

# **Moorabool Community Infrastructure Framework**

## *CORE REPORT*

## **Community Infrastructure Needs Analysis**

### **PART A: Key findings and recommendations**

***April 2019***

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

This document reports the key findings of the 'Community Needs Analysis' stage of the Moorabool Community Infrastructure Framework, conducted between March 2018 and April 2019. It also makes recommendations for each of the service and facility types assessed, up to the year 2041. When Council's forecasts are updated, or other data and assumptions change significantly, the needs analyses, findings and recommendations will need to be reviewed and the priorities re-set if required.

Detailed results of the Quantity, Utilisation, Travel Accessibility, and Suitability assessments are provided in Part B to this report.

For strategic priorities emerging from these findings and recommendations, refer to the *Strategic Community Infrastructure Priorities (2019)* report.

*Provided separately:*

***Part A Attachments (full needs analysis findings)***

***Part B: Detailed needs assessment data***

*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.*

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## Attachments - full needs analysis findings

(provided separately)

## Service and facility types ('Uses')

The uses assessed by this report are:

*For full needs analysis findings refer to:*

<b>COMMUNITY SPACES AND LIBRARIES</b>	
A. <a href="#">Multipurpose community rooms and community venues</a>	Attachment A
B. <a href="#">Libraries</a>	Attachment B
<b>EARLY YEARS</b>	
C. <a href="#">4-year-old kindergarten</a>	Attachment C
D. <a href="#">Long day care</a>	Attachment D
E. <a href="#">Maternal &amp; Child Health (MCH)</a>	Attachment E
<b>SPORT AND RECREATION</b>	
F. <a href="#">Sports grounds (and associated pavilions and clubrooms)</a>	Attachment F
G. <a href="#">Sports courts (and associated pavilions, clubrooms and shelters)</a>	Attachment G
H. <a href="#">Lawn bowls</a>	Attachment H
I. <a href="#">Swimming pools and aquatic centres</a>	Attachment I
<b>AGED AND DISABILITY</b>	
J. <a href="#">Centre-based meals</a>	Attachment J
K. <a href="#">Dementia programs and dementia-suitable facilities</a>	Attachment K
L. <a href="#">Seniors groups and social support groups</a>	Attachment L
<b>CHILDREN AND YOUNG PEOPLE</b>	
M. <a href="#">Playgrounds and play spaces</a>	Attachment M
N. <a href="#">Skate and BMX parks</a>	Attachment N
O. <a href="#">Youth spaces and youth support</a>	Attachment O

## Introduction

This report provides the key findings of the Community Needs Analysis stage of the Moorabool Community Infrastructure Framework. It sets out the results of four assessments of community need for infrastructure, which are:

### **1. QUANTITY ASSESSMENT**

*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.

### **2. UTILISATION ASSESSMENT**

*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.

### **3. TRAVEL ACCESSIBILITY ASSESSMENT**

*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.

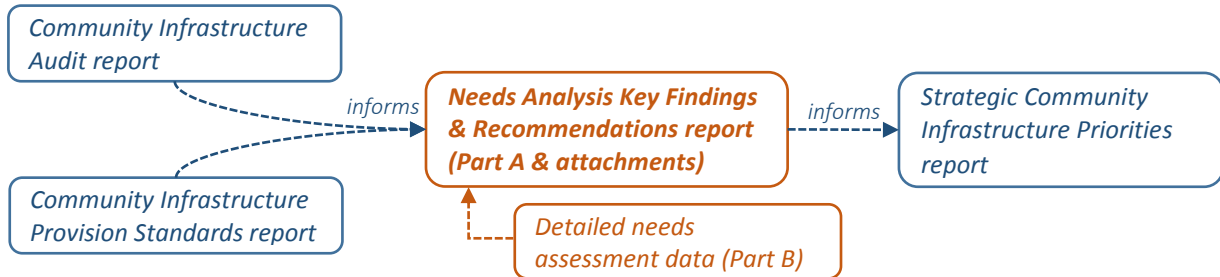
### **4. SUITABILITY ASSESSMENT**

*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.

## Report hierarchy

This report is informed by information collected, analysed and reported through the *Community Infrastructure Audit report* and the *Community Infrastructure Provision Standards report*. It also informs the *Strategic Community Infrastructure Priorities report*.



## Purpose of this report

This report and its attachments provide the justification and rationale behind the *Strategic Community Infrastructure Priorities report* and the evidence base for community infrastructure projects.

The purpose of this report is to identify the Shire’s most critical and significant gaps in the quantity, capacity, travel accessibility or physical suitability of community infrastructure. For infrastructure priorities arising from this report, please refer to the *Strategic Community Infrastructure Priorities report*.

It is not the purpose of this report to identify all improvements to community infrastructure, such as minor upgrades to facility components. However, where a facility is unfit for purpose and requires works to make it fit for purpose, this report may identify the need for that upgrade.

Part B to this report provides detailed data and findings from the Quantity, Utilisation, Travel Accessibility and Suitability Assessments. These contain additional information specific to particular services, facilities and locations that should be referred to when developing community infrastructure projects. For example, Part B provides the full results of fitness for purpose assessments for facilities. These assessment results may indicate need and provide justification for minor works to facilities that have not been identified as priorities and therefore not presented through this Part A report.

## Analysis areas

The following geographic areas referred to in this report are based on the ‘small areas’ used for Council’s forecast.id© population projections at [forecast.id.com.au/moorabool](http://forecast.id.com.au/moorabool):

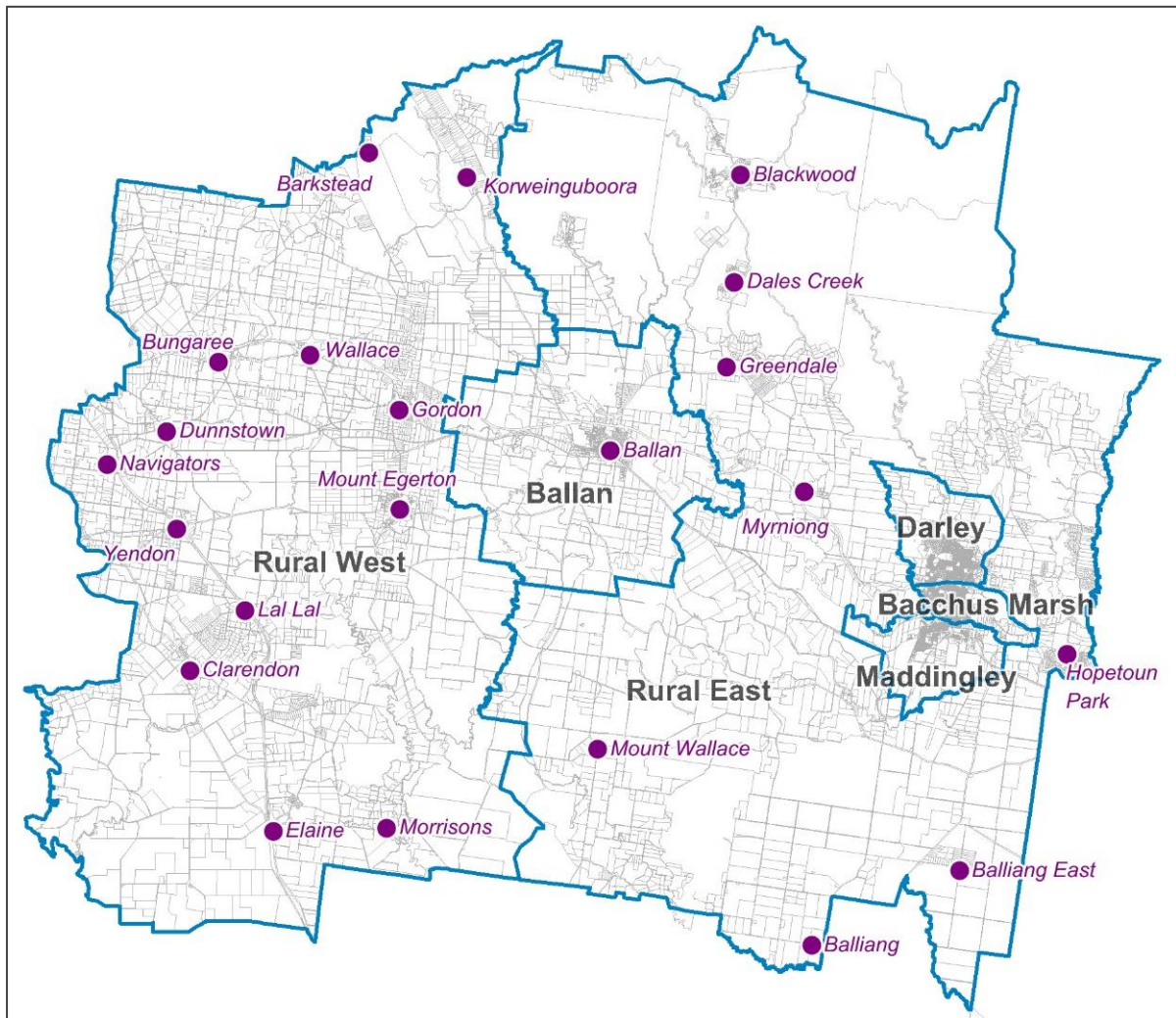
### Separate areas:

- Ballan
- Bacchus Marsh
- Darley
- Maddingley
- Rural East
- Rural West

### Combined areas:

- Ballan and the Rural West
- Bacchus Marsh and Surrounds\*
- Bacchus Marsh and Surrounds and the Rural West

*\* Comprised of Darley, Bacchus Marsh and Maddingley*



## Strategic Findings

The following findings are presented in no particular order of priority or significance.

### 1. Service and facilities provided by towns within and outside of Moorabool Shire

Bacchus Marsh is by far the most significant provider of community infrastructure within the Shire, especially in terms of larger or 'higher order' facilities that require significant populations to support them. Ballan is the second largest provider within the Shire. Towns in the west of the Shire benefit from the proximity of Ballarat, which is an important provider of services to Moorabool residents. Melton, Meredith, Trentham and other small towns outside of the Shire also play a smaller role in meeting Moorabool residents' needs.

Small towns in the west of the Shire such as Gordon, Bungaree and Wallace each provide a range of local infrastructure that together provide a network of services to rural areas. The Travel Accessibility Assessment shows that, despite not having the full range of services within each of them, small towns in the east and west do meet many of the Travel Accessibility Standards due to their proximity to Bacchus Marsh and Ballarat respectively.

### 2. Remote towns are the least well provided for

A number of small rural towns within the Shire are underprovided with access to community infrastructure due to their small populations and long distances from larger service-provider towns. In the southwest, the area around Elaine, Clarendon and Morrisons has the poorest access to existing facilities. Blackwood, Barkstead and Korweinguboora in the north and Mount Wallace in the south fair slightly better but still fail some of the provision standards.

Resident populations within these towns are generally too small to justify the provision of new infrastructure. However, in some cases, clusters of towns may have collective populations large enough to support new facilities if people are willing to travel to them.

### 3. Ballan – a strategic approach to community infrastructure provision is required

For its size Ballan has a significant number and good range of facilities and services. As well as servicing Ballan itself, this infrastructure also serves small towns across the rural east and west. However, much of this infrastructure is old and no longer fit for delivering modern services.

Several key Council-owned or State Government-owned facilities are clustered to the south of Inglis Street, including the Mechanics Institute Hall, Community House, Men's Shed, and Senior Citizens Centre. These are adjacent the Commercial Hotel, IGA supermarket, car park and CFA building and near to the Ballan RSL and McLean's Reserve. This cluster of community and commercial uses could present an opportunity for reconfiguration, regeneration and/or improved connectivity that better meets current and future community needs and helps deliver objectives of *Ballan Strategic Directions (2018)*.

The Moorabool Shire Council offices and depot are also key infrastructure assets that could provide a wider range of public uses in the future.

#### **4. Lack of universally accessible (including dementia-friendly) facilities**

Many important community facilities across the Shire were built during an era where disability access was not a standard design requirement. New design standards and contemporary community expectations are for facilities that are, as a minimum, accessible to people with a physical disability. Future forecasts are for an increase in the number and proportion of older people living in the Shire, and for an increase in the rate of dementia. Therefore, in addition to being physical accessible, Moorabool's community infrastructure will need to embody 'age-friendly' and 'dementia-friendly' design far more than it does today.

#### **5. Lack of contemporary facilities**

While the Quantity Assessment shows the Shire has a good supply of multipurpose community venues and meeting rooms, the majority are provided through ageing facilities that do not meet people's expectations for modern design. As a result, the Utilisation Assessment shows many facilities are under-used. It is understood some residents prefer to use facilities outside of the Shire.

While Council cannot afford to upgrade all existing facilities, it will be important to consider the needs and preferences of community users through all relevant community infrastructure projects. For example, sports pavilions also provide spaces suitable for community meetings and events if they are designed appropriately.

Importantly, Council should not build new facilities where existing ones could attract and accommodate more use if renovated and modernised. It would be prudent to focus on improving the fitness for purpose of existing infrastructure prior to building new.

#### **6. Under-provision across western Bacchus Marsh and north western Maddingley**

Facilities in the township of Bacchus Marsh are mostly in the centre and along the eastern edge of town. The area of Bacchus Marsh to the west of Gisborne Road (bounded by the freeway to the north and Werribee River to the south) is comparatively very poorly provided for infrastructure. In particular, the area within 1km or so radius of the junction of Halletts Way and Main Street has very few facilities. North-western Maddingley (to the north of Griffith Street) also has very little local provision.

#### **7. Schools as community facilities**

Several schools across the Shire have sports and other facilities that could potentially meet gaps in the provision of community infrastructure. Most notably, sports courts, ovals and pitches could be used by club for training purposes, thereby relieving pressure on competition-grade facilities.

Prior to Council or other providers developing new facilities, the potential for community use of schools should be considered.

#### **8. Sports pavilions as community facilities**

Many sports pavilions and clubrooms across the Shire already have a role as community venues. Where the Framework has identified need or new or improved community meeting and event spaces (including playgroups, parent groups and seniors groups) pavilions may already be suitable for use as such, or may be made suitable through upgrades.



*Child Safety Standards and multipurpose facilities*

It is important to note that the Victorian Government Child Safety Standards apply compulsory minimum standards to all organisations that provide services to children, including local government. The standards may have implications for community infrastructure that services both children and adults on the same site at the same time, such as an early years and community hub, library or recreation facility.

It is recommended that, for any project building or modifying facilities that service both children and adults at the same time, the project manager should consult with Council's Child Safety officer to ensure a risk management approach to child safety.

## Key findings summaries by Use

The following tables provide summaries of the key findings for each service and facility type, and recommendations for how Council may wish to address identified community needs.

These use-specific findings have informed the development of strategically significant priorities which are reported through the *Strategic Community Infrastructure Priorities* report.

### *Notes regarding rounding and notation:*

- *The needs analyses 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. The actual modelling used by Council uses 1 decimal place. 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 '+'.*

## A. Multipurpose community rooms and community venues

Detailed results of the community needs analyses are provided in Attachment A.

### Key findings

MULTIPURPOSE COMMUNITY ROOMS AND COMMUNITY VENUES		
Key needs analysis findings	Interpretation	Recommendations
<p>Most community rooms and venues across the Shire are old. Many were not purpose-built to serve as community venues and do not meet community expectations for contemporary facilities.</p> <p>Most facilities included in the Utilisation Assessment are used less than 50% of their maximum capacity, many less than 20%.</p>	<p>Across the Shire, the Bungaree Community Centre, Lerderderg Library meetings rooms and Darley Civic and Community Hub Pavilion are the only purpose-built community venues less than 10 years old. In Bacchus Marsh in particular, feedback from the community is that they do not want to use existing facilities, due in part to their condition and appearance and in part to hire costs.</p> <p>It is likely that provision of new contemporary facilities will only be financially viable in Bacchus Marsh and Ballan. In rural areas, the priority will be to ensure venues are broadly fit for purpose, universally accessible, and in good condition.</p> <p>Larger venues such as conference facilities and performance spaces are beyond the current scope of the Community Infrastructure Framework (but could be added in future). However, the Shire does not currently have any such very large venues and it is understood by council officers that residents access facilities in Melton and elsewhere for large events.</p>	<p><u>Short to medium term (10 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Investigate potential to create a contemporary, multi-room community venue in the wider Bacchus Marsh and Surrounds area at either: <ul style="list-style-type: none"> <li>~ West Maddingley Early Years and Community Hub</li> <li>~ Andy Arnold Centre &amp; Quamby Room</li> <li>~ Former Shire offices site, Main Street</li> <li>~ Other opportunity site (yet to be identified)</li> </ul> </li> <li>Create a contemporary, multi-room community venue in Ballan either: <ul style="list-style-type: none"> <li>~ At the site currently occupied by the Ballan Senior Citizens Centre, Men’s Shed and adjacent land</li> <li>~ Within new residential development areas</li> <li>~ At other opportunity sites (yet to be identified)</li> </ul> </li> </ul> <p><i>Note, the above facilities should also aim to meet other compatible community needs identified through the Community Infrastructure Framework.</i></p>
<p>The current supply of rooms and venues in Bacchus Marsh will meet demand up to the year 2031. By the year 2041 there will be an undersupply of -1 room.</p> <p>Darley is underprovided by -1 room now, which will not change based on</p>	<p>Though Darley exhibits a shortfall against the Quantity Standard, existing facilities including the Darley Civic Hub Pavilion, Darley Park sports pavilion and Darley Neighbourhood House are known to have capacity for more use by the community. Facilities in Bacchus Marsh such as the Lerderderg library meeting rooms and Public Hall also have availability. Demand should be directed to these facilities before creating any new ones in Darley.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Provide at least 1 contemporary community room through the West Maddingley Early Years Hub.</li> </ul> <p><u>Medium term (3 to 10 years; 2022 to 2029)</u></p> <ul style="list-style-type: none"> <li>Provide at least 1 contemporary community room through expansion or redevelopment of the Andy Arnold Centre and Quamby Room.</li> </ul>

MULTIPURPOSE COMMUNITY ROOMS AND COMMUNITY VENUES		
Key needs analysis findings	Interpretation	Recommendations
<p>Council’s population forecasts which estimate Darley’s population will remain static or decline after 2021.</p> <p>Maddingley will require 1 additional room around 2025 and a 2nd new room after 2031.</p>	<p>Council should ensure that the new sports pavilion at the Bacchus Marsh Racecourse Recreation Reserve will be suitable for use as a community venue.</p> <p>The results of the Quantity Assessment show there is a substantial supply of community rooms (18) across Bacchus Marsh and Surrounds but the Suitability Assessment shows most are underused and do not meet community contemporary expectations.</p>	<ul style="list-style-type: none"> <li>• Ensure new sports pavilions at the BM Racecourse Reserve are fitted out and made available as community venues.</li> <li>• If in future, unmet demand is shown to exist in Darley, Council may wish to consider whether and how to grant community access to the North Wing meeting rooms 1, 2 and 3 at times when they are not being used by Council.</li> </ul> <p><u>Long term (2029 to 2041)</u></p> <ul style="list-style-type: none"> <li>• Investigate options for the creation of a large and contemporary ‘municipal’ or ‘regional’ level facility suitable for conferences and large performances.</li> </ul>
<p>Ballan has an adequate supply of community rooms and venues that will be sufficient up to 2041. However, existing facilities are old and do not meet expectations for contemporary community venues. Of the 5 facilities in Ballan that were assessed, the Ballan and District Community House was the only to be found ‘fit for purpose’ as a community venue.</p> <p>Through the needs analysis for libraries, Ballan Library was assessed as undersized and unfit for purpose. In addition, the Senior Citizens Centre, preschool and long day care centre are also in need of works to improve their fitness for purpose.</p> <p>The Ballan &amp; District Community House is fit for purpose as a community venue</p>	<p>Expansion or relocation of the Ballan Library and/or Community House could allow for the creation of contemporary meeting rooms and/or other community space.</p> <p>The planned upgrade to the Ballan Recreation Reserve sports pavilion will replace the current facility with a more contemporary and fit for purpose venue. The new Ballan Scouts Hall project may also create a new space for use by the wider community.</p> <p><i>Ballan Strategic Directions</i> (2014) has identified a potential investigation area for additional Active Open Space. It also seeks to improve education and health facilities within the town. If these improvements go ahead, such facility should be designed to be suitable for community use where appropriate.</p> <p><i>Ballan Strategic Directions</i> also identifies a lack of community focal point within the town centre core and supports upgrade of McLean Reserve and reconfiguration of existing community facilities between Inglis Street and Steiglitz Street as “destinations that can deliver a ‘heart’ to the town, functioning as the town's meeting and gathering spaces and deliver a community hub”.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Investigate the potential to create 1 or more contemporary multipurpose community rooms through expansion and/or relocation of the Ballan Library or Community House.</li> <li>• Investigate potential to reconfigure the existing cluster of community buildings between Inglis Street and Steiglitz Street to create a ‘hub’ of co-located and complementary facilities that could include: <ul style="list-style-type: none"> <li>~ New library</li> <li>~ New contemporary community rooms / venues</li> <li>~ Upgraded and updated Ballan Senior Citizens Centre (potentially to function as a multipurpose community venue)</li> <li>~ Expanded and/or reconfigured Ballan &amp; District Community House</li> <li>~ Relocated Ballan Preschool and/or long day care</li> </ul> </li> <li>• Work with the Ballan Recreation Reserve Committee of Management, State Government and Ballan Scouts to ensure that any new facilities are designed to be suitable for use as community venues. Where appropriate, new</li> </ul>

<b>MULTIPURPOSE COMMUNITY ROOMS AND COMMUNITY VENUES</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
but would benefit from internal reconfiguration and/or expansion to improve its ability to deliver community development activities.	While there may be an adequate supply of community rooms and venues in terms of numbers, the suitability of those facilities is quite poor. There are no contemporary multipurpose community venues in Ballan. Either major upgrades are required to existing facilities or new contemporary facilities are required.	<p>facilities should be designed to be ‘age-friendly’ and ‘dementia-friendly’.</p> <p><u>Medium to long term (2022 to 2041)</u></p> <ul style="list-style-type: none"> <li>• Work with developers and service providers to ensure that any new sports, health, education or other facilities are designed to support use by the wider community where appropriate.</li> </ul>
The current fitness for purpose of the Elaine Recreation Reserve Cricket Clubrooms was assessed as ‘Attention required (major)’ due primarily to the very poor condition of the public toilets.	The facility was also assessed as ‘Attention required (major)’ as sports clubrooms, also primarily due to the poor state of the public toilets. Any future works to the building to improve it as a pavilion should also seek to improve its suitability as a community venue. There is an existing project in the Capital Improvement Program to upgrade the facility.	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Improve the public toilets at the Elaine Recreation Reserve, either as a replacement to the existing stand-alone block or as an extension to the tennis or cricket clubrooms.</li> </ul>
The current fitness for purpose of the Bacchus Marsh Lawn Tennis Club Pavilion and Clubrooms was assessed as ‘Unfit for purpose’, due to very poor disability access into the building.	The facility was also assessed as ‘unfit for purpose’ as a sports pavilion. The building is generally fit for purpose other than being completely inaccessible for all but the able bodied. Any future works to the building to improve it as a pavilion should also seek to improve its suitability as a community venue. There is an existing project in the Capital Improvement Program to upgrade the facility.	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Improve disability access into the Bacchus Marsh Lawn Tennis Club pavilion</li> </ul>
The current fitness for purpose of the Wallace Public Hall was assessed as ‘Unfit for purpose’ now due its poor appearance and accessibility.	<p>The hall is currently unused due to being unattractive for use and therefore unfit for purpose. Anecdotally it is understood that residents use the Wallace Hotel and football/cricket pavilion instead, but this needs to be confirmed.</p> <p>Following consultation with the community, one option may be to dispose of the site and reinvest proceeds into the sports pavilion to action the key recommendation of the Wallace Rec Reserve Master Plan to: “VI. Investigate further expansion of the existing pavilion to provide a community facility within the township”</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Council to investigate options for the Wallace Public Hall with the community. Options may include its refurbishment and retention as a community facility, or its disposal and reinvestment of funds in the Recreation Reserve pavilion to create a community venue at the Reserve.</li> </ul>

MULTIPURPOSE COMMUNITY ROOMS AND COMMUNITY VENUES		
Key needs analysis findings	Interpretation	Recommendations
<p>The current fitness for purpose of the Bacchus Marsh Public Hall and Supper Room was assessed as ‘Attention required (major)’ now due to various factors that do not befit its role as Bacchus Marsh’s largest venue.</p>	<p>While the facility is generally adequate, it is BM’s largest central venue and could be considered the town’s premier space for large events. It’s fit out and appearance however do not befit its status.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Carry out upgrade works to address the issues identified by the Suitability Assessment: <ul style="list-style-type: none"> <li>~ Gravel car park between hall and RSL needs to be resurfaced as presents a trip/fall hazard, especially to the many elderly users. Resurfacing should also consider means to create disabled parking bays against hall/RSL and loading bay for Public Hall stage.</li> <li>~ Street frontage would benefit from reconfiguration to improve appearance, increase entrance width, remove seating in alcove, replace rotting woodwork and create DDA-compliant access. New steps to stage and hearing loop required in main hall.</li> <li>~ Foyer often reported by users as being too small. Opportunity may exist to remodel the foyer to create a bookable 3rd room, while also addressing appearance and DDA issues. Lack of storage for chairs and tables is an important issue to be remedied to improve hall usability.</li> <li>~ Limited wheelchair access to front entrance: partially non DDA-compliant slope; manual entrance door opens outwards making entry very difficult. Stage accessible by steps only. Only 1 disabled car parking space on Main Street to service Hall, library and RSL (possible option to create new spaces between Hall and RSL).</li> </ul> </li> </ul>
<p>The combined populations of Greendale and Dales Creek are the largest without adequate access to a local community venue. Greendale Rec Reserve is also the most significant sports facility (oval and courts) without a pavilion.</p>	<p>The Framework supports the development of a community venue / pavilion at the Greendale Reserve. Alternatively, the creation of a community venue elsewhere in the town, such as the CFA shed. Dales Creek does not have a site that makes as much sense to develop a community facility on.</p> <p>It is noted that the draft Greendale Reserve master plan also recommends a new community facility/pavilion.</p>	<p><u>Medium term (3 to 10 years; 2022 to 2029)</u></p> <ul style="list-style-type: none"> <li>• New community facility / pavilion serving Greendale and Dales Creek</li> </ul>

<b>MULTIPURPOSE COMMUNITY ROOMS AND COMMUNITY VENUES</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
Lack of a local facility serving Hopetoun Park.	The population of Hopetoun Park is approximately 650 people which meets the trigger for a local venue. It is noted that a local facility may be developed as part of future residential expansion between the existing settlement and the freeway.	<u>Medium term (3 to 10 years; 2022 to 2029)</u> <ul style="list-style-type: none"> <li>New community facility serving Hopetoun Park. To be partly funded through development contributions and delivered as part of new residential development to the north of the existing settlement.</li> </ul>

*Refer to Attachment A for more information about the above findings.*

## B. Libraries

Detailed results of the community needs analyses are provided in Attachment B.

### Key findings

LIBRARIES		
Key needs analysis findings	Interpretation	Recommendations
<p>Modelled on its own, Ballan:</p> <ul style="list-style-type: none"> <li>requires a library of 214 sqm now and 408 sqm by the year 2041. This represents a shortfall of -148 sqm now and -342 sqm by the year 2041.</li> <li>has a surplus of +589 items now, decreasing to a surplus of +246 items by the year 2021 and a shortfall thereafter.</li> </ul> <p>Modelled together, the ‘Ballan and the Rural West’ area:</p> <ul style="list-style-type: none"> <li>requires a library of 614 sqm now and 916 sqm by the year 2041. This represents a shortfall of -548 sqm now and -850 sqm by the year 2041.</li> <li>is under-provided by approximately -7,500 collection items now and -13,600 items by the year 2041.</li> </ul> <p>Compared with the average for Victoria, Ballan should generate twice the visits it receives at present. The ‘Ballan and the Rural West’ area should generate approximately 5 times more visits than at present.</p> <p>Ballan is the closest library to 9 small towns in the Shire.</p> <p>The Fitness for Purpose assessment scored the Ballan Library as ‘unfit for purpose’ due to many issues relating primarily to its small size and consequent inability to provide the required services and items.</p>	<p>Ballan Library falls well short of any reasonable metrics for size and range of services, compared with the Ballan population alone or a wider population across the Rural West.</p> <p>While the modelling for ‘Ballan and the Rural West’ includes the whole population of the Rural West, in reality only a portion of the rural population should be considered to be within the catchment of a Ballan library. Therefore, ideal library provision is larger than the figures for ‘Ballan’ alone but less than for ‘Ballan and the Rural West’.</p> <p>As the majority of floorspace is used for collection items, the library has a very high stocking density and therefore an over-supply of items when compared to the Victorian average for a town of Ballan’s population. However, if the wider population from rural areas is taken into account, the collection represents an under-supply.</p> <p>Visits are very low compared to the Victorian average.</p> <p><i>Note, the Victoria averages includes metro libraries so will be higher than average for rural areas (which is not available).</i></p>	<p><u>Short to medium term (now to 2029)</u></p> <ul style="list-style-type: none"> <li>Upgrade and expand the Ballan Library to a facility of an absolute minimum of 214 sqm (but preferably greater than 300 sqm), with space to expand up to at least 500 sqm in future.</li> </ul> <p><i>The above figures are a guide only; Council’s library service will need to determine exact floorspace and fit out requirements.</i></p>



LIBRARIES		
Key needs analysis findings	Interpretation	Recommendations
	<p>Ballan not only serves the population of Ballan but is the closest service to 9 towns. Its small size means it is not currently attractive to travel long distance to. A larger and more fit for purpose library will be capable of attracting more visits from a wider catchment.</p> <p>It is important to note than many towns in the west of the Shire are closer to Ballarat libraries and are less likely to use a library in Ballan.</p>	
<p>Modelled on its own, Bacchus Marsh and Surrounds:</p> <ul style="list-style-type: none"> <li>requires a library of 1,375 sqm now and 1,428 sqm by the year 2041. This represents a shortfall -515 sqm now and -568 sqm in the year 2041.</li> <li>has a shortfall of -6,200 items now, increasing to a shortfall of -21,000 items by the year 2041.</li> </ul> <p>Modelled together, the ‘Bacchus Marsh and Surrounds and Rural East’ area:</p> <ul style="list-style-type: none"> <li>has a shortfall of -874 sqm now and -1,222 sqm by the year 2041.</li> <li>is under-provided by -13,500 items now and -34,200 items by the year 2041.</li> </ul> <p>The Lerderderg Library is well utilised and generates annual visits broadly comparable with the Victorian average.</p> <p>The Fitness for Purpose assessment found the library to be generally fit for purpose but did identify two major issues:</p> <ul style="list-style-type: none"> <li>back-of-house and staff areas are undersized, cramped and lacking privacy.</li> </ul>	<p>The Library is well utilised but is undersized for the current population of Bacchus Marsh and Surrounds, even when rural populations are excluded.</p> <p>The Bacchus Marsh and Surrounds area is underprovided for library floorspace. As the population grows, as much as an additional 1000 sqm will be required.</p> <p>There may be space to the south of the Lerderderg Library to expand. However, as the majority of growth will occur in Maddingley an alternative may be to create a new smaller ‘local-scale’ library in Maddingley. Council’s library service will need to consider whether it is better to provide the additional required capacity at the Lerderderg Library, or at a new site in Maddingley.</p> <p>There is little room in the existing library to expand the staff area. If overall expansion of the library is</p>	<p><u>Medium term (3 to 10 years; 2022 2029)</u></p> <ul style="list-style-type: none"> <li>Create additional library space serving Bacchus Marsh and Surrounds, either through expansion of the Lerderderg Library or a new local-scale facility in Maddingley.</li> <li>Expand staff areas at Lerderderg Library, either through overall expansion of the library or through internal reconfiguration.</li> </ul>

LIBRARIES		
Key needs analysis findings	Interpretation	Recommendations
<ul style="list-style-type: none"> <li>public library area is undersized for the population it serves.</li> </ul>	<p>planned for, staff areas should be expanded at that time. Alternatively, the Geoffrey Hine Room was booked only 19% of its maximum availability in 2017 (refer to the utilisation assessment for 'Multipurpose Community Rooms') and could be expanded into. Regular hirers may be redirected to the James Young rooms, Jenne Oomes rooms or other rooms in Bacchus Marsh or Darley.</p>	

*Refer to Attachment B for more information about the above findings.*

## C. 4 year-old kindergarten

Detailed results of the community needs analyses are provided in Attachment C.

### Key findings

4 YEAR-OLD KINDERGARTEN		
Key needs analysis findings	Interpretation	Recommendations
<p>Ballan and Wallace kindergartens service the small towns in the centre and west of the Shire. When modelled together, Ballan and the Rural West has a surplus of +69 places now, reducing to a surplus of +45 by the year 2031.</p> <p>Modelled on its own, Ballan has a surplus of +74 places currently, reducing to +59 by the year 2031.</p> <p>When considered together, the 164 places provided by the Wallace and Ballan sessional kindergartens are at about 60% utilisation overall.</p>	<p>Based on current assumptions, Ballan and Wallace preschools provide adequate capacity up to 2041.</p>	<p>none</p>
<p>The Wallace and District Preschool is generally fit for purpose other than having an insufficient number of toilets to meet regulations.</p>	<p>The facility provides an important role, in servicing families in the Rural West but is isolated in its current location. The Community Infrastructure Planning Policy supports co-location of community facilities, which in this case could be better achieved in Ballan. However, the Policy also supports provision of services within reasonable travel distance of families across the Rural West.</p> <p>Council will need to decide whether to upgrade the existing facility in its current location or relocate the preschool and MCH to Ballan.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Engage with the community to determine whether to upgrade the Ballan and District Preschool (and MCH) or relocate to Ballan, potentially to the Primary School or another suitable site.</li> <li>If upgraded, create an additional child toilet at the Wallace and District Preschool in line with Department of Education and Training Regulations and Guidelines.</li> </ul>

4 YEAR-OLD KINDERGARTEN		
Key needs analysis findings	Interpretation	Recommendations
<p>A number of issues were identified for the Ballan and District Preschool, including:</p> <ul style="list-style-type: none"> <li>• Poor layout hinders service delivery</li> <li>• Lacks full range of required spaces and storage</li> <li>• Some concerns regarding emergency procedures</li> <li>• Toilets in need of upgrade</li> </ul> <p>The building’s internal configuration and lack of certain space for children, staff and parents will require major renovation to remedy.</p>		<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Engage with the community to determine whether to upgrade the Ballan and District Preschool (and MCH) or relocate to another site within Ballan, potentially to the Primary School or another suitable site.</li> </ul> <p>If upgraded, address:</p> <ul style="list-style-type: none"> <li>• Poor layout that hinders service delivery; lack of full range of required spaces and storage; concerns regarding emergency procedures; toilets in need of upgrade.</li> </ul>
<p>Bacchus Marsh and Surrounds shows a surplus against the Standard of +117 places. However, when modelled together with the Rural East show a smaller surplus of +54 places, falling to only +27 places by 2021 and a shortfall thereafter.</p> <p>22 places of the ‘spare’ capacity at the Darley Early Years Hub are not actually available as the room is currently being used for community and supported playgroups, support groups and specialist children’s programs. Alternative space(s) for these activities will need to be found before the 22 place room can be used by kindergarten.</p> <p>On its own, Maddingley has a shortfall of -63 places now. Even when modelled together with Bacchus Marsh, the area has a shortfall of -22 places now falling to -47 by the year 2021.</p> <p>Families from Maddingley are currently accessing kindergarten at Young Street and the Darley Early Years Hub due to a lack of options in Maddingley.</p>		<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Proceed with the West Maddingley Early Years Hub as soon as possible, to provide a minimum of 66 licensed places.</li> <li>• Identify suitable alternative facilities to enable relocation of community and supported playgroups, support groups and specialist children’s programs from the Darley Early Years Hub to free up 22 kindergarten places.</li> </ul> <p><u>Medium term (3 to 10 years; 2022 2029)</u></p> <ul style="list-style-type: none"> <li>• Create additional kindergarten capacity (minimum 22 licensed places) at Young Street Kindergarten.</li> </ul>

4 YEAR-OLD KINDERGARTEN		
Key needs analysis findings	Interpretation	Recommendations
<p>Issues identified Young Street Preschool include:</p> <ul style="list-style-type: none"> <li>• Poor layout hinders service delivery</li> <li>• Undersized</li> <li>• Some concerns regarding safety due to location of bag storage</li> <li>• Toilets in need of upgrade</li> </ul> <p>It may be possible to address the location of the bag storage and upgrade to the toilets through minor works. However, the layout causes various issues with operation of the facility and may impact on child safety. Critically, it is also an undersized facility in a central urban location that should be expanded through more major works to increase capacity.</p>		<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Investigate options to improve and expand the facility.</li> </ul>

*Refer to Attachment C for more information about the above findings.*

## D. Long day care

Detailed results of the community needs analyses are provided in Attachment D.

### Key findings

LONG DAY CARE		
Key needs analysis findings	Interpretation	Recommendations
<p>There is no long day care provision with small towns and rural areas. Towns rely on the facilities in Ballan, Darley, Bacchus Marsh and Maddingley, Ballarat and to a lesser degree Melton.</p> <p>All small towns other than Morrisons have at least 1 long day care centre within the Travel Standard for their location. Several towns in the far west of the Shire meet their travel standards due to the proximity of facilities in Ballarat rather than facilities within Moorabool.</p>	<p>The small populations within towns across the Rural East and Rural West and the large distances between them mean they cannot support local Long Day Care centres. As such, rural communities will continue to have to access facilities in Ballan, Bacchus Marsh and Ballarat.</p>	<p>none</p>
<p>Modelled on its own, Ballan has a small surplus of +18 places currently, reducing to +13 by the year 2021 and becoming a shortfall of -6 places by 2031 and -31 by 2041.</p> <p>When modelled together, Ballan and the Rural West has a shortfall of -78 places now, increasing to a shortfall of -87 by the year 2021 and -154 places by 2041. It should be noted that, due to the long distances between Ballan and the towns in the far north, south and west of the Rural West, it is understood that many families instead choose to use centres in Ballarat.</p> <p>Ballan has only 1 facility within the 10 minute drive time standard.</p>	<p>After 2021, more LDC capacity will be required in Ballan. By 2041 at least 31 enrolment places will be required, probably higher as some families in the Rural West will also access facilities in Ballan.</p> <p>For kindergarten, there will be insufficient demand for a whole new sessional kindergarten room, but enough to support an integrated program within new LDC rooms.</p> <p>It is therefore reasonable to plan for 2 new LDC rooms providing at least 44 <u>licensed places</u> in total.</p>	<p><u>Medium term (3 to 10 years; 2022 2029)</u></p> <ul style="list-style-type: none"> <li>When demand is sufficient, it is probable that the community or private sector will develop a new Long Day Care facility in Ballan, without any action required from Council. However, Council should factor demand for Long Day Care into any plans for children’s services in Ballan, such as an upgrade to the Ballan Kindergarten.</li> </ul>

<b>LONG DAY CARE</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
<p>The current surplus of +245 places across Bacchus Marsh and Surrounds will reduce to a surplus of +100 places by 2021 and a shortfall of -21 places by 2031.</p> <p>When modelled together, the areas of ‘Bacchus Marsh and Surrounds’ and ‘Rural East’ show a surplus of +143 places of enrolment capacity, falling to +100 places by 2021 and a shortfall of -21 places by 2031.</p> <p>Bacchus Marsh and Darley together show a much smaller surplus of only +31 places now, falling to a shortfall of -9 places by 2031. This is because there are only 75 places of long day care within Bacchus Marsh (Bacchus Marsh Child Care &amp; Kindergarten Centre) meaning that families rely on the centres in Darley and Maddingley.</p> <p>Central and southern Bacchus Marsh have no facilities and rely on facilities to the north, in Darley and Maddingley.</p>	<p>When demand is sufficient, it is probable that the community or private sector will develop new Long Day Care facilities in Bacchus Marsh and Surrounds, without any action required from Council.</p>	<p>none</p>

*Refer to Attachment D for more information about the above findings.*

## E. Maternal and Child Health

Detailed results of the community needs analyses are provided in Attachment E.

### Key findings

MATERNAL & CHILD HEALTH		
Key needs analysis findings	Interpretation	Recommendations
<p>When Ballan is modelled on its own, the 2 existing rooms should be sufficient to meet demand up to 2041. However, when modelled along with the Rural West that it also services, the 2 rooms at Ballan and the 1 at Wallace are only sufficient up to 2031.</p>		<p><u>Long term (2029 to 2041)</u></p> <ul style="list-style-type: none"> <li>By 2031, create 1 new MCH consulting room in either Ballan or the Rural West.</li> </ul>
<p>One of the rooms at the Darley Early Years Hub is intended to support other child and family health and support services but cannot be delivered due to its full-time use for MCH.</p> <p>The room at Gell Street is only available for use by Council 3 days per week, and is fully utilised during that time. As Gell Street is leased short-term by Council, its use cannot be guaranteed beyond 2018.</p> <p>There is an immediate need for Council to secure long-term and full-time access to at least one additional consulting room. This would reduce the risk of Gell Street no longer being available in future and would partially free up the 3rd consulting room at the Hub for use for other children and family services including early intervention, allied health visitations and family support. It would also allow Council to meet the recent increase in demand for MCH due to a spike in births in 2018.</p> <p>Another additional consulting room is required by 2021 (bringing the total to 4), ideally within Bacchus Marsh or Maddingley. This suggests that Council should secure 2 additional rooms in the very short term and end the lease at Gell Street.</p>		<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Proceed with the West Maddingley Early Years Hub as soon as possible, to provide a minimum of 2 MCH consulting rooms.</li> </ul>



<b>MATERNAL &amp; CHILD HEALTH</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
<p>By 2031, a 5th room will be required, ideally in Maddingley. And by 2041 a 6th room, again ideally in Maddingley. These figures assume that facilities in Bacchus Marsh and Surrounds will continue to service families across the Rural East.</p> <p>Families in Maddingley currently accessing MCH (or kindergarten) at the Darley Early Years Hub are having to travel for almost an hour if travelling by bus.</p>		
<p>The results show that 8 small towns fail their travel standards, mainly those towns in the far south of the Shire</p>	<p>New MCH consulting rooms in Maddingley will provide facilities within (or nearly within) the Travel Standards for Balliang and Balliang East.</p> <p>Without substantial increase in population in the south west of the Shire, provision of an MCH facility will not be viable. Families will continue to have to travel to Wallace or Ballan, receive home visits, or attend centres outside of the Shire.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Proceed with the West Maddingley Early Years Hub as soon as possible, to provide a minimum of 2 MCH consulting rooms.</li> </ul>
<p>The Wallace MCH requires various minor works to the interior fit out to make it fit for purpose. A more major issue is that it is a single-office facility in an isolated location. While it is connected to the kindergarten, MCH nurses are still essentially on their own, especially when the kindergarten is not in operation. The contemporary model for MCH is for dual-office facilities, but demand in west Moorabool is not sufficient to require 2 offices. Therefore, to overcome any perceived risks to lone nurses, better integration between the MCH and preschool would be desirable.</p>	<p>The preschool also requires works to create an additional toilet. As noted by the findings for '4 year old kindergarten': The facility provides an important role, in servicing families in the Rural West but is isolated in its current location. The Community Infrastructure Planning Policy supports co-location of community facilities, which in this case could be better achieved in Ballan. However, the Policy also supports provision of services</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Engage with the community to determine whether to upgrade the Ballan and District MCH (and preschool) or relocate to Ballan, potentially to the Primary School or another suitable site.</li> </ul>

<b>MATERNAL &amp; CHILD HEALTH</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
	<p>within reasonable travel distance of families across the Rural West.</p> <p>Council will need to decide whether to upgrade the existing facility in its current location or relocate the preschool and MCH to Ballan.</p>	
<p>A number of significant fit out and configuration issues were identified for the Ballan and District Preschool, including:</p> <ul style="list-style-type: none"> <li>• Dated appearance. Signage in need of update. Issues with toilets, small kitchen and small office.</li> <li>• Generally undersized.</li> <li>• Poor configuration, legibility and undersized. Does not suit future integrated service model.</li> <li>• No accessible toilet or baby change serving the MCH</li> </ul> <p>There is co-location with the preschool but no integration (separate building), therefore the MCH nurses are effectively on their own. The MCH service has suggested it may be better to relocate the MCH to integrated facility, potentially closer to the primary school.</p>	<p>The various issues require major works to remedy but the current site is not ideal for continued provision of preschool and MCH. There may be better locations elsewhere within Ballan that allow for better co-location or integration with related services. This should be investigated with the community.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Engage with the community to determine whether to upgrade the Ballan and District Preschool (and MCH) or relocate, potentially to the Primary School or another suitable site.</li> </ul>

Refer to Attachment E for more information about the above findings.

## F. Sports grounds (and associated pavilions and clubrooms)

Detailed results of the community needs analyses are provided in Attachment F.

The following key findings and recommendations are for competition-grade sports grounds used for the playing of cricket, football and soccer and the pavilions and clubrooms associated with them.

### Key findings

SPORTS GROUNDS (AND ASSOCIATED PAVILIONS AND CLUBROOMS)		
Key needs analysis findings	Interpretation	Recommendations
<p>Rural areas are currently underprovided by -2 soccer pitches (-1 in the east and -1 in the west). By the year 2031 an additional soccer pitch will be required, and another shortly after 2041.</p> <p>9 small towns do not have access to a soccer pitch within the defined Travel Standards (Balliang, Barkstead, Blackwood, Dales Creek, Gordon, Greendale, Korweinguboorra, Morrisons, Mt Wallace).</p>	<p>The large distances between rural communities in both the Rural West and Rural East means that population is too dispersed to support dedicated soccer facilities in rural areas.</p> <p>As per the 2015 Recreation &amp; Leisure Strategy “Due to the small populations of the townships in West Moorabool and combined with the close location to existing clubs, it is unlikely that a new stand-alone soccer team/club would be sustainable in the west”.</p> <p>Soccer pitches can only be justified by the large population in Bacchus Marsh.</p> <p>The 4 soccer pitches planned for development at the Bacchus Marsh Racecourse Recreation Reserve will provide a sufficient supply for the wider Bacchus Marsh and the Rural East area up to 2041</p>	none
<p>Ballan has a shortfall of -1 soccer 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 demand could potentially support a 2<sup>nd</sup> pitch by 2041.</p>	<p>Unless active and significant demand for a local soccer facility can be shown, and until a local club forms to be based there, it is not recommended that a soccer pitch be provided in Ballan.</p> <p>The <i>Ballan Recreation Reserve Masterplan</i> (2018) identifies a long-term option for 2 soccer pitches, but only if new football</p>	none

SPORTS GROUNDS (AND ASSOCIATED PAVILIONS AND CLUBROOMS)		
Key needs analysis findings	Interpretation	Recommendations
	facilities are developed elsewhere in Ballan, as per <i>Ballan Strategic Directions</i> (2018).	
<p>Ballan will have need for 1 additional dual-purpose cricket-football oval around the year 2031.</p> <p>Ballan Rec Reserve is currently used 70% of max capacity in winter (football) and 82% in summer (cricket), based on max capacity of 25 hours per week active use.</p>	<p>As surface wear is more significant in winter than summer, the 25 hours per week maximum playing capacity is more applicable to football than to cricket. At present, the oval is used to 70% of that maximum for football.</p> <p>As an alternative to constructing a 2<sup>nd</sup> sports ground in Ballan for cricket, the cricket club could be offered use of Gordon Recreation Reserve for training.</p> <p>If there are no alternatives to creating more capacity for football then, at such time as utilisation of Ballan Recreation Reserve approaches 90% for football, construction of a new oval may be required. If a lighting upgrade has not already occurred at this time, an upgrade to may also be required.</p>	<p><u>Short term (3 years; now to 2022)</u> none</p> <p><u>Medium term (3 to 10 years; 2022 to 2029)</u></p> <ul style="list-style-type: none"> <li>• If required, investigate use of Gordon Recreation Reserve by Ballan cricket club.</li> </ul> <p><u>Long term (2029 to 2041)</u></p> <ul style="list-style-type: none"> <li>• When winter utilisation of the Ballan Recreation Reserve reaches 90% of maximum playing capacity, plan for the provision of 1 dual purpose oval within Ballan, as per <i>Ballan Strategic Directions</i> (2018).</li> </ul> <p><i>Note, upgrade of the Ballan Recreation Reserve oval to a hybrid or synthetic playing surface has been considered by Council's Recreation Development unit and discounted due to cost and maintenance implications, a general lack of club support for synthetic surfaces, and the need to maintain passive recreation use of the oval.</i></p>
<p>Accounting for the sports grounds under construction at the Bacchus Marsh Racecourse Reserve, by the year 2031 Bacchus Marsh and Surrounds will have a shortfall of -1 cricket oval and -1 football oval. By 2014 the shortfall will increase to -2 cricket ovals and -2 football ovals.</p> <p>Active winter use of Maddingley Park oval for football exceeds the</p>	<p>The creation of new football ovals at Underbank and BM Racecourse Recreation Reserve will not only relive pressure on Maddingley Park and Darley Park but also create scope for new teams to form. It is recommended that, prior to planning for any additional ovals, Council take a 'wait and see' approach after the 2 new ovals have been in use for at least 2 years. In addition, new development at Parwan Station and Merrimu may bring forward new ovals.</p> <p>A significant element of the utilisation of competition sports grounds is for training. To relieve pressure on competition-grade grounds and distribute demand for training, Council should investigate potential for community use of school facilities such</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Proceed with construction of 2 soccer pitches overlaid with 1 junior / training cricket oval at the BM Racecourse Recreation Reserve.</li> <li>• Investigate community use of suitable school ovals/pitches for training to relieve pressure on Darley Park and Maddingley Park.</li> <li>• Upgrade Siberia to better support junior and female competition football and cricket.</li> </ul> <p><u>Medium term (3 to 10 years; 2022 to 2029)</u></p> <ul style="list-style-type: none"> <li>• Proceed with construction of 2 further soccer pitches at the BM Racecourse Recreation Reserve.</li> </ul>

SPORTS GROUNDS (AND ASSOCIATED PAVILIONS AND CLUBROOMS)		
Key needs analysis findings	Interpretation	Recommendations
<p>maximum playing capacity that its surface and maintenance standard can support without detriment to the surface (utilisation = 152%).</p> <p>At 96% utilisation for football, Darley Park is deemed fully utilised in winter.</p>	<p>as the junior ovals/pitches at Bacchus Marsh Grammar School, Bacchus Marsh Primary School, Darley Primary School, Pentland Primary School, or St Bernard's Parish Primary School. In addition, the <i>Recreation and Leisure Strategy (2015)</i> suggested investigating a new oval on the vacant land south of Bacchus Marsh Grammar School, as a joint venture project with the school.</p> <p>If a shortfall in cricket ovals does indeed eventuate in future, installation of a wicket at the new football oval at Underbank could render it suitable for cricket.</p>	<ul style="list-style-type: none"> <li>• Proceed with the construction of 1 competition cricket/football oval at BM Racecourse Recreation Reserve.</li> <li>• Proceed with the construction of 1 competition football oval at Underbank.</li> <li>• Investigate a new football oval on the vacant land south of Bacchus Marsh Grammar School, as a joint venture project with the school.</li> </ul> <p><u>Long term (2029 to 2041)</u></p> <ul style="list-style-type: none"> <li>• Following at least 2 years of active use of the new ovals at BM Racecourse Recreation Reserve and Underbank, and progress with planning for Parwan Station and Merrimu, review the need for additional football and cricket ovals.</li> </ul>
<p>Sport lighting deficiencies were identified for various sports grounds through the Fitness for Purpose assessments.</p>	<p>Currently, Moorabool Shire does not have a football oval that can accommodate night matches. Council is already addressing this through the Sportsground Lighting Audit and the rollout of lighting improvements to Maddingley Park, the Siberia oval (Maddingley Park) and Darley Park. The Recreation Reserves at Ballan, Dunnstown, Gordon, Bungaree and Wallace will also be scheduled for upgrades.</p>	<p><u>Short, medium and long term</u></p> <ul style="list-style-type: none"> <li>• Proceed with lighting improvements as per Council's planned rollout following the Sportsground Lighting Audit.</li> </ul>
<p>Problems with surface compaction and irrigation at Darley Park, Maddingley Park, Masons Lane identified through the Fitness for Purpose assessments.</p>	<p>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. 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.</p> <p>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</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Closely monitor the condition and playability of the surfaces at Darley Park, Maddingley Park and Masons Lane. If there has been any further deterioration of the playing surfaces, commission full soil profile investigations to determine the best treatment and map the layout of irrigation.</li> </ul> <p><u>Long term (2029 to 2041)</u></p> <ul style="list-style-type: none"> <li>• Action the findings any soil profile investigations (if commissioned).</li> </ul>

<b>SPORTS GROUNDS (AND ASSOCIATED PAVILIONS AND CLUBROOMS)</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
	<p>watering, lower soil strata will be unlikely to recover without major renovation.</p> <p>Council has improved the maintenance regime for sports grounds in recent years. And, the new facilities at the BM Racecourse Recreation Reserve should relieve pressure on existing surfaces. As such it is recommended that Council monitor the condition of the surfaces. If they show signs of further deterioration, full soil profile investigations should be commissioned to determine the best treatment. In addition, as Council does not have plans of the irrigation systems at these grounds, the site investigation should also map their layout.</p>	
<p>Elaine Recreation Reserve cricket pavilion assessed as ‘attention required (major)’</p>	<p>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.</p> <p>Both the cricket and tennis clubrooms rely on the public toilets, which has heavily influenced the fitness for purpose scores for these facilities.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Improve the public toilets at the Elaine Recreation Reserve, either as a replacement to the existing stand-alone block or as an extension to the tennis or cricket clubrooms.</li> <li>• Monitor participation levels and demand for cricket and plan for either the ongoing maintenance or upgrade to the cricket clubrooms.</li> </ul> <p><u>Medium term (3 to 10 years; 2022 to 2029)</u></p> <ul style="list-style-type: none"> <li>• Upgrade the cricket pavilion if participation increases</li> </ul>
<p>Current fitness for purpose of the Bacchus Marsh Lawn Tennis Club Pavilion and Clubrooms was assessed as ‘Unfit for purpose’, due solely to very poor disability access into the building.</p>	<p>The facility was also assessed as ‘unfit for purpose’ as a community venue. The building is fit for purpose as a tennis pavilion other than being completely inaccessible for all but the able bodied. Any future works to the building to improve it as a pavilion should also seek to improve its suitability as a community venue. There is an existing project in the Capital Improvement Program to upgrade the facility.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Improve disability access into the Bacchus Marsh Lawn Tennis Club pavilion</li> </ul>

<b>SPORTS GROUNDS (AND ASSOCIATED PAVILIONS AND CLUBROOMS)</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
<p>Current fitness for purpose of Dunnstown Recreation Reserve community centre &amp; pavilion assessed as 'Attention required (major)'</p> <p>Current fitness for purpose of Darley Park football / cricket pavilion assessed as 'Attention required (major)'</p>	<p>Dunnstown: Poor condition of players change rooms and amenities and lack of female-friendliness. There is not currently female participation in football. If the club can attract female players, use of the tennis/netball change rooms may suffice until female-friendly facilities are developed at the football pavilion.</p> <p>Darley: Poor condition of players change rooms and amenities and lack of female-friendliness. Also, constraints of poor layout.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Dunnstown pavilion - upgrade the players change rooms and amenities, including improvements to female-friendliness.</li> <li>• Darley Park pavilion - upgrade the players change rooms and amenities, including improvements to female-friendliness.</li> </ul>
<p>Current fitness for purpose assessed as 'Attention required (minor)':</p> <ul style="list-style-type: none"> <li>• Wallace Recreation Reserve football/cricket pavilion</li> <li>• Maddingley Park football / cricket pavilion</li> <li>• Masons Lane Reserve soccer / cricket pavilion</li> </ul>	<p>These pavilions are lower priorities due to better fitness for purpose compared with Elaine, Dunnstown and Darley Park pavilions and the BM lawn Tennis Club Pavilion.</p>	<p><u>Short to medium term (10 years; now to 2029)</u></p> <ul style="list-style-type: none"> <li>• Work with sports clubs through the <i>Recreation Reserve Capital Works Contribution Policy (2016)</i> to fund and deliver the required upgrades to pavilions at Wallace, Maddingley and Masons Lane.</li> </ul>
<p>Hopetoun Park is the largest settlement without access to a local recreation ground.</p>	<p>The total planned future population of Hopetoun Park will not be large enough to support a competition sports ground but will be sufficient to support a local-scale, informal recreation ground. This would need to be delivered through new development to the north of the existing settlement.</p>	<p><u>Medium term (3 to 10 years; 2022 to 2029)</u></p> <ul style="list-style-type: none"> <li>• Work with developers at Hopetoun Park to assess the viability of a local-scale recreation area.</li> </ul>

Refer to Attachment F for more information about the above findings.

## G. Sports courts (and associated clubrooms and shelters)

Detailed results of the community needs analyses are provided in Attachment G.

The following key findings and recommendations are for competition-grade sports courts used for the playing of basketball, netball or tennis and the clubrooms and shelters associated with them.

### Key findings

SPORTS COURTS (AND ASSOCIATED CLUBROOMS AND SHELTERS)		
Key needs analysis findings	Interpretation	Recommendations
<p>The proposed development of 4 outdoor courts at the BM Racecourse Recreation Reserve (estimated 2025 or later) and 2 courts at the Underbank development (2022 or later) will provide an oversupply of +2 courts for the east of the Shire up to and beyond 2041. There will continue to be a shortfall until they are constructed.</p>	<p>The provision of these 6 new courts will exceed the number required to service the Bacchus Marsh and Surrounds and Rural East areas, even by 2041. The 2 new indoor courts being planned for in Bacchus Marsh are excluded from this oversupply as they will cater for different netball clubs (indoor association).</p> <p>Council should consider first developing only 2 new courts at the BM Racecourse and Recreation Reserve and then monitoring demand and participation prior to developing any further courts.</p> <p>Unless participation rates change, following construction of the 4 courts at BM Racecourse Recreation Reserve and Underbank, no further outdoor netball courts will be required in the east of the Shire.</p>	<p><u>Medium term (3 to 10 years; 2022 to 2029)</u></p> <ul style="list-style-type: none"> <li>Proceed with construction of 2 outdoor netball courts at the BM Racecourse Recreation Reserve and 2 at the Underbank development.</li> </ul> <p><u>Long term (2029 to 2041)</u></p> <ul style="list-style-type: none"> <li>Monitor demand for netball and participation across Bacchus Marsh and Surrounds and if required, develop 2 further courts at the BM Racecourse Recreation Reserve (to total 4 courts).</li> </ul>
<p>There is sufficient existing demand across Bacchus Marsh and Surrounds and parts of the Rural East to support a total of 4 indoor basketball courts, representing a shortfall of -2 courts now. If participation rates remain high, a total supply of 6 courts may be required after 2021 and up to 8 by 2041.</p>	<p>As the Quantity Assessment includes the whole population of the Rural East, it is advised to discount some of the demand due to travel distances to Bacchus Marsh.</p> <p>From a purely quantity perspective, new netball courts at the BM Racecourse Recreation Reserve and Underbank will exceed modelled demand for netball. However, all courts in the east of the Shire would continue to be outdoor, which are not suitable for use by the Indoor Association Netball Club in Bacchus Marsh.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Proceed with planning for a maximum of 4 indoor courts in Bacchus Marsh and Surrounds, as per the findings of the <i>Indoor Recreation Facilities Feasibility Study (2018)</i>. <i>Note, this would replace the 2 existing non-compliant courts at BM Leisure Centre.</i></li> </ul> <p><u>Medium to long term (2022 to 2041)</u></p>



<b>SPORTS COURTS (AND ASSOCIATED CLUBROOMS AND SHELTERS)</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
All new netball courts at BM Racecourse Recreation Reserve and Underbank will be outdoor.	The provision of new indoor courts will likely have an impact on participation in both basketball and netball and thereby on the Quantity Standards. It is therefore advised to proceed with a maximum of 4 indoor courts in Bacchus Marsh and Surrounds for now. Once those courts have been in operation for at least 2 years, review the need for additional courts after 2021.	<ul style="list-style-type: none"> <li>Monitor participation rates following at least 2 years use of any new courts and determine future facility requirements accordingly.</li> </ul>
The Rural East has a shortfall of -1 court now, increasing to a shortfall of -3 courts by 2041. When modelled together, the wider Bacchus Marsh and Surrounds and Rural East area has an adequate supply.	<p>The only 2 playable courts in the Rural East are at the Greendale Recreation Reserve. All other courts that were previously used for competition are now derelict (Blackwood, Balliang and Beremboke), indicating a lack of demand in rural areas. Unless demand in rural areas increases, towns in the Rural East will continue to rely on courts in Bacchus Marsh, Ballan and Greendale.</p> <p>The 4 new courts at the BM Racecourse Recreation Reserve will be reasonably accessible by residents within reasonable driving distance of Maddingley.</p>	none
When modelled on its own, Ballan has a shortfall of -1 basketball court now, increasing to a shortfall of -2 courts by 2041. When modelled together, the wider Ballan and the Rural West area could potentially support 2 basketball courts now and 3 by 2041. However, some of the demand across the Rural West will be met through facilities in Ballarat.	As the Quantity Assessment includes the whole population of the Rural East, it is advised to discount some of the demand due to travel distances to Ballan, and the close proximity of courts in Ballarat. The assessment broadly supports the findings of the <i>Indoor Recreation Facilities Feasibility Study (2018)</i> that for Ballan, one indoor competition compliant court is likely to be sufficient to service Ballan's Population up to 2041, given the proximity to Ballarat and Bacchus Marsh. Economies of scale suggests that it is not feasible to build a single court facility in Ballan, however any redevelopment of the school to include a full sized court should be considered.	none

<b>SPORTS COURTS (AND ASSOCIATED CLUBROOMS AND SHELTERS)</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
Ballan has an adequate number of netball courts up to 2041. However, it is recognised that the single court at Ballan Recreation Reserve reduces flexibility for the club to train on multiple courts at once and that there is an opportunity to create a 2 <sup>nd</sup> court as an overlay to the tennis courts.	It is understood that 2 new courts will be created through the redevelopment of the Ballan Recreation Reserve courts.	<u>Short term (3 years; now to 2022)</u> <ul style="list-style-type: none"> <li>Proceed with redevelopment of the courts at Ballan Recreation Reserve.</li> </ul>
<p>Ballan does not have access to a competition court within the '15 minute drive' Travel Standard. The court at Ballan Primary School is suitable for training only.</p> <p>10 small towns in the centre, north and south of the Shire do not have access to a basketball court within the Travel Standards. The court at Ballan Primary School is within the Travel Standard of many of these towns but is suitable for training only.</p>	<p>Provision of a competition court in Ballan would also create a court within the Travel Standards of several small towns that do not currently have access.</p> <p>There is currently insufficient local participation in basketball in Ballan to justify an indoor court.</p> <p>The <i>Indoor Recreation Facilities Feasibility Study (2018)</i> states "Economies of scale suggests that it is not feasible to build a single court facility in Ballan, however any redevelopment of the school to include a full sized court should be considered."</p> <p>Should the school be redeveloped or upgraded the existing non compliant court should be made full sized for basketball and netball. For safety reasons and for school and social competitions.</p>	<u>Medium to long term (3 to beyond 2041, 2022 to 2041)</u> <ul style="list-style-type: none"> <li>Monitor participation in basketball. If demand is ever deemed sufficient to support an indoor court in Ballan, consider options to increase the size of the court at Ballan Primary School to create a competition-compliant court.</li> </ul>
The courts at Gordon Public Park were assessed as in need of attention. The courts themselves are compliant and in excellent condition but disability access to the courts is very poor.	The courts are in excellent condition and highly fit for purpose other than the disability access. It is assumed that State Government would not fund accessibility improvements as they would not necessarily impact on participation rates. As there is a small risk to users of accessing the courts across the uneven grass from the clubrooms, Council may consider funding the improvements.	<u>Short term (3 years; now to 2022)</u> <ul style="list-style-type: none"> <li>Provide level access into the courts from the clubrooms.</li> </ul>

<b>SPORTS COURTS (AND ASSOCIATED CLUBROOMS AND SHELTERS)</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
<p>Tennis courts in several small towns and rural areas that were previously used for competition have now degraded to the point that the surfaces are unplayable:</p> <ul style="list-style-type: none"> <li>• Balliang Recreation Reserve</li> <li>• Beremboke Recreation Reserve</li> <li>• Clarendon Recreation Reserve</li> <li>• Mount Egerton Recreation Reserve tennis courts</li> <li>• Yendon Recreation Reserve</li> </ul>	<p>None of the unused courts are Council-owned. Until communities make requests to Council for funding to help reinstate any courts, no action is required.</p>	<p>none</p>
<p>None of the publicly-accessible sports courts within Moorabool Shire are used for sports other than basketball, netball and tennis.</p>	<p>It is understood that levels of demand for other court-based sports such as squash are too low within Moorabool to justify provision for these sports.</p>	<p><u>Short to long term (now to 2041)</u></p> <ul style="list-style-type: none"> <li>• Monitor demand for other court sports and update the Community Infrastructure Framework as required.</li> </ul>
<p>The multi-use tennis/netball courts at both Darley Park and Maddingley Park are generally fit for purpose but both only have training-standard lighting. Also, the overlaid tennis courts are not ideal for competition.</p>	<p>It is also understood anecdotally that both Darley and Maddingley football/netball clubs would like to increase the capacity of the courts at each Reserve.</p> <p>Given the 4 new courts being provided by Council at the BM Racecourse Reserve and the 2 at Underbank, additional courts at either Darley or Maddingley are not supported by the Community Infrastructure Framework as they would add to the modelled oversupply of courts in the east of the Shire. However, as the capacity and fitness for purpose of the existing netball courts is limited by the tennis overlays, it may be appropriate to relocate or remove the tennis courts (further investigation is required).</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Consider options for improving the fitness for purpose and increasing the capacity of the netball courts at Darley Park through a review of the Darley Park Master Plan. <i>Note, additional courts are not currently supported by the Community Infrastructure Framework.</i></li> </ul> <p><u>Medium term (3 to 10 years; 2022 to 2029)</u></p> <ul style="list-style-type: none"> <li>• If additional netball capacity is required by the BM Football/Netball Club, utilise the new courts at BM Racecourse Recreation Reserve and Underbank.</li> </ul>

Refer to Attachment G for more information about the above findings.

## H. Lawn bowls

*Detailed results of the community needs analyses are provided in Attachment H.*

### *Key findings*

The current supply of lawn bowls across the Shire was found to be adequate in terms of quantity, utilisation, travel accessibility and suitability. As such, no recommendations have been made for lawn bowls.

*Refer to Attachment H for more information about the above findings.*

## I. Swimming pools and aquatic centres

Detailed results of the community needs analyses are provided in Attachment I.

### Key findings

SWIMMING POOLS AND AQUATIC CENTRES		
Key needs analysis findings	Interpretation	Recommendations
<p>The Travel Standard for an indoor pool is ‘30 minute drive’, which covers the areas of Bacchus Marsh and Surrounds, Rural East, Ballan and some parts of the Rural West. Together these areas will reach a combined population of 40,000 around the year 2031, which would reach the minimum population trigger of 40,000. By 2041 this population will be approximately 46,000.</p> <p>Around the year 2025 the population of the Bacchus Marsh and Surrounds and Rural East areas will exceed the 30,000 Quantity Standard for an outdoor pool, suggesting that this is the time Council should consider planning for a 2nd pool in Bacchus Marsh or an indoor pool to replace the outdoor pool.</p>	<p>The <i>Review of timing of the proposed Bacchus Marsh Indoor Aquatic Centre</i> (2018) states: “The population trigger point for the provision of an indoor aquatic facility as described by Council planning documents of a minimum 40,000 people is likely to be reached around 2028 and a population of 50,000, that would best support an indoor aquatic centre, is likely to be reached by 2038. Based on those figures, the timing for a complete Indoor Aquatic facility would not be bought forward earlier than 2028.”</p> <p>The above report included the whole population of Moorabool Shire within the assumed catchment of a pool in Bacchus Marsh whereas this assessment assumes people will only travel up to 30 minutes. As a result, this assessment concludes that the trigger for a pool will not be reached until 2031, and the 50,000 ‘ideal’ population after 2041.</p>	<p><u>Long term (beyond 10 years; 2029 to 2041)</u></p> <ul style="list-style-type: none"> <li>After 2031, develop an indoor pool within Bacchus Marsh and Surrounds</li> </ul>
<p>Ballan does not have an indoor pool within the 20 minute drive time standard, the closest pool being Melton waves at 25 minutes.</p>	<p>A new indoor pool in Bacchus Marsh would be within 20-25 minutes of Ballan and would therefore satisfy the Travel Standard.</p> <p><i>Note, the hydrotherapy pool at Ballan District Health &amp; Care does not meet the criteria for ‘Swimming pool (indoor)’ as used by this assessment (i.e. minimum 25m, suitable for lane swimming).</i></p>	<p><u>Long term (beyond 10 years; 2029 to 2041)</u></p> <ul style="list-style-type: none"> <li>After 2031, develop an indoor pool within Bacchus Marsh and Surrounds</li> </ul>
<p>Various condition and fitness for purpose issues were identified for the Ballan outdoor pool:</p> <ul style="list-style-type: none"> <li>Main pool not accessible for disabled people</li> </ul>	<p>It is anticipated that Council will continue to provide the pool in Ballan, at least until after 2031 when a new indoor pool may possibly be developed in Bacchus Marsh.</p>	<p>If the Ballan pool is to remain in operation for the foreseeable future:</p> <p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Improve disabled access to main pool</li> </ul>

SWIMMING POOLS AND AQUATIC CENTRES		
Key needs analysis findings	Interpretation	Recommendations
<ul style="list-style-type: none"> <li>Toddler pool is prone to cracks in the fibre glass</li> <li>Limited staff space and lack of kitchen or staff amenities</li> </ul>	<p>If the pool is to be retained in the long term, the issues will need to be fixed by updating the pool.</p>	<p><u>Medium term (3 to 10 years; 2022 to 2029)</u></p> <ul style="list-style-type: none"> <li>Fix the toddler pool shell</li> <li>Create additional space for staff</li> </ul>
<p>Users walking to Ballan pool must cross Simpson St / Blackwood St which can be a fast road.</p>		<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Conduct a safety assessment of the crossing to the Ballan pool and implement any recommendations.</li> </ul>
<p>Various condition and fitness for purpose issues were identified for the Bacchus Marsh outdoor pool:</p> <ul style="list-style-type: none"> <li>Main pool and kiosk not accessible for disabled people</li> <li>Toddler pool is prone to cracks in the fibre glass</li> <li>Change rooms have dim lighting and floor in need of replacement</li> <li>The main pool is an uncommon length (37m) and overly deep at both ends.</li> </ul>	<p>Based on the modelling conducted for this assessment, a new indoor pool in Bacchus Marsh and Surrounds is not required until 2031. Under this scenario, the outdoor pool would remain in operation until 2031 and would therefore need to remain fit for purpose and accessible during that time. Disability access, the damaged and leaking toddler pool and the change rooms would need to be addressed.</p> <p>However, it is understood that the community wishes to see an indoor pool provided earlier than this assessment recommends. Under this scenario, the outdoor pool may be replaced earlier, and it would not be prudent for council to invest in major upgrades other than improving disability access.</p> <p>Council cannot viably fund both an outdoor and indoor pool in Bacchus Marsh. Whichever site in Bacchus Marsh, Darley or Maddingley is eventually chosen for a new indoor pool, the old pool should be decommissioned as a result.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Improve disabled access to the main pool and kiosk</li> </ul> <p><u>Medium term (3 to 10 years; 2022 to 2029)</u></p> <p>If the Bacchus Marsh outdoor pool is to remain in operation beyond 2022:</p> <ul style="list-style-type: none"> <li>Fix the toddler pool shell</li> <li>Upgrade the lighting and floor of the change rooms</li> </ul>

Refer to Attachment I for more information about the above findings.

## J. Centre-based meals

Detailed results of the community needs analyses are provided in Attachment J.

### Key findings

CENTRE-BASED MEALS		
Key needs analysis findings	Interpretation	Recommendations
<p>There are not currently any centre-based meals operating from facilities in small towns or rural areas.</p> <p>Were a service ever to require the use of facilities in small towns and rural areas, some community halls are already suitable or could be made so through minor improvements (refer to the Suitability Assessment) whereas others may require more major upgrades, primarily to kitchens.</p> <p>Therefore, no new facilities are required, but upgrades to existing ones may be needed.</p>		<p><u>Short to long term (now to 2041)</u></p> <ul style="list-style-type: none"> <li>Where demand for centre-based meals in small towns and rural areas exists, upgrade community venues as required.</li> </ul>
<p>The Ballan Senior Citizens centre is the only facility in Ballan providing centre-based meals. If required to deliver more meals, the Centre could meet an increase in demand.</p> <p>The Fitness for Purpose assessment scored the facility as ‘Attention required (major)’ due to:</p> <ul style="list-style-type: none"> <li>• Convoluted access to toilets which is confusing for clients</li> <li>• Needs at least one new accessible toilet</li> <li>• Will require modernisation to remain fit for purpose and meet future user expectations</li> </ul>	<p>The facility is a good size, in a central and accessible location, and is managed by an active seniors group, but requires works to make it fully fit for purpose.</p>	<p><u>Medium term (3 to 10 years; 2022 2029)</u></p> <ul style="list-style-type: none"> <li>Upgrade the Ballan Senior Citizens centre to provide a more fit for purpose facility with high standards of disability access and ‘age-friendly’ design.</li> </ul>

<b>CENTRE-BASED MEALS</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
<p>The Senior Citizens Room has capacity to meet an increase in demand for centre-based meals and could continue to be the only facility servicing the wider Bacchus Marsh area. However, as increasing traffic congestion is likely to make north-south travel less convenient, it would be preferable to establish new centre-based meals services in Darley and Maddingley.</p> <p>Other than the very far north of Darley, all parts of the urban area are within a 10-minute drive of the Quamby Room. However, in peak traffic and periods of congestion journey times increase, meaning that journeys to and from Darley and West Maddingley exceed the desired maximum of 30 minutes for all clients on community transport.</p>	<p>The whole Darley, Bacchus Marsh, Maddingley and surrounding rural area relies on the Quamby Room, which is one of the only facilities sufficiently 'age friendly' in design to suit social support groups.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Design the West Maddingley Early Years and Community Hub to be suitable for centre-based meals.</li> </ul> <p><u>Medium to long term (2022 to 2041)</u></p> <ul style="list-style-type: none"> <li>Ensure that, where relevant, all major improvements to community facilities are designed to embody age-friendly design.</li> <li>Ensure the needs of centre-based meals service are reflected in the design of new or upgraded community facilities.</li> </ul>
<p>The Quamby Room generally meets current client needs but will require modernisation if it is to meet the future expectations of the next generation of clients. The Quamby Room is the only facility in the Shire designed to be age-friendly and dementia-friendly.</p>		<p><u>Short to medium term (3-10 years; 2022 to 2029)</u></p> <ul style="list-style-type: none"> <li>Modernise the Quamby Room through upgrade or redevelopment.</li> </ul>

Refer to Attachment J for more information about the above findings.



## K. Dementia programs and dementia-suitable facilities

Detailed results of the community needs analyses are provided in Attachment K.

### Key findings

DEMENTIA PROGRAMS AND DEMENTIA-SUITABLE FACILITIES		
Key needs analysis findings	Interpretation	Recommended projects
<p>Dementia programs are currently only delivered through the Quamby Room and the Community Health Centre in Bacchus Marsh. The Quamby Room is the <u>only Council owned facility within the Shire</u> regarded as sufficiently ‘dementia friendly’ to be suitable for delivery of dementia programs. ‘Dementia-friendly’ is a design principle that Council should consider for all public spaces and facilities. This directly supports adopted Community Infrastructure Planning and Design Principle 7c.</p> <p>More community facilities will need to be suitable for the delivery of dementia programs; these facilities will require high standards of dementia-friendly design.</p> <p>There will need to be a number of facilities providing dementia-programs distributed across the Shire, to provide people with local access.</p> <p>A wide range of community infrastructure including venues, libraries, Council customer service centres, early years and sports facilities will need to embody dementia-friendly design to enable suffers to access services and lead normal lives.</p> <p>Given the high forecast growth in people aged over 65, community infrastructure will also need to embody ‘age-friendly’ universal design principles.</p>	<p>The recommendations are very clear: a wide range of facilities need to be designed for use by dementia sufferers, and many of those will be aged over 65.</p> <p>A smaller number of facilities distributed across the Shire (most likely in the larger towns) will need to be suitable for delivery of dementia-programs.</p>	<p><u>Short to long term (now to 2041)</u></p> <ul style="list-style-type: none"> <li>Ensure that, where relevant, all major improvements to community facilities are designed to embody age-friendly and dementia-friendly design.</li> </ul>
<p>Ballan does not have access to dementia programs within 10 minutes drive.</p>		<p><u>Short and medium term (now to 2029)</u></p> <ul style="list-style-type: none"> <li>Through new facilities or improvements to existing facilities, create at least 1 facility in Ballan that is suitable for delivery of dementia-programs.</li> </ul>

<b>DEMENTIA PROGRAMS AND DEMENTIA-SUITABLE FACILITIES</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommended projects</b>
All parts of the urban area other than the far north of Darley are within the Travel Standard of 10 minutes. However, during peak traffic periods travel times will exceed the 10-minute standard. Journey times for clients from Darley and west Maddingley travelling by HACC bus will therefore likely exceed the desirable maximum 30 minutes.		<u>Short and medium term (now to 2029)</u> <ul style="list-style-type: none"> <li>Through new facilities or improvements to existing facilities, create at least 1 facility in Maddingley and 1 in Darley that is suitable for delivery of dementia-programs.</li> </ul>

*Refer to Attachment K for more information about the above findings.*

## L. Seniors groups and social support groups

Detailed results of the community needs analyses are provided in Attachment L.

### Key findings

<b>SENIORS GROUPS AND SOCIAL SUPPORT GROUPS</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
<p>There is a move within local government towards community facilities that are multipurpose and suitable for use by a wide range of users. Moorabool Shire Council adopted such principles through the Community Infrastructure Planning Policy and Principles (2017).</p> <p>This assessment treats seniors groups and social support groups as activities that should be supported by multipurpose community rooms and venues.</p> <p>Seniors groups and social support groups require facilities with good universal accessibility and age-friendly design.</p>	<p>Many community venues already are suitable for use by seniors groups or social support groups. Where they are not, and where there is demand for such groups, Council should seek to upgrade existing local facilities applying 'age-friendly' and universal accessibility design guidelines to make them suitable.</p>	<p><u>Short to long term (now to 2041)</u></p> <ul style="list-style-type: none"> <li>Ensure that, where relevant, all major improvements to community facilities are designed to embody age-friendly design.</li> <li>Ensure the needs of seniors groups and social support groups are reflected in the design of new or upgraded community facilities.</li> </ul> <p><u>Medium term (2022 to 2029)</u></p> <ul style="list-style-type: none"> <li>Upgrade the Ballan Senior Citizens to create a multipurpose community centre suitable for all age groups.</li> </ul>
<p>There are currently minimal social support groups operating in small towns within the Shire. 23 community venues were recorded in small towns. Many are generally suitable for use by seniors groups and social support groups but some would require upgrades to improve disability access.</p> <p>Most small towns have very poor access to social support groups</p>	<p>As above</p>	<p><u>Short to long term (now to 2041)</u></p> <ul style="list-style-type: none"> <li>Where demand for social support groups in small towns and rural areas exists, upgrade community venues as required.</li> </ul>
<p>The Quamby Room is the only facility currently providing social support groups to the wider Bacchus Marsh area.</p> <p>All parts of the urban area other than the far north of Darley are within the Travel Standard of 10 minutes. However, during peak traffic periods</p>	<p>The whole Darley, Bacchus Marsh, Maddingley and surrounding rural area relies on the Quamby Room, which is one of the only facilities sufficiently 'age friendly' in design to suit social support groups.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Design the West Maddingley Early Years and Community Hub to be suitable for use by seniors and social support groups.</li> </ul>

SENIORS GROUPS AND SOCIAL SUPPORT GROUPS		
Key needs analysis findings	Interpretation	Recommendations
<p>travel times will exceed the 10-minute standard. Journey times for clients from Darley and west Maddingley travelling by HACC bus will therefore likely exceed the desirable maximum 30 minutes.</p>		
<p>Several Council-owned facilities have moderate to severe issues with universal accessibility.</p> <p>In small towns and rural areas:</p> <ul style="list-style-type: none"> <li>• Bungaree Public Hall</li> <li>• Elaine Recreation Reserve Cricket Clubrooms</li> <li>• Wallace Public Hall</li> </ul> <p>In Ballan:</p> <ul style="list-style-type: none"> <li>• Ballan Senior Citizens Centre</li> </ul> <p>In Bacchus Marsh and Surrounds:</p> <ul style="list-style-type: none"> <li>• Bacchus Marsh Lawn Tennis Club Pavilion and Clubrooms</li> <li>• Bacchus Marsh Public Hall and Supper Room</li> <li>• Lerderderg Library</li> </ul>	<p>Bungaree Public Hall receives very little community use and the Recreation Reserve Community Centre is accessible and used by the seniors group. Elaine RR clubrooms are generally accessible but the public toilets that users must go to are not accessible. Wallace Public Hall either requires major renovation or replacement. Therefore, none of these require works to improve their accessibility unless demand changes.</p> <p>The Ballan Senior Citizens Centre is used by seniors groups despite accessibility issues with the toilets. However, broader limitations regarding the future fitness for purpose of this facility suggests a full renovation or replacement is required.</p> <p>The BM Lawn Tennis Club pavilion is fit for purpose other than its access and is also flagged for an accessibility upgrade by the ‘Sports courts and pavilions’ needs assessment.</p> <p>The BM Public Hall and Supper Room is BM’s largest ‘premier’ venue and should meet high standards of accessibility.</p> <p>The key issue with the Lerderderg Library is lack of an accessible exit other than the front doors, so in</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Determine future options for the Wallace Public Hall.</li> <li>• Determine future options for the Ballan Senior Citizens Centre.</li> <li>• Improve access to the BM Lawn Tennis pavilion.</li> <li>• Improve access to the BM Public Hall and Library (refer to Fitness for Purpose Assessment)</li> <li>• Provide an accessible emergency exit at the Lerderderg Library.</li> </ul>

<b>SENIORS GROUPS AND SOCIAL SUPPORT GROUPS</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
	the case of an emergency at the entrance there is no ramped exit elsewhere in the building.	
<p>Several <u>non-Council</u> facilities have moderate to severe issues with universal accessibility.</p> <p>In small towns and rural areas:</p> <ul style="list-style-type: none"> <li>• Balliang East Soldiers Memorial Hall</li> <li>• Gordon Public Park Hall</li> <li>• Korweinguboorra Recreation Reserve Pavilion &amp; Community Hall</li> <li>• Mount Egerton Mechanics Institute Hall</li> <li>• Rowsley Community Hall</li> <li>• Yendon Recreation Reserve Community Space</li> </ul> <p>In Ballan:</p> <ul style="list-style-type: none"> <li>• Ballan Mechanics Institute Hall</li> <li>• Ballan Recreation Reserve Pavilion and Clubrooms</li> <li>• Ballan Bowling Club Pavilion and Clubrooms</li> </ul>	<p>Council does not have responsibility for any of these facilities. However, it may choose to facilitate accessibility improvements to them by providing a financial contribution on request from the Committees of Management.</p>	<p><u>Short to long term (now to 2041)</u></p> <ul style="list-style-type: none"> <li>• If requested by community groups to contribute to the funding of accessibility improvements, Council should refer to the Community Infrastructure Needs Assessment for ‘Multipurpose Community Rooms and Venues’ (in particular the Suitability Assessment) to determine whether the facility in question represents a priority for investment.</li> </ul>

Refer to Attachment L for more information about the above findings.

## M. Playgrounds and play spaces

Detailed results of the community needs analyses are provided in Attachment M.

### Key findings

PLAYGROUNDS AND PLAY SPACES		
Key needs analysis findings	Interpretation	Recommendations
<p>All but 6 of the 44 publicly-accessible playgrounds across the Shire are 'local' level. As a result, those in urban areas have only small '400m walk' catchments.</p> <p>Large parts of Ballan and Bacchus Marsh and Surrounds are not within 400m of 'local' playgrounds, or within 800m of 'district' playgrounds. Well over 50% of dwellings in Darley, Bacchus Marsh and Maddingley do not have a playground within the defined Travel Standards.</p> <p>McLean Reserve playground in Ballan is very small in size, comprising only one multi-function piece of equipment in suitable condition.</p>	<p>While most small towns can only support 'local' level playgrounds, Ballan and Bacchus Marsh and Surrounds have populations large enough to support more 'district' playgrounds.</p> <p>The large spatial gaps in playground provision across Ballan and Bacchus Marsh and Surrounds can either be addressed through the provision of several more 'local' playgrounds (400m walking catchment), or a smaller number of 'district' playgrounds that have wider catchments of 800m walking distance or more. It would be more economical and require fewer sites to upgrade existing 'local' playgrounds to 'district' playgrounds. This will need to be investigated through a full assessment of options for playgrounds.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Develop a 'Play Spaces Improvement Plan' that assesses how best to fill the spatial gaps in provision in small towns, Ballan and Bacchus Marsh and Surrounds.</li> </ul>
<p>No small towns have access to 'District' playgrounds.</p> <p>Ballan has access to 2 'local' and 2 'district' playgrounds but these do not provide coverage for the whole urban area. Large parts of south and southwest Ballan are not within walking distance of the 4 public playgrounds.</p>	<p>The small populations of towns and the large distances between them mean it is not possible to provide access to 'district' playgrounds.</p> <p>Ballan's growing population is potentially large enough to support a 'municipal' level playground. And Ballan is centrally located and could provide a facility close enough to Gordon, Greendale, Mt Egerton and potentially Myrniog if it were sufficiently attractive to warrant a 20 minute drive. But this would not benefit the many other towns, which would continue to have access to 'local' playgrounds only. Such a facility would provide coverage for the parts of Ballan without access to either local or district playgrounds.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Through a 'Play Spaces Improvement Plan' assess the viability, feasibility and community support for creating either: <ul style="list-style-type: none"> <li>Additional 'district' level playgrounds in Ballan, or a 'municipal' level facility able to serve the whole of Ballan plus towns within a 20 minute drive.</li> </ul> </li> </ul>

<b>PLAYGROUNDS AND PLAY SPACES</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
4 small towns do not have access to at least 1 ‘local’ playground: Barkstead, Clarendon, Dales Creek, Morrisons	<p>The populations of Barkstead, Clarendon and Morrisons are too small and dispersed to justify the provision of a playground.</p> <p>Dales Creek is the largest settlement (estimated 400 people) without access to a local playground. Its layout and lack of a public reserve limit options for where a park could be located.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Through a ‘Play Spaces Improvement Plan’ assess the viability, feasibility and community support for creating a local play facility in Dales Creek.</li> </ul>
The walkability of several playgrounds in Bacchus Marsh and Surrounds is limited by poor footpath connections and missing pedestrian crossings.		<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Through a ‘Play Spaces Improvement Plan’ consider the connectivity of existing and potential new playground sites. Through the Improvement Plan identify where new pedestrian links are required to optimise access to play spaces.</li> </ul>
All playgrounds in the Shire provide only limited play opportunities that are restricted to traditional ‘equipped’ playgrounds that lack the elements of ‘natural play’ recommended by Council’s Play Strategy (2015).		<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Through a ‘Play Spaces Improvement Plan’ identify opportunities to introduce natural and/or unstructured play into existing and new play spaces.</li> </ul>
The playgrounds at Gleneagles Court Reserve, Silverdale Drive Reserve, and Barbara Court Reserve are unsigned, not visible from roads and therefore serve only the properties within very close proximity to them.		<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>Through a ‘Play Spaces Improvement Plan’ identify opportunities to increase the visibility and catchment of these facilities or relocate them elsewhere.</li> </ul>

Refer to Attachment M for more information about the above findings.

## N. Skate and BMX parks

Detailed results of the community needs analyses are provided in Attachment N.

### Key findings

SKATE AND BMX PARKS		
Key needs analysis findings	Interpretation	Recommendations
<p>The current populations of Darley, central Bacchus Marsh and Maddingley are each large enough to support a single skate or BMX facility. Until a better understanding of utilisation is developed, it is recommended that 3 facilities spread across Darley, Bacchus Marsh and Maddingley should be sufficient to meet demand up to 2041.</p> <p>There is very little overlap in the catchments for skate and BMX facilities across Bacchus Marsh and Surrounds meaning that most residents have access to either skate or BMX but not both.</p> <p>Western Bacchus Marsh does not have access to either skate or BMX facilities within a 3km ride.</p> <p>Where financial constraints prevent the provision of both skate and BMX facilities, dual-use skate/BMX parks should be considered as a means of meeting the needs of both user groups.</p> <p>The current population of 10-30 year olds in Darley (2,681) is larger than the current populations of either Bacchus Marsh (1,860) or Maddingley (1,115). Yet, the Darley Park BMX ‘pump’ track is only a small facility designed to serve a local community. It is understood that the facility is utilised but not as much as either the Ballan or Rotary Park skate facilities. However, the population of 10-30 year olds is forecast to decline slightly over the years to 2041.</p>	<p>As at present, 1 skate or BMX facility should continue to be provided in each of Darley, Bacchus Marsh and Maddingley. It is reasonable to anticipate that better, larger skate/BMX facilities will attract users from a wider area than the current facilities at Darley Park and Rotary Park. By upgrading and expanding these facilities, they would be more attractive for use. However, this should only be done if there is genuine demand, which consultation feedback does suggest exists in Bacchus Marsh. In addition, population growth in Bacchus Marsh and Maddingley will increase the population of 10-30 year olds.</p>	<p><u>Medium term (3 to 10 years; 2022 to 2029)</u></p> <ul style="list-style-type: none"> <li>Upgrade the Rotary Park skate park and expand the range of equipment.</li> </ul>



SKATE AND BMX PARKS		
Key needs analysis findings	Interpretation	Recommendations
<p>Ballan is the smallest town that can support a BMX or skate facility, with a relatively small population of 793 10-39 year olds. That population is forecast to increase to 1,405 by 2041, which will still require only the 1 facility (from a quantity perspective).</p> <p>Feedback from the Ballan Recreation Reserve Master Plan indicated that the Ballan skate facilities are valued within the Ballan community.</p> <p>Ballan meets the Travel Standard for skate parks as the whole of Ballan township is within a 3km ride of the Recreation Reserve. However, as the Reserve is at the far west end of town, a more central location within Ballan would be preferable.</p> <p>The current skate park is not ideally designed for BMX use. As recommended by the Suitability Assessment, any future upgrade to or replacement of the park should be designed to suit skateboards and BMXs. This would provide better travel accessibility to both facility types.</p> <p>Council and the Committee of Management are currently exploring options to remove and relocate the park elsewhere in Ballan.</p>	<p>Relocation and reconstruction of the skate park provides an opportunity to expand its suitability for skate and BMX, and to locate it more centrally within Ballan.</p>	<p><u>Short term (3 years, now to 2022)</u></p> <ul style="list-style-type: none"> <li>Retain 1 skate / BMX facility in Ballan but relocate it to a more central and accessible site within Ballan. Design the new facility to suit use by skate and BMX.</li> </ul>

Refer to Attachment N for more information about the above findings.

## O. Youth spaces and youth support

Detailed results of the community needs analyses are provided in Attachment O.

### Key findings

YOUTH SPACES AND YOUTH SUPPORT		
Key needs analysis findings	Interpretation	Recommendations
<p>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.</p> <p>Only the small towns nearest to Bacchus Marsh, Ballarat and Melton meet the travel standard.</p> <p>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.</p>	<p>It is not economically viable to establish a youth facility anywhere other than Bacchus Marsh. Residents in small towns will continue to have to travel to Bacchus Marsh, Ballarat or Melton. New youth programs established in Ballan would be accessible to residents in several small towns in the centre and wets of the Shire.</p> <p>If a new library or new community venues are developed in Ballan, their design should include areas that are attractive for use by young people. This might be through a study space within a new library, or a small youth area within the library or a new community venue.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• If a new Ballan Library is created, consider the inclusion of a study area and/or youth area within its design.</li> <li>• If new community venues are developed, ensure they are suitable and attractive for use by young people.</li> </ul>
<p>The wider Bacchus Marsh and Surrounds area has sufficient population to support 1 dedicated youth space.</p> <p>There is a significant population of 12-21 year olds in Darley, but that population is forecast to decline very slightly up to 2041.</p> <p>Maddingley is forecast to experience by far the largest growth in 12-21 year olds.</p>	<p>Bacchus Marsh and Surrounds can support only 1 dedicated youth space. The central location of Bacchus Marsh, its relative accessibility and proximity to both Darley and Maddingley, and its position on bus routes suggest it is the best location for a youth space. And, with the Andy Arnold Centre assessed by the feasibility study as the best location, it is recommended to explore options for establishing a youth space at the Andy Arnold Centre or another central Bacchus Marsh location. Once open, close the Studio 22 facility.</p>	<p><u>Short term (3 years; now to 2022)</u></p> <ul style="list-style-type: none"> <li>• Create a new youth space at the Andy Arnold Centre or another central Bacchus Marsh location that is easily accessible by foot, bike and bus.</li> </ul>

<b>YOUTH SPACES AND YOUTH SUPPORT</b>		
<b>Key needs analysis findings</b>	<b>Interpretation</b>	<b>Recommendations</b>
<p>The Studio 22 youth space was assessed as 'Attention required (major) due to a number of factors affecting its fitness for purpose.</p> <p>Users of Studio 22 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.</p>	<p>Current utilisation demonstrates the considerable appeal that a youth space has, and the willingness of users to travel.</p>	

*Refer to Attachment O for more information about the above findings.*