

# **Community Infrastructure and Open Space Needs Assessment**

**Ballarat North Precinct Structure Plan**

October 2024

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V3	October 2024	Updated to address: <ul style="list-style-type: none"> <li>• Advice from the Department of Education</li> <li>• Fire and Rescue modelling and advice from DCJS</li> <li>• Ambulance modelling and advice from Department of Health</li> <li>• Advice from City of Ballarat on existing community facilities</li> </ul>

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## Executive Summary

The Victorian Planning Authority (VPA) is preparing the Ballarat North Precinct Structure Plan (PSP). The area spanning 561 hectares (core area) is planned as a primarily residential precinct and presents a significant growth opportunity for the City of Ballarat.

This report provides a demand analysis of the community infrastructure and open space required to appropriately service the anticipated additional residential population planned for the precinct. This projected population has been estimated through analysis of net developable area and an anticipated average dwelling density of 20 dwellings per net developable hectare. An average occupancy rate of 2.8 persons per dwelling has been adopted for this assessment. This assumption aligns with occupancy trends in the newer residential growth areas within the Ballarat municipality, where the average household size ranges from 2.8 to 2.9 persons, typically characterised by younger families with children.

Based on these parameters, the precinct is expected to accommodate 6,688 new dwellings and 18,726 additional residents.

To determine the community infrastructure requirements for this precinct, the following steps were undertaken:

1. **Catchment** - Identification of catchment location, specifically 800 metre radius surrounding the precinct.
2. **Population** - Forecasting of future residential and employment population, considering age structure and key demographic factors.
3. **Provision ratios** - Identification of relevant provision ratios for each type of infrastructure asset. Generally, ratios identified in the draft VPA Community Infrastructure Planning Guidelines Refresh 2023 were adopted.
4. **Service utilisation** - Assessment of existing infrastructure within and surrounding the precinct and current utilisation of these services.
5. **Asset condition and fit for purpose** - Assessment of the condition of existing infrastructure, including standards to ensure each item is fit for purpose.
6. **Gap analysis** - Analysis of infrastructure supply, demand and determined need.
7. **Delivery program** - Determining list of infrastructure required to support the precinct, including development contribution rates, delivery schedule and responsible party for infrastructure delivery.

## Provision recommendations

Infrastructure Type	Details of infrastructure	Demand generated by precinct	Management	Delivered year
<b>Level 1 Community Centre</b>	<b>One</b> Level 1 Centre.	100%	Council	TBD (likely delivered later in precinct development, after delivery of Level 2 facility)
<b>Level 2 Community Centre</b>	<b>One</b> Level 2 Centre.	100%	Council	TBD (likely delivered early in precinct development)
<b>Government primary schools</b>	<b>Two</b> Government Primary Schools	100%	Department of Education	TBD
<b>Government secondary school</b>	<b>One</b> Government Secondary School	TBD	Department of Education	TBD
<b>Independent Schools</b>	<b>TBD</b> - To be calculated per long term enrolments	100%	The relevant independent providers	TBD
<b>Active Open Space</b>	<b>One 10-hectare active open space.</b> <b>One 8-hectare active open space.</b> <i>Minimum combined provision of <b>16 ha.</b></i> <i>Distributed to be accessible within 800m safe walking distance of each dwelling.</i>	100%	Council	As development occurs
<b>Sports Pavilion</b>	<b>Two</b> Large sports pavilions co-located with active open space.	100%	Council	As development occurs
<b>Passive Open Space</b>	<b>Two 2-hectare local parks.</b> <b>Seven 1-hectare local parks</b> <i>Minimum combined provision <b>10ha.</b></i> <i>Distributed to be accessible within 400m safe walking distance of each dwelling.</i>	100%	Council	As development occurs
<b>Indoor Multipurpose Court Stadium</b>	Additional 1-4 indoor courts to be provided through expansion of existing stadium.	100%	Council	TBD
<b>Fire and Rescue Station</b>	<b>One</b> fire and rescue station.	100%	DJCS & Fire Rescue Victoria	TBD

**Table 1:** Recommended community infrastructure and open space provisions

## 1. Introduction

### 1.1. Purpose of report

The purpose of this report is to undertake a detailed assessment of the existing policy, community infrastructure and open space assets and provide recommendations for future infrastructure provision within the Ballarat North precinct. This assessment will consider:

- Relevant background documents.
- Existing community infrastructure, open space and education facilities within and surrounding the precinct (within 800 metre catchment).
- Forecast future population and demographics.
- Forecast demand for community infrastructure, education facilities and open space facilities.
- Appropriate infrastructure delivery mechanisms, contributions, and staging.

### 1.2. Definition of community infrastructure and open space

#### **Community Infrastructure**

*'Community Infrastructure includes both public and privately provided facilities and services, including Council and non-Council facilities, required to accommodate and support community services, programs, activities and a person's access to them.'*

*Source: ASR Guide to Social Infrastructure Planning*

#### **Active open space**

*'Land set aside for the specific purpose of formal outdoor sports by the community'*

*Source: ASR Guide to Social Infrastructure Planning*

#### **Passive open space**

*'Space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.'*

*Source: ASR Guide to Social Infrastructure Planning*

### 1.3. Scope of report

The scope of infrastructure being assessed in this report is in alignment with the VPA Precinct Structure Planning Guidelines: New Communities in Victoria, 2021 and the draft Community Infrastructure Planning Guidelines Refresh 2023. This document was prepared by Australian Social & Recreational (ASR) in December 2023, as an update to the 2008 Infrastructure Guidelines.

As the 2023 Guidelines Refresh document remains in draft format and is yet to be published, it remains confidential and internal to government. It is anticipated that these guidelines will be published mid-2024.

The types of community infrastructure and public open space assessed within this report are listed below in Tables 2 and 3.

<b>Education Facilities</b>	Government primary and secondary schools Government specialist schools Non-government primary and secondary schools (including Catholic schools) Higher education – Universities and TAFE facilities
<b>Early Years Facilities</b>	Sessional kindergarten (3- and 4-year-olds) Long day childcare Playgroup Maternal and child health services Toy library
<b>Adult, aged, disability services and community services</b>	Seniors' facilities Residential aged care Planned activity group Meals on wheels service
<b>Public Health Services</b>	Hospitals Community health services Mental health services
<b>Emergency services</b>	Ambulance station Fire station State emergency services (SES)
<b>Justice and Police Services</b>	Police stations Law Courts
<b>Community Centre</b>	Community meeting space Early years services Neighbourhood house/ learning centres Library Specialist community spaces Health and wellbeing hub
<b>Recreation Facilities</b>	Sporting pavilions Indoor multipurpose stadiums Aquatic leisure centre

**Table 2:** Community infrastructure

<b>Unencumbered Public Open Space</b>	Passive open space Active open space
<b>Encumbered Public Space</b>	Conservation land Natural/ semi natural open space/ waterways and drainage land Other services and utilities land
<b>Regional Open Space</b>	Municipal Metropolitan
<b>Recreation/ Linear Corridors</b>	Metropolitan links Regional links Neighbourhood links Local links

**Table 3:** Open space

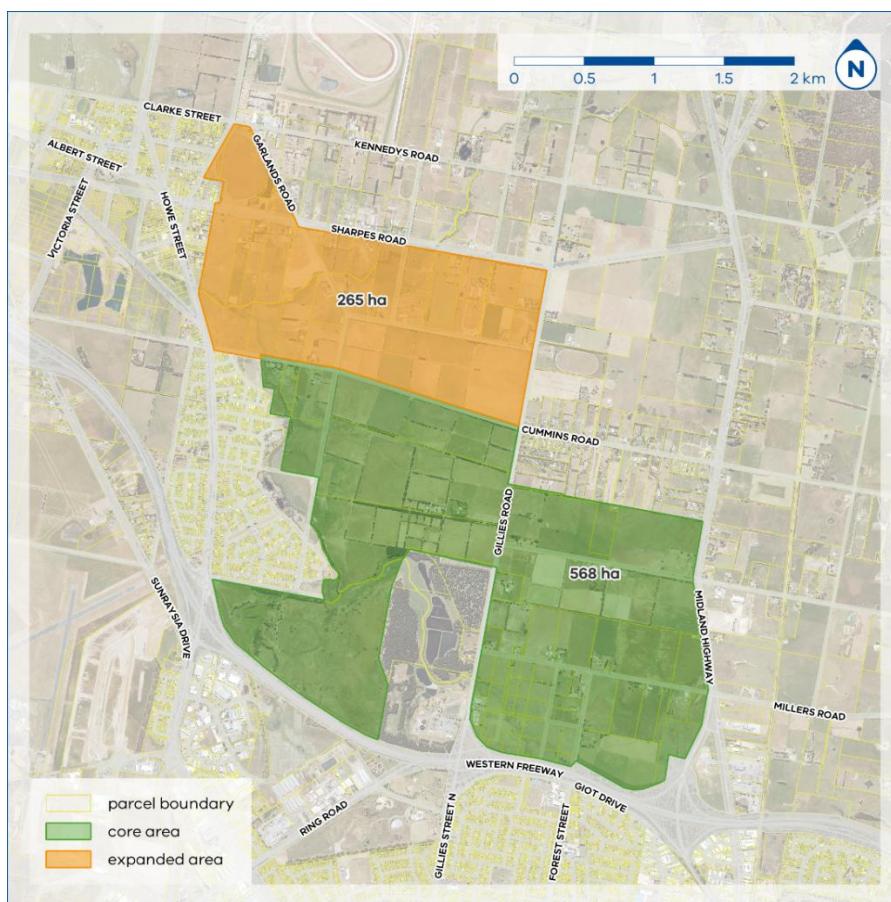
## 1.4. Overview of Ballarat North precinct

The Ballarat North precinct is located approximately 7 kilometres northwest of the Ballarat CBD. The precinct is broadly bound by Cummins Road, Midland Highway, Western Freeway and the MacArthur Park residential development. The land is generally characterised by agricultural land uses and associated dwellings.

The Ballarat North precinct is split into two, a 'core area' and an 'expanded area', refer to the figure below.

The VPA were charged with investigating the inclusion of the expanded area as part of the PSP preparation. As no formal decision has yet been made on the inclusion of the expanded area, this report will focus on the core area only.

The precinct covers a total area of 561 hectares. The precinct area was identified by the City of Ballarat as part of the Ballarat Long Term Growth Investigations in 2018 and has been rezoned to Urban Growth Zone.



**Figure 1:** Core and expanded areas.

While findings of this assessment will focus on the infrastructure demand generated from the development of the core area only, it may be that the expanded area will subsequently be developed for residential land uses in the future even if it is not included in the current PSP.

## 2. Policy Context

This section identifies key state, regional and local strategic policy and documents which will inform the provision of community infrastructure in the Ballarat North precinct. Relevant targets and recommendations are set out below.

### 2.1. State Policy

#### **Draft Community Infrastructure Planning Guidelines Refresh: Summary of Provision Guidelines 2023**

These draft guidelines were prepared by ASR Research on behalf of the Victorian Planning Authority in December 2023. The document updates the previous Planning for Community Infrastructure in Growth Areas document, also prepared by ASR Research in April 2008.

The key changes made in the refresh to the previous Planning for Community Infrastructure document include:

- Providing nesting diagrams to identify the various types of community infrastructure assets/ services and they are categorised. Nesting diagrams are provided for public open space, recreation facilities, council multipurpose community centres, education facilities and other state government community facilities.
- Provision of three levels of Council community centres, allowing for the simplification of provision of community services. Various council-provided assets and services such as early years services (kindergarten, maternal and child health, long day childcare, playgroups etc), community meeting spaces, neighbourhood houses/ learning centres and library can all be provided within a central Council community centre. This provides Councils flexibility to deliver multiple services from the same location, and capacity to alter the provision of services as community needs change.
- Recommendations of community centre provision is based on total population catchment, with options for different combinations of facilities depending on the specific demand.
- Various amendments to the PSP provision benchmarks, specifically:
  - No formal benchmark provided, however recommended provision of one TAFE per 100,000 people (previously one facility per 150,000). Noted the quantity of TAFE sites is to be determined by Office of TAFE Coordination and Delivery (OTCD).
  - No formal benchmark provided, but recommended provision of one university campus per 150,000 people (previously one per two or more municipalities). Noted the quantity of university sites is to be determined in conjunction with existing university service providers.
  - Catholic primary school provision benchmarks updated to one school per 525 long term enrolments (previously one school per 6,400 dwellings).

- Catholic secondary school provision benchmark updated to one secondary school per 1,500 long term enrolments (previously one school per 24,800 people).
- No formal benchmark provided, however, the recommended provision of police stations increased to one facility per 60,000 people (previous benchmark one station per 100,000 people).
- The refresh does not identify a provision benchmark for fire stations, ambulance branches or State Emergency Services (SES) as the provision is subject to the needs and specifications of the relevant service provider on a case-by-case basis. The previously set benchmarks were based on residential population.
- No formal benchmark is provided for the provision of public hospitals, as the development of new hospitals are to be aligned with Metropolitan Activity Centres proposed for Melbourne's growth areas. The previous benchmark was one hospital per 500,000 residents.
- No formal benchmark is provided for the provision of law courts, are to be aligned with Metropolitan Activity Centres proposed for Melbourne's growth areas. The previous benchmark was one court facility per 400,000 residents.
- Council aquatic leisure centres benchmarks amended. The updated benchmarks specify one facility per 60,000 people from small councils and one facility per 120,000 people for large councils.
- Minimum requirement for provision of one sport pavilion per active open space reserve.
- General recommendation for one council-owned indoor multi-purpose court per 10,000 people, with capacity to cater for basketball, netball, badminton, and volleyball.

### **Plan Melbourne**

This strategic document provides the overarching planning direction for Melbourne, with the intention to guide growth to 2050. The document promotes the sustainable growth of new communities, including the role of precinct structure plans to facilitate positive social, environmental, and economic outcomes in future precincts.

The Plan is guided by several principles and outcomes relating to growth areas, including locating jobs close to where people live, improving transport and local travel options, sequencing of development and ensuring that community infrastructure is delivered early, protecting, and enhancing green wedges, and creating 20-minute neighbourhoods.

The 20-minute neighbourhood concept seeks to create local areas where people can access most of their everyday needs within a 20-minute walk, cycle, or public transport trip. These communities promote social participation and infrastructure investment, however, require minimum residential densities to be viable.

Key objectives of the plan relating to the provision of community infrastructure include:

- **Policy 2.2.5** requires development in growth areas to be sequenced and staged to better link infrastructure delivery to land release.
- **Direction 4.1** Create more great public places across Melbourne.
- **Direction 5.1** Create a city of 20-minute neighbourhoods.
- **Direction 5.2** Create neighbourhoods that support safe communities and healthy lifestyles.
- **Direction 5.3** Deliver social infrastructure to support strong communities.
- **Direction 5.4** Deliver local parks and green neighbourhoods in collaboration with communities.

The Plan primarily focuses on metropolitan Melbourne, however, the objectives listed above are also applicable to planning for growth areas in regional Victoria.

The Plan includes some discussion of growth in regional centres including Ballarat. There is work underway to reshape Plan Melbourne into a more holistic plan for Victoria, however this update is yet to be completed. The current plan includes two directions for Regional Victoria, specifically:

- **Direction 7.1** Invest in regional Victoria to support housing and economic growth.
- **Direction 7.2** Improve connections between cities and regions.

The government commits to working with local councils to support the growth of housing and employment in regional cities and towns. This includes ensuring the right infrastructure and services are available.

### **PSP Guidelines: New Communities in Victoria 2021**

The PSP guidelines provide a framework for the preparation of structure plans (PSP) which can achieve best practice outcomes. The guidelines are a high-level and designed to be a flexible tool to assist planning authorities to deliver highly liveable communities. This document is informed by the United Nations Sustainable Development Goals (SDGs) and is intended to promote the transition to 20-minute neighbourhoods, as outlined in Plan Melbourne.

The guidelines include principles and targets to inform the place-based approach to the planning for a new PSP. Some targets specifically relevant to the provision of community infrastructure and open space include:

**Performance target T11** The open space network should seek to meet the following minimum targets:

- Within the Residential areas (including activity centres)
  - 10% of net developable area for local parks and sports field reserves.
  - 3-5% of net developable area set aside for local parks.
  - 5-7% of net developable area set aside for sports field reserves.
- Within Dedicated employment and/or economic activity areas, 2% of the net developable area for local parks.

**Performance target T12** Open space and sports reserves should be located to meet the following distribution targets:

- A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling.
- A local park within a 400m safe walkable distance.

*(Includes sports reserves and public land that is encumbered by other uses but is capable of being utilised for open space purposes.)*

**Performance target T18** The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:

- 70% of dwellings located within 800m of a government primary school.
- 100% of dwellings located within 3,200m of a government secondary school.
- 80% of dwellings located within 800m of a community facility.
- 80% of dwellings located within 800m of a health facility.

*(Note: A health facility may include areas where a general practitioner would be capable of operation (e.g., commercial or mixed-use zone).)*

Adaptation may be required for a regional setting as they are to consider the provision of localised facilities within the PSP area and/or expansion or existing facilities. Higher order facilities are likely to be located in the regional centre.

**Performance target T19** 80-90% of dwellings should be located within 800m of an activity centre.

**Performance target T20** Identify all basic and essential infrastructure with spatial requirements on the Future Place-based Plan (e.g., open space, schools, community centres, integrated water management, etc).

These targets have informed benchmarking requirements adopted by the VPA, determining the minimum requirements for infrastructure provision based on residential population. These benchmarking requirements have been applied to this assessment.

#### **Victorian School Building Authority – Kindergartens at or next to schools**

As part of the ‘Best Start, Best Life’ program the State Government has committed to co-locating kindergartens on-site or next door to every new school across the state, as well as building new kindergartens at existing government schools.

The direction indicates that:

“Building kindergartens at or next to schools provides many benefits for Victorian families, including making:

- Kindergarten programs easier to access.
- Drop-off time simpler and more convenient for some families
- The transition from kindergarten to school smoother for children.”

Provision of any new government school in the Ballarat North precinct will seek to align with this government direction.

## 2.2. Regional Policy

### Central Highlands Regional Growth Plan

This plan provides strategic approach to manage and encourage growth in the Central Highlands region of the state over the next 30 years. The region covers six municipalities in central Victoria, west of metropolitan Melbourne, including the City of Ballarat. The vision for the region is identified as to '*provide a productive, sustainable and liveable region for its people*'.

Nine key principles and associated directions have been developed to deliver on this vision. The following directions are most relevant to the provision of community infrastructure/open space:

- **Principle 4** The development of sustainable and vibrant communities should be supported by enhancing the level of access to key services.
- **Principle 6** Planning for growth should be integrated with the provision of infrastructure.
- **Principle 9** The importance of cultural heritage and landscapes as economic and community assets should be recognised.

The plan specifically encourages co-operation between service providers to maximise cost benefits and ensure the full benefits of infrastructure can be realised to build healthy communities.

## 2.3. Local Policy

### Ballarat Community Vision 2021-2031

The City of Ballarat published the municipal community vision in 2021, setting the mission for the next decade. The vision statement describes Ballarat as '*Victoria's heritage city: leading the way as a sustainable, innovative and inclusive community*'.

The vision statement includes three key themes one of which describing a healthy, connected, and inclusive community. This theme refers to goals including:

- Services, infrastructure and amenity meet community needs and aspirations.
- Residents actively participate in their community.
- Everyone can lead a healthy lifestyle.
- Everyone feels part of the community.
- Everyone has their basic needs met, such as housing, education, and employment.
- Social connections area strong across generations, cultures, and backgrounds.
- Value and celebrate diversity.

The effective provision of community infrastructure is integral in achieving many of the goals listed above.

### City of Ballarat Council Plan 2021 – 2025

The Council plan reflects the themes identified in the Vision document, providing more specific plans for the delivery of services and infrastructure. The plan includes six goals with

specific actions and performance indicators for each. The following goals/ actions are most relevant to the provision of community infrastructure:

- **Goal 2** A healthy, connected and inclusive community.
- **Goal 3** A city that fosters sustainable growth.

#### **City of Ballarat Community Infrastructure Needs and Gaps Analysis Report 2021**

This report provides a detailed analysis of community infrastructure requirements based on an audit of existing assets, assessment of provision and population forecasting information. It is noted Council have their own Desired Provision Standards (DPSs) to set expectations regarding the current and future provision of community infrastructure. The DPS was developed with consideration of the VPA Guide to Social Infrastructure Planning, standards of state sporting associations and level of service provided through non-Council community infrastructure. This analysis report has applied the DPS standards, which may vary from the benchmarks adopted in this assessment, *Planning Guidelines Refresh: Summary of Provision Guidelines 2023*.

The report includes several key findings relating to the provision gaps of community infrastructure in the municipality, and specific to the Ballarat North area. *The assessment notes the northern planning district 'will meet most current provision standards once planned projects are complete. Ensuring that the existing facilities are fit for purpose should be the focus in this planning district.'*

Other relevant findings are included in Table 4 below:

<b>Family and Children's services</b>	<ul style="list-style-type: none"> <li>• There is a predicted <b>need for an additional maternal and child health room</b> at a municipal level to meet estimated population by 2031.</li> <li>• When planning for the <b>growth areas north of the municipality</b>, opportunities to <b>provide two additional maternal and child health rooms to support the predicted deficits</b> in the North West and North East should be considered.</li> <li>• There is an <b>oversupply of long day care places</b> in the municipality until at least 2031.</li> <li>• Fitness for purpose <b>improvements at Rowan View Kindergarten and long term rebuild investigations to address building condition concerns</b>. Planning to be undertaken to understand possible timings for rebuild of Rowan View Kindergarten to address amenity issues, with minor works to enable continued service provision at the site until timings determined.</li> </ul>
<b>Library services</b>	<ul style="list-style-type: none"> <li>• There are significant impacts on service delivery' and a <b>need to plan for improvements or relocation of the Wendouree Library</b>.</li> <li>• Population demand identifies a <b>service provision gap to accommodate growth in population specifically in the West of the municipality</b> and a <b>library facility is planned for Delacombe Town Centre</b> within the Ballarat West Precinct Structure Plan for 26/27.</li> </ul>
<b>Youth services</b>	<ul style="list-style-type: none"> <li>• Current impacts on program delivery conditions at the Wendouree West Violet Grove facility identify <b>the need to continue to deliver</b></li> </ul>

	<b><i>the planned new youth friendly spaces</i></b> (to be managed by YMCA) as part of the <b><i>community hub being constructed at Wendouree West Recreation Reserve</i></b> in 2022.
<b>Recreation</b>	<ul style="list-style-type: none"> <li>• There is a <b><i>surplus of football and cricket oval, soccer pitches, aquatic facilities, bowling greens, tennis and croquet courts at the municipal level</i></b> until 2031, when assessed against the desired provision standards.</li> <li>• North East would require - 2 football ovals, 1 cricket oval, 2 soccer pitches, and 2 netball courts. Currently the <b><i>actual demand for these surfaces and clubs to activate facilities is not being seen as this area includes more rural populations</i></b>, however, ongoing monitoring of participation should be undertaken, and <b><i>responsive planning occur should demands increase over time</i></b> should this change.</li> </ul>
<b>Community halls and meeting spaces</b>	<ul style="list-style-type: none"> <li>• There is a <b><i>surplus of community meeting spaces at a municipal level</i></b>, but the need for additional spaces to meet accessibility targets in the West planning area.</li> </ul>

**Table 4:** Key findings (Community Infrastructure Needs and Gaps Analysis Report, 2021)

The findings of this report will provide context and inform the recommended infrastructure provisions in this assessment.

#### **City of Ballarat Recreation Infrastructure Plan 2024-2039**

The Recreation Infrastructure Plan 2024-2039 provides an overarching recreation infrastructure planning framework for the City of Ballarat (Council).

The Recreation Infrastructure Plan provides a road map to optimising the use and increasing the capacity of existing recreation infrastructure across the City of Ballarat and plan for new recreation infrastructure in the new growth areas, including Ballarat North. The Plan focuses on Active Open Space provision and planning for municipal assets on Council owned and/or managed land.

This Plan identifies that one of the two planned Active Open Space reserves in the Ballarat North PSP is likely to be delivered in the next 10-15 years. The Plan notes that the City of Ballarat is anticipating to plan, design and deliver a 'district sports facility 1 for AFL, cricket and tennis and district sports facility 2 for soccer and cricket or other sport' within a reserve in the Ballarat North PSP within the 10-15 year timeframe.

#### **City of Ballarat Community Infrastructure Plan 2022-2037**

This Plan provides direction on the City's community infrastructure investment priorities over the next 15 years, based on needs of the growing community and anticipated demand. Council is responsible for the provision of community facilities where people can access a wide range of community services and programs, and sport and recreation opportunities. This plan was informed by the City's other strategic documents as well as the *Community Infrastructure Needs and Gaps Analysis Report 2021*, as a key evidence base.

The report identifies major capital projects, including actions and timeframes for delivery. While several of these infrastructure assets are likely to benefit future residents within the

Ballarat North PSP, the only facility within the catchment considered for this study is Rowan View Preschool. The design and construction of upgrades to this facility are anticipated to commence in 2033. This upgrade has been considered in the early years' services facilities gap analysis.

### **City of Ballarat Asset Plan 2022 – 2032**

This plan sets out how the City of Ballarat intend to manage their portfolio of public assets over the next 10 years. The plan includes various types of assets including, transport infrastructure, stormwater drainage, parks and recreation, building and facilities.

Growth areas are projected to account for 20% of total expenditure, with 45% recurrent and 35% renewal expenditure.

### **Active Ballarat Strategy 2019**

This strategic document informs Council's planning, provision, management, and priorities for a diverse range of sport and recreation facilities, aiming to strengthen sport and recreation participation. The strategy has been written to align with the State government's plan *Active Victoria*.

The strategy identifies population growth as a key challenge to delivering on the strategic goals, noting the requirements of demographic analysis when planning for recreation facilities and services.

### **Ballarat Open Space Strategy 2008**

The municipal open space strategy provides a policy framework for the development, use and management of open space assets, as well as assessing future provision based on future population projections.

The strategy provides a vision for the City's open space: '*Provide a sustainable network of accessible open space which supports the recreational, environmental, social and health needs of the community and connects Ballarat to its past, present and future.*'

The strategy was prepared in 2008. While the plan is comprehensive, there has been significant residential growth in Ballarat since the time of writing and some sections may be out-dated. Council is currently undertaking an update to the open space strategy; however, adoption of the new strategy is not anticipated until December 2024.

### 3. Methodology to assess supply and demand of infrastructure

#### 3.1. Overview of Methodology

This report has adopted the following seven-step methodology of forecasting demand for community infrastructure, education facilities and open spaces within the precinct:



Explanation of each step to be discussed below:

##### 1. **Catchment**

For the purpose of this report, the catchment area was generally defined as the precinct boundary and immediate surrounds. Future residents will have access to existing infrastructure outside the precinct area, however, are likely to only access infrastructure which is conveniently located. To account for this movement, the local infrastructure catchment has been considered to include an 800-metre radius beyond the precinct boundary.

This catchment area will be used to define the forecast population and subsequently forecast community infrastructure requirements.

Some higher-level district and regional infrastructure which is not triggered by the development of the precinct, are assessed on a case-by-case basis catchment demand basis.

##### 2. **Population**

Based on the established precinct area, the future residential population was determined considering the anticipated dwelling density and average persons per dwelling. The average household size adopted for this assessment was 2.8 persons per occupied dwelling, based on the typical profile of households in newer residential growth areas within Ballarat, including Alfredton and Lucas. Based on the anticipated dwelling density of 20 dwellings per developable hectare, an estimated total of 6,688 dwellings has been adopted.

The projected total residential population is 18,726.

##### 3. **Provision ratios**

Benchmarks included in the Community Infrastructure Planning Guidelines Refresh (December 2023) were applied as provision ratios for this assessment for the key community infrastructure.

The benchmarks applied are included in Appendix 1 of this assessment.

##### 4. **Service utilisation (uptake)**

An analysis was conducted of the existing community infrastructure within the catchment to understand the degree of existing utilisation and establish if these assets had remaining capacity, which could service future residents within the Ballarat North precinct. While there is minimal community infrastructure within the existing precinct, service utilisation of assets within the 800-metre catchment was considered.

Utilisation data was not available for all assets identified within the catchment area. In these instances, no available capacity has been assumed.

#### **5. Asset condition and fit for purpose**

An assessment of the condition and quality of the community infrastructure assets within the precinct and 800 metre accessible radius was also undertaken to determine where infrastructure may require upgrades or redevelopment. This was generally subject to availability of Council data.

#### **6. Gap analysis**

Based on the information obtained through the service utilisation and asset condition, an infrastructure supply and demand analysis were undertaken. This process established the gaps in community infrastructure capacity, based on the anticipated population development in the Ballarat North precinct. This gap analysis established the extent of additional infrastructure required to service future residents.

#### **7. Delivery program**

Following this analysis, a list of infrastructure required within the precinct was developed. These infrastructure requirements will be used to inform the development of the PSP. Each infrastructure item is to be subsequently allocated a percentage development contribution rate, delivery schedule and responsible lead for infrastructure delivery.

### **3.2. Principles of infrastructure planning**

A key objective of a PSP is to identify infrastructure needs and coordinate the integration of infrastructure with future land uses to appropriately service future communities. The following principles are applied to the planning and delivery of community infrastructure:

#### ***Integration and co-location***

Community hubs and facilities which offer multiple services to diverse demographic groups are generally more cost effective and create more community benefit than separated facilities. Use of stand-alone infrastructure can be limited, or exclusive to one specific community/ demographic group. Maintenance costs increase based on the number of facilities, as well as limited opportunities for sharing resources and social interaction in separated assets.

Community hubs which are designed to integrate several uses and services are beneficial to reduce costs and promote social cohesion. Services often located within a community hub include library, meeting rooms, performing arts spaces, youth groups and seniors' spaces.

The co-location refers to situating several facilities in the same area. This may include community centres, schools, kindergartens, open space and recreation facilities. Co-location

benefits can include convenience of multi-purpose trips and encourage integration outcomes.

### ***Flexibility and adaptability***

To ensure long term viability of value of community facilities, infrastructure must be designed to be flexible and adaptable. The use requirements can change over time as the community grows and changes, and facilities should be able to be adapt to these changes, to ensure a variety of groups are continued to be serviced.

This can be achieved through providing a range of shared spaces, rooms with moveable dividers, universal designs and disability considerations. Providing overflow spaces for informal social interactions within a community hub is also beneficial.

### ***Shared facilities and partnerships***

The ongoing management of spaces is important to create inclusivity and ensure facilities uses are maximised for a variety of demographic groups. Facilities which are highly purpose-built or under specific lease or licence arrangements for the exclusive use by certain groups should be avoided. These arrangements can create underutilised infrastructure outcomes.

There are opportunities for community infrastructure items to be provided by alternative private sector partnerships, rather than the traditional provision mechanism through local or state governments. These private providers should consider opportunities for multipurpose spaces and partnerships with schools or local governments to deliver efficient infrastructure outcomes which service large proportion of residents.

### ***Technology***

A barrier to inclusion can be limited access to technology and reliable internet, particularly for which many experience socioeconomic disadvantage. Given the popularity of hybrid working and education provision following the Covid-19 pandemic, online access is more important than ever.

Community space can provide assist in reducing these barriers, through provision of internet and conferencing equipment to facilitate learning, socialising or working outside the home. Provision of hybrid or co-working community spaces can improve flexibility and access to technology for a range of community groups and facilitate improved engagement outcomes.

### ***Accessibility***

Access is a critical factor in the successful provision of community infrastructure. Based on the 20-minute neighbourhood model referenced on the PSP guidelines, given residents the ability to service their daily needs within a walkable catchment is a major priority.

A balance must be struck between establishing infrastructure within walkable catchments for residents and ensuring dwelling densities are appropriate to ensure the infrastructure is viable and not underutilised. Services must be in the optimal location to service the greatest number of people. While planning for this balance, a 20-minute return trip walkable catchment is not always practical for all residents, however quality road connections, public

transport and bike paths can facilitate convenient access to important services and infrastructure.

## 4. Overview of Ballarat

### 4.1. Ballarat profile

The City of Ballarat is located in central Victoria, approximately 110 kilometres northwest of Melbourne CBD. The local government area (LGA) spans 738.7 square kilometres and currently accommodates approximately 117,240 residents.

The municipal population is rapidly growing, with a forecasted population of 142,624 by 2036, equating to an increase of 21.65%.<sup>1</sup>

The largest population age group in the LGA is 25 to 29-year-olds (7.1% of total population in 2021). The region is also experiencing an increase in their aging population, with over 1,500 additional residents aged 70-74 in 2021 compared with 2016.<sup>1</sup> The most common household composition within Ballarat is family households, accounting for 65.8% of dwellings.

According to the 2021 Australian Census, there were 50,233 private dwellings within the Ballarat municipality. Dwelling structure in Ballarat is largely dominated detached separate houses, accounting for 85.1% of the total housing stock. Semi-detached houses or townhouses account for 12% and apartment dwellings account for 2.5%. The volume of apartments in the municipality is significantly lower than the state average, indicating the local preference for lower density dwelling typologies.<sup>2</sup>

Just over 60% of the Ballarat population participate in the labour force. The proportion of the population which are employed full-time is 53.3%, while 35.4% work part time only.<sup>2</sup> There are over 60,000 jobs within the municipality. The most popular employment industries include healthcare and social assistance (18.7%), construction (11%), retail (10.8%) and manufacturing (10.8%).<sup>1</sup>

The LGA is generally less culturally diverse compared to the Victorian average. 83.7% of City of Ballarat residents were born in Australia, compared with 65% across Victoria. Census responses indicate Ballarat residents born outside of Australia typically originate from England (2.2%), India (1.6%) and New Zealand (0.9%). Most residents stated both parents were born in Australia (70.5%) and speak only English at home (88.1%).<sup>2</sup>

A summary of key statistics for the City of Ballarat is listed in Table 5 below.

<b>Area</b> (Population id)	738.7 sqm km
<b>Residents</b> (Population id)	117,240 (2023)
<b>Dwellings</b> (Census, 2021)	<ul style="list-style-type: none"> <li>• Separate house (85.1%)</li> <li>• Semi-detached (12.0%)</li> <li>• Flat or apartment (2.5%)</li> <li>• Other dwelling (0.3%)</li> </ul>
<b>Average household size</b> (ABS, 2021)	<ul style="list-style-type: none"> <li>• Average number of bedrooms - 3.1</li> <li>• Average number of people – 2.4</li> </ul>

<sup>1</sup> Population id. (2023) <https://forecast.id.com.au/ballarat>

<sup>2</sup> Australian Bureau of Statistics (2021) <https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA20570>

<b>Household composition</b> (ABS, 2021)	<ul style="list-style-type: none"> <li>Family households (65.8%)</li> <li>Single or lone person households (30.3%)</li> <li>Group households (3.9%)</li> </ul>	
<b>Age</b> (ABS, 2021)	0-19	24.8%
	20-39	26.4%
	40-59	24.1%
	60-79	19.9%
	80+	4.9%
<b>Income</b> (ABS, 2021)	Low-income households (less than \$650 per week)	19.6%
	Median household income	\$1,361 per week.
	High income households (more than \$3000 per week)	16.7%
<b>Education</b> (ABS, 2021)	No qualifications	11.5%
	Completed Year 12 or equivalent:	13.3%
	Bachelor of higher degree	23.2%
	Vocational	18.4%
<b>SEIFA (Index of relative Socio-Economic disadvantage)</b> (ABS, 2021)	<p>Ballarat LGA average SEIFA score: 965 (61<sup>st</sup> percentile)</p> <p><i>Ballarat localities comparison:</i></p> <ul style="list-style-type: none"> <li>Mount Rowan: 998 (57<sup>th</sup> percentile)</li> <li>Miners Rest: 993 (54<sup>th</sup> percentile)</li> <li>Central Ballarat: 1020 (70<sup>th</sup> percentile)</li> <li>Lake Wendouree: 1077 (92<sup>nd</sup> percentile)</li> <li>Lucas: 9670 (67<sup>th</sup> percentile)</li> <li>Alfredton: 1005 (61<sup>st</sup> percentile)</li> </ul> <p>(SEIFA score indicates relative socio-economic disadvantage. The higher the score indicates lower relative level of disadvantage. Percentile indicates level of disadvantage, ranked with other Australian suburbs. For instance, 61<sup>st</sup> percentile indicates 61% of Australian suburbs have a lower SEIFA index than this area)</p>	
<b>Jobs/ employment</b> (Population id)	<p>Local employment industries within Ballarat LGA:</p> <ul style="list-style-type: none"> <li>Health care and social assistance (18.7%)</li> <li>Construction (11.0%)</li> <li>Retail trade (10.8%)</li> <li>Manufacturing (10.8%)</li> <li>Education and trading (10%)</li> </ul>	
<b>Cultural diversity</b> (ABS, 2021)	<p>Top 3 countries of birth outside Australia:</p> <ul style="list-style-type: none"> <li>England</li> <li>India</li> <li>New Zealand</li> </ul> <p>8.2% of residents speak a language other than English at home.</p>	

**Table 5:** Assessment recommendations and key statistics

## 5. Forecast population

### 5.1. Forecast residential population

Population forecasting has been undertaken to project the future residential population of the Ballarat North precinct and the associated infrastructure demand likely to be generated. This forecast projection is based on three major assumptions, namely;

**Developable land** - *an estimated area of 334.4 hectares available for residential development.*

This assumption was based on preliminary spatial calculations, considering known undevelopable areas such as Burrumbeet creek corridor, former landfill site, Ballarat Town Commons and Mount Rowan reserve as well as anticipated land take from supporting infrastructure such as road reserves, open space, community facilities, schools, convenience centres etc. A total of 334.4 hectares was the remaining land area available for residential development, after accounting for these various alternative land uses. Please note that this estimate may increase or decrease following further assessment.

**Dwelling density** - *An average dwelling density of 20 dwellings per net developable hectare.*

The anticipated dwelling density of 20 dwellings per net developable hectare (NDHA) is drawn from the *VPA Precinct Structure Planning Guidelines*. These Guidelines strive for the delivery of an amenity-based density model, where dwelling densities are distributed based on the location of key local amenities. Targets include striving for an average of 20 dwellings per NDHA across the entire PSP area.

**Dwelling occupancy** - *An average occupancy of 2.8 persons per occupied dwelling.*

This assumption of an average household size of 2.8 persons per occupied dwelling is higher than the current average household size of 2.4 persons per occupied dwelling across the Ballarat municipality as indicated by the ABS Census. The assumption of 2.8 persons per occupied dwelling considers the typical profile of households attracted to greenfield areas (i.e. young families with children). The figure also aligns with newer residential growth areas within the Ballarat municipality, including Alfredton and Lucas, where sizes are generally in the range of 2.8 to 2.9 people per household<sup>2</sup>.

On this basis the Ballarat North precinct is anticipated to accommodate an **additional 18,762 residents across 6,688 new dwellings**.

### 5.2. Forecast employment population

The Ballarat North precinct is being planned as a primarily residential precinct, with some supporting commercial land uses. As such, the anticipated employment population for the precinct is largely limited to commercial and retail industries.

Based on the Economic and Retail Assessment undertaken for the precinct, between 590 and 650 new jobs are anticipated to be created within the precinct. A minimum of 16,500

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<sup>2</sup> ABS Census 2021

sqm is recommended to be provided for employment land, approximately 13,500 of which is anticipated to be used for retail purposes.

## 6. Existing community infrastructure and open space

### 6.1. Infrastructure Analysis

A review of existing and planned community infrastructure and open space within an 800-metre radius of the Ballarat North precinct has been undertaken. This radius was extended to 3.2 kilometres when reviewing access to existing secondary schools as recommended by the draft Community Infrastructure Planning Guidelines Refresh (December 2023).

The area surrounding the precinct to the north and east are generally characterised by agricultural or low-density residential land uses, and as such existing community facilities and open spaces are limited. Areas to the south and west of the precinct are developed residential areas and have some supporting community infrastructure. Existing community infrastructure and open spaces are listed in table 6 below.

There are a small number of education and open space infrastructure items located within the Ballarat North precinct:

- Ballarat Grammar School (Mount Rowan Campus)
- Ballarat Town Common
- Miners Rest Recreation Reserve

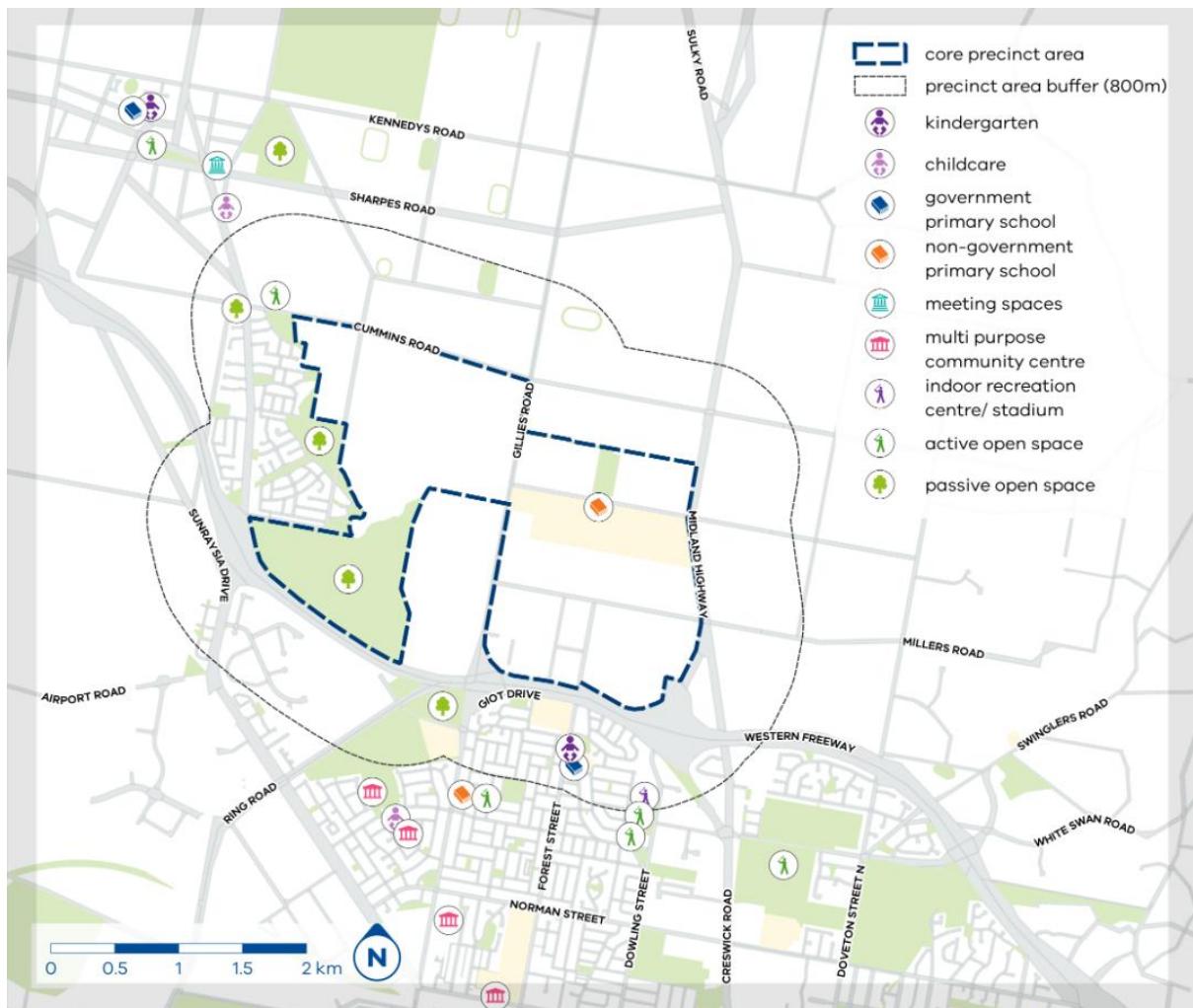
There is also land allocated for a future potential active open space at 136 Howe Street, Miners Rest.

This land owned by the City of Ballarat has been designated for the development of a football/ cricket oval and associated sports pavilion/ club house. The delivery of this active open space is yet to be confirmed. There is also capacity for future additional sports field and netball courts within this site, however funding for these additional works has not been secured.

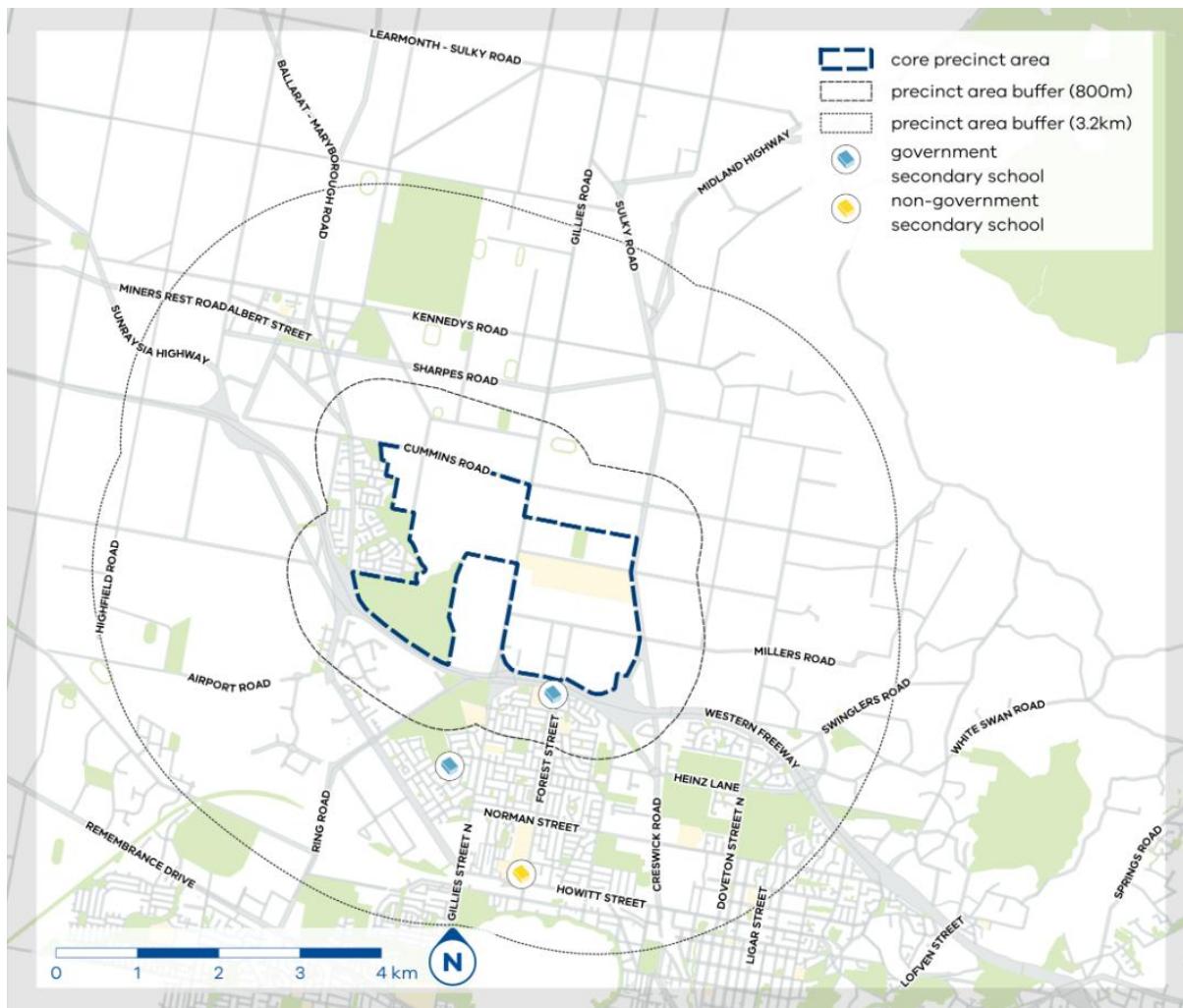
Type of facility	Existing infrastructure	Approximate distance from precinct	Total infrastructure items (within 800m)
<b>Kindergarten</b>	Rowan View Preschool (approx. 460m)	460 m	1
	Miners Rest Kindergarten	2.1km	
<b>Childcare</b>	Mini Miners Early Learning Centre	1.06km	0
	Yuille Park Children's Centre	1.19 km	
<b>Maternal and child health</b>	<b>None</b>		<b>0</b>
<b>Government primary schools</b>	Forest Street Primary School	500 m	1
	Miners Rest Primary School	2.1km	
	Mount Rowan Secondary College	150 m	1

<b>Government secondary schools (within 3.2km)</b>	Yuille Park Community College – P to year 8 only	1.35 km	
<b>Non-Government Primary schools</b>	Ballarat Grammar School – Mount Rowan Campus	Within precinct	1
	Our Lady of Help Christians Primary School	883 m	
<b>Non-Government secondary schools (within 3.2km)</b>	Ballarat Grammar School	1.83 km	1
<b>Government special needs schools (P-12)</b>	<b>None</b>		<b>0</b>
<b>Meeting spaces</b>	Miners Rest Community Hall	1.4km	0
<b>Multi-purpose community centre</b>	Wendouree Neighbourhood Centre (including The Y Youth Hub YMCA)	950 m	0
	Wendouree Library	2.0km	
	Wendouree Centre for the Performing Arts	2.4 km	
<b>Indoor recreation centre/ stadium</b>	Ballarat Table Tennis Centre	745 m	1
	Ballarat Badminton Association	950 m	
	Minerdome (Basketball Centre)	1.1 km	
	Ballarat Sports and Event Centre (Selkirk stadium)	1.8 km	
<b>Active open space</b>	Proposed Howe Street Oval	140 m	1(existing) 1(proposed)
	Ballarat Regional Tennis Centre	750 m	
	Miners Rest BMX Track	1.75km	
	Webbcona Bowls Club	950 m	
	Midlands Golf Club	1.19 km	
	Wendouree West Recreation Reserve	1.27 km	
<b>Passive open space</b>	Ballarat Town Common	Within precinct	7
	Mount Rowan Reserve	Partially within precinct	
	Miners Rest Recreation Reserve	1.09km	
	Cummins Road Playground	138 m	
	Macarthur Park Wetlands Playground	330 m	
	Pioneer Park	381 m	
	Albert Street Playground	1.5km	

**Table 6:** Infrastructure within 800 metres of Ballarat North precinct



**Figure 2:** Existing community infrastructure within 800 metres of precinct.



**Figure 3:** Existing secondary schools with 3.2km of precinct

## 6.2. Access barriers to existing infrastructure assets

While there are some community infrastructure assets within the 800-metre catchment surrounding the precinct boundary, the walkable access to these assets is likely to be limited by spatial barriers.

Specifically, the southern boundary of the precinct directly abuts the Western freeway, a major arterial road. The practical walkable access for future residents within the precinct to the existing infrastructure access to the south of the freeway is restricted. Walkable linkages across the freeway from the precinct are located at Howe Street and Gillies Street only.

Residents will be required to use these linkages, which will likely extend the walkable distance to community infrastructure assets beyond the 800-metre catchment. As a result, even where there is service capacity within an asset within the 800-metre catchment of the precinct, these assets may not effectively address the community infrastructure demand created by the development of this precinct. Reasonable access to infrastructure assets will be considered on a case-by-case basis through the gap analysis assessment within this report.

Similarly, some existing assets which are spatially accessible but outside the 800-metre walkable catchment are likely to experience some increase in service demand through the

development of this precinct, for instance assets such as the Miners Rest primary school and Miners Rest Kindergarten.

Table 7 below provides details on each of the existing infrastructure asset type, condition, service utilisation, ownership and information about the future plans/ development, where available.

Infrastructure	Facility	Building/assets condition	Fit for purpose	Council owned land	Total capacity/ asset inclusion	Utilisation	Accessibility	Notes
Kindergarten	Rowan View Preschool	Good	Yes	Yes	<ul style="list-style-type: none"> <li>Maximum capacity enrolment: 66 licensed kindergarten places.</li> <li>Facility identified to deliver Safe Haven Program, which will conclude in December 2026.</li> <li>Capacity will increase after this program concludes, estimated 62 places. Capacity may be limited by size of one kindergarten room which is not suitable for a standard size program (12 places)</li> </ul>	<ul style="list-style-type: none"> <li>Currently 9 kindergarten places enrolled.</li> <li>Therefore, existing capacity of 11 places.</li> <li>No official long day care (LDC) enrolments. Currently awaiting Childcare Subsidy.</li> </ul>	<ul style="list-style-type: none"> <li>Limited walkable accessibility.</li> <li>No pedestrian linkage between Forrest Street and Noble Court</li> <li>Actual walkable distance likely to exceed 800 metres from most areas of the precinct.</li> </ul>	<ul style="list-style-type: none"> <li>Facility underwent a major refurbishment in 22/23 to enable the delivery of Safe Haven Program.</li> <li>Requires further upgrades due to policy change in early years sector. Revised plan intended to go to Council March 2024.</li> <li>Council Community infrastructure plan already notes facility for capital project upgrade: design stage in 2032, construct 2034-36.</li> </ul>
	Miners Rest Kindergarten	Not provided	Yes	Yes	<ul style="list-style-type: none"> <li>Maximum capacity enrolment: 66 licenced kindergarten places (2 x 33 places)</li> </ul>	<ul style="list-style-type: none"> <li>3 x 4-year-old groups (2 sessions per week)</li> <li>2 x 3-year-old groups (2 sessions per week)</li> </ul>	<ul style="list-style-type: none"> <li>Located outside 800-metre catchment (approx. 2.1 km from precinct boundary)</li> <li>Access from the precinct does not require crossing Western Freeway.</li> <li>Existing active transport linkages along Howe Street.</li> </ul>	Co-located with Miners Rest Primary School
Childcare	Mini Miners Early Learning Centre	Not provided	Not provided	No	Not provided	Not provided	<ul style="list-style-type: none"> <li>Located outside 800-metre catchment (approx. 1km from precinct boundary)</li> <li>Access from the precinct does not require crossing Western Freeway.</li> <li>Existing active transport linkages along Howe Street.</li> </ul>	Private facility.
Maternal Child Health	None							

<b>Government Primary School</b>	Forest Street Primary School	Not provided	Not provided	No	Not provided	Not provided	<ul style="list-style-type: none"> <li>Located approx. 500 metres from precinct boundary.</li> <li>Limited walkable accessibility.</li> <li>No pedestrian linkage between Forrest Street and Noble Court.</li> <li>Actual walkable distance likely to exceed 800 metres from most areas of the precinct.</li> </ul>	Department of Education Asset
	Miners Rest Primary School	Not provided	Not provided	No	Not provided	Not provided	<ul style="list-style-type: none"> <li>Located outside 800-metre catchment (approx. 2.1 km from precinct boundary).</li> <li>Access from the precinct does not require crossing Western Freeway.</li> <li>Existing active transport linkages along Howe Street.</li> </ul>	Department of Education Asset
<b>Government Secondary School</b>	Mount Rowan Secondary College	Not provided	Not provided	No	Not provided	Not provided	<ul style="list-style-type: none"> <li>Located approx. 150 metres from precinct boundary.</li> <li>Accessible only via linkage at Gillies Road across Western Freeway.</li> <li>No pedestrian linkage between Forrest Street and Noble Court.</li> </ul>	Department of Education Asset
	Yuille Park Community College	Not provided	Not provided	No	Not provided	Not provided	<ul style="list-style-type: none"> <li>Located approx. 1.35km from precinct boundary.</li> <li>Access via Gillies Road across Western Freeway.</li> </ul>	Outside of 800m catchment, within 3.2km (Prep - Year 8 only)
<b>Non-Government Primary School</b>	Ballarat Grammar School (Mount Rowan Campus)	Good/Excellent	Yes	No	<ul style="list-style-type: none"> <li>Maximum student capacity: 104 places</li> <li>Year 4 students only.</li> <li>Facility used for agricultural programs.</li> </ul>	<ul style="list-style-type: none"> <li>Approximately 100 students</li> <li>Specialised subjects only.</li> </ul>	<ul style="list-style-type: none"> <li>Highly accessible, located within precinct.</li> </ul>	Private facility. Within precinct boundary
<b>Non-Government Secondary School</b>	Ballarat Grammar School (Main campus)	Good/Excellent	Yes	No	Not provided	Not provided	<ul style="list-style-type: none"> <li>Located approx. 1.83km from precinct boundary.</li> <li>Access via Gillies Road across Western Freeway.</li> </ul>	Outside of 800m catchment, within 3.2km

<b>Government Special Needs School (P-12)</b>	None								
<b>Meeting Spaces</b>	Miners Rest Community Hall	Good (As per building condition report 2020)	Yes	No Owned by DEECA.	<ul style="list-style-type: none"> <li>• Maximum capacity: approximately 100 patrons.</li> </ul>	<ul style="list-style-type: none"> <li>• Various community bookings, mostly weekends.</li> <li>• Weekly dance and yoga classes</li> <li>• Local markets.</li> <li>• Puppy training classes.</li> </ul>	<ul style="list-style-type: none"> <li>• Located outside 800-metre catchment (approx. 1.4 km from precinct boundary).</li> <li>• Access from the precinct does not require crossing Western Freeway.</li> <li>• Existing active transport linkages along Howe Street.</li> </ul>		
<b>Multi-Purpose Centre</b>	None								
<b>Indoor Recreation Centre/ Stadium</b>	Ballarat Table Tennis Centre/ Badminton Association	Fair	Yes	Yes	<ul style="list-style-type: none"> <li>• Table Tennis: 27 tables.</li> <li>• Badminton: 18 courts</li> </ul>	<ul style="list-style-type: none"> <li>• Variable, table tennis 7 days per week.</li> <li>• Badminton between 5-7 days per week.</li> </ul>	<ul style="list-style-type: none"> <li>• Located approx. 745 metres from precinct boundary.</li> <li>• Access limited via linkages at Gillies Road or Midland Highway across Western Freeway.</li> <li>• No pedestrian linkage between Forrest Street and Noble Court</li> </ul>	Council owned. Managed by sporting associations.	
<b>Active Open Space</b>	Howe Street Oval (Proposed)	To be constructed	N/A	Yes	1 x AFL/Cricket Oval and pavilion	N/A	<ul style="list-style-type: none"> <li>• Located 140 metres north, immediately abutting precinct boundary.</li> <li>• Highly accessible once developed.</li> </ul>	Proposed for 2026 <i>(Subject to funding to be confirmed by Development Victoria)</i>	
	Ballarat Regional Tennis Centre	Good	Yes	Yes	18 x tennis courts	<ul style="list-style-type: none"> <li>• 5 days per week on average.</li> </ul>	<ul style="list-style-type: none"> <li>• Located approx. 750 metres from precinct boundary.</li> <li>• Access limited via linkages at Gillies Road or Midland Highway across Western Freeway.</li> <li>• No pedestrian linkage between Forrest Street and Noble Court.</li> </ul>	Council owned. Managed by sporting associations.	
	Miners Rest BMX Track	N/A	No	DEECA owned: Council Managed	BMX track	Not provided	<ul style="list-style-type: none"> <li>• Located outside 800-metre catchment (approx. 1.75 km from precinct boundary)</li> <li>• Access from the precinct does not require crossing Western Freeway.</li> <li>• Existing active transport linkages along Howe Street.</li> </ul>		

	Wendouree West Recreation Reserve	N/A	Yes	Yes	1 x AFL/Cricket Oval and pavilion	Not provided	<ul style="list-style-type: none"> <li>Located outside 800-metre catchment (approx. 1.27 km from precinct boundary)</li> <li>Access from the precinct requires crossing Western Freeway.</li> </ul>	Council owned.
Passive Open Space	Ballarat Town Common	N/A	No	DEECA owned: Council Managed	Local Open Space	Nil	<ul style="list-style-type: none"> <li>Future street network to improve accessibility between precinct and Town Commons.</li> </ul>	Within precinct boundary
	Miners Rest Recreation Reserve	N/A	Not provided	Yes	Local Open Space	Not provided	<ul style="list-style-type: none"> <li>Located outside 800-metre catchment (approx. 1.09 km from precinct boundary)</li> <li>Access from the precinct does not require crossing Western Freeway.</li> <li>Existing transport linkages along Garlands Road.</li> </ul>	
	Cummins Road Playground	Not provided	Not provided	Unknown	Local Open Space	Not provided	<ul style="list-style-type: none"> <li>Highly accessible, located within 800 metre catchment (approx. 140 metres from precinct boundary)</li> <li>Access from the precinct does not require crossing Western Freeway.</li> </ul>	Within 800m catchment, outside precinct boundary.
	Macarthur Park Wetlands Playground	Good	Yes	Unknown	Local Open Space	Not provided	<ul style="list-style-type: none"> <li>Located within 800-metre catchment (approx. 330 metres from precinct boundary)</li> <li>Development likely to create pedestrian connection across Burrumbeet Creek to wetlands.</li> </ul>	Within 800m catchment, outside precinct boundary.
	Pioneer Park	Not provided	Not provided	Unknown	Local Open Space	Not provided	<ul style="list-style-type: none"> <li>Highly accessible via Gillies Road, located approx. 381 metres from precinct boundary.</li> </ul>	Within 800m catchment, outside precinct boundary.
	Albert Street Playground	Not provided	Not provided	Unknown	Local Open Space	Not provided	<ul style="list-style-type: none"> <li>Located outside 800-metre catchment (approx. 1.5km from precinct boundary)</li> <li>Accessible via existing linkages along Howe Street.</li> </ul>	Within 800m catchment, outside precinct boundary.

**Table 7:** Existing Infrastructure within 800 metre catchment Ballarat North precinct



## 7. Forecast community infrastructure and open space

The following section provides a summary of community infrastructure and open spaces requirements within the Ballarat North precinct, based on existing surrounding infrastructure and forecast population. Table 8 and 9 provide a summary of findings, while detailed findings for each infrastructure type is provided in following sections 7.1 – 7.6.

	Recommended provision
<b>Community Centres</b>	<ul style="list-style-type: none"> <li>• 1 x Level 1 Community Centre</li> <li>• 1 x Level 2 Community Centre.</li> </ul> <p><i>Services to be provided in community centres to be determined by Council, based on existing service provision and demand.</i></p>
<b>Government Primary Schools</b>	<ul style="list-style-type: none"> <li>• 2 x Government primary schools</li> </ul>
<b>Government Secondary Schools</b>	<ul style="list-style-type: none"> <li>• 1 x Government secondary school</li> </ul>
<b>Independent Schools</b>	<p><i>To be calculated per long term enrolments rather than by projected population or dwellings.</i></p>
<b>Emergency services</b>	<p><i>To be determined by Department of Justice and Community Safety.</i></p>
<b>Sports Pavilions</b>	<ul style="list-style-type: none"> <li>• 2 x Large Pavilions</li> </ul>
<b>Indoor Multipurpose Court Stadium</b>	<p>Additional capacity to be provided through expansion of existing Ballarat Sports Event Centre (additional 1-4 courts)</p>

**Table 8:** Recommended community infrastructure provisions

	Recommended provision (hectares)
<b>Active Open Space</b>	16.72 – 23.41
<b>Passive Open Space</b>	10.03 – 16.72

**Table 9:** Recommended open space provisions.

## 7.1. Council Multipurpose Community Centres

As part of the draft Community Infrastructure Planning Guidelines Refresh (December 2023), the recommended provision of Council community infrastructure services has changed. In lieu of specific benchmarks for each type of council provided community service or infrastructure asset, the provision of appropriately sized multi-purpose centres is now recommended.

These multipurpose facilities allow for various community services to be offered in the same location, with Council having flexibility to change the services provided as community needs may change. The guidelines refresh refers to the capacity for multipurpose community centres to provide a combination of any of the following services/ infrastructure:

- Community meeting spaces (various sizes)
- Neighbourhood house/ learning centres
- Youth services
- Family support services
- Housing support services
- Disability support services
- Community legal services
- Business accelerator facility
- Community arts and cultural services/ activities
- Adult activity groups and day care
- Delivered meals (meals on wheels)
- Library
- Specialist community spaces (e.g., non-government service organisations)
- Health and wellbeing hub
- Early years services, including;
  - Sessional kindergarten
  - Maternal and child health
  - Long day childcare
  - Playgroups
  - Toy library

Depending on population catchment size and anticipated demand, three levels of council multipurpose community centres are identified. Each level varies in size and typical inclusions as per table 10 below:

Community centre level	Preferred land size/ configuration	Typical components	Optional components
<b>Level 1</b>	4,000 – 8,000 sqm	<ul style="list-style-type: none"> <li>• Sessional kindergarten rooms</li> <li>• Maternal &amp; Child Health services</li> <li>• Spaces for playgroup activities</li> <li>• General community meeting spaces available for hire</li> </ul>	<ul style="list-style-type: none"> <li>• Long day childcare (subject to Council support)</li> <li>• Occasional childcare</li> <li>• Youth services</li> <li>• Toy library</li> </ul>
<b>Level 2</b>	10,000 sqm	All of the components included in a level 1 facility plus:	<ul style="list-style-type: none"> <li>• Occasional childcare</li> <li>• Youth services</li> </ul>

		<ul style="list-style-type: none"> <li>• A Neighbourhood House / Adult Learning Centre</li> <li>• A larger quantity of general community meeting spaces available for hire</li> </ul>	<ul style="list-style-type: none"> <li>• Community arts and cultural services and activities.</li> <li>• Adult day care and activity group services</li> <li>• Delivered meals 'Meals on Wheels' program</li> </ul>
<b>Level 3</b>	15,000 – 25,000 sqm	<p>Three options of Level 3 centre, various additional components including:</p> <ul style="list-style-type: none"> <li>• A library</li> <li>• Specialist community services spaces / consulting suites</li> <li>• Classroom spaces</li> <li>• Relatively quantity of general community meeting spaces available for hire</li> <li>• An early years services component (sessional kindergarten rooms, maternal &amp; child health services and spaces for playgroup activities)</li> <li>• Health and well-being precinct such as a community health services site (subject to funding support provided by Department of Health and / or Department of Families, Fairness and Housing, or some other State Government agency).</li> </ul>	<ul style="list-style-type: none"> <li>• Community health centre</li> <li>• Family support services</li> <li>• Community legal services</li> <li>• Housing support services</li> <li>• Community arts and cultural services and activities</li> <li>• Multicultural support services</li> <li>• Disability support services</li> <li>• Adult day care and activity group services</li> <li>• Delivered meals</li> <li>• Business accelerator facility</li> </ul>

**Table 10:** Levels of Council Community Centres

Rather than determining the specific infrastructure/ service demand gap for each of infrastructure items or services, provision of community centres which can facilitate all relevant identified community services area is preferred.

Recommended community centre provision level is based on population catchments as per Table 11 below.

<b>For population catchments of between 5,000 to 10,000 people</b>
One Level 1 Community Centre
<b>For population catchments of approximately 20,000 people</b>
One Level 1 Community Centre
One Level 2 Community Centre
<b>For population catchments of approximately 30,000 people</b>
Two Level 1 Community Centres

One Level 2 Community Centre		
<b>For population catchments of approximately 40,000 people</b>		
Two Level 1 Community Centres		
Two Level 2 Community Centres		
<b>For population catchments of approximately 50,000 people</b>		
Three Level 1 Community Centres		
Two Level 2 Community Centres		
<b>For population catchments of approximately 60,000 people</b>		
<b>Option 1</b> 4 x Level 1 Community Centres 2 x Level 2 Community Centres 1 x Level 3 Community Centre (excluding early years services)	<b>Option 2</b> <b>3 x</b> Level 1 Community Centres 2 x Level 2 Community Centres 1 x Level 3 Community Centre (including early years services)	<b>Option 3</b> 3 x Level 1 Community Centres 2 x Level 2 Community Centres 1 Level 3 Community Centre + Early Years Hub + Health & Well-being Precinct (subject to funding support provided by Department of Health and / or Department of Families, Fairness and Housing, or some other State Government agency)

**Table 11:** Recommended Council Community Centre provision based on population catchment

### Recommended provision

Based on the projected population of 18,726 for the Ballarat North precinct, the following provision of Council Multipurpose community centres is recommended:

- 1 x Level 1 Community Centre (4,000 – 8,000 sqm)
- 1 x Level 2 Community Centre (10,000 sqm)

Consultation with the City of Ballarat will determine which services are provided in each community centre, based on current gaps and anticipated demand. The City's Community Infrastructure Needs and Gaps Analysis Report, published in 2021, identified need for an additional maternal and child health room before 2031, with another additional room likely required to meet the need generated by the northern growth area. This indicates inclusion of this service is likely required in any new community centre within the precinct. Council have advised additional demand for library services are to be delivered through the existing Wendouree Library, which is a Level 3 facility approximately 2km south of the precinct.

While the provision ratios have now been revised to introduce the community centre levels, some analysis was prepared based on the previous provision ratios prior to the publication of the draft guidelines refresh. This included demand gaps for each specific Council community infrastructure or service which may be delivered through community centres, included in table 12. In preliminary discussions, Council is generally supportive of the multipurpose community centres approach and the recommended provision. Council have noted the level 2 facility is likely to be developed prior to the level 1 facility.

Infrastructure asset or service type	Recommended provision
<b>Kindergarten</b>	<ul style="list-style-type: none"> <li>• 3 x Double room facilities (capacity to service 3- and 4-year-old kindergarten)</li> </ul> <p>(0.75 gap to be serviced by existing Rowan View Preschool and Miners Rest Kindergarten)</p>
<b>Childcare (generally delivered by the private market)</b>	<ul style="list-style-type: none"> <li>• 2 x Long Day Care facility</li> <li>• Centres to have capacity for 250 places outside school places.</li> </ul>
<b>Maternal and Child Health</b>	<ul style="list-style-type: none"> <li>• 1 x Maternal and Child Health (Dual facility)</li> </ul>
<b>Toy library</b>	<ul style="list-style-type: none"> <li>• 1 x toy library (<i>only where council advise existing capacity is low</i>)</li> </ul>
<b>Playgroup</b>	<i>No specific requirement</i>
<b>Early childhood intervention</b>	<i>No additional centre required</i>
<b>Meeting spaces</b>	<ul style="list-style-type: none"> <li>• 1 x medium space (51-100 people)</li> <li>1 x large space (&gt;200 people)</li> </ul>
<b>Youth spaces</b>	<ul style="list-style-type: none"> <li>• 2 x youth space</li> <li>• 2 x dedicated youth facility</li> </ul>
<b>Neighbourhood house</b>	<ul style="list-style-type: none"> <li>• 2 x Neighbourhood houses (lower order)</li> </ul> <p><b>OR</b></p> <ul style="list-style-type: none"> <li>• 2 x Multi-Purpose Community Centre - Lower Order</li> </ul>
<b>Seniors group</b>	<ul style="list-style-type: none"> <li>• 2 x Seniors Groups Facilities - Lower Order</li> </ul>
<b>Residential aged care (generally delivered by the private market)</b>	<ul style="list-style-type: none"> <li>• 111 low level and 111 high level care beds</li> </ul>
<b>Meals on Wheels</b>	<i>No additional centre required</i>
<b>Library facilities</b>	<i>No additional facility required</i>
<b>Community Arts Facility</b>	<i>Limited information available, consultation with Council required</i>
<b>Regional Arts / Civic Facilities</b>	<i>No additional facility required</i>

**Table 12:** Ballarat North Council services gap, based on 2008 benchmarks

## 7.2. Education

### Government Primary School

There is currently one existing government primary school within an 800-metre catchment of the Ballarat North precinct: Forest Street Primary School. This site is located approximately 590 metres south of the precinct, on Forest Street. Miners Rest Primary School is located outside of this catchment, approximately 2.1 km from the Cummins Road precinct boundary. Miners Rest Primary School is likely more accessible than Forest Street, given the significant spatial barrier of the Western Freeway immediately to the south of the precinct.

#### ***Recommended provision***

Based on the anticipated development scenario, the following provision is recommended:

- 2 x Government primary schools

### Government Secondary School

There are two government secondary schools with the 3.2 km catchment surrounding the precinct: Mount Rowan Secondary College and Yuille Park Community College (prep – year 8 only).

#### ***Recommended provision***

Based on the anticipated development scenario, the following provision is recommended:

- 1 x Government secondary school.

This recommendation assumes there is limited capacity to accommodate future enrolments in the existing Mount Rowan Secondary College. Department of Education are generally supportive of provision of a secondary school in the precinct, noting the facility will also offer capacity to service the future population in the expanded area.

### Non-Government Primary & Secondary Schools (Independent Schools)

The Draft Community Infrastructure Planning Guidelines Refresh (December 2023) amended the provision of Catholic primary and secondary schools, to be calculated per long term enrolments rather than by projected population or dwellings.

Diocese of Ballarat Catholic Education (DOBCEL) communicated an interest in potentially acquiring a site within the precinct or nearby, to facilitate development of a Catholic primary school. Further consultation with DOBCEL is required to determine anticipated infrastructure gap for catholic schools and understand if this preference aligns with the demand gap generated by the long-term enrolment projections.

There are no Catholic primary schools within the catchment, however Our Lady Help of Christians is located nearby, approximately 900 metres south of the precinct. The existing student capacity of these schools is unknown and is assumed as zero for the purpose of this assessment.

Ballarat Grammar School (Independent school) currently operate a specialised agricultural campus at within the precinct (64 Sims Rod Mount Rowan), accommodating 104, year four students for specialised subjects. Ballarat Grammar have advised they intend to retain a portion of this site (approximately 12 hectares) to continue education land use as the

precinct develops. The Ballarat Grammar School main campus is the only non-government secondary school within 3.2km. The additional student capacity of these schools is unknown and is assumed as zero for the purpose of this assessment.

### **Recommended provision**

The recommended provisions will be calculated per long term enrolments and via discussion with the relevant provider.

### **Specialist Schools**

There are two existing specialist schools with the City of Ballarat: Ballarat Specialist School and Berry Street School, both of which are located outside the 3.2km radius of the precinct.

Based on the projected population, the demand for a special needs school in the precinct is 0.31 assets. This infrastructure gap does not appear sufficient to warrant the development of a specialist school within the precinct. However, should Department of Education determine a need through wider analysis of the municipal provision of special needs education, provision of an additional asset within this precinct may be appropriate.

### **TAFE and University**

The City of Ballarat has one existing TAFE facility; Federation TAFE. Based on the draft guidelines refresh, recommended provision of these facilities has been increased from one per 150,000 residents to one per one per 100,000 residents. Based on this recommendation ratio, the asset requirements triggered by the Ballarat North precinct are minimal.

The provision triggered is 0.19 facilities, which is not feasible to establish a new facility within the precinct. As such, the development of an additional TAFE facility is not recommended.

The draft guideline refresh document also recommended an increased provision of university campuses to one facility per 150,000 people, rather than one per two or more municipalities recommended by the previous provision ratios. Based on this updated ratio, the demand generated through development of this precinct is 0.12 facilities. The Ballarat region is currently well serviced by higher education facilities, specifically Australian Catholic University and Federation University. As such, the development of the Ballarat North precinct is not anticipated to trigger the requirement for any additional university asset in the region.

## 7.3. Public Health Services

### Community Health Services

Community health services provide state-funded primary healthcare in Victoria, additional to general practice, privately funded services and other health services. These facilities can deliver allied health services, child health services, chronic disease management, dental health services, drug and alcohol services, family planning, health promotion, mental health services, home and community care services and refugee health.

There is no formal provision benchmark for community health centres, however the draft revised guidelines recommend community health centre sites are aligned with Level 3 Community Centres, which are required for each population catchment of 60,000.

Given the projected population of the precinct, a Level 3 Community facility will not be developed in Ballarat North. However, there will be demand generated for both a Level 1 and Level 2 facility to be developed in the precinct, which may have the capacity to accommodate a community health service.

Department of Health have advised community health centre is not required to be developed in the precinct, noting the existing Howitt Street community health centre nearby is likely to accommodate additional demand.

### Hospitals

There are two major 24-hour hospital facilities in Ballarat: Ballarat Base Hospital (public hospital) and St John of God Hospital (private hospital). There are also various day procedure facilities and rehabilitation clinics.

Hospitals are regional facilities with no formal provision benchmarks for public hospitals. The guidelines recommend that new public hospital developments be aligned with Metropolitan Activity Centres proposed for Melbourne's growth areas, however there is no equivalent consideration in regional Victorian contexts.

The provision of public hospitals is determined by the Department of Health, who have advised the existing Ballarat Base Hospital is undergoing a significant expansion and will have sufficient capacity to accommodate demand associated with this precinct.

## **7.4. Justice & Emergency Services**

The Draft Community Infrastructure Planning Guidelines Refresh (December 2023) has amended the recommended approach to **provision** of justice and emergency services. The previous provision ratios provided specific population benchmarks relating to the provision infrastructure. The update now notes no formal benchmarks apply, however provides general recommendations for the provision, to be determined on a case-by-case basis through consultation with the relevant emergency service provider or State Government department.

Emergency and justice services are generally district or regional scale infrastructure, requiring significant population demand to trigger an additional facility/ service. The demand generated by the anticipated Ballarat North population likely does not solely generate the need for various facilities listed below, however the current capacity of surrounding services will determine if any new facilities are to be developed in the precinct.

### **Ambulance**

The nearest Ambulance station located approximately 2.3km south of the precinct, in Wendouree. Advice from the Department of Health is being sought to understand the capacity of this station to service an additional residential population generated by the Ballarat North development.

The updated draft guidelines do not identify a provision benchmark for delivery of ambulance stations. The previous guidelines recommended the provision of one station per 60,000 people, generating a demand of 0.31 facilities based on the population projections for the precinct. This demand does not prompt the development of a new facility and the Department of Health has advised that no new Ambulance facility within the precinct is required to service the future population.

### **Fire Station**

The nearest fire station located approximately 1.6 km metres northwest of the precinct in Miners Rest. There is also a larger station located approximately 2.3km south of the precinct, in Wendouree.

The updated draft guidelines do not identify a provision benchmark for delivery of fire stations. The previous guidelines recommended the provision of one station per 30,000 people. Based on this previous benchmark, the anticipated population triggers demand for 0.62 fire station assets.

Consultation with CFA and Fire Rescue Victoria (FRV), through Department of Justice and Community Safety has identified additional firefighting capacity is likely required to service the precinct. Further modelling has been undertaken and confirmed that development of a new station is required. The precinct area is currently located within a CFA fire district, serviced by the local CFA brigade. However, a change in district response area may occur as fire risk changes. The VPA will continue to engage with both FRV and CFA as either may be the primary responder for the precinct in future.

### **State Emergency Services (SES)**

The SES facility closest to the precinct is located approximately 1.3km, in Wendouree. The updated guidelines do not identify a provision benchmark for delivery of SES stations, while

the previous benchmark identified a need for one unit per 120,000 people. Based on this previous benchmark, a demand gap of 0.16 units was identified, meaning the requirement for a new facility within the precinct was unlikely.

Consultation with Department of Justice and Community Services (DJCS) is required to assess the capacity and existing needs for SES services in the region, however the need for an additional SES facility is not anticipated based on projected demand.

### ***Police Station***

The draft guideline refresh document recommends police stations are aligned with a Level 3 Community Centre, at an approximate benchmark of 1 per 60,000 people or where a Major Activity Centre (MAC) is proposed. Based on the anticipated residential population, there will not be a Level 3 Community Centre developed within the precinct, however a major commercial centre is likely.

The nearest police station to the precinct is the North Ballarat Police Station, approximately 3km southeast of the precinct. The need for an additional police station in the precinct will be determined by Victoria Police and DJCS. Based on preliminary consultation, there is opportunity to increase capacity of the North Ballarat facility to meeting increasing demand and an additional facility located within this precinct is likely not required.

Where a recommendation is made to plan for a future station, co-location with a MAC can be facilitated through the PSP.

### ***Justice***

The region is serviced by the Ballarat Magistrates' Court and County Court facility in central Ballarat.

There are no formal benchmarks for the provision of law courts, however, are generally considered regional level services and recommended to be co-located with police stations and MACs where feasible. Consultation with Court services Victoria and DJCS is required to determine the capacity of existing court services in the Ballarat region, however additional court facilities are not likely to be located within the PSP area.

## 7.5. Recreation facilities

The draft Community Infrastructure Planning Guidelines Refresh (December 2023) identifies three key categories of recreation facilities: sporting pavilions, indoor multipurpose court stadiums and aquatic leisure centres.

### **Sporting Pavilions**

The provision of sports pavilions is important to support the needs of organised sport on active open space reserves. Two types of pavilions are identified in the draft Planning Guidelines Refresh, to be selected based on the number of playing areas proposed in the open space. Pavilions generally include player and umpire change rooms, office and first aid room, storage facilities, kitchen and canteen, public toilets, and multipurpose/ social space.

The provision benchmarks require one pavilion per active open space reserve. Generally small pavilion is to be allocated to smaller active open space (between 4 and 6 hectares) while a large pavilion is to be allocated to larger reserve up to 10 hectares.

#### **Recommended provision**

Based on the anticipated open space demand, the following provision of sporting pavilions is recommended:

- 2 x Large Pavilions, co-located with active open spaces.

### **Indoor Multipurpose Court Stadium**

Indoor recreation facilities are generally precinct or regional level infrastructure and can be developed as stand-alone facilities or integrated with other community facilities such as a government secondary school.

There are some existing indoor recreation infrastructure assets in the area, including the Ballarat Badminton Association stadium, Basketball stadium and Table Tennis Association approximately 1 kilometre southeast of the precinct in Wendouree. Ballarat Sports and Event Centre (Selkirk stadium) is a larger capacity facility, incorporating basketball, netball, volleyball and other sporting facilities, located approximately 1.8km south of the precinct.

The draft Planning Guidelines Refresh note there is no formal benchmark provisions for these facilities, however a general guide of 1 council-owned facility per 10,000 people is recommended. The size of these facilities can vary from one to eight courts. Subject to the availability of land within the precinct, these facilities are recommended to be co-located with open space or Major Activity Centres.

#### **Recommended provision**

Based on the anticipated population, the following provision of indoor multipurpose court stadiums is recommended:

- Additional Indoor Multipurpose Court capacity (between 1-4 courts)

City of Ballarat have advised they generally support the demand provision recommendation. Council have recommended this capacity is provided through an expansion of the existing Ballarat Sports and Event Centre, rather than through the development of an additional facility within the precinct. This centralised approach to indoor stadium provision creates efficiencies in operation, management, and sports

programming. As such, this infrastructure item is not being recommended within the precinct.

### ***Indoor Aquatics***

The provision of Council Aquatic Leisure Centres has been amended through the draft Planning Guidelines Refresh. Smaller facilities with one 25-metre indoor pool are to be provided at a rate of one per 60,000 people, while larger facilities with 50-metre indoor pool is to be provided at a rate of one per 120,000 people.

The Ballarat Aquatic and Lifestyle Centre is a large community facility located in Lake Gardens, approximately 3.9km south of the precinct. This facility provides a 50-metre and 25-metre pool, fitness centre, group fitness classes. This is a significant regional facility, which likely have capacity to accommodate the residential growth anticipated in the Ballarat North precinct.

There are several lower order council aquatic facilities with outdoor pools in the municipality, as well as some private indoor pool facilities, including Federation University facility.

Given the existing provision of large higher order aquatic facility, accessible from the precinct, and generally low level of demand generated by the projected population scenario, the development of a new indoor aquatic leisure centre is not recommended within the Ballarat North precinct.

## 7.6. Public Open space

The draft Community Infrastructure Planning Guidelines Refresh (December 2023) categorises public open space into four key areas:

- Unencumbered Public Open Space
- Encumbered Open Space
- Recreation/ Linear Corridors
- Regional Open Space

### ***Unencumbered Open Space***

Unencumbered open space refers to land which is not constrained for development purposes and can be used for passive or active open space. Both passive and active open space provision is calculated as a proportion of net developable area (NDA), as per the VPA provision ratios.

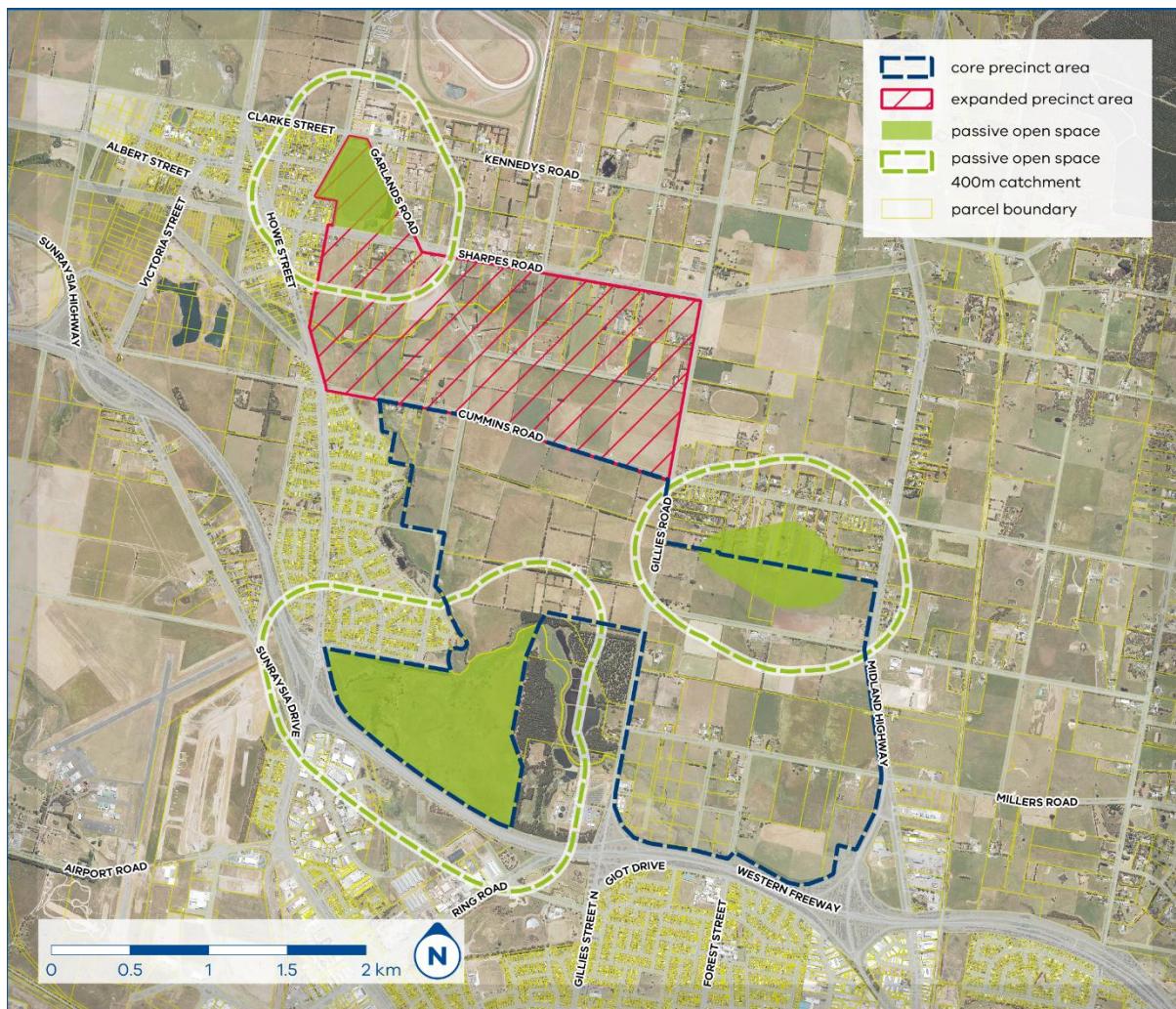
### **Passive Open Space**

Passive open spaces are generally landscaped areas which provide for a range of non-organised recreation and informal activities, including pedestrian and bicycle links. The PSP provision benchmarks require between 3% and 5% of net developable area to be set aside for local parks, aligning with Performance Target T11 of the PSP Guidelines.

The PSP Guidelines also set targets for the distribution of open space, to ensure equitable access is provided to all residents. Performance Target T12 requires local parks to be accessible within a 400-metre safe walking distance of residential areas. This can include sports reserves and encumbered open space.

There are several existing areas within the precinct which are not intended for development and are likely to provide some passive open space facilities for future residents (see figure 4). Ballarat Town Commons is in the southwest area of the precinct, with a total land area of approximately 87.5 hectares. This area is currently unmanaged land with some conservation and biodiversity values. The development of the precinct is likely to provide passive recreation spaces within the Commons, such as walking/ cycling paths.

Mount Rowan is located at the east of the precinct and is anticipated to be retained undeveloped as passive open space. The total area is approximately 24 hectares, currently encompassing both the Mount Rowan Reserve (approx. 5.3 ha) and some private land holdings. The reserve area is likely to be expanded through the structure plan, to align with the Significant Landscape Overlay and areas of cultural heritage sensitivity associated with the Mount Rowan landform. The land use for this area will remain as passive open space.



**Figure 4:** Existing areas to be utilised as passive open space and 400-metre walkable catchment

#### **Recommended provision**

Based on the anticipated net developable area, the following provision of passive open space is recommended:

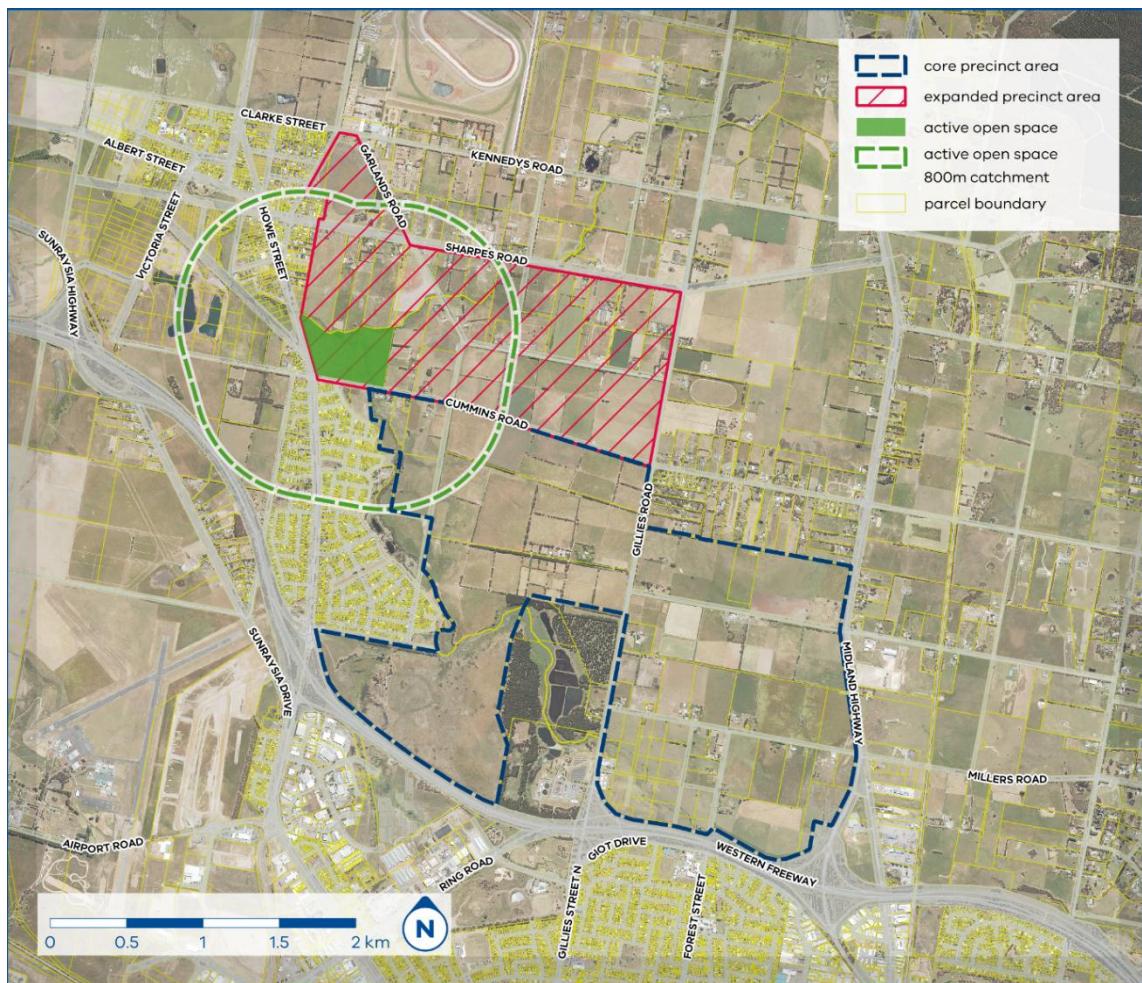
- Provision of between 10.03 (3% of NDA) and 16.72 (5% of NDA) hectares of passive open space.
- Open space is to be provided through combination of local parks, with a variety of 1 hectare and 2-hectare spaces. Passive open spaces are to be distributed to ensure access within a 400-metre catchment of all residential areas. It is noted given the high-level nature of precinct structure planning, the specific layout of local roads will not be determined until the plan is finalised, and as such calculating the walkable distance of open space catchments through the street network is not exact.
- The specific passive open space provision will be refined through the plan preparation process and further consultation with City of Ballarat. Based on initial discussions, a total of nine passive open spaces are recommended, equating to a combined 11 hectares throughout the precinct.
  - 2 x 2-hectare local parks
  - 7 x 1-hectare local parks.

### Active Open Space

Active open spaces are areas primarily used for playing organised sport but can also accommodate informal recreation activities such as playgrounds as a secondary use. The benchmarks require between 5% and 7% of net developable area to be set aside for sports field reserves, aligning with Performance Target T11 of the Precinct Structure Planning Guidelines. The spatial distribution of sports reserves is informed by Performance Target T12, which requires reserves larger than 1 hectare to be located within an 800-metre safe walking distance from residential areas.

There are currently limited existing active open spaces facilities within or surrounding 800-metre catchment the precinct. The Midlands Golf Club is located approximately 1.2 km metres southeast of the precinct. There is a small BMX bike track approximately 1.75 km north west of the precinct in Miners Rest.

As previously discussed, there is an active open space facility proposed to be constructed immediate north of the precinct at 136 Howe Street, shown in figure 5. The proposal includes football/ cricket oval, sports pavilion and carparking facilities. This area is approximately 4.3 hectares, and should development be confirmed, the overall demand gap would be reduced to account for this asset. There is also space on this site for netball courts, rugby/ soccer field or junior size oval to be developed in the future. If the whole site were to be developed the total active open space area would equate to 10.2 hectares.



**Figure 5:** Proposed active open space and 800-metre walkable catchment (note: this open space is not yet confirmed)

### **Recommended provision**

Based on the anticipated net developable area, the following provision of active open space is recommended:

- Provision of between 16.72 (5% of NDA) and 23.46 hectares (5% of NDA) of active open space.
- The specific active open space provision will be refined through the plan preparation process and further consultation with City of Ballarat. Based on initial discussions, a total of two active open spaces are recommended, equating to a combined 18 hectares.
  - 1 x 10-hectare active open space
  - 1 x 8-hectare active open space.
- Should the development of Howe Street Reserve site proceed as proposed, an additional 4.3 hectares of active open space will be provided.

Where the development of Howe Street Reserve site does not occur, the provision of two active open spaces, 8 hectares and 10 hectares, remains sufficient to service the precinct. However, the spatial distribution of these spaces would need to account for this and ensure approximate access for sites in the west of the precinct, which would otherwise be serviced by the Howe Street development.

### ***Encumbered Open Space***

Land which is constrained for development purposes is referred to as encumbered open space. There are three main types of encumbered open spaces:

- **Natural/ semi natural open space, waterways and other drainage land** – often interconnected areas which provide visual buffers, movement corridors and wildlife co-located with resource or function.
- **Conservation areas** – land set aside for protection of natural ecosystems, landscape character or scenic features, generally Crown land.
- **Services and utilities reserves** – areas primarily used for the delivery of services, often containing reticulated utility.

While not suitable for development, these areas can be used for a range of recreation activities. These spaces are not credited for as public open space against the requirements, and as such there is no provision benchmark relevant to encumbered open space. The extent of this area within the PSP is to be determined through the planning process via technical assessments such as drainage, biodiversity, arboriculture and utilities servicing.

### ***Recreation/ Linear Open Space Corridors***

Active transport and pedestrian linkages are important to facilitate connection between the neighbourhoods developed within the PSP within the precinct and to the wider region. There are three types of linear open space corridors identified in the draft Guidelines Refresh:

- **Metropolitan links** – formal or informal linkages at municipal scale, typically extending more than 5 kilometres.
- **Regional links** – formal or informal linkages between regional districts and open space, typically between 1 – 5 kilometres.
- **Neighbourhood links** – formal or informal linkages within the wider neighbourhood street network, typically between 100 metres and 1 kilometre in length.

Linear open space corridors are determined through the PSP planning process once a place-based plan for the precinct has been refined. Opportunities to extend existing regional and metropolitan linkages within the precinct should be considered to facilitate access to key open space and assets in current urban areas.

### ***Regional Open Space***

Regional open space refers to larger open space areas which service broader catchments at a regional, municipal or metropolitan scale. There is no provision benchmark for regional open space, however any configuration for regional open space assets should be consistent with the City of Ballarat's Open Space Strategy. This strategy was prepared in 2008 and is currently in the process of being updated by Council. The VPA are not aware of any proposal to incorporate new regional open space assets within the Ballarat North PSP.

## 8. Staging and infrastructure cost apportionment

The development of the Ballarat North precinct will occur over time, while the first residents will need access to community infrastructure; the provision of infrastructure and open space assets are based on anticipated population, and as such, is not triggered until the precinct is completely developed.

Based on best practice infrastructure delivery, infrastructure assets and services should be rolled out as the precinct develops to ensure equitable access and wellbeing outcomes for communities.

Approximately 25% of development is anticipated development is expected to occur in the first 10 years of development, between 2027 and 2037. A further 50% of development is expected to be complete by 2047 and the final 25% completed by 2057.

Development of community and open space infrastructure in new communities is funded through two key mechanisms: Development Infrastructure Levy and Community Infrastructure Levy.

Development Infrastructure Levy (DIL) is the primary Development Contributions Plan levy used to fund the majority of infrastructure projects such as roads, public transport, drainage, land acquisitions, shared paths, construction of active open space, maternal and child health centres, kindergartens and childcare centres. DIL funding is collected at the subdivision stage and is uncapped.

Community Infrastructure Levy (CIL) is a levy used for buildings and facilitates that have community or social purpose such as sporting pavilions or community centres. CIL is a capped levy indexed annually, currently set at \$1,346 per dwelling. The levy is collected when a building permit is issued for the construction of a dwelling.

The cost of each infrastructure item may be fully apportioned to the precinct through DIL or CIL funding or may be partially funded by an alternative source, where the asset will benefit or be utilised by communities beyond the precinct area. In this case, infrastructure may be subsidised by Council or other funding sources.

Based on the required infrastructure assets, the following apportionment, management responsibility and delivery year is recommended:

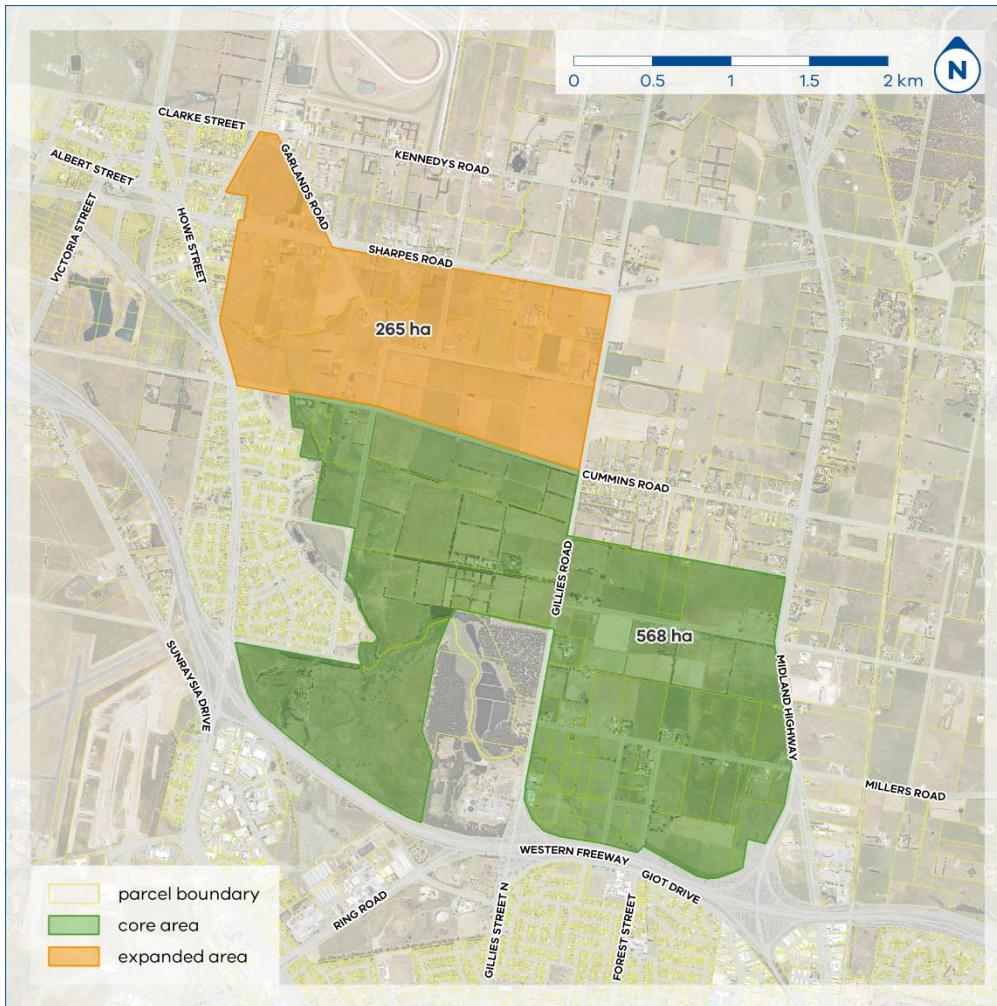
<b>Infrastructure Type</b>	<b>Details of infrastructure</b>	<b>Demand generated by precinct</b>	<b>Management</b>	<b>Delivery year</b>
<b>Level 1 Community Centre</b>	One Level 1 Centre.	100%	Council	TBD (likely delivered later in precinct development, after delivery of Level 2 facility)
<b>Level 2 Community Centre</b>	One Level 2 Centre.	100%	Council	TBD (likely delivered early in

				precinct development)
<b>Government primary schools</b>	2 Government Primary Schools <i>(subject to confirmation from DE)</i>	100%	Department of Education	TBD
<b>Government secondary school</b>	1 Government Secondary School <i>(subject to confirmation from DE)</i>	100%	Department of Education	TBD
<b>Independent Schools</b>	<i>To be calculated per long term enrolments.</i>	100%	Relevant providers	TBD
<b>Active Open Space</b>	One 10-hectare active open space. One 8-hectare active open space. <i>Minimum combined provision of 16 ha.</i> <i>Distributed to be accessible within 800m safe walking distance of each dwelling.</i>	100%	Council	As development occurs
<b>Sports Pavilion</b>	2 Large sports pavilions co-located with active open space.	100%	Council	As development occurs
<b>Passive Open Space</b>	Two 2-hectare local parks. Seven 1-hectare local parks <i>Minimum combined provision 10ha.</i> <i>Distributed to be accessible within 400m safe walking distance of each dwelling</i>	100%	Council	As development occurs
<b>Indoor Multipurpose Court Stadium</b>	1 lower order stadium.	100%	Council	TBD

**Table 13:** Recommended provisions, staging and costs.

## 9. Future development – Expanded Area

This assessment considers the community infrastructure and open space demand generated by the development of the Ballarat North PSP, relating only to the 561-hectare precinct south of Cummins Road, previously referred to as the core area.



**Figure 6:** Core and expanded areas.

As discussed, the VPA were tasked with investigating the developability of the expanded area immediate north of the precinct through the preparation of the structure plan.

Based on current land supply in the Ballarat municipality and infrastructure costs associated with greenfield development, the decision was reached to not include the expanded area as part of the Ballarat North PSP.

However, the preliminary investigations undertaken indicate the expanded area is suitable for development for residential uses. As the City of Ballarat grows, it may be the expanded area will be pursued as a future growth area. Planning for the Ballarat North precinct must consider this potential long-term outcome and future proof infrastructure where possible to ensure access for all future residents; both in the core and future expanded areas.

Any future strategic planning for future development of the expanded area will prompt a new community infrastructure and open space assessment to be undertaken, to ensure consistency with the current guidelines and policy. However, as part of this study, projected

development of the expanded area has been considered, to analyse additional community infrastructure and open space demand. This data is summarised below in table 18, to provide high level estimates of additional infrastructure which would be required to service the additional expanded area population, should this area be developed.

	<b>Expanded area</b>	<b>Combined (Core and expanded areas)</b>
<b>Projected dwellings</b> 20 dwellings/ NDHa 2.8 persons per dwelling	3,496 additional dwellings	10,184 dwellings
<b>Projected population</b>	9,790 additional residents	28, 516 residents

**Table 14:** Projected additional dwellings and population, future expanded area development.

	<b>Additional infrastructure required to service expanded area</b>
<b>Community Centres</b>	<p>1 x Level 1 Community Centre</p> <p><i>Services to be provided in additional community centre to be determined by Council based on existing service provision and demand.</i></p> <p><i>Based on 2008 Provision guidelines the following demand gap is anticipated:</i></p> <ul style="list-style-type: none"> <li>• 2 x Double room kindergarten facilities</li> <li>• 1 x Long day care facilities</li> <li>• 1 x Occasional care childcare centre</li> <li>• 1 x Maternal and Child Health (dual facility)</li> <li>• 1 x Toy library (where one is not already provided)</li> <li>• 2 x medium space (51-100 people)</li> <li>• 1 x medium/ large space (101-200 people)</li> <li>• 2 x youth space</li> <li>• 1 x dedicated youth facility</li> <li>• 1 x community learning space</li> <li>• 1 x Seniors Groups Facilities - Lower Order</li> </ul>
<b>Government Primary Schools</b>	1 x Government primary school
<b>Government Secondary Schools</b>	1 x Government secondary school <i>(only where no government secondary school is provided in the core area)</i>
<b>Catholic Schools</b>	<i>To be calculated per long term enrolments rather than by projected population or dwellings.</i>

<b>Community Health Services</b>	<i>To be confirmed with DH</i>
<b>Emergency services</b>	<i>To be confirmed with DJCS</i>
<b>Sports Pavilions</b>	1 x Large Pavilion
<b>Indoor Multipurpose Court Stadium</b>	1 x Indoor Multipurpose Court Stadium (lower order 1-4 courts) OR 1 x Indoor Multipurpose Court Stadium (higher order 4-8 courts) <i>Where no multipurpose stadium has been provided in core area.</i>
<b>Active Open Space</b>	<i>Additional 9 – 12 ha</i>
<b>Passive Open Space</b>	<i>Additional 5 – 8 ha</i>

**Table 15:** Anticipate additional infrastructure requirements, future expanded area development

## Appendix 1 - Provision Guidelines (Guideline Refresh 2023)

### PUBLIC OPEN SPACE

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
<b>Unencumbered public open space</b>					
Unencumbered passive open space	These are generally landscaped areas that provide for a range of non-organised recreation and informal activities. Such areas can also have natural values and may provide pedestrian and or bicycle links between streets to connect into the open space network.	<p>Within residential areas (including activity centres), <b>3% to 5% of net developable area set aside for local parks</b></p> <p>Within dedicated employment and/ or economic activity areas, 2% of the net developable area for local parks.</p>	Although local passive open space classifications, definitions and sizes can vary from one LGA to the next, PSP local passive open spaces generally vary from 1,000 to 30,000 sqm (0.1 to 3 hectares) in size.	A local park within a 400m safe walkable distance of each dwelling.	<ul style="list-style-type: none"> <li>Precinct Structure Planning Guidelines: New Communities in Victoria (2021), Victorian Planning Authority</li> <li>Open Space Types and Categories (2017), Victorian Planning Authority</li> <li>Planning Practice Note 70: Open Space Strategies, Department of Transport and Planning</li> <li>Municipal Open Space Strategies and Master Plans</li> </ul>
Unencumbered active open space	Areas primarily used for playing organised (often club-based) sport in an outdoor setting. These places can accommodate informal recreation activities, e.g. picnic areas, playgrounds.	<b>Within residential areas, 5% to 7% of net developable area set aside for sports field reserves.</b>	The VPA typically classifies active open space as district open space which can typically vary in size from 5 to 15 hectares	A sports reserve or open space larger than (10,000 sqm) 1 hectare within an 800m safe walkable distance of each dwelling.	<ul style="list-style-type: none"> <li>Precinct Structure Planning Guidelines: New Communities in Victoria (2021), Victorian Planning Authority</li> <li>Benchmark Infrastructure Report (2019), Victorian Planning Authority</li> <li>Open Space Types and Categories (2017), Victorian Planning Authority</li> <li>Planning Practice Note 70: Open Space</li> </ul>

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
					Strategies, Department of Transport and Planning <ul style="list-style-type: none"> <li>• Municipal Open Space Strategies</li> <li>• Municipal Recreation Strategies and Master Plans</li> </ul>
<b>Encumbered public open space</b>					
Natural / semi natural open space / waterways and other drainage land	Natural and semi-natural areas of remnant native vegetation through to revegetated and semi-landscaped areas. These areas may include land managed for the conservation of their natural and heritage values that are not included in Victoria's protected area system. Natural and semi-natural areas can include long, relatively narrow, interconnected areas of open space which may provide visual buffers, movement corridors for pedestrians, cyclists (where appropriate) and/or flora and fauna. Some Crown and public authority land within this category may have a resource use (e.g. state forests) or drainage function (e.g. stream frontages, drainage lines/reserves, reservoirs, and retarding basins).	Not applicable. Determined by the PSP planning process via environmental and drainage assessments.	Size and potential informal recreation uses determined as part of the PSP planning process.	Location and distribution determined as part of the PSP planning process.	<ul style="list-style-type: none"> <li>• Precinct Structure Planning Guidelines: New Communities in Victoria (2021), Victorian Planning Authority</li> <li>• Open Space Types and Categories (2017), Victorian Planning Authority</li> <li>• Planning Practice Note 70: Open Space Strategies, Department of Transport and Planning</li> <li>• Municipal Open Space Strategies</li> <li>• Municipal Recreation Strategies and Master Plans</li> <li>• Municipal Environmental Strategies.</li> </ul>

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
	Recreational uses vary, depending on how compatible they are with the conservation values and other uses of the area. In some areas (e.g. regional parks), recreation may be the primary use.				
Conservation reserves (protected areas)	These areas are set aside for the conservation and protection of natural ecosystems, landscape character and/or historical and scenic features. Generally these areas are Crown land and part of Victoria's protected area system, however some private land may be set aside for conservation, such as Trust For Nature reserves. Conservation reserves can be used for some non-organised recreation and informal activities, depending on circumstances and/or in accordance with management plans.	Not applicable. Determined by the PSP planning process via environmental assessments.	Size and potential informal recreation uses determined as part of the PSP planning process.	Location and distribution determined as part of the PSP planning process.	As above
Services and utilities reserves	Areas used primarily for service delivery purposes, often containing a reticulated utility. They may also have a secondary recreational use or amenity values.	Not applicable. Determined by the PSP planning process via services assessment.	Size and potential informal recreation uses determined as part of the PSP planning process.	Location and distribution determined as part of the PSP planning process.	As above

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
<b>Recreation / linear open space corridors</b>					
Metropolitan links	Areas typically > 5km in length that provide formal or informal linkages at the municipality/ metropolitan scale. These areas can encompass smaller links (local/ neighbourhood/ regional), and will typically have a formal pathway.	Not applicable. Determined by the PSP planning process.	Areas typically > 5km in length. Preferred widths and surface types to be determined as part of the PSP planning process.	Location and route directions be determined as part of the PSP planning process.	<ul style="list-style-type: none"> <li>• Precinct Structure Planning Guidelines: New Communities in Victoria (2021), Victorian Planning Authority</li> <li>• Open Space Types and Categories (2017), Victorian Planning Authority</li> <li>• Planning Practice Note 70: Open Space Strategies, Department of Transport and Planning</li> <li>• Open space for everyone – Open Space Strategy for Metropolitan Melbourne 2021.</li> <li>• Municipal Open Space Strategies</li> <li>• Municipal Transport, Bicycle and Pathway Strategies.</li> </ul>
Regional links	Areas typically 1 – 5km in length that provide formal or informal linkages between regional districts and open space. These areas may/ may not contain a pathway, and can comprise a network of local/ neighbourhood links.	Not applicable. Determined by the PSP planning process.	Areas typically 1 – 5km in length. Preferred widths and surface types to be determined as part of the PSP planning process.	Location and route directions be determined as part of the PSP planning process.	As above
Neighbourhood links	Areas typically 100m – 1km in length that provide a formal or informal link within the wider	Not applicable. Determined by the PSP planning process.	Areas typically 100m – 1km in length. Preferred widths and surface types to be	Location and route directions be determined as part of the PSP planning process.	As above

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
	neighbourhood street and open space network. These areas may/ may not contain a pathway, and can comprise a network of local links.		determined as part of the PSP planning process.		
Local links	Areas typically <100m in length that provide a formal or informal link between the local street network and/ or open space. These areas may/ may not contain a pathway.	Not applicable. Determined by the PSP planning process.	Areas typically <100m in length. Preferred widths and surface types to be determined as part of the PSP planning process.	Location and route directions be determined as part of the PSP planning process.	As above
<b>Regional Open Space</b>					
Regional Open Space	Open space areas that serve regional catchments (that is, the whole of, or broader than, the municipality).	Not applicable. Determined by the PSP planning process with reference to the Open Space Strategy for Metropolitan Melbourne (2021).	There are no preferred configuration standards for regional open spaces	Refer to Open space for Everyone, local open space strategies and Precinct Structure Plans which include existing or planned regional open spaces.	<ul style="list-style-type: none"> <li>• Precinct Structure Planning Guidelines: New Communities in Victoria (2021), Victorian Planning Authority</li> <li>• Open Space Types and Categories (2017), Victorian Planning Authority</li> <li>• Planning Practice Note 70: Open Space Strategies, Department of Transport and Planning</li> <li>• Open space for everyone – Open Space Strategy for Metropolitan Melbourne 2021.</li> <li>• Municipal Open Space Strategies</li> </ul>
Municipal	Open space areas that serve municipal catchments	As above	15-50 hectares	>0 to 5 km	As above

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
Metropolitan	Open space areas that serve regional catchments	As above	Greater than 50 hectares	Up to 15 km	As above

## RECREATION FACILITIES

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
Sports pavilions	<p>The Victorian Planning Authority provides for two types of sporting pavilions to support the needs of organised sport on all proposed active open space reserves identified as part of the PSP process.</p> <p>Sports pavilions are planned with the following functional components:</p> <ul style="list-style-type: none"> <li>• Change rooms / umpire change rooms</li> <li>• Storage</li> <li>• Office / first aid room</li> <li>• Kitchen and canteen</li> <li>• Public toilets</li> <li>• Multipurpose community room / social room</li> </ul>	<b>A minimum of 1 pavilion per active open space reserve. Smaller active open space reserves</b> (e.g. 4 to 6 hectares in size) which are limited to one playing field are typically allocated a small pavilion (approximately 420m <sup>2</sup> building footprint) and larger active open space reserves (e.g. 8 to 10 hectares in size) which have two or more playing fields are typically allocated a large pavilion (approximately 700m <sup>2</sup> building footprint).	Not applicable as pavilions are located on active open space reserves.  However, refer to Benchmark Infrastructure Report (2019) - item 40 for specifications relating to small pavilions (approximately 420m <sup>2</sup> building footprint) and item 41 for specifications relating to larger pavilions (approximately 700m <sup>2</sup> building footprint).	Not applicable as pavilions are located on active open space reserves.  However, sports pavilions are considered adjacent to a road or internal road network within a sport reserve for connectivity with minimal internal road connections or extra servicing costs.	<ul style="list-style-type: none"> <li>• Precinct Structure Planning Guidelines: New Communities in Victoria (2021), Victorian Planning Authority</li> <li>• Benchmark Infrastructure Report (2019), Victorian Planning Authority (refer to items 40 and 41 for more details)</li> <li>• Municipal Recreation Strategies, Sports Development Plans and Reserve Master Plans where relevant.</li> <li>• State Sporting Association (SSA) Facility Guidelines</li> </ul>
Multipurpose indoor court facility	There are large variations in the type of indoor multipurpose court stadiums that currently	The 2021 PSP Guidelines do not include a provision guideline for indoor recreation facilities.	<ul style="list-style-type: none"> <li>• 2,000 to 3,000 sqm (0.2 to 0.3 hectares) for a 1 to 2 court facility located on a school site (does</li> </ul>	Subject to land availability, there are two preferred location settings	<ul style="list-style-type: none"> <li>• Municipal Recreation Strategies, Indoor Sports Development Plans and Reserve</li> </ul>

	<p>exist in Melbourne. They typically range from one court through to 8 courts and cater for sports such as basketball, netball, badminton and volleyball.</p> <p>Although Council's are typically the largest provider of indoor court stadiums, many areas also rely on stadiums located on school sites.</p>	<p>However, as a general guide, consultants have tended to adopt <b>1 Council owned indoor multipurpose court per 10,000 people</b>, with additional provision often provided at school sites.</p>	<p>not include on-site car parking)</p> <ul style="list-style-type: none"> <li>• 10,000 to 20,000 sqm (1 to 2 hectares) for stadiums containing 3 to 4 courts (including on-site car parking)</li> <li>• 20,000 to 30,000 (2 to 3 hectares) for stadiums containing 5 to 8 indoor courts (including on site car parking).</li> </ul>	<p>for Council aquatic leisure facilities:</p> <ul style="list-style-type: none"> <li>• Within or adjacent to a large active open space reserve which provide a range of other sporting infrastructure and where access to car parking can be shared between a variety of user groups; or</li> <li>• Within or adjacent to Major or Metropolitan Activity Centres with good access to public transport.</li> </ul>	<p>Master Plans where relevant.</p> <ul style="list-style-type: none"> <li>• State Sporting Association (SSA) Facility Guidelines such as those developed by Basketball Victoria and Netball Victoria</li> </ul>
Council Aquatic leisure facilities	<p>A Council aquatic leisure centre typically contains many functional components and can vary in size. The main elements of these facilities are:</p> <ul style="list-style-type: none"> <li>• Either a 25 metre or 50 metre indoor program pool with movable boom;</li> <li>• Free form leisure pool;</li> <li>• Warm water pool;</li> <li>• Toddlers pool;</li> <li>• Waterslides, water features, splash park etc;</li> <li>• Outdoor leisure space;</li> <li>• Spa, sauna and steam room;</li> <li>• Fully equipped gymnasium;</li> <li>• Cardio theatre;</li> <li>• Flexible group activity rooms (e.g. for class</li> </ul>	<p>For small Council aquatic leisure centres (i.e. 25 metre indoor pool) <b>approximately 1 facility per 60,000 people.</b></p> <p>For large Council aquatic leisure centres (i.e. 50 metre indoor pool) <b>approximately 1 facility per 120,000 people.</b></p>	<ul style="list-style-type: none"> <li>• 10,000 to 20,000 sqm (1 to 2 hectares) for a small Council aquatic leisure centre (including on-site car parking); or</li> <li>• 20,000 to 30,000 sqm (2 to 3 hectares) for a large Council aquatic leisure centre (including on site car parking).</li> </ul> <p>Note: land allocations can be reduced if multi-storey developments are assumed (including basement car parking).</p>	<p>Subject to land availability, there are two preferred location settings for Council aquatic leisure facilities:</p> <ul style="list-style-type: none"> <li>• Within or adjacent to a large active open space reserve which provide a range of other sporting infrastructure and where access to car parking can be shared between a variety of user groups; or</li> <li>• Within or adjacent to Major or Metropolitan Activity Centres with good access to public transport.</li> </ul>	<ul style="list-style-type: none"> <li>• Municipal Recreation Strategies, Aquatic Leisure Strategies and Plans and Reserve Master Plans where relevant.</li> </ul>

	<p>based activities such as yoga, pilates, body pump, revolution classes etc);</p> <ul style="list-style-type: none"><li>• Consulting suites for complementary health and well-being providers (e.g. masseurs);</li><li>• Function/training room;</li><li>• Child minding space (licensed for occasional care);</li><li>• Café;</li><li>• Social areas;</li><li>• Youth friendly spaces;</li><li>• Change rooms;</li><li>• Foyer/offices / administration areas;</li><li>• Outdoor leisure spaces including spaces conducive for young people to gather; and</li><li>• Large car park.</li></ul>			
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## MULTIPURPOSE COMMUNITY CENTRES

Item	Description	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents	Other Add-on Opportunities
<b>Level 1 Community Centres</b>					
Level 1 Community Centre	<p>A Level 1 community centre is the base community centre model for PSP locations and typically consist of:</p> <ul style="list-style-type: none"> <li>• Sessional kindergarten rooms</li> <li>• Maternal &amp; Child Health services</li> <li>• Spaces for playgroup activities</li> <li>• General community meeting spaces available for hire</li> </ul> <p>Note: subject to Council support as a direct service provider or facility provider, Level 1 community centres may also include a long day child care service. However, for the purposes of these guidelines, it is assumed most growth area Councils are not intending to be either a direct or indirect (i.e. a facility provider which is then leased to another service provider) provider of long day child care services.</p>	4,000 to 8,000 sqm	<p>Preferred location and distribution outcomes for community centres are identified in the 2021 PSP Guidelines (refer to F14.1 and T18 for more details).</p> <p>The PSP Guidelines aim to locate community and education facilities in a manner which achieves high quality urban design outcomes including:</p> <ul style="list-style-type: none"> <li>• the co-location of multiple facilities into community hubs;</li> <li>• good visual and physical links to a local centre</li> <li>• locating facilities on connector streets, linked by walking and cycling paths</li> <li>• locating facilities in proximity to high-quality public transport where possible</li> <li>• locating facilities away from potential hazards.</li> </ul>	<ul style="list-style-type: none"> <li>• Precinct Structure Planning Guidelines: New Communities in Victoria (2021), Victorian Planning Authority</li> <li>• Benchmark Infrastructure Report (2019), Victorian Planning Authority (refer to item 37 for more details)</li> <li>• Municipal Community Infrastructure Plans</li> </ul>	<p>Examples of other services that could be included as part of a Level 1 community centre are:</p> <ul style="list-style-type: none"> <li>• occasional child care</li> <li>• youth services</li> </ul>

## Level 2 Community Centres

Item	Description	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents	Other Add-on Opportunities
Level 2 Community Centre	<p>A Level 2 community typically consists of all of the elements of a Level 1 community centre plus the following components:</p> <ul style="list-style-type: none"> <li>• A Neighbourhood House / Adult Learning Centre</li> <li>• A larger quantity of general community meeting spaces available for hire</li> </ul>	10,000 sqm	<p>Preferred location and distribution outcomes for community centres are identified in the 2021 PSP Guidelines (refer to F14.1 and T18 for more details).</p> <p>The PSP Guidelines aim to locate community and education facilities in a manner which achieves high quality urban design outcomes including:</p> <ul style="list-style-type: none"> <li>• the co-location of multiple facilities into community hubs;</li> <li>• good visual and physical links to a local centre</li> <li>• locating facilities on connector streets, linked by walking and cycling paths</li> <li>• locating facilities in proximity to high-quality public transport where possible</li> <li>• locating facilities away from potential hazards.</li> </ul>	<ul style="list-style-type: none"> <li>• Precinct Structure Planning Guidelines: New Communities in Victoria (2021), Victorian Planning Authority</li> <li>• Benchmark Infrastructure Report (2019), Victorian Planning Authority (refer to item 38 for more details)</li> <li>• Municipal Community Infrastructure Plans</li> </ul>	<p>Examples of other services that could be included as part of a Level 2 community centre are:</p> <ul style="list-style-type: none"> <li>• occasional child care</li> <li>• youth services</li> <li>• community arts and cultural services and activities</li> <li>• adult day care and activity group services</li> <li>• delivered meals</li> </ul>
<b>Level 3 Community Centres</b>					
<b>Option 1</b> Level 3 Community Centre (excluding early years services)	An Option1 Level 3 community centre typically consists of the following components:	15,000 sqm	Preferred location and distribution outcomes for community centres are identified in the 2021 PSP	<ul style="list-style-type: none"> <li>• Precinct Structure Planning Guidelines: New Communities in Victoria (2021), Victorian Planning Authority</li> </ul>	<p>Examples of other services that could be included as part of a Level 3 community centre are:</p> <ul style="list-style-type: none"> <li>• Community health centre</li> </ul>

Item	Description	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents	Other Add-on Opportunities
	<ul style="list-style-type: none"> <li>• A library</li> <li>• Specialist community services spaces and consulting suites (for example, these spaces could be used by non-government service organisations – NGOs)</li> <li>• Classroom spaces</li> <li>• A relatively quantity of general community meeting spaces available for hire</li> </ul>		<p>Guidelines (refer to F14.1 and T18 for more details).</p> <p>The PSP Guidelines aim to locate community and education facilities in a manner which achieves high quality urban design outcomes including:</p> <ul style="list-style-type: none"> <li>• the co-location of multiple facilities into community hubs;</li> <li>• good visual and physical links to a local centre</li> <li>• locating facilities on connector streets, linked by walking and cycling paths</li> <li>• locating facilities in proximity to high-quality public transport where possible</li> <li>• locating facilities away from potential hazards.</li> </ul>	<ul style="list-style-type: none"> <li>• Benchmark Infrastructure Report (2019), Victorian Planning Authority (refer to item 39 for more details)</li> <li>• Municipal Community Infrastructure Plans</li> </ul>	<ul style="list-style-type: none"> <li>• Family support services</li> <li>• Community legal services</li> <li>• Housing support services</li> <li>• Community arts and cultural services and activities</li> <li>• Multicultural support services</li> <li>• Disability support services</li> <li>• Adult day care and activity group services</li> <li>• Delivered meals</li> <li>• Business accelerator facility</li> </ul>
<b>Option 2</b>	<p>Level 3 Community Centre (including early years services)</p> <p>An Option 2 Level 3 community centre typically consists of all of the Option 1 components plus an early years services component consisting of:</p> <ul style="list-style-type: none"> <li>• Sessional kindergarten rooms;</li> <li>• Maternal &amp; Child Health services; and</li> </ul>	20,000 sqm (2 hectares)	<p>Within or adjacent to Major Activity Centres and / or Metropolitan Activity Centres.</p> <p>Preferred location and distribution outcomes for community centres are identified in the 2021 PSP Guidelines (refer to F14.1 and T18 for more details).</p>	<ul style="list-style-type: none"> <li>• Precinct Structure Planning Guidelines: New Communities in Victoria (2021), Victorian Planning Authority</li> <li>• Benchmark Infrastructure Report (2019), Victorian Planning Authority (refer to item 39 for more details and amend according to local needs)</li> </ul>	<p>Examples of other services that could be included as part of a Level 3 community centre are:</p> <ul style="list-style-type: none"> <li>• Community health centre</li> <li>• Family support services</li> <li>• Community legal services</li> <li>• Housing support services</li> <li>• Community arts and cultural services and activities</li> </ul>

Item	Description	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents	Other Add-on Opportunities
	<ul style="list-style-type: none"> <li>Spaces for playgroup activities.</li> </ul>		<p>The PSP Guidelines aim to locate community and education facilities in a manner which achieves high quality urban design outcomes including:</p> <ul style="list-style-type: none"> <li>the co-location of multiple facilities into community hubs;</li> <li>good visual and physical links to a local centre</li> <li>locating facilities on connector streets, linked by walking and cycling paths</li> <li>locating facilities in proximity to high-quality public transport where possible</li> <li>locating facilities away from potential hazards.</li> </ul>	<ul style="list-style-type: none"> <li>Municipal Community Infrastructure Plans</li> </ul>	<ul style="list-style-type: none"> <li>Multicultural support services</li> <li>Disability support services</li> <li>Adult day care and activity group services</li> <li>Delivered meals</li> <li>Business accelerator facility</li> </ul>
<b>Option 3</b>  Level 3 Community Centre + Health & Well-being Precinct (subject to funding support provided by Department of Health and / or Department of Families, Fairness and Housing, or some other State Government agency)	An Option 3 Level 3 community centre typically consists of all of the Option 2 components plus: <ul style="list-style-type: none"> <li>an early years services component (sessional kindergarten rooms, maternal &amp; child health services and spaces for playgroup activities); and</li> <li>A health and well-being precinct such as a</li> </ul>	25,000 sqm (2.5 hectares)	Within or adjacent to Major Activity Centres and / or Metropolitan Activity Centres  Preferred location and distribution outcomes for community centres are identified in the 2021 PSP Guidelines (refer to F14.1 and T18 for more details).	<ul style="list-style-type: none"> <li>Precinct Structure Planning Guidelines: New Communities in Victoria (2021), Victorian Planning Authority</li> <li>Benchmark Infrastructure Report (2019), Victorian Planning Authority (refer to item 39 for more details and amend according to local needs)</li> <li>Municipal Community Infrastructure Plans</li> </ul>	Examples of other services that could be included as part of a Level 3 community centre are: <ul style="list-style-type: none"> <li>Community health centre</li> <li>Family support services</li> <li>Community legal services</li> <li>Housing support services</li> <li>Community arts and cultural services and activities</li> <li>Multicultural support services</li> </ul>

Item	Description	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents	Other Add-on Opportunities
	<p>community health services site (subject to funding support provided by Department of Health and / or Department of Families, Fairness and Housing, or some other State Government agency).</p>		<p>The PSP Guidelines aim to locate community and education facilities in a manner which achieves high quality urban design outcomes including:</p> <ul style="list-style-type: none"> <li>• the co-location of multiple facilities into community hubs;</li> <li>• good visual and physical links to a local centre</li> <li>• locating facilities on connector streets, linked by walking and cycling paths</li> <li>• locating facilities in proximity to high-quality public transport where possible</li> <li>• locating facilities away from potential hazards.</li> </ul>	<ul style="list-style-type: none"> <li>• Statewide Design, Service and Infrastructure Plan for Victoria's Health System 2017-2037, Department of Health</li> </ul>	<ul style="list-style-type: none"> <li>• Disability support services</li> <li>• Adult day care and activity group services</li> <li>• Delivered meals</li> <li>• Business accelerator facility</li> </ul>

## EDUCTAION FACILITIES

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
<b>Government Education Facilities (Excluding Language Schools)</b>					
Government Primary Schools	<p>Primary school, which is prep year to year 6. Generally children between 5 and 11 years old will go to primary school.</p> <p>Note: Some primary schools are also included as part of a P-12 school, which combines primary and secondary at the same location.</p>	<p><b>1 Government primary school per 3,000 dwellings</b></p> <p>Note: Quantity of school sites to be determined by the Department of Education (DE) as part of PSP stakeholder engagement process</p>	35,000 sqm (3.5 hectares)	<p>Refer to Victorian Government School Site Selection Criteria – Toolbox (2022) for details.</p> <p>Preferred location and distribution outcomes for education facilities are identified in the 2021 PSP Guidelines (refer to F14.1 and T18 for more details).</p> <p>The PSP Guidelines aim to locate community and education facilities in a manner which achieves high quality urban design outcomes including:</p> <ul style="list-style-type: none"> <li>• the co-location of multiple facilities into community hubs;</li> <li>• good visual and physical links to a local centre</li> <li>• locating facilities on connector streets, linked by walking and cycling paths</li> </ul>	<ul style="list-style-type: none"> <li>• Victorian Government School Site Selection Criteria – Toolbox (2022), Department of Education</li> </ul>

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
				<ul style="list-style-type: none"> <li>locating facilities in proximity to high-quality public transport where possible</li> <li>locating facilities away from potential hazards.</li> </ul>	
Government Secondary Schools	<p>Secondary school, which is years 7 to 10. Most secondary schools also include years 11 and 12 to prepare for tertiary study.</p> <p>Note: Some secondary schools are also included as part of a P-12 school, which combines primary and secondary at the same location.</p>	<p><b>1 Government secondary school per 10,000 dwellings</b></p> <p>Note: Quantity of school sites to be determined by the Department of Education (DE) as part of PSP stakeholder engagement process</p>	84,000 sqm (8.4 hectares)	<p>Refer to Victorian Government School Site Selection Criteria – Toolbox (2022) for details.</p> <p>Preferred location and distribution outcomes for education facilities are identified in the 2021 PSP Guidelines (refer to F14.1 and T18 for more details).</p> <p>The PSP Guidelines aim to locate community and education facilities in a manner which achieves high quality urban design outcomes including:</p> <ul style="list-style-type: none"> <li>the co-location of multiple facilities into community hubs;</li> <li>good visual and physical links to a local centre</li> <li>locating facilities on connector streets, linked by walking and cycling paths</li> <li>locating facilities in proximity to high-quality public transport where possible</li> </ul>	<ul style="list-style-type: none"> <li>Victorian Government School Site Selection Criteria – Toolbox (2022), Department of Education</li> </ul>

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
				<ul style="list-style-type: none"> <li>locating facilities away from potential hazards.</li> </ul>	
Government Specialist Schools	These schools specialise in teaching students with disability.	<p><b>1 Government specialist school per 60,000 dwellings</b></p> <p>Note: Quantity of school sites to be determined by the Department of Education (DE) as part of PSP stakeholder engagement process</p>	19,000 sqm (1.9 hectares)	<p>Refer to Victorian Government School Site Selection Criteria – Toolbox (2022) for details.</p> <p>Preferred location and distribution outcomes for education facilities are identified in the 2021 PSP Guidelines (refer to F14.1 and T18 for more details).</p> <p>The PSP Guidelines aim to locate community and education facilities in a manner which achieves high quality urban design outcomes including:</p> <ul style="list-style-type: none"> <li>the co-location of multiple facilities into community hubs;</li> <li>good visual and physical links to a local centre</li> <li>locating facilities on connector streets, linked by walking and cycling paths</li> <li>locating facilities in proximity to high-quality public transport where possible</li> <li>locating facilities away from potential hazards.</li> </ul>	<ul style="list-style-type: none"> <li>Victorian Government School Site Selection Criteria – Toolbox (2022), Department of Education</li> </ul>

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
				Where a specialist school is required, it should wherever possible, be located adjacent to an existing or proposed government school—preferably a secondary school.	
TAFE	<p>TAFE is a government-run system in Australia that provides education after high school in vocational areas like beauty, design, childcare, accounting, business, recruitment, IT, and many more.</p> <p>While university teaches a broad range of theories, TAFE focuses on specific skills for a particular workplace. For example, a Certificate IV in Aged Care teaches all the skills needed to work in aged care – either at a client's home or an aged care facility.</p> <p>TAFE is usually taught at TAFE Institutes around Australia, although an increasing number of courses are available online. There are also blended learning options, combining both online and face-to-face learning.</p>	<p>Although there are no formal provision benchmarks for TAFE campus sites, these Guidelines recommend <b>1 TAFE campus per 100,000 people</b> (current Greater Melbourne average).</p> <p>Note: Quantity of TAFE sites to be determined by Office of TAFE Coordination and Delivery (OTCD) as part of PSP stakeholder engagement process</p>	Up to 30,000 sqm (3 hectares)	<p>Preferably within or adjacent to either a Metropolitan Activity Centre or Major Activity Centre.</p> <p>Preferred location and distribution outcomes for education facilities are identified in the 2021 PSP Guidelines (refer to F14.1 and T18 for more details).</p> <p>The PSP Guidelines aim to locate education facilities in a manner which achieves high quality urban design outcomes including:</p> <ul style="list-style-type: none"> <li>• the co-location of multiple facilities into community hubs;</li> <li>• good visual and physical links to a local centre</li> <li>• locating facilities on connector streets, linked by walking and cycling paths</li> <li>• locating facilities in proximity to high-quality</li> </ul>	<ul style="list-style-type: none"> <li>• Victorian Skills Plan for 2023 into 2024, Victorian Skills Authority</li> </ul>

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
				<p>public transport where possible</p> <ul style="list-style-type: none"> <li>locating facilities away from potential hazards.</li> </ul>	
Universities	<p>University is the highest level of education in Australia. Australia has 39 universities: 37 government-funded public universities and two private universities. Students can attend on-campus bachelor degrees or postgraduate courses (including certificate, postgraduate diploma, master and doctoral programs).</p>	<p>Although there are no formal provision benchmarks for university campus sites, these Guidelines recommend <b>1 university campus per 150,000 people (current Greater Melbourne average)</b>.</p> <p>Note: Quantity of university campus sites to be determined in conjunction with existing university providers as part of the PSP stakeholder engagement process.</p>	<p>50,000 to 100,000 sqm (5 to 10 hectares, but potentially as little as 20,000 sqm or 2 hectares in a high density, vertical university model)</p>	<p>Preferably within or adjacent to either a Metropolitan Activity Centre or Major Activity Centre.</p> <p>Preferred location and distribution outcomes for education facilities are identified in the 2021 PSP Guidelines (refer to F14.1 and T18 for more details).</p> <p>The PSP Guidelines aim to locate education facilities in a manner which achieves high quality urban design outcomes including:</p> <ul style="list-style-type: none"> <li>the co-location of multiple facilities into community hubs;</li> <li>good visual and physical links to a local centre</li> <li>locating facilities on connector streets, linked by walking and cycling paths</li> <li>locating facilities in proximity to high-quality public transport where possible</li> <li>locating facilities away from potential hazards.</li> </ul>	<ul style="list-style-type: none"> <li>Refer to the strategic plans and infrastructure plans of existing university providers.</li> </ul>

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
<b>Non-Government Education Facilities</b>					
These schools are sometimes called private schools, independent schools or Catholic schools. They are not part of the government system and have their own enrolment process and costs. Note: The guidelines below only include details associated with Catholic school planning provision guidelines.					
Catholic Primary School	<p>Primary school, which is prep year to year 6. Generally children between 5 and 11 years old will go to primary school.</p> <p>Note 1: Some primary schools are also included as part of a P-12 school, which combines primary and secondary at the same location.</p> <p>Note 2: by Melbourne Archdiocese Catholic Schools (MACS) has indicated that a new primary school will have an early education service co-located with the school, where future demand for this service is identified.</p>	<p><b>1 Catholic primary school per 525 long term enrolments (LTE)</b></p> <p>Note: Quantity of schools to be determined by Melbourne Archdiocese Catholic Schools (MACS) as part of PSP stakeholder engagement process</p>	30,000 sqm (3 hectares)	<p>Refer to Catholic Schools Site Selection Criteria Guidelines (2002) for details.</p> <p>Preferred location and distribution outcomes for education facilities are identified in the 2021 PSP Guidelines (refer to F14.1 and T18 for more details).</p> <p>The PSP Guidelines aim to locate community and education facilities in a manner which achieves high quality urban design outcomes including:</p> <ul style="list-style-type: none"> <li>• the co-location of multiple facilities into community hubs;</li> <li>• good visual and physical links to a local centre</li> <li>• locating facilities on connector streets, linked by walking and cycling paths</li> <li>• locating facilities in proximity to high-quality public transport where possible</li> <li>• locating facilities away from potential hazards.</li> </ul>	<ul style="list-style-type: none"> <li>• Catholic Schools Site Selection Criteria Guidelines (2002), Melbourne Archdiocese Catholic Schools (MACS)</li> </ul>

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
Catholic Secondary School	<p>Secondary school, which is years 7 to 10. Most secondary schools also include years 11 and 12 to prepare for tertiary study.</p> <p>Note: Some secondary schools are also included as part of a P-12 school, which combines primary and secondary at the same location.</p>	<p><b>1 Catholic secondary school per 1,500 long term enrolments (LTE)</b></p> <p>Note: Quantity of schools to be determined by Melbourne Archdiocese Catholic Schools (MACS) as part of PSP stakeholder engagement process</p>	70,000 sqm (7 hectares)	<p>Refer to Catholic Schools Site Selection Criteria Guidelines (2002) for details.</p> <p>Preferred location and distribution outcomes for education facilities are identified in the 2021 PSP Guidelines (refer to F14.1 and T18 for more details).</p> <p>The PSP Guidelines aim to locate community and education facilities in a manner which achieves high quality urban design outcomes including:</p> <ul style="list-style-type: none"> <li>• the co-location of multiple facilities into community hubs;</li> <li>• good visual and physical links to a local centre</li> <li>• locating facilities on connector streets, linked by walking and cycling paths</li> <li>• locating facilities in proximity to high-quality public transport where possible</li> <li>• locating facilities away from potential hazards.</li> </ul>	<ul style="list-style-type: none"> <li>• Catholic Schools Site Selection Criteria Guidelines (2002), Melbourne Archdiocese Catholic Schools (MACS)</li> </ul>
Catholic Specialist School	These schools specialise in subject, or specialise in teaching students with disability.	<p>Not identified.</p> <p>Note: Quantity of schools to be determined by</p>	19,000 sqm (1.9 hectares)	<p>Refer to Catholic Schools Site Selection Criteria Guidelines (2002) for details.</p>	<ul style="list-style-type: none"> <li>• Catholic Schools Site Selection Criteria Guidelines (2002),</li> </ul>

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
		Melbourne Archdiocese Catholic Schools (MACS) as part of PSP stakeholder engagement process		<p>Preferred location and distribution outcomes for education facilities are identified in the 2021 PSP Guidelines (refer to F14.1 and T18 for more details).</p> <p>The PSP Guidelines aim to locate community and education facilities in a manner which achieves high quality urban design outcomes including:</p> <ul style="list-style-type: none"> <li>• the co-location of multiple facilities into community hubs;</li> <li>• good visual and physical links to a local centre</li> <li>• locating facilities on connector streets, linked by walking and cycling paths</li> <li>• locating facilities in proximity to high-quality public transport where possible</li> <li>• locating facilities away from potential hazards.</li> </ul>	Melbourne Archdiocese Catholic Schools (MACS)

## OTHER STATE GOVERNMENT FACILITIES

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
<b>Justice &amp; Police Services</b>					
Police Stations  Note: PSP requirements are subject to needs and specifications confirmed by Victoria Police on a case-by-case basis.	Most metropolitan police stations are open 24 hours and include a reception counter. Other speciality services and / or facilities may also be included (e.g. Crime Investigation Unit).	Although there are no formal provision benchmarks for police stations, these Guidelines recommend that <b>future police station sites be aligned with the Level 3 Community Centre benchmark of 1 facility per 60,000 people</b> , or wherever Major Activity Centres / Metropolitan Activity Centres are proposed in Melbourne's growth areas.	7,000 to 10,000 sqm (0.7 to 1 hectare)  The potential to co-locate police services with other State emergency services should also be assessed on a case by case basis.	Preferably within or adjacent to either a Metropolitan Activity Centre or Major Activity Centre and co-located with proposed Level 3 Community Centres and / or Health & Wellbeing sites.	<ul style="list-style-type: none"> <li>Victoria Police Capability Plan 2016–2025: Capability Framework</li> <li>The Blue Paper – A Vision for Victoria Police in 2025 (a discussion paper released in 2014)</li> </ul>
<b>Emergency Services</b>					
Law courts  Note: PSP requirements are subject to needs and specifications confirmed by Court Services Victoria on a case-by-case basis.	Law court developments in Melbourne's growth areas should aim to include a range of functions including: <ul style="list-style-type: none"> <li>courtrooms;</li> <li>hearing rooms;</li> <li>mediation suites;</li> <li>holding cells to service the Magistrates' Court of Victoria; and</li> <li>where feasible, other specialist courts such as the Children's Court of Victoria and the Victorian Civil and Administrative Tribunal (VCAT).</li> </ul>	Although there are no formal provision benchmarks for police stations, these Guidelines recommend that new law court developments be aligned with Metropolitan Activity Centres proposed for Melbourne's growth areas.	15,000 to 20,000 sqm (1.5 to 2 hectares). Note: based on the Wyndham Law Courts Development in Werribee currently under construction).	Preferably within or adjacent to either a Metropolitan Activity Centre or Major Activity Centre and co-located with existing or proposed police stations.	<ul style="list-style-type: none"> <li>Court Services Victoria Strategic Plan 2020-2025</li> </ul>

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
Fire Stations  Note: PSP requirements are subject to needs and specifications confirmed by Fire Rescue Victoria / Country Fire Authority on a case-by-case basis.	<p>New fire stations proposed for Melbourne's growth areas should aim to include:</p> <ul style="list-style-type: none"> <li>• Sufficient capacity for four appliances and a crew of 16 fire fighters;</li> <li>• kitchen;</li> <li>• mess room;</li> <li>• multipurpose room;</li> <li>• office space;</li> <li>• gym with access to an internal courtyard; and</li> <li>• car parking.</li> </ul>	<b>No provision benchmark identified.</b>	<p>4,000 to 8,000 sqm (0.4 to 0.8 hectares)</p> <p>The potential to co-locate fire stations with other State emergency services should also be assessed on a case by case basis.</p>	<p>All emergency services agencies require ready access to main roads to facilitate optimal emergency response times (refer to F14.2 and F14.5 of the PSP Guidelines for more details).</p> <p>Locations in non-residential areas, on corner blocks, close to arterial roads are generally preferred.</p>	<ul style="list-style-type: none"> <li>• Fire Rescue Victoria Strategic Plan 2022 – 2032</li> <li>• Fire Rescue Victoria Strategic Location Plan (SLP)</li> <li>• Country Fire Authority Strategy and Outcomes Framework 2020-30</li> </ul>
Ambulance Branch (Station)  Note: PSP requirements are subject to needs and specifications confirmed by the Department of Health on a case-by-case basis.	<p>An ambulance branch will be designed to meet the needs of the location and the community it serves, and may include:</p> <ul style="list-style-type: none"> <li>• dedicated ambulance response bays;</li> <li>• modern amenities;</li> <li>• rest and recline rooms;</li> <li>• training facilities;</li> <li>• staff parking;</li> <li>• reliever's quarters for long-term paramedic accommodation;</li> <li>• security; and</li> <li>• storage.</li> </ul>	No provision benchmark identified.	<p>Up to 2,500 sqm (0.25 hectares)</p> <p>The potential to co-locate fire stations with other State emergency services should also be assessed on a case by case basis.</p>	<p>All emergency services agencies require ready access to main roads to facilitate optimal emergency response times (refer to F14.2 and F14.5 of the PSP Guidelines for more details).</p>	<ul style="list-style-type: none"> <li>• The Ambulance Victoria (AV) 2017-2022 Strategic Plan (extended by 12 months to June 2023)</li> </ul>
State Emergency Services (VICSES)  Note: PSP requirements are subject to needs and specifications confirmed by	VICSES units provide emergency assistance to thousands of Victorians every year - managing emergencies, floods, storms and road rescues, and	No provision benchmark identified.	<p>Up to 5,000 sqm (0.5 hectares)</p> <p>The potential to co-locate fire stations with other State emergency services</p>	<p>All emergency services agencies require ready access to main roads to facilitate optimal emergency response times (refer to F14.2 and F14.5 of</p>	<ul style="list-style-type: none"> <li>• Victorian State Emergency Services Service Delivery Strategy 2015-2025</li> </ul>

<b>Item</b>	<b>Description</b>	<b>PSP Provision Benchmark</b>	<b>PSP Preferred Land Sizes / Configuration</b>	<b>PSP Preferred Locations &amp; Distribution</b>	<b>Key Reference Documents</b>
VICSES on a case-by-case basis.	supporting other agencies in search and rescue operations and other emergency incidents.		should also be assessed on a case by case basis.	the PSP Guidelines for more details).	
<b>Public Health Services</b>					
Public Hospital (including Mental Health Services)  Note: PSP requirements are subject to needs and specifications confirmed by the Department of Health on a case-by-case basis.	A new growth area public hospital should aim to include the following functions: <ul style="list-style-type: none"><li>• a 24-hour emergency department;</li><li>• at least 200 to 300 beds with the capacity to expand over the long term (e.g. 500 to 600 beds);</li><li>• an intensive care unit;</li><li>• maternity and neonatal services;</li><li>• mental health services; radiology services; and ambulatory care.</li></ul>	Although there are no formal provision benchmarks for public hospitals, these Guidelines recommend that new public hospital developments be aligned with Metropolitan Activity Centres proposed for Melbourne's growth areas.	50,000 to 100,000 sqm (5 to 10 hectares). Note: based on proposed new Melton Hospital site.	Preferably within or adjacent to either a Metropolitan Activity Centre or Major Activity Centre with access to good access to public transport.  Preferred location and distribution outcomes for health facilities are identified in the 2021 PSP Guidelines (refer to F14.1 and T18 for more details).  The PSP Guidelines aim to locate health facilities in a manner which achieves high quality urban design outcomes including: <ul style="list-style-type: none"><li>• the co-location of multiple facilities into community hubs;</li><li>• good visual and physical links to a local centre</li><li>• locating facilities on connector streets, linked by walking and cycling paths</li><li>• locating facilities in proximity to high-quality</li></ul>	• Statewide Design, Service and Infrastructure Plan for Victoria's Health System 2017-2037, Department of Health

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
				<p>public transport where possible</p> <ul style="list-style-type: none"> <li>locating facilities away from potential hazards.</li> </ul>	
<p>Community Health Centres</p> <p>Note: PSP requirements are subject to needs and specifications confirmed by the Department of Health and / or local community health service providers on a case-by-case basis.</p>	<p>Community health services (CHSs) provide state-funded primary healthcare in Victoria, focusing on people with, or at risk of, poorer health, under a social model of health.</p> <p>CHSs work alongside general practice, privately funded services and other health, wellbeing and community care services in Victoria. They primarily deliver:</p> <ul style="list-style-type: none"> <li>allied health services</li> <li>child health services</li> <li>chronic disease management (including support for self-management)</li> <li>dental health services</li> <li>disability services</li> <li>drug and alcohol services</li> <li>family planning</li> <li>health promotion</li> <li>home and community care services</li> <li>medical services</li> <li>mental health services</li> <li>post-acute care services</li> </ul>	<p>Although there are no formal provision benchmarks for community health centres, these Guidelines recommend that future Community Health centre sites be aligned with the Level 3 Community Centre benchmark of <b>1 facility per 60,000 people.</b></p>	<p>Up to 5,000 sqm (0.5 hectares)</p>	<p>The potential to co-locate community health services with Council Level 3 community centres should be assessed on a case by case basis in consultation with local community health service providers and the Department of Health.</p> <p>Preferably located within or adjacent to either a Metropolitan Activity Centre or Major Activity Centre with access to good access to public transport.</p> <p>Preferred location and distribution outcomes for health facilities are identified in the 2021 PSP Guidelines (refer to F14.1 and T18 for more details).</p> <p>The PSP Guidelines aim to locate health facilities in a manner which achieves high quality urban design outcomes including:</p> <ul style="list-style-type: none"> <li>the co-location of multiple facilities into community hubs;</li> </ul>	<ul style="list-style-type: none"> <li>Statewide Design, Service and Infrastructure Plan for Victoria's Health System 2017-2037, Department of Health</li> <li>Community health reform plan 2020–2024, Department of Health</li> </ul>

Item	Description	PSP Provision Benchmark	PSP Preferred Land Sizes / Configuration	PSP Preferred Locations & Distribution	Key Reference Documents
	<ul style="list-style-type: none"> <li>• refugee health.</li> </ul> <p>The delivery of these supports and services is flexible and responsive to the needs of people and local communities. In this way, the CHSs focus on person-centred, coordinated care.</p> <p>Community health services also have a key role in early intervention and management of people with chronic and complex conditions.</p>			<ul style="list-style-type: none"> <li>• good visual and physical links to a local centre</li> <li>• locating facilities on connector streets, linked by walking and cycling paths</li> <li>• locating facilities in proximity to high-quality public transport where possible</li> <li>• locating facilities away from potential hazards.</li> </ul>	