

## Attachment O

<b>Use Group:</b>	Children and young people
<b>Use(s):</b>	O. Youth spaces and youth support

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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):

#### Youth space:

Facilities that support the delivery of programs and services for young people aged 12-25 years. Facilities are either dedicated for use as a youth space or designed and managed to foster a sense of identity and belonging relevant to young people.

#### Youth support:

A wide range of support, referral or development activities delivered through a mix of targeted programs and drop-in services addressing factors such as unemployment, housing, poverty, mental health, gambling, and substance use.

## Notes

### *Youth support through a dedicated youth space*

As identified in the *Moorabool Youth Space Feasibility Study (2016)*, this assessment recognises that Council is not the sole provider of youth services within the Shire. Council's role is to support the provision of space to attract and facilitate other service providers to meet the existing and future needs of young people and the community.

The scope of this assessment is to consider the need for facilities within the Shire that provide space suitable for recreation by young people and the support activities of youth service providers.

## Existing infrastructure

The following facilities catering for youth within Moorabool Shire were recorded through the Community Infrastructure Audit and assessed for this report:

Facility / service	Service type	Operator
Studio 22 (Darley Civic & Community Hub)	Youth space	Moorabool Shire Council

**Table O1: Existing infrastructure (within Moorabool Shire)**

To inform the Travel Accessibility Assessment, the following services outside of but within 20 minutes' drive of towns within the Shire, were also recorded and mapped. The scope of service providers listed below has been restricted to those that are targeted specifically at young people aged 12-25 and are not restricted to students of certain schools.

Facility / service	Service type	Operator
Headspace, Ballarat <i>(mental health, drug and alcohol, health and wellbeing)</i>	Youth support	Headspace
Ballarat Community Health <i>(Alcohol and Drug Youth Outreach Service)</i>	Youth support	Ballarat Community Health
Berry Street, Ballarat <i>(Housing programs; under 21s)</i>	Youth support	Berry Street
Centrelink at Bacchus Marsh Community College <i>(Youth Allowance, Austudy information, employment services)</i>	Youth support	Centrelink
Child and Family Services (CAFS), Bacchus Marsh <i>(various programs including Creating Connections, Reconnect, Step Up and HEAL)</i>	Youth support	Child and Family Services
Djerriwarrh Health Services, Bacchus Marsh Community Health Centre <i>(various health programs)</i>	Youth support	Djerriwarrh Health Services
Melton Youth Facility	Youth space Youth support	Melton City Council
Sebastopol Youth Centre	Youth space Youth support	Rise Christian Church
Uniting Care, Ballarat <i>(alcohol and drug program, youth outreach)</i>	Youth support	Uniting Care
YMCA Youth Centre, South Ballarat (Delacombe Community Hub)	Youth space Youth support	YMCA
YMCA Youth Centre, Wendouree	Youth space Youth support	YMCA

**Table O2: Existing infrastructure (accessible from Moorabool Shire)**

## Quantity Assessment findings

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### **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 name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

### **The Quantity Standard**

The size of population required to justify and support a dedicated youth space is highly dependent on the travel accessibility of the site. The Utilisation Assessment identified that approximately a third of people attending the Studio 22 youth space live in Darley, another third in Bacchus Marsh and another third in Maddingley. Approximately 50% travel by bus, a further 40% walk, cycle or skate, and only a small number are driven. This shows that even a small 'interim' youth facility like Studio 22 can have a catchment that spans the whole urban area, but that public transport and walkability are critical.

Consultation conducted through the *Moorabool Youth Space Feasibility Study (2016)* suggests that around 50% of 12-25 year olds think they would use a youth space. In contrast, the Utilisation Assessment suggests a much smaller percentage actually attend Studio 22. However, it is important to note that Studio 22 is small, not especially attractive as a youth space, and only open for 2 evenings per week. It is also in a somewhat isolated location and the only public transport is an hourly bus service. Yet, young people are regularly travelling over 30 minutes in each direction. As such, utilisation of Studio 22 is considered by this assessment to represent the lower end of likely utilisation of a larger, more fit for purpose facility located more centrally within Bacchus Marsh and Surrounds.

The Utilisation Assessment also found that all people attending Studio 22 were aged between 12 and 21. As such, this age group has been used by the Quantity Standard.

The Quantity Assessment takes account of the above findings and determines that the current population of 12-21 year olds across Bacchus Marsh and Surrounds is above the minimum required to support a youth space. Accordingly, the minimum population required to support a dedicated youth space – i.e. the 'population trigger' – is set at 2,000 people aged 12 to 21 years within a 30 minute walk or public transport catchment. The Quantity Standard is set at 1 per 5,000, anticipating that a dedicated facility would have capacity to service a population much larger than the current population of Bacchus Marsh and Surrounds.

## Findings of the Quantity Assessment

Table O3 shows the current and future estimated population of 12-21s for urban areas:

	Forecast population		
	Mid-2019	2031	change 2019-31
Ballan	426	591	39%
<b>Bacchus Marsh &amp; Surrounds</b>	<b>2,743</b>	<b>3,409</b>	<b>24%</b>
<i>Darley</i>	<i>1,396</i>	<i>1,344</i>	<i>-4%</i>
<i>Bacchus Marsh</i>	<i>854</i>	<i>1,110</i>	<i>30%</i>
<i>Maddingley</i>	<i>492</i>	<i>955</i>	<i>94%</i>

**Table O3: Population estimates for 12 to 21 year olds**

(source: <https://forecast.id.com.au/moorabool>)

Given the minimum population trigger of 2,000 people aged 12 to 21 years living within a 30 minute travel catchment, Bacchus Marsh and Surrounds is the only location that could support a dedicated youth space.

### Small towns and rural areas:

No small towns in the Shire exceed the population trigger for a youth space. Rural areas will continue to have to access facilities in Ballan and Bacchus Marsh and outside of the Shire in Ballarat and Melton.

It may be possible for youth service providers to deliver youth activities and programs through outreach models. It should be noted, however, that unless communities arrange their own local programs, small populations and long travel times significantly affect the viability of outreach programs.

### Ballan:

- The current population of Ballan is not sufficient to support a dedicated youth space. However, the population of over 400 young people may be sufficient to support programs delivered through other community facilities.

### Bacchus Marsh and Surrounds:

- Individually, Darley, Bacchus Marsh and Maddingley do not have populations large enough to support a dedicated youth space, but the wider Bacchus Marsh and Surrounds area overall has sufficient population.
- There is a significant population of 12-21 year olds in Darley, but that population is forecast to decline very slightly up to 2041.
- Maddingley is forecast to experience by far the largest growth in 12-21 year olds.

## Utilisation Assessment findings

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### **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**

As there is only the one 'interim' youth space operating in the Shire, there is insufficient data to warrant a Utilisation Standard.

### **Findings of the Utilisation Assessment**

#### Small towns and rural areas:

*no facilities*

#### Ballan:

*No facilities*

#### Bacchus Marsh and Surrounds:

The Studio 22 youth space currently operates 2 evenings per week 3.30pm until 6pm. Council's youth service estimates:

- Over the 12 months Jan 2018 to Jan 2019, the service made 542 contacts with people attending Studio 22. It is not possible to tell how many unique individuals this represents.
- On average, 12 people attend each session for 2 hours each.
- Attendance is an even 50:50 split between males and females
- 50% arrive by bus, 40% walk, cycle or skate, and only 10% arrive by car
- Many people travel for up to and over 30 minutes each direction
- The age breakdown of attendees is:
  - 12-14 yrs = 46%
  - 15 to 18 = 51%
  - 18 to 21 = 3%
  - Over 21 = 0%

The above figures show that Studio 22 is only operating for a short period each week, but that it is well used during that time. They also show that people are travelling for considerable distance and time to attend, despite it being a small 'interim' facility in the far north west of the urban area.

Current attendance is certainly below the '50% of 12-25s' suggested by the community consultation conducted for the Youth Spaces Feasibility Study (2016) but do suggest significant demand nonetheless.

The results of the Utilisation Assessment have directly informed the development of the Quantity Standard for youth spaces.

## Travel Accessibility Assessment findings

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### 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 Standard

#### Standards

used: *Population trigger: 2,000 people aged 12-21 within a 30 minute walk or public transport catchment*

*All settlements: 30 minute (2.5 km) walk, 30 minute public transport journey, or a 15 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.*

Recognising that many young people who would attend a youth space are too young to drive, the preferred catchment for a facility in urban areas is a maximum 30 minute walk or public transport journey. In rural areas, the Standard is set as a 15 minute drive. This is because people under the driving age limit will need to be driven to and collected from a youth space and 15 minutes each way is deemed a reasonable maximum for parents to want to travel.

### 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 O4** and **Map O1** below.*

The Travel Accessibility Assessment includes all 'youth space' facilities listed in Table O2 but not those recorded as 'youth support'. When interpreting Table O4 and Map O2, the presence of these other providers must be kept in mind.

#### Small towns and rural areas:

Table O4 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Map O1.

- The results show that only the small towns nearest to Bacchus Marsh, Ballarat and Melton meet the travel standard.
- Although the map suggests towns in the west are serviced by the youth facilities in Ballarat, it is understood that very few Moorabool residents actually use youth spaces in Ballarat.

Ballan:

- Ballan does not quite meet the standard of a 15 min drive. However, Studio 22 is only 16 minutes, so 1 minute over. Ballarat facilities are all over 25 minutes.

*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:

- Map O1 shows that a 2.5km walking catchment around the Studio 22 youth space covers most of Darley and parts of western Bacchus Marsh, whereas a 30 minute bus journey or 15 minute drive covers all of Bacchus Marsh and Surrounds<sup>1</sup>. The Melton Youth Facility is also within 15 minutes of all of Darley and Bacchus Marsh, and most of Maddingley.
- Maddingley and most of Bacchus Marsh do not have any youth spaces within a 2.5km walk.
- It should be noted that CAFS, Centrelink and Djerriwarrh Health Services provides youth support services within Bacchus Marsh but are not shown on the map of youth spaces. All 3 of these providers are located within central Bacchus Marsh.

*Gap analysis results (Travel Accessibility Assessment) - maps*

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

**Map O1: Travel Accessibility Assessment results for 'Youth space'**

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<sup>1</sup> The dual analysis of both a 2.5km (30 minute) walk and either a 30 minute bus journey or 15 minute drive accounts for the fact that some users walk / cycle, some get public transport and others are driven by others such as parents.

	Population within range <sup>2</sup>	Travel Standard	Standard met/failed	Comments
<b>Balliang</b>	<100	15 minute drive	✘	The nearest facility is Studio 22 (25 minute drive)
<b>Balliang East</b>	100-200	15 minute drive	✘	The nearest facility is Studio 22 (20 minute drive)
<b>Barkstead</b>	<100	15 minute drive	✘	The nearest facilities are 'The Space' Ballarat and the Wendouree West Youth Centre (both a 25 minute drive)
<b>Blackwood</b>	200-500	15 minute drive	✘	The nearest facility is Studio 22 (23 minute drive)
<b>Bungaree</b>	100-200	15 minute drive	✔	The nearest facilities are 'The Space' Ballarat and the Wendouree West Youth Centre (both a 13 minute drive)
<b>Clarendon</b>	100-200	15 minute drive	✘	The nearest facilities are 'The Space' Ballarat and the Ballarat South Youth Centre (both a 19 minute drive)
<b>Dales Creek</b>	200-500	15 minute drive	✘	The nearest facility is Studio 22 (20 minute drive)
<b>Dunnstown</b>	200-500	15 minute drive	✔	The nearest facilities are 'The Space' Ballarat (12 minute drive) and the Wendouree West Youth Centre (14 minute drive)
<b>Elaine</b>	<100	15 minute drive	✘	The nearest facilities are 'The Space' Ballarat and the Ballarat South Youth Centre (both a 27 minute drive)
<b>Gordon</b>	500-2000	15 minute drive	✘	The nearest facilities are 'The Space' Ballarat (20 minute drive) and the Wendouree West Youth Centre (22 minute drive)
<b>Greendale</b>	500-2000	15 minute drive	✔	The nearest facility is Studio 22 (15 minute drive)
<b>Hopetoun Park</b>	500-2000	15 minute drive	✔	The nearest facilities are Melton Youth Facility (6 minute drive) and Studio 22 (9 minute drive)

<sup>2</sup> 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 <sup>2</sup>	Travel Standard	Standard met/failed	Comments
<b>Korweinguboora</b>	200-500	15 minute drive	✘	The nearest facilities are 'The Space' Ballarat and Studio 22 (both 28 minute drive)
<b>Lal Lal</b>	200-500	15 minute drive	✘	The nearest facilities are 'The Space' Ballarat (17 minute drive) and the Ballarat South Youth Centre (22 minute drive)
<b>Morrison's</b>	<100	15 minute drive	✘	The nearest facilities are 'The Space' Ballarat and the Ballarat South Youth Centre (both a 34 minute drive)
<b>Mt Egerton</b>	200-500	15 minute drive	✘	The nearest facilities are 'The Space' Ballarat (23 minute drive) and the Wendouree West Youth Centre (25 minute drive)
<b>Mt Wallace</b>	<100	15 minute drive	✘	The nearest facility is Studio 22 (30 minute drive)
<b>Myrniong</b>	200-500	15 minute drive	✓	The nearest facility is Studio 22 (10 minute drive)
<b>Navigators</b>	200-500	15 minute drive	✓	The nearest facilities are 'The Space' Ballarat (9 minute drive) and the Ballarat South Youth Centre (14 minute drive)
<b>Wallace</b>	200-500	15 minute drive	✓	The nearest facilities are 'The Space' Ballarat (15 minute drive) and the Wendouree West Youth Centre (17 minute drive)
<b>Yendon</b>	200-500	15 minute drive	✓	The nearest facilities are 'The Space' Ballarat (13 minute drive) and the Ballarat South Youth Centre (17 minute drive)

**Table O4: results of the Travel Accessibility Assessment for small towns**

- ✓ Travel Standard met,
- ✘ Travel Standard failed

## Suitability Assessment findings

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### **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.

### *Building condition vs fitness for purpose*

For Council-owned facilities (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. These 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 O5 (overleaf) 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	<b>Very good</b>	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	<b>Good</b>	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	<b>Fair</b>	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	<b>Poor</b>	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	<b>Very poor</b>	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	<b>End of service life</b>	No remaining service potential.	<i>Not used</i>

Table O5: 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**

Detailed Building Condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Table O6** (overleaf).

#### Small towns and rural areas:

There are no youth spaces within small towns.

#### Ballan:

There are no youth spaces within Ballan.

#### Bacchus Marsh and Surrounds:

The Studio 22 youth space was assessed as 'Attention required (major)' due to a number of factors affecting its fitness for purpose:

- Not centrally located. Young people do travel to the facility but it is a long journey. Location within Darley Hub away from other uses (especially evening uses) is not a particularly safe location.
- Inadequate kitchen.
- Single room only with no capacity for secondary spaces; overall not the right configuration for a youth space

Council fitted out the Studio 22 facility as a result of the *Youth Spaces Feasibility Study (2016)* that concluded need for a youth facility in Bacchus Marsh. But Studio 22 is only intended as an interim solution while investigations continue into the feasibility of a more fit for purpose facility at the Andy Arnold Centre or another location yet to be determined.

Name	Building condition	Fitness for purpose			
		Score - Now	Classification - Now	Score - Future	Classification - Future
<b>Small towns and rural areas</b>					
<i>no facilities</i>	<i>n/a</i>				
<b>Ballan</b>					
<i>no facilities</i>	<i>n/a</i>				
<b>Bacchus Marsh and Surrounds</b>					
Studio 22	<ul style="list-style-type: none"> <li>All components good to average</li> </ul>	3.1	Attention required (major)	3.4	Attention required (major)

**Table O6: overall Suitability Assessment findings for youth spaces**