbers broken down into services and single year age cohorts. All of the Councils have undertaken comprehensive municipal-wide recreation, open space strategies and/or community facilities strategies which focus on both the established and growth areas and investigate facility design trends. Some have developed or are working on detailed design standards for community facilities e.g. the Whittlesea Community Activity Centre Review 2007 (the Council's terminology for multipurpose community facilities), the Hume City Development Principles – Community and Leisure Facilities 2007 and the Casey Draft Leisure Facilities Plan 2007.

- The scope of services and infrastructure that are covered in the community infrastructure assessments is reasonably consistent across the Councils. Schools and typical Council provided community infrastructure is considered by every Council. Some assess demand for health services and tertiary education services and some investigate the need for emergency health services. None of the Councils to date have investigated the full suite of services and facilities listed in Appendix A.
- The level of detail that is provided in the higher level strategy plans (e.g. the Mernda Strategy Plan, the Cranbourne Local Strategy Plan) about community infrastructure also varies between the Councils. For example, Whittlesea specifies the type of facility, its component elements, its location and cost, the land areas required and the trigger point for development. It does this to enable the preparation of development contributions plan to help fund development. Casey has been much less prescriptive in its strategy plans. It indicates the types of facilities that are required and states that they must be appropriately located across the development areas.

1.2.4 Development Contributions

- The contributions that the developers are required to make to Growth Councils and the mode of collection – generally via a Development Contributions Plan (DCP) or Section 173 agreement - varies between Councils.
 - For its Mernda development, Whittlesea is collecting land and construction costs for its neighbourhood level infrastructure and the land for higher level infrastructure through the open space allocation and development and community infrastructure levies
 - Casey Council is about to commence a new approach where the land for passive and active open space will continue to be provided through the open space contribution. Developers will be expected to fully fund the land and construction of other local level infrastructure. The arrangements would be outlined in a DCP or Section 173 agreement. A community levy of \$900 per household (the general cap for all community infrastructure) would be charged to help fund the construction of higher level community facilities (libraries, cultural facilities, indoor recreation centres, sports pavilions etc)

- Wyndham has adopted a similar approach to Casey in its recently produced Tarneit West Development Contribution Plan. In this plan, Council will collect 7.5% of developable areas for open space, \$770 per dwelling for community infrastructure and \$900 per house for development infrastructure
- Hume will collect land for passive and active open space through the open space allocation. Its preference is that all other neighbourhood, sub-district and district built infrastructure is provided in-kind by the developer. Where an agreement cannot be negotiated, a contribution per lot will be levied which will also be confirmed by a Section 173 arrangement. In some instances, a development contribution plan will be used (mainly in cases where there is diverse land ownership or where incremental development is occurring)
- No DCPs currently apply to the Melton East Growth area or the Melton Township Strategy Plan area. Community infrastructure contributions within both of these growth fronts are currently obtained via Section 173 agreements with developers. Council intends to adopt a more strategic approach to development contributions as part of the implementation of the Melton Township Strategy Plan, starting with the preparation of the Toolern Growth Area Plan in 2007. Council has indicated no particular preference for what development contributions mechanism it is likely to use within Toolern, other than the type of land ownership characteristics are likely to dictate what mechanism they choose. For example, in cases where a large land parcel is controlled by one development company, Council may be more inclined to enter into a Section 173 agreement. However, where precinct components are characterised by a higher level of land fragmentation (i.e. a significant level of smaller land ownership) the preparation of a Development Contributions Plan (DCP) may be more warranted. Council is determined, however, to ensure that developers make higher levels of contributions than they have in the past.
- DCPs are divided into a Development Infrastructure Levy (DIL) and Community Infrastructure Levy (CIL). Contributions relating to development infrastructure (DIL) are made by developers at the time of subdivision. Contributions relating to development infrastructure are paid at a ‘per hectare of net developable land’ rate. The Community Infrastructure Levy is paid by the home owner and is capped at \$900 per dwelling. However, it is important to note that some community infrastructure can be funded from a Development Infrastructure Levy, as described below.
- A Ministerial Direction on Development Contributions Plans released in 2003, under Section 46M (1) of the Planning and Environment Act 1987, outlines what may be funded by a development infrastructure levy (DIL), including community infrastructure. Section 4 of the Direction states that “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 point F below
 - 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.
- Growth Councils have identified two key concerns with the current Community Infrastructure Levy mechanism – one relates to the \$900 cap and the other to the levy collection process. Growth Councils consider the \$900 cap an insufficient amount and one which does not reflect the ‘true cost’ of delivering on a range of community infrastructure forms. The community infrastructure levy is collected when a building permit for an individual dwelling is issued. This situation restricts cash flow and significantly limits the ability of Growth Councils to deliver community infrastructure in a timely manner. All this at a time when Councils, State Government policy and developer expectations clearly desire early provision. Growth Councils have called for both the removal of the “cap” and the distinction between community and development infrastructure.

1.2.5 Comments on Planning Processes

- All the Councils agree that their community infrastructure assessment processes could be improved:
 - Whittlesea is satisfied with its processes but has found the recommendations in the assessments re land areas and costs have been deficient. Its processes could be improved by:
 - ◆ Allowing additional land for infrastructure items where it is known that service/facility delivery models are fluid and or subject to regulation
 - ◆ Agreeing on service/facility delivery models
 - ◆ Developing master plans for the recommended hubs of facilities to assist with the sizing of land that is needed at the strategy planning stage
 - ◆ Getting a professional estimate of land and building costs at the strategy planning stage.
 - Hume is satisfied with its new community infrastructure assessment process. It believes that its Development Principles – Community and Recreation Facilities have a sound rationale and are suitable for application in the Hume Growth areas. The process has recently been applied by Council and the Stockland Group to its Craigieburn Highlands Development and the outcomes in terms of community infrastructure provision have been satisfactory to both parties.
 - Wyndham recognizes that the lack of detail in past planning (the 1996 Strategic Plans for Point Cook, Werribee West and Wyndham North) led to deficiencies in open space and community facility provision. To provide this detail, Wyndham has conducted detailed

specific strategic studies on the social infrastructure requirements of its major growth fronts. In addition, it has undertaken a number of major municipal wide studies for certain categories of services/facilities (e.g. the Indoor Sports Facility Strategy (2005), Outdoor Sports Facility Strategy (2002), Wyndham Library Strategy (2005), Community Learning Strategy (2006) and Children's Services' Supply and Demand Study (2007)), to also identify community infrastructure needs in the growth areas and make recommendations about service and facility models. Council is systematically implementing these recommendations. This has often required extensive negotiations with the developers and non-council providers and some land purchases.

- Melton also recognises that its previous planning processes have been deficient and led to a lack of provision and undersized land areas. It will be addressing these shortcomings in its planning processes for Toolern where there will be greater prescription of facilities and suitably sized land areas. Like Wyndham, Melton has recently undertaken major community infrastructure related studies to identify facility needs in its growth areas and is working with developers and non-council organisations to meet these needs.
- Casey has been reasonably satisfied with its planning processes. Again like Melton and Wyndham, its strategic and local structure plans have been supported by municipal and sub-municipal community infrastructure studies. It is currently reviewing its provision ratios and standards and undertaking a comprehensive assessment of its future community infrastructure requirements.

1.3 Key Learnings

The key learnings from the review of planning standards and community infrastructure assessment processes used by the Growth Councils are as follows:

- The Growth Councils should adopt a consistent approach to the development and application of provision standards. The consistent approach should involve the following:
 - Agreeing on the suite of infrastructure that should be included in the set of core standards and listing other infrastructure types that could be considered for inclusion by each Council as non-core standards
 - Using a common population hierarchy to describe the catchments areas of the different infrastructure types
 - Adopting common names for the different infrastructure types, e.g. using the title 'Early Years Centre' to describe all community centres that mainly offer/accommodate neighbourhood level Children's Services
 - Agreeing on the information that should be provided in the standard for each infrastructure type, e.g. service/facility model, provision ratio, hierarchy level (catchment area served),

- services and activities provided from or accommodated at the facility, component elements, location, land and building size, regulatory requirements if applicable
- Adopting a similar method for calculating the provision ratio element of the standard (see section 7.4 of this report for suggested process) and using the same terminology for expressing the ratios, e.g. 1 item per population/household size
- Agreeing on the same approach for dealing with school infrastructure, particularly playing fields at Government secondary schools – i.e. whether they should be factored in or out of calculations as community playing fields.
- The provision standards used by each Council should be formally endorsed by Council. They should be subject to periodic review to ensure that they reflect demand, community expectations, regulatory requirements and contemporary trends in infrastructure provision.
- Growth Councils should attempt to adopt a similar methodology for conducting community infrastructure assessments. This methodology should include detailed quantitative and qualitative analyses which include the application of provision ratios to projected population sizes and a review of the capacity of existing infrastructure to cater for demand. It should also involve extensive consultation with potential infrastructure providers.
- Current legislation associated with the funding of community infrastructure using various statutory mechanisms, particularly Development Contributions Plans, should be reviewed in light of the community infrastructure standards proposed in this report.

SECTION TWO – CASE STUDIES: PREVIOUS COUNCIL PRACTICE

2.1 Introduction

This section provides a series of case studies about Council practice with respect to the construction of specific infrastructure items and the provision of community infrastructure across recently developed suburbs. The purpose of the case studies' assessment is to provide examples of the problems that have occurred with the provision of infrastructure and how they can be effectively addressed in the provision standards.

2.2 Case Studies – Growth area/suburbs

Three growth areas were reviewed in detail:

- The Melton East Growth Area which began development in the early 1990s and is 75% complete. It comprises the suburbs of Caroline Springs, Burnside, Taylors Hill and Hillside. The case study focuses on the provision of all forms of Council community infrastructure across the growth area.
- Mill Park which is the most recent suburban area to be fully developed in the City of Whittlesea. Mill Park commenced development in the early 1970s and was close to built out by 1998. The case study assesses the adequacy of the provision of recreation facilities in Mill Park.
- Roxburgh Park in Hume which began development in the early 1990s and is close to fully developed. The case study focuses on the planning and provision of active open spaces and capacity to meet the needs of the community.

The learnings from these studies for community infrastructure provision studies are as follows:

2.2.1 Melton East Growth Area

- Strategy and Local Strategy Plans need to be informed by community infrastructure assessments which outline in detail the infrastructure required, cost and the recommended timing of its provision. An assessment was not undertaken for Melton East and, as a result, its capacity to meet infrastructure demand has been severely compromised. The problems that have occurred are as follows:
 - The Strategy Plan makes no provision for a higher level outdoor recreation precinct. As a result, suburban level sporting competition will, in time, have to be accommodated on neighbourhood levels active open spaces. Capacity and amenity issues will arise.

- 3 higher order community facilities are proposed in the Strategy Plan. These facilities have not yet been provided and the availability of land for these facilities remains as issue.
- Council has encountered difficulty in accommodating the demand for early years' services in an orderly, timely and cost effective manner. This may not have occurred if demand for these services had been properly investigated through a community infrastructure assessment. For example, in the suburbs of Burnside and Burnside Heights, no provision was made for an early years' facility when clearly the population size and subsequent demand levels being generated from the area justify provision.
- Land areas for active sporting reserves and community facilities need to be significantly larger than the 4 to 5 ha allowed for in the Melton East Strategy Plan. The Plan envisaged that the reserves would have sufficient land to accommodate 2 full size ovals. This has not been possible and in many cases only one full size, 2 junior or 1 full and 1 junior oval have been provided. By the time the Melton East Growth Area has been completed and assuming no regional active recreation reserve is constructed, less than half the required sporting fields will be provided. This will reduce the capacity of Council to provide for the full range of outdoor sporting needs.
- Land areas for community centres also need to be significantly larger than the 0.1 to 0.3 ha allocated in the Strategy Plan. The facilities that have been constructed are located on small land parcels that offer little or no capacity for expansion to meet the higher than anticipated demand levels for early years' services and the changing service models for preschools and maternal and child health services (double room preschools and dual nurse centres). This has forced Council to reactively provide some sub-optimum facilities to meet the excess demand, such as establishing a portable single unit kindergarten facility in the community of Brookside, located at the southern end of the Caroline Springs development.
- Community hubs need to be master planned at the Strategy Plan stage to ensure that sufficient land is allocated for all the component elements. Council also has to be clear what facilities will be included in the Hub. Community infrastructure in Melton East has generally been configured in co-located settings or 'hubs' (e.g. schools adjacent to sporting fields and community centres). However, the operation and function of these community infrastructure hubs has generally been compromised and characterised by amenity problems. This is illustrated by the Brookside Hub. The hub is located on 13 ha. It comprises:
 - Brookside Recreation Reserve (1 full sized and 1 very junior sized oval)
 - Brookside Tennis Facility (4 courts with pavilion)
 - 1 court indoor stadium (joint use arrangement with adjoining school)
 - Small retail activity centre
 - Brookside Community Centre (single unit kindergarten, M&CH and small meeting space)
 - Mowbray College
 - Caroline Springs College

- Christ the Priest Catholic Primary School
- Stevenson's House.
- The hub is well used but is over-developed, cramped and congested. For example, the provision of a relatively small portion of additional land for the outdoor playing fields (e.g. 3 to 4 ha) would have ensured that a much higher level of sporting demand could have been accommodated at the hub, instead of forcing sporting clubs to seek alternative venues to meet their needs. The provision of more than 0.1 ha for Brookside Community Centre, say to 4000 or 5000 sq. ms. would have ensured that the early years' service components of this facility could accommodate a dual kindergarten rather than a single unit kindergarten, instead of forcing Council to establish a portable kindergarten facility in a more compromised location.

Figure 1 - The Brookside Hub, Caroline Springs



2.2.2 Mill Park

- Mill Park has six active sporting reserves - their components and use are described in table 3.

Table 3 – Mill Park Recreation Reserves

Reserve	Active Components	Use
Redleap	One oval	Primary ground for Mill Park Cricket Club Primary ground for Mill Park Football Club
Kelynack	One oval	Primary ground for Riverside Cricket Club Primary ground for Mill Park Football Club
Findon	Three soccer fields, one cricket pitch	Primary grounds for Mill Park Soccer Club Secondary grounds for Mill Park Cricket Club
Sycamore	2 soccer field 1 cricket pitch	Primary grounds for Bundoora Junior Soccer Club (club has recently moved its home base to new facilities in South Morang) Primary grounds for St Francis of Assisi Cricket Club
Mill Park	Seven baseball/softball diamonds, one large indoor leisure complex	Main fields for Seven Softball Clubs and Northern Colts Baseball Club
Dr. Harry Jenkins	Six floodlit tennis courts	Primary venue for Mill Park Tennis Club
Telopea	Two tennis courts	Secondary venue for Mill Park Tennis Club

- The positive and negative aspects about the development of these reserves and their ability to meet the leisure demand of the Mill Park community are as follows:

Positive

- Mill Park and Redleap Reserves are located at prominent sites which help to promote the clubs that use these facilities.
- Mill Park and Redleap Reserves are reasonably distant from houses and therefore the activities conducted at the reserves do not cause residential amenity problems.
- Redleap and Kelynack Reserves are located near schools which helps to optimise their use during weekdays.
- Findon and Sycamore Reserves are ideal in size and flexibility. They were able, until recent development in South Morang increased demand, to fully cater for the needs of their home soccer clubs. The junior fields at these reserves can also be used for lower grade cricket.
- Mill Park Reserve is an ideal size for a regional softball/baseball venue and complements the adjacent indoor leisure complex.
- Redleap Reserve provides an accessible, central and prominent venue for non-sporting activities such as Carols by Candlelight and the Annual All Abilities Children's Event.

Negative

- There is no room to expand the sports field at Redleap Reserve. The cricket/football clubs that use this facility as their home ground have outgrown the reserve and are now using ovals at other locations as their second grounds. This has made the management/co-ordination of club activities difficult.
- Redleap and Kelynack Reserve are too small for senior football. There is no land available to expand the grounds.
- The soccer club at Findon Reserve has moved through the grades and increased its spectator numbers. The club has put pressure on Council to fence the main playing field and its activities have caused neighbourhood amenity issues.
- The tennis courts at Harry Jenkins Reserve are reasonably close to neighbouring houses. Residents have complained about noise and in the past objected to the erection of floodlights over the courts. The club has wanted to build 2 more courts at the site, making it an eight court venue. This was rejected by Council because of concerns that it would overdevelop an important passive reserve (note: the Club has recently been given access to new courts in South Morang).
- The extension of the leisure centre was compromised due to site constraints. The ideal design would have seen the facility extend into Mill Park Reserve and encroach onto the playing fields.
- Population and popularity growth of 'Carols by Candlelight' has seen the event outgrow Redleap Reserve requiring the relocation of the event to a larger venue.
- The learnings of the Mill Park experience are as follows:
 - All active sporting reserves should have the ability to accommodate at least two senior size playing fields.
 - Residential amenity should be given paramount consideration when choosing locations for, and the size of active sporting reserves and their component facilities. Adequate buffers need to be provided between built facilities/playing fields and nearby houses.
 - The ultimate size of any built facilities, e.g. leisure complexes, tennis venues, etc. should be taken into consideration when choosing the location for these facilities.
 - The standard of sport to be played at reserves should be nominated when the site and size of the reserve is chosen. This should prevent neighbourhood amenity issues arising in the future.
 - Land should be set aside in large development areas for lower profile sports. Softball/baseball emerged in Mill Park. Similar low profile sports would emerge in new communities.

- Provision should also be made in the design and allocation of open space for facilities to cater for outdoor community/cultural events. This open space may be multifunctional and provide for both active and passive recreation.

2.2.3 Roxburgh Park

- The Roxburgh Park Local Structure Plan 1998 makes provision for 3 district recreation reserves with multiple playing fields and 3 single playing fields located next to schools (one is a joint development with a primary school with the field located on school and Council land).
- At the time of writing this report, 1 district reserve and 3 single playing fields had been developed. The district reserve is functioning well. It has 2 good size ovals, main pavilion and off street car parking and is well used by the community and the nearby school. The 3 single playing fields are not being used for community sport. They are small, have no pavilions or off street car parking and have been assessed by Council as not being suitable for community sport.
- 2 of the district reserves remain undeveloped. The reserve on the eastern edge of Roxburgh Park is bisected by a drainage easement and transmission line. Council has determined that this site is inappropriate for development as an active sport venue, as the facilities on site would be fragmented by the easement and transmission line. Council is negotiating with the developer to explore options in relation to this land and seek other possible opportunities at other locations within the district.
- The learnings from the Roxburgh Park development are as follows:
 - Locating playing fields next to schools gives them prominence and optimizes their use.
 - All active sports fields should be appropriately sized and located. The land set aside for sports fields should be able to accommodate a senior size oval, car parking areas, pavilions, buffers to neighbouring houses and adjoining streets.
 - Land parcels allocated for active open space should not have encumbrances or other features that will constrain their development.
 - Development of joint facilities with schools should be carefully planned to ensure that the end facility is suitable for community sport.

2.2.4 Examples of problems with individual items of infrastructure

The following pages provide some examples of the problems that have occurred with the provision of individual items of community infrastructure or small community hubs due to site constraints and other factors.

The important learnings from these case studies are as follows:

- The peak demand for individual service or activities (if possible) should be determined and considered in the design of facilities e.g. should six basketball courts be provided for instead of four.
- Land areas should be large enough to easily accommodate the facilities designated for the site and provide for future expansion.
- Agreed service/facility models with information on the size and configuration of indoor and outdoor spaces are needed to determine lands areas and costs. The service/facility models should have flexibility to cater for changing needs, trends and policies.
- The dimension, location and topography of the land designated for community infrastructure need to be suitable for its proposed use/s. The land should be free of encumbrances that may constrain it use.
- Development of joint facilities with schools should be carefully planned to ensure that the end facility is suitable for community purposes.
- Land areas of at least 0.8 ha and 8 ha are required for multipurpose centres and active sporting reserves respectively. Multipurpose centres could accommodate a range of services and activities including preschool, maternal and child health, early intervention, visiting services, allied health, planned activity groups, cultural activities, recreation activities, playgroups etc. The active sporting reserves could accommodate multiple playing fields/courts for outdoor sports like soccer, football, cricket, lacrosse, tennis, bowls, rugby, softball, baseball etc.
- Design and construction standards should be developed for school playing fields and stadiums to ensure that they are suitable for community sport.
- Land should be set aside in large development areas for lower profile sports and other recreational, cultural, celebratory activities.

Roxburgh Park Primary School



Land area - 2.55 ha
Oval is half Dept. of Ed & half Hume City Council

- Popular community hub with school, oval playing field, shops, community centres and family services centre
- Oval is too small and constrained – up against school buildings/roads
- Orientation of oval compromised
- Suboptimal joint use arrangement – both in a land area sense and the joint use agreement

Malcolm Creek - Craigieburn

Land area - Just under 5 ha

- Council/school land
- 1 oval/ passive reserve
- Community centre (0.4 ha)
- Community centre site too small (compromises capacity and ability to expand)
- Playing fields too close to buildings/roads
- School/Council arrangement not optimal
- Passive reserve – half the site and 30% of overall site is a drainage swale (encumbered land)

Olrig Craigieburn

Land area - 1.6 ha approx

- Council land
- Intended to be used for active sport
- 'Very' junior oval but essentially compromised for competitive sport
- Could be used as tennis facility though!

Caroline Springs – Brookside

Land area - 5.7 ha approx

- Council land
- 1 senior oval with little buffer to adjoining areas
- 1 'very' junior oval with no buffer to tennis courts or adjoining streets
- 4 tennis court facility with no room expand
- No passive space
- Shared car parking with retail and shopping facility

Mill Park Tennis Club



Land areas – 3 ha reserve

- Council land
- Land set aside as passive reserve, tennis facility was an afterthought
- 6 courts. Problems with noise and lights – Curfew on use of courts
- Clubs needed additional courts – had to be provide at another venue

Mill Park Basketball Stadium



Land area (notional) - 0.8 ha

- Located on school land
- Four court facility with basic amenities
- Floor area - 3,500 sq m approx
- Car parking – shared with oval and shopping centre (causes significant conflict)
- Office, foyer area, amenities need expansion – no room for development

SECTION THREE – SERVICE/FACILITY DELIVERY MODELS

3.1 Introduction

This section provides a general discussion on the current and emerging service/facility models for Council provided community infrastructure across the Growth Councils. These models will inform the planning standards.

3.2 Service/facility models

3.2.1 Children and Family Services

Preschool education

Most preschools are located on Council land in Council buildings - others are run by churches and a growing, but still small number of private and government schools. The majority of Council supported preschools are managed by community committees - either individually or in cluster management arrangements.

Over the past decade, the Growth Councils have moved away from the traditional service model of single room preschools and are developing two room preschools. Many of these two room facilities are also accommodating 3 year old activity groups. The Councils have also moved away from the traditional facility model of stand-alone preschool centres or centres combined with maternal and child health consulting rooms. Preschools are now being located in multifunctional children's service centres or general community centres situated within community facility hubs. These hubs are mainly in residential settings, but some are within commercial zones.

This facility model emerged as a means of reducing the number of stand alone facilities Councils would need to construct and thereby deliver more efficient capital and maintenance outcomes. It also provided a means of giving the preschools greater prominence and integrating different services under the one roof with the intention of improving service linkages, referral outcomes and service accessibility for users.

This service/facility model may change over the next 5 years in response to the State Government's new policy of encouraging the integration of preschools with primary schools. The extent to which the model changes will largely depend on:

- The tangible measures that the State Government introduces to support preschool delivery at schools sites (such as the provision of adequate land, capital and funding for building development and maintenance).
- The degree to which local communities and schools embrace the concept of the provision of multifunctional early years' facilities at school sites.
- Whether it can be clearly demonstrated that integration with schools will produce better outcomes than the current mode of delivery.

However, the service/facility model may vary between the Councils, depending on their communities' preferences for preschools to be located at schools, within multifunctional early years' centres or multi-functional community centres. It is likely that the Councils will support a mixed approach with some services in schools and others remaining in early years' facilities or multipurpose centres on Council land.

Playgroups/ 3 year old activity sessions

Playgroups are normally held in halls and activity rooms in community centres, early years' facilities, leisure centres, etc. 3 year old activity and preschool groups are being held in kindergartens and in similar venues to playgroups. These service/facility models will continue in the future. Some Councils may choose to provide additional rooms within their preschool venues for 3 year old groups and other early year services like playgroups, occasional care and other compatible programs. Whittlesea is currently considering this approach because of the growing demand for 3 year old groups, its inability to provide for this demand within existing or planned two room centres and the desire to cater for other early years' services like playgroups, occasional care etc.

Maternal and Child Health Service

The Growth Councils are delivering maternal and child health services from consulting rooms that can accommodate 2 full time nurses and provide a maximum of 20 clinic sessions per week. These rooms are normally located within early years' facilities or general community services centres situated in community hubs or in commercial/retail centres. When not required for the maternal and child health service, the rooms could potentially be made available for other council and non-council community services programs that need consulting rooms. The Councils will continue to deliver the service from this multifunctional setting. However, some providers may choose to offer some of their M&CH services from early years' facilities on school sites or from community health centres.

Long day child care

The Growth Councils are not involved in the development and delivery of long day child care services, preferring to leave these functions to the private and community sectors. Some Growth Councils still have involvement in the planning of child care services by setting aside land parcels in local structure/strategic plans for the development of centres by the community sector (or possibly the private sector) and/or simply encouraging providers to establish facilities in new development areas.

The current facility model for long day childcare is 90-120 place centres. Private sector centres are normally stand-alone or located within a work facility, e.g. a child care centre at a large private hospital. Community sector facilities are stand-alone or part of a hub of facilities. The impending integration of early year facilities with schools may influence the future facility model for private and community sector facilities. Providers may want to site their new facilities near or at schools - as component elements of early years' facilities or as stand-alone facilities.

Occasional and outside schools hours care

There are essentially two forms of occasional care:

- 1 Care that supports people involved in specific programs or visiting specific locations, e.g. a service run by a neighbourhood house for participants of its activities.
- 2 Care that is available to people generally, e.g. a service that provides for people undertaking a range of activities like shopping, visiting friends, going to the doctors, etc.

The first type of care is typically provided from multipurpose activity spaces or dedicated child care spaces in the facility where the programs are held. The second type is also provided from a mix of purpose built centres, dedicated spaces within early years' centres or general activity spaces within multipurpose centres. This facility model is likely to continue in the future.

Out of Schools Hours Care is mainly provided at schools. Some Growth Councils are indirectly involved in this service as a result of programs being offered from Council owned facilities, e.g. the programs offered by the Heathdale Community Centre in Wyndham. The service/facility delivery model is likely to change in the growth areas with schools being responsible for all service delivery.

Visiting/specialist Children's Services

Early years' services, other than those already discussed, are delivered by community agencies or directly by DHS. These services operate from their own buildings, community health centres, Council community centres, church facilities, rented spaces, or a combination of these venues.

The Growth Councils are generally making provision for these services by giving them access to spaces (consulting rooms, activity rooms) in their community centres or early years' facilities. Hume and Casey are going further and allowing for the development of sub-municipal level family resource centres – higher order facilities that will provide office and program accommodation for non-council services.

3.2.2 Libraries/learning centres

The Growth Councils have adopted various models over the past decade for the delivery of library services. Whittlesea Council built a stand alone library in Mill Park which incorporates typical library/ community meeting spaces. Hume Council developed a Global Learning Centre in Broadmeadows which delivers sub-municipal level library programs and provides space for learning activities and meetings. This facility is complemented by library programs at the district level. It is proposing the development of a similar high level facility in Craigieburn. Wyndham is providing a sub municipal level library as part of its new multipurpose community learning centre in Point Cook. The library will be integrated with dedicated learning rooms, early years' facilities and general community meeting spaces.

The locations of libraries also vary. Some are stand-alone in prominent residential/commercial settings. Others are integrated with community/civic facilities and are located in predominantly commercial hubs (e.g. Casey's library at Narre Warren). Some are located in community hubs in residential settings. This mix of service/facility models will continue in the future.

The internal design and ambience of libraries are also likely to change in the future. Libraries will become much more welcoming and relaxing environments and be an experience, rather than simply a 'repository of books'. They may contain or be adjacent to cafes; they will provide quiet as well as communal spaces. Part of the library could look like a lounge room; another part could look like a typical library with shelves of books. Many will offer a multimedia experience with facilities for creating music, video and web content.

3.2.3 Neighbourhood House programs

Neighbourhood Houses are known by different names. These include community houses, living and learning centres and neighbourhood centres. Traditionally, Neighbourhood Houses have operated from domestic dwellings which often have been modified and extended to cater for the diverse activities offered by the Houses – personal development and education activities, arts and craft, health programs and recreation activities, children's programs and information services.

In recent years, there has been a move away from the domestic dwelling setting. Most new programs are operating from multipurpose community centres, facilities integrated with libraries, facilities integrated

with community learning centres etc. In other cases, the programs typically offered by the Houses are being split and offered across a number of community facilities. These service/facility trends will continue to evolve in the future.

3.2.4 Youth services

There are also various models for the delivery of youth services across Councils. Generally speaking, youth services teams or units respond to the needs of young people in their municipalities and may be involved in the following activities:

- Direct service delivery (e.g. youth counselling, school holiday programs, etc.).
- Youth specific or youth inclusive facilities.
- Youth development, support and advocacy.
- Co-ordination and planning.
- Access and information.
- Developing the local service system on behalf of young people.

With respect to facilities, all the Growth Councils are providing (or planning to provide) dedicated youth facilities at the municipal or sub-municipal level, supported by dedicated or youth friendly multipurpose spaces at the neighbourhood/district level. The dedicated facilities are/will contain a diverse mix of component elements including offices for Council's youth staff, rooms for visiting or permanent services delivered by non-council providers, general activities rooms, cafes/lounge/information areas, music/drama rehearsal rooms, community arts spaces etc. The municipal/sub-municipal facility may accommodate a number of youth agencies including Council. This integrated 'one stop shop' approach provides an opportunity for DHS, Council and non-Government agencies to cooperatively plan for the delivery of youth services in growth areas.

3.2.5 Aged services

The Growth Councils are active in the provision of aged care services. These services include planned activity groups, delivered meals programs, general domestic assistance, personal care, respite care programs and support for senior citizens' clubs.

The 'high support' planned activity groups are typically provided in purpose built facilities that are part of larger multipurpose community centres or in some cases standalone facilities. The centres can be used for other group activities when not required by the PAG. The 'moderate or low support' PAGs are provided from similar spaces, multipurpose rooms in community facilities or halls. The delivered meals program is coordinated by the Councils, but meal preparation in recent years has been undertaken by contractors at

their own kitchens. Personal care services including respite care are also coordinated by Council and provided in the clients' homes. Open space is required for the administration of personal care services. Dispatch facilities may be needed for the delivered meal service. Senior citizens' clubs are increasingly undertaking their activities at general meeting spaces in community centres or church halls.

These settings and modes of delivery will continue in the near future. However, with the quickly growing aged population and the rise in the number of people living longer with chronic illness, it is likely that the service/facility landscape for aged services will change significantly over the next decades. Consequently, the Growth Councils' roles in aged services may expand and become more diverse. Involvement in support programs for people with specific conditions, e.g. activity groups for people with Parkinson's disease, and centre-based respite and other carer support programs will become more widespread (Casey and Melton already have some involvement in centre-based respite care). Multipurpose centres with a special focus on aged and disability services may become more prevalent.

Nursing home and hostels care will grow significantly over the coming decades. These facilities are funded by the State and Federal Governments and being supplied and operated by private providers, public hospitals and community agencies. A planned response by State and Federal Government to this growing demand is needed.

Retirement villages will also continue to grow in popularity and a number will be built in the growth areas because of the availability of land. This will increase the demand for many Council services including HACC, community transport, recreational activities for the elderly, neighbourhood house activities, passive open space and medical services.

The Growth Councils are placing considerable emphasis on 'active ageing' where, through the facilitation or direct provision of services and activities, older people are being encouraged to remain active and involved in community life.

The Councils' active ageing strategies and policies have implications for community infrastructure provision and urban design. Facilities, such as walking paths, warm water pools, passive recreation spaces, bowling greens, activity rooms and cultural spaces, are needed to encourage elderly people to participate in recreation and cultural activities. Facilities need to be designed and located so that they are accessible to the elderly. Greater participation and use by the elderly needs to be factored in when Councils are determining their service/facility models and provision levels and design standards for active and passive open space and relevant cultural and recreation facilities.

3.2.6 Community and performing arts

The Growth Councils are gradually increasing their involvement in community arts programs through the provision of facilities for arts activities and administration/promotion support to artists and arts groups. Community arts activities are commonly undertaken in libraries, multipurpose centres, halls and neighbourhood houses. Some councils are developing dedicated community arts centres and others are providing dedicated or multipurpose spaces within multipurpose community centres.

It is likely that the trend toward dedicated facilities at the municipal/sub-municipal level will continue in the future. These facilities will be complemented by dedicated or general spaces in the settings listed above. As with libraries, there may be greater opportunity in the future for the Growth Councils to jointly develop cultural facilities – theatres, community arts venues – with local schools. These projects would need to have considerable community benefit for Council to be involved.

3.2.7 Outdoor sport and recreation

Victoria's population, particularly in metropolitan growth areas, has increased substantially and rapidly over the past decade. The overall number of participants in sport has also increased. In many areas, active open space and sporting infrastructure has not been provided or developed at a commensurate rate resulting in an undersupply of active open space for sport.

Compared to other metropolitan LGAs, Growth Councils tend to have a younger age cohort profile that are more likely to *want* to participate in physical activity, generally desire more active recreation pursuits and are capable of playing more vigorous team sports than older people.

Victorian ERASS data shows that compared to other metropolitan LGAs, overall participation in sport and recreation is lowest in Melbourne's Growth Councils, a finding which appears to be linked, in part, to a documented undersupply of active open space and sporting facilities.

Participation in sport plays an important role in involving people in community life and is an indicator of a more connected community¹. Without access to active open space at the local and district level, the ability to participate in sport is hindered, the establishment of new sporting clubs cannot occur and the level of sport participation will be below average.

The planning standards report has an important role in ensuring the more equitable provision of active open space, sporting opportunities and facilities across the metropolitan area. It should also ensure access

¹ Indicators of Community Strength in Victoria, Department for Victorian Communities, 2004.

to active open space, sporting opportunities and facilities to sustain sports and recreation participation at, or above, the metropolitan average.

The identification of suitable tracts of land in the earliest stages of the land use planning process is of critical importance to being able to adequately meet the active outdoor recreation needs of local communities. The Growth Councils provide facilities for a broad range of recreation pursuits that have municipal or smaller level catchment populations – football, cricket, soccer, rugby, tennis, golf, baseball, softball, lawn bowls, hockey, athletics, and cycling. Current and emerging facility models for these activities are outlined in table 4 on page 33.

The Growth Councils may also provide facilities that have catchments bigger than municipal level – track cycling, archery, motocross, golf, equestrian etc. Facility models for these activities are not included in the table.

3.2.8 Outdoor play

Councils provide spaces and facilities for outdoor play. Typically, these facilities are situated in active sporting reserves, passive parks and/or near community buildings. A range or hierarchy of facilities is provided. This includes large adventure style playgrounds at the municipal/sub-municipal, specialised ‘access for all abilities’ play areas at the municipal or sub-municipal level, medium size general facilities at the district level and smaller play facilities at the neighbourhood levels. Skate facilities are also being provided at similar levels.

In the past, play facilities have largely been designed to cater for young children. This is changing with significant emphasis being placed on play facilities which provide diverse opportunities for children, youth and young adults.

3.2.9 Indoor sport and recreation facilities

The Growth Councils cater for a range of indoor sport and recreation activities. These include team sports like basketball, netball, badminton, volleyball and more recently indoor soccer and hockey etc; health and fitness activities like martial arts, aerobics, weight training etc; exercise/movement activities like gymnastics and dance, and aquatic activities such as recreational and competition swimming. Current and emerging facility models for these activities are outlined in Table 5 on page 35.

3.3 Community Hubs

There has been an increasing trend over the past 20 years towards the aggregation of community infrastructure in activity hubs. These hubs could be large in size and contain facilities (Council and non-Council) which serve a municipal/sub-municipal catchment (e.g. the proposed Craigieburn Town Centre) or smaller in size and comprise facilities that cater for district or neighbourhood catchments area (e.g. the planned neighbourhood level hubs in Mernda). In some cases, the hubs may have a mix of facilities which serve a number of catchment levels (e.g. the hub centred on Point Cook Library/Community Centre). The objectives of the hubs are to:

- Meet the functional needs of communities (e.g. education, community services, recreation and open space etc).
- Provide a vibrant focal point for community life by offering a diverse range of community infrastructure and encouraging greater interaction and cohesion between residents and between service providers.
- Provide for the co-location of services and clubs to enable the sharing of resources, increase the level of service integration and encourage greater resident utilisation and participation.
- Enable residents to more easily and freely access services and participate in community activities.
- Provide for the co-location and integration of facilities to optimize the use of land and support infrastructure such as car parks and pavilions, reduce car travel, encourage social interaction, reduce maintenance requirements and enhance sustainability.

Table 4 – Service/facility delivery models: Outdoor Sport and Recreation

Activity	Service facility/delivery models	Preferred elements at each Council venue	Minimum land area for Council facilities
Football	<p>Most football venues have one or two senior size ovals with a pavilion and carpark serving both fields. The fields are normally lit for training and in some cases competition purposes. The growing trend is towards two oval venues. However, one field venues may still be provided if the development area is small and/or bounded by significant barriers which reduce the size of the catchment area. Some school facilities (private or public) are used for community football (mainly junior football although many amateur senior teams are using private school grounds). The size of the single oval facilities is 4-5 ha; the two oval facilities are a minimum of 8 ha.</p> <p>The pavilions have at least two change areas per oval, umpires' rooms, social areas, first aid room, kiosk/kitchen, official rooms, externally accessible toilets, storage etc. The change and amenities areas are designed so that they are suitable for women.</p> <p>If a development area has an ultimate population size of 30000-50000, at least one of the football venues is developed to a higher standard. This venue is around 10 ha and is centrally located, preferably within a recreation precinct. The other venues are prominently located, preferably near schools and/or activity centres and in sites which are accessible to residential areas but where the impact on residential amenity is minimized.</p>	<p>2 playing fields Drainage and irrigation Perimeter fencing Pavilion with 2 change areas per playing field Lights Passive spaces Off street car parking</p>	8 ha for 2 oval venue
Cricket	<p>Cricket is predominantly played on football fields and in some cases, soccer fields. It is also played at school ovals (more frequently than football). The playing field requirements are similar to football. Preferably, 2 senior size playing fields although 1 field would be suitable at schools, in small development areas and/or areas bounded by significant barriers which reduce the size of the catchment area. Some of the single oval fields could be mid size to cater for junior and lower age junior cricket. Lights are important for night fielding training and practice nets are needed. The pavilion requirements are similar to football but the spaces required are not as large.</p>	<p>Same as football Plus cricket nets Synthetic/turf wicket</p>	Same as above
Soccer	<p>New soccer facilities are multi-field venues, with a minimum of 2 fields but preferably 3 or more fields. The size of the fields may vary. For a senior venue, full size fields are provided. For a junior/senior venue, a mix of senior, medium and small fields are provided. Some single field venues at schools may be used for community soccer. Most of the fields are dedicated to soccer. Some may be used for lower grade senior and junior cricket.</p> <p>The playing fields are serviced by lights, a carpark and pavilion. The pavilion has at least 2 change areas per field, social rooms, umpires rooms, first aid room, official rooms, externally accessible toilets etc. The pavilion and playing fields comply with Football Federation Victoria's Design Specifications. The venue has a minimum area of 8 ha (3 field venue). The area could be smaller if only 2 fields are provided due to the development area being small.</p> <p>A higher quality venue is provided if the population of the development area is 30000-50000. This venue is around 10 ha and accommodates 2 or more full size senior fields, some junior fields and a large pavilion. This venue is centrally located, preferably within a recreation precinct. The other soccer venues are prominently located, preferably near schools and/or activity centres and in situations which are accessible to residential areas but where the impact on residential amenity is minimized.</p>	<p>3 or more fields (natural grass) Drainage and irrigation Perimeter fencing Pavilion Lights Passive spaces Off street car parking</p>	8 ha

Activity	Service facility/delivery models	Preferred elements at each Council venue	Minimum land area for Council facilities
Lawn bowls	Bowls is played at facilities with 2-4 greens (some synthetic/some grass), an extensive club house, car parking and associated infrastructure. The facility serves a population of 30000-50000 people and is located in the major recreation precinct. The facility may also provide for bocce, petanque and croquet.	4 floodlit greens Clubhouse Off street car parking	1.5 ha
Tennis	Tennis is played at venues with at least 6 lit courts with land for an additional 4 courts, a club house and car parking. A higher quality venue is provided if the ultimate population of the development area is 30000-50000. This venue could be around 2-3 ha and accommodate between 10-24 courts depending on whether the catchment of the facility extends beyond the development area. This venue would be centrally located, preferably within a major recreation precinct and close to a managed recreation facility, e.g. an aquatic centre or indoor recreation centre. Other tennis venues would be prominently located, preferably near other sporting facilities, schools and/or activity centres and in situations which are accessible to residential areas but where the impact on residential amenity is minimized.	6 floodlit courts (min) Clubhouse Land for an additional 4 courts Off street car parking	1.6-3 ha
Baseball/ softball	Baseball and softball are jointly played at facilities with a minimum of 5 fields (2 lit); an extensive pavilion with multiple change rooms (suitable for women), social area etc; car parking and associated infrastructure. The facility serves a population of 125000 people and is prominently located, preferably near other sporting facilities, schools and/or activity centres and in situations which are accessible to residential areas but where the impact on residential amenity is minimized.	5 fields Pavilion Practice facilities Off street car parking	8-10 ha
Hockey	Hockey is played at a venue with 2 fields (both synthetic and lit); an extensive pavilion with 4 change rooms (suitable for women), social area etc; car parking; and associated infrastructure. The facility serves a municipal population and is prominently located, preferably near other sporting facilities, schools and/or activity centres and in situations which are accessible to residential areas but where the impact on residential amenity is minimized.	2 fields Pavilion Off street car parking	2.5 ha
Rugby	Rugby is played at a venue with a minimum of 2 fields; a pavilion with 4 change rooms (suitable for women), social area etc; car parking; and associated infrastructure. The facility serves a population of 125000 people and is prominently located, preferably near other sporting facilities, schools and/or activity centres and in situations which are accessible to residential areas but where the impact on residential amenity is minimized.	2 fields Pavilion Off street car parking	8 ha
Athletics	Athletics is held at a venue with synthetic track and areas for field events, a clubhouse and associated infrastructure. The grassed area inside the track may also be used for soccer or rugby if the field events area does not constrain this use. The facility serves a municipal population and is prominently located within a major recreation precinct. The track may be complemented by some grass tracks at soccer or football venues if required for little athletics.	Synthetic track Facilities for field events Pavilion Off street car parking	4 ha
Netball	Netball is played at a mix of venues. These include single or 2 court venues at local schools or active recreation reserves to larger venues with 10-20 courts servicing sub-municipal, municipal or regional catchment areas.	2-24 courts Shelters or pavilion depending on scale Off street car parking	0.5 to 3.0 ha depending on scale

Table 5 – Service/facility delivery models: Indoor Recreation

Activity	Service facility//delivery models	Elements at each Council venue	Minimum land area for Council facilities
Aquatic and fitness activities	<p>Aquatic and fitness activities are undertaken in a variety of indoor centres. These range from large multifaceted Council venues to dedicated learn to swim and fitness centres run by private organizations.</p> <p>Council facilities are multifunctional facilities and may comprise a number of water spaces, weights training areas, health and fitness spaces, sports medicine facilities, meeting areas, child minding and/or café areas. One facility across the municipality may be developed to a higher level.' This facility may be supported by less complex facilities at the sub-municipal level.</p> <p>The facilities are located in major recreation precincts and are near or attached to complementary facilities, e.g. multi-purpose courts, sports fields, etc.</p> <p>Private swim and fitness centres are operating from facilities in residential and commercial settings. A growing number of swim schools are located at private and government schools. Recently built facilities at government schools have largely been funded by private operators under Build/Own/Operate/Transfer arrangements.</p>	<p>Elements could include:</p> <ul style="list-style-type: none"> • 50m program pool with movable boom and/or 25m program pool • Free form leisure pool, warm water pool, toddlers pool • Waterslides, water features, splash park etc • Spa, sauna and steam room, • Fully equipped gymnasium, cardio theatre • Flexible group activity rooms • Consulting suites for complementary health and well-being providers (e.g. masseurs) • Function/training rooms • Child minding space (licensed for occasional care) • Café, social areas including members' room • Change rooms, foyer/administration areas • Large car park 	2.0 to 3.0 ha
Indoor sports (basketball, netball, volleyball, badminton, indoor soccer etc)	<p>Indoor sports are catered for in a hierarchy of multipurpose venues. This hierarchy includes a higher order 4 court multipurpose venue (with land for additional 2 courts) complemented by 2 court venues if suitable for local competition arrangements.</p> <p>The higher order facility is located within the major recreation precinct (could also be on a school site) and is near or integrated with complementary facilities e.g. indoor aquatic/fitness centre, sports fields, primary schools, education facilities, sub-municipal tennis venues, sub-municipal bowls club, etc. The 2 court venues are located in recreation reserves or school sites in positions which are accessible to residential areas but where the impact on residential amenity is minimized.</p> <p>The facilities are appropriately sized to cater for the range of popular indoor sports including indoor soccer.</p>	<p><i>Higher order</i></p> <p>4 courts with land for additional 2 courts</p> <p>Change areas, toilets and admin areas</p> <p>Off street car parking</p> <p><i>Lower order</i></p> <p>2 courts</p> <p>Change areas, toilets and admin areas</p> <p>Off street car parking</p>	<p>2.5 to 3 ha</p> <p>1.5 ha</p>
Exercise/ movement activities (dance, gymnastics etc)	<p>Exercise and movement activities are catered for in indoor recreation centres, activity spaces at multipurpose centre, school recreation centres, church halls etc. A dedicated facility for gymnastics is provided within the higher order recreation centre or integrated with one of the smaller facilities.</p>	<p>Dedicated spaces for gymnastics</p> <p>Other spaces within existing facilities</p>	<p>0.8 ha</p> <p>-</p>

3.4 Synthetic playing fields

The current drought in Australia has brought a sharper focus on the use of synthetic playing fields. In the past, synthetic surfaces have been used for athletics, tennis, hockey, lawn bowls, outdoor netball and, in a minor way, soccer. Some councils are now investigating the feasibility of widening the application of synthetic surfaces to include football, rugby and even cricket.

One of the major benefits of synthetic surfaces is that they can be more intensively used than natural grass. For example, a synthetic soccer field with lights could theoretically be used for training and competition 22-24 hours per day, 7 days per week and in all weather conditions. A synthetic field used this frequently would last about 4-6 years. A natural grass field could not withstand this level of use and would be unsuitable for play within months, maybe weeks. In essence, this means that the introduction of some synthetic fields in or serving the growth areas could potentially reduce the overall number of playing fields required in the growth areas, assuming competitions are prepared to expand their playing times (e.g. soccer being played on weeknights in addition to weekends).

A detailed investigation would be required in each growth area to examine the feasibility of installing synthetic fields and determine land area requirements. An investigation would also be required to determine the construction and ongoing maintenance cost of synthetic fields compared to natural grass fields. A synthetic soccer field would cost about \$1m to build and \$400000 to replace when worn (the life of the field would depend on type and level of use and standard of maintenance). A natural grass field costs about \$320000 to build and \$35000 per year to maintain. A synthetic soccer field may have a similar cost in ‘a whole of life sense’ (land, construction, maintenance and replacement) to 2 natural grass soccer fields but may provide a greater benefit through its higher capacity for sustained use.

3.5 The growing popularity of sport and recreation activities

Over the past five years, participation rates in most outdoor recreation activities have risen significantly – particularly in junior team sports, informal recreational activities like cycling, running and walking the dog, and adventure/nature activities like hiking. Female involvement has also increased substantially. Some examples of this increased participation are as follows (statistics provided by the peak bodies of the sports and/or derived from ABS surveys):

- 320 additional Australian rules teams have formed in Melbourne over the past 3 years. Of these 310 have been juniors (source AFL).

- There has been a 22% rise in junior cricket teams in Victoria over the past 3 years and 10% in seniors (source: Cricket Victoria).
- Participant numbers in the sub-junior Milo cricket program have increased by 30% across Victoria over. 15% of all participants are girls (source: Cricket Victoria).
- Player numbers in soccer have risen by 17% over the past 3 years. The biggest proportional rise occurred in junior girls soccer (up by 75%) (source: Cricket Victoria).
- Participation in road cycling and walking and running for exercise has increased significantly (source: ABS).

The popularity of some indoor sport and recreation activities has also grown substantially. Fitness activities such as aerobics and yoga have almost doubled in popularity over the past 5 years (ABS survey of recreation participation). Player numbers in basketball are growing and interest in gymnastics and emerging sports, like indoor soccer and hockey, is increasing significantly.

A number of factors are contributing to this growth in participation. They include:

- A greater number of people wanting to play sport.
- Community concern about obesity and increasing awareness of the health benefits of being involved in physical and mental activities.
- People living longer and staying in better health as they age. Councils and other organisations running active ageing programs which contribute to this outcome.
- Peak sporting groups, associations and clubs better managing their activities and placing greater emphasis on sports development programs.
- Better facilities being provided for recreation activities, including facilities aimed at encouraging more participation by women.
- Councils and developers designing their suburbs in a manner which encourages physical activity – bike paths, playgrounds, indoor and outdoor recreation facilities.

However, it needs to be noted that this increase in participation is not universal across Melbourne. For example, areas with high CALD population have comparatively low participation levels. Communities with less access to facilities also have low participation levels. Also, the growth of some activities, like indoor soccer, is being limited by a lack of facilities (e.g. Football Federation Victoria is aware that many indoor soccer providers want to expand their competitions to satisfy growing interest in futsal but cannot get access to suitable facilities).

Participation rates in recreation activities significantly influence the provision ratios for recreation facilities. The provision ratio applied in Whittlesea for soccer fields in its growth area strategy plans was 1 field for every 5000–7000 people. The range of 5000–7000 recognises that the level of interest in soccer could differ across the development areas. For example, 1:5000 was applied in Epping North because the market assessment indicated that most new residents would come from Thomastown, Lalor and Preston - strong areas for soccer. A higher figure of 1:7000 was applied in Mernda because residents were expected to mainly come from the Nillumbik area - a region where interest in soccer is not as strong.

It is critical that trends in participation in all forms of community activities – both general and area specific trends – be carefully monitored by the Growth Councils. The provision ratios applied by the Councils to determine community infrastructure requirements need to be flexible to reflect the trends. It is also critical that the analysis undertaken to justify the change in ratios be undertaken on an individual Growth Council basis as participation rates in some activities may be markedly different in each Council area. The provision standards, particularly the design elements, also need to recognise trends in the characteristics of participation e.g. more female players. Councils should also consider flexibility in land use to respond to trends and community demands for sport, e.g. conversion of ovals to football pitches or rugby grounds or visa versa.

3.6 Sports maximising facility use

Sports grounds and facilities are a finite resource and overuse of grounds is not sustainable. Without new facilities, the increasing number of sport participants places pressure on existing facilities. This has made some sports rethink their competition times and schedules to maximize the way they use their facilities. For example:

- Competition cricket is now being played on Friday nights, all day Saturday and all day Sunday (on ovals with synthetic wickets).
- 2 or 3 lower age junior cricket games are being played concurrently on makeshift pitches on the same oval.
- Synthetic wickets are being installed in turf wicket ovals - next to the turf table - to optimise the use of these fields for both turf and hard wicket cricket.
- Tennis and hockey competitions have also been rescheduled to provide for play across the weekend and in the evenings.

These changes may not have been foreseen 15 years ago. If they were, there would have been a general reluctance from Association to move their ‘normal’ playing times. Traditionally, junior cricket was played

on Saturday morning. If there was a significant increase in junior teams, there would be pressure to build new grounds. Now playing times are expanded and multiple games are being played together on the one oval. Playing fields (with synthetic wickets) that were being used for one game per weekend are now being used for 4-6 games - a significant rise in capacity.

3.7 Other capacity improvements

Other measures are being taken to enhance the capacity of community facilities. For example:

- A properly constructed oval with drainage, watering system, a thick all year grass surface and lighting covering the whole oval can sustain more use than an oval constructed to a lesser standard.
- Use of recycled water to irrigate ovals.
- Use of drought resistant / tolerant grasses.
- Installation of lights to extend hours of use – particularly court sports.
- A 50m pool with a movable boom can be used for more activities than a standard 50m pool.
- An indoor activities space which can be partitioned and sound proofed can be used for a greater range of activities than a space that cannot be partitioned.
- Improved programming to maximize use.
- Reduction of access barriers.

Therefore the purpose, standard, design and management of facilities need to be considered when determining provision ratios.

3.8 Learnings

The learnings from the discussions on service/facility models and the factors that may impact on service models and provision ratios are as follows:

- Provision of facilities has not kept up with population growth.
- Service/facility models for community infrastructure have changed significantly over the past 15-20 years - since the Strategic Plans and Local Structure Plans were developed for growth areas in the 1990s. For example:
 - Services have been expanded and are serving larger catchment areas (e.g. single room preschools being replaced by 2 room facilities). Stand-alone facilities have been replaced by multifunctional community centres (e.g. libraries within community hubs).

- Government policy is encouraging the Council and schools to jointly develop community facilities, with early years' services/centres a particular focus.
 - Councils have withdrawn from direct child care provision but still remain active in occasional care.
 - Youth services programs are being expanded and Councils are building dedicated municipal level youth facilities supported by youth friendly spaces at district or neighbourhood level community centres.
 - Councils are placing considerable emphasis on active ageing programs where they are encouraging older people to remain physically and mentally active and looking at ways that the design of community infrastructure can support these programs.
 - Libraries are transforming from book repositories to welcoming, lively, community learning centres. Often they are being combined with community centres. Dedicated community arts facilities are being built and spaces within community centres are being designed so that they are suitable for wet and dry arts activities.
 - Although single playing field reserves are still provided, in the main they have been replaced by reserves with a minimum of two playing fields. Large scale multifaceted recreation precincts and multifunctional indoor aquatic centres are being developed.
 - Small playgrounds designed for young children have been replaced by a range of small, medium and larger facilities which cater for children and youth. Special 'all abilities' spaces are becoming more prevalent.
- These changes have combined to increase the need for and change the distribution and configuration of community facilities and consequently the land areas required for community infrastructure. The Growth Councils have found that the Strategic Plans and Local Structure Plans in the 1990s in some cases underestimated the land areas required for community infrastructure and distributed the land areas in an inappropriate manner. The changes over the next 20 years may be equally significant. This highlights the importance of ensuring that sufficient land is secured for community infrastructure in new development areas and that the size, distribution, orientation, topography and location of the land parcels will be suitable for the proposed uses of the land and their relevant service/facility models.
 - It would have been difficult to predict 20 years ago that soccer would now be so popular, or that participation levels in health and fitness programs would be so high, Councils would be considering the installation of synthetic fields for football, competition cricket would be played on weeknights and Councils would be planning extensive works to increase the carrying capacity of sports fields. It is likely that demand for sport and recreation will continue to grow in the future. Normally this would translate into a need for more land for recreation infrastructure. The actions by Councils with respect to synthetic fields, etc., and the willingness of sports to adapt their

competitions may assist in reducing the need for additional land. These and other trends which impact on the demand for, or the design and capacity of community facilities need to be considered by the Growth Councils and other levels of Government when determining community infrastructure requirements in the growth areas.

3.9 Facility models – some examples

The following pages provide examples of some of the facility models described in Section 3.3 of this report. The key features of and learnings from these models are as follows:

- They demonstrate the willingness of Growth Councils to develop a range of community hub models.
- They demonstrate the need for a minimum of 0.8 ha of land for multipurpose community centres and 8 ha for active reserves with 2 football/cricket ovals or 3 soccer fields.
- They illustrate the diversity of services that can be effectively combined in district, neighbourhood and municipal level multipurpose centres.
- They provide an example of a multifaceted early years' facility located in a school setting.
- They show the combinations of complementary facilities that can be accommodated at large scale district and sub-municipal active recreation reserves.
- They provide an example of a multifaceted community hub with a school, active playing fields and community facility.
- They show the various locations of community facilities – commercial zones, education precincts, residential areas, etc.
- They illustrate the importance of ensuring that land provided for community facilities has suitable dimensions so that the building and support infrastructure on the land can be properly oriented and effectively configured.
- They provide an example of the number and diversity of component elements that are being provided in major indoor aquatic/leisure facilities.

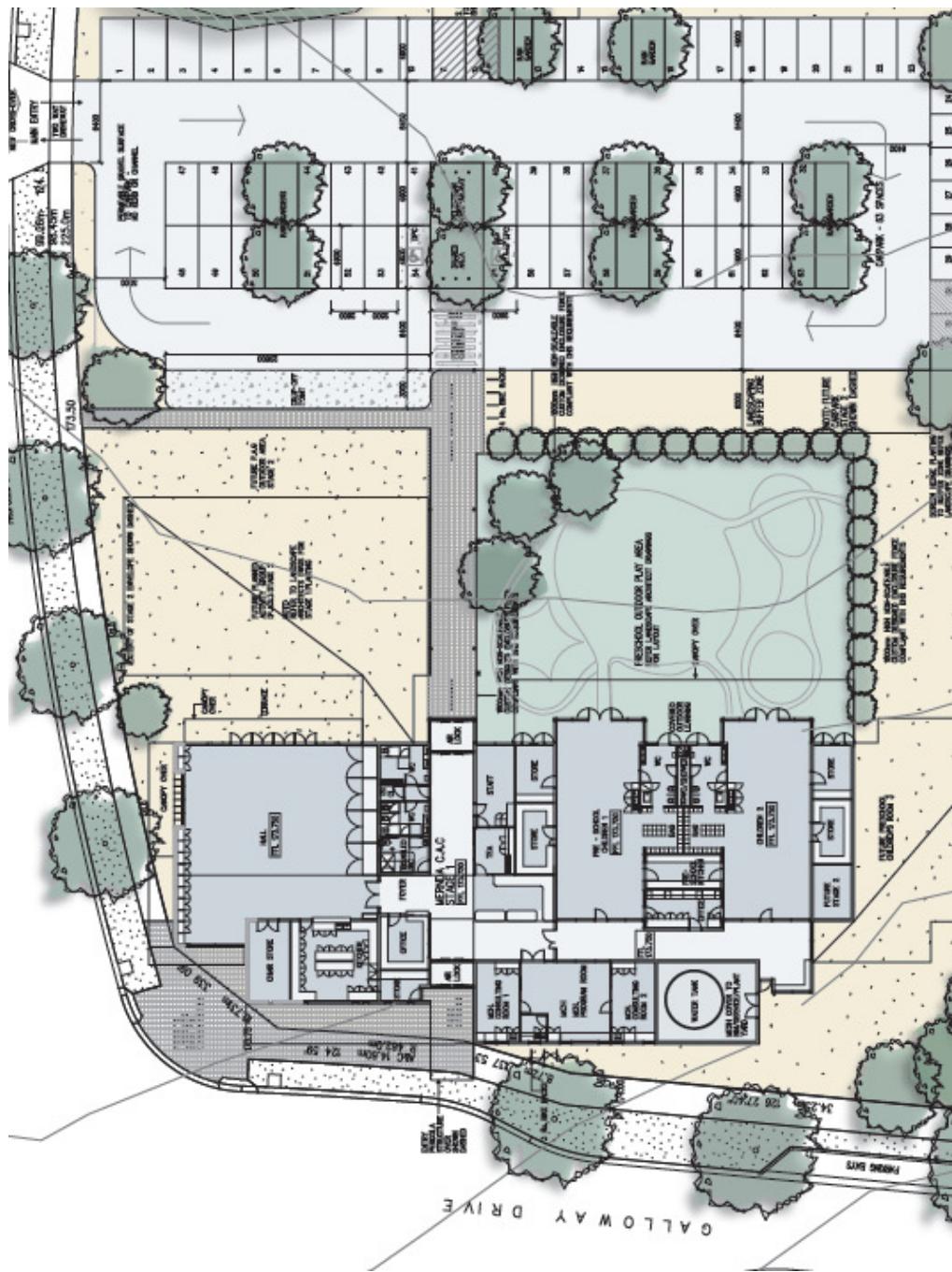
Facility Model 1 – Point Cook Community Learning Centre: District/Sub-municipal Community Centre in Wyndham

Key features

- Land area – 0.72 ha
 - Estimated cost - \$5.07 million approx
 - Combines a sub-municipal library with various learning rooms, dual nurse M&CH centre, double rooms kindergarten, consulting rooms for visiting services, toy library, outdoor play areas and small and large meeting/ activity rooms
 - Located in a busy commercial/ retail zone
 - Need for car parking on site has been reduced because of proximity to commercial centre parking
 - Land was acquired through land swap with developer
 - Developer is managing construction which has reduced the cost of the facility



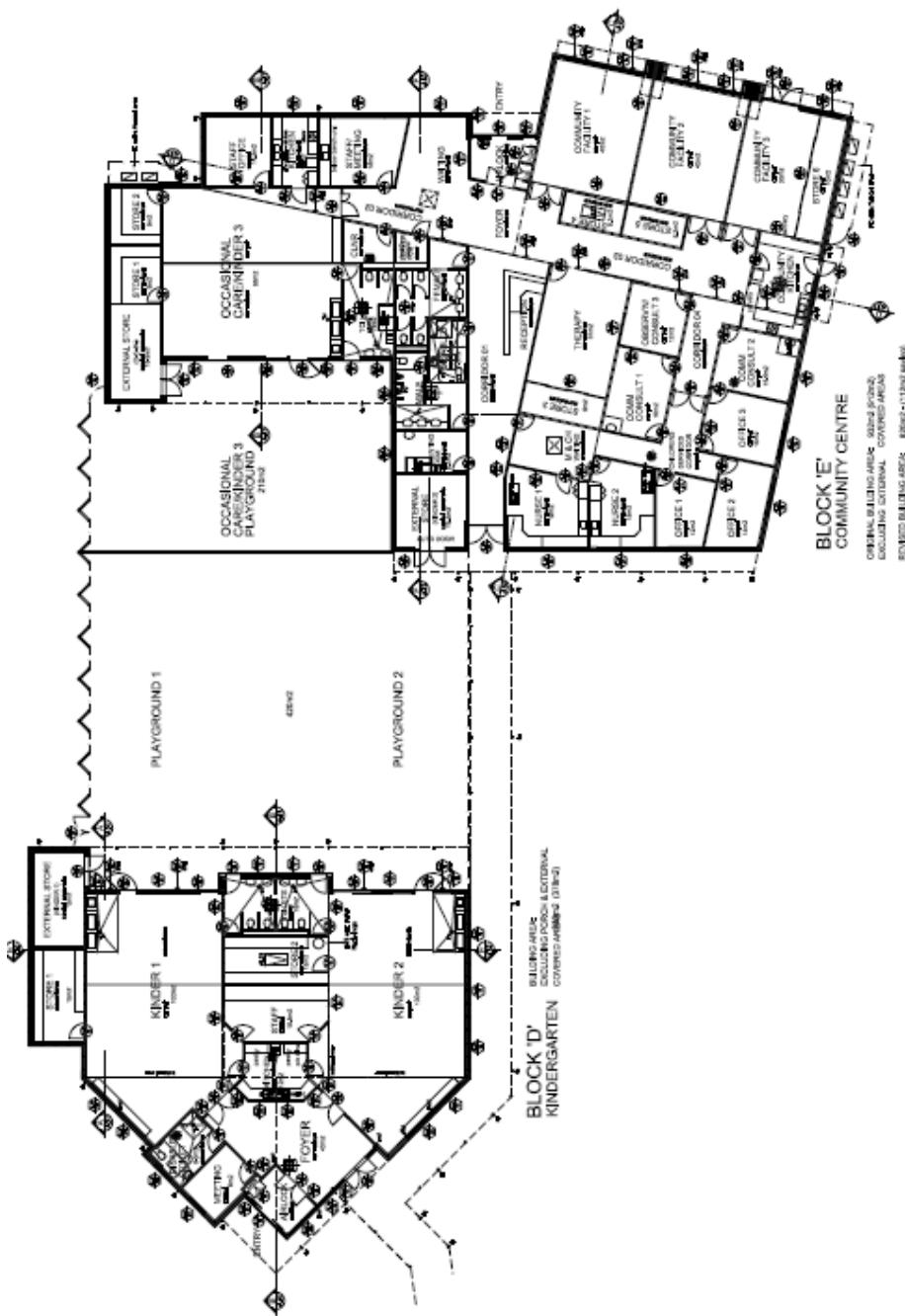
Facility Model 2 – Mernda Villages Neighbourhood Level Community Activity Centre in Whittlesea (Planned)



Key features

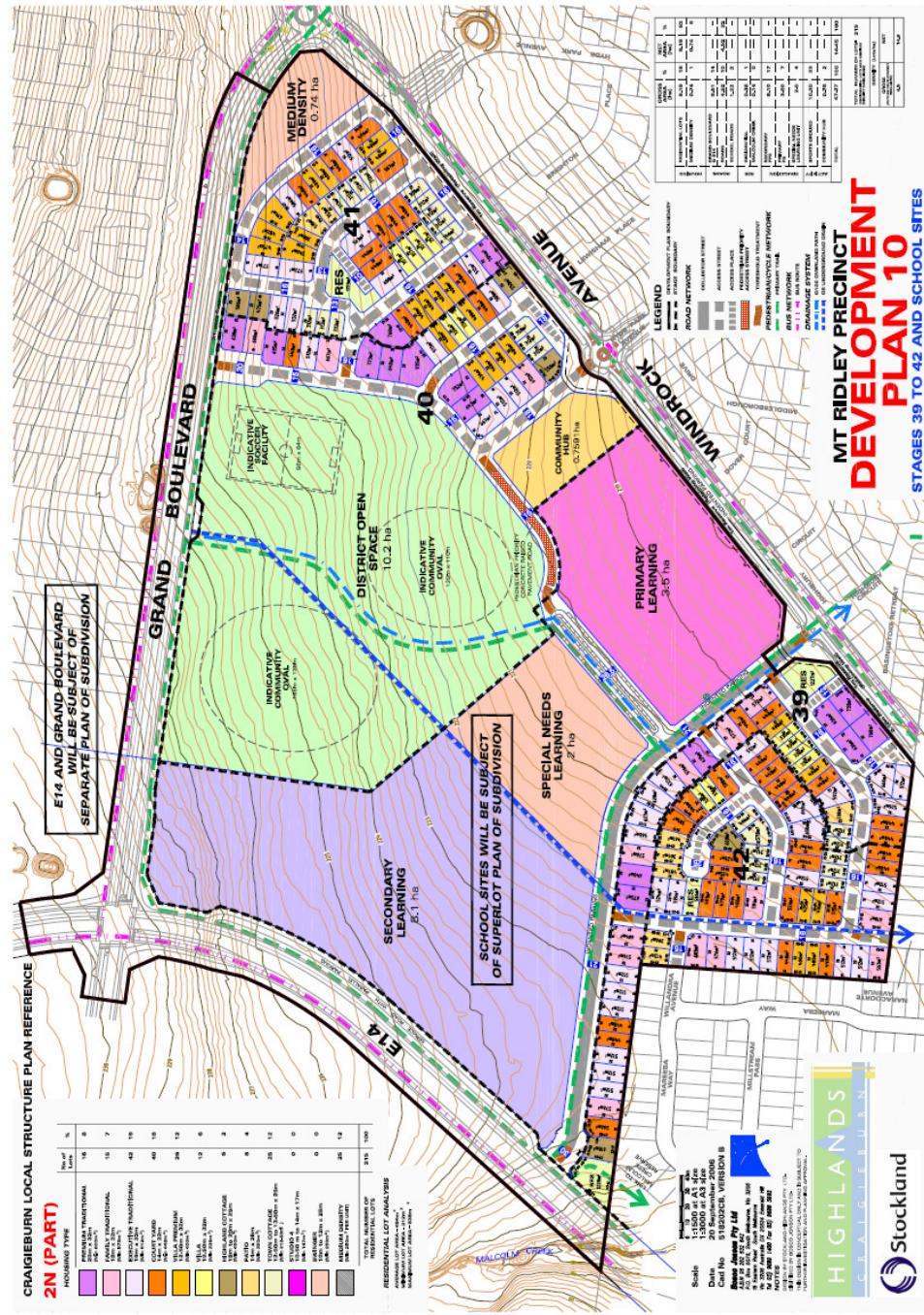
- Land area – 0.8 ha
- Estimated cost - \$4 million approx
- A community centre with early years' facilities and general activities spaces
- Comprises a dual consulting room MCH centre with program rooms, a 2 room preschool and a hall. Provision is made for a 3rd preschool room. A space for a future Planned Activity Space is provided
- 63 car parks are provided on-site and significant trees on east side of property are retained
- An area is provided for a large water tank
- Part of a hub which includes Government and Catholic Primary Schools and the major recreation precinct

Facility Model 3 – Northlakes Early Years Centre and Community Centre: District Level Community Centre in Melton (Planned)

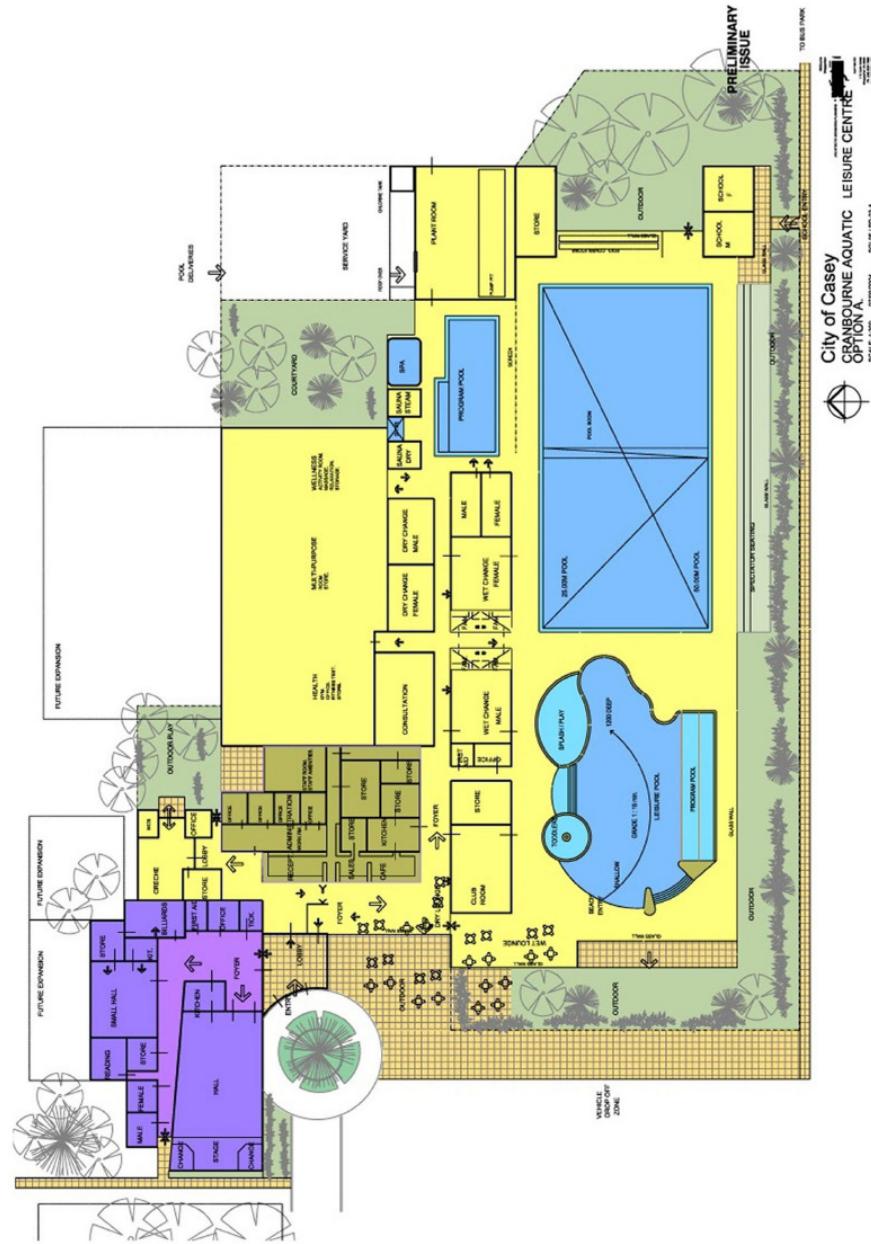


- Essentially a community centre with a focus on early years
 - Comprises a 2 room preschool, a 2 room MCH centre, 3 consulting rooms and 3 offices for visiting services and a large general activities space which can be separated into 3 areas
 - Facility is located in a hub of community facilities and is adjacent to the primary school

Facility Model 4 – Highlands Community Hub: District Level Community Hub in Hume (Planned)



Facility Model 5 – Cranbourne Aquatic Centre: Sub-municipal Indoor Aquatic Centre in Casey (Planned)



- Key features
 - 2.8 ha site
 - 7500 sq metre floor area over 2 levels
 - Cost estimated \$34m
 - Comprises:
 - Program, leisure and 50m pool.
 - Spa and sauna
 - Fitness centre
 - Sports medicine /health and well being centre
 - General indoor recreation activities areas

Facility Model 6 – Sweeney Reserve: Sub-municipal Active Recreation Reserve in Casey (Existing and being developed in stages)



- | Key features |
|---|
| - 35 ha site |
| - Comprises: |
| ● 2 senior and 1 junior ovals and pavilion |
| ● 8 baseball/ softball diamonds and pavilion |
| ● 2 senior soccer fields and pavilions |
| ● 12 tennis courts and pavilion with land for expansion |
| - Land for future expansion of tennis and soccer facilities |
| - Diverse range of facilities on the site |

Facility Model 7 - Strathaird Reserve: Neighbourhood Active Recreation Reserve in Casey (Existing but to be redeveloped)

Key features

- 8 ha site
- Comprises:
 - 2 senior ovals and central pavilion
 - Early years' facility
 - Passive spaces
- Adjacent to primary school
- Ideal configuration and orientation of playing fields



SECTION FOUR – PLANNING AND PROVISION OF NON-COUNCIL INFRASTRUCTURE

4.1 Introduction

This section outlines the current planning and provision standards and processes for non-council community infrastructure in the Growth Councils. The planning processes for the provision of schools and joint development projects has been described in detail due to the role of schools as major elements in neighbourhood/district community hubs, in influencing the location of community facilities and as potential sites for certain community infrastructure types. The planning processes for other non-council community infrastructure types are discussed in less detail in this section but elaborated on in the standards tables in Section Seven of this document.

4.2 Current Planning Processes

4.2.1 Government Schools

Provision/Planning Standards in Victoria

The Department of Education and Early Childhood Development determines the demand for new schools in growth areas by undertaking an analysis of forecast residential development and demographic characteristics of an area. The requisite number and distribution of school sites is derived by considering long-term enrolment estimates against school provision benchmarks and more detailed site-specific matters. The School Provision Planning Policy states that the provision of new schools in growth areas requires long term enrolment benchmarks to be proven via demographic and development projections analysis. The benchmarks for government schools are as follows:

- A Primary School (Prep to Year 6) - long-term enrolment in the order of 451/475. The current site area is 3.5 ha.
- A Secondary College (Year 7 to Year 12) - a long-term enrolment of 1100. The current site area is 8.4 ha.
- A P9 School (Prep to Year 9) - a long-term enrolment of 675. The current site area is 5.4 ha.
- A Senior Secondary College (Year 10 to Year 12) - a long-term enrolment of 500. The current site area is 3.5 ha.

Specifically relating to site considerations, the School Provision Planning Policy seeks:

- School sites to have three street frontages (with appropriate parallel parking spaces) to facilitate safe and efficient pedestrian and vehicle movements.
- School sites to be co-located with open space and community facilities where possible (giving consideration to the possibility of joint use agreements).

A detailed description of the rationale behind asset provision, requisite site sizes and the optimum site locale has been provided by the Department of Education and Early Childhood Development as follows:

Long-Term Enrolment Benchmark as Rationale for Asset Provision

- Government primary schools are built to accommodate 450 primary students long-term. To ensure schools deliver the essential learning and curriculum standards of the Education Blueprint and maintain a range of specialist programs (e.g. music, arts, physical education, LOTE and ICT), 63 primary students per year level are required, constituting a primary school size of 440+ students.
- Government secondary schools are built to accommodate 1100 students long-term. Curriculum consolidation and the provision of a wide range of programs at the secondary school level requires approximately 200 students per year level in years 7 to 10, and 350 students across years 11 and 12, constituting a secondary school size of 1100+ students.

Requisite Site Sizes

- New government primary and secondary schools are accommodated on 3.5 ha and 8.4 ha sites respectively. These standard site sizes enable full facilities and dispersal space provision, commensurate with enrolment benchmarks (note that the land areas do not provide for school provided community facilities, e.g. early years' facilities or Council/school jointly developed facility such as a 2-4 courts basketball stadium).
- Site sizes were established by the Department in consultation with Principal Associations and Regional Offices and in response to Ministerial Taskforce Enquiries in active review processes spanning two decades. Site sizes are an aggregate of the various areas (m^2) allocated to the teaching and learning and non-teaching spaces comprising a school, based on staff and student occupancy rates for the different services. They cover requirements and size, relating to classroom area, multi-purpose rooms, amenity areas, office and administration space, covered walkways, grass and hard-court dispersal space, site access and flexibility, car parking and bus access, as well as specialist program provision and additional activity space.
- Standard site sizes for primary, secondary and other school types are currently being reviewed.

Optimum Site Locale

- In accordance with community facilities considerations and particularly with reference to primary or specialist school provision, prospective school sites are sought which have a central location within the catchment they will service, plus good pedestrian, bicycle, vehicular and/or public transport access (where applicable). Co-location with complementary services is also sought (e.g. public open space, neighbourhood activity centres including pre-school services) as is separation from certain noise emissions or hazards (e.g. aircraft flight paths, pollutants and smoke, high voltage transmission lines and quarrying activity). Sites that are significantly affected by protected artefacts or vegetation, uneven topography, or other significant constraints are not considered suitable.

Schools as Community Facilities

The Victorian Government has released guidelines designed to help government schools and communities develop partnerships around sharing school facilities. The guidelines, '*Schools as Community Facilities*' discuss the benefit of entering into a sharing agreement and provide information on the legal framework that surrounds this type of agreement.

Victorian legislation empowers school councils to share facilities for recreational, educational and cultural activities and programs aimed at assisting, involving and providing resources or facilities to young people. It also allows schools to enter into a contract for building and construction works and related consultancy services where the total estimated cost will be less than \$50000. The legislation requires development and joint agreements to be approved by the Minister for Education and costs to be recouped when funds are spent on non-educational programs.

Joint Use Developments

Joint use developments governing the shared use of school facilities are typically pursued between the Department, the council and/or a range of different community partners, e.g. council, sport and recreation providers, community organisations, not-for-profit organisations and other education and training providers. Successful partnerships demonstrate strong cooperative relations, entrepreneurial, open leadership and a clear understanding of the operation and maintenance of the shared facilities, though the precise nature of the proposed shared use may vary from one area to another, consistent with the needs of different schools and their local communities.

The construction of joint-use facilities has most commonly arisen in circumstances where a school is to construct a facility in accordance with its normal facilities entitlement. The injection of additional funding

via an appropriate joint-use partnership can enhance the standard and scope of the proposed facility for the benefit of the students and curriculum delivery at the host school during school hours. It provides the general community with access to a facility that it may not have otherwise had, at a fraction of the cost to the joint use partner.

Joint Use: Growth Areas

Across the five growth-area LGAs, there are 5 completed joint-use agreements, and a further 22 in the process of finalisation. The various agreements encompass a range of shared use provisions, covering ovals, pavilions, performing arts, music, sport and recreation, preschool, playgrounds, gymnasiums, libraries and administration facilities. The number of agreements by LGA is Casey/Cardinia (12), Melton (7), Whittlesea (4), Hume (3) and Wyndham (1). Some examples of joint use facilities in Victoria are provided in Table 6 on the following page.

Joint use developments are considered by the Department on a case-by-case basis, involving liaison with the local principal, school council, the Department's Regional office and the interested community partner/s. Joint use agreements are not typically pursued in advance of new school principals being appointed and the school-master planning process commencing, though there is some opportunity for preliminary investigations to be conducted in consultation with the Department's central and appropriate regional office.

This timeframe often occurs well after the period when Councils develop their Strategy Plans and Local Structure Plans and therefore essentially prohibits Councils from nominating with any certainty that schools facilities will be used for community purposes and that joint development project with the schools will be undertaken. Therefore, if council wants to be safe it must make provision for all its community infrastructure on non-school land.

Benefits and disadvantages

The benefits and disadvantages of joint development and use are as follows:

- Joint development and use of school/community facilities can be an efficient and economic method of delivering facilities and programs to communities. Using the example of a 2 court basketball stadium, DEECD and the council could agree to jointly fund the stadium. DEECD provide funds for a basic court and amenities. Council contributes funds to upgrade these facilities and add an additional court to make the facility suitable for community use. The community and school get access to a 2 court stadium outside of school use. Council saves on land and part of the construction cost.

Table 6 – Examples of Joint Development Projects: Schools and Councils

Example	Details
Community Arts Facility – Bellarine Secondary College, Catholic Education Office, City of Greater Geelong	Bellarine Secondary College is a participant in a unique partnership with the City of Greater Geelong and the Catholic Education Office in a Community Arts Facility. The Drysdale Campus of the College is a reasonably new facility and funding for music and drama facilities was withheld to contribute with the Catholic Education Office and the City towards the construction of a superior shared facility. The facility is sited on land owned by the City adjacent to both the College Campus and the Catholic Regional College.
Government, Independent and Catholic School co-located in Caroline Springs	Caroline Springs, a housing development in Melbourne's west contains three schools that have been created on a Greenfield site to share some of the education and community infrastructure with each other. The three schools involved in this partnership are Caroline Springs College (government school), Mowbray College (independent school) and Christ the Priest (Catholic primary school). A key partner in this arrangement is Delfin Lend Lease, the property group responsible for the Caroline Springs development.
Indoor Recreation Centre at Reservoir Secondary College	Caroline Springs and Mowbray College share the one administration area, staffroom, reception, library, computer science centre, performing arts and music complex, community resource room and multimedia centre. All three schools share the before and after school care facilities and Caroline Springs College shares a leisure centre and football oval with the Shire of Melton and other local sporting groups.
Private Swim School on School Land – Rivergum Primary School Hampton Park	Reservoir District Secondary College received funding for a new physical education facility as part of a major upgrade of facilities. The City of Darebin provided additional funding to construct a four-court basketball stadium and additional outdoor courts and associated car parking.
3 schools developing joint facilities	Rivergum Primary School at Hampton Park joined with a developer in a partnership to construct a heated indoor swimming pool facility. The facility operates as commercial swim school on the school site offering swimming lessons to the general community and to the students attending the school. The Agreement is a Limited Occupational License similar in concept to a Build Own Operate and Transfer ('BOOT') Scheme. The developer has sub-licensed the facility to a swim School Operator to conduct the swimming lessons. The developer is responsible, with the sub-licensee, to manage and maintain the facility in accordance with the terms of the agreement.

- Through the development of a suitable Joint Use Agreement, access to facilities by the community can be guaranteed when they are most needed by the community - i.e. after school hours and at weekends, school holidays, etc. (it is noted that demand during the day is increasing as a result of the growing number of at home parents, home workers and shift workers). Indeed, the general community can negotiate the use of some joint use facilities during the day, provided they are not required for school use. Further, the school day is only 7 hours long 5 days per week for 40 weeks per year. In a joint use situation, provided the facility is able to remain open until late, the community has access to the facility for 7 or 8 hours per day weekdays and all day on weekends, school holidays and public holidays. This is the case at the stadium at Reservoir College described in Table 6. (It is noted that these access arrangements are not necessarily suitable for all facilities, e.g. halls, where the community may want to access the facility as much during schools times as it would after hours).
- Community facilities integrated with school facilities can provide a greater sense of community identification. A secondary college with a substantial student base provides a solid client base for the targeted community based activity or, more likely, activities. The same applies at primary schools, although at a smaller scale and perhaps different community activities.
- The main disadvantages are:
 - Concerns about tenure over the facility or open space relating to the potential consequence of school closure or the school taking sections or all of the open space for school buildings
 - Confusion/disagreements over who is responsible for maintenance, cleaning and capital upgrade or generally paying bills
 - One party, the school or the community, leaving the facility in poor condition
 - One party using the facility more heavily and causing excessive wear and tear on the buildings
 - New principals being appointed to the schools, or school councils getting new members who do not support community use
 - Schools denying access to the facility during schools hour even if space is available and vice versa
 - Schools denying access to support facilities like toilets and car parks
 - Negotiation of agreements becoming protracted and resulting in the community not having access to important facilities.
- The disadvantages can be minimised, where possible, by:
 - Strategically planning the location of facilities to reduce the possibility of losing access to the facility if the school is sold (e.g. on school boundary rather than in a central position in the school)
 - Including a compensation clause in the Joint Use Agreement which provides Council with security over the facility in the event the Minister terminates the Agreement due to school

- closure or a similar event during the term of the Agreement. This is required to ensure that the open space or building is retained or replaced and the community is not disadvantaged
- Reaching a formal and binding agreement on access, operational and financial arrangements prior to signing off on the joint development agreement.
 - A further problem can be that the timing of the development of the school does not coincide with the time that the community facilities are needed. For example, a children's services centre is to be built on a school site and is required early in the life of a new residential area. For some reason (e.g. slower than anticipated population growth), the purchase of the land for the school or the planned construction date is delayed. As a result there is no site for the children's services facility and it cannot be built. This leaves the community without an important community facility during the critical early years of the community's development.

Learnings

There are some important learnings from the information above. These are:

- Joint use developments can optimise the community benefit of publicly owned open spaces.
- DEECD appears to be willing to entertain a diverse range of joint development projects (e.g. theatres, performing art centres, active reserves, indoor stadiums, pools).
- Private schools may also be interested in development opportunities.
- Each project should be underpinned by a thorough planning process.
- It should be recognised that the timing for the construction of the schools may not coincide with the time when community facilities are needed. This may make the actual delivery of facilities problematic.
- All capital and ongoing maintenance costs associated with the development need to be identified and shared in an equitable manner. This will ensure that there is adequate funding available to complete the project and, once completed, to support the project for the life of the agreement.
- The problem of changing principals and attitudes of school councils is a significant problem and needs to be resolved. No Growth Council would be keen to enter into a joint development agreement, which may require considerable time and resources to negotiate, if there was any uncertainty about the community's future access to the facility.
- The cost of constructing as well as the ongoing cost of operating and maintaining the joint facilities also needs to be shared between the schools and Councils in a fair and equitable manner.
- Formal agreement must be reached on all aspect of the facilities operations.

The above learnings suggest that there is still significant work required to be done by local government and DEECD to produce development models which overcome the concerns expressed above about joint development agreements.

4.2.2 Independent School Education (including Catholic Education)

The non-government school sector comprises systemic schools, which are groups of schools administered by a central organisation, for example Catholic parish schools and independent schools, each of which is a separate legal entity. In Victoria there are 214 independent schools, 483 Catholic schools and 1617 government schools. Information on the planning and provision of independent schools is provided in Table 16 in Section Seven.

4.2.3 Higher Education

Higher education in Victoria is delivered by public universities, and private providers. Private providers who are accredited to deliver higher education courses in Victoria offer courses equivalent in standard to those offered by public universities. The primary responsibility for university funding rests with the Commonwealth Department of Education Science and Training (DEST). The State of Victoria and the Commonwealth provide financial and in-kind contributions for land and infrastructure. The planning for new campuses is undertaken by the Universities and TAFE colleges in co-operation with DEST and the Victorian Office of Training and Tertiary Education (see Table 16 in Section Seven for more details).

4.2.4 Department of Human Services (DHS)

The Department of Human Services is Victoria's largest State Government Department and has responsibility for a wide range of distinct services, including:

Health

- Health care services through the public hospital system, community health services and ambulance services.
- Health promotion and protection through emergency management, public health and related preventative services, education and regulation.

Mental Health

- A range of alcohol and drug prevention and treatment services.
- The public mental health service system consisting of clinical services and psychiatric disability rehabilitation and support services.

Housing

- Secure, affordable and appropriate housing and support to low income Victorians.
- Accommodation and assistance support for people experiencing or at risk of homelessness.
- Community building initiatives delivered through partnerships.

Aged and Disability Care

- Residential and rehabilitation care for older people, along with support and assistance to enable them to remain independently in their own homes.
- Services that provide support for Victorians with intellectual, physical, sensory and dual disabilities, neurological impairments and acquired brain injury.

Children

- Victoria's statutory responsibilities such as child protection and youth justice.

Information on the planning and provision processes for many of these services is provided in Table 18 in Section Seven.

4.2.6 Residential Aged Care Services

There are two main types of residential aged care in Australia, high level care (formerly known as nursing homes) and low level care (formerly known as hostels).

Through a needs-based planning framework, the Australian Government (through the Department of Health and Ageing) currently seeks to ensure that there will be 113 operational residential places and community care packages per 1,000 of the population aged 70 years and over. Within this overall provision ratio, 44 should be high care places, 44 low care places and 25 community care places (care provided within the home).

New aged care places are advertised each year in the Aged Care Approvals Round and are allocated to the service providers who can best meet the identified care needs of the community. There is a carefully structured planning process behind the allocation of aged care places to aged care planning regions across Australia. This involves consideration of regional demographics and ensures that the growth in the number of aged care places is in line with growth in the aged population in the region.

While Growth Councils generally have little or no direct service delivery role in the provision of residential aged care facilities (i.e. low and high care bed facilities), their responsibilities and powers as a land use planning authority can be utilised to influence (with limitations) key outcomes such as the design, scale and preferred location of facilities.

4.2.7 Police, Emergency & Judicial Services

This group of services typically includes police, fire services (generally the Country Fire Authority – CFA – in growth areas), Victorian State Emergency Services (VICSES), the Metropolitan Ambulance Service (MAS, which sits within the Department of Human Services) and law courts. Although quite distinct community infrastructure items, the State Government has recognised the often complementary nature of these services and actively pursued the development of integrated “justice precincts” that seek to incorporate at least two, if not more, of the services identified above. This process is centrally managed by the Department of Justice (see Table 17 in Section Seven for processes).

4.2.8 Religious facilities

Although generally not planned for within strategic land use planning documents, religious facilities are an important part of the community infrastructure spectrum within local communities. There are a large number of religious groups operating in Australia, many of which build their own facilities (and allow community use of these facilities), and others that use community buildings or rented or donated spaces.

In most cases, the planning of new religious facilities is undertaken by the local parish or congregation with the support of the central diocese, synod, chapter, council etc. The decision to build a Catholic or Anglican worship centre in Epping North would be made by the Epping Parishes in cooperation with the Central Diocesan or Synod Office. The decision to build a mosque in Craigieburn would be made by the closest Muslim community (in Broadmeadows). The same process would be used by Christian Fellowship, Buddhist, Seven Day Adventist and other religious groups etc. The factors that are considered in making the decision are the projected population size and religious breakdown of the community; the distance to the nearest worship centre; whether a school is planned for in the development area (in the case of the Catholics); and the capacity of the nearest church facility to cater for the predicted increase in congregation numbers generated by the development area.

SECTION FIVE – REVIEW OF INTERSTATE/INTERNATIONAL PRACTICE

5.1 Introduction

This section:

- Contrasts the community infrastructure planning practices of three interstate Growth Councils with the practice of Victorian Growth Councils.
- Provides information about some international facility models for the provision of community infrastructure.
- Highlights the learnings of these planning practices and facility models for the community infrastructure planning in the Growth Councils.

5.2 Interstate Practice

The interstate Councils (Wanneroo City Council in Western Australia, Ipswich City Council in Queensland and Blacktown City Council in New South Wales) were asked to provide the following information:

- Their major growth fronts, current population and anticipated population at full development.
- The types of community infrastructure that Council will provide in their growth areas.
- The research process/es used to determine community infrastructure requirements in land use plans.
- The planning principles and infrastructure ratios used and the rationale for the principles.
- How infrastructure is funded and delivered/configured (e.g. community hubs, children's services centres, active sports fields integrated with schools etc).
- Council's level of satisfaction with community infrastructure planning processes and how they could be improved.

The responses collected from the Councils are outlined in detail in Appendix B. The learnings from the responses are as follows:

- The range of infrastructure provided by the interstate Growth Councils is similar to that supplied by Victorian Councils. The exceptions are that Wanneroo and Ipswich do not provide preschools, long day child care and maternal and child health and Blacktown does not deliver preschools.

- The processes for researching community infrastructure needs are also similar to those used by Victorian Councils. All undertake quantitative and qualitative assessments at the broader strategy plan level and then at the local level. However, in the case of Ipswich and Wanneroo, it is apparent that the State Governments have also undertaken a considerable amount of planning for higher order community infrastructure (in Queensland when developing the South East Queensland Regional Plan and Western Australia when developing the Greater Perth Plan). A similar level of State level planning has not occurred in NSW and Victoria (although the Growth Areas Authority may redress this in Victoria).
- All the Councils have applied a set of provision ratios to determine their indicative community infrastructure requirements. The ratios have similarities to those applied by the Victorian Growth Councils. Wanneroo has developed a human services assessment tool which lists provision ratios and a method for undertaking community facility planning. The provision ratios are based on those used by the City of Swan. Ipswich applies the ratios listed in the South East Queensland Regional Plan and its own Local Community Facilities Supporting Document. The ratios are categorised under a hierarchy – regional, district and local with regional meaning municipal wide. The ratios cover health and education services provided by the State and Commonwealth and Council community facilities, with the exception of recreation infrastructure.
- All Councils use similar service/facility delivery models to Victorian Councils for community centres – that is municipal, district and neighbourhood level community services facilities comprising meeting space, general activity spaces, spaces for visiting services or permanent agencies, libraries, cultural facilities, and/or passive and active open space, etc. The exception is that they do not include early years' facilities.
- Their service/facility models for active recreation are also similar with sub-municipal and district level venues being supported by neighbourhood level venues. Where they differ from the Victorian Growth Councils is that they still formally plan for single playing fields. Also Wanneroo actively pursues joint arrangements for higher order community facilities with the TAFE college and university, something that Victorian Growth Councils do but not with the same commitment.
- The development of health precincts which bring together public and privately funded health services is actively encouraged in Queensland (and Ipswich), more so than in other states.
- The contribution that developers are required to make in Ipswich and Wanneroo is markedly different to that required in Victorian and NSW Growth Councils. In Ipswich and Wanneroo, developers are only required to provide land for community infrastructure, whereas in Victoria and NSW, Councils can require land and contributions (in kind or cash) for the construction of facilities and enhancement of open space. Ipswich and Wanneroo prefer the Victorian systems as they believe it would improve their capacity to deliver infrastructure in a timely manner.

5.3 Overseas Practice

5.3.1 The Community Campus at New Columbia, Portland, Oregon, USA

The Campus site is supported by the Housing Authority of Portland, Portland Public Schools, Portland Parks and Recreation, and the Boys' and Girls' Club.

The Community Campus comprises:

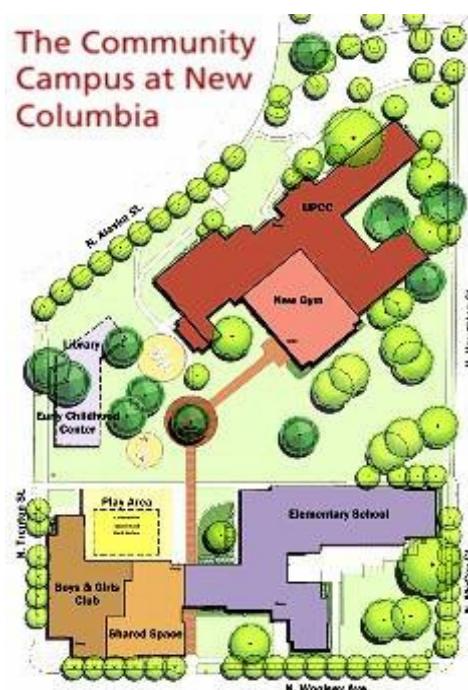
- New Elementary School grades K-5.
- Boys and Girls Club.
- University Park Community Centre.
- A shared library, cafe and common area, as well as a covered play area.
- \$5 million recreation wing including a new two-court 12,000 square foot gymnasium, fitness room, aerobics and dance room, locker rooms, teen lounge and outdoor patio area.

The school received a national award for the campus design for 'best exemplifying the growing trend in American Schools of being open to community use and collaborating with community resources'.

5.3.2 Wellesley Community Centre and Library: Canada

Key features

- Very functional. Lots of light and transparency.
Safe space.
- Comprises library, stadium, child care and youth rooms. Intending to add pool.
- Provides a mix of formal and informal programs. Children are able to drop in and always something they can join in.
- Building costs \$11.65m and has been very well received and used.



5.3.3 Harbour front Community Centre: Canada

Key Features

- Comprises 2,800m² of floor space - 3 floors – day care/preschool, secondary school and community centre. Plan to add a pool. Extremely functional. Basic structure with much artwork.
- Accommodates a neighbourhood house, leisure centre, early years, youth and general community centre.
- Provides a mix of formal and informal activities. Has 12 staff plus volunteers.
- Run by a Community Board with a Councillor representative.
- Construction cost (1997) \$5.326m
- Highly valued and used.



5.3.4 Northview Community Centre: Oshawa Canada

- 650m² expansion. Very functional and light. Shared reception for 2 main users. Homely feel.
- Provides senior citizens, boys and girls club, bowling club, city programs.
- Has an on site program supervisor.
- \$3.5m redevelopment.
- High use. Groups co-habit well. Assisted by staff presence.



5.3.5 Joint Use Soccer Facility: Vancouver, Canada

- Joint Use agreement with school.
- Recently laid synthetic turf.
- Equivalent to 4 - 5 grass fields.
- \$2.3M upgrade – turf, civil engineering, track upgrade and lights.



5.3.6 Whitby Public Library: Canada

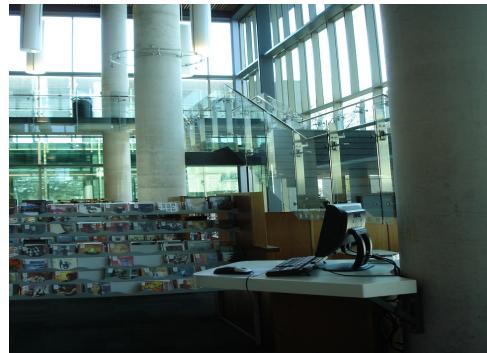
Very modern library on two levels in outer suburbs of Toronto.

Includes community meeting rooms, public square, and café fronting main road.

Offices upstairs.

Lots of natural light.

Lounge areas a highlight.



5.3.7 Learnings

Some learnings from the review of overseas practice are as follows:

- The Canadian and Northern American Councils and Parks Boards are adopting a similar approach to Victorian Growth Councils. They are developing facilities in partnership with schools and universities and combining a number of diverse functions in the one building.
- The Councils and Boards seem to be more creative in their combination of functions. For example, they are prepared to accommodate youth programs with seniors' activities, often thought of as incompatible programs. One Park Board, Vancouver, has also embraced the provision of synthetic fields for soccer, a direction that Victorian Councils are currently considering.
- With respect to design, the libraries and community centres have a homely feel and flexible spaces, an environment that the Victorian Growth Councils are also trying to achieve at their community buildings.
- Most of the facilities are staffed which is a key to maximising outcomes and promoting a broad range of uses.

PART B – RECOMMENDATIONS AND PLANNING FRAMEWORK

SECTION SIX – PLANNING FRAMEWORK

6.1 Introduction

This section provides a framework for the development and application of standards. It describes the objectives and types of standards; the characteristics of good standards and the challenges in designing them; the process for developing standards; and the use of standards in community infrastructure planning. It outlines in detail a proposed set of standards and then applies these standards to a fictitious development area with similar characteristics to some of the development areas in the Growth Councils.

6.2 Proposed Framework

6.2.1 Suite of services

Standards should be developed for a range of council and non-council services and activities. These services and activities include early childhood services and activities, youth services and activities, family support services, aged and disability services and activities, community learning, community group meetings, cultural activities, indoor and outdoor recreation, residential care, education, health, emergency services and social housing. Expanded lists of these services and infrastructure are provided in Table 10 and Appendix A.

6.2.2 Standards – their objectives

- The standards should achieve the following desired outcomes:
 - Meet the community infrastructure needs and demands of the ultimate population
 - A level of provision of services and facilities which is considered appropriate by the Growth Councils and their communities
 - Accessible, integrated, well designed and connected facilities providing for a broad range of community services
 - A mix of community infrastructure that will stand ‘the test of time’ and be able to cater for a changing service environment and fluctuating and sometimes significant increase in demand.
- The standards should be able to determine:
 - The what, the how much and where...
 - ◆ Has growth area plan determined sufficient capacity to meet community infrastructure needs in an overall sense (e.g. number of facilities, rooms, and ovals)?
 - ◆ Has the growth area plan distributed this capacity in an appropriate and adequate manner?

- And...the how!
 - ◆ Does the proposed building infrastructure/open space contained in the growth area plan adequately cater for likely demand and preferred service models (multi-purpose, correct dimensions and orientation, amenity buffers, car parking, lighting etc)?
 - ◆ Does the growth area plan allocate sufficient land area parcels to accommodate building infrastructure/open space models?
 - ◆ Do the building infrastructure/open space cost estimates reflect the real costs of provision (should be rigorously calculated (QS) as the basis of Section 173 agreements/DCPs /Council funding or other).

6.2.3 Types of standards

- Two types of inter-related standards are required:
 - Quantity: supply side standard linked clearly to current demand or assumptions about future demand (often described as provision ratios)
 - Quality: the size, configuration, location and cost of providing the community infrastructure.
- Quantity standards should be based on recommended methodology/process developed by LGAs and other key community infrastructure agency stakeholders and be determined by:
 - First principles work (e.g. the development of a municipal leisure strategy or discrete community infrastructure studies – both council and non-council)
 - Individual growth area studies (or in conjunction with all of the above).
- Quality standards which describe the service/facility models, component elements of the facility for each level of the hierarchy (if applicable), site considerations, land area required, regulatory requirements if any, estimated cost of construction, etc.

6.2.4 What makes a good standard

- A good standard has the following attributes:
 - It reflects a community demand and demand trends
 - It considers changing facility trends
 - It reflects contemporary practice (e.g. configuration preferences such as dual playing fields, advances in surface types, etc.)
 - It has an empirical base of evidence to support it
 - It had an acceptance/endorsement by a wide variety of stakeholders (e.g. Council, peak bodies, developers)

- It is financially pragmatic
- It is easily understood and applied
- It has a degree of flexibility while still being able to address costing requirement estimates.
- The strength and validity of a quantity standard (provision ratio) is linked to the extent to which:
 - The facility type to which the standard applies is concrete and discrete (e.g. a football oval as opposed to a playing field)
 - The facility type has a clear capacity limit (e.g. kindergarten room able to accommodate 30 licensed places)
 - It is a ‘universal’, ‘national’ or Statewide service/facility type or activity (e.g. preschool, primary school)
 - Accurate, regular and consistent utilisation data is available and accessible for the activity in question (e.g. number of children presenting at a Maternal and Child Heath Service)
 - A geographic catchment is definable
 - The activity is susceptible to demand change other than population numbers
 - Population forecasts can reasonably measure future demand.
- Examples of quantity standards and their degree of validity are provided in Table 7.
- The application of quantity standards has advantages and disadvantages. Advantages include:
 - (a) Ratios are simple to apply as a planning tool and can be easily understood by Council, stakeholders and developers
 - (b) Ratios ensure that the key main stream recreation activities are catered for
 - (c) Ratios can provide a trigger for facility development
 - (d) Ratios provide equity in the distribution of sporting facilities in developing areas
 - (e) Stakeholder pressure and political influences are minimised through the adoption and application of ratios
- Disadvantages of using provision ratios include:
 - (a) Developers may challenge the rigour behind provision ratios in an attempt to minimise their costs
 - (b) Ratios may not give regard to community diversity that may impact on the demand for recreation opportunities such as cultural and socio economic factors and recreation trends, nor the fact that such demands and trends may change over time
 - (c) Ratios cater for the “main stream” activities and do not give consideration to the diversity of community services and activities
 - (d) Achieving the adopted ratios can become the focus, rather than ensuring that community recreation demands are met.

Overall, the benefits of using a ratio or standards approach in planning for and providing sports facilities outweigh the disadvantages listed above as they provide an easily understandable approach and ensure that facilities are provided to cater for the main stream sports. Councils have traditionally provided for the main stream sporting activities such as AFL football, cricket, soccer, netball and tennis.

6.3 Key Challenges in designing standards

- At a technical level, standards are currently open to challenge, particularly at planning panels, if not fully evaluated and tested.
- Some activities are susceptible to demand trend changes, significant government policy shifts, significant societal trends and changes in industry practice. Some examples include:
 - Competition tennis demand decreasing significantly over the last 20 years and the preferred playing time for soccer shifting from Saturday afternoon to weeknights. Other sports, like cricket and soccer, increasing significantly in popularity and adapting their facility requirements because of a lack of grounds (cricket expanding times when junior cricket can be played, soccer relaxing its stance on the size of playing fields).
 - Netball associations preferring to play on outdoor courts rather than indoor which defies a universal trend toward the greater convenience associated with indoor facilities.
 - Local Government lessening its involvement in the development of long day child care centres and the significant growth of the private child care sector.
 - The emphasis of disability access and the introduction of 'all abilities' playgrounds.
 - Immigration trends significantly impacting on demand preferences.
- Planning for services and facilities not currently provided in the municipality, but which may well emerge, e.g. new sports like futsal, existing but growing recreation activities like mountain bike riding, BMX riding and skateboarding.
- There are many long standing and yet to be implemented local structure plans which may not fully meet contemporary needs. These are difficult to change legally. If they are going to be successfully amended, then justifications will need to be strong and based on evidence.
- The extent to which schools should be included as sites for provision, and therefore alter how provision levels and land sizes are calculated and facilities are configured.
- Ensuring that standards and infrastructure planning processes promote earlier and greater collaboration between the Growth Councils and State Government Departments involved in community infrastructure provision.
- Ensuring that the guidelines on '*Schools as Community Facilities*' and '*Local Governance of Joint Use Facilities*' link in with well developed Council strategic planning processes.

- The need to define more clearly the application of hierarchical systems of provision, particularly the application of population thresholds (e.g. population ranges can cause too much variability in provision levels).

6.4 Development of standards

Rationale and methodology for development of standards

It is clear that the rationale and methodology for the development and application of a standard, not the standard itself, that generally needs to be consistent. It is also clear that the community infrastructure assessment process, of which the development and application of standards is a part, also needs to be consistent, logical and thorough. A suggested process for developing a set of standards is as follows:

- There is merit in developing a core set of standards for what can be classed universal services. These universal service items need to be confirmed (e.g. schools, kindergartens, maternal and child health, youth services, HACC).
- However, for most other infrastructure forms a more municipal driven initiative to determine its own standards needs to be encouraged in order that local needs and participation trends and preferences are reflected.

For example, the City of Federer wants to develop a standard for tennis provision. It has already developed its own tennis provision standard from a recreation strategy undertaken five years ago; however, it feels a review is required. It has the primary research obtained via this project to illustrate how its standard varies from other municipalities. How does it go about undertaking this review? The process should involve the following:

- A demand side assessment
 - The demand side assessment needs to address the anticipated number of people in the municipality who play, or are likely to want to play tennis.
 - This may be based on current player participation numbers applied to population projections, and/or Council may undertake a survey of residents to ascertain leisure preferences and use that as the basis of determining an estimate; and
 - The onus is on Council to have good club data or employ methodologically rigorous survey techniques.

Table 7 – Standards and their degree of validity

Facility / Service / Activity Type	Validity of Standard
Kindergartens	<ul style="list-style-type: none"> • High for four year old provision for the following reasons: <ul style="list-style-type: none"> - State/local govt. responsibility (with some non-government provision as well) - Age cohort specific - Not compulsory but essentially a universal service - Enrolment data / patterns reasonably easy to obtain and useful for determining demand - Kindergarten room generally - Increasing sophistication of small area forecasts allows reasonably good demand forecasts to be calculated.
Cricket fields	<ul style="list-style-type: none"> • Medium for the following reasons: <ul style="list-style-type: none"> - One sport with very specific facility requirements. Mainstream sport with demonstrated widespread participation levels across all municipalities; - Participation trends susceptible to fluctuation (e.g. depending on the success of the Australian side, the prominence of events such as the Ashes); - Municipal level participation can vary significantly from one council to the next (e.g. Number of Anglo-Celtic, Sri Lankan and Indian populations); - No age restriction which makes it difficult to define a clear age cohort participation range; - Demand can be significantly influenced by peak body driven participation programs; - Great variation in the quality of player participation data at each existing club, including limited ability to confirm the accuracy of quoted figures from clubs; - No geographic boundaries imposed on where a player should play. Strong player affiliation with a given club can remain even when player moves further away from club location. Little empirical research undertaken by councils to determine geographic distribution of participation by sport / leisure activity. - Forecasting participation demand, even with the availability of small area forecasts cannot be determined with a high level of confidence because of the issues highlighted above.
Hockey fields	<ul style="list-style-type: none"> • Low for the following reasons: <ul style="list-style-type: none"> - Participation not as widespread as more mainstream sports and minimal tradition of hockey facility provision at a municipal level; - Hockey facilities not located in every municipality, unlike other mainstream sports; - Playing age cohort difficult to define. Interest appears to be linked to private school provision in a given area; - No provision standards identified at either local government level or at a peak body level. Peak body tends to drive the strategic planning for the sport; - Forecasting participation demand, even with the availability of small area forecasts cannot be determined with a high level of confidence because of the issues highlighted above.
Arts Centre	<ul style="list-style-type: none"> • Low for the following reasons: <ul style="list-style-type: none"> - Concept that often lacks definition; - Activities within such a facility can be very diverse (e.g. painting, theatre, dance, pottery, painting, etc.) - Difficult to determine participation levels; - Minimal tradition of municipal provision, relatively speaking; - No definable age cohort; - No provision standards identified at either local government level or at a peak body level; - Limited availability of good quality participation data, particularly at the local level; - Little or no empirical research into defining a geographic catchment for an arts facility - Forecasting participation demand, even with the availability of small area forecasts cannot be determined with a high level of confidence because of the issues highlighted above

- Supply side assessment
 - The supply side assessment clearly needs to take account of existing tennis court supply, distribution, quality and level of use
 - There is a need to establish assumptions about the carrying capacity of a tennis court and the composition of the tennis facility
 - This will need to incorporate assumptions about how often in a given week that the facility will be used (e.g. night time weekday tennis, Saturday competition, etc.) and the facility infrastructure provided (type of courts surface, number of lights, the number of courts)
 - The ultimate number of courts required in a growth area will then refer back to the projected player participation numbers estimated via the demand side assessment.

Preferred configuration (Quality Standard)

- The standard should detail the facility model for tennis venues and contain a set of design guidelines which indicates a minimum size of the facility (e.g. a four court facility), the infrastructure elements and their estimated cost and land areas, the overall land area required and the preferred location of the facility

Table 8 – Characteristics of a quality standard – Multipurpose community centre

Facility	Characteristics
Multipurpose community centre	Multi-service, but combinations can be many (e.g. children's centre with meeting spaces or without...neighbourhood house with library, etc)
Hierarchy status (depends on the component service or activity)	Neighbourhood District Sub-municipal (needs consistent definition) Municipal
Standard of amenity & other design considerations	Regulatory requirements for children's services Car parking (requires its own standard) Playground (linked to regulations if children's services included) Buffer from surrounding roads, houses, schools, etc. Lighting Orientation Topography for accessibility General ESD issues Configuration of spaces to avoid conflict and promote optimal use Flexible spaces (allow for changeover time)
Land area	Neighbourhood – 0.8 ha to 1.0 ha Higher order – 1.0 ha +
Location	In community services hub In activity centre Near public transport

6.5 Use of standards in the Community Infrastructure Assessment Process

The development and application of standards is an important step in the community infrastructure assessment process. It provides an indication of the type, number, level, location, design and configuration of community facilities required.

However, it is only one step in a comprehensive quantitative and qualitative assessment procedure. A recommended methodology for undertaking a community infrastructure assessment is provided in detail in Table 9. The steps include:

- Reviewing relevant strategy documents, facility planning policies, operational policies and funding policies.
- Preparing a profile of the development area's community (demographics, aspirations).
- Identifying external and internal factors which may impact on the demand and delivery of future community services programs and facility requirements.
- Developing a profile of existing and planned service provision in and around the development area.
- Developing a profile of existing and planned facilities in and around the development area.
- Identifying community facility needs and the capacity of existing facilities to cater for these needs.
- Identifying the capacity of existing or planned facilities in the development areas and nearby districts to cater for these needs.
- Identifying and analysing different service/facility provision options for the development area.
- Investigating preferred options in more detail.
- Identifying the location, land requirements and costs of the proposed community infrastructure.

The process should involve all organisations that have a role in the provision of community infrastructure including State and Federal Government Departments, public and private health providers, relevant non-Government agencies, the education sector, peak bodies in the sports and community sector, regional sports associations, etc. Local clubs and residents should also be consulted where they exist.

Table 9 - Recommended methodology for Community Infrastructure Assessments

Step	Process
1.	<p>Review relevant Council files, strategy documents, facility planning policies, operational policies, funding policies, budgets, surveys, etc.</p> <p>Review relevant strategies or similar forward planning documents compiled by relevant Government Departments and peak community/leisure organisations.</p>
2	<p>Prepare a profile of the development area's community (demographics, aspirations)</p> <ul style="list-style-type: none"> – Current and projected population size, age structure, household structure, etc. – Where future residents will come from, what will be their characteristics, what will be their aspirations and leisure preferences, why will they choose to live in the development area (this information could be derived from the market assessment).
3	<p>Identify external and internal factors which may impact on Council's future community services programs and facility requirements (demographics, Government policy, legislation, industry or sector trends, service/facility development initiatives that are being or will be undertaken by Government, NGOs, private agencies, regional associations, etc.)</p>
4	<p>Develop a profile of existing service provision (council and non-council) in the development area and nearby districts. Profile should include the following information:</p> <ul style="list-style-type: none"> – Service type and objectives – Activity levels (trends and current activity levels) – Facility/ies used – Funding sources – Viability/sustainability – Assessment of their capacity to cater for population growth. <p>If the development area is a greenfields site, the profile should cover existing and planned services in nearby areas that residents of the development area will be able to access.</p>
5	<p>Develop a profile of existing and planned facilities (council and non-council) in the development areas and districts. Profile should include the following information (where relevant):</p> <ul style="list-style-type: none"> – Type of facility – Site characteristics – Usage – Recent or planned works – Annual maintenance costs – Assessment of their capacity to cater for increased population. <p>If the development area is a greenfields site, the profile should cover existing and planned facilities in nearby areas that residents of the development area will be able to access.</p>

Step	Process
6	<p>Identify community facility needs and the capacity of existing facilities to cater for these needs. Process should include the following steps:</p> <ul style="list-style-type: none"> - Quantitative analysis of future service demand using provision standards and population/household projections for the target groups of individual services - Review of the information in the profile of services and facilities about the availability and condition of services and facilities - Discussions with Council staff, Government agencies, NGOS and facility users about existing gaps in services and facilities in the development and surroundings area, their service and facility development plans, the facility demand that will be created by the development area, the capacity of existing infrastructure to cater for this demand, how existing community infrastructure could be modified to cater for demand and what new facilities should be provided - Discussions with regional (or local) recreation/sporting associations about how they would provide for competitions in the growth area and what mix of facilities would be required - Discussions with developers about their development aspirations and positions on the provision of community infrastructure - Case study assessments of recently developed suburbs/townships with similar characteristics. Research what facilities and activities they have, what deficits in infrastructure they have and what lessons can be learnt from their development.
7	<p>Identify the capacity of existing or planned facilities in the development areas and nearby districts to cater for these needs:</p> <ul style="list-style-type: none"> - List the services and facilities that the community will need - Identify how and where the services and facilities are currently provided - Analyse whether current/planned mode of provision will meet needs (including the modification of services and facilities) - Identify gaps in service and facility provision.
8	<p>Identify and analyse different service/facility provision options for the development area. This may involve shifting services around, redeveloping existing facilities and providing new facilities. Analysis should include an assessment of the feasibility and merits of each option. The feasibility assessment should, where relevant, investigate the following matters: proposed service model, land/building ownership, relationships to other existing or proposed facility, land requirements, availability, site constraints, building considerations, amenity issues, accessibility, community acceptance, political considerations, funding availability, etc.</p>
9	<p>Investigate preferred options in more detail. Provide a community infrastructure plan which lists facility types, location, design, trigger for development, land area required, catchment area, estimated construction costs and potential funding sources. This plan should inform the preparation and negotiation of development contribution plans.</p>

6.6 Recommended Planning Standards

6.6.1 Introduction

This section of the report outlines the recommended *Community Infrastructure Planning Standards* for the Growth Councils. The development of these standards is based on the 'learnings' described in the previous sections of this report and a broad-scale consultation process with relevant Council officers and key non-council agencies.

The objectives of this section of the report are to:

- Identify the range of community services, activities and facilities that should form the basis of the *Community Infrastructure Planning Standards*.
- Qualitatively describe both current and preferred models of provision for each community infrastructure item listed within the Community Infrastructure Planning Standards table (refer to Part 1 of the table).
- Where possible, identify both actual and desired levels of provision for each community infrastructure item (refer to Part 2 of the table).
- Allocate the identified community infrastructure items into a population based hierarchy.

6.6.2 The Range of Community Infrastructure Items identified for Planning Standards

As indicated previously, the term 'community infrastructure' is a complex term which embraces a vast array of services, activities and facilities delivered by both the public and private sector (the relationship between which is not always mutually exclusive). For the purposes of developing a manageable suite of community infrastructure items the Planning Standards presented in this section have been restricted largely to the items indicated in the table below. The table identifies the services, activities, programs to be planned for and the typical physical settings (or physical infrastructure) required to accommodate them.

Table 10 – List of Community Services/Activities/Programs and their Physical Settings

Services / Activities / Programs	Typical Physical Settings Used to Accommodate services / activities / programs
<i>Early years' services</i> Kindergarten (4 year old subsidised kindergarten & 3 year old activity groups)	<ul style="list-style-type: none"> • Council community centres (multi-activity / service setting) • Schools • Non-government owned community facilities

Services / Activities / Programs	Typical Physical Settings Used to Accommodate services / activities / programs
Long Day Child Care	<ul style="list-style-type: none"> • Private • Council community centres (multi-activity / service setting) • Non-government owned community facilities
Occasional Child Care	<ul style="list-style-type: none"> • Council community centres (multi-activity / service setting) • Council leisure centres • Neighbourhood houses • Non-government owned community facilities
Playgroups	<ul style="list-style-type: none"> • Council community centres (multi-activity / service setting) • Church facilities • Schools • Non-government owned community facilities
Maternal & Child Health	<ul style="list-style-type: none"> • Council community centres (multi-activity / service setting) • Community health centres • Shopping centres
Outside School Hours Care	<ul style="list-style-type: none"> • Primary Schools
Early Childhood Intervention	<ul style="list-style-type: none"> • Council / DHS owned community centres (multi-activity / service setting)
<p>Youth Services</p> <p>School holiday programs Youth counselling Youth engagement Youth development, support and advocacy Co-ordination and planning Access and information.</p>	<ul style="list-style-type: none"> • Council community centres (multi-activity / service setting) • Non government organisation facilities (including churches) • Community health centres
<p>Aged</p> <p>Supporting the social needs of the aged including senior citizens' groups (including ethno-specific groups) and active ageing programs</p> <p>Home & Community Care (HACC) – home based services</p> <p>HACC - centre based services (e.g. Planned Activity Group)</p> <p>Low Care Residential Aged Care High Care Residential Aged Care</p>	<ul style="list-style-type: none"> • Council community centres (multi-activity / service setting) • Aquatic / leisure centres • Shared pedestrian / bicycle pathways • Neighbourhood houses / learning centres <ul style="list-style-type: none"> • Within client homes. HACC staff required to have a council administrative base <ul style="list-style-type: none"> • Council community centres (multi-activity / service setting). <ul style="list-style-type: none"> • Private facilities • Non government agency facilities • State Government owned (e.g. Hospitals) facilities
Independent Living (Retirement Villages)	<ul style="list-style-type: none"> • Privately owned facilities • Community based owned facilities
<p>Activities and programs supported by Neighbourhood Houses & Learning Centres</p> <p>Classes and activities vary from house to house and may include:</p> <ul style="list-style-type: none"> • Computer and information technology skills • Adult education and training programs • Life long learning and personal interest courses • Health and wellbeing activities 	<ul style="list-style-type: none"> • Neighbourhood Houses / Learning Centres • Libraries

Services / Activities / Programs	Typical Physical Settings Used to Accommodate services / activities / programs
<ul style="list-style-type: none"> • Community support and social activities • General Community Information Provision 	
<p><i>Libraries</i></p> <ul style="list-style-type: none"> • Book lending • Information services • Assistance with research • Literacy programs • Children's Resource Centre 	<ul style="list-style-type: none"> • Council owned libraries (multi-activity / service setting) • Council owned / operated facilities within shopping centres • Mobile libraries
<p><i>Arts/cultural activities</i></p> <ul style="list-style-type: none"> • Higher order visual, performing and creative arts • Community art 	<ul style="list-style-type: none"> • Community Arts Centre • Council owned libraries (multi-activity / service setting) • Council community centres • Neighbourhood houses / learning centres • Schools
<p><i>Community meeting requirements</i></p>	<ul style="list-style-type: none"> • Council community centres • Neighbourhood houses / learning centres • Aquatic / Leisure Centres • Libraries • Council Civic Centre(s) / function centre(s) • Council sporting pavilions • Schools • Non government agency facilities • Churches • Private facilities
<p><i>Indoor Sport and Recreation</i></p> <p>Multi-Purpose indoor court facilities to accommodate the needs of sports such as:</p> <ul style="list-style-type: none"> • Basketball • Netball • Volleyball • Badminton • Squash / racquetball • Cricket (indoor) • Table tennis • Gymnastics • Soccer (indoor) <p>Aquatic / Leisure</p> <ul style="list-style-type: none"> • Aqua aerobics • Hydrotherapy • Casual swimming • Lap swimming • Competition swimming • Aerobics / fitness • Weight training • Pilates • Yoga • Martial arts 	<ul style="list-style-type: none"> • Low and high order council indoor recreation centres • School indoor recreation centres • Private indoor recreation centres <ul style="list-style-type: none"> • Council outdoor pools • Council aquatic leisure centres (combining one or more of elements such as pool, gym and indoor courts etc.) • Private gyms • Private pools and swim centres

Services / Activities / Programs	Typical Physical Settings Used to Accommodate services / activities / programs
<p><i>Outdoor Sport and Recreation</i></p> <p>Outdoor sports requiring playing fields include:</p> <ul style="list-style-type: none"> • Athletics / track and field • Australian rules football • Cricket (outdoor) • Hockey (outdoor) • Soccer (outdoor) • Softball • Baseball • Rugby league • Rugby union • Tennis • Lawn bowls • Basketball (outdoor) • Netball (outdoor) • Golf 	<ul style="list-style-type: none"> • Low and high order council owned active recreation reserves • Schools • Low and high order tennis facilities • Lawn bowls facilities • Outdoor hard courts in active recreation reserves • Public and private golf courses
<p><i>Passive Open Space</i></p> <p>Passive recreation – walking, cycling, hiking, enjoying nature etc</p> <p>Play activities</p>	<ul style="list-style-type: none"> • Passive neighbourhood parks • Ornamental gardens • Linear passive open space corridors (along rivers, creeks and drainage lines) • Conservation bushland • Regional passive open space reserves (combining conservation and passive leisure functions) • Regional passive / active open space reserves (combining passive and active leisure functions) • Neighbourhood level playgrounds within neighbourhood level passive and active parks • Adventure playgrounds within higher order parks
<p><i>Shared Pedestrian / Bicycle Pathways</i></p> <ul style="list-style-type: none"> • Walking to commute to desired locations • Walking for exercise • Recreation cycling • Commuter cycling 	<ul style="list-style-type: none"> • On and off road pathways linked to neighbourhood level and higher order community infrastructure and trail networks.
<p><i>Education</i></p> <ul style="list-style-type: none"> • Government education for children aged 5 to 17 years (including support services such as school nursing, school focused youth, counselling and support for children with disabilities such as physiotherapy) • Education for children aged 5 to 17 with a disability in a specialised setting • Non government education for children aged 5 to 17 years 	<ul style="list-style-type: none"> • Government primary & secondary schools • Government specialist schools • Catholic / Independent primary & secondary schools
<ul style="list-style-type: none"> • Higher education • Adult education 	<ul style="list-style-type: none"> • Higher education facilities (including Technical & Further Education) • Neighbourhood Houses / Learning Centres (either dedicated facilities, located in a multi-purpose community centre or combined with libraries)

Services / Activities / Programs	Typical Physical Settings Used to Accommodate services / activities / programs
<i>Emergency & Judicial Services</i> <ul style="list-style-type: none"> • Police services • Fire services • Ambulance services • State Emergency Services • Judicial services 	<ul style="list-style-type: none"> • State Government owned dedicated facilities (single service) • State Government owned integrated facilities (multi service precinct)
<i>Health & Community Services</i> <ul style="list-style-type: none"> • Acute services • Sub-acute services • Community health services • Drug & alcohol services • Mental health services • Family support programs • Generalist and specific counselling • Specialist disability services² 	<ul style="list-style-type: none"> • Hospitals (either dedicated or as part of a health precinct) • Main community health centre (either dedicated or as part of a health precinct) • Main community mental health centre (either dedicated or as part of a health precinct) • Non government agency locations (or funded community support organisations – CSOs) • Council community centres
<i>Social Housing</i>	<ul style="list-style-type: none"> • Single suburban dwelling • Office of Housing estates • Community housing associations • Small cluster of dwellings • Group households • Transitional housing managed stock

The above items do not purport to represent an exhaustive list of the services and facilities likely to be required in Growth Councils. However, by and large they encompass the main community infrastructure items which tend to be the responsibility of local government and key non-council agencies such as the Departments of Education and Early Childhood Development, Human Services, Justice, and Planning and Community Development.

6.6.3 Notes on the Use and Interpretation of the Community Infrastructure Planning Standards Tables

The following table of current and preferred community infrastructure models should be interpreted and applied in conjunction with rigorous local area planning (or ‘precinct planning’) processes. The table should be refined to suit the requirements and special characteristics of each Growth Council and be formally adopted by the Growth Councils as a set of guidelines.

The Standards contain the following information: service type/infrastructure type, hierarchy/catchment area, main providers, relevant Government Department, current service/facility model, recommended service/facility model in growth areas, land area and building footprint, key design issues/criteria and provision ratios.

² Supports and services for people with disabilities are available from a range of government and non-government organisations. This includes government and authorities, service providers in the non-government sector (including for-profit and not-for-profit organisations), local governments, community groups, and a range of other community-based organisations.

The ability of councils to implement these standards of provision will vary according to various factors including:

- The size of the growth area to which the standards are being applied (i.e. how many people will live in a given growth front).
- The stage at which a growth area is at, in terms of its planning and development.
- The extent to which development agreements covering community infrastructure already exist in growth areas.

Clearly, the following guidelines are more likely to be fully achieved in future growth locations which have been earmarked for large scale development but have yet to be, or are just in the process of being planned (e.g. Toolern growth area in the Shire of Melton).

However, most growth locations in Melbourne have already been subject to comprehensive planning processes (some more than a decade or so ago) that, in many cases, have already identified a community infrastructure strategy and embedded that strategy via a variety of contributions mechanisms such as Development Contributions Plans (DCPs) or Section 173 agreements (of the Planning and Environment Act). In these circumstances the task of ‘retro-fitting’ the following standards over previously adopted development strategies, local structure plans and development plans will be much more difficult to achieve. Also, the more developed a given growth location is the more difficult it will be for growth area councils to both find and afford suitably located land parcels upon which to accommodate various community infrastructure forms.

Table 11 – Planning Standards: Early Years’ Services

Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 1.1 4 Year Old Kindergarten Programs – Level 1 or 2	<ul style="list-style-type: none"> • Local Government (Owner /operator) • Local Government (Own and maintain facility, but operated by committee of management) • Non government organisations and Churches • Government and non-government schools • Private child care centres, some of which incorporate kindergarten programs within the service 	<ul style="list-style-type: none"> • Local Government • Department of Planning and Community Development • Department of Education and Early Childhood Development 	<p>For historic reasons many Councils still have stand-alone kindergartens. However, the general preference is to rationalise such facilities or build new facilities as an integrated suite of early years’ services (or ‘children’s services hub’)</p> <p>Kindergartens within multi-purpose facilities traditionally take many different forms. However, within Growth Councils they are generally co-located with maternal and child health and community meeting spaces.</p> <p>Some long day child care centres also offer 4 year old kindergarten programs as part of their service. However, provision does not currently constitute a large part of kindergarten supply³.</p>	<p>Because of changing State Government policies and departmental structures, Growth Councils are likely to be presented with two major options in terms of 4 year old kindergarten provision:</p> <ul style="list-style-type: none"> • Continue to accommodate kindergarten services within proposed Council owned community centres that predominantly function as early years’ facilities or multipurpose community centres • Locate kindergarten services on proposed new government primary school sites as part of an integrated early years’ facility - a model recently expressed in State Government policy 	<p>The preferred model of kindergarten provision in growth areas is either of the following options:</p> <ol style="list-style-type: none"> 1. Incorporate two kindergarten rooms (providing a total capacity of 60 licensed places, or 30 places in each room) into an integrated early years’ component within an integrated multi-purpose community centre located on a minimum of 0.8 ha (8,000 square metres) of land⁴. Indicatively, 400 square metres of building floor area should be allocated for an early years’ facility assuming two kindergarten rooms, two consulting suites for services such as maternal & child health or other visiting services and some flexible meeting space for playgroups, occasional care, 3 year old activity groups etc. An external play area of 420 square metres minimum is required. 2. Incorporate two kindergarten rooms as described above into an integrated early years’ facility on proposed new or redeveloped government primary school sites. New school sites are typically 3.5 ha. This would have to be increased to around 3.8 ha to accommodate the early years’ facility (if no other community use facilities are proposed). 	<p>Design requirements need to adhere to the <i>Design Guide for Victorian Children’s Services</i> (April 2005), Office for Children, Victorian Government Department of Human Services. Also published on website www.dhs.vic.gov.au/csguidelines</p>

³ In 2006 94% of four year old children were attending kindergarten (81% in sessional kindergarten and 13% in long day child care). Sourced from *Committee of Australian Governments’ National Reform Agenda: Victoria’s Plan to Improve Outcomes in Early Childhood* - March 2007.

⁴ The 0.8 hectare allocation assumes the multi-purpose community facility will have a range of additional functions beyond the early years’ services identified (e.g. small to large meeting spaces, youth spaces, neighbourhood house classroom spaces etc.)

Table 11 – Planning Standards: Early Years’ Services

Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 1.2 3 Year Old Supervised Activity Group – Level 1 or 2	<ul style="list-style-type: none"> • Local Government (Owner / operator) • Local Government (Own and maintain facility, but operated by committee of management) • Non government organisations and Churches • Government and non government schools • Private child care centres, some of which incorporate kindergarten programs within the service 	<ul style="list-style-type: none"> • Local Government • Department of Planning and Community Development • Department of Education and Early Childhood Development 	<p>3 year old activity groups generally operate from the same spaces used to operate 4 year old kindergarten programs (but are not eligible for State funding).</p> <p>It should be noted that 3 year old supervised activity groups have also been referred to by some Councils as 3 year old kindergarten and others as playgroups (in a supervised format). Interpreted in this way, such programs are also typically accommodated in facilities owned / managed by Churches, Neighbourhood Houses and non-government organisations.</p>	<p>3 year old activity groups will continue to generally operate from the same spaces used to operate 4 year old kindergarten programs. Therefore, the model articulated above is relevant to the provision of 3 year old activity groups.</p> <p>However, it should be noted that the demand for 3 year old activity groups has risen dramatically over the past decade and is likely to increase further in future. This demand may not be able to be catered for at double room kindergartens and third rooms of similar size to the normal kindergarten room may be required in early years’ facilities. These rooms could be also be used for occasional care and other early years programs.</p> <p>Alternatively, the 3 year old activity group may be run from an activity room within a multipurpose community centre.</p>	<p>No additional land or building floor area is required if the 3 year old groups are run in the 4 year old kindergarten rooms.</p> <p>An additional 100 -120 square metres of floor area would be required if a third room was built. An additional 0.03 ha of land could be required to accommodate the third room and extra car parking and external play space.</p>	<p>Design requirements for groups run in kindergartens need to adhere to the <i>Design Guide for Victorian Children’s Services</i> (April 2005), Office for Children, Victorian Government Department of Human Services. Also published on website www.dhs.vic.gov.au/cs/guidelines</p>
Item 1.3 Maternal & Child Health Service (Centre Based Sessional) – Level 2	<ul style="list-style-type: none"> • Local Government • Community health services 	<ul style="list-style-type: none"> • Local Government • Department of Education & Early Childhood Development 	<p>The Maternal and Child Health Service (M&CH) is a free service for all Victorian families with children aged 0-6 years. The Service offers support, information and advice regarding parenting, child health and development, maternal health and well-being and family planning. Parents can also join groups that provide health information and an opportunity to meet other parents in the local area</p> <p>As with Kindergartens, and for historic reasons, many Councils still have stand-alone M&CH centres, however,</p>	<p>Because of changing State Government policies and departmental structures, Growth Councils are likely to be presented with two major options in terms of M&CH provision:</p> <ul style="list-style-type: none"> • Continue to accommodate M&CH services within proposed Council owned community centres that predominantly function as an early years’ facility • Locate M&CH services on proposed new government primary school sites as part of an integrated early 	<p>The preferred model of M&CH provision in growth areas is either of the following options:</p> <ul style="list-style-type: none"> • Allocate 90 to 100 square metres for an M&CH component within an integrated early years’ facility that will form part of a multi-purpose community centre located on a minimum of 8,000 square metres of land. • Allocate 90 to 100 square metres for an M&CH component within an integrated early years’ facility that will form part of a multi-purpose community centre located on a minimum of 8,000 square metres of land. 	<p>The M&CH component of an early years’ facility should incorporate:</p> <ul style="list-style-type: none"> • Two M&CH consulting rooms (20 square metres for each room); • An interview room (20 square metres); and • A waiting / program room (40 square metres). <p>Design requirements need to adhere to the <i>Design Guide for Victorian Children’s Services</i> (April 2005), Office for Children, Victorian Government Department of Human</p>

Table 11 – Planning Standards: Early Years’ Services

Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
			<p>the general preference is to rationalise such facilities or build new facilities as an integrated suite of early years’ services (or a children’s services hub). This also incorporates a preference for establishing a dual nurse service that requires two consulting rooms, a foyer / waiting area and small meeting space for group related activities.</p> <p>M&CH services within multi-purpose facilities traditionally take many different forms. However, within Growth Councils they are generally co-located with Kindergarten and general community meeting spaces. Other multi-purpose facility forms include co-location with community health services, library services, facilities within shopping centres and neighbourhood houses.</p>	<p>years’ facility, a model recently expressed in State Government policy.</p> <p>In either option the facility model is likely to be similar in so far as the early years’ facility should incorporate capacity for a double room kindergarten; consulting suites for M&CH, allied health, early intervention and other early years’ providers; and flexible activity space for playgroups and other children’s programs.</p>	<p>proposed new or redeveloped government primary school sites. New school sites are typically 3.5 ha. This would have to be increased to around 5 ha to accommodate the early years’ facility.</p>	<p>Services. Also published on website www.dhs.vic.gov.au/cs/guidelines</p> <p>The consulting suites should have the capacity to accommodate other children’s and community services when not required for M&CH services</p>
Item 1.4 Playgroups – Level 1 or 2	<ul style="list-style-type: none"> Locally formed Committees of Management using local government, school, non-government and Church owned facilities 	<ul style="list-style-type: none"> Local Government 		<p>Playgroup is for babies, toddlers and preschoolers and their parents or carers. Playgroups are run at community venues such as maternal and child health centres, kindergartens, halls, community centres, primary schools and aged care facilities.</p> <p>Playgroup service models can include a more general and informal format, a supervised playgroup format and a 3 year and rostered format (essentially a 3 year old kindergarten program. Refer above to 3 year old kindergarten)</p>	<p>Playgroups may be encouraged to operate from a wide range of community facilities, both council and non-council (including church based, non-government organisations and private homes).</p> <p>The facility forms likely to accommodate the majority of demand for playgroups are early years’ facilities (whether they be located on proposed school sites or integrated within proposed multi-purpose community centres) and multi-purpose community centres (generally using a medium to large flexible meeting space with good storage capacity).</p>	<p>Basic requirements are:</p> <ul style="list-style-type: none"> An indoor and outdoor play space that is safe and easy to supervise; A separate kitchen; Suitable toilet facilities, storage space; Parking facilities and public transport. <p>(Source: Playgroup Victoria. Refer to website: www.playgroup.org.au).</p> <p>Although there are no strict guidelines about how large a playgroup should be, they typically contain between 10 to 20 children and an accompanying parent or guardian. A total group size in any given session may range from</p>

Table 11 – Planning Standards: Early Years’ Services

Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 1.5 Child Care – Occasional Child Care: Level 2 (read in conjunction with item 1.4)	<ul style="list-style-type: none"> • Local Government (Owner / operator) • Local Government (Own and maintain facility, but operated by committee of management) • Neighbourhood Houses • Leisure Centres • Non government organisations and Churches • Private sector 	<ul style="list-style-type: none"> • Federal Department of Families, Community Services and Indigenous Affairs • Department of Planning & Community Development • Local Government 	polices particularly support the establishment of playgroups targeting ‘vulnerable’ communities (e.g. low socio-economic status and newly arrived migrants).		20 to 40 people. A floor space of between 100 to 200 square metres is required to cater for these numbers. The facility design should also incorporate a dedicated storage space for the playgroup (approximately 30 square metres).	
Item 1.6 Child Care – Long Day Child Care: Level 1	<ul style="list-style-type: none"> • Private sector • Local Government (Owner /operator) • Local Government (Own and maintain facility, but operated by committee of management) 	<ul style="list-style-type: none"> • Federal Department of Families, Community Services and Indigenous Affairs • Department of Planning & Community Development • Local Government 	Occasional care comprises services usually provided at a centre on an hourly or sessional basis for short periods or at irregular intervals for parents who need time to attend appointments, take care of personal matters, undertake casual and part-time employment, study, or have temporary respite from full-time parenting.	Incorporate capacity for between 15 and 30 places within / as part of proposed community facilities such as municipal leisure centres, neighbourhood houses, community arts facilities, early years’ facilities and multi-purpose community centres.	Refer to Items 1.1, 1.3, 2.4 and 2.6	Design requirements for formal funded services need to adhere to the <i>Design Guide for Victorian Children’s Services</i> (April 2005), Office for Children, Victorian Government Department of Human Services. Also published on website www.dhs.vic.gov.au/cs/guidelines
			Although a few stand-alone occasional child care facilities exist, most occasional care is provided to support / or in conjunction with other service and facility forms such as Neighbourhood Houses and Leisure Centres.	The preference is to provide long day child care facilities in a stand-alone form because of their highly regulated and dedicated requirements, and locate them in or near to community infrastructure hubs or activity centres and adjacent to other Level 1	<ul style="list-style-type: none"> • A typical 120 place long day care facility will require approximately 0.25 ha. • Although not the preferred model, if a Growth Council identifies the need to incorporate a long day child care facility within a multi-purpose 	Design requirements need to adhere to the <i>Design Guide for Victorian Children’s Services</i> (April 2005), Office for Children, Victorian Government Department of Human Services. Also published on website www.dhs.vic.gov.au/cs/guidelines

Table 11 – Planning Standards: Early Years’ Services

Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
<ul style="list-style-type: none"> • Schools (either as owner/operators or as owners of the land, but run by an external organisation) • Non government organisations and Churches 	<ul style="list-style-type: none"> models include a mixture of stand-alone and multi-purpose facilities⁵ (e.g. incorporated with kindergarten and maternal & child health). 	<ul style="list-style-type: none"> infrastructure, such as early years’ facilities or multipurpose community facilities. Where applicable this is best achieved via a detailed precinct planning process. 	<ul style="list-style-type: none"> The option of facilitating the provision of community based long day child care should be considered by the Growth Councils to increase the choice of provider options beyond the private sector⁶. Options could include identifying sites in growth areas or increasing the land parcels for the proposed early years’ facilities and seeking partnership arrangements with non-government organisations to develop/operate the centres on these sites. 	<ul style="list-style-type: none"> community facility it should ensure that the facility is on a minimum of 0.8 ha of land square metres. It would be preferable that the services offered from the community facility were early years’ services. • Where long day child care provision is also identified on government primary school sites discussions will need to be undertaken with DEECD to confirm how much additional land for school sites will be required. 	<ul style="list-style-type: none"> community facility it should ensure that the facility is on a minimum of 0.8 ha of land square metres. It would be preferable that the services offered from the community facility were early years’ services. • Where long day child care provision is also identified on government primary school sites discussions will need to be undertaken with DEECD to confirm how much additional land for school sites will be required. 	<ul style="list-style-type: none"> Refer to <i>National Standards for Outside School Hours Care (Community Services Ministers’ conference—June 1995)</i>
Item 1.7 Child Care – Outside School Hours Care	<ul style="list-style-type: none"> • Schools • Local Government • Community organisations 	<ul style="list-style-type: none"> Federal Department of Families, Community Services and Indigenous Affairs • Department of Education & Early Childhood Development • Local Government 	<ul style="list-style-type: none"> Outside School Hours Care comprises services provided for school-aged children (5-12 year olds) outside school hours during term and vacations. Care may also be provided on student-free days and when school finishes early. Programs currently operate from primary schools (i.e. government, Catholic and independent schools) and community centres 	<ul style="list-style-type: none"> Support the delivery of Outside School Hours Care from primary school sites. Ensure the design of proposed government and non government primary schools adequately caters for the needs of this service. 	<ul style="list-style-type: none"> Refer to <i>National Standards for Outside School Hours Care (Community Services Ministers’ conference—June 1995)</i> Also refer to Government Primary Schools section. 	<ul style="list-style-type: none"> Refer to <i>National Standards for Outside School Hours Care (Community Services Ministers’ conference—June 1995)</i> Design requirements need to adhere to the <i>Design Guide for Victorian Children’s Services</i> (April 2005), Office for Children, Victorian Government Department of Human Services. Also published on website www.dhs.vic.gov.au/cs/guidelines

⁵ While Local Government is a provider of long day child care due to capital Federal / State Government subsidies in the 1980s and 1990s, investment in new facilities has declined significantly over the past decade when those subsidies ceased.

⁶ It should be noted that the Federal Labor Party has announced intentions to fund the construction of long day child care facilities on primary schools. Growth area councils will need to monitor this possibility very closely as it may prove to be significant in the planning of future community based long day child care in growth areas.

Table 11 – Planning Standards: Early Years’ Services

Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 1.8 Early Childhood Intervention Services	These services are funded through the Department of Human Services (DHS) and provided by DHS managed Specialist Children’s Services Teams and Early Childhood Intervention agencies.	• Department of Education & Early Childhood	Early Childhood Intervention Services (ECIS) support children with a disability or developmental delay from birth to school entry, and their families.	Planning for an ECIS facility should be integrated with the planning of early years’ facilities. However, because demand will be small in comparison to kindergarten and M&CH services an ECIS service will not be required at every proposed early years’ facility. One option is to construct a third room within a proposed early years’ facility.	Land area and building footprint required will depend on the services being offered and the degree to which the services can be accommodated within the multipurpose community centre.	Design requirements need to adhere to the <i>Design Guide for Victorian Children’s Services</i> (April 2005), Office for Children, Victorian Government Department of Human Services. Also published on website www.dhs.vic.gov.au/ics/guidelines

Table 12 - Planning Standards: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 2.1 Centre Based Libraries: Level 3 & 4	<ul style="list-style-type: none"> • Local Government (Owner / manager or as owner of facility but managed by a regional library corporation) • Local Government <ul style="list-style-type: none"> • Department of Planning and Community Development 	<p>Although the vast majority of libraries in Victoria operate from stand-alone settings, many recent library developments have incorporated other service and activity functions.</p> <p>In many communities, the library space has been incorporated into a larger integrated community hub often combining meeting spaces, neighbourhood centres and/or co-located with other agencies and services funded by both State, Local and Federal Government (note: a survey by Local Government Victoria in 2004 found that there were at least 36 multiple use library facilities in Victoria)</p> <p>In some cases, the library is developed as a community learning centre or a component of a larger multipurpose community centre.</p>	<p>Sites for Level 3 and/or 4 library centre sites should be identified in the growth areas and incorporate other important service and activity functions, particularly meeting and classroom spaces.</p> <p>A Level 4 library will function as the municipality's most significant library facility and incorporate other more specialised services (e.g. genealogy, historical society material etc),</p> <p>Library facilities should also be located in prominent community hub / activity centre locations and, where applicable, co-located with (or be a component of) other higher order facilities such as Council civic buildings or large multipurpose centre (which may also provide Level 1 and 2 services)</p> <p>Libraries are also likely to strengthen their role in direct program / service delivery such as arts activities, homework support, etc.</p>	<p><i>Land area</i></p> <ul style="list-style-type: none"> • Land: 1 to 1.5 ha (Level 3 & 4 libraries which comprise typical library spaces and areas for other community activities and programs) <p><i>Building area</i></p> <ul style="list-style-type: none"> • Building floor area: 1,000 to 1,500 square metres for Level 3 libraries and 2,000 to 2,500 square metres for Level 4 libraries 	<p>The <i>Community Hubs and the Public Library</i> 2007 report identifies the following key elements for Level 3 and 4 libraries:</p> <ul style="list-style-type: none"> • An accessible and visible high-profile site within an integrated community facilities hub • Open areas for social interaction and relaxed reading • A current, adequately sized and resourced library collection • Leading-edge IT facilities and community technology training programs • Inclusion of flexible, multi-use community meeting/ activity/ learning rooms • Defined children's collection and activity area and teen lounge area with appropriate age seating, print and audio-visual resources and computer facilities (multi-media room) • Facilities and equipment for local history and genealogy collections and services including, where feasible, an interactive heritage centre • Facilities for private study and lifelong learning services and programs, including homework clubs for primary and secondary school students <p>(Source: <i>Community Hubs and the Public Library</i>, Department of Victorian Communities, 2007)</p>	

Table 12 - Planning Standards: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 2.2 Neighbourhood House Programs: Level 1 or 2	<ul style="list-style-type: none"> • Neighbourhood House Committee of Management • Local Government as owner / operator or just as owner of the facility. Some local councils only provide operational support 	<ul style="list-style-type: none"> • Department of Planning and Community Development Local Government • Department of Education & Early Childhood Development 	<p>Neighbourhood Houses are known by many different names, including:</p> <ul style="list-style-type: none"> • Community Houses • Living and Learning Centres • Neighbourhood Centres • Learning Centres <p>Neighbourhood Houses provide a broad range of community events and social, educational, cultural and recreational programs at low cost. They aim to enhance the social, cultural and economic development of communities and run on principles of inclusive participation, community empowerment, life-long learning and active citizenship.</p>	<p>Neighbourhood House programs should be offered from the proposed Level 1 and 2 multi-purpose community centre sites.</p> <p>A dedicated space or spaces may be required for typical Neighbourhood House programs or it may be integrated with other facility forms such as a library.</p>	<p><i>Building area</i> The floor area would depend on whether a dedicated space is required for the service and the complexity/breadth of the service. For a dedicated service, the floor area could range from 200-600 square metres.</p>	<p>A Neighbourhood House program could require access to the following areas:</p> <ul style="list-style-type: none"> • Multiple classrooms • A larger activity room • Kitchen facilities • Administration areas • Foyer • IT rooms • Occasional child care services (including required outdoor play areas) • External courtyard areas for relaxation and outdoor program delivery • 'Youth friendly' spaces • Spaces for arts workshops, including wet / dry areas, sinks, storage areas, with consideration for sound-proofing and safety
Item 2.3 Meeting spaces: Levels 1, 2, 3, 4 & 5 for community activities	<ul style="list-style-type: none"> • Local Government • Schools • Churches • Private-for-profit 	<ul style="list-style-type: none"> • Local Government • Department of Education & Early Childhood Development 	<ul style="list-style-type: none"> • Typically, Council owned meeting spaces can take many different forms including dedicated halls, small to large spaces within multi-purpose community facilities and Neighbourhood Houses, and spaces within higher order community facilities such as libraries, cultural centres, leisure centres and civic centres. • Non Council providers, such as Churches and non government community organisations, have been important in providing meeting spaces 	<ul style="list-style-type: none"> • Almost any proposed community facility form in growth areas can and should incorporate meeting spaces. These include: • Neighbourhood level community centres • The construction of joint school / community use meeting spaces at proposed government primary and secondary schools • Libraries • Leisure centres • Community arts venues • Sporting pavilions • Special purpose spaces (e.g. band 	<p>Meeting spaces will be component elements of the larger community facilities. The floor and land areas required will depend on the type and range of activities to be accommodated by the meeting spaces. The floor areas could range from 30 square metres for small group activities through to 400 square metres for large functions of more than 200 people.</p>	<p>Within a Level 1 community facility or government primary schools</p> <ul style="list-style-type: none"> • Venues for 1-20 People • Venues for 21-50 People • Venues for 51-100 People • Venues for 101-200 People <p>Within a Level 3 community facility / Government Secondary College</p> <ul style="list-style-type: none"> • Venues for 200+ People

Table 12 - Planning Standards: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 24 Level 1 Youth facilities	• Local Government • NGOs	• Local Government • Office of Youth • Department of Human Services • Department of Education & Early Childhood Development • Federal Department of Family, Housing, Community Services & Indigenous Affairs	The level of investment in and types of youth facilities vary significantly across municipalities. Typical facility models can include: • Dedicated or single use youth centres offering a range of services/activities and/or providing accommodation for Council and other youth service providers. Services include advocacy, legal advice, counselling, information and referral, personal support program, recreation, health advice, etc. • Youth services spread across and incorporated into multi-use community centres. The services at each centre include one or more of the services listed above.	Growth area councils will maintain their support for the provision of services and activities for young people at the neighbourhood level (or Level 1) by taking a more strategic approach to the design and development of Level 1 multi-purpose community centres. The emphasis of youth support at this level is more "community development" focused and informal rather than the facility acting as a full-time base for one or more youth specific services (although these services will still be encouraged to operate from the facility on an outreach basis), which is more the role envisaged for Level 3 / 4 Youth Resource Centre outlined below (Item 2.5). The function of these facilities can also vary significantly from the very informal and unstructured (e.g. as in a 'drop-in' facility) to one which offers a more structured and diverse mix of services, activities and information supported by multiple numbers of staff and agencies (e.g. youth resource centre)	<i>Land area</i> Incorporated within proposed Level 1 and community centres. <i>Building area</i> Will depend on the final planning and design phases undertaken by growth area councils on a case-by-case basis, taking into account the design preferences indicated in the next column.	Youth facilities should be accessible by one or more public transport forms and ideally linked shared pedestrian / bicycle networks. The dedicated centres may be co-located with other facilities. The design issues to be considered for a youth facility are likely to vary depending on the youth programs and activities identified as being needed. Typical functions may include one or more of the following: <ul style="list-style-type: none">– Capacity for two work station locations– Access to a shared interview and consulting room– Access to other shared meeting spaces– Access to outdoor spaces / informal recreational spaces including small amphitheatre structure– Informal spaces that facilitate youth interaction and provision of information (paper brochures or computer terminal). May also include a self serving café / kichenette area

Table 12 - Planning Standards: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 2.5 Level 3 or 4 Youth Resource Centres	<ul style="list-style-type: none"> • Local Government • NGOs 	<ul style="list-style-type: none"> • Local Government • Office of Youth • Department of Human Services • Department of Education & Early Childhood Development • Federal Department of Family, Housing, Community Services & Indigenous Affairs 	<p>In addition to its own responsibilities, growth area councils recognise the important role played by a wide range of non-council agencies to support the needs of young people. Service types are provided at a variety of levels including:</p> <ul style="list-style-type: none"> • Universal services (education services); • Early intervention services (e.g. school focused youth service, support services for newly arrived migrants); • Secondary intervention services (e.g. Youth Pathways, Adolescent Support Services Program); and • Tertiary services (e.g. drug treatment services, juvenile justice, legal services and mental health). 	<ul style="list-style-type: none"> • Growth area councils will continue to support the development of youth resource centres as part of the development of Level 3 multi-purpose community centres (refer to Item 2.7). • Compared to Level 1 multi-purpose community centres, Level 3 Youth Resource Centres will have a stronger focus on service delivery and providing resources for young people to access the broader service system beyond what will be provided within the facility. 	<p><u>Land area</u> Incorporated within proposed Level 3 and community centres.</p> <p><u>Building area</u> Will depend on the final planning and design phases undertaken by growth area councils on a case-by-case basis, taking into account the design preferences indicated in the next column.</p>	<p>Level 3 / 4 Youth Resource Centres should be accessible by one or more public transport forms and ideally linked shared pedestrian / bicycle networks. The dedicated centres may be co-located with other facilities.</p> <p>The design issues to be considered for a Level 3 or 4 youth facility are likely to vary depending on the youth programs and activities identified as being needed.</p> <p>Typical functions may include one or more of the following:</p> <ul style="list-style-type: none"> – 3 offices – 1 interview room – 1 consulting room – Flexible meeting space (sufficient to use a 40 square metre room half the week) – Dedicated youth classroom / training room space (with wet space – tiled space with double sink and dishwasher) and kitchenette access) – Community café – Access as required to other larger meeting spaces – Change rooms with showers – Access to outdoor spaces / informal recreational spaces including small amphitheatre structure. May also include BBQ area – Informal spaces that facilitate youth interaction and provision of information (paper brochures or computer terminal). May also

Table 12 - Planning Standards: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 2.6 Multi-purpose community centres: Level 1	• Local Government	• Local Government	Centres currently have a number of forms. These include:	Two types of Level 1 Community Centres are envisaged: <ul style="list-style-type: none"> • <i>Level 1 Community Centres with Early Years' Services</i>.-The exact composition of Level 1 community centres will be determined by Growth Councils at an appropriate stage of the planning process. However, they should generally offer a good balance of flexible multi-purpose spaces that can be used by the surrounding resident population, and more dedicated agency spaces from which a diverse range of services (often outreach services) can be delivered. Spaces could include the following: <ul style="list-style-type: none"> - Dedicated 4 year old kindergarten - 3 year old kindergarten room - M&CH consulting suites - Flexible activity rooms for playgroups, occasional care, community meetings, neighbourhood house programs, youth activities, seniors' activities - Consulting rooms for visiting services 	Centres should be prominently and accessibly located in community facility hubs adjacent to open space and close to schools and public transport.	

Table 12 - Planning Standards: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria	
				<ul style="list-style-type: none"> • <i>Level 1 Community Centres without Early Years' Services-</i> These Centres are likely to be established where the early years' services described above are delivered by an adjacent government primary school. <p>These Centres will have a stronger community development focus and preferably be managed by a centre co-coordinator based permanently within the facility. The facility will function more along the Neighbourhood House model but will continue to incorporate the general community meeting space function of Council community centres and halls. Typical functions likely to be provided by these Centres include:</p> <ul style="list-style-type: none"> - Access to different sized meeting spaces - Classrooms - Administrative spaces for staff and community groups - Occasional child care (including outdoor play space) - Consulting suites for outreach services - Youth friendly spaces - Arts & cultural spaces - Appropriate spaces for older people - Spaces for informal leisure (e.g. Yoga) - Community garden 			

Table 12 - Planning Standards: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 2.7 Multi-purpose community centres: Levels 3	• Local Government	• Local Government	Higher order council community centres are not as widespread a community infrastructure form as Level 1 council community centres. Where they exist they generally function as a location for a diverse number of agencies, both council and non-council and act in many ways as a "community resource centre".	<ul style="list-style-type: none"> • <u>Level 3 Community Centres</u> - The exact composition of Level 3 community centres will be determined by Growth Councils at an appropriate stage of the planning process. However, they generally represent a larger version of Level 1 centres but with a stronger focus on service delivery functions catering to a broader catchment. The spaces provided in the centre could include those listed under the Level 1 centre described above and the following Level 3 services: <ul style="list-style-type: none"> - Dedicated PAG space - Dedicated youth space - Dedicated arts facility - Dispatch centre for delivered meals - Larger activity spaces - Office space for services 	<u>Level 3 Community Centres</u> <i>Land area</i> <ul style="list-style-type: none"> • A minimum of 1.5 ha <i>Building area</i> <ul style="list-style-type: none"> • To be determined during growth area planning phases 	Centres should be prominently and accessibly located in community facility hubs adjacent to open space and close to schools and public transport.
Item 2.8 Arts and Cultural Facilities: Level 1 - Flexible, multipurpose, shared use community art space	• Local Government • Neighbourhood House • DEECD (Early childhood centre/primary school)	• Local Government • DEECD • DPCD	Community art activities are commonly undertaken in libraries, multipurpose centres, halls and neighbourhood houses. Some councils are developing dedicated community arts centres and others are providing dedicated spaces within multipurpose community centres.	This level of facility provision aims to strategically incorporate the needs of arts and cultural activities within proposed neighbourhood level community centres.	Incorporated within proposed primary school, neighbourhood house or neighbourhood community centre.	Arts and cultural facilities incorporated into neighbourhood level community centres might include: <ul style="list-style-type: none"> • wet/dry activity space • Oratory stage with lighting bar and portable sound system • Track hanging system with track lighting

Table 12 - Planning Standards: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 2.9 Arts and Cultural Facilities: Level 2 / 3 co-located, dedicated performing art and/or exhibition facilities	<ul style="list-style-type: none"> • Local Government • Department of Education & Early Childhood Development (secondary schools) 	<ul style="list-style-type: none"> • Local Government • Department of Education & Early Childhood Development 	<p>Current provision models for this type of facility vary from one council to the next. Facilities meeting these needs may range from larger community halls and schools to regional performing arts / cultural arts facilities.</p> <p>Historically, this facility form has generally not been planned for within growth area strategies and structure plans, and provision has occurred incrementally on a project-by-project basis.</p>	<p>Provision of dedicated performing art and/or exhibition facilities co-located with:</p> <ul style="list-style-type: none"> • Government secondary colleges • Libraries • Civic Centres <p>Facilities co-located with schools need to be designed and configured within school grounds in a way that encourages community ownership, e.g. street access, community rather than school identity.</p>	<p>Land area</p> <ul style="list-style-type: none"> • Incorporate within proposed government secondary college, library or civic centre site. <p>Building area</p> <ul style="list-style-type: none"> • 800 square metres (including foyer area and amenities) 	<p>Level 2 / 3 co-located performing art and/or exhibition space.</p> <p>Performing arts spaces should have the basic elements of a theatre including auditorium with appropriate seating (up to 300 seats), foyer space, reasonable stage area, back stage facilities such as scenery docks, storage, dressing rooms and toilets and basic technical systems such as sound and lighting. The fixed equipment should be of a standard that can be easily operated without qualified technical staff but with capacity (such as three phase power) to be augmented for professional productions from time to time.</p> <p>Exhibition spaces should have basic gallery lighting such as track lights, capacity to control natural light (e.g. UV filters) and reasonable security. Visual art activity spaces should have reasonable capacity to accommodate several different art form types separately, and include practical workshops spaces and designated 'wet' areas.</p>

Table 12 - Planning Standards: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 2.10 Arts and Cultural Facilities: Level 3 – Community Arts Centre	• Local Government • Arts Victoria	Most Melbourne growth area councils do not currently have this type of facility.	The establishment of dedicated community arts facilities with specialised programming staff. Located in prominent community hub / activity centre locations and, where applicable, located within cultural or civic precincts.	Community Arts Centre Land area • 2,750 square metres Building area • 1,250 square metres	Facilities at this level will be physically much the same as those at Level 2/3 but will differ in management and program. At this level, the facility should have active programs and dedicated management rather than the 'spaces for hire' approach at the lower level. It should offer community cultural development programs that engage with community participants, with the flexibility to present professional performing or visual arts from the young circuit. Facility management should be housed within the complex. With appropriate management and technical operations staff, the equipment fit-out can be more complex and professional where required.	
Item 2.11 Arts and Cultural Facilities: Level 4/5 – Regional Arts Centre	• Local Government • Arts Victoria		Regional Arts Centres are being provided at the municipal level as stand alone facilities located in prominent community/civic /commercial hubs. These meet professional and community performing and visual art needs, typically comprising large auditoriums/theatres (upwards of 300 seats), exhibition spaces, function rooms, rehearsal areas, studio space and administration spaces.	Level 4/5 Regional Arts Facility Land area • 5,500 square metres Building area • 2,500 square metres	A Regional Arts Centre may comprise large and small auditoriums, functions rooms, exhibition space, studio space and administration spaces. Depending on technical fit out (particularly proscenium arch) performing arts space may conform to A or B benchmarks, identified in Victorian Association of Performing Arts Centre's (VAPAC) guidelines <i>On/ You Beautiful/ Stage</i> .	The architectural character of the facilities should be distinctive and reflective of the local community.

Table 12 - Planning Standards: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 2.12 Arts and Cultural Facilities: Public art	• Local Government • Developers	• Local Government • DPCD (Planning and Local Government) • Arts Victoria (Policy context only)	Local government is increasingly undertaking major public art commissions in principal activity centres, major civic precincts and as gateway treatments.	Major public art commissions should be considered for principal and major activity centres and regionally significant open space. Developers also commission public artworks to act as gateways and to 'brand' developments.	Not applicable. Public art pieces are generally located within other prominent locations such civic squares, roundabouts, entrances to housing estates.	Site specific public art, created by professional public artists, should be used to strengthen local character, create distinct locations and enhance urban design. The cost of building permits, lighting, interpretation / labelling and landscaping need to be factored into total budget costs. Public art commissions should be placed in locations with maintenance schedules that support the artwork and associated landscaping.

Table 13 – Planning Standards: Aged & Disability

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 3.1 Seniors' groups (senior citizens' clubs, special interest groups, groups involved in active ageing programs)	• Local Government • Churches, cultural group and other community organisations	• Local Government • Department of Planning and Community Development	Senior citizens' groups typically operated from: <ul style="list-style-type: none">• Council owned facilities such as dedicated senior citizen's centres, community halls or multi-purpose community centres• Non-council facilities such as Neighbourhood Houses, Migrant Resource Centres and Churches.• Club facilities owned by specific communities, ethnic community.	It is anticipated that fewer traditional style senior citizens' groups will form in the growth areas. In their place will be special interest groups and active ageing groups The facility needs of these groups should be met through the provision of: <ul style="list-style-type: none">• Appropriately designed activities and exercise spaces in community, cultural and recreation facilities• Suitably designed open space area with walking paths, seats and shelters, gentle exercise stations and social areas	<u>Level 1 or 2 - Seniors' Spaces</u> <u>Land area</u> <ul style="list-style-type: none">• Space to be provided within a Level 1 multi-purpose community facility <u>Building area</u> <ul style="list-style-type: none">• 200 square metres of general community meeting space	<u>Level 1 or 2 - Seniors' Spaces</u> Meeting spaces designated for senior citizens' use should include: <ul style="list-style-type: none">• Main meeting room• Male and female toilets with disability access• Small kitchen• Appropriate storage
Item 3.2 Home & Community Care - Planned Activity Group: Level 3	• Local Government • Community health organisations	• Department of Human Services • Commonwealth Department of Health & Ageing	Planned Activity Groups (PAGs) provide centre based programs for frail aged and/or disabled people. There are essentially two types of PAGs – those providing for people with high support needs and those for people with moderate support needs.	Planned Activity Groups (PAGs) should be provided in the growth areas. This may be in the form of dedicated spaces within proposed Level 3 community facilities, (e.g. a Level 3 multi-purpose community facility or community health centre) for the high support PAGs or	<u>Land Area</u> <ul style="list-style-type: none">• Incorporate a dedicated space within a Level 3 multi-purpose community centre or community health centre. <u>Building area</u> <ul style="list-style-type: none">• Approximately 400 square metres	Planned Activity Groups should be located in user-friendly community venues. Venues should always provide a safe and secure physical environment A dedicated PAG facility should include:

Table 13 – Planning Standards: Aged & Disability

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
			The 'high support' PAGs often operate from purpose built facilities. Some operate from general activity spaces within community centres. The 'moderate support' PAGs typically operate from general activity spaces within community centres	multipurpose spaces within Level 1 or Level 3 community facilities for the moderate support PAGs.	to accommodate 25 clients at any one time	<ul style="list-style-type: none"> Main activity room Smaller room for quiet activities for up to 10 persons Male and female toilets with disability access Office, kitchen and storage
Item 3.3 Home & Community Care – Delivered Meals Preparation / Centre Based Meals	<ul style="list-style-type: none"> Local Government Community health organisations 	<ul style="list-style-type: none"> Department of Human Services Commonwealth Department of Health & Ageing 	<p>The Delivered Meals Service provides meals to service clients at their homes or at a community centre where meals are eaten in a social setting.</p> <p>Typically, the meals are prepared by a contractor at their kitchen, transported to a despatch centre and then delivered to the clients. The service is coordinated by Council.</p>	<p>The current service models will continue with despatch centres required in the growth areas.</p>	<p><i>Land Area</i></p> <ul style="list-style-type: none"> If required, incorporate a despatch area and a modified kitchen within a level 3 community centre No additional land area would be needed <p><i>Building area</i></p> <ul style="list-style-type: none"> No additional building area would be required 	<p>Modifications may be required to the community centre kitchen to make it suitable for bulk meal production and dispatch</p>
Item 3.4 Residential Aged Care – Low Care	<ul style="list-style-type: none"> Private-for-profit Non-government & Church based agencies Government health providers such as public hospitals 	Commonwealth Department of Health & Ageing	<p>There are two main types of residential aged care in Australia, high level care (known as nursing homes) and low level care (known as hostels).</p> <p>Low-level care provides accommodation, support services (cleaning, laundry and meals), personal care services (help with dressing, eating, toileting, bathing and moving around), and may provide or have access to some allied health services (such as physiotherapy, occupational therapy, recreational therapy and podiatry).</p> <p>Whilst some aged care homes continue to specialise in low or high</p>	<p>The providers' preferred facility model is the integration of low and high care facilities within larger independent living estates (i.e., retirement villages). Note: This is not necessarily the Growth Councils preferred delivery model</p>	<p>While it is not possible to be completely prescriptive about the optimum size of an integrated residential aged care complex containing a combination of all the service elements identified to the left, the following points provide a general guideline:</p> <ul style="list-style-type: none"> In growth areas prospective developers/operators of mixed use residential aged care developments tend to identify sites between 5-10 ha in size. This provides the developer/operator with the capacity to construct a combined low and high care facility on the site. A 90 bed facility, for example, may require 	<p>Facilities need to comply with <i>Aged Care Act 1997</i>. Accreditation Standards: <i>Standards & Guidelines for Residential Aged Care Services</i>, Commonwealth Dept of Health & Family Services, Aged & Community Care Division, 1998.</p>

Table 13 – Planning Standards: Aged & Disability

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 3.5 Residential Aged Care – High Care	<ul style="list-style-type: none"> • Private-for-profit • Non-government & Church based agencies • Government health providers such as public hospitals 	Commonwealth Department of Health & Ageing	<p>level care, many homes now offer the full continuum of care which allows residents to 'age in place' — they can stay in the same facility and move from the low care to high care when needed.</p> <p>High-level care involves 24 hour care. Nursing care is combined with accommodation, support services (cleaning, laundry and meals), personal care services (help with dressing, eating, toileting, bathing and moving around) and allied health services (such as physiotherapy, occupational therapy, recreational therapy and podiatry).</p> <p>Refer above for more details on the planning allocation of new residential aged care places.</p> <p>(Source: <i>Aged Care in Australia</i>: 2006, Australian Government, Department of Health & Ageing)</p>	<p>The providers' preferred facility model is the integration of low and high care facilities within larger independent living estates (i.e. retirement villages). [Note: Council does not provide this service.]</p>	<p>4,000 to 5,000 square metres of land if constructed over two levels.</p> <ul style="list-style-type: none"> • The balance of the land is typically established for independent living units. <p>While it is not possible to be completely prescriptive about the optimum size of an integrated residential aged care complex containing a combination of all the service elements identified to the left, the following points provide a general guideline:</p> <ul style="list-style-type: none"> • In growth areas prospective developers / operators of mixed use residential aged care developments tend to identify sites between 5 to 10 ha in size. • This provides the developer / operator with the capacity to construct a combined low and high care facility on the site. A 90 bed facility, for example, may require 4,000 to 5,000 square metres of land if constructed over two levels. • The balance of the land is typically established for independent living units. 	<p>Facilities need to comply with <i>Aged Care Act</i> 1997.</p> <p><i>Accreditation Standards: Standards & Guidelines for Residential Aged Care Services</i>, Commonwealth Dept of Health & Family Services, Aged & Community Care Division, 1998.</p>

Table 14 – Planning Standards: Indoor Sport and Recreation

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 4.1 Council Indoor Aquatic/ Fitness Centres Levels 3 or 4 Supporting activities such as: • Recreational/ competitive swimming and other water activities • Water therapy and exercise programs • Swimming lessons • Health and fitness activities • Weight training • Sports medicine • Group activities/ meetings	• Local Government • Department of Planning and Community Development	A variety of aquatic/fitness centres are being developed. These range from large multifaceted facilities with leisure, program, hydrotherapy, diving and toddlers pools, gyms, health and fitness facilities, sports medicine facilities, meeting areas, child minding and café areas, to small health and fitness centres and swim schools.	Multifaceted facilities comprising many of the elements listed under key design issues. One facility may be developed to a higher level and be supported by lower level facilities.	Council Aquatic Leisure Centre (with 25m pool) <i>Land area</i> Land area required will depend on the component elements of the facilities. Allow 2.5-3 ha	Council Aquatic Leisure Centre (with 25m pool) <i>Land area</i> Land area required will depend on the component elements of the facilities. Allow 2.5-3 ha	A Council aquatic leisure centre may consist of many elements including: <ul style="list-style-type: none">• 25m or 50m program pool with movable boom, or both⁷• Free form leisure pool• Warm water pool• Toddlers pool• Waterslides, water features, splash park, etc.• Outdoor leisure space• Spa, sauna and steam room,• Fully equipped gymnasium• Cardio theatre• Flexible group activity rooms (e.g. for class based activities such as yoga, Pilates, body pump, revolution classes, etc.);• Consulting suites for complementary health and well-being providers (e.g. masseurs)• Function/training room• Child minding space (licensed for occasional care)• Cafés• Social areas• Youth friendly spaces• Change rooms• Foyer/offices / administration areas• Outdoor leisure spaces including spaces conducive for young people to gather• Large car park

⁷ Some Centres also incorporate outdoor 25m or 50m pools

Table 14 – Planning Standards: Indoor Sport and Recreation

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 4.2 Indoor recreation centres/stadiums (hard court); Level 1/2 and Level 3 Supporting sports such as:	<ul style="list-style-type: none"> • Local Government • Schools • Private-for-profit 	<ul style="list-style-type: none"> • Local Government • Department of Education & Early Childhood Development • Department of Planning and Community Development (Sport & Recreation Victoria) 	<p>There are large variations in the type of indoor stadiums that currently exist in Melbourne. They range from one court through to 6 + courts.</p> <p>They are provided at mixed settings – predominantly council land and Department of Education sites.</p> <p>Large competitions (basketball, netball, badminton, volleyball) rely heavily on multiple court venues.</p> <p>The private sector plays a role in providing smaller or modified court venues.</p> <ul style="list-style-type: none"> • Basketball • Netball • Volleyball • Badminton • Indoor soccer • Indoor hockey • Indoor bowls • Martial arts • Dance • Other compatible indoor activities 	<p>A combination of a higher order (multi-court) stadium supported by neighbourhood level indoor stadium(s).</p> <p><u>Level 1 indoor stadiums</u></p> <p>A neighbourhood level stadium should:</p> <ul style="list-style-type: none"> • Contain a minimum of 2 courts. • Be located on proposed government primary, secondary school sites or Council land <p><u>Level 3 indoor stadiums</u></p> <p>A higher order indoor recreation stadium should:</p> <ul style="list-style-type: none"> • Contain a minimum of 4 courts with capacity to expand to 6 courts if required. • Be located on either: <ul style="list-style-type: none"> 1) higher order recreation reserves; or 2) at or adjacent to proposed government secondary colleges. 	<p>Land area</p> <ul style="list-style-type: none"> • Level 1 indoor stadiums (i.e. a 2 court facility) will require approximately 0.6 ha (includes car parking). • Level 3 indoor stadiums will require between 1.2 ha (4 courts) to 1.8 ha (for 6 courts) and includes car parking. <p>If located at schools, the school land parcel should be increased accordingly.</p> <p><u>Building area</u></p> <ul style="list-style-type: none"> • Level 1 - two court indoor stadium – 2,000 square metres • Level 3 - four court indoor stadium – 4,000 square metres 	<p>The component elements of an indoor recreation centre may include the following:</p> <ul style="list-style-type: none"> • Courts/spaces appropriately sized and lined to cater for the sports that will be played at the centre • Roof heights suitable for the sports to be played at the centre • Spectator seating • Suitable facilities for umpires and officials • Administration/foyer area • Café/kiosk area • Weights room • Change rooms • Function/training rooms • Significant storage facilities • Car parking <p>The facility should be designed to reflect the character of the surrounding areas and be welcoming to all age groups, in particular the predominant user group, youth.</p>

Table 15 – Planning Standards: Active Outdoor Sport and Recreation and Passive Open Space

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 5.1 Level 1 active open space reserves Supporting sports such as: • Football • Cricket • Soccer • Baseball • Softball • Hockey • Athletics / track & field • Netball	• Local Government • Schools	• Local Government • Department of Planning and Community Development (Sport & Recreation Victoria) • Department of Education & Early Childhood Development	Although there are many multiple playing field sporting reserves in Metropolitan Melbourne most neighbourhood level provision in older established areas is characterised by single use playing fields. However, this has proven to be an inefficient method of provision for active space needs.	Minimum neighbourhood model should have the capacity to accommodate the equivalent off two full sized AFL / cricket ovals or 3 full soccer fields, even though other sports may be allocated to the reserve. Key characteristics of quality active open space must include: a) Public ownership. b) Sport as its primary purpose and function. c) Located conveniently and suitably to the community and users it is intended to serve. d) Community has access to the sports fields for informal recreation when sporting activities are not in progress. e) Appropriately zoned in local planning scheme or management plan. f) Access and use for sporting purposes is allocated by council / agency. g) Used by the community consistent with primary purpose. h) Designed and constructed to meet specific sporting standards and requirements including drainage and irrigation.	• A minimum of 8 ha (up to 10 ha) for a neighbourhood level active open space reserve. • Within a growth area, a proposed reserve will be created as part of the relevant subdivision stage.	Neighbourhood level active open space reserve could include: • Playing fields with suitable dimensions for senior competition • Pavilion • Sufficient car parking to cater for activities held at the reserve (this could include dedicated and overflow car parking) • Play spaces for children and youth • Buffer from surrounding roads, houses, schools, etc. (e.g. no back fences facing reserve, 3 road frontages) • Passive / landscaped areas • Lighting (minimum 4 per playing field for training) • Perimeter shared bicycle / walking trails / linked to other trails • Spectator areas (some sheltered spaces, hard spaces, etc.) • Orientation (ideally north / south) • Suitable topography – minimise requirements for heavy earthworks • Sub-surface irrigation system where appropriate • Oval and perimeter fencing • Other ancillary items – scoreboard, practice facilities (e.g. cricket nets, coaching boxes), other storage facilities • Park furniture Consideration should also be given to the feasibility of installing synthetic playing surfaces as part of a range of measures to reduce reliance on water and the number of fields required. Synthetic surfaces offer an

Table 15 – Planning Standards: Active Outdoor Sport and Recreation and Passive Open Space

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 5.2 Higher order active open space reserve: Level 3, 4 & 5 Supporting sports such as: • Football • Cricket • Soccer • Tennis • Softball • Baseball • Outdoor netball • Lawn Bowls • Junior and senior athletics • Rugby • Lacrosse • Cycling • Athletics • Dog obedience • Netball • Other	• Local Government	• Local Government • Department of Planning and Community Development (Sport & Recreation Victoria)	Existing higher order active open space reserves in Melbourne are very diverse in composition and size. Some are single sport reserves providing dedicated facilities for single or dual sports e.g. velodrome for cycling or playing field for football/cricket. Others are multi-sport parks providing facilities for a number of outdoor sports and possibly some indoor sports.	Multi-sport reserves should be provided. Ideally, such reserves will contain a mixture of: • Multiple outdoor playing fields/courts/tracks (for a diverse range of sports) • One or more significant items of indoor recreation (e.g. leisure centres and/or a multi-court basketball / netball facility) • A high level of general amenity such as car parking and landscaping and good access via both private and public transport forms.	Land area Land area requirements for a higher order recreation reserve will depend on the choice of component elements. They could range from 10 ha to more than 50 ha. As a general guide 30 ha will be required to accommodate: • Active outdoor playing fields (3 full sized AFL ovals and 3 soccer pitches) • A typical council leisure centre (including an aquatics component) • A 10 court tennis facility • Perimeter pedestrian / bicycle trail • A higher order playground (e.g. adventure playground)	See 5.1 above. Also refer to other discrete infrastructure items listed that may form part of the higher order reserve (Items 4.1, 4.2, 5.6, 5.7, 5.8)
			This is relevant to all land proposed for formal sport.		Building area Refer to other discrete infrastructure items listed that may form part of the higher order reserve (e.g. Council leisure centres)	

Table 15 – Planning Standards: Active Outdoor Sport and Recreation and Passive Open Space

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 5.3 Neighbourhood and Higher Order level active open space reserves pavilions: Level 1 and 3 Supporting sports such as:	• Local Government	• Local Government • Department of Planning and Community Development (Sport & Recreation Victoria)	Municipal sporting pavilions vary significantly in size, quality and function. They range from the most basic of change rooms to more elaborate buildings offering a combination of change rooms, larger social rooms with bar facilities.	Pavilion should be used where feasible for non-sport related activities (e.g. social rooms which effectively can fund the function as general community meeting space that local residents and groups can hire). Pavilions should be suitable for use by female players.	<p>Land area Incorporated into open space reserve (refer above)</p> <p><i>Recommended Building Area</i></p> <ul style="list-style-type: none"> • Level 1 pavilion – minimum of 400 square metres (e.g. a pavilion serving a level 2 netball facility with 1 or 2 courts) • Level 3 pavilion – minimum of 600 square metres <p><i>Level 3 and above - Higher order pavilions</i></p> <p>Higher order pavilions (sub municipal, municipal, regional) could include:</p> <ul style="list-style-type: none"> • 2 change rooms and amenities per playing field which are suitable for male and female players • Small administration office • Kiosk/Kitchen • Social room • Umpires room • First aid room • Storage • ESD considerations (water tanks, solar heating etc, skylights, building orientation) <p><i>Level 1 - Neighbourhood level pavilions</i></p> <p>Level 1 pavilions could include:</p> <ul style="list-style-type: none"> • 2 change rooms and amenities per playing field which are suitable for male and female players • Kiosk • Social room • Umpires room • First aid room • Storage • External verandah area for spectators with hard surface • Time keepers room • Media room • Community meeting space (separate or shared) 	

Table 15 – Planning Standards: Active Outdoor Sport and Recreation and Passive Open Space

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 5.4 Neighbourhood level passive open space reserves: Levels 1 & 2	• Local Government	• Local Government	Level 1 passive open spaces are typically provided as a requirement of the Subdivision Act (where 5% of a developable subdivision can be obtained by the local planning authority as an open space contribution) or via an open space policy developed by the local planning authority that typically stipulates an open space contribution between 5% and 10%.	Neighbourhood level passive open space reserves of around 0.7 ha to 1 ha should be equitably distributed across the growth area. The merits of amalgamating 1 ha parcels to form larger and more functional reserves should be investigated on a case-by-case basis.	<p><u>Land area</u></p> <p><u>Level 1</u></p> <ul style="list-style-type: none"> A minimum of 0.7 ha, but preferably 1 ha for a neighbourhood level passive open space reserve. <p><u>Distribution</u></p> <ul style="list-style-type: none"> 400 – 500 metres of residential dwellings <p><u>Level 2</u></p> <ul style="list-style-type: none"> Ranging from 2.4 to 4 ha <p><u>Distribution</u></p> <ul style="list-style-type: none"> 2 kilometres of residential dwellings 	<ul style="list-style-type: none"> Externally accessible toilets attached to pavilion ESD considerations (water tanks, solar heating etc, skylights, building orientation) <p>Pavilion design should be considerate of the design guidelines specified by Peak Bodies.</p> <p>Consideration should be given to incorporating the following elements into Level 1 passive open space reserves:</p> <ul style="list-style-type: none"> Play spaces for children and youth BBQ Shelter Paths & paving Irrigation Furniture Trees Grass Lighting Facilities for gentle exercise Walking paths <p>Where possible, the open space areas should be developed on reasonably flat terrain and unencumbered by potential flooding.</p>

Table 15 – Planning Standards: Active Outdoor Sport and Recreation and Passive Open Space

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 5.5 Higher order passive open space reserves Level 3, 4 & 5	<ul style="list-style-type: none"> • Local Government • Parks Victoria • Department of Sustainability & Environment • Melbourne Water 	<ul style="list-style-type: none"> • Local Government • Parks Victoria • Department of Sustainability & Environment • Melbourne Water 	<p>The planning and development of higher order passive open space reserves in Metropolitan Melbourne is generally undertaken via a regional parks planning process coordinated between Parks Victoria, Melbourne Water, the Department of Planning and Community Development and the relevant municipal authority.</p> <p>Specific strategies within Melbourne's growth areas are outlined in <i>Linking People and Spaces A strategy for Melbourne's open space network</i>, prepared by Parks Victoria in 2002.</p>	<p>The focus of LP&S is the provision of regional open space networks and linkages rather than on provision of space to serve the local and district levels.</p> <p>Refer to <i>Linking People and Spaces A strategy for Melbourne's open space network</i> for more details.</p>	<p>Refer to <i>Linking People and Spaces A strategy for Melbourne's open space network</i>.</p>	<p>Refer to <i>Linking People and Spaces A strategy for Melbourne's open space network</i>.</p>
Item 5.6 Tennis facilities (including pavilion): Level 2 & 3	<ul style="list-style-type: none"> • Local Government • Schools • Local churches 	<ul style="list-style-type: none"> • Local Government • Department of Planning and Community Development (Sport & Recreation Victoria) 	<p>Level 2 neighbourhood tennis facilities are predominantly 24 court facilities (mostly 4 courts) located in active sporting reserves, church grounds and schools.</p> <p>Some larger facilities 6-14 courts are being provided at sub municipal levels (e.g. Level 3) and some Councils are giving consideration to providing 14-24 courts facilities at the municipal level.</p>	<p>2 court facility at a neighbourhood level for free to the public use. This facility could be located near a club tennis facility or a suitable community facility to enable surveillance and management if required.</p> <p>Level 2 and / or 3: 4 -10 court facilities for club tennis and/or public hire. This facility could be located near a managed community facility to enable surveillance and management during the week if required.</p>	<p>Land area</p> <ul style="list-style-type: none"> • Level 2 neighbourhood facility (fee to the public) - 0.2 ha • Level 2 club facility 1.0-1.5 ha • Note: these recommended allocations are in addition to (not part of) the Level 1 active open space allocation recommended in Item 5.1 above. • Municipal level facility – 3 ha component of major recreation reserve <p>Building area</p> <ul style="list-style-type: none"> • Level 2 club facility – 300 square metres • Level 4 municipal facility – 600-1500 depending on element management. 	<p>Key design elements are:</p> <ul style="list-style-type: none"> • Preferred orientation • Court lighting over all courts • Minimum 4 car parks per court. • Buffer from surrounding roads, houses, schools etc. important because of noise issues. Buffer of 25 metres from nearest house from club facility and 100 metres for municipal facility • Perimeter landscaping • Court structure / surface options – ensure minimum of 4 courts of the same surface type and then consider issues such as ESD • Fencing • Umpire stands • Spectators amenities in between courts (e.g. seating, shelters) Pavilions

Table 15 – Planning Standards: Active Outdoor Sport and Recreation and Passive Open Space

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
					Pavilions could consist of the following depending on the level of the facility: <ul style="list-style-type: none">• Change rooms (male / female)• Toilet/showers• Kiosk/kitchen• Social area/function room• Proshop/ tournament office• Store• Offices• First aid room• Public toilets• Seats for spectators around show court	
Item 5.7 Lawn Bowls Facility	• Local Government • Privately owned clubs (e.g. RSLs)	• Local Government • Department of Planning and Community Development (Sport & Recreation Victoria)	Lawn bowls facilities are located in a diverse range of settings across Melbourne and stand-alone facilities in residential settings or which are located with active recreation reserves or passive parkland. Most local facilities have 2 greens and an extensive clubhouse comprising change rooms and social areas. In recent years, there have been moves to consolidate bowling clubs into larger 4 green venues serving sub-municipal catchment areas	A lawn bowl facility with capacity to accommodate 4 greens within a higher order recreation reserves	<i>Land area</i> Allocate 1.5 ha. Note: this recommended allocation is incorporated into the higher order active open space reserve referred to above Item 5.2. <i>Building area</i> Pavilion – a minimum of 400 square metres minimum.	<ul style="list-style-type: none">• Minimum 2 greens with the capacity to expand to 4• Lighting over at least 2 greens• Pavilion with male and female change areas• Social facilities• Minimum 40 car parks for a 4 green facility• Buffer of 15 mts from surrounding roads, houses, schools etc. .• Perimeter landscaping• Surface options – preferably a mix of synthetic and grass (i.e. 2 synthetic and 2 grass)• Fencing• Spectator facilities / amenities and pedestrian circulation in between greens (e.g. seating, shelters)
Item 5.8 Bicycle Pedestrian Trail Infrastructure	• Local Government • VicRoads • Parks Victoria • Melbourne Water	• Local Government • VicRoads • Parks Victoria • Melbourne Water	Bicycle facilities consist of the following elements: <ul style="list-style-type: none">• Off-road paths• On-road lanes• Wide left lanes	A connected on and off road path network which allows for bike and pedestrian use and links key facilities in the development area (schools, parks, commercial areas, recreation	<i>Not applicable</i>	<ul style="list-style-type: none">• Off road sand or sealed paths which are disability accessible, have sufficient width to accommodate cyclists and walkers, and have good sightlines

Table 15 – Planning Standards: Active Outdoor Sport and Recreation and Passive Open Space

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 5.9 Outdoor netball facilities	<ul style="list-style-type: none"> • Local Government • Schools • Local churches 	<ul style="list-style-type: none"> • Local Government • Department of Planning and Community Development (Sport & Recreation Victoria) • Department of Education & Early Childhood Development 	<p>Bicycle parking and end-of-trip facilities.</p> <p>(Source: VicRoads website: www.vicroads.vic.gov.au)</p>	<ul style="list-style-type: none"> • Bicycle parking and end-of-trip facilities. <p>Where appropriate, paths should be through and around active and passive parks which link the facilities in the parks and connect to the main path network</p>	<p>facilities, cultural facilities transport nodes).</p> <p>Where appropriate, paths should be through and around active and passive parks which link the facilities in the parks and connect to the main path network</p>	<ul style="list-style-type: none"> • Suitably shaded and lit rest stations along the path • Bike parking facilities at the key destinations on the path network
				<p>It is recommended that outdoor netball courts be allocated in the following manner:</p> <ul style="list-style-type: none"> • Level 2 – 1-2 outdoor netball courts located within either or both: - some government primary schools and available for both school and community user; and / or - Level 1 active recreation reserves. <p>• Level 3 – an 8 outdoor netball court complex developed within one of the following settings:</p> <ul style="list-style-type: none"> - Level 3 active outdoor recreation reserve; - A proposed government secondary college; or - Another proposed council active recreation reserve. 	<p>Level 2 facility</p> <p>Land</p> <p>Approximately 1,800 square metres for 2 courts (based on approximately 900 square metres per court).</p> <p>Level 3 facility</p> <p>Land</p> <p>Approximately 7,200 square metres for 8 courts (based on approximately 900 square metres per court).</p>	<p>Level 2 facility</p> <ul style="list-style-type: none"> • 2-4 light poles • Shelter <p>Level 3 facility</p> <ul style="list-style-type: none"> • 6 light poles • Pavilion (potentially shared where other sports are occurring) • Perimeter spectator seating

Table 16 – Planning Standards: Education & Training

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 6.1 Government Primary Schools: Level 1	• Department of Education & Early Childhood Development	• Department of Education & Early Childhood Development	Primarily as stand alone facilities co-located with other community infrastructure forms such as active and passive open space, community centres and early years' facilities. Some government primary schools are combined with full (Year 7 to 12) or partial (Year 7 to 9) secondary college function.	Plan collaboratively with the DEECD around both traditional school provision and how government primary schools can be developed to deliver a wider range of community service and activity needs. Key issues to address include: • Land size • Developing effective joint use agreements • Timing of provision given the need to deliver early years' services generally ahead of schools • Optimising design outcomes via an integrated master plan exercise.	Land area • A Primary School (Prep to Year 6) requires a long-term enrolment in the order of 451 / 475 to be justified. • The current minimum site area is 3.5 ha. This will need to be increased when additional community infrastructure such as early years' facilities are located at the school sites.	<ul style="list-style-type: none"> • School sites to have three street frontages (with appropriate parallel parking spaces and on-site parking) to facilitate safe and efficient pedestrian and vehicle movements; and • School sites should be co-located with open space and community facilities where possible. • DEECD currently allocates 34 car spaces when planning for new government primary schools (P-6). It is recommended that this be increased to at least 100 car spaces to cater for community use infrastructure such as the proposed 2 court indoor stadium and early years' facility. <p><i>With an early years' facility only</i></p> <ul style="list-style-type: none"> • A school with an early years' facility may require between an additional 0.3 ha to 0.5 ha of land to incorporate functions such as dual M&CH rooms (100 sq ms), double kindergarten (400 sq ms), outdoor play area (700 sq ms), activities rooms for playgroups etc parking, landscaping etc. The total land to be allocated for a government primary school would therefore increase from 3.5 to 3.8 / 4.0 ha. <p><i>With an indoor recreation facility only (2 courts)</i></p> <ul style="list-style-type: none"> • An indoor recreation facility may require an additional 0.6 ha of land taking the total land allocation from 3.5 to 4.1 ha <p><i>Primary School with both an early years' facility and indoor recreation centre</i></p> <ul style="list-style-type: none"> • Where a primary school (P-6) is likely to incorporate both an early

Table 16 – Planning Standards: Education & Training

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 6.2 Government Secondary Schools: Level 2	• Department of Education & Early Childhood Development	• Department of Education & Early Childhood Development	Primarily as stand alone facilities co-located with other community infrastructure forms such as active and passive open space, community centres and early years' facilities. Some government secondary colleges are configured together with primary schools either as full (Year 7 to 12) or partial (Year 7 to 9) secondary colleges.	Councils should plan collaboratively with the DEECD around both traditional school provision and how government secondary schools can be developed to deliver a wider range of community service and activity needs. Planning processes should focus in particular on the following joint use community infrastructure possibilities: • Performance facilities. • The development of higher order indoor recreation centres (4-6 court facilities). • The development of low order performing arts and general community meeting spaces. • The provision of senior level sports playing fields.	<i>Land area</i> years' facility and indoor recreation centre (2 courts) DEECD should increase its land area allocation requirements from 3.5 to 4.4 / 4.6 ha	<ul style="list-style-type: none"> School sites to have three street frontages (with appropriate parallel parking spaces and on-site parking) to facilitate safe and efficient pedestrian and vehicle movements; School sites should be co-located with open space and community facilities where possible. DEECD currently allocates 100 car spaces when planning for new government secondary colleges (7-12). It is recommended that this be increased to at least 250 car spaces to cater for community use infrastructure such as the proposed 4 court indoor stadium, performing arts / community meeting space facility and sporting oval. These site areas would have to be increased if additional community infrastructure such as indoor recreation centres, etc. are located at the school sites. For example, where a secondary college (7-12) incorporates a 4 court indoor stadium, a performing arts facility (with 400 seat capacity), and the equivalent a full sized AFL oval playing area, the overall site allocation would need to increase from 8.4 to approximately 12 ha
Item 6.3 Specialist Schools: Level 3	• Department of Education & Early Childhood Development	• Department of Education & Early Childhood Development	Specialist Schools cater for students aged 3 to 18 years with significant developmental delay and/or intellectual disabilities. There are 81 government specialist	13.5	<i>Land area</i> Stand-alone facility – 2.4 ha • Integrated within a P-12 facility: 12.0 ha	<ul style="list-style-type: none"> Some key design issues / criteria include: Disability access throughout facility Good public transport access Classrooms designed to cater 8 to

Table 16 – Planning Standards: Education & Training

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 6.4 Catholic Primary Schools	• Catholic Education Office (CEO)	Not applicable	<p>Primarily as stand alone facilities and where land availability and local planning provision allows, co-located with other community infrastructure forms such as active and passive open space, community centres and early years' facilities.</p> <p>Typically schools are located near the parish facilities. This has provided the community with facilities such as multi purpose halls and services managed by the parish and diocesan service providers.</p>	<p>The CEO should involve the Councils at the earliest possible planning stage to facilitate a range of outcomes including:</p> <ul style="list-style-type: none"> • The quantity and type of Catholic education facilities required; • The preferred location of these facilities; and • Any potential joint use development projects (note: The CEO has adopted a policy of schools being core social centres) <p>The feasibility of locating Catholic education facilities adjacent to other government or independent schools should be explored. Preferably schools will be located near Council community centres and activity centres and linked to shared pedestrian / bicycle pathways.</p>	<p>Planning Cells for Primary Schools (Prep to Year 6) are based on long term enrolments of 400 which requires a site size of 2.6 ha (standard recommended by the Catholic Education Office). Land prices and availability have placed increasing pressure on the ability to purchase sites and the possibilities stemming from shared facilities and alternative design methods may result in future site sizes being reduced.</p> <p>Where the CEO identifies the need for a combined Catholic Primary and Secondary School site, an indicative land area allocation of 9 ha is required (standard recommended by the Catholic Education Office).</p> <p>Under either option the land allocations in future growth area locations may need to be increased if shared community infrastructure is planned on CEO sites.</p>	<p>Key design criteria include:</p> <ul style="list-style-type: none"> • Ideally school sites should be level and of square or rectangular shape • The site should have appropriate on site parking and three street frontages with appropriate parallel parking spaces and drop off / pick up provision) • Preferably the sites will be co-located with open space, and community facilities (giving consideration to the possibility of joint use agreements). • Master planning of sites should look at optimising space and sustainable design
Item 6.5 Catholic Secondary Schools	• Catholic Education Office (CEO)	Not applicable	<p>Primarily as stand alone facilities and where land availability and local planning provision allows, co-located with other community infrastructure and a Catholic primary school.</p> <p>Depending on land availability,</p>	<p>The CEO should involve the Councils at the earliest possible planning stage.</p> <p>Preferably schools will be located near Council community centres and</p>	<p>Planning cells for Secondary Schools (Year 7 to 12) are based on three Catholic Primary Schools. The required site size for a Secondary College is 7 ha.</p>	<p>Key design criteria include:</p> <ul style="list-style-type: none"> • Ideally school sites should be level and of square or rectangular shape • The site should have three street frontages (with appropriate parallel

Table 16 – Planning Standards: Education & Training

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 6.6 Higher Education Facilities	<ul style="list-style-type: none"> • Federal & State Governments • Private providers 	The secondary model has focused on links with primary schools to optimise facilities and services. However, location has restricted the ability to do so. Current modelling looks to co-locate secondary colleges with a primary school if suitable sites can be purchased.	activity centres and linked to shared pedestrian / bicycle pathways.	Where the CEO identifies the need for a combined Catholic Primary and Secondary School site an indicative land area allocation of 9 ha is required.	<ul style="list-style-type: none"> • Preferably the sites will be co-located with open space and community facilities (giving consideration to the possibility of joint use agreements). • Master planning of sites should look at optimising space and sustainable design 	<ul style="list-style-type: none"> • parking spaces and drop off / pick up provision
				Councils should encourage the development of sustainable higher education facilities in their growth areas. These facilities, likely to be small TAFE colleges, could be located in leased space within a commercial activity centre, at a Government Secondary College or in purpose built facilities.	<p>Land and building requirements will depend on the scale of the campus, facility model and desired location.</p> <p>Traditional greenfield models of provision indicate that campuses can range from 10 to 30 ha.</p> <p>A leased space within a commercial activity centre precinct will not require additional land or building footprints. Additional land and buildings may be required if the facility is located at a school site – potentially around 1-2 ha and 400-800 square metres.</p>	<p>Higher education facilities should ideally be located within or in close proximity to higher order activity centres that have / will have good access to public transport (at least two forms preferably – bus and tram or bus and train).</p>

Table 17 – Planning Standards: Law & Emergency Services

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 7.1 Emergency Services Victoria Police Fire (Country Fire Authority) Victorian State Emergency Services (VICSES) Metropolitan Ambulance Service (MAS)	• Victorian State Government	• Department of Justice	The Department of Justice, together with the relevant agency, is responsible for determining whether a growth area location requires an additional or relocated police station, ambulance station, fire station or SES unit. The key criteria for determining the need for facilities in growth areas are population size and the capacity of nearby stations or units to satisfy demand areas and meet response times. In the past, most facilities have been stand alone or possibly integrated with another service – e.g. a fire station next to an ambulance station. More recently, where circumstances allow, emergency services precincts with fire, police, ambulance and/or SES facilities have been developed.	<ul style="list-style-type: none"> Additional population growth in Melbourne's growth areas will generate the need for additional emergency services facilities. The number and type of facilities, timing of development and location will be determined by planning processes undertaken by the Department of Justice and the relevant services. The preferred facility model is an integrated emergency services precinct comprising a police station, ambulance station, SES unit and/or fire station. The Dept of Justice may determine that a law court should be provided in the growth area and that it should be located with the police station. If this occurs, the police station may be situated in the commercial precinct (see item 7.1). 	<p>Land area</p> <ul style="list-style-type: none"> Police - 0.4 ha to 0.6 ha Fire and SES - 0.4 ha Ambulance - 0.4 ha SES Unit - 0.25 ha 	<ul style="list-style-type: none"> The integrated emergency services precinct should have main road frontage, be easily accessible and be located so that it can achieve good emergency response times.
Item 7.2 Judicial facilities	• Victorian State Government	• Department of Justice	The Department of Justice determines whether a growth area requires judicial facilities (law court). The key criteria for determining the need for a court is the same as for emergency services. Most suburban law courts are stand alone or integrated with police stations.	<ul style="list-style-type: none"> Additional population growth in Melbourne's growth areas may generate the need for more law courts. This will be determined by a detailed planning process undertaken by the Department of Justice. The preferred facility is a stand alone facility or an integrated facility with a police station. 	<p>Land area</p> <ul style="list-style-type: none"> 1 ha for a stand-alone judicial facility 2 ha where an integrated provision strategy with the Victoria Police is identified. 	<p>Should be located:</p> <ul style="list-style-type: none"> Within a major activity centre; and Close proximity to public transport (particularly a train station) and good road access.

Table 18 – Planning Standards: Health, Community Services & Social Housing

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 8.1 Community Based Health Care (Level 5 ⁸)	• Department of Human Services • Community Health Services • Community Service Organisations (CSOs)	• Department of Human Services	Level 5 is health care provided on a same day basis that must be delivered in a hospital setting, requiring inpatient back-up in order to be safely and effectively delivered. This level of care is delivered to a large population catchment, involves high degrees of specialisation and clinical risk and requires significant critical mass to support safe, high quality and efficient service delivery.	• Provide Level 5 care within existing or proposed hospitals located within the growth area.	While no preferred land area allocations for hospital sites have been identified, existing hospitals sites in Melbourne's outer growth areas are typically located on 10 to 15 ha.	• Prominent accessible locations close to public transport. • Preferably located near open space and other health and community facilities
Item 8.2 Community Based Health Care (Level 4 ⁹)	• Department of Human Services • Community Health Services • Community Service Organisations (CSOs)	• Department of Human Services	Sites delivering Level 5 care would generally be planned to service populations in excess of 200,000-250,000. Services at this level include emergency departments, radiotherapy, day surgery and/or procedures involving a high degree of clinical risk.	Level 4 requires specialist resources and has a high critical mass for services to be effectively and efficiently delivered.	While no preferred land area allocations for day hospital sites have been identified, existing sites in Melbourne's outer growth areas are typically located on 2 to 4 ha.	• Prominent accessible locations close to public transport. • Preferably located near open space and other health and community facilities

⁸ The *Care in your community* framework document defines this as Level 4 care. For purposes of consistency this has been translated into a level 5 service to fit the community infrastructure hierarchy preceding this table.

⁹ The *Care in your community* framework document defines this as Level 3 care. For purposes of consistency this has been translated into a level 4 service to fit the community infrastructure hierarchy preceding this table.

Table 18 – Planning Standards: Health, Community Services & Social Housing

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
			dental day surgery), specialist services (including specialist mental health services such as Child and Adolescent Mental Health Services (CAMHS), and outpatient specialist clinics), and diagnostic services. Outreach services such as ambulance and Aged Care Assessment Services (ACAS) could be co-located at Level 3 sites.	<ul style="list-style-type: none"> In metropolitan Melbourne, new Level 4 sites would generally only be developed within designated activity centres under Melbourne 2030. <p>The Cranbourne Integrated Care Centre is an example of this model of care in operation.</p>		
Item 8.3 Community Based Health Care (Level 3 ¹⁰)	<ul style="list-style-type: none"> Department of Human Services Community Health Services Community service organisations (CSOs) 	<ul style="list-style-type: none"> Department of Human Services 	<p>Level 3 requires specialist resources, but a reduced level of back-up resources and/or a lower level of critical mass for efficient and effective service delivery.</p> <p>Level 3 care would generally be planned to service catchment populations of between 50 000-100 000. Care provided would include GP care, nursing, some specialist care, access to diagnostic services, some procedural services and observation facilities.</p> <p>Level 3 sites could also provide a range of rehabilitation services and would be sites for integration of community health services and specialist community rehabilitation services.</p>	<ul style="list-style-type: none"> Level 3 service sites should be located in designated activity centres under Melbourne 2030. 	<p>Land area</p> <p>1 ha</p>	<ul style="list-style-type: none"> Prominent accessible locations close to public transport. Preferably located near open space and other health and community facilities

¹⁰ The *Care in your community* framework document defines this as Level 2 care. For purposes of consistency this has been translated into a Level 3 service to fit the community infrastructure hierarchy preceding this table.

Table 18 – Planning Standards: Health, Community Services & Social Housing

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 8.4 Community Based Health Care (Level 2 ⁽¹⁾)	<ul style="list-style-type: none"> • Department of Human Services • Community Health Service • Community Service Organisations (CSOs) 	<ul style="list-style-type: none"> • Department of Human Services 	<p>The Western Region Health Centre is an example of this model of care in operation.</p>	<p>The location and number of Level 2 service sites will be driven by the needs of the immediate local population, generally at the level of a small town or suburb. A strong focus for the development of sites providing Level 2 care should be accessibility of an appropriate range of services at one location.</p> <p>The care is currently provided in many small stand-alone community health service sites or through the non-inpatient components of local health services.</p> <p>It includes services such as drug and alcohol services, counselling services, community nursing, allied health services, and integrated health promotion and primary prevention.</p> <p>Level 2 facilities can provide a base for outreach services such as:</p> <ul style="list-style-type: none"> • some HACC services (for example, home care and planned activity groups) • drug and alcohol services • allied health services • dental services • community mental health services 	<p>Land area</p> <p>0.6 ha for stand alone facility</p> <p>An additional 0.4 ha if combined with Level 3 council community centre site (which is on a land parcel of 1 ha)</p>	<ul style="list-style-type: none"> • Prominent accessible locations close to public transport • Preferably located near open space and other health, education and community facilities

⁽¹⁾ The *Care in your community* framework document defines this as Level 1 care. For purposes of consistency this has been translated into a Level 2 service to fit the community infrastructure hierarchy preceding this table.

Table 18 – Planning Standards: Health, Community Services & Social Housing

Community Infrastructure Type & Hierarchy	Main Providers	Relevant Federal / State / Local Government Department (Where applicable)	Current Service & Facility Model of Provision	Recommended Service & Facility Model for Growth Areas	Land Area and Building Footprint Requirements for Growth Areas	Key Design Issues / Criteria
Item 8.5 Social Housing	<ul style="list-style-type: none"> • Office of Housing (a division of the Department of Human Services) • Non-government organisations (which generally receive funding from the Office of Housing to manage stock owned by the State Government) 	<ul style="list-style-type: none"> • Commonwealth / State Governments (via the Commonwealth State Housing Agreement¹²) 	<p>Social housing assistance focuses on providing adequate, affordable and accessible housing targeted to those in greatest need, delivered cost-effectively and in coordination with support services where required.</p> <p>Social housing stock can broadly be grouped into traditional 'public housing' (i.e. housing managed directly by the Office of Housing) and 'community housing' (i.e. housing managed by non-government organisations).</p>	<p>A mix of dwelling types (1, 2 and 3 bedroom) located near community infrastructure hubs.</p> <p>The mix should be determined by local housing assessments.</p>	<p>Dependent on the planning assessment processes undertaken by the Office Of Housing.</p>	<ul style="list-style-type: none"> • Ensure the most appropriate mix of social housing stock is provided within a given growth area based on good local research. • Where possible, social housing in major growth area nodes should be located close to: <ul style="list-style-type: none"> - Public transport; - Education; - Employment; - Health; - Recreation; - Entertainment; and - Retail services.

¹² The 2003 Commonwealth State Housing Agreement (CSHA) is an agreement authorised under the *Housing Assistance Act 1996*, between the Australian Government and the States and Territories. The purpose of the agreement is to provide funding to assist those whose needs for appropriate housing cannot be met by the private market. The 2003 CSHA, effective from 1 July 2003 to 30 June 2008, will provide more than \$4.75 billion for housing assistance such as public and community housing, Indigenous housing, crisis accommodation, home purchase assistance and private rental assistance.

6.6.4 Community Infrastructure Planning Standards: Part 2 - Quantitative Description of Actual and Desired Community Infrastructure Provision for Growth Areas

Table 19 – Provision ratios: Early Years

Service / Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Area
Item 1.1 4 Year Old Kindergarten Programs – Level 1 or 2	<p>Desired</p> <ul style="list-style-type: none"> • 1 kindergarten enrolment for every four year old (assumes 100% utilisation). <p>Actual</p> <ul style="list-style-type: none"> • In 2006 94% of four year old children were attending kindergarten (81% in sessional kindergarten and 13% in long day child care). (Source: Council of Australian Governments' National Reform Agenda: Victoria's Plan to Improve Outcomes in Early Childhood - March 2007). 	<ul style="list-style-type: none"> • Capacity to accommodate 100% of 4 year olds. In facility terms this can be expressed as one standard room (with a licensed capacity of up to 30 places) accommodating the equivalent of 75 four year olds per week (assuming 3 groups of four year old enrolments). • Given the preferred facility model for growth areas is a double kindergarten facility an indicative provision ratio of 1 double kindergarten per 150 four year olds is recommended. • Expressed in overall population terms, one double 4 year old kindergarten facility will be required for approximately every 10,000 people. (Source: ASR Calculation using 2006 ABS Census data on the number of 4 year old children in each of the 5 participating Growth Councils)
Item 1.2 3 Year Old Supervised Activity Group – Level 1 or 2	<p>The Council of Australian Governments' National Reform Agenda: Victoria's Plan to Improve Outcomes in Early Childhood - March 2007) indicates that 30% of 3 year olds in Melbourne are attending 3 years old activity groups.</p> <p>Research undertaken by Growth Councils indicates that actual demand could be much higher than 30%, particularly in the growth areas. For example, Whittlesea City Council reports that demand in the new suburb of South Morang is around 85% of all 3 year olds</p>	<ul style="list-style-type: none"> • Growth Councils should determine their own desired provision levels based on local demand patterns, expectations with respect to the future popularity of the service (i.e. will participation rates decline or rise), and council's policy on the extent to which it wants to satisfy demand for this activity. • However, where councils clearly support the use of council owned early years' facilities by 3 year old supervised activity groups additional capacity should be allocated within proposed future facilities (e.g. a third room offering 30 licensed places in addition to the two rooms proposed to meet the needs of 4 year old kindergarten – refer to item 1.1 above)
Item 1.3 Maternal & Child Health Service (Centre Based Sessional) – Level 2	<p>Desired</p> <p>None identified</p> <p>Actual</p> <ul style="list-style-type: none"> • 1 dual M&CH facility (assuming 20 M&CH sessions per week) for every 280 children aged 0 years of age (Source: ASR calculation based on Wyndham City Council M&CH session data measured against its total 0 year old population in 2006) 	<ul style="list-style-type: none"> • Growth Councils should determine their own desired provision levels based on local municipal data. Councils should assess a variety of variables and particularly those that best express the demand likely to be placed on facility infrastructure (e.g. the number of M&CH sessions required per given population age cohort). • 1 dual M&CH facility (assuming 20 M&CH sessions per week) for every 280 children aged 0 years of age. (Source: ASR calculation based on Wyndham City Council M&CH session data measured against its total 0 year old population in 2006) • Expressed in overall population terms 1 dual M&CH facility should be provided for every 16,000 people. (Source: ASR calculation based on Wyndham City Council M&CH session data measured against its total 0 year old population in 2006)

Table 19 – Provision ratios: Early Years

Service / Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Area
Item 1.4 Playgroups – Level 1 or 2	<p>Desired None identified</p> <p><i>Actual</i></p> <ul style="list-style-type: none"> The five participating Growth Councils have a combined total of 132 playgroups registered with Playgroup Victoria (refer to website: www.playgroup.org.au). Based on 2006 ABS population data, these Councils currently support 2.1 playgroups per 1,000 children aged 0-5 years. Using 2006 Wyndham City Council data, playgroup participation can also be expressed as 1 playgroup participant (i.e. the child) per 12 children aged 0-5 years. Also using 2006 Wyndham City Council data, the average number of children participating in each incorporated playgroup is approximately 40. 	<ul style="list-style-type: none"> Growth Councils should determine their own desired provision levels based on local municipal data. Desired provision levels should also be based on the number of children participating in playgroups. Alternatively, the Melbourne Metropolitan average or the Wyndham City Council figure of 2.1 playgroups per 1,000 children aged 0 to 5 years could be used as a guide. Expressed in overall population terms, the Wyndham figure equates to approximately 1 playgroup per 5,000 people. (Source: ASR calculation using Wyndham City Council 2006 ABS Census population data)
Item 1.5 Child Care – Occasional Child Care: Level 2	<p>Desired None identified</p> <p><i>Actual</i></p> <ul style="list-style-type: none"> Australian Government supported occasional child care operational places per 1000 children aged 0 to 5 years – Australia 2004 (Source: Australian Institute of Health and Welfare 2005. Australia's Welfare 2005. AIHW cat. no. AUS65. Canberra: AIHW. Refer to website: www.aihw.gov.au) 	<ul style="list-style-type: none"> Growth Councils should determine their own desired provision levels based on local municipal data. Alternatively, the Australian (refer left) or Melbourne Metropolitan average number of places per 1,000 children aged 0-5 years (3 places per 1,000) could be used as a guide.
Item 1.6 Child Care – Long Day Child Care: Level 1	<p>Desired None identified</p> <p><i>Actual</i></p> <ul style="list-style-type: none"> 150 Australian Government supported child care operational places per 1000 children aged 0- 5 years – Australia 2004 (Source: Australian Institute of Health and Welfare 2005. Australia's Welfare 2005. AIHW cat. no. AUS65. Canberra: AIHW. Refer to website: www.aihw.gov.au). This consists of 43 community based places per 1,000 children aged 0- 5 year, and 107 private-for-profit places per 1,000 children aged 0-5 years. Melbourne Metropolitan Provision Average of 1 place per 8.1 children aged 	<ul style="list-style-type: none"> Growth Councils should determine their own desired provision levels based on local municipal data. Alternatively, the Australian (refer left) or Melbourne metropolitan ratios could be applied. Expressed in overall population terms, the actual figures quoted left equate to approximately 1 long day child care centre (assuming it is licensed for 120 places) per 8,000 to 10,000 people across the Growth Councils (Source: ASR calculation using figures identified left and measured against the 0-5 year old population in each participating Growth area Council in 2006) Where Councils decide they want to provide a community based long day child care service either directly (as owner and operator) or indirectly (as owner of the land and / or facility), a provision target of one (60 to 120 places) facility per 40,000 to 50,000 people is recommended.

Table 19 – Provision ratios: Early Years

Service / Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Area
Item 1.7 Child Care – Outside School Hours Care	0- 6 years (ASR calculation from data provided FaCHSIA)	
	<i>Actual</i> 150 Australian Government supported outside school hours care places per 1000 children aged 0 to 5 years – Australia 2004 (Source: Australian Institute of Health and Welfare 2005. Australia's Welfare 2005. AIHW cat. no. AUS65. Canberra: AIHW. Refer to website: www.aihw.gov.au).	<ul style="list-style-type: none"> • Growth Councils should determine their own desired provision levels based on local municipal data. • Alternatively, the Australian (refer left) or Melbourne metropolitan average number of places per 1,000 children aged 0- 5 years could be used as an indicative guide.
Item 1.8 Early Childhood Intervention Services	<i>Actual</i> 1.6 centres per 10,000 children aged 0- 6 years (ASR Research calculation based on 49 centres within the Melbourne Metropolitan area in 2006). It should be noted that this does not include DHS regional office locations or peak body/ education facilities.	<ul style="list-style-type: none"> • It is recommended that Growth Councils and the Department of Human Services investigate and adopt an appropriate provision target. • Alternatively, the Melbourne Metropolitan average could be used as a guide.

Table 20- Provision ratios: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual and / or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Areas
Item 2.1 Centre Based Libraries: Level 3 & 4	<p><i>Actual</i> Melbourne Metropolitan Library Provision in 2006 was 1 Static Library per 30,000 people. (Source: ASR Research calculation using data from <i>Annual Survey of Public Library Services in Victoria 2005-06</i>, Department of Victorian Communities, 2006)</p> <p><i>Desired</i> <i>Community Hubs and the Public Library</i> report recommends:</p> <ul style="list-style-type: none"> • 1 Static Library per 30,000 people; or • 45 to 48 sq mts per 1,000 people (Source: <i>Community Hubs and the Public Library</i>, Department of Victorian Communities, 2007) 	<ul style="list-style-type: none"> • 1 Library per 30,000-60,000 people
Item 2.3 Neighbourhood House Programs: Level 1 or 2	<p><i>Actual</i> There are 349 Neighbourhood Houses across Victoria (182 in Metropolitan Melbourne).</p> <p>The 2006 Melbourne Metropolitan Neighbourhood House provision ratio was 1 neighbourhood house per 20,000 people. (Source: ASR Research calculation using directory information provided by the Association of Neighbourhood Houses & Learning Centres Inc. Refer to website: www.anhlc.asn.au)</p>	<ul style="list-style-type: none"> • Subject to discussions with State Government, encourage provision at Level 1; i.e. 1 Neighbourhood House program per 10,000 people. • Alternatively, at least the Melbourne Metropolitan average of 1 Neighbourhood House per 20,000 people could be used as a guide.
Item 2.3 Community Meeting spaces: Levels 1, 2, 3, 4 & 5	<p><i>Desired</i> None identified</p> <p><i>Actual</i> Not calculated</p>	<ul style="list-style-type: none"> • 1 200+ people venue per 20,000 people • 1 101-200 people venue per 8,000 people • 1 51-100 people venue per 8,000 people • 1 21-50 people venue per 8,000 people • 1 1-20 people venue per 4,000 people
Item 2.4 Level 1 Youth facilities	<p><i>Desired</i> None identified</p> <p><i>Actual</i> Not calculated</p>	<ul style="list-style-type: none"> • Youth friendly spaces designed as part of Level 1 multi-purpose council community centres (1 Centre per 8,000 people)

Table 20- Provision ratios: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual and / or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Areas
Item 2.5 Level 3 or 4 Youth Resource Centres Level 1 and 3	<i>Desired</i> 1 dedicated youth space (or centre) per 30,000 people (Source: City of Whittlesea Youth Plan 2030) <i>Actual</i> Not calculated	• 1 youth resource centre (incorporated within Level 3 multi-purpose Council community centres) per 30,000 – 60,000 people
Item 2.6 Multi-purpose community centres: Level 1 or 2	<i>Actual</i> Not calculated <i>Desired</i> • 1 per 8,000 people • 1 per 16,000 people	• 1 Level 1 Multi-Purpose Community Centre per 8,000 to 10,000 people
Item 2.7 Multi-purpose community centres: Level 3	<i>Desired</i> • 1 per 8,000 people <i>Actual</i> Not calculated	• 1 Level 3 Multi-Purpose Community Centre per 40,000 to 50,000 people
Item 2.8 Arts and Cultural Facilities: Level 1 - Flexible, multipurpose, shared use community art space	<i>Desired</i> None identified <i>Actual</i> Not calculated	• Spaces to be provided within Level 1 Multi-Purpose Community Centre (1 per 8,000 to 10,000 people)
Item 2.9 Arts and Cultural Facilities: Level 2 or 3 Co-located, dedicated performing art and/or exhibition facilities	<i>Desired</i> None identified <i>Actual</i> Not calculated	• 1 co-located (e.g. government secondary college) performing arts facility per 40,000 to 60,000 people
Item 2.10 Arts and Cultural Facilities: Level 3- Community Arts	<i>Desired</i> None identified	• 1 Level 3 community arts centre per 40,000 to 60,000 people

Table 20- Provision ratios: Libraries, Arts & Cultural Facilities, Neighbourhood Houses, Community Centres, General Meeting Spaces & Youth Facilities

Community Service / Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual and / or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Areas
Centre	<i>Actual</i> Not calculated	
Item 2.11 Arts and Cultural Facilities: Level 4/5 – Regional Arts Centre	<i>Desired</i> None identified <i>Actual</i> Not calculated	• 1 Regional Arts Centre per municipality
Item 2.12 Arts and Cultural Facilities: Public art	<i>Desired</i> None identified <i>Actual</i> Not calculated	• 1 Level 3 Public Art project per 40,000 to 60,000 people

Table 21 - Provision ratios: Aged & Disability

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Areas
Item 3.1 Seniors' groups (senior citizens' clubs, special interest groups, groups involved in active ageing programs)	<i>Desired</i> None identified <i>Actual</i> Not calculated	Level 1 or 2: Access to 1 large multi-purpose meeting space per 8 to 10,000 people (within designated Level 1 multi-purpose community centre). Level 3: Access to 1 multi-purpose meeting space per 40,000 to 60,000 people (within each multi-purpose community centre).
Item 3.2 Home & Community Care - Planned Activity Group: Level 3	<i>Desired</i> None identified <i>Actual</i> Not calculated	1 PAG per 40,000 to 60,000 people: Level 3.
Item 3.3 Home & Community Care – Delivered Meals Dispatch facility	<i>Desired</i> None identified <i>Actual</i> Not calculated	1 Dispatch facility per 40,000 to 60,000 people: Level 3.

Table 21 - Provision ratios: Aged & Disability

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired) and Source	Recommended Provision Ratio for Community Infrastructure in Growth Areas
Item 3.4 Residential Aged Care – Low Care	<i>Desired</i> 44 low level beds per 1,000 people aged 70 years and over (Source: Department of Health & Ageing)	<ul style="list-style-type: none"> • 44 low level beds per 1,000 people aged 70 years and over • Although the planning ratios for residential aged care facilities are regularly adjusted, Growth Councils should estimate the total supply requirements of a given growth node in the earliest stages of planning to facilitate developer / operator interest and achieve optimal locational and amenity outcomes.
Item 3.5 Residential Aged Care – High Care	<i>Desired</i> 44 high level beds per 1,000 people aged 70 years and over (Source: Department of Health & Ageing)	<ul style="list-style-type: none"> • 44 high level beds per 1,000 people aged 70 years and over • Although the planning ratios for residential aged care facilities are regularly adjusted, Growth Councils should estimate the total supply requirements of a given growth node in the earliest stages of planning to facilitate developer / operator interest and achieve optimal locational and amenity outcomes.

Table 22 – Provision ratios: Indoor Recreation

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Areas
Item 4.1 Council Indoor Aquatic/Fitness Centres Leisure Centres: Levels 3 or 4	1 Council Aquatic Leisure Centre per 40 to 50,000 people	<ul style="list-style-type: none"> • 1 Council Aquatic Leisure Centre per 40,000 people (Level 3). Some elements of the centre (if provided), such as a warm water pool, 50m program pool, water slide, etc. may have a Level 4 municipal catchment.
Item 4.2 Council Indoor recreation centres / stadiums (hard court): Level 1/2 and Level 3	1 indoor recreation stadium per 10,000 -15,000 people	<ul style="list-style-type: none"> • Level 2: Neighbourhood level indoor stadiums: 1 (2 court) facility per 20,000 to 30,000 people • Level 3: Higher order indoor stadium: 1 (4-6 court) facility per 40,000 to 60,000 people

Table 23 – Provision ratios: Active Outdoor Sport and Recreation and Passive Open Space

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Areas
Overview of active open space provision.	Desired Wyndham Open Space Strategy (2003) provides for 2.0 ha per 1000 population, where sports grounds are not provided on school sites. Melton Leisure and Open Space Strategy (2005) provides for 2.2 ha for local and district level sports per 1000 population. Cardinia Shire has adopted a provision ratio of 2 ha for sport in new urban areas. Casey Draft Recreational Open Space Strategy (2000) recommends that junior sports grounds be within 1 km of most residences, and that district level sports ground be within 2.0 km of most residences. The Queensland Government's Open Space for Sport and Recreation Planning Principles (2003) recommends 2.0 ha of land for sport. This has been adopted by at least 13 Queensland councils.	<ul style="list-style-type: none"> Demand modelling based on Victorian ERASS data shows that a minimum of 2.0 ha of active open space is required to meet the metropolitan average for sport. This is consistent with provision ratios being adopted by councils both locally and interstate. It is therefore recommended that growth area councils aim to provide a minimum of 2.0 ha of active open space (excluding golf courses) per 1,000 people is provided within growth area locations. This active open space is to be distributed between Level 1 active open space reserves (refer to Item 5.1), Level 3 + active open space reserves (refer to Item 5.2), Level 2 tennis facilities (refer to Item 5.6), Level 3 + tennis facilities (refer to Item 5.7) and lawn bowls facilities (refer to Item 5.7). Even where alternatives to tennis and lawn bowls are identified because of differences in local participation preferences, growth area councils will aim to ensure that the provision of 2.0 ha per 1,000 people is achieved.
Item 5.1 Level 1 active open space reserves	Many older growth area plans refer to 1 active outdoor reserve per 2,000 to 3,000 households on 4 to 5 ha of land	One Level 1 active open space reserve (8 ha per active open space reserve) per 6,000 people.
Item 5.2 Higher order active open space reserve: Level 3, 4 & 5	1 to 40,000 people	1 higher order active open space reserve (30 ha open space reserve) per 50,000 people.
Item 5.3 Neighbourhood and Higher Order level active open space reserve pavilions: Level 1 and 3	<i>Actual</i> Not identified <i>Desired</i> Not identified	Level 1 Pavilion – 1 per 6,000 people (or designated active recreation reserve) Level 3 Pavilion – 1 per 50,000 people

Table 23 – Provision ratios: Active Outdoor Sport and Recreation and Passive Open Space

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Areas
Item 5.4 Low order passive open space reserves: Levels 1 & 2	Desired 0.7 to 1 ha of passive open space per 1,000 people(or 300 to 400 households)	Level 1: 0.7 to 1 ha of passive open space per 1,000 people (or 300 to 400 households) Level 2: 2.5 to 4 ha of passive open space per 2 kilometre radius
Item 5.5 Higher order passive open space reserves Level 3, 4 & 5	Refer to <i>Linking People and Spaces A strategy for Melbourne's open space network.</i>	Refer to <i>Linking People and Spaces A strategy for Melbourne's open space network.</i>
Item 5.6 Tennis facilities (including pavilion): Level 2, 3, 4 and 5	Desired 1 court per 2,500 people (Source: Tennis Victoria Strategic Plan 1999) 1 court per 1,500 people: Melton 1 court per 2,500 people: Whittlesea	<ul style="list-style-type: none"> • 1 x 2 court (free to the public) facility (no pavilion) per 25,000 to 35,000 people • 1 x 6 to 10 court facility (with pavilion) per 25,000 to 35,000 people • 1 x 24 court facility (with pavilion) per municipality / region per municipality
Item 5.7 Lawn Bowls Facility	Actual The Melbourne metropolitan area has 156 lawn bowls clubs (Source: Royal Victorian Bowls Association website.) (Based on 2006 ABS Census population data this equates to 1 club / facility per 23,000 people. RVBA recognises that there are too many venues across Melbourne.)	<ul style="list-style-type: none"> • 1 lawn bowls facility (4 greens) per 40,000 people
Item 5.8 Bicycle / Pedestrian Trail Infrastructure	Actual None identified	<ul style="list-style-type: none"> • Growth Councils should prepare detailed bicycle / pedestrian network plans for specific growth area nodes.
Item 5.9 Outdoor netball facilities	Desired 1 court per 7,000 people: Melton 1 court per 7,500 people: Wyndham	<ul style="list-style-type: none"> • Overall provision: 1 outdoor court per 3,500 people (approximately) • Level 1: 1 x 2 court outdoor netball facility per 16,000 people (located on government primary school sites) • Level 3: 1 x 8 court outdoor netball facility per 50,000 people

Table 24 – Provision ratios: Education & Training

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Area
Item 6.1 Government Primary Schools: Level 1	1 government primary school per 3,000 households	1 government primary school per 8,000 to 10,000 people
Item 6.2 Government Secondary Schools: Level 2	1 government secondary school per 9,000 households	1 government secondary school per 25,000 to 30,000 people
Item 6.3 Specialist Schools: Level 3	Desired None identified	The Department of Education and Early Childhood Development will determine the need for special developmental schools via its school planning process in consultation with Growth Councils. However, as a general guide, growth area nodes which are likely to exceed 50,000 people should be assessed for the provision of special developmental schools.
Item 6.4 Catholic Primary Schools	<i>Actual</i> There are 65 special developmental schools in the Melbourne metropolitan area. Based on 2006 ABS Census population data this equates to 1 special developmental school per 55,271 people.	Depending on the Catholicity rate, a primary school could be warranted for each 5,000 households. (Source: Catholic Education Office)
Item 6.5 Catholic Secondary Schools	<i>Actual</i> The Archdiocese of Melbourne hosts the largest Catholic education system in the country that includes 256 primary schools and educates approximately one in five metropolitan students. In the north west growth area municipalities (Wyndham, Melton, Hume and Whittlesea) actual provision levels are 1 Catholic primary school per 18,000 people.	In general a secondary school could be warranted for each 16,000 households. This equates to three feeder primary schools (Source: Catholic Education Office)

Table 24 – Provision ratios: Education & Training

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Area
Item 6.6 Higher Education Facilities	<p><i>Desired</i> None identified</p> <p><i>Actual</i> In metropolitan Melbourne, there are 8 university providers operating over 27 campuses and 7 TAFE providers with campuses.</p> <p><i>Student Participation</i></p> <p>In 2004, 4.9% of the total Victorian population aged between 18 and 64 was enrolled in a higher education course at a Victorian public university. This figure rises to 20% if only those aged 18-24 years are considered, while 2.1% of people aged over 25 (and under 64) were enrolled in tertiary education in 2004.</p> <p>(Source: Victorian Higher Education website: http://www.highered.vic.gov.au/statistics/population.asp)</p>	<p>There are no specific higher education facility provision ratios for growth areas. The decision to expand existing campuses or establish new outreach facilities within growth areas will largely be an outcome of the strategic planning processes of existing providers.</p>

Table 25 – Provision ratios: Law & Emergency Services

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Area
Items 7.1 Victoria Police	<p><i>Actual</i> There are approximately 100 police stations in metropolitan Melbourne. Based on 2006 ABS Census population data the metropolitan area has 1 police station per 37,037 people.</p>	<p>Victoria Police, CFA, VICSES and the Department of Justice should work closely with Growth Councils to determine appropriate police station, CFA station and SES unit provision strategies.</p> <p>However, as a general goal provision levels should ensure appropriate response time outcomes are achieved.</p>
Fire (Country Fire Authority)	<p><i>Actual</i> A calculation of the number of CFA stations in each of the five participating Growth Councils against their 2006 municipal population shows the following actual provision levels (it should be noted that some of the municipalities contain MFB stations as well, but are not calculated in the figures below) :</p> <ul style="list-style-type: none"> • City of Casey – 1 station per 15,228 people • Hume City Council – 1 station per 18,335 people • City of Whittlesea – 1 station per 15,702 people • Wyndham City Council – 1 station per 15,876 people • Shire of Melton – 1 station per 8,556 people. <p>These figures indicate an overall growth area average of 1 CFA station per 14,739 people.</p>	<p>As above</p>
Victorian State Emergency Services (VICSES)	<p><i>Actual</i> The Central Region of VICSES (that includes all five participating Growth Councils) incorporates the greater Melbourne Metropolitan Area, reaching from Werribee in the west, Sunbury to the north, Upper Yarra and Pakenham to the east, and the entire Mornington Peninsula to the south.</p> <p>Central Region provides support to approximately 1500 volunteers who make up 33 units.</p> <p>Based on the 2006 ABS Census Melbourne metropolitan population there is one VICSES unit per 108,866 people.</p>	<p>As above</p>

Table 25 – Provision ratios: Law & Emergency Services

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type (Actual or Desired)	Recommended Provision Ratio for Community Infrastructure in Growth Area
Metropolitan Ambulance Service (MAS)	<p><i>Actual</i></p> <p>A calculation of the number of ambulance stations in each of the five participating Growth Councils against their 2006 municipal population shows the following actual provision levels :</p> <ul style="list-style-type: none"> • City of Casey – 1 station per 71,653 people; • Hume City Council – 1 station per 36,946 people; • City of Whittlesea – 1 station per 62,323 people; • Wyndham City Council – 1 station per 56,347 people; and • Shire of Melton – 1 station per 78,912 people. <p>These figures indicate an overall growth area average of 1 ambulance station per 56,583 people.</p>	As above
Item 7.2 Judicial facilities	<p><i>Desired</i></p> <p>None identified</p> <p><i>Actual</i></p> <p>None identified</p>	<p>None identified. Judicial facility provision strategies for each growth area will ultimately depend on needs assessments undertaken by the Department of Justice.</p>

Table 26 – Provision ratios: Health, Community Services & Social Housing

Community Infrastructure Type & Hierarchy	Identified Provision Ratios for Community Infrastructure Type Desired	Actual or Recommended Provision Ratio for Community Infrastructure in Growth Area
Item 8.1 Community Based Health Care (Level 5)	1 per 200,000-250,000 people	1 per 200,000-250,000 people
Item 8.2 Community Based Health Care (Level 4)	1 per 100,000-200,000 people	1 per 100,000-200,000 people
Item 8.3 Community Based Health Care (Level 3)	1 per 50,000-100,000 people	1 per 50,000-100,000 people
Item 8.4 Community Based Health Care (Level 2)	1 per 10,000-50,000 people	1 per 10,000-50,000 people
Item 8.5 Social Housing	<p>In Victoria, social housing constitutes 3.8% of all dwellings, against a national average of 5%. However, in Melbourne's growth areas social housing provision is well below these State and national levels (refer below). Social housing is declining as a proportion of dwellings and of new dwellings. Since 1985, public sector housing approvals as a proportion of all approvals in Victoria have reduced from 8% to less than 2% in 2002 (Source: Commonwealth State Housing Agreement Bilateral Plan -Summary document: July 2003 – June 2008, Office of Housing).</p> <p>The 2006 ABS Census (refer to table B32 “Tenure Type and Landlord Type by Dwelling Structure” for each municipality) indicates the following social housing provision levels for each of the participating Growth Councils (calculated by adding “State or Territory Housing Authority” and “Housing co-operative / community church group” rows of table B32):</p> <ul style="list-style-type: none"> • Hume City Council – 3.6% of all municipal dwellings; • City of Casey – 2.3%; • City of Whittlesea – 1.6%; • Wyndham City Council – 1.7%; and • Shire of Melton – 1.5%. <p>Based on these figures, an overall average of 2.1% of Melbourne's growth area dwellings are social housing.</p>	<p>Growth Councils should work closely with the Office of Housing to determine appropriate social housing provision strategies including stock levels.</p> <p>However, as a general goal, social housing provision in growth areas should seek to achieve parity with the Victorian State average (i.e. 3.8%).</p>

6.6.5 The Community Infrastructure Population Hierarchy

The community infrastructure items identified in the following table have been classified into a population hierarchy developed in conjunction with, and on behalf of the five participating Growth Councils (i.e. Casey, Hume, Melton, Whittlesea and Wyndham). This hierarchy is outlined below.

Table 27 – Community Infrastructure Hierarchy¹³

Hierarchy	Items
Level 1 <i>Up to 10,000 people</i>	<ul style="list-style-type: none"> • Government Primary Schools (including out of schools hours care)/Early years' facility • Level 1 Council Community Centres/ Early years' facility/Neighbourhood House • Level 1 Active Open Space • Level 1 Passive Open Space (including Level 1 playgrounds) • Long Day Child Care Centres • Social housing
Level 2 <i>Between 10 and 30,000 people</i>	<ul style="list-style-type: none"> • Government Secondary Colleges • Catholic Primary Schools • Level 2 Indoor Recreation Centres • Level 2 Council Community Centres/Early Years' Facility/Neighbourhood Houses • Low Order Tennis Facilities • Low Order Youth Facilities • Maternal & Child Health (within every second Level 1 Early Years' Facility) • Occasional Child Care (as part of every Neighbourhood House and Leisure Centre) • Residential Aged Care
Level 3 <i>Between 30 and 60,000 people</i>	<ul style="list-style-type: none"> • Libraries • Aquatic Leisure Centres • Community Arts Centres • Catholic Secondary Colleges • Higher Order Active Open Space Reserves • Level 3 indoor recreation centres • High Order Tennis Facilities • Lawn Bowls Facility • High Order Dedicated Youth Facilities • Level 3 Council Community Centres • Level 2 Community-based health precincts (dedicated outreach health precinct sites) • Early Childhood Intervention Service • PAG facility • Delivered meals facility • Level 3 adventure playgrounds • Other independent schools
Level 4 <i>Total municipality</i>	<ul style="list-style-type: none"> • Main Council Civic Centre • Level 3 Community-based health precincts – Day hospitals that contain main or outreach Community Health Centre site (including Mental Health) • Synthetic athletics track
Level 5 <i>Two or more municipalities</i>	<ul style="list-style-type: none"> • Highest Order Performance Arts Facility • Universities/TAFEs • Level 4 Community-based health precincts - Hospitals with community-based health services • Regional Parks

¹³ Note: This table is for illustrative purposes only and does not present an exhaustive list of community infrastructure items referred to throughout this report.

6.6.7 Implications for the Department of Education & Early Childhood Development

Beyond their main areas of responsibility for primary and secondary schools the Department of Education and Early Childhood Development (DEECD) is a major stakeholder in the delivery of the community infrastructure outlined in the planning standards table. Many government primary and secondary schools across Victoria offer facilities and services beyond their core education functions, typically with local government via joint use agreements with DEECD. The planning standards table does not encapsulate all the non-education functions that do or could potentially be provided from a school site. However, it does outline a suite of community infrastructure priorities that Growth Councils believe can and should be planned for on school sites where appropriate. This has implications for how much land will be required to be identified by DEECD for traditional government and secondary school sites (which is currently the subject of a review by the Department). It also has implications for the preferred timing of delivery of school sites because of the need to deliver early years' services (e.g. kindergarten) before core education functions.

A summary of the non-education community infrastructure priorities for government school sites and land take requirements is outlined below:

Table 28 – Summary of land take requirements for DEECD

Government School Type	Traditional Land Area Allocation	Proposed additional non-education community infrastructure priorities ¹⁴	Recommended Land Area Allocation (indicative only) ¹⁵
Government Primary School (Year P to 6)	3.5 ha	<ul style="list-style-type: none"> • Early years' facility (e.g. Kindergarten, M&CH & Playgroups) • Indoor recreation facility (2 courts) 	<ul style="list-style-type: none"> • 3.8 to 4 ha for a P-6 school + early years' facility. Where proposed schools seek to include a long day child care facility (e.g. 90 places), add 0.25 ha. • 4.6 to 4.8 ha for a P-6 school + early years' facility + two court indoor recreation facility
Government Secondary Colleges (Year 7-12)	8.4 ha	<ul style="list-style-type: none"> • Performing arts facility (400 seat capacity with stage) / general community space • Indoor recreation facility (4 + courts) • Active outdoor playing field (equivalent to 1 full sized AFL oval or two soccer pitches) 	<ul style="list-style-type: none"> • 10.2 ha for a 7-12 school + 4 court indoor court facility (with capacity to expand to 6 courts) • 12 ha for a 7-12 school + 4 court indoor recreation facility + performing arts / community meeting space + one full sized oval

¹⁴ Whether each proposed government primary or secondary school will incorporate these additional non-education facilities will be determined by DEECD in conjunction with growth area councils.

¹⁵ These land area allocations may be subject to change depending on a review of land requirements currently being undertaken by the DEECD.

6.7 Application of Recommended Standards

This following subsection describes the implementation of the community infrastructure models outlined in Table 29 using a hypothetical urban development area called *Batman North* which will accommodate approximately 54,000 people (approximately 18,000 households).

In reality, the implementation of the community infrastructure models previously described will vary from one urban growth area to the next, particularly community infrastructure which sits within Level 4 or 5 of the hierarchy. This is largely because the population and service provision characteristics of the surrounding communities need to be taken into account when planning for these infrastructure forms. For example, whether *Batman North* can justify a hospital site will be based on an assessment undertaken by the relevant State Government Department (in this case the Department of Human Services) which will need to consider existing hospital provision within the broader region (e.g. typically over two or more municipalities). *Batman North* clearly has insufficient population itself to justify the need for a hospital, but surrounding population and acute health service provision characteristics (including the distance and time it does or would take to get to these services) may indicate that *Batman North* is an appropriate location to service the needs of the broader region it sits within.

The following table describes the likely community infrastructure requirements of items located within Levels 1, 2 and 3 of the hierarchy. Each growth area council in conjunction with the relevant State or Federal agency, or private providers if relevant, will need to assess the broader municipal or regional context to determine whether an area, like *Batman North*, should accommodate community infrastructure items such as:

- Main or minor Council Civic Centre/Service Centres
- Regional performing arts facilities
- Universities/TAFEs
- Hospitals
- Law Courts
- Regional Passive Conservation Parks
- Independent Schools
- Regional pedestrian/bicycle pathway infrastructure.

Table 29 - Analysis of Community Infrastructure Requirements for the Hypothetical Community of Batman North (illustrative purposes only)¹⁶

Hierarchy / Items	Recommended Provision Ratio for Growth Areas (Households)	Recommended Provision Ratio for Growth Areas (Population)	Estimated Number of Batman North Households	Estimated Number of Batman North People	Crude Est. of Number of Unit Requirements in Batman Nth	Unit Name	Comments on Confidence of Requirement Estimate	Recommended Land Allocation Per Unit (ha)	Estimated Total Land Allocation for Batman North (ha)
Level 1 Community Infrastructure									
Government Primary Schools	1 per 3000	1 per 9000	18000	54000	6	Government Primary Schools (P-6)	High	4.5	27
Council Community Centres	1 per 3000	1 per 9000	18000	54000	6	Community Centres	High	0.8	4.8
Early years' facilities (incorporating 4 year old kindergarten, 3 year activity programs, playgroups. M&CH services will also operate from some but not all early years' facilities)	1 per 3000	1 per 9000	18000	54000	6	Early years' facilities (either on school sites or within community centres)	Medium in relation to provision on school sites. Will depend on the position taken by the DEECD	Located within schools or Level 1 Community Centres	Not applicable
Neighbourhood Active Open Space	1 per 3000	1 per 6000	18000	54000	9	Active Open Space Reserves	High	8	72.0
Neighbourhood Passive Open Space	1 per 333	1 per 1000	18000	54000	54	Passive Open Space Reserves	Medium	1	54.0
Level 1 Youth space within Community Centres	1 per 3000	1 per 9000	18000	54000	6	Level 1 Youth Spaces	High	Located within Schools or Level 1 community centres	Not applicable

¹⁶ Note: This table should not be interpreted as a totally prescriptive provision strategy and reflects one of a number of approaches to the allocation of community infrastructure items identified for growth areas. For example, decisions about where to locate certain infrastructure forms may well vary from one growth area to the other (e.g. whether to locate certain facilities on government school land or not). It should also be noted that the table is not exhaustive of the community infrastructure items covered by this report.

Hierarchy / Items	Recommended Provision Ratio for Growth Areas (Households)	Recommended Provision Ratio for Growth Areas (Population)	Estimated Number of Batman North Households	Estimated Number of Batman North People	Crude Est. of Number of Unit Requirements in Batman Nth	Unit Name	Comments on Confidence of Requirement Estimate	Recommended Land Allocation Per Unit (ha)	Estimated Total Land Allocation for Batman North (ha)
Long Day Child Care	1 per 3000	1 per 9000	18000	54000	6	Long Day Child Care Centre	Medium. Will depend largely on private sector interest and co-operation	0.25	1.5
Level 2 Community Infrastructure									
Maternal & Child Health Services (incorporated into every 2 nd Level 1 early years' facility)	1 per 5333	1 per 16000	18000	54000	3	Dual consulting room maternal & child health facilities	High	Located within early years' facilities or community centres	Not applicable
Government Secondary Colleges	1 per 10000	1 per 30000	18000	54000	2	Government Secondary Colleges (7-12)	High	One facility at 8.4 One facility at 12	20.4
Neighbourhood Houses (incorporated into Level 1 Community Centres)	1 per 6667	1 per 20000	18000	54000	3	Neighbourhood Houses	Medium. Increased State Government support and resources for Neighbourhood House provision may increase the number of services within a growth area	Located within schools or Level 1 community centres	Not applicable
Low Order Tennis Facilities (4 to 6 courts)	1 per 10000	1 per 25000	18000	54000	2	Tennis Facilities (4 to 6 court capacity)	High	1	2
Catholic Primary School	1 per 6000	1 per 18000	18000	54000	3	Catholic Primary Schools	Medium. Will depend on assessment of need undertaken by the Catholic Education Office	2	6

Hierarchy / Items	Recommended Provision Ratio for Growth Areas (Households)	Recommended Provision Ratio for Growth Areas (Population)	Estimated Number of Batman North Households	Estimated Number of Batman North People	Crude Est. of Number of Unit Requirements in Batman Nth	Unit Name	Comments on Confidence of Requirement Estimate	Recommended Land Allocation Per Unit (ha)	Estimated Total Land Allocation for Batman North (ha)
Low Order Performance Arts Facility (Based at Government Secondary Colleges)	1 per 10000	1 per 30000	18000	54000	2	Lower Order Performance Arts Facility	Medium in relation to provision on school sites. Will depend on the position taken by the DEECD	Located within government secondary colleges	Not applicable
Level 2 Indoor Recreation Centres (2 Court Facilities)	1 per 10000	1 per 20000	18000	54000	2	Level 2 Indoor Recreation Centre	Medium in relation to provision on school sites. Will depend on the position taken by the DEECD	Located within government secondary colleges	Not applicable
Level 3 Community Infrastructure									
Libraries	1 per 13333	1 per 40000	18000	54000	1	Library	High	1.5	1.5
Aquatic Leisure Centres	1 per 16667	1 per 40000	18000	54000	1	Aquatic / Leisure Centre	High	2.5	2.5
Community Arts Centres	1 per 13333	1 per 40000	18000	54000	1	Community Arts Centre	Medium. Not traditionally an infrastructure item identified in growth area plans and will require endorsement by Growth Councils.	0.3	0.3
Higher Order Active Open Space Reserves	1 per 13333	1 per 40000	18000	54000	1	Higher Order Recreation Reserve	High	30	30
High Order Tennis Facilities ('10+ courts)	1 per 13333	1 per 40000	18000	54000	1	Tennis Facility (10 + courts)	High	Located within Higher Order Recreation Reserve	Not applicable

Hierarchy / Items	Recommended Provision Ratio for Growth Areas (Households)	Recommended Provision Ratio for Growth Areas (Population)	Estimated Number of Batman North Households	Estimated Number of Batman North People	Crude Est. of Number of Unit Requirements in Batman Nth	Unit Name	Comments on Confidence of Requirement Estimate	Recommended Land Allocation Per Unit (ha)	Estimated Total Land Allocation for Batman North (ha)
Lawn Bowls Facility	1 per 16667	1 per 50000	18000	54000	1	Lawn Bowls Facility (4 greens)	High	Located within Higher Order Recreation Reserve	Not applicable
High Order Youth Facilities	1 per 13333	1 per 40000	18000	54000	1	Youth Resource Centre	Medium. Not traditionally an infrastructure item identified in growth area plans and will require endorsement by Growth Councils.	Located within Level 3 Community Centres	Not applicable
Early Childhood Intervention Services (integrated with one of the early years' facilities)	1 per 13333	1 per 40000	18000	54000	1	Early Childhood Intervention Service	Medium. Will depend on an assessment of need undertaken by the Department of Human Services and other local stakeholders, particularly the relevant growth area Council.	Located with one of the proposed early years' facilities.	Not applicable
Integrated Emergency Services Precinct (Containing Police, Fire, Ambulance & SES)	1 per 13333	1 per 40000	18000	54000	1	Integrated Police & Emergency Services Precinct	Medium. Will depend on assessment of need undertaken by the Department of Justice on behalf of police and emergency service agencies.	2	2
Community-Based Health Care Precinct ("DHS defined Level 2 service")	1 per 16667	1 per 50000	18000	54000	1	Community-based Health Precinct	Medium. Will depend on an assessment of need undertaken by the Department of Human Services and local community health service providers	1	1

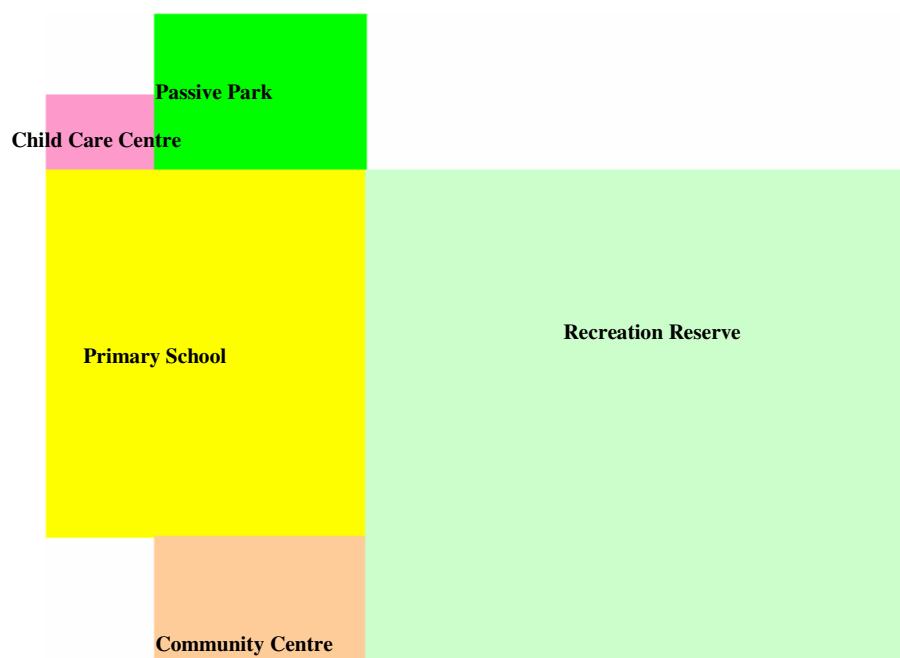
Hierarchy / Items	Recommended Provision Ratio for Growth Areas (Households)	Recommended Provision Ratio for Growth Areas (Population)	Estimated Number of Batman North Households	Estimated Number of Batman North People	Crude Est. of Number of Unit Requirements in Batman Nth	Unit Name	Comments on Confidence of Requirement Estimate	Recommended Land Allocation Per Unit (ha)	Estimated Total Land Allocation for Batman North (ha)
Catholic Secondary College	1 per 19333	1 per 58000	16000	54000	1	Catholic Secondary College	Medium. Will depend on assessment of need undertaken by the Catholic Education Office	7	7
Level 3 Community Centres	1 per 13333	1 per 40000	18000	54000	1	Level 3 Community Centre	High	1.5	1.5
Level 3 Indoor Recreation Centres (6 Court Facilities)	1 per 16667	1 per 40000	18000	54000	1	Level 3 Indoor Recreation Centre	Medium in relation to provision on school sites. Will depend on the position taken by the DEECD	1.5	1.5
Level 3 Planned Activity Group Facility (Incorporated with Level 3 Community Centre)	1 per 13333	1 per 40000	18000	54000	1	Planned Activity Group Space	Medium. Not traditionally an infrastructure item identified in growth area plans and will require endorsement by Growth Councils.	Not applicable	Not applicable
Total Estimated Land Allocation									233.5

6.8 Spatial Models

The following spatial models illustrate the potential configuration of community infrastructure items at various levels of the population hierarchy. The following examples are for illustrative purposes only and should not be interpreted prescriptively. There may be a number of configuration options depending on the outcome of a local community needs assessment process. The purpose of the following examples is to illustrate how various community infrastructure forms can be potentially arranged in a co-located geographic setting referred to here as a ‘community infrastructure hub’. Refer to Section 6.6.3 for more details on the recommended composition of each community infrastructure form.

Level 1 Community Infrastructure Hub (up to 10,000 People)

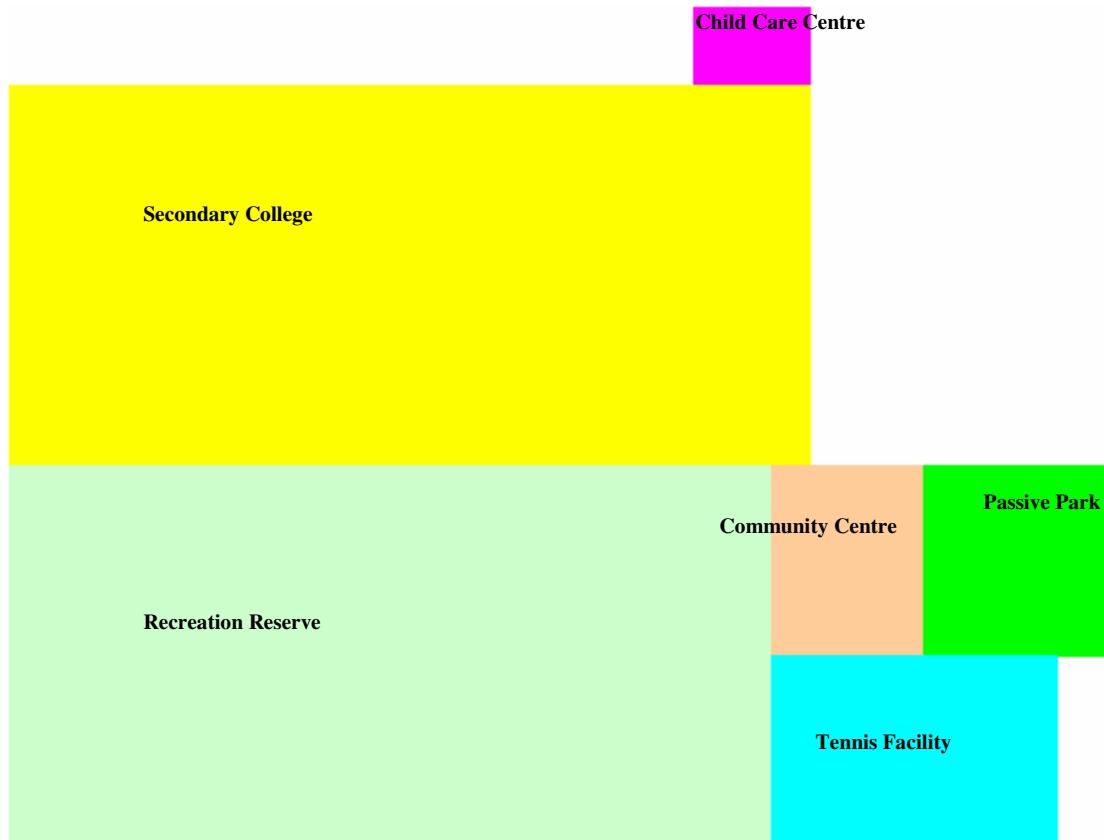
Example 1: Level 1 Community Infrastructure Hub – Core Elements with a Long Day Child Care Centre and Passive Park



Community Infrastructure Components	Land Area Allocation
Government Primary School (P-6)	4.5 ha
Multipurpose Community Centre	0.8 ha
Active Recreation Reserve	10 ha
Long Day Child Care Centre	2,500 sq mt
Level 1 Passive Park	1 ha

Level 2 Community Infrastructure Hub (Up to 30,000 People)

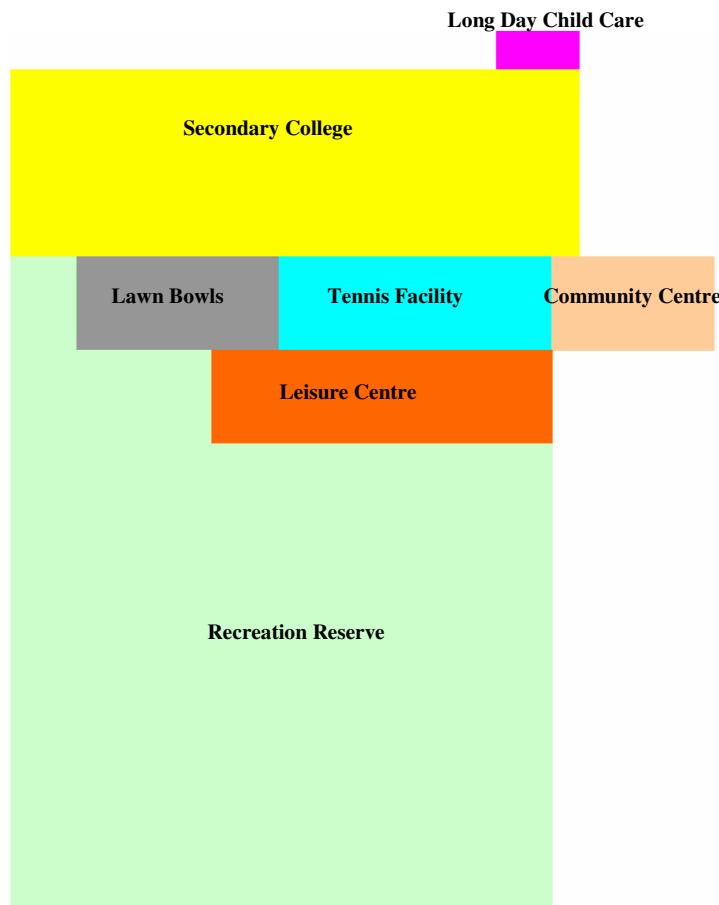
Example 2: Level 2 Community Infrastructure Hub – Core Elements with a Long Day Child Care Centre and Passive Park



Community Infrastructure Components	Land Area Allocation
Government Secondary School (7-12)	12 ha
Community Centre	0.8 ha
Active Recreation Reserve	10 ha
Long Day Child Care Centre	2,500 sq mt
Level 1 Passive Park	1 ha
Level 2 Tennis Facility	1t o 1.5 ha

Level 3 Community Infrastructure Hub (Up to 60,000 People)

Example 3: Level 3 Community Infrastructure Hub – Sub-municipal facilities including a higher order recreation reserve



Community Infrastructure Components	Land Area Allocation
Government Secondary School (7-12)	12 ha
Level 3 Active Recreation Reserve	30 ha (if inclusive of aquatic leisure centre, tennis facility and lawn bowls) <ul style="list-style-type: none"> • Aquatic / Leisure Centre – 2.5 ha • Lawn Bowls - 1.5 ha • Level 3 Tennis Facility - 2 ha
Level 3 Community Centre	1.5 ha
Long Day Child Care Facility	2,500 sq mt

APPENDICES

Appendix A - Community Infrastructure Items

Early Childhood

- Maternal and child health centres
- Kindergarten/preschool
- Occasional childcare facility
- Long day care facility
- Out of school hours care facilities
- Vacation care facility
- Playgroups
- Toy library
- Early intervention services

Youth Activities

- Spaces for youth programs
- Spaces for youth counselling

Seniors

- Activities spaces for seniors clubs
- Space for planned activity groups
- Food services kitchens

Community Facility

- Neighbourhood house
- Activity/meeting spaces for community activities
- Office space for community agencies
- Consulting rooms for visiting services
- Space for functions/conferences
- Community kitchen/dining area

Education

- Primary schools (including state and private)
- Secondary schools (including state and private)
- Special schools
- Technical schools
- TAFE colleges
- Universities
- Alternative learning centres e.g. Collingwood Secondary College

Health/disability

- Acute hospitals/superclinics/health precincts
- Community health centres
- GP clinics
- Respite care facilities
- Public dental clinics

- Aged residential care facilities - nursing homes, hostels
- CRUs/ATSS

Social housing

- Public housing
- Community housing
- Supported accommodation
- Crisis housing

Recreation

Outdoor

- Playing fields for Australian Rules, cricket, soccer, baseball, softball, lacrosse, rugby union, rugby league, touch rugby, hockey, etc.
- Rinks/greens for lawn bowls, croquet, bocce
- Outdoor courts for tennis, netball, volleyball and basketball
- Athletics track
- Velodrome, road circuit, mountain bike circuit, BMX facilities
- Fields for dog obedience, archery, etc.
- Golf course
- Skate facility
- Playgrounds - full hierarchy from adventure, all abilities to
- Outdoor events area/showgrounds/markets
- Equestrian facility
- Outdoor pool
- Boating facilities
- Venue for shooting activities
- Motorbike venue
- Venue for motorcar activities including go carts
- Outdoor aquatic venue – rowing, canoeing, etc.
- Walking paths/bike tracks
- Linear park
- Gardens
- Conservation areas – wetlands, bushland, lakes
- Picnic/social facilities
- Public toilets
- Exercise stations

Indoor

- Indoor multipurpose courts
- Indoor single use courts
- Fitness centre
- Indoor playground
- Aquatic centre (broken down into elements)
- Extreme sports venue

Cultural

- Library
- Learning centres
- Performing arts venue
- Community arts venue
- Community theatre
- Cinema
- Gallery space
- Museum
- Space for historical society or equivalent

Information

- Tourist information centre
- Customer service centres (Council)
- Community information services (CABs, etc.)

Emergency services

- Magistrates/County Courts
- Police station
- Fire station
- SES
- Ambulance

Services

- Staff to plan/support/coordinate/manage facilities as above
- Staff to support community development within new communities
- Early years' services
- Youth services
- Family support services
- Community/allied health services
- Mental health services
- Aged services
- Information services
- Emergency services

Appendix B1 – City of Wanneroo Western Australia

TOPIC	INFORMATION															
Wanneroo City Council	Wanneroo is located on the outer and fringe of northern Perth encompassing a large area between 12 and 60 km north and north-west of the Perth GPO.															
Current Population	126,062															
Anticipated population at full development	300,000+															
Major growth fronts	<p>The major growth fronts are:</p> <table border="1"> <thead> <tr> <th>Area</th> <th>Population 2007</th> <th>Anticipated population 2021</th> </tr> </thead> <tbody> <tr> <td>Alkimos - Eglington</td> <td>24</td> <td>34,848</td> </tr> <tr> <td>Carramar - Banksia Grove</td> <td>8,197</td> <td>20,775</td> </tr> <tr> <td>Tapping - Ashby - Sinagra</td> <td>7,644</td> <td>18,166</td> </tr> <tr> <td>Two Rocks - Yanchep</td> <td>4,725</td> <td>21,563</td> </tr> </tbody> </table>	Area	Population 2007	Anticipated population 2021	Alkimos - Eglington	24	34,848	Carramar - Banksia Grove	8,197	20,775	Tapping - Ashby - Sinagra	7,644	18,166	Two Rocks - Yanchep	4,725	21,563
Area	Population 2007	Anticipated population 2021														
Alkimos - Eglington	24	34,848														
Carramar - Banksia Grove	8,197	20,775														
Tapping - Ashby - Sinagra	7,644	18,166														
Two Rocks - Yanchep	4,725	21,563														
Type of community infrastructure that Council provides in growth areas	<p>Wanneroo Council provides the following community facilities in its growth areas as follows:</p> <ul style="list-style-type: none"> • Multipurpose community centres • Aquatic, health and fitness centres • Active sporting reserves including ovals and supporting infrastructure such as cricket nets, floodlighting, change rooms, passive parks, foreshore reserves, surf life saving clubs • Wheeled sports facilities including skate parks and BMX tracks • Libraries including a mobile library • Joint use sporting reserves and multi-sport hard courts with the Department of Education • Bush and suburban walking trails • Youth centres • Leisure and recreation centres • Sporting clubrooms, halls and pavilions <p>Council does not provide preschools, maternal and child health, long day care, day care centres for the elderly. These are provided by schools, churches or non government agencies.</p>															

TOPIC	INFORMATION
Research process/es used to determine community infrastructure requirements in land use plans	<p>The current infrastructure coordination approach relies on three main components:</p> <ol style="list-style-type: none"> 1. Metropolitan Development Program (MDP) which advises Government on land use planning, proposed residential lot activity and coordination of services and infrastructure provision. The Urban Land and Release Plan, which is part of the MDP has two principle roles: <ul style="list-style-type: none"> • To identify and monitor the past, current and projected residential land development activity and associated services and infrastructure requirements and provision within a five year horizon; and • To provide this information to the Government for land planning and budgeting purposes, in particular to identify areas of growth pressure; 2. Infrastructure Coordination Committee which advises the Western Australian Planning Commission on planning for the provision of physical and community infrastructure throughout the State. It has the power to coordinate the MDP, the county land development program and the provision of infrastructure for land development; and 3. Detailed strategic planning such as long term regional and district structure plans e.g. <ul style="list-style-type: none"> – Draft Greater Perth Plan – WA Planning Commission Metropolitan Development Program – Wanneroo Smart Growth Assessment Tool – East Wanneroo Land Use and Water Management Strategy – Wanneroo Community Development Strategy – Wanneroo District Planning Scheme – Forecast ID population and demographic projections (external research) – District and Local Public Open Space Reviews (internal research) – District and Local Structure Plan Discussion Papers such as the St Andrews, Banksia Grove and Alkimos Eglin Community/Sport/Recreation Infrastructure Requirements Discussion Papers (internal research) – Community Purpose Sites Review (internal research) – City of Wanneroo Lifestyles Community Development Strategy
Planning principles and infrastructure ratios used and the rationale for the principles	<p>Council uses a number of community infrastructure provision planning principles and ratios, as follows:</p> <ul style="list-style-type: none"> • City of Wanneroo Human Service Assessment 2003 (based on Shire of Swan provision ratios). This document includes recommended provision ratios and land requirements. • Creating Communities Community Facility Plans and the ratios contained within • The recently adopted 'Acquisition and Development of Community Purpose Sites Policy' attempts to identify when and where community facilities should be initiated. <p>The City also uses Active Reserve Concept Plans for the planning and development of district and local sporting reserves. These have been endorsed by the North Metropolitan Regional Recreation Advisory Committee (NMRRAAC).</p> <p>The City of Wanneroo Human Service Assessment Tool provides the basis for provision ratios, however it is considered that the standards should only be regarded as guidelines in the facility planning process, and that any decisions related to facility development should be based on broader research. The needs of each development should be assessed by:</p>

TOPIC	INFORMATION
	<ul style="list-style-type: none"> ● Reviewing existing regional, district and local planning frameworks ● Undertaking a demographic analysis ● Reviewing leisure participation rates and trends ● Reviewing trends in regional, district and local facility provision ● Comprehensive consultation with key stakeholders including Land Developers, State Sporting Associations, relevant State Government Agencies and Residents
How is infrastructure delivered/configured, e.g. community hubs, children's services centres, active sports fields integrated with schools, etc.	<p>Kindergartens are located in schools (DET) or at churches or non-government agencies (local government is not involved)</p> <p>Recreation facilities and community centres are co-located in district or subregional hubs. Recreation buildings are used for non sports activities where possible.</p> <p>Passive open space is integrated with active open space. A hierarchy of sports fields is provided. District active reserves of 10-20 ha are supported by neighbourhood, single field reserves of 4 ha.</p> <p>Indoor recreation centres are provided at the sub-municipal level (60000 people). Aquatic centres are provided at the municipal level (120000 people).</p> <p>Higher order community facilities such as libraries, aquatic centres, performing arts centres, are integrated as far as possible with higher order education facilities (TAFE and the university) to maximise use and partnership opportunities.</p>
	<p>All three spheres of Government have responsibilities for the provision of infrastructure. In addition, land developers play an important role in providing initial infrastructure to support urban development. Private sector providers are also involved in the provision of some infrastructure. Whilst the private sector has a significant role in the provision of essential services in the Eastern States, its role in Western Australia is limited to the distribution and reticulation of gas (Atlanta) and involvement in the provision of schools, aged care facilities and child care facilities.</p> <p>Wanneroo believes that there is an opportunity for private developers to take a larger role in the provision of community based infrastructure where the need for the infrastructure has been generated by their development. Other States have legislative frameworks that support developer contributions to community infrastructure.</p>
Is Council satisfied with community infrastructure planning processes? How could they be improved?	<p>The current process for planning and providing community infrastructure has a number of shortcomings including:</p> <ul style="list-style-type: none"> ● Lack of finalized frameworks such as regional and district structure plans ● Lack of recognition of non residential land requirements ● Lack of certainty of infrastructure timing ● Lack of strategic direction

Appendix B2– Community Infrastructure Funding in Western Australia

Responsible Body	Economic Infrastructure	Social Infrastructure
Australian Commonwealth Government	Aviation Services (air navigation, etc) Telecommunications Postal Services National roads (shared with State Government) AUSLINK Local roads (shared with local government) Railways (shared with State Government)	Tertiary education Public housing (shared with State Government) Health facilities (shared with State Government)
Western Australian Government	Aviation Services (regional air services and facilities) National roads (shared with Australian Government) Local roads (shared with local government) Railways (shared with Australian Government) Ports and sea navigation Electricity supply Dams, water and sewerage systems Public transport (train, bus)	Educational institutions (primary, secondary and technical) (shared with Australian Government) Childcare facilities (shared with local government) Community health services (base hospitals, small district hospitals and nursing homes) (shared with Australian Government) Public housing (shared with Australian Government) Sport, recreation and cultural facilities (shared with local government) Libraries (shared with local government) Public order and safety (courts, police stations, traffic signals, etc)
Local Government	Roads (local) Sewerage treatment (In Western Australia this applies to some regional local authorities only) Drainage (some local authorities only) Aviation (regional airports and airstrips – shared with State Government)	Childcare facilities (shared with State government) Sport and recreation facilities, parks and open space (shared with State government) Tourist facilities (shared with State government) Libraries (shared with State government) Community centres and nursing homes
Private Infrastructure Providers	Gas distribution and reticulation (Atlanta Gas)	Childcare centres Private schools Welfare agencies Nursing homes
Land Developers	Roads within a subdivision Reticulation of utilities	Land for Public Open Space Land for Primary Schools

Appendix B3 – City of Ipswich Queensland

TOPIC	INFORMATION
Ipswich City Council	Ipswich is located in south east Queensland. To the east is the capital city Brisbane, and to the west are the rural and agricultural areas of the Brisbane, Lockyer and Fassifern Valleys. The City is positioned on the national road network - 40 minutes drive from Brisbane and an hour drive from the Gold Coast. Ipswich comprises an area of 1207 sq km
Current population	146,500
Anticipated population at full development	350,000 by 2026 and 400,000+ at full development
Major growth fronts	The major growth fronts are Ripley Valley (100,000+) and Springfield Lakes (50,000)
Type of community infrastructure that Council provides in growth areas and types of infrastructure	Council provides sporting reserves, indoor recreation facilities, libraries, cultural/arts facilities, community centres and activity spaces
Research process/es used to determine community infrastructure requirements in the land use plan	<p>Council's current regime has been developed "in house" but has been based on the following:</p> <ul style="list-style-type: none"> • Ipswich Community Facilities Plan (1998) prepared by Council's Community Planning Branch in consultation with Sharon Briggs; and • Community Facilities planning development in the Springfield Development Area undertaken by SGS (2006). <p>Planning guidelines and processes used to determine infrastructure requirements are as follows:</p> <ul style="list-style-type: none"> • South East Queensland Regional Plan • South East Queensland Regional Plan Amendment • Ipswich 2020 and Beyond • Ripley Valley Master Planning Task Force • Old Gob's Infrastructure Guidelines • Ipswich Community Planning Study

TOPIC	INFORMATION
Planning principles and infrastructure ratios used	From SEQ Regional Plan
Level	Facility
	Comparative rate of provision (pop's)
Local (usually 5000-10000 people)	Community meeting room/neighbourhood house 1: 2500-3000 Multipurpose hall/local community centre 1: 6000-10000 Kindergarten (2 room) 1: 16000 Primary school 1: 7500 State
District	Multi purpose community centre 1: 20000-50000 High school 1: 20000 State Youth centre/service 1: 20000-50000 Council/State/Others Performing Arts Space 1: 30000-50000 Council/State/C'wealth Others
Branch Library	1: 15000-30000 Council
Community Health Centre	1: 20000-30000 State
Neighbourhood centre	1: 20000-30000 State/Community
Aged care service/respite centre	1: 20000-100000 Council/State/C'wealth Others
Police and emergency services	1: 25000-30000 State
TAFE campus	1 over 50000 State
Community health precinct	1: 10000-30000 Council/State/C'wealth
Art Gallery	1: 30000-150000 Council/State/C'wealth
Museum	1: 30000-120000 Council/State/C'wealth
Central library	1: 30000-150000 Council
Civic centre	1: 30000-120000 Council
Performing arts/exhibition/convention centre	1: 50000-200000 Council/State/C'wealth
Regional community care hub	1: 30000-100000 Council/State/C'wealth
Hospital	Not specified State
TAFE Facility regional	1 over 150000 State
University	1: 150000-200000 State/C'wealth/Private

TOPIC	INFORMATION
Planning principles and infrastructure ratios used (cont) <p>From the Ipswich City Council: Land for Local Community Facilities Supporting Document 2007</p> <p><i>Citywide Facilities (1 ha per facility)</i></p> <ul style="list-style-type: none"> • Central Library (1:150,000 persons) • Cultural/Performing Arts Centre (1:130,000 persons) • Art Gallery (1:130,000 persons) <p><i>District Facilities (5000m² per facility)</i></p> <ul style="list-style-type: none"> • Multi-purpose Community Centre with Library (1:30,000 persons) • District Community Centre (1:30,000 persons) • District Youth Centre (1:30,000 persons) • Branch Library (1:30,000 persons if not provided as part of a multi-purpose community centre) • District Performance/Theatre Space (1:80,000 persons) <p><i>Local Facilities (2000m² per facility)</i></p> <ul style="list-style-type: none"> Neighbourhood Meeting Space (1:10,000 persons) Local Youth Space (1:10,000 persons) 	<p>Preferred form is community hubs in designated centres with the level of the facility being consistent with the centre's role in hierarchy.</p> <p>Multi-tenant service centres: Multi-tenant service centres aim to help service providers improve client services through: coordinating and/or integrating service delivery; saving costs by sharing service delivery activities, space, administrative resources and systems; and redirecting cost and time savings into service delivery. They have a human service delivery focus and can take a variety of forms, including virtual and physical centres.</p> <p>Health Precincts: The Health Precinct model supports co-location with private health providers, non-government and other community-based services (a Queensland Health initiative). Health Precincts are currently planned for the Ipswich Region.</p> <p>Child and family hubs: The hub model aims to provide families with better access to child and family support services through integrated service provision. While the service mix varies across communities according to local needs, the provision of quality, integrated early childhood education and care services (e.g. playgroup, child care, kindergarten, preschool, etc) remains a core element of the hub model. Hubs may also include: family support services, parenting support, child health services, community activities and education services. There are currently 24 child care and family support hubs located in various communities across Queensland.</p>

TOPIC	INFORMATION
How is the infrastructure funded?	<p>The <i>Integrated Planning Act 1997</i> (Qld) allows Council to charge developer contributions for community facilities; however contributions are limited to land only.</p> <p>The IPA provides a range of powers for imposing charges, conditions and agreements relating to development infrastructure. It also limits development infrastructure to the networks that provide basic and essential facilities and services to ensure the safe, healthy and efficient functioning of local communities. Development infrastructure is defined as the land or works, or both land and works, for urban water cycle management infrastructure, transport infrastructure, public parks infrastructure, and local community facilities, including, for example, community halls or centres, public recreation centres and public libraries, predominantly servicing the local area.</p>
Is Council happy with their community infrastructure assessment planning projects processes?	<p>Where the Queensland Government is providing major new infrastructure to lead development in SEQ, land owners and developers of new areas who stand to benefit significantly from the development may be required to contribute to infrastructure provision through a State Infrastructure Agreement. A local government may also enter into a Local Infrastructure Agreement with land owners and/ or developers. However, local government can only recover land and limited embellishments to the land (and not assets, e.g. libraries). Therefore, infrastructure charges will only ever recover a minor portion of the costs associated with infrastructure provision.</p> <p>Council is satisfied with the processes but not the funding arrangements. Limiting charges on developers for community facilities to land only lacks equity with charging mechanisms for other trunk infrastructure.</p>

Appendix B4 – City of Blacktown NSW

TOPIC	INFORMATION
Blacktown City Council	Blacktown is situated approximately 35 km from Sydney on the Cumberland Plain in the heart of Western Sydney bounded by the Local Government Areas (LGAs) of Penrith; Parramatta; Holroyd; Hawkesbury and Baulkham Hills and occupying an area of 246.9 sq kilometres.
Current Population	290000
Anticipated population at full development	400000
Type of community infrastructure that Council provides in growth areas	Community centres, neighbourhood centres, child care centres, senior citizens, leisure centres, youth and recreation centres, sports amenities buildings, libraries, baby health centres
Planning principles and infrastructure ratios used – ratios, design, location requirements, relationship to other facilities, estimated cost to build, trigger for development, etc.	<p>New release areas – Ratios from standard Section 94 agreements are used. Built into developer agreements (when an agreed no. of lots have been released). Flexibility within agreement means that facilities can be merged and altered in the planning processes (i.e. development of single community hub rather than four separate facilities), or for S94 when sufficient contributions have been received.</p> <p>Old release areas – based on pragmatics of opportunities (balanced with supply and demand studies and potential service delivery options).</p> <p>Council has inherited ratios from existing S94 plans (currently being reviewed for North West Sector Developments). There is broad agreement within Council that ratio models result in supply of too many facilities (too small and uneconomic and often unstaffed). New models are based on a smaller number of, but larger, facilities linked to service delivery located in key community neighbourhood nodes.</p>
How is infrastructure delivered/configured, e.g. community hubs, children's services centres, active sports fields integrated with schools, etc.	<p>Previously – neighbourhood centres (small), neighbourhood centres (large), 40 place children's centre, and branch libraries.</p> <p>Currently proposing – Community hubs (multiple functions in single building with multipurpose designs).</p> <p>Single playing field active recreation reserves were also provided. Council's preference is that all new active reserves have at least 2 playing fields (although this is not yet formal policy).</p>
How is the infrastructure funded?	<p>Seventy five per cent of the cost of the regional infrastructure will be funded by development contributions through Section 94 agreements. The balance of the regional funding will be contributed by the NSW Government.</p> <p>Development contributions are not new. Local development contributions have been used by councils to provide local infrastructure for the community for over 20 years. The funds from development contributions are directly linked to infrastructure projects within the growth centres and cannot be used for another purpose. Only the facilities listed above can be included in the agreement.</p>

Appendix C – Overview of Community Infrastructure Planning Tools

1.1 Introduction

This section briefly describes two community infrastructure software planning tools used by a number of municipalities in Victoria: 1) Logometrix, and 2) the electronic Social Planning Package (eSPP), and assesses them in the context of developing community infrastructure planning standards.

1.2 Description and Assessment of Tools

1.2.1 Logometrix

Logometrix is an integrated system that allows Local Government Authorities to maximise service delivery of their community facilities. Logometrix is designed to evaluate and enhance facility performance in the areas of service delivery, community satisfaction, physical functionality, utilization, cost and environmental performance.

Logometrix is essentially a sophisticated asset management and assessment tool primarily aimed at local government. While traditional asset management systems record the 'bricks and mortar' aspect, they are not designed to answer service delivery questions such as:

- Is the facility meeting the expectations of the community?
- Is it located in the right area?
- Should a facility be built, redeveloped, closed or relocated?
- What is the impact of closing a facility and improving another?
- How does the performance of council's facilities compare with those of other councils?
- How do we prioritise capital works expenditure?

The user determines which facilities and services are included, and who is authorised to do what on the system. The core of Logometrix is a set of predetermined questions, ensuring that a comprehensive survey is conducted within a consistent 'best practice' framework.

Data collection is generally undertaken annually during the lead up to budget preparation and capital works planning. The resultant information assists the decision making and strategic planning processes. A set of standard reports is supplied, but as the system utilizes a MS SQL Server database, popular tools can be used to produce client specific reports.

The System's Balanced Indicators (KPIs) can be weighted according to each council's priorities, with 'what if' reporting available to model alternatives. Logometrix also provides the capability to compare key indicators with other clients of equivalent size and complexity, and allows the user council to obtain credible benchmarking of its performance. Benefits include:

- Making informed decisions based on credible data.
- Delivering increased levels of service to the community.
- Measuring the contribution of built assets to a council's overall objectives.
- Complying with quadruple bottom line reporting requirements – economic, social, environmental and cultural.
- Benchmarking council's performance.

Logometrix is deployed entirely over the internet. Consequently, there is no need for councils to install software on site, nor is it necessary to implement software upgrades to individual computers. Upgrades to the system are available to all users immediately.

Any authorised council user can access Logometrix from any computer that is connected to the internet and that supports Internet Explorer v.6. In this way, Logometrix assists communication across a council's various business and functional areas to enable all relevant stakeholders to access and contribute strategic information about the facility.

Case study: the City of Port Phillip

The City of Port Phillip has been using a pilot model of Logometrix since 1999. In a deliberate decision to ensure that the people and places aspects of assets were balanced, the tool has been managed by the Social and Cultural Development Division rather than within the traditional council areas of assets and building maintenance.

In implementing the pilot system, the Council adopted a policy of considering all Logometrix indicators and referring to the model when making decisions or planning services for the community within facilities. The Council anticipates that the implementation of the full Logometrix system will lead to more gains in integrating service and asset management. Its further application will be enhanced by the whole of Council approach to a new system of Sustainable Asset Management.

How the tool has been used

The pilot model has been valuable in providing a centralised store for a range of information on all of Port Phillip's community facilities. For example, Logometrix has provided information on the number of services provided from facilities and the number of people visiting these facilities. The causes for

increases and decreases in user numbers can be investigated by correlating utilisation data with other indicators that may have been contributing to such a change.

In applying the Logometrix pilot model to the planning and evaluation of Maternal and Child Health facilities during the annual capital works process, the Coordinator of the service was able to review the pilot model indicators for the building condition of all nine Maternal and Child Health centres. The model supported the case for allocating resources to a particular centre.

The model has also been useful in allowing Port Phillip to plot facilities using their Geographic Information System, incorporating the Logometrix results onto the maps. The Council has been able to see if particular neighbourhoods have possible weaknesses or strengths in particular indicators and view this spatially. The development of the Council's community hubs policy and strategy has benefited greatly from this tool.

In the first year of data collection, Port Phillip was able to get a picture of how facilities rated against one another. Over the following three years, Port Phillip was able to examine the indicators to see how facilities were progressing and charting changes over time. As an example, one of the indicators in the pilot model is community access. This indicator measures how well the facility and its services are matched to the needs of the community in a particular location. Each facility was rated on six factors that inform the community access indicator, namely: accessibility, demographics, zoning, noise, traffic and hazards.

In applying these indicators to six senior citizens' centres over three years, the average outcome showed that whilst there was an increase and stabilisation in the overall indicator, a more detailed look at the individual centre scores showed that some had improved while others had deteriorated. Further analysis of the community access indicator showed that there had been an increase in traffic, noise and hazards at particular centres, indicating a need to find ways of improving traffic, noise and hazards at these facilities.

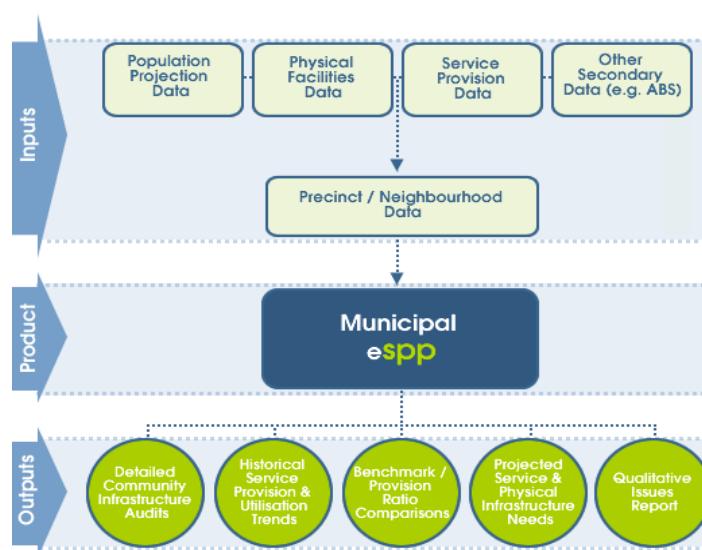
1.2.2 Electronic Social Planning Package (eSPP)

The eSPP is an online tool that assists organisations to better understand the past and current community infrastructure characteristics of local communities and to assess likely future community infrastructure requirements. The eSPP enables users to:

- Project future community infrastructure requirements for defined geographic areas.
- Benchmark and compare service and facility provision in different communities.
- Define the services and facilities that most interest users.

- Define the data users want to collect about a service or facility.
- Collect qualitative information about issues affecting service providers.
- Identify the catchment of services and facilities.
- Determine actual or desired benchmarks for services and facilities.
- Clearly articulate planning guidelines and processes associated with each service or facility.
- Describe the key characteristics of communities (neighbourhoods, precincts, etc.).
- View projected population changes to local communities (neighbourhoods, precincts, etc.).
- Track historical information about the utilisation of services and facilities.

The eSPP structure and information requirements are outlined in the diagram below.



1.2.3 Brief assessment of the differences between the eSPP and Logometrix

While offering some overlapping functions, Logometrix and the eSPP are essentially complementary community infrastructure planning tools that are both accessible online. In the context of the development of community infrastructure planning standards, Logometrix has a more micro focus on the performance of individual council facilities and consequently has a closer relationship to the asset management requirements of councils. Its strength lies in its capacity to capture important qualitative information about the performance of facilities. In this sense, the tool has much to offer in the way of understanding how certain service/activity models within council community facilities work from the perspective of facility managers and users.

The eSPP on the other hand is more pre-occupied with assisting planners with macro supply and demand community infrastructure considerations, whether they are council provided or non-council

provided infrastructure items. The Package makes strategic use of population forecasts at both the municipal and small area level (e.g. a suburb) to determine current provision characteristics and future service and facility requirements. In addition to measuring ‘actual’ provision levels within municipalities, the Package allows users to determine and apply their own ‘desired’ provision benchmarks. In this sense, the tool has a clear capacity to allow Growth Councils to incorporate the provision ratios recommended in this report. The eSPP also includes a function that allows users to define planning guidelines for each community infrastructure item. Again, like provision ratios, the tool can easily incorporate the service and facility models recommended for Growth Areas in this report.

1.2.4 Relevance to Software Planning Tools to the Development of Standards

The distributors of both products have discussed the value of integrating the functions of their systems into one online software tool. However, both parties have acknowledged that this would require significant resources beyond their current means and have, as an alternative strategy, begun to explore funding from State and Federal grants. If sufficient resources are obtained, both parties would improve the user interface, functionality and reporting capabilities currently offered by both tools. The distributors have also confirmed that existing client municipalities are experiencing difficulty managing data collection processes within their own organisations and are therefore not maximising the strategic value of both products.

1.3 Conclusion

With the development, endorsement and likely adoption of clearer community infrastructure planning standards arising from this report, it is recommended that the Growth Councils and State Government Departments such as the Department of Planning and Community Development explore the merits of identifying and allocating resources to the developers of software products such as the eSPP and Logometrix that would allow them to further develop and integrate their systems.