

# Moorabool Community Infrastructure Framework

## TECHNICAL REPORT

## Community Infrastructure Provision Standards

*April 2019*

**A report from the Moorabool Community Infrastructure Framework**

This document provides the quantitative standards that have informed the various assessments of need for community services and facilities. Refer to the *Community Infrastructure Needs Analysis Key Findings and Recommendations* report to view the results of the assessments.

### Contents

Quantity Standards (informing the Quantity Assessment).....	2
Travel Standards (informing the Travel Accessibility Assessment).....	6
Utilisation Standards (informing the Utilisation Assessment).....	9
Suitability Standards (informing the Suitability Assessment).....	12

*For more information about the Community Infrastructure Framework and the assessments used to inform this report, please refer to the Moorabool Community Infrastructure Planning Policy and Community Infrastructure Planning Process on Council's website.*

## Quantity Standards (informing the Quantity Assessment)

Type	Trigger population	Quantity Standard	Rationale
4 yr old kindergarten	50 children aged 4 within a 20 minute drive	1 enrolment place per 1 child aged 4 years	Council has adopted a service standard of 1 place per resident 4 year old child. This is supported by annual data published by the Department of Education (DET) that shows 95% of resident 4-year olds in Moorabool attend kindergarten. The total number of children enrolled at centres within Moorabool is also high, being equivalent to at least 92% of the number of resident children (DET Early Learning Profile 2017).
Basketball court (competition)	3,000 persons within a 20 minute drive	1 court per 4,000 persons (total population)	The current ratio of existing courts in Bacchus Marsh is 1:6500, which is insufficient to meet demand. The standard of 1:4000 supports the findings of the Indoor Recreation Facilities Feasibility Study (2017) that participation in basketball in Bacchus Marsh is higher than the Victorian average and should be sufficient to support up to 4 additional indoor courts by 2038.
Centre-based meals	Not used		
Community venue - local	500 persons within a 20 minute drive	1 facility per 3,000 persons (total population)	Current ratio for urban areas is approx 1:1,900 and 1:600 for small towns and rural areas. Ballan has a much higher rate (1:775) compared with BM & Surrounds (1:2,500) and Bacchus Marsh has the lowest (1:3,500). The ratio of 1:3,000 is set because facilities in Ballan are shown to have more capacity than those in Bacchus Marsh, suggesting Ballan has an oversupply of local venues while Bacchus Marsh is just about adequate.
Community venue - district	2,500 persons within 20 minutes driving distance	1 facility per 8,000 persons (total population)	Current ratio for urban areas is approx 1:7,700 and for small towns and rural areas 1:2,200. The utilisation assessments for the Lerderderg Library rooms suggest there is capacity for more use of all rooms in daytime hours but less capacity after 5pm weekdays and weekends. Anecdotal evidence suggests rooms in the Darley and Ballan neighbourhood houses are well used but have some capacity. The ratio of 1:8,000 is set on the basis that district facilities within urban areas have some capacity to accommodate more demand but that rural facilities have substantially more capacity.
Community venue - municipal	10,000 persons within a 30 minute drive	1 facility per 25,000 persons (total population)	Current ratio for urban areas is approx 1:23,000 and for small towns and rural areas 1:11,000. Utilisation assessments for the existing facilities show some capacity for more use. Ratio of 1:25,000 is supported on the basis that existing facilities have surplus capacity to accommodate growth in demand for several years before additional rooms are required after 2021 and beyond. Trigger set to 10,000. It is more appropriate to model demand for facilities in small towns and rural areas based on travel distance and creating community focal points. As such, the Quantity Standard is not applied to small towns and rural areas and small towns and rural areas.

Type	Trigger population	Quantity Standard	Rationale
Cricket oval (competition)	1,000 persons within a 20 minute drive	1 oval per 3,500 persons (total population)	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 in fact needed to meet demand). A ratio of 1:3,500 is better supported by current usage data.
Dementia programs		Not used	In 2016 Dementia Australia estimated 442 dementia sufferers in Moorabool Shire (9.2% of population aged over 65). Dementia Australia now estimate there are 112,162 dementia sufferers in Vic in 2018 (11.4% of population aged over 65) and 150,653 by 2028 (11.2% of population aged over 65). Assume 1 in 5 sufferers will access a program and 10 people per group (as per current programs in Bacchus Marsh. $11.4 / 10 / 5 = 0.23\%$ . (population estimates: Victoria in Future 2016)
Football oval (competition)	1,000 persons within a 20 minute drive	1 oval per 4,500 persons (total population)	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.
Lawn bowls	1,000 persons within a 20 minute drive	1 green per 10,000 persons (total population)	1:10000 ratio used by 2015 Rec & Leisure Strategy is appropriate as supports the current situation, that both Bacchus Marsh, Ballan and rural areas have an adequate supply of greens that each have capacity for more use.
Library (centre-based)	2,000 persons within a 20 minutes drive	See below	Refer to population-based floor space requirements published through the 'People Places' tools, Library Council of New South Wales ( <a href="http://www.sl.nsw.gov.au/public-library-services/people-places-tools">www.sl.nsw.gov.au/public-library-services/people-places-tools</a> )
Long day care	150 children aged 0-4 within a 20 minute drive	1 enrolment place per 3 children aged 0-4 years	Enrolment data for long day care centres in Bacchus Marsh was not available for 2018 but was collected in May 2016 through an earlier version of this needs assessment. Data in 2016 informed a Quantity Standard of '1 licensed place per 6 children aged 0-4 year'. This assessment now uses 'enrolment capacity' rather than licensed places as the preferred measure of existing provision. Enrolment capacity is calculated as 2 children per licensed place and the new Quantity Standard is therefore 1 unit of enrolment capacity per 3 children aged 0-4 (equivalent to 30% participation). This roughly reflects the national figure of 26% participation in LDC reported by the ABS in June 2014 (44020DO007_201406 Childhood Education and Care, Australia, Australian Bureau of Statistics, 2014)
Maternal and Child Health	50 children aged 0-6 within a 20 minute drive	1 full time nurse per 500 children aged 0 to 6 years	The current ratio for Bacchus Marsh and Surrounds (1 EFT per 543 children aged 0-6) is deemed a more important indicator than the ratios for Ballan and rural areas, due to the much higher utilisation of the urban facilities. As the urban area already requires more capacity, a standard of 1 EFT per 525 children has been used.

Type	Trigger population	Quantity Standard	Rationale
Multipurpose community room	500 persons within 20 minutes driving distance	1 room per 1,400 persons (total population)	Current ratio for urban areas is approx 1:1,100 and for small towns and rural areas 1:400. Utilisation assessments for rooms within urban areas (BM & Surrounds and Ballan) suggest they have substantial capacity for more use. Ratio of 1:1,400 is used on the basis there is currently surplus capacity in urban areas that will accommodate growth in demand for several years before additional rooms are required after 2031 and beyond. It is more appropriate to model demand for rooms in small towns and rural areas based on travel distance and creating community focal points. As such, the Quantity Standard is not applied to small towns and rural areas and small towns and rural areas.
Netball courts	1,000 persons within a 20 minute drive	1 court per 6,000 persons (Total population)	The 1:6,000 standard supports the current situation that there is sufficient demand across Bacchus Marsh and Surrounds and the Rural East for at least 2 additional indoor netball courts, as per the Indoor Recreation Feasibility Study, 2017. The 1:6,000 standard also reflects the findings of that Study that participation in netball is less than that of basketball.
Playgrounds	Not used		
Seniors group	Not used		
Skate or BMX park	Not used		
Soccer pitch (competition)	1,000 persons within a 20 minute drive	1 oval per 5,000 persons (total population)	The 1:5000 ratio used by 2015 Rec & Leisure Strategy is appropriate for use as the provision standard. 1:5000 is well above the current ratios, reflecting the Shire's inadequate current provision (no dedicated competition soccer fields in the Shire, dual use only).
Social support group	Not used		
Swimming pool - indoor	40,000 persons within a 30 minute drive	1 pool per 50,000 persons (total population)	Previous studies into the financial viability of an indoor aquatic centre in Moorabool Shire have examined the cost of delivering and maintaining such facilities and the levels of utilisation and income required to support them. A population of 40,00 within driving distance (30 minutes) of an aquatic centre is deemed the minimum. A population of 50,000 would best support an aquatic centre.
Swimming pool - outdoor	30,000 persons within a 20 minute drive	1 pool per 30,000 persons (total population)	Existing pools have substantial capacity to accommodate more public use. Bacchus Marsh pool provides for existing population of Bacchus Marsh and the east of the Shire and is deemed to have sufficient capacity to service an additional population 10,000 people.

Type	Trigger population	Quantity Standard	Rationale
Tennis court (competition)	1,000 persons within a 20 minute drive	1 court per 2,000 persons (Total population)	1:2000 ratio used by 2015 Rec & Leisure Strategy supports current situation that both urban and rural areas are well provided for. Rural areas have a particularly high number of courts in relation to population.
Youth space	2,000 people aged 12-21 within a 30 minute walk or public transport catchment	1 facility per 5,000 people aged 12-21	The Quantity Assessment takes account of various findings described in the <i>Needs Analysis Key Findings &amp; Recommendations</i> report. Refer to the report for more information.

Library floor space requirements are calculated based on the total population within the catchment of a library, using the 'People Places' tools<sup>1</sup> created by the Library Council of New South Wales:

Projected population served	Sqm (gross) per 1,000 persons	Circulation space
fewer than 2,750	Baseline 190 sqm	
2,750 to 20,000	57.5 sqm	+20%
20,001 to 35,000	39 sqm	+20%
35,001 to 65,000	35 sqm	+20%

Refer to 'Living Learning Libraries (4<sup>th</sup> edition)', Library Council of New South Wales, 2012.

<sup>1</sup> [www.sl.nsw.gov.au/public-library-services/people-places-tools](http://www.sl.nsw.gov.au/public-library-services/people-places-tools)

## Travel Standards (informing the Travel Accessibility Assessment)

	Settlement population (total persons)				
	Less than 200	200 to 500	500 to 2000	2,000 to 6,000	6,000 or more
	Balliang, Balliang East, Barkstead, Bungaree, Clarendon, Elaine, Merrimu, Morrisons, Mount Wallace, Parwan	Blackwood, Dales Creek, Dunnstown, Korweinguboorra, Lal Lal, Mount Egerton, Myrniong, Navigators, Wallace, Yendon	Gordon, Greendale, Hopetoun Park	Ballan, Maddingley	Bacchus Marsh, Darley
4 yr old kindergarten	20 minute drive	20 minute drive	15 minute drive	10 minute drive	10 minute drive
Basketball court (competition)	20 minute drive	20 minute drive	15 minute drive	15 minute drive	10 minute drive
Centre-based meals	10 minute drive				
Community venue - local	10 minute drive	5 minute drive	5 minute drive	5 minute drive	1.6km walk (20 mins) / 2 min drive
Community venue - district	15 minute drive	10 minute drive	10 minute drive	10 minute drive	5 minute drive
Community venue - municipal	20 minute drive	20 minute drive	20 minute drive	20 minute drive	10 minute drive
Cricket oval (competition)	20 minute drive	20 minute drive	15 minute drive	10 minute drive	10 minute drive
Dementia programs	10 minute drive				
Football oval (competition)	20 minute drive	20 minute drive	15 minute drive	10 minute drive	10 minute drive
Lawn bowls	20 minute drive	20 minute drive	15 minute drive	10 minute drive	10 minute drive

	Settlement population (total persons)				
	Less than 200	200 to 500	500 to 2000	2,000 to 6,000	6,000 or more
Library (centre-based)	20 minute drive	20 minute drive	15 minute drive	15 minute drive	10 minute drive
Long day care	20 minute drive	20 minute drive	15 minute drive	10 minute drive	10 minute drive
Maternal and Child Health	15 minute drive	15 minute drive	15 minute drive	10 minute drive	10 minute drive
Multipurpose community room	10 minute drive	5 minute drive	5 minute drive	5 minute drive	1.6km walk (20 mins) / 2 min drive
Netball courts (competition)	15 minute drive	15 minute drive	15 minute drive	15 minute drive	10 minute drive
Playgrounds - Local	5 minute drive	5 minute drive	5 minute drive	400m (5 minute walk)	400m (5 minute walk)
Playgrounds - District	10 minute drive	10 minute drive	10 minute drive	800m (10 minute walk)	800m (10 minute walk)
Playgrounds - Municipal	15 minute drive				
Playgrounds - Regional	30 minute drive				
Seniors group	15 minute drive	15 minute drive	15 minute drive	10 minute drive	10 minute drive
Skate or BMX park	10 minute cycle ride (3 km)	10 minute cycle ride (3 km)	10 minute cycle ride (3 km)	10 minute cycle ride (3 km)	10 minute cycle ride (3 km)
Soccer pitch (competition)	20 minute drive	20 minute drive	15 minute drive	10 minute drive	10 minute drive
Social support group	10 minute drive				
Swimming pool - indoor	30 minute drive	30 minute drive	20 minute drive	20 minute drive	20 minute drive

	<b>Settlement population (total persons)</b>				
	<b>Less than 200</b>	<b>200 to 500</b>	<b>500 to 2000</b>	<b>2,000 to 6,000</b>	<b>6,000 or more</b>
Swimming pool - outdoor	30 minute drive	30 minute drive	20 minute drive	20 minute drive	15 minute drive
Tennis court (competition)	15 minute drive	15 minute drive	15 minute drive	15 minute drive	10 minute drive
Youth space	30 minute (2.5 km) walk, 30 minute public transport journey, or a 15 minute drive				



## Utilisation Standards (informing the Utilisation Assessment)

Type	Quantity Standard	Rationale
4 yr old kindergarten	Facilities are deemed fully utilised at 95% utilisation and above.	While facilities can be fully enrolled (100% utilisation), a small operating surplus of 5% is allowed for.
Basketball court (competition)	Not used	Utilisation data for courts was not available and the Utilisation Assessment was not conducted.
Centre-based meals	Not used	As centre-based meals are one of many uses provided through multipurpose community facilities, it is not meaningful to develop a specific utilisation standard. Rather, utilisation of community rooms and venues is measured as the total hours of use of each facility for any activity.
Community venue - local	For duration of use: optimum utilisation is 70% of maximum hours of availability.	70% utilisation allows for change-over between bookings and facility cleaning, and an allowance for some spare availability.  Generally, facility operators should be able to make facilities available on any day of the week; most in the Shire are available 7 days per week.
Community venue - district	For frequency of use: standard not used; however there is an expectation that facilities should be available for use 7 days per week.	
Community venue - municipal		
Cricket oval (competition)	Sports pitches/ovals are deemed fully utilised at 95% utilisation and above	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.
Dementia programs	Not used	As dementia programs are one of many uses that could be provided through multipurpose community facilities (if they are suitably designed), it is not meaningful to develop a specific utilisation standard. Rather, utilisation of community rooms and venues is measured as the total hours of use of each facility for any activity.
Football oval (competition)	Sports pitches/ovals are deemed fully utilised at 95% utilisation and above	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.
Lawn bowls	Not used	Utilisation data for lawn bowls facilities was not sought from the private operators.

Type	Quantity Standard	Rationale
Library (centre-based)	<p>Visits per capita per year: Simple comparison against the 'Annual visits per capita' for Victoria reported in 'NSLA Australian Public Library Statistical Report 2015-2016' = 4.9 visits per capita (municipal population).</p> <p>Registered library members as percentage of total population: Simple comparison against the 'Percent of population who are Library Members' for Victoria reported in 'NSLA Australian Public Library Statistical Report 2015-2016' = 34.9% of total population.</p>	<p>Note, these are not proper locally-derived planning standards but rather benchmarks, comparing utilisation in Moorabool with the Victorian average.</p>
Long day care	Not used	Council does not own or operate any long day care facilities. As such, enrolment data was not available and Utilisation Assessments were not carried out.
Maternal and Child Health	Rooms are deemed fully utilised at 95% utilisation and above (i.e. 0.95 EFT)	While rooms can be fully utilised, a small operating surplus of 5% is allowed for.
Multipurpose community room	<p>For duration of use: optimum utilisation is 70% of maximum hours of availability.</p> <p>For frequency of use: standard not used; however there is an expectation that facilities should be available for use 7 days per week.</p>	<p>70% utilisation allows for change-over between bookings and facility cleaning, and an allowance for some spare availability.</p> <p>Generally, facility operators should be able to make facilities available on any day of the week; most in the Shire are available 7 days per week.</p>
Netball courts	Not used	Utilisation data for courts was not available and the Utilisation Assessment was not conducted.
Playgrounds	Not used	Utilisation data for playgrounds is was not available. The Utilisation Assessment was not conducted for playgrounds.
Seniors group	Not used	As seniors groups are one of many uses that could be provided through multipurpose community facilities (if they are suitably designed), it is not meaningful to develop a specific utilisation standard. Rather, utilisation of community rooms and venues is measured as the total hours of use of each facility for any activity.

Type	Quantity Standard	Rationale
Skate or BMX park	Not used	Utilisation data was not available for skate or BMX facilities. As such, a Utilisation Assessment was not conducted.
Soccer pitch (competition)	Sports pitches/ovals are deemed fully utilised at 95% utilisation and above	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.
Social support group	Not used	As social support groups are one of many uses that could be provided through multipurpose community facilities (if they are suitably designed), it is not meaningful to develop a specific utilisation standard. Rather, utilisation of community rooms and venues is measured as the total hours of use of each facility for any activity.
Swimming pool - indoor	Not used	Utilisation data for the outdoor pools cannot be used as a measure of demand or likely utilisation of a new indoor pool or aquatic centre, given the very different appeal and seasonal nature of outdoor vs indoor pools. A full utilisation assessment of pools has therefore not been conducted.
Swimming pool - outdoor		
Tennis court (competition)	Not used	Utilisation data for courts was not available and the Utilisation Assessment was not conducted.
Youth space	Not used	As there is only the one 'interim' youth space operating in the Shire, there is insufficient data to warrant a Utilisation Standard.

## Suitability Standards (informing the Suitability Assessment)

### *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.*

### *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:

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

##### 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.*

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>