

Attachment F

Use Group:	Sport and recreation
Use(s):	F. Sports grounds, pavilions and clubrooms

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Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.

Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.

Definition(s):

This assessment focuses on competition-grade sports grounds used for the playing of cricket, football and soccer and the pavilions and clubrooms associated with them.

Football oval (competition):

A grass or synthetic surface oval or pitch with suitable goal posts, laid and marked out for the playing of football and compliant with standards that allow for competitive sport.

Cricket oval (competition)

A grass or synthetic surface oval or pitch, with a grass or synthetic wicket, laid and marked out for the playing of cricket and compliant with standards that allow for competitive sport.

Soccer pitch (competition)

A grass or synthetic surface pitch with suitable goal posts, laid and marked out for the playing of soccer and compliant with standards that allow for competitive sport.

Sports pavilion and clubroom(s)

A building associated with an outdoor sports facility that provides change rooms and amenities for players as well as clubrooms used for the social activities of sports clubs and other users.

Sports change room(s)

A building associated with an outdoor sports facility that provides change rooms and amenities for players but not clubrooms.

Sports clubroom(s)

A building associated with an outdoor sports facility that provides rooms used for the social activities of sports clubs and other users but not change rooms and amenities for players.

Sports shelter

A structure associated with an outdoor sports facility that provides shelter and shade for spectators and players. Typically roofed and may or may not be open-sided.

Notes

Revision and update of the Quantity Standards

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive and the findings of the *Recreation and Leisure Strategy (2015)*.

The current Quantity Standards for sports grounds have been informed by the findings of the Utilisation Assessment. If utilisation rates change in future, the Quantity Standards should be revised to reflect that change.

Existing infrastructure

The following council-owned and competition-grade facilities within Moorabool Shire were recorded through the Community Infrastructure Audit and assessed for this report:

Council-owned sports grounds	Managed and maintained by	Summer	Winter		Other sports / clubs	Associated facility type
		Cricket	Football	Soccer		
Darley Civic & Community Hub sports ground	Council	✓	✓	✓		Pavilion and clubrooms
Dunnstown Recreation Reserve sports ground	Committee of Management	✓	✓			Pavilion and clubrooms
Elaine Recreation Reserve sports ground	Committee of Management	✓				Clubrooms only
Greendale Recreation Reserve sports ground	Committee of Management	<i>no active use</i>				No facility
Masons Lane Reserve - eastern oval	Council	✓		✓	Dog obedience	Pavilion and clubrooms
Masons Lane Reserve - western oval	Council	✓		✓		Pavilion and clubrooms
Wallace Recreation Reserve sports ground	Committee of Management		✓			Pavilion and clubrooms
Under construction:						
<i>Bacchus Marsh Racecourse and Recreation Reserve sports ground #1 (due 2019)</i>	<i>Council</i>	✓ <i>Junior / training</i>		✓(2)		<i>Pavilion and clubrooms</i>
Planned:						
<i>Bacchus Marsh Racecourse and Recreation soccer pitches (anticipated 2021 or later)</i>	<i>Council</i>			✓(2)		<i>Pavilion and clubrooms</i>
<i>Bacchus Marsh Racecourse and Recreation Reserve sports ground #2 (anticipated 2023 or later)</i>	<i>Council</i>	✓	✓			<i>Pavilion and clubrooms</i>
<i>Underbank sports ground (anticipated 2023 or later)</i>	<i>tbc</i>		✓			<i>tbc</i>

Table F1a: Existing infrastructure (within Moorabool Shire) - competition-grade and council-owned

State Government-owned sports grounds	Managed and maintained by	Summer	Winter		Other sports / clubs	Associated facility type
		Cricket	Football	Soccer		
Ballan Recreation Reserve sports ground	Committee of Management	✓	✓			Pavilion and clubrooms
Blackwood Recreation Reserve sports ground	Committee of Management	✓				Pavilion and clubrooms
Bungaree Recreation Reserve sports ground	Committee of Management	✓				Pavilion and clubrooms
Darley Park sports ground	Council	✓	✓			Pavilion and clubrooms
Gordon Recreation Reserve sports ground	Committee of Management		✓			Pavilion and clubrooms
Korweinguboorra Recreation Reserve sports ground	Committee of Management	✓	✓			Pavilion and clubrooms
Maddingley Park sports ground	Committee of Management (maintained by Council)	✓	✓			Pavilion and clubrooms
Mt Egerton Recreation Reserve sports ground	Committee of Management	no active use				Pavilion and clubrooms

Table F1b: Existing infrastructure (within Moorabool Shire) - competition-grade and owned by State Government

To inform the Travel Accessibility Assessment, the following competition-grade sports grounds outside of but within 20 minutes' drive of towns within the Shire, were also recorded and mapped:

Sports grounds outside of Moorabool Shire	Summer	Winter		Other sports / clubs
	Cricket	Football	Soccer	
City of Ballarat				
Alfredton Recreation Reserve Alfredton	✓	✓		
Ballarat Hockey Centre				Hockey
Ballarat Regional Soccer Facility			✓	
Buninyong Recreation Park	✓	✓		
Buninyong Soccer Ground			✓	
CE Brown Reserve	✓	✓		
City Oval	✓	✓		
Doug Dean Reserve	✓	✓		
Marty Busch Reserve	✓	✓		
Mount Clear Reserve	✓			
Pleasant Street Reserve			✓	
Russell Square	✓		✓	
Trekardo Park			✓	
Wendouree West Recreation Reserve			✓	
Western Oval Reserve	✓	✓		
White Flat Reserve	✓			
Golden Plains Shire				
Meredith Recreation Reserve sports ground	✓	✓		

Table F2: Existing infrastructure (accessible from Moorabool Shire) – competition-grade

The following sports grounds within Moorabool Shire were also recorded but have been excluded from the modelling because they are either non-competition standard, on schools and therefore not publicly accessible, or both:

Excluded from the modelling (non-competition / not publicly accessible)	Suitable for
Bacchus Marsh Grammar School synthetic pitch, Maddingley	Soccer, cricket
Bacchus Marsh Primary School synthetic hockey pitch, Bacchus Marsh	Hockey
Bacchus Marsh Secondary College sports oval, Maddingley (community use agreement)	Cricket training only
Ballan Primary School sports oval, Ballan	Informal use only
Balliang East Primary School juniors oval, Balliang East	Informal use only
Bungaree Primary School juniors oval, Bungaree	Informal use only
Coimadai Primary School juniors oval, Coimadai	Informal use only
Darley Primary School sports pitch, Darley	Informal use only
Darley Primary School synthetic soccer pitch, Darley	Soccer
Gordon Primary School juniors oval, Gordon	Football, cricket
Lal Lal Primary School juniors oval, Lal Lal	Informal use only
Maddingley Park eastern sports oval ('Siberia'), Maddingley	Football (training only)
Masons Lane Reserve athletics track infield, Bacchus Marsh	Soccer (training only)
Mount Egerton Primary School juniors oval, Mount Egerton	Football
Myrniong Primary School synthetic pitch, Myrniong	Cricket
Myrniong Recreation Reserve sports oval, Myrniong	Informal use only
Pentland Primary School synthetic pitch, Darley	Soccer
St Bernard's Parish Primary School playing field, Bacchus Marsh	Informal use only
St Brendan's Church & Primary School juniors oval, Dunnstown	Informal use only
St Brigid's Primary School playing field, Ballan	Informal use only

Table F3: Existing infrastructure (within Moorabool Shire) – non-competition

Quantity Assessment findings

Purpose

A strategic assessment to determine whether there are enough facilities in relation to population size.

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

Note regarding notation:

- *The needs analysis generally uses whole integers when referring to undersupply or oversupply. This is because it is often not possible in reality to provide fractions of facilities. Demand for 0.5 of a facility or greater has been rounded up to a figure of '1'.*
- *Figures that refer to an undersupply are prefixed with '-' and oversupply prefixed with '+'.*
- *The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

Dual-sport sports grounds

Many ovals support both cricket in summer and football or soccer in winter. Need for each of these sports is modelled separately but it is important to note that each sports ground may meet the demand for different sports.

No provision for sports other than cricket, football and soccer

None of the publicly-accessible sports grounds within Moorabool Shire are used for sports other than cricket, football and soccer. It is understood that levels of demand for other turf-based sports such as hockey or rugby are too low within Moorabool to justify provision for these sports.

The Quantity Standards

Cricket oval (competition)

Standard

used: *1 oval per 3,500 persons (Total population)
Population trigger¹: 1,000 persons within a 20 minute drive*

Rationale: *The 2015 Recreation & Leisure Strategy used a ratio of 1:3,000. However, data from the Utilisation Assessment in 2018 suggests sports grounds have more unused capacity than the 1:3,000 ratio would indicate (i.e. that fewer sports grounds are actually needed to meet demand). A ratio of 1:3,500 is better supported by current usage data.*

¹ minimum cohort population required to trigger need for a facility

Football oval (competition)

Standard

used: 1 oval per 4,500 persons (Total population)
Population trigger: 1,000 persons within a 20 minute drive

Rationale: The 2015 Recreation & Leisure Strategy used a ratio of 1:4,000. However, data from the Utilisation Assessment in 2018 suggests sports grounds have more unused capacity than the 1:4,000 ratio would indicate (i.e. that fewer sports grounds are in fact needed to meet demand). A ratio of 1:4,500 is better supported by current usage data.

Soccer pitch (competition)

Standard

used: 1 pitch per 5,000 persons (Total population)
Population trigger: 1,000 persons within a 20 minute drive

Rationale: The 1:5000 ratio used by 2015 Rec & Leisure Strategy is appropriate for use as the provision standard. 1:5,000 is well above the current ratios, reflecting the Shire's inadequate current provision (no dedicated competition soccer fields in the Shire, dual use only).

Findings of the Quantity Assessment

Detailed results of the gap analysis comparing the audit of existing supply with the Quantity Standards are provided in Part B to this report.

Small towns and rural areas:

Given the large travel distances across rural areas, it is generally more appropriate to model demand for facilities based on travel distance rather than the population multipliers used by the Quantity Assessment. Also, as sports clubs serve a role as community groups in rural communities, it is desirable for those communities to have local access to facilities able to support club activities, where the community is large enough to sustain a local facility. As such, it is suggested that the following Quantity Assessment results for small towns and rural areas should be disregarded in favour of the results of the Travel Accessibility Assessment.

- Comparison with the Quantity Standards suggests rural areas are currently adequately provided for cricket and football ovals but that provision is much higher in the Rural West (owing to the larger number of small towns). From a quantity perspective, the existing ovals will be sufficient to meet demand for cricket and football up to 2041 and beyond, especially as some ovals are not currently used for cricket in summer².
- Rural areas are currently underprovided by -2 soccer pitches (-1 in the east and -1 in the west). The 2 soccer pitches currently under development at the Bacchus Marsh Racecourse Recreation Reserve will meet current shortfalls.
- Once the 2 further soccer pitches planned for development at the Bacchus Marsh Racecourse Recreation Reserve around 2021 (or later) the wider Bacchus Marsh and the Rural East area will have a sufficient supply up to 2041³.

² e.g. Bungaree, Gordon and Wallace.

³ The requirement for a further 1 pitch suggested by the Quantity Assessment has been discounted as the calculations assume the whole population of the Rural East create demand; in reality the long travel distances to Bacchus Marsh suggest a smaller catchment population for pitches should be assumed.

Ballan:

- When modelled on its own, Ballan has an adequate supply of cricket and football ovals now but will have need for 1 additional dual-purpose oval around the year 2031. When modelled together, the wider 'Ballan and the Rural West' area has an over-supply of +2 cricket and +4 football ovals, reducing to an over-supply of +1 cricket and +3 football ovals by the year 2041.
- For soccer, Ballan has a shortfall of -1 pitch at present. Provision of a single pitch in Ballan would be adequate to meet local demand beyond 2031. When modelled together with the Rural West the shortfall is greater at -2 soccer pitches now and -3 by 2041. However, it is recommended that 2 soccer pitches in Ballan be considered as an absolute maximum requirement by 2041, given the proximity of Ballarat. It is noted that the *Ballan Recreation Reserve Masterplan (2018)* identifies the long-term option for 2 soccer pitches, but only if new football facilities are developed elsewhere in Ballan, as per *Ballan Strategic Directions (2018)*.

Bacchus Marsh and Surrounds:

- Bacchus Marsh and Surrounds⁴ currently has a shortfall of -1 cricket oval, -1 football oval and -1 soccer pitches.
- Accounting for the sports grounds under construction at the Bacchus Marsh Racecourse Reserve⁴, Bacchus Marsh and Surrounds will have an adequate supply of soccer pitches up to 2041.
- Also accounting for the sports grounds under construction at the Bacchus Marsh Racecourse Reserve and the Underbank development, by the year 2031 Bacchus Marsh and Surrounds will have a shortfall of -1 cricket oval and -1 football oval. By 2041 the shortfall will increase to -2 cricket ovals and -2 football ovals.
- It is noted that the Greendale Recreation Reserve is accessible from Darley and Bacchus Marsh but is not competition size, currently has no active sport use, and cannot be increased in size due to site constraints.

Dual winter-use of Darley Civic and Community Hub sports ground

At present, use of the oval for both football and soccer during winter reduces its availability for both sports. However, once the new soccer pitches at the Bacchus Marsh Racecourse Recreation Reserve are active, the Darley Hub oval will only be used for football during winter.

Quantity Assessment: pavilions and club rooms

The Quantity Assessment was not applied to pavilions and clubrooms. Generally, a pavilion (change rooms and clubrooms) is required for each sports ground used for competition. Findings of note are:

- Elaine Recreation Reserve is the only ground used for competition cricket without a proper pavilion, having clubrooms only with no players change rooms or amenities.
- Greendale Recreation Reserve does not have a pavilion but as it is not used for competition sport, does not require one at present.

⁴ 1 x cricket and 2 x soccer (estimated completion 2019); 2 x soccer (estimated completion 2021); 1 x cricket/football (estimated completion 2023)

Utilisation Assessment findings

Purpose

Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

The Utilisation Standard

Utilisation of sports grounds is measured as the hours of active weekly use that each ground receives as a percentage of its maximum playing capacity.

Playing capacity (maximum hours of active use)

The type of playing surface and the standards to which it is constructed and maintained determine the maximum number of hours of active sports use that it can support without unacceptable deterioration. This maximum number of hours is referred to as the surface's 'playing capacity', which is used as a measure of the surface's maximum capacity for use.

The maximum playing capacity of sports ovals and pitches is based on winter usage. This is because turf surfaces are generally more tolerant of active use for cricket during summer, because cricket does not cause as much wear on surfaces as soccer or football.

Standard

used: *Sports pitches/ovals are deemed fully utilised at 95% utilisation and above*

Rationale: *While 100% of the playing capacity of an oval or pitch can be utilised (and exceeded), a small operating surplus of 5% is allowed for.*

Findings of the Utilisation Assessment

Detailed results of the gap analysis comparing current utilisation with the Utilisation Standard are provided in Part B to this report.

Table F4 below provides estimates of the current hours of active weekly use for each sports ground, in summer and winter. Utilisation data was not available for all grounds, in particular those that are not managed by Council.

Small towns and rural areas:

- Utilisation data was not available for several sports grounds in small towns and rural areas. Of those assessed, all have capacity for more winter and summer use. Bungaree is understood to be used the most in winter at an estimated 20 hours per week.
- The sports grounds at Blackwood, Bungaree, Elaine, Gordon and Wallace are single-season only. Mt Egerton and Greendale reserves are not currently used for active sport.

Ballan:

- The Ballan Recreation Reserve oval is well utilised in both winter and summer but has capacity for more use.

Bacchus Marsh and Surrounds:

- Overall, the ovals in Bacchus Marsh and Surrounds receive the most use of all sports grounds in the Shire and all are used during both winter and summer.
- Active winter use of Maddingley Park oval for football exceeds the maximum playing capacity that its surface and maintenance standard can support without detriment to the surface (utilisation = 152%).
- At 96% utilisation for football, Darley Park is deemed fully utilised in winter.

	Max playing capacity (hrs per week)	WINTER			SUMMER		
		Activity type and level	Current use (hrs per week)	Utilisation (% of max capacity)	Activity type and level	Current use (hrs per week)	Utilisation (% of max capacity)
Small towns and rural areas							
Blackwood Recreation Reserve sports ground	25	<i>no active winter use</i>			Cricket (Seniors)	<i>no data</i>	
Bungaree Recreation Reserve sports ground	25	Football (Seniors)	20	80%	<i>no active summer use</i>		
Dunnstown Recreation Reserve sports ground	25	Football (Seniors)	16.5	66%	Cricket (Seniors)	11	44%
Elaine Recreation Reserve sports ground	25	<i>no active winter use</i>			Cricket (Juniors)	<i>no data</i>	
Gordon Recreation Reserve sports ground	25	Football (Seniors)	17	68%	<i>no active summer use</i>		
Greendale Recreation Reserve sports ground	25	<i>Informal non-sports use only</i>			<i>Informal non-sports use only</i>		
Korweinguboorra Recreation Reserve sports ground	25	Football (Seniors)	<i>no data</i>		Cricket (Seniors)	<i>no data</i>	
Mt Egerton Recreation Reserve sports ground	25	<i>no active winter use</i>			<i>no active summer use</i>		
Wallace Recreation Reserve sports ground	25	Football (Seniors)	19	76%	<i>no active summer use</i>		
Ballan							
Ballan Recreation Reserve sports ground	25	Football (Seniors)	17.5	70%	Cricket (Seniors)	20.5	82%
Bacchus Marsh and Surrounds							
Bacchus Marsh Secondary College sports oval	25	Football (Seniors), other school sports	<i>no data</i>		Cricket (Seniors), other school sports	<i>no data</i>	
Darley Civic & Community Hub sports ground	25	Football (Women's Seniors), Soccer (Open Age)	19	76%	Cricket (Seniors), Soccer (Seniors)	21	84%

	Max playing capacity (hrs per week)	WINTER			SUMMER		
		Activity type and level	Current use (hrs per week)	Utilisation (% of max capacity)	Activity type and level	Current use (hrs per week)	Utilisation (% of max capacity)
Darley Park sports ground	25	Football (Seniors)	24	96%	Cricket (Seniors)	22	88%
Maddingley Park sports ground	25	Football (Seniors)	38	152%	Cricket (Seniors)	no data	
Masons Lane Reserve - eastern oval	25	Soccer (Open Age), dog obedience	20	80%	Cricket (Seniors), dog obedience	14	56%
Masons Lane Reserve - western oval	25	Soccer (Juniors)	15	60%	Cricket (Seniors)	8	32%
Masons Lane Reserve – athletics track	n/a	not assessed			not assessed		

Table F4: Utilisation of sport grounds

Travel Accessibility Assessment findings

Purpose

A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

The Travel Standards

The following Travel Standard is the same for cricket, football and soccer.

Standards

used: *Settlements of population less than 500: 20 minute drive*
 Settlements of population between 500 and 2,000: 15 minute drive
 Settlements of population more than 2,000: 10 minute drive
 Population trigger⁵: 1,000 total population within a 20 minute drive

Rationale:

The Travel Standards have been informed by various factors:

- *The geographic distribution of existing facilities and their distance from people.*
- *Minimum populations required to support viable services and facilities.*
- *Council and other service providers' financial ability to deliver and maintain a network of services and facilities.*

Findings of the Travel Accessibility Assessment

*Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table F5** and **Maps F1 to F3** below.*

Small towns and rural areas:

Table F5 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Map F1.

- There are no soccer pitches within small towns.
- The results show that all small towns meet their travel standards for cricket and football ovals but that 9 small towns fail the standard for soccer pitches.
- Several towns in the Rural West meet their travel standard due to the proximity of pitches in Ballarat.
- Hopetoun Park is the largest settlement without access to a local recreation ground.

Ballan:

- There are no soccer pitches within Ballan or within a 15 minute drive.

⁵ Minimum population required to support a viable service / facility.

Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.

Bacchus Marsh and Surrounds:

- All parts of the urban area meet the Travel Standards. Accessibility will be further improved in Maddingley and Bacchus Marsh when the soccer pitches at the Racecourse and Recreation Reserve are completed in 2019.

Gap analysis results (Travel Accessibility Assessment) - maps

The following maps are provided in Part B to this report ('Detailed assessment data'):

Map F1: Travel Accessibility Assessment results for 'Cricket oval (competition)'

Map F2: Travel Accessibility Assessment results for 'Football oval (competition)'

Map F3: Travel Accessibility Assessment results for 'Soccer pitch (competition)'

	Population within range ⁶	Travel Standard	Cricket oval	Football oval	Soccer pitch	Comments
Balliang	<100	20 minute drive	✓	✓	✗	Closest soccer pitches are currently at Masons Lane Reserve (23 minutes, 3 minutes beyond Travel Standard) but BM Racecourse Reserve pitches will be within travel standard.
Balliang East	100-200	20 minute drive	✓	✓	✓	All standards met
Barkstead	<100	20 minute drive	✓	✓	✗	Closest soccer pitch is Russel Square, Ballarat (23 minutes, 3 minutes beyond Travel Standard).
Blackwood	200-500	20 minute drive	✓	✓	✗	Closest soccer pitches are at Masons Lane Reserve (26 minutes, 6 minutes beyond Travel Standard).
Bungaree	100-200	20 minute drive	✓	✓	✓	All standards met
Clarendon	100-200	20 minute drive	✓	✓	✓	All standards met
Dales Creek	200-500	20 minute drive	✓	✓	✗	Closest soccer pitches are at Masons Lane Reserve (23 minutes, 3 minutes beyond Travel Standard).
Dunnstown	200-500	20 minute drive	✓	✓	✓	All standards met
Elaine	<100	20 minute drive	✓	✓	✓	All standards met
Gordon	500-2000	15 minute drive	✓	✓	✗	Closest soccer pitch is at Russel Square, Ballarat (18 minutes, 3 minutes beyond Travel Standard).
Greendale	500-2000	15 minute drive	✓	✓	✗	Closest soccer pitches are at Masons Lane Reserve (18 minutes, 3 minutes beyond Travel Standard).
Hopetoun Park	500-2000	15 minute drive	✓	✓	✓	All standards met
Korweinguboora	200-500	20 minute drive	✓	✓	✗	Closest soccer pitch is Russel Square, Ballarat (28 minutes, 8 minutes beyond Travel Standard).
Lal Lal	200-500	20 minute drive	✓	✓	✓	All standards met
Morrison's	<100	20 minute drive	✓	✓	✗	Closest soccer pitch is Buninyong (26 minutes, 6 minutes beyond Travel Standard).
Mt Egerton	200-500	20 minute drive	✓	✓	✓	All standards met
Mt Wallace	<100	20 minute drive	✓	✓	✗	Closest soccer pitches are at Masons Lane Reserve (32 minutes, 12 minutes beyond Travel Standard).

⁶ Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

	Population within range ⁶	Travel Standard	Cricket oval	Football oval	Soccer pitch	Comments
Myrniong	200-500	20 minute drive	✓	✓	✓	All standards met
Navigators	200-500	20 minute drive	✓	✓	✓	All standards met
Wallace	200-500	20 minute drive	✓	✓	✓	All standards met
Yendon	200-500	20 minute drive	✓	✓	✓	All standards met

Table F5: results of the Travel Accessibility Assessment for small towns

- ✓ Travel Standard met,
- ✗ Travel Standard failed

Suitability Assessment findings

Purpose

Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them.

The Suitability Assessment has two components: building condition and fitness for purpose. Condition audits have not been conducted for sports grounds (as they are not buildings) but have been conducted for pavilions and club rooms.

Full fitness for Purpose Assessments have been conducted for:

- Competition-grade sports grounds maintained by Council
 - Darley Civic & Community Hub sports ground
 - Darley Park sports ground
 - Maddingley Park sports ground
 - Masons Lane Reserve - eastern oval
 - Masons Lane Reserve - western oval
- pavilions and club rooms owned by Council

Partial assessments have also been carried out for other pavilions in the Shire where access to the facility was possible.

Building condition vs fitness for purpose

For Council-owned pavilions (i.e. Council assets), the Suitability Assessment includes data from audits of building condition conducted in June 2018. The condition audits are a technical assessment of the physical condition and integrity of the structure and fit out of the building.

Fitness for purpose assessments were also conducted, both for sports grounds and their associated pavilions. These assessments seek to understand how well existing facilities meet the needs of users and staff and how they compare with contemporary facility standards.

The Suitability Standards

Table F6 below provides the 1-to-5 scoring system used by the building condition audits and fitness for purpose assessments. It is important to note that low values represent better condition or fitness for purpose.

Building condition

Standard

used: *Minimum standards for building condition are not used. Instead, condition scores are qualitatively assessed and compared with the fitness for purpose assessment findings.*

Rationale: *During audits, separate condition scores are assigned for different components of buildings such as roof, sub-structure, floor coverings and electrical services. These component scores are entered into Council's asset management systems and subsequently inform the annual maintenance, renewal and upgrade programmes.*

Score		Building condition	Fitness for purpose
1	Very good	Near new condition with no obvious signs of wear.	Fully meets service needs with no impact on delivery of services/activities, AND No identified risks to users or building integrity
2	Good	Good condition with limited signs of wear. Does not require any special attention.	Minor impact on ability to deliver the required services/activities, OR Minor identified risks to users or building integrity
3	Fair	Generally good condition with some evidence of minor defects in local spots. Requires some planned maintenance to prevent further deterioration and to return it to a very good condition.	Moderate impact on ability to deliver the required services/activities, OR Moderate identified risks to users or building integrity
4	Poor	Evidence of significant defects in multiple locations. Requires major maintenance to prevent further deterioration and to return it to a very good condition. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 10 year Capital Works Plan.	Significant impact on ability to deliver the required services/activities, OR Significant identified risks to users or building integrity
5	Very poor	In need of major repair and referred to the capital works program for renewal / replacement / disposal. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 2-5 year Capital Works Plan.	Severe impact - required services cannot be delivered/activities, OR Severe identified risks to users or building integrity
6	End of service life	No remaining service potential.	<i>Not used</i>

Table F4: scoring system used for the Suitability Assessment

Fitness for purpose

Two overall scores are determined for each facility: one for current fitness for purpose and another for future fitness for purpose (notionally 5 years' time). Both overall scores are then classified as per the standards below.

Standards

used:	1 to 2: 'Fit for purpose'	equivalent to the top 25%
	2 to 3: 'Attention required (minor)'	equivalent to upper 25% to 50%
	3 to 4: 'Attention required (major)'	equivalent to lower 25% to 50%
	4 to 5: 'Unfit for purpose'	equivalent to bottom 25%

Rationale: The above scores represent 25% bands where the top 25% indicate facilities that are fit for purpose and the bottom 25% unfit. Scores in between are graded into facilities that exhibit major and minor issues.

Findings of the Suitability Assessment: sports grounds

Detailed Building Condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Table F7** (below).

Small towns and rural areas:

Council does not maintain any sports grounds in small towns and rural areas; as such, fitness for purpose assessments were not conducted.

Ballan:

Council does not maintain the sports ground at the Ballan Recreation Reserve; as such, a fitness for purpose assessment was not conducted.

Bacchus Marsh and Surrounds:

- Council's grounds maintenance department identified problems with compaction of the playing surfaces at Darley Park, Maddingley Park and, to a lesser degree, Masons Lane.
- Council does not have proper audits of the soil structure to fully understand the state of the surfaces at Darley Park and Maddingley but believes that:
 - Hardness and patchiness problems for these surfaces are largely due to the soil base which has become compacted due to long term heavy use.
 - Water cannot penetrate the compacted surfaces, reducing the effectiveness of irrigation, requiring more water to sustain healthy grass growth. This is particularly concerning in 2018 given the poor water availability and forecast for a dry summer.
- While the surfaces at Masons Lane are generally adequate for current levels of use, they are also compacted and could not support more active use in future without further detriment.
- If these problems are not addressed there is a risk the surfaces will become less playable, particularly if water continues to become less available due to dry weather. Even with more watering, lower soil strata will be unlikely to recover without major renovation. The solution could be to resurface such as with a sand base.
- Council does not have adequate plans of the irrigation systems at any sports grounds, causing problems with maintenance and upgrade.
- Masons Lane western oval is not floodlit, has no irrigation and poor drainage.

Name	Fitness for purpose			
	Score - Now	Classification - Now	Score - Future	Classification - Future
Small towns and rural areas				
<i>Council does not maintain any sports grounds in small towns and rural areas</i>				
Ballan				
<i>Council does not maintain the Ballan Recreation Reserve sports ground</i>				
Bacchus Marsh and Surrounds				
Darley Civic & Community Hub sports ground	1.5	Fit for purpose	1.9	Fit for purpose
Darley Park sports ground	2.8	Attention required (minor)	3.2	Attention required (major)
Maddingley Park sports ground	2.9	Attention required (minor)	3.3	Attention required (major)
Masons Lane Reserve - eastern oval	1.9	Fit for purpose	2.7	Attention required (minor)
Masons Lane Reserve - western oval	2.7	Attention required (minor)	3.1	Attention required (major)

Table F7: overall Suitability Assessment findings for Council-maintained sports grounds

Findings of the Suitability Assessment: pavilions and clubrooms

Detailed Building Condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Table F8** (below).

Assessments were conducted for all pavilions and club rooms owned by Council, irrespective of whether Council has maintenance responsibility for the associated sports ground.

Small towns and rural areas:

- Elaine Recreation Reserve cricket clubrooms does not have players change rooms or amenities but these are not required to support the current level of use the facility receives. The major issue with the facility is the lack of toilets. Players must use the public toilets, which are unpleasant and not all-abilities accessible. The clubrooms are generally well maintained but its quality and appearance are well below contemporary standards and it is in need of upgrade.
- The facility at Dunnstown Recreation Reserve has an excellent community centre that serves as club rooms for the pavilion. However, the players change rooms and amenities are old, worn and not female-friendly. It is noted that there is currently insufficient demand for female football in Dunnstown to warrant a refit for this reason.
- The pavilion at the Wallace Recreation Reserve is generally adequate, especially as it is not currently used for sport in summer. The main issues are the age of the change rooms and showers that are not female friendly, and some minor universal accessibility problems. It is noted that there is currently insufficient demand for female football in Wallace to warrant a refit for this reason.

Ballan:

Council does not own the pavilion at the Ballan Recreation Reserve; as such, a fitness for purpose assessment was not conducted.

Bacchus Marsh and Surrounds:

Darley Park pavilion and club rooms:

- The major issues identified for Darley Park pavilion are the worn football/cricket players amenities and the shower room which is old, unpleasant and in need of a refit. Neither home nor visitors change rooms or showers are female-friendly.
- Access to visitor change rooms has a ramp to the door but can only be accessed up small steep gravel slope.

Maddingley Park pavilion and club rooms:

- Players change rooms and amenities at Maddingley Park pavilion are not up to contemporary pavilion standards but are mostly adequate and partially female-friendly.

Masons Lane soccer/cricket pavilion and club rooms:

- While the players change rooms at this recently built pavilion are generally fit for purpose, it only has a very basic social room/canteen that is not suitable for use as a community venue.
- The pavilion lacks umpires' facilities, a medical/first aid room or adequate space to store goal posts.

Name	Fitness for purpose			
	Score - Now	Classification - Now	Score - Future	Classification - Future
Small towns and rural areas				
Dunnstown Recreation Reserve community centre & pavilion	3.0	Attention required (major)	3.5	Attention required (major)
Elaine Recreation Reserve cricket pavilion	3.6	Attention required (major)	3.7	Attention required (major)
Wallace Recreation Reserve football/cricket pavilion	2.4	Attention required (minor)	2.4	Attention required (minor)
Ballan				
<i>Council does not own the pavilion at the Ballan Recreation Reserve sports ground</i>				
Bacchus Marsh and Surrounds				
Darley Civic & Community Hub Pavilion & Community Room	1.3	Fit for purpose	1.3	Fit for purpose
Darley Park football / cricket pavilion	3.0	Attention required (major)	3.0	Attention required (major)
Maddingley Park football / cricket pavilion	2.1	Attention required (minor)	2.1	Attention required (minor)
Masons Lane Reserve soccer / cricket pavilion	2.2	Attention required (minor)	2.2	Attention required (minor)

Table F8: overall Suitability Assessment findings for Council-owned pavilions and club rooms