



Planning today for the communities of tomorrow

Merrimu Precinct Structure Plan Community Infrastructure Needs Assessment

Final Report

Version 4

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Prepared on behalf Bacchus Marsh Developments

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1. Introduction

1.1 Background

ASR Research Pty Ltd was engaged by Bacchus Marsh Developments (the “proponents”), the majority landowner of the Merrimu Precinct Structure Plan area (the “Merrimu PSP”, the location of which is shown in Figure 1 on the following page) to prepare a Community Infrastructure Needs Assessment (CINA) to inform the preparation of the Merrimu Precinct Structure Plan (also referred to as “MPSP”). **Note: for the purposes of this assessment the Merrimu PSP is defined as both the “former Merrimu PSP Part 1” area and the “Merrimu Investigation Area**¹. The MPSP will set out an integrated vision for the area and provide actions for how the area should develop into the future.

This report presents an assessment encompassing the following key information inputs:

- An extensive review of statutory and strategic documents contained within the Moorabool Planning Scheme and documents prepared by Moorabool Shire Council and other State Government agencies. This material has been reviewed as the basis of assessing its relevance to preparation of the MPSP.
- The identification of existing and planned community infrastructure (including open space and recreation facilities) in localities generally abutting the MPSP including future PSP areas.
- An initial set of quantitative community infrastructure demand estimates for the MPSP and wider Study Area; and
- An indicative community infrastructure plan for the MPSP that will form the basis of future discussions with Moorabool Shire Council, the Victorian Planning Authority and other external agencies.

This information will be used to inform the stakeholder engagement process with internal Moorabool Shire Council business units as well as external agencies and stakeholders, and a more detailed qualitative assessment of needs identification and appropriate response measures.

Bacchus Marsh Developments is working with the Victorian Planning Authority (VPA) and Moorabool Shire Council to prepare a Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) for the Merrimu precinct. The precinct will deliver a range of land uses including housing, open space, recreation facilities, community centres and education facilities.

¹ At the time of preparing this assessment, it was anticipated that the Merrimu Investigation Area will consist of a dispersed number of conventional and low-density residential nodes which will collectively yield approximately 1,400 dwellings.

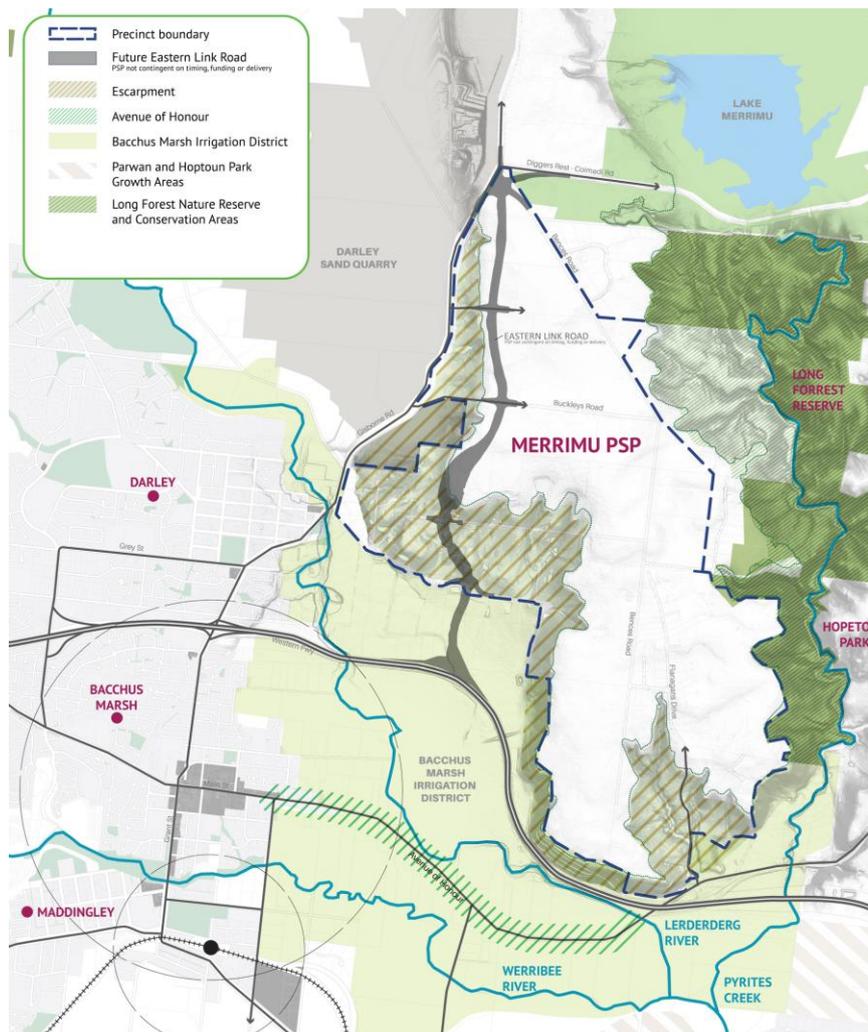
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The Merrimu PSP is Identified in the Victorian Housing Statement, Plan Victoria, and is on the VPA's Business Plan. Merrimu is a large land ensemble with the potential for self-sufficient residential development, accommodating growth to 2042 and beyond while integrating landscape values. The *Merrimu Wurundjeri Country Precinct Structure Plan: Key Issues & Opportunities* report (July 2022) states that the:

"...Merrimu precinct was identified for future growth in the Bacchus Marsh District Urban Growth Framework (UGF). It will be a major new residential growth front to the north-east of Bacchus Marsh. Merrimu will be a physically separate and distinct community, sitting atop an elevated plateau, but with strong connections to other communities in the Bacchus Marsh region, including Darley and central Bacchus Marsh to the west and Parwan to the south. It is located near other precincts identified in the UGF such as Parwan and Hopetoun Park North.

The precinct could accommodate between approximately 5,980 to 6,800 households and up to 1,800 jobs, however lower yields may be a more appropriate planning response, given the often challenging land form, and peri-urban context. It will provide for a full range of local shopping and services and will be well-connected to central Bacchus Marsh for regional employment and services."

Figure 1 – Merrimu PSP Location



1.2 Review Objectives

The aim of the report is to assess in detail the community infrastructure needs and opportunities for the proposed development of the MPSP area. The specific objectives of the assessment were as follows:

- To analyse the implications of future population growth generated by the MPSP and the broader region for community infrastructure provision and what role the MPSP area should play in response;
- To conduct an audit of existing and planned community infrastructure provision surrounding the MPSP area;
- To identify all relevant State and local policies, strategies and plans likely to inform the planning and delivery of social infrastructure within the MPSP area;
- To consult with Council to confirm their current strategic position about the need to deliver specific community infrastructure forms within the MPSP area, including a description of any relevant policy rationale that may underpin their strategic position;
- To undertake a Community Infrastructure Assessment of a variety of specific community infrastructure forms that may be relevant to the development of the MPSP area; and
- To incorporate all the recommendations forming part of the assessment into the preparation of the MPSP.

2.2 Definition of Community Infrastructure

For the purposes of this assessment community infrastructure is defined as both public and private, Council and non-Council facilities (e.g. buildings and ovals) likely to be required to support social services, programs, activities and accessibility to them (e.g. kindergarten services, child care, community meetings, sporting competition, informal recreation etc.).

1.3 Scope of Assessment

For the purposes of undertaking this assessment an audit of the following community infrastructure categories was selected:

1. Public open space (active and passive);
2. Indoor recreation facilities;
3. Community centres, meeting spaces, libraries and learning centres;
4. Early years services;
5. Arts and cultural facilities;
6. Education facilities;

7. Acute and community health services;
8. Police & Emergency services; and
9. Residential aged care.

These community infrastructure forms can be further divided into two main types: 1) primary community infrastructure items and 2) secondary community infrastructure items.

Primary community infrastructure items consist of:

1. Open Space. PSP locations will generally deliver a mix of unencumbered public open space (e.g. passive and active open space) and encumbered public open space (e.g. retarding basins and conservation reserves).
2. Outdoor and indoor recreation facilities. Recreation facilities in PSP locations typically take the form of sporting reserves (including sports pavilions) and indoor recreation facilities such as stadiums that include multipurpose indoor courts and / or Council aquatic leisure centres.
3. Community Centres. Council multipurpose community centres can generally include at least two or more of the following services and functions:
 - Kindergartens;
 - Maternal and child health;
 - Long day child care;
 - Occasional child care;
 - Playgroups;
 - Youth services;
 - General community meeting spaces made available for community hire;
 - Neighbourhood houses;
 - Libraries;
 - Arts and cultural activities / services; and
 - Aged care and disability services.
4. Education facilities. Education facility provision in PSP locations is generally focused on Government provision (i.e. primary schools, secondary schools and specialist education schools) and non-government schools (e.g. Catholic schools).

Categories 1 to 4 are typically (but not exclusively) Local Government responsibilities and are often (but not always) included in development contribution plans associated with PSP locations. However, government education facilities (typically primary and secondary schools), where deemed to be required within a PSP location, are generally funded (both land and building costs) by the State Government.

Secondary community infrastructure items consist of:

1. Law courts, police and emergency services;
2. Acute and community health services; and
3. Residential aged care.

Although these secondary items do not appear as frequently in PSP locations as primary items, they are important considerations for the health and well-being of local communities. It is possible to set aside land for public services delivered by the State Government, where deemed required by the relevant State Government Department / agency. The assessment findings associated with these items will allow Moorabool Shire Council to engage and consult with the relevant external agencies responsible for the funding, ownership, and management of these services to discuss future provision strategies for the Bacchus Marsh community.

2. Bacchus Marsh Urban Growth Framework (2018)

2.1 Overview

The Bacchus Marsh Urban Growth Framework, approved in 2018, is a strategic plan developed by the Victorian Planning Authority and Moorabool Shire Council to guide the town's growth as its population is expected to more than double to 50,000 residents by 2041. The framework identifies new areas for jobs, housing, and infrastructure while protecting cultural and environmental assets. Key features include the Parwan employment precinct, anticipated to create 1,500 new agribusiness jobs, and important infrastructure upgrades like the proposed Parwan Train Station and Eastern Link arterial road. The plan ensures growth is logical, sequenced, and holistic.

The Bacchus Marsh Urban Growth Framework applied several key urban planning principles to ensure sustainable and well-organized development. These principles include:

- **Logical and Sequenced Growth:** The framework ensures that growth is planned in a logical sequence, preventing haphazard development and ensuring that infrastructure and services are in place to support new developments.
- **Holistic Planning:** The framework takes a comprehensive approach, considering various aspects such as housing, employment, infrastructure, and environmental protection to create a balanced and sustainable community.
- **Protection of Cultural and Environmental Assets:** The framework emphasizes the importance of preserving valuable cultural and environmental assets while accommodating growth.

- **Infrastructure Upgrades:** Key infrastructure upgrades, such as the proposed Parwan Train Station and the Eastern Link arterial road, are included to facilitate travel and connectivity.
- **Employment Precincts:** The framework identifies specific areas for employment growth, such as the Parwan employment precinct, to create job opportunities and support the local economy.
- **Community and Social Infrastructure:** The framework ensures that new developments provide appropriate community and social infrastructure, including schools, activity centers, and integrated transport.

These principles collectively aim to create a well-planned, sustainable, and vibrant community in Bacchus Marsh.

2.2 Community Services and Facilities Directions

The Bacchus Marsh Urban Growth Framework outlines several key strategies for community and social infrastructure to support the town's growth. These strategies include:

1. **Activity Centres:** Establishing well-connected activity centres that provide essential services, retail, and recreational opportunities for residents.
2. **Schools and Education:** Ensuring the provision of adequate educational facilities, including new schools and upgrades to existing ones, to accommodate the growing population.
3. **Integrated Transport:** Developing an integrated transport network that includes public transport, cycling, and pedestrian pathways to enhance connectivity and accessibility.
4. **Community Facilities:** Providing community facilities such as parks, sports grounds, and community centres to promote social interaction and a healthy lifestyle.
5. **Health Services:** Expanding health services and facilities to meet the needs of the increasing population, ensuring access to quality healthcare.
6. **Affordable Housing:** Promoting the development of affordable housing options to cater to diverse community needs and ensure inclusivity.

2.3 Merrimu

The Merrimu strategies within the Bacchus Marsh Urban Growth Framework focus on creating a well-planned and sustainable community. Key strategies include:

1. **Residential Growth:** Planning for medium to long-term residential growth within the Merrimu precinct, ensuring that development is well-coordinated and sustainable.
2. **Community and Education Facilities:** Providing essential community and education facilities to support the growing population, including schools and community centres.

3. **Retail and Employment Opportunities:** Developing a retail centre and local employment opportunities to create a self-sustaining community.
4. **Parks and Recreation:** Establishing local parks and recreational areas to promote a healthy and active lifestyle.
5. **Integrated Transport and Infrastructure:** Developing an integrated transport network, including roads and drainage systems, to support the future community and enhance connectivity.

3. Review of Relevant Strategic Documents

3.1 Overview

This section reviews a number of key strategic documents that provides the basis of determining both passive and active open space provision requirements (including playgrounds) in Precinct 5. The material reviewed includes:

- The Moorabool Planning Scheme (including Clauses 02.03-9, 11.01-1L, 11.03-2S, 19.02-1S, 19.02-2S, 19.02-3S, 19.02-4S, 19.02-5S, 19.02-6S, 19.02-6L, Schedule to 53.01, 56.03-3, 56.05-1 and 56.05-2). Refer to Appendix 1 for a summary of these clauses;
- *Helping Moorabool Thrive (Advocacy Projects 2022 and Beyond)*;
- Precinct Structure Planning Guidelines (“PSP Guidelines”): New Communities in Victoria (October 2021), prepared by the Victorian Planning Authority (VPA);
- Moorabool Community Infrastructure Framework, (August 2019), prepared by Moorabool Shire Council;
- Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing (2018), prepared for the VPA by Cardno; and
- Other Council and external agency strategic documents.

3.2 Precinct Structure Planning Guidelines: New Communities in Victoria (October 2021)

The Precinct Structure Planning Guidelines: New Communities in Victoria (the Guidelines) are a Victorian Government initiative to ensure the Victorian Planning Authority (VPA) and other planning authorities prepare plans for places that enable best practice, liveable new communities for Victoria.

The purpose of the Guidelines is to provide the framework for preparing PSPs that guarantees quality outcomes while also being flexible, responsive and supportive of innovation by setting aspirational goals for our future

communities. The approach provides a transitional model enabling 20-minute neighbourhoods to evolve over time and achieve the objectives as the area matures. The Guidelines are based on planning for 20-minute neighbourhoods, a principle first outlined in Plan Melbourne 2017-2050 (Plan Melbourne, now replaced by Plan for Victoria) that advocates for living locally to ensure accessible, safe and attractive local communities.

The Guidelines are structured in the following four parts:

- **PART 1 - PURPOSE AND PLANNING CONTEXT.** Provides the context for preparing a PSP, including how the Guidelines ensure a future where Victoria is socially and economically strong, environmentally resilient and engaged with the opportunities of a rapidly changing world. It outlines the United Nations Sustainable Development Goals (UN SDGs) and relevant Plan Melbourne policy and explains the 20-minute neighbourhood integrating framework and where PSPs fit in the planning hierarchy.
- **PART 2 - PSP PATHWAYS AND PROCESSES (PSP 2.0).** Outlines the process for co-designing a PSP with key stakeholders using the PSP 2.0 approach to develop a shared vision for the precinct and resolve key planning challenges early. It also outlines the innovation pathway, which provides new opportunities to deliver over and above expected outcomes.
- **PART 3 - CONSTRUCTING A PSP.** Provides specific guidance on the General Principles and Performance Targets to be adopted when preparing a PSP. The principles and targets reflect the aspirations of policies such as Plan Melbourne and UN SDGs. They also reflect broader updates to State Government policies including the Department of Transport's Movement and Place Framework and Resilient Melbourne's Living Melbourne – Our Metropolitan Urban Forest. Part 3 also provides guidance on how to demonstrate a PSP has achieved its principles and targets, and where the innovation pathway should be considered.
- **PART 4 - PRACTITIONER'S TOOLBOX.** Provides guidance on the more detailed aspects of planning for Victoria's new communities. The Practitioner's Toolbox is available online and kept up to date with the latest tools and practices, including updates and changes to relevant government planning policies and guidance notes.

The Guidelines have a hierarchy of elements to explain what needs to be considered and delivered in a PSP. Elements are grounded in state policy and strategy or key future directions for greenfield precincts as determined by the VPA through the preparation process. There are a number of sections within the PSP Guidelines that specifically relevant to the preparation of a Community Infrastructure Assessment including community and education facilities. The most relevant elements are located in Part 3 (Constructing a PSP) and include:

- **Services and Destinations**
 - Provide services and destinations that support local living.

- Encouraging communities to 'live locally' means ensuring facilities and services are located close to housing and that the services meet the community's daily needs.

- **Infrastructure and Coordination**
 - Smarter infrastructure investment, and an integrated approach to land-use planning, is essential to unlocking development and ensuring housing affordability PSPs identify infrastructure needs and coordinate their integration with appropriate future land uses in order to provide for future communities.
 - The Guidelines provide direction around the distribution of community facilities, open space and transport required to support compact, walkable 20-minute neighbourhoods. Coordinated and timely delivery of this infrastructure is critical to enable development in greenfield areas and therefore affordability of land. The logical and orderly development of precincts also ensures that new communities have the things they need to thrive.

Table 1 on the following page provides a summary of the key community infrastructure assessment principles, the application of these principles to the PSP process and key PSP targets.

Table 1 – Key Elements of the PSP Guidelines Relevant to the Community Infrastructure Assessment Process

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
Offer High-Quality Public Realm		
F 10. Local recreational spaces and facilities		
Networks of open space and facilities that optimise the use of available land and provide equitable access to sport and recreation, leisure, environmental benefits, cultural benefits and visual amenity.		
<p>F 10.1 The open space network should include local parks that:</p> <ul style="list-style-type: none"> • have a variety of sizes and proportions, generally ranging from 0.1 to 3 hectares • are located to enable access by local residents without having to cross significant barriers such as arterial roads, railways or waterways • provide a diversity of amenity experiences – both internal to the park and external interfaces that will provide an amenity context for development. <p>Relevant VPP: Clause 56.05-2</p>	<ul style="list-style-type: none"> • A Public Realm & Water Plan should be developed. The plan may demonstrate a diverse range of open space typologies that respond to place (for example, linear open space, waterway corridors, biodiversity areas and the productive use of encumbered land). The plan should show park sizes, preferred interfaces and walkable catchments (adjusted for significant barriers). 	<p>T11 The open space network should seek to meet the following minimum targets:</p> <ul style="list-style-type: none"> • Within residential areas (including activity centres): <ul style="list-style-type: none"> - 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. <p>Relevant VPP: Clause 19.02-6S, 53.01</p> <p>T12 Open space and sports reserves should be located to meet the following distribution targets:</p> <ul style="list-style-type: none"> • 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 of each dwelling. <p>Relevant VPP: Clause 56.05-2</p> <p>Note: Includes sports reserves and public land that is encumbered by other uses but is capable of being utilised for open space purposes.</p>
<p>F 10.2 Proposed sporting reserves should be located, designed and configured to be:</p> <ul style="list-style-type: none"> • targeted to forecast community needs, including design, landscaping and functionality accessible • appropriately meeting their purpose, having regard to shared use opportunities • able to take advantage of opportunities for alternative water supply (including co-location with stormwater harvesting and treatment facilities) • distinctive and responsive to local character and surrounding land use. 	<ul style="list-style-type: none"> • A community needs analysis should be undertaken to inform the plan at preparation stage. • A Public Realm & Water Plan should show sporting reserve size, purpose and walkable catchments. • Typography should be considered when determining the appropriate location of sport reserves. 	

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PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
<p>F 10.3 A network of diverse open space should be provided across the precinct that connects (via open space or major pedestrian/cycle links) to metropolitan or regional open space networks.</p>	<ul style="list-style-type: none"> • A Public Realm & Water Plan should show linkages and connections, any barriers to connectivity, and measures to overcome barriers. 	
<p>F 10.4 The location and scale of open space should respond to and optimise integration with the existing topography, waterway features, landscape features, biodiversity conservation areas and cultural heritage values.</p>	<ul style="list-style-type: none"> • A Public Realm & Water Plan should detail the features the open space network is responding to. • A PSP may include any relevant cross section/s of existing or proposed features. For example, waterway, conservation area, Water Sensitive Urban Design (WSUD) element with the surrounding urban form to clearly show expected development interface outcomes. 	
<p>F 10.5 The public realm network should be located, configured and designed to enhance and optimise the role of encumbered or restricted public land (for example, waterways, conservation, utility easements, schools) for multifunctional spaces and cater for a broad range of local users and visitors.</p> <p>Where possible, the provision of open space should be integrated with and/or link with waterways and Water Sensitive Urban Design (WSUD) elements. The public realm network should account for provision of multifunctional water management assets.</p> <p>Relevant VPP: Clause 56.05-2, 19.03-3S</p>	<ul style="list-style-type: none"> • The community needs analysis should identify possible functions of each space. This could also include the potential role and function of school sports fields, waterways and/or floodways in contributing to the network. • Place-specific guidance should express expectations with regard to landscaping outcomes in open spaces and the public realm. 	
<p>Services And Destinations</p>		
<p>F 14. Local schools and community Infrastructure</p>		
<p>Education and community infrastructure and facilities that are located to equitably and efficiently maximise their accessibility and shared use.</p>		
<p>F 14.1 Education and community facilities (i.e. primary, secondary and specialist schools, kindergartens, community centres, health facilities and sport reserves) should:</p> <ul style="list-style-type: none"> • be co-located within community hubs • have good visual and physical links to a local centre • be located on connector streets, linked by walking and cycling paths • be located in proximity to high-quality public transport where possible • be located away from potential hazards. <p>Relevant VPP: Clause 56.03-3</p>	<ul style="list-style-type: none"> • A Community Infrastructure Plan should show the preferred location of education and community facilities and identify their locational advantages. The assessment should ensure that the context of surrounding or planned development is considered to inform the role and location of education and community facilities. • Where a specialist school is required, it should wherever possible, be located adjacent to an existing or proposed government school—preferably a secondary school. • Planning to co-locate kindergartens with all new government primary schools (including within co-located community facilities) should be undertaken in consultation with Department 	<p>T18 The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:</p> <ul style="list-style-type: none"> • 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. <p>Note: A health facility may include areas where a general practitioner would be capable of operating (for example, commercial or mixeduse zone).</p>

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PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
	<p>of Education and Training (DET) to determine appropriate land take and design requirements.</p> <p>Note: PSPs are only capable of accommodating the provision of infrastructure. Timing of delivery is subject to the discretion of the relevant service provider.</p>	
<p>F 14.2 High intensity facilities such as libraries, childcare centres, justice/emergency services and community centres should be located within close proximity of an activity centre or have good visual and physical links to an activity centre and active transport routes.</p>	<ul style="list-style-type: none"> • Consultation with agencies and service providers should explore spatial and locational needs of these facilities, as well as likely delivery models. • A community infrastructure needs assessment should be prepared to inform plan preparation, identifying potential local synergies available in the PSP area. 	
<p>F 14.3 Upgrades to existing infrastructure and/or the provision of new infrastructure should align with council and/or agency service plans and provide guidance to reflect the most cost-efficient approach to addressing service needs. This includes making use of any spare capacity of existing facilities within the catchment area and pursuing integrated service planning and delivery opportunities.</p>	<ul style="list-style-type: none"> • A community infrastructure needs assessment should be undertaken to inform plan preparation, identifying spare capacity within the catchment and exploring integrated delivery opportunities. • Consultation with community infrastructure service providers should be undertaken to explore integrated delivery opportunities. 	
<p>F 14.4 Where feasible, education and community infrastructure should provide space for not-for-profit organisations.</p> <p>Opportunities should also be explored in town centres for space that not-for-profits may be able to rent</p>	<ul style="list-style-type: none"> • Consultation with not-for-profit organisations and DET, • council and other community land use managers, as well • as developers of town centres, should be undertaken early to identify and co-design opportunities for shared facilities. 	
<p>F 14.5 The location of emergency services should be within easy access to the arterial road network to maximise coverage and reduce response times.</p>	<ul style="list-style-type: none"> • A community infrastructure needs assessment should be undertaken to inform plan preparation, identifying the location of existing or proposed emergency service facilities. • A Community Infrastructure Plan should identify the preferred location of emergency services if located within the precinct. 	
<p>F 15. Lifelong learning opportunities</p> <p>Education and community infrastructure and facilities that cater for the many social needs of the community and individuals at any stage of their lives.</p>		
<p>F 15.1 The amount of land allocated for education and community facilities, and their role and function, should be determined in consultation with service providers and should respond to the local context, the broader strategic context, and the forecast service needs of the new or changing community.</p> <p>Relevant VPP: Clause 56.03-3</p>	<ul style="list-style-type: none"> • A community infrastructure needs assessment should be prepared in plan preparation, identifying likely community needs. The assessment should ensure that the context of surrounding or planned development is considered to inform the role and location of education and community facilities. 	<p>Refer to T18 Targets</p>

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PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
	<ul style="list-style-type: none"> • Consultation with community infrastructure service providers should be undertaken to explore opportunities to respond to changing needs in an innovative way. 	
<p>F 15.2 The location and design of education and community facilities should cost-effectively maximise functional use, flexibility, safety, amenity and operational efficiency (e.g. shared use of facilities with active open space, alternative funding models, adaptable design models, community access to school grounds, etc.)</p>	<ul style="list-style-type: none"> • A Community Infrastructure Plan should show any proposed agreement for shared use. • A Precinct Infrastructure Plan should identify timing, delivery responsibility, potential funding sources and commitments to shared delivery and use of facilities. 	
<p>F 15.3 Opportunities for non-government schools and tertiary education facilities should be identified through engagement with the non-government school and tertiary education sectors.</p>	<ul style="list-style-type: none"> • Consultation with non-government education providers should be undertaken early in the PSP process. • A Community Infrastructure Plan should identify any nongovernment education facilities (where known). 	
<p>F 15.4 Future opportunities for higher order health and education (e.g. tertiary education) should be considered during the PSP process and land areas or 'areas of strategic interest' should be nominated where known.</p>	<ul style="list-style-type: none"> • Consultation with higher order health and education providers should be undertaken early in the PSP process to explore any opportunities for these sites to be nominated and for partnerships to be forged. • A Community Infrastructure Plan should identify any facilities (where known) and identify any catalyst impacts of these facilities. 	
Infrastructure Coordination		
<p>F 17. Staging and location of development</p> <p>Directing the staging and location of development within a PSP to:</p> <ul style="list-style-type: none"> • use available capacity in existing infrastructure • support the orderly and economic extension or augmentation of existing infrastructure • match the timely provision of new infrastructure. <p>This will include directing the location and timing of development and identifying trigger points for the provision of required infrastructure.</p>		
<p>F 17.1 The structure and design of a PSP should accommodate the coordinated delivery of key infrastructure (basic and essential infrastructure and other infrastructure) and appropriate staging of development to provide for:</p> <ul style="list-style-type: none"> • integration and shared-use opportunities • timely delivery, taking into consideration likely sequencing of development, land ownership constraints and funding sources • efficient delivery, taking into consideration likely sequencing of development 	<ul style="list-style-type: none"> • Encourage active engagement with government departments, service providers and utility agencies to input their forward plans, identify and define essential infrastructure and to explore strategic partnerships for planning, funding and delivery. • A Precinct Infrastructure Plan should identify all infrastructure needed to service the new neighbourhoods, indicative timing, delivery responsibility, potential funding sources (such as infrastructure contributions, opportunities for Growth Areas Infrastructure Contribution (GAIC) funding and other potential 	<p>T20 Identify all basic and essential infrastructure with spatial requirements on the future place-based structure plan (e.g. open space, schools, community centres, integrated water management, etc.)</p>

**Merrimu Precinct Structure Plan
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PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
<ul style="list-style-type: none"> development that will not be isolated from basic and essential infrastructure and services ensuring that development does not take place unless it can be serviced in a timely manner ensuring that development within a PSP can be staged to match the attainment of infrastructure triggers and the provision of infrastructure and services opportunities for alternative delivery models that achieve sustainability or other community benefits. 	<p>funding sources) and any agreed commitments to partnerships or alternative delivery models.</p> <ul style="list-style-type: none"> The indicative locations of essential infrastructure should consider the local requirements of service providers relevant to the PSP. 	
<p>F 17.2 The staging of development within PSPs should consider:</p> <ul style="list-style-type: none"> proximity to existing or proposed development fronts or serviced land proximity to significant public transport infrastructure or public transport services proximity to existing or committed community infrastructure such as schools proximity to new or existing arterial or connector road infrastructure existing uses (for example, extractive uses) which may transition over a longer period of time its role in facilitating delivery of this infrastructure. 	<ul style="list-style-type: none"> Active engagement with government departments, service providers, utility providers, landowners, developers and local government to explore the potential staging of development that aligns with potential planning, funding and delivery of infrastructure. Spatial arrangement of land uses within a PSP and the provision of infrastructure within a Precinct Infrastructure Plan are aligned to encourage appropriate staging of development. Direction is provided on the location and timing of development fronts within a PSP and the trigger points for required infrastructure, where relevant, in order to ensure development matches the timely provision of infrastructure. An indicative staging plan should be prepared where appropriate. 	
<p>F 17.3 Land should be set aside and reserved to allow for all public land uses, including schools, community centres, health, emergency and justice facilities, road widening and grade separation of rail from all transport corridors (includes roads, pedestrian and bicycle paths) where a delivery agency has agreed to the commitment.</p>	<ul style="list-style-type: none"> Land required in the future should be identified in a Community Infrastructure Plan. 	
<p>F 17.4 Structure and design of a PSP should seek to maximise opportunities for development to utilise existing infrastructure or to capitalise on planned infrastructure commitments.</p>	<ul style="list-style-type: none"> An infrastructure and servicing assessment should be prepared to inform plan preparation and should identify existing capacity of infrastructure. Consultation should be undertaken with agencies and servicing authorities to identify opportunities to leverage planned infrastructure commitments. 	
<p>F 18. Innovative and sustainable infrastructure delivery</p> <p>Actively pursuing innovative and sustainable models for infrastructure delivery, and long-term strategic infrastructure opportunities that align with the UN SDGs and the 20-minute neighbourhood framework.</p>		

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
<p>F 18.1 Alternative and innovative infrastructure and service delivery approaches should be explored early in the PSP place-shaping and visioning stages to ensure new and innovative initiatives are embedded in the design and structure of a PSP. Implications for urban form, housing, jobs and other features of the 20-minute neighbourhood should be considered and addressed through the PSP.</p>	<ul style="list-style-type: none"> • The PSP vision statement should identify any proposed infrastructure or service delivery innovations, as well as actions to support the vision. 	<p>Refer to Performance Target T18</p>
<p>F 18.2 Potential mechanisms to incentivise the early delivery of key infrastructure should be explored, particularly where fragmented land parcels and/or other site constraints exist that prohibit the logical delivery of infrastructure to support new job growth.</p>	<ul style="list-style-type: none"> • Active engagement with key implementing stakeholders will identify opportunities and commitment to bring forward infrastructure. • All commitments should be identified in the Precinct Infrastructure Plan. • A staged approach to drainage outfall should be considered to align with incremental development of the precinct. 	

3.3 Key Community Infrastructure Provision Items & Cost Benchmarks

3.3.1 Overview

This section provides a brief description of the key community infrastructure provision items, provision benchmarks, facility configuration models and cost benchmarks² used by the VPA in PSP locations. The facilities discussed below form the basis of most Development Contributions Plans (DCPs) or Infrastructure Charges Plans (ICPs) prepared in association with PSPs.

2.3.2 Open Space & Recreation

The VPA PSP Guidelines include some key provision targets for open space and recreation planning. Its focus has largely (but not exclusively) been on 'local' scale provision as opposed to regional / sub-regional provision. Key guidelines are:

- Unencumbered passive open space (3% to 5% of Net Developable Area or NDA); and
- Unencumbered active open space - sports grounds and outdoor court based facilities such as tennis and netball (5% to 7% of NDA).

In addition to these documented measures, are other less well documented factors / guidelines influencing open space and recreation outcomes include:

- Encumbered open space, particularly open space set aside for drainage purposes and as part of linear networks along rivers and creeks, typically represent a significant proportion of the gross area of a PSP site. The contribution these assets provide by way of informal recreation outcomes and improved physical and mental health is considerable. Encumbered open space provision outcomes are not prescriptively derived as each PSP site provides unique topographical, hydrological and environmental characteristics.

Appendix 4 shows indicative active open space and sporting pavilion specifications for 2 active open space sizes (5 to 6 hectares and 8 to 10 hectares). These specifications are included in the VPA commissioned *Benchmark Infrastructure and Costs Guide* (prepared by Cardno in 2018).

² Source: *Review of Benchmark Infrastructure Costings: Benchmark Infrastructure Costing*, Prepared for the VPA by Cardno (2018)

In addition to these PSP guideline provision benchmarks this review includes demand-based estimates for organised sport derived from the AusPlay Survey³ (AusPlay) which provides the major source of participation data for sport and other informal physical activities in Australia. These estimates are contained within Appendix 3 of this report and referred to in Section 4.7.

2.3.3 Multipurpose Community Centres

For the purposes of this assessment a multipurpose community centre is defined as a building owned and or managed by Local Government which accommodates a range of services and offers flexible community spaces made available to local residents and community groups for a variety of potential uses.

In the context of greenfield locations community centres have primarily incorporated a range of early years services and offered flexible community meeting spaces. However, the potential range of services and functions a community centre can incorporate is very broad. In order to ensure the effective and efficient use of capital and operational resources contemporary community centres are multipurpose (i.e. offering more than one service and function) rather than stand-alone (i.e. dedicated to one service or function only), and, where practical, co-located with other community infrastructure and public open space. Land area allocations in greenfield locations are reasonably generous in comparison to the actual building footprint provided in order to allow for sufficient on-site car parking and facilitate longer term expansion requirements as local needs evolve and change and shifts in government policy occur (e.g. the Victorian State Government's proposed introduction of 15 hours per week of funded 3 year old Kindergarten over the coming decade).

Other key characteristics and issues associated with multipurpose community centres are outlined below.

- Although not all multipurpose community centres are identical, it is possible to describe the types of services and functions typically incorporated into such facilities.
- Typically, such facilities are a combination of a few (but rarely all) of the following services and functions: Kindergarten; Maternal & child health; Playgroups; Occasional child care; long day child care; community meeting spaces; Planned Activity Groups; Neighbourhood houses / adult education; and Library.
- Multipurpose community centres can vary greatly in size depending on the services and activities to be accommodated within it and can typically range from 500 square metres to 2,500 square metres.
- Unlike public open space (both passive and active), the VPA PSP Guidelines do not specify a quantitative measure of how many facilities should be provided either using an area based standard

³ Ausplay is a large scale national population tracking survey funded and led by Sport Australia. AusPlay collects participation data; not membership data. The club sport data in AusPlay relates to how participation took place (e.g. survey respondents who self-identified that they participated in an activity through a sports club or association).

(as applies to public open space) or a population based standard. Municipal Planning schemes do not provide any guidance on this matter either.

- In the absence of specific PSP Guidelines and statutory requirements, the VPA has tended to rely on the provision guidelines outlined in the *Planning for Community Infrastructure in Growth Area Communities* (2008) and a more recently prepared update of this report – the draft *Community Infrastructure Planning Guidelines Refresh* (2023).
- However, it is also possible to estimate the level of demand for specific service types likely to be generated by a PSP.

It should be noted this assessment evaluates the impact of the Victorian State Government’s *Best Start, Best Life Policy* (June 2022) kindergarten reforms which will lead to three-year-old kinder being made available for 15 hours per week by 2029, and four-year-old kinder (which will transition to “Pre-Prep”) increasing to a 30-hour per week program by 2036.

Due to the large variety of possible community configuration options the analysis focuses on the following 3 types of community centres where a large urban population of up to 60,000 people can be anticipated (as is the case for Bacchus Marsh and surrounds):

- Level 1 community facility (1,200 m2 building footprint & 0.8 ha of land) @ 1 centre per 20,000 people;
- Level 2 community facility (1,500 m2 building footprint & 1 ha of land) @ 1 centre per 20,000 people; and
- Level 3 community facility (2,500 m2 building footprint & 1.5 ha of land) @ 1 centre per 60,000 people.

The scope of services and activities covered by these facilities include Kindergarten, Maternal & Child Health, Playgroups, Occasional Child Care, Neighbourhood Houses, Libraries and a variety of flexible community meeting spaces and consulting rooms.

Appendix 4 shows indicative community centre configurations for each of the 3 types of community centres considered by this assessment and which are included in the VPA commissioned *Benchmark Infrastructure and Costs Guide* (prepared by Cardno). Level 1 and 2 community centres both include Kindergarten and Maternal and Child Health rooms as well as multipurpose community meeting spaces. Level 2 centres have larger community meeting spaces that are capable of accommodating a neighbourhood house service. Level 3 community centres differ from Level 1 centres by not typically including early years services such as Kindergarten and Maternal and Child Health. Instead these facilities include higher order services (i.e. services provided to a larger population catchment) such a Library and specialised community space for other service forms and population target groups.

3.3.4 *Benchmark and Infrastructure Costs Guide (October 2019)*

The VPA has formally endorsed (in October 2019) the *Benchmark Infrastructure and Costs Guide* to guide planning authorities and developers in the use of benchmark designs and costs in preparing an Infrastructure Contributions Plan (ICP), the term now used instead of Development Contributions Plan (DCP) when preparing new PSPs. The Guide covers:

- The role of scope and cost estimates in ICPs;
- The development of the benchmark design and costs;
- Role of the Benchmark Infrastructure and Costs Guide in preparing ICPs, including how to adjust the estimates to deal with scope variations if needed; and
- How the Benchmark Infrastructure and Costs Guide will be reviewed and kept up to date; and
- Reproduces the results of the Cardno work.

Although these benchmark cost estimates have been prepared largely for the use in the preparation of ICPs and DCPs, this report argues that they can also be appropriately applied to larger strategic development sites in metropolitan Melbourne.

3.3.5 *VPA Benchmark Cost Items*

The VPA benchmark cost estimates for the development of community centres, sports reserves and sporting pavilions are presented in Table 2 on the following page. Appendix 4 of this report contains the design specifications identified in *Benchmark Infrastructure and Costs Guide* report the for each of the three items described above.

Table 2 - Key Community Infrastructure Benchmark Cost Estimates⁴

COMMUNITY INFRASTRUCTURE BIC

ITEM	CATEGORY	DESCRIPTION	STANDARD	COST APPLICATION	ESTIMATE P50	ESTIMATE P90
37	Community Facilities	Level 1 Facility	Contemporary standard	Bldg floor area	\$9,096,034	\$10,136,913
38	Community Facilities	Level 2 Facility	Contemporary standard	Bldg floor area	\$10,747,314	\$11,898,811
39	Community Facilities	Level 3 Facility	Above contemporary standard allowing for place making architectural features	Bldg floor area	\$14,341,746	\$15,766,458

SPORTS PAVILION BIC

40	Sports and Recreation Facilities	Sports Pavilion 2 playing areas	Contemporary standard multi-purpose facility	Bldg floor area	\$2,151,062	\$2,207,038
41	Sports and Recreation Facilities	Sports Pavilion 3 playing areas	Contemporary standard multi-purpose facility	Bldg floor area	\$3,581,105	\$3,669,067

SPORTS AND RECREATION FACILITY BIC

42	Sports and Recreation Facilities	Sports and recreation facility 5 to 6 hectare site	Contemporary senior and junior sporting competition standard	Per Reserve	\$9,251,966	\$10,690,005
43	Sports and Recreation Facilities	Sports and recreation facility 8 to 10 hectare site	Contemporary senior and junior sporting competition standard	Per Reserve	\$12,009,430	\$13,800,649

⁴ Source: Victorian Planning Authority, benchmark cost estimates for the 2025/26 financial year ([Benchmark-Costs-Estimates-For-The-2025-2026-Financial-Year--1-July-2025.pdf](#))

3.4 Moorabool Community Infrastructure Framework (August 2019)

3.4.1 Framework Overview

The Community Infrastructure Framework sets out how Moorabool Shire Council plans and delivers community facilities and community services. The main purpose of the Framework is to identify the Shire’s needs for facilities and services, now and into the future and takes into account population changes and community needs.

Documents that describe the purpose of the Framework and how it operates are:

- **Community Infrastructure Planning Policy.** The Policy states that Council will follow the adopted Community Infrastructure Planning Process. The Policy also includes a set of Planning and Design Principles.
- **Community Infrastructure Planning Process.** The adopted Planning Process provides the methodology describing how the Community Infrastructure Framework operates. It explains how infrastructure projects are identified through an evidence-based approach.

3.4.2 Community Infrastructure Provision Standards (April 2019)

A key component report of the Moorabool Community Infrastructure Framework is the Community Infrastructure Provision Standards report (April 2019). This document provides the quantitative standards that have informed the various assessments of need for community services and facilities.

Quantity Standards (informing the Quantity Assessment)

Table 3 below summarises the Moorabool Shire Council’s preferred community facility provision targets that inform the quantity assessment for the Moorabool Community Infrastructure Framework.

Table 3 – Moorabool Shire Council’s Preferred Community Service Provision Targets

Service / Facility Type	Moorabool Shire Council’s Preferred Provision Target	Discussion of Provision Target
4 yr old kindergarten	1 place per resident 4 year old child.	Council has adopted a service standard of 1 place per resident 4 year old child. This is supported by annual data published by the Department of Education (DET) that shows 95% of resident 4-year olds in Moorabool attend kindergarten. The total number of children enrolled at centres within Moorabool is also high, being equivalent to at least 92% of the number of resident children (DET Early Learning Profile 2017).
Centre-based meals	Not used	Not used

Service / Facility Type	Moorabool Shire Council's Preferred Provision Target	Discussion of Provision Target
Community venue - local	1 facility per 3,000 persons (total population)	Current ratio for urban areas is approx 1:1,900 and 1:600 for small towns and rural areas. Ballan has a much higher rate (1:775) compared with BM & Surrounds (1:2,500) and Bacchus Marsh has the lowest (1:3,500). The ratio of 1:3,000 is set because facilities in Ballan are shown to have more capacity than those in Bacchus Marsh, suggesting Ballan has an oversupply of local venues while Bacchus Marsh is just about adequate.
Community venue - district	1 facility per 8,000 persons (total population)	Current ratio for urban areas is approx 1:7,700 and for small towns and rural areas 1:2,200. The utilisation assessments for the Lerderberg Library rooms suggest there is capacity for more use of all rooms in daytime hours but less capacity after 5pm weekdays and weekends. Anecdotal evidence suggests rooms in the Darley and Ballan neighbourhood houses are well used but have some capacity. The ratio of 1:8,000 is set on the basis that district facilities within urban areas have some capacity to accommodate more demand but that rural facilities have substantially more capacity.
Community venue - municipal	1 facility per 25,000 persons (total population)	Current ratio for urban areas is approx 1:23,000 and for small towns and rural areas 1:11,000. Utilisation assessments for the existing facilities show some capacity for more use. Ratio of 1:25,000 is supported on the basis that existing facilities have surplus capacity to accommodate growth in demand for several years before additional rooms are required after 2021 and beyond. Trigger set to 10,000. It is more appropriate to model demand for facilities in small towns and rural areas based on travel distance and creating community focal points. As such, the Quantity Standard is not applied to small towns and rural areas and small towns and rural areas.
Dementia programs	Not used	Not used
Long day care	1 enrolment place per 3 children aged 0-4 years	Enrolment data for long day care centres in Bacchus Marsh was not available for 2018 but was collected in May 2016 through an earlier version of this needs assessment. Data in 2016 informed a Quantity Standard of '1 licensed place per 6 children aged 0-4 year'. This assessment now uses 'enrolment capacity' rather than licensed places as the preferred measure of existing provision. Enrolment capacity is calculated as 2 children per licensed place and the new Quantity Standard is therefore 1 unit of enrolment capacity per 3 children aged 0-4 (equivalent to 30% participation). This roughly reflects the national figure of 26% participation in LDC reported by the ABS in June 2014 (44020DO007_201406 Childhood Education and Care, Australia, Australian Bureau of Statistics, 2014)
Maternal and Child Health	1 full time nurse per 500 children aged 0 to 6 years	The current ratio for Bacchus Marsh and Surrounds (1 EFT per 543 children aged 0-6) is deemed a more important indicator than the ratios for Ballan and rural areas, due to the much higher utilisation of the urban facilities. As the urban area already requires more capacity, a standard of 1 EFT per 525 children has been used.
Multipurpose community room	1 room per 1,400 persons (total population)	Current ratio for urban areas is approx 1:1,100 and for small towns and rural areas 1:400. Utilisation assessments for rooms within urban areas (BM & Surrounds and Ballan) suggest they have substantial capacity for more use. Ratio of 1:1,400 is used on the basis there is currently surplus capacity in urban areas that will accommodate growth in demand for several years

Service / Facility Type	Moorabool Shire Council's Preferred Provision Target	Discussion of Provision Target
		before additional rooms are required after 2031 and beyond. It is more appropriate to model demand for rooms in small towns and rural areas based on travel distance and creating community focal points. As such, the Quantity Standard is not applied to small towns and rural areas and small towns and rural areas.
Seniors group	Not used	Not used
Social support group	Not used	Not used
Youth space	1 facility per 5,000 people aged 12-21	The Quantity Assessment takes account of various findings described in the Needs Analysis Key Findings & Recommendations report. Refer to the report for more information.
Library		Library floor space requirements are calculated based on the total population within the catchment of a library, using the 'People Places' tools created by the Library Council of New South Wales
Projected population served	Sqm (gross) per 1,000 persons	Circulation space
<i>fewer than 2,750</i>	<i>Baseline 190 sqm</i>	-
<i>2,750 to 20,000</i>	<i>57.5 sqm</i>	<i>+20%</i>
<i>20,001 to 35,000</i>	<i>39 sqm</i>	<i>+20%</i>
<i>35,001 to 65,000</i>	<i>35 sqm</i>	<i>+20%</i>

Source: Moorabool Community Infrastructure Framework (August 2019)

For the purposes of this report a modified set of provision standards based on both Council's standards and PSP provision standards (as outlined in Section 3.2) were adopted in order to prepare the Merrimu PSP CINA. The final adopted provision standards are outlined in Appendix 3 of this report.

3.4.3 Strategic Community Infrastructure Priorities for Bacchus Marsh and Surrounds

By following the adopted Community Infrastructure Planning Process, Council has identified a list of priority community infrastructure projects: **Strategic Community Infrastructure Priorities report – all Moorabool Shire** (August 2019). Council has prepared location-specific extracts from this report including one for Bacchus Marsh: **Strategic Community Infrastructure Priorities report – Bacchus Marsh** (August 2019).

This document identifies the highest priority community infrastructure projects for Bacchus Marsh and Surrounds now and up to the year 2041, based on current population forecasts. When Council's forecasts are updated, or other data and assumptions change significantly, the needs analyses, findings and recommendations will need to be reviewed and the priorities re-set if required.

Each project responds to community needs identified through the Community Infrastructure Needs Analysis Findings and Recommendations report (August 2019) and the various analyses of community need conducted between March 2018 and April 2019.

Table 4 below summarises the short, medium and long term priorities for various sports and sports infrastructure in Bacchus Marsh and Surrounds over the next 20 years.

Table 4 – Short-, Medium- & Long-Term Strategic Community Infrastructure Priorities for Bacchus Marsh & Surrounds

Service / facility type(s)	Recommendation	Deliver by
Short term priorities (3 years): to be addressed between 2019 and 2022 *Note: some of these projects have already been delivered		
<ul style="list-style-type: none"> • Centre-based meals • Dementia-suitable facilities • Kindergarten • Libraries • Maternal & Child Health • Multipurpose community rooms & venues • Seniors groups • Social support groups 	Proceed with design and construction of the West Maddingley Early Years and Community Hub (completed and opened in early 2024)	Required immediately
<ul style="list-style-type: none"> • BMX and skate parks • Centre-based meals • Dementia-suitable facilities • Kindergarten • Libraries • Maternal & Child Health • Multipurpose community rooms & venues • Seniors groups • Social support groups • Youth space and youth support 	Prepare a Master Plan for Rotary Park that includes the Andy Arnold Centre & Quamby Room, Bacchus Marsh skate park and Young Street Kindergarten.	2021 to 2029
<ul style="list-style-type: none"> • Playgrounds 	Develop a Play Spaces Improvement Plan.	2019
<ul style="list-style-type: none"> • Multipurpose community rooms & venues • Sports pavilions 	Ensure the new soccer/cricket sports pavilion at the BM Racecourse Reserve (Stage 2 development) is fitted out suitably and made available as a community venue.	2022
<ul style="list-style-type: none"> • Sports grounds 	Proceed with the construction of 1 competition cricket/football oval at BM Racecourse Recreation Reserve. Ensure the associated sports pavilion is suitable for use as a community venue.	2022
<ul style="list-style-type: none"> • Sports grounds 	Closely monitor the condition and playability of the surfaces at Darley Park, Maddingley Park and Masons Lane. If there has been any further deterioration of the playing surfaces, commission full soil profile investigations to determine the best treatment and map the layout of irrigation.	As required
<ul style="list-style-type: none"> • Multipurpose community rooms & venues • Sports pavilions 	Improve disability access into the Bacchus Marsh Lawn Tennis Club pavilion.	Required immediately

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Service / facility type(s)	Recommendation	Deliver by
<ul style="list-style-type: none"> Multipurpose community rooms & venues 	Carry out upgrade works to Bacchus Marsh Public Hall and Supper Room to address the issues identified by the Suitability Assessment	2022
<ul style="list-style-type: none"> Sports grounds 	Investigate community use of suitable school ovals/pitches for training to relieve pressure on Darley Park and Maddingley Park.	2022
<ul style="list-style-type: none"> Sports grounds 	Upgrade the north eastern 'Siberia' oval at Maddingley Park to better support junior and female competition football and cricket.	2022
<ul style="list-style-type: none"> Sports grounds 	Proceed with sports ground lighting improvements as per Council's planned rollout following the Lighting Audit.	2022
<ul style="list-style-type: none"> Sports pavilions 	Darley Park pavilion - upgrade the players change rooms and amenities, including improvements to female-friendliness.	2022
<ul style="list-style-type: none"> Sports pavilions 	Work with sports clubs through the Recreation Reserve Capital Works Contribution Policy (2016) to fund and deliver the required upgrades to pavilions at Wallace, Maddingley Park and Masons Lane athletics pavilion (refer to fitness for purpose assessments for identified issues).	As required
<ul style="list-style-type: none"> Basketball courts Netball courts (indoor) 	Proceed with planning for a maximum of 4 indoor courts in Bacchus Marsh and Surrounds, as per the findings of the Indoor Recreation Facilities Feasibility Study (2018).	2022 (or as feasible)
<ul style="list-style-type: none"> Netball courts 	Consider options for improving the fitness for purpose and increasing the capacity of the netball courts at Darley Park through a review of the Darley Park Master Plan.	As required
<ul style="list-style-type: none"> Swimming pool (outdoor) 	Bacchus Marsh outdoor pool - Improve disabled access to the main pool and kiosk	Required immediately
Medium term priorities (3 to 10 years): to be addressed between 2023 and 2029		
<ul style="list-style-type: none"> Multipurpose community rooms & venues 	If unmet demand for community meeting rooms is shown to exist in Darley after 2023, Council may wish to consider whether and how to grant community access to the North Wing meeting rooms 1, 2 and 3 at times when they are not being used by Council.	As Required
<ul style="list-style-type: none"> Multipurpose community rooms & venues Sports grounds Sports pavilions 	Proceed with the construction of 1 competition football / cricket oval at Underbank. Ensure the associated sports pavilion is designed to be suitable for use as a community venue. This is particularly important given the lack of any community facilities in western Bacchus Marsh.	2023
<ul style="list-style-type: none"> Multipurpose community rooms & venues Sports grounds Sports pavilions 	Proceed with construction of 2 further soccer pitches (stage 2) at the BM Racecourse Recreation Reserve, with associated sports pavilion.	2023
<ul style="list-style-type: none"> Basketball courts Netball courts (indoor) 	Monitor indoor basketball and netball participation rates across Bacchus Marsh and Surrounds following at least 2 years use of any new courts and determine future facility requirements accordingly.	After 2 years use of any new indoor courts.
<ul style="list-style-type: none"> Netball courts (indoor) 	Construct 4 new outdoor netball courts across the BM Racecourse Recreation Reserve and Underbank development (4 courts in total). If additional netball capacity is required by the Bacchus Marsh Football/Netball Club, utilise the new courts at BM Racecourse Recreation Reserve and Underbank.	2029
<ul style="list-style-type: none"> Swimming pool (outdoor) 	Bacchus Marsh outdoor pool - if the pool is to remain in operation beyond 2022, fix the toddler pool shell and upgrade the lighting and floor of the change rooms	2025

Service / facility type(s)	Recommendation	Deliver by
<ul style="list-style-type: none"> Skate and BMX parks 	Upgrade the Rotary Park skate park and expand the range of equipment.	2029
Long term priorities (beyond 10 years): to be addressed between 2030 and 2041		
<ul style="list-style-type: none"> Sports grounds 	Following at least 2 years of active use of the new ovals at BM Racecourse Recreation Reserve and Underbank, and progress with planning for Parwan Station and Merrimu, review the need for additional football and cricket ovals across the east of the Shire.	As Required
<ul style="list-style-type: none"> Netball court (outdoor) 	Monitor demand for netball and participation across Bacchus Marsh and Surrounds and if required, develop 2 further courts at the BM Racecourse Recreation Reserve (to total 4 courts).	As Required
<ul style="list-style-type: none"> Aquatic centre Swimming pool (indoor) 	Develop an indoor pool within Bacchus Marsh and Surrounds. Prior to or at the same time as developing a new indoor pool at the Taverner Street site, decommission the existing outdoor pool, regardless of which site is eventually chosen for the new indoor pool.	2041
<ul style="list-style-type: none"> Multipurpose community rooms & venues 	Assess the viability of creating a large event venue / conference centre in Bacchus Marsh or Maddingley. This recommendation relates to the short term recommendation 'Prepare a Concept Plan / Master Plan for the site of the former Shire Council offices, Main Street Bacchus Marsh to investigate the potential for a Civic and Community Precinct' (see above)	2041

Source: Moorabool Community Infrastructure Framework (August 2019)

3.5 Other Council Documents Reviewed

Several other Moorabool Shire Council strategies, plans and policies were identified and reviewed for potential relevance to the assessment. The documents reviewed are outlined below and, where applicable, discussed as part of the detailed assessment outlined in Section 4 of this report.

Corporate documents	Community Services documents	Recreation & Open Space documents	Land Use Plans
<ul style="list-style-type: none"> Community Vision 2030 Council Plan 2021-2025 	<ul style="list-style-type: none"> Moorabool Shire Community Infrastructure Planning Policy (2019) Community Infrastructure Planning Process (2019) Strategic Community Infrastructure Priorities report – all Moorabool Shire (August 2019) Age Well Live Well Strategy 2022-2025 Arts & Culture Strategy 2021-2025 Health & Wellbeing Plan 2021-2025 Young Communities Strategy 	<ul style="list-style-type: none"> Moorabool Open Space Strategy 2025-2030 Darley Park Master Plan Maddingley Park Masterplan Mason's Lane Master Plan Female Friendly Sport and Recreation Strategy 2022-2032 Female Friendly Sport and Recreation Participation and Infrastructure Open Space Maintenance Management Plan Recreation and Leisure Strategy 2015-2021 and draft Recreation & Leisure Strategy 2024 - 2034 	<ul style="list-style-type: none"> Bacchus Marsh Town Centre Structure Plan

3.6 Moorabool Shire Council Advocacy Priorities

Moorabool Shire Council is committed to keeping pace with population growth by providing the best infrastructure and access to services for its community. As such, it has identified several key projects and many medium to small projects as necessary to achieving this aim. Along with Council financial commitment, these projects will require funding from other levels of Government. The following list of major projects are located in the Study Area and included in Council's *Helping Moorabool Thrive (Advocacy Projects 2022 and Beyond)* document:

- Moorabool Aquatic and Recreation Centre (MARC) Bacchus Marsh – this involves the construction of Stage 2 of the project to deliver an indoor aquatic leisure centre alongside the new 4 court indoor stadium;
- Bacchus Marsh Community & Bowls Hub - this involves the merger between Bacchus Marsh Bowling Club and Avenue Bowling Club to deliver a new modern purpose-built facility in the heart of a major new sports and recreation precinct.
- Bacchus Marsh Civic Precinct;
- Darley Council Office Accommodation, Bacchus Marsh - this project includes proposals for potential State Government usage of the current Council site in Darley including: 1) returning the site to a state high school; 2) select entry high school for the western suburbs of Melbourne and 3) a specialist autism school;
- Bacchus Marsh Racecourse Recreation Reserve Community Hub;
- Aqualink Cycling and Walking Corridor; and
- Bacchus Marsh Avenue of Honour Walking Trail.
- Improved Sport and Recreation Facilities including those at Maddingley Park

3.7 External Agency Documents Reviewed

The following external agency documents were reviewed as part of the assessment and, where applicable, discussed as part of the more detailed assessment contained in Section 4 of this report:

- Moorabool Shire Kindergarten Infrastructure and Services Plan (2020);
- Victoria University Strategic Plan 2022-2028;
- Federation University Australia Strategic Plan 2021 – 2025;
- Western Health Strategic Direction 2024-2027;
- Victorian Public Health and Wellbeing Plan 2023–27;
- Victorian Government Health 2040: Advancing Health, Access and Care;

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- Statewide Design, Service and Infrastructure Plan for Victoria’s Health System 2017–2037;
- Victoria Police Blue Paper: A Vision for Victoria Police in 2025;
- Victoria Police Strategy 2023–2028;
- Fire Rescue Victoria Strategic Plan 2022-2032;
- Country Fire Authority Strategy and Outcomes Framework 2020-2030;
- Ambulance Victoria Strategic Plan 2023-2028;
- Victorian State Emergency Services (VICSES) Strategic Plan 2023-2027; and
- Court Services Victoria Strategic Asset Plan 2016-2031.

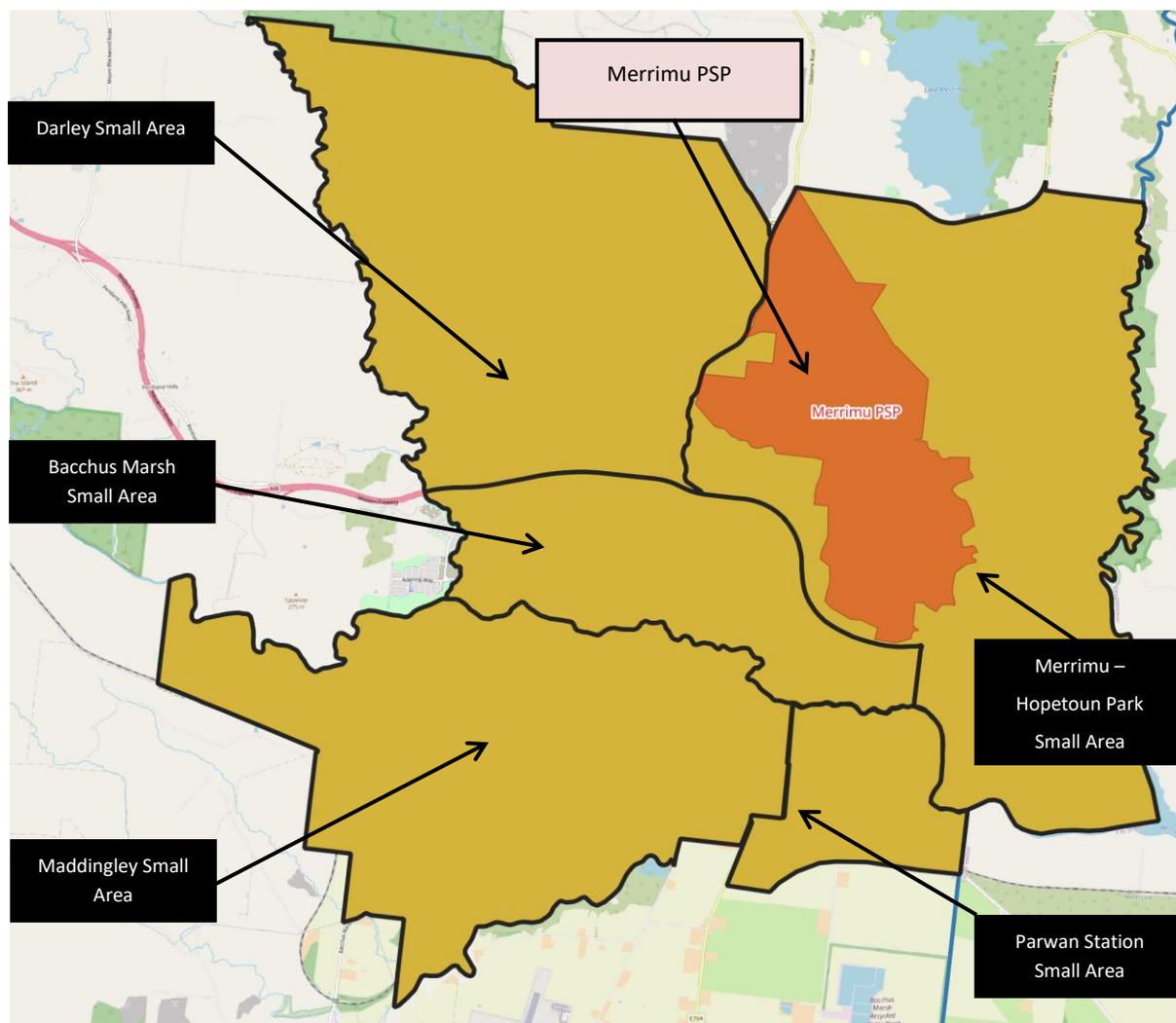
As this assessment represents a pre-agency engagement report, it is possible that additional State infrastructure needs may be identified for the Merrimu PSP once the external agency engagement process has been completed.

4 Detailed Community Infrastructure Needs Analysis

4.1 Study Area (Bacchus Marsh and Surrounds) & Population Forecasts

To comprehensively assess the community infrastructure implications of the proposed development of the Merrimu PSP, a broader Study Area was constructed using a cluster of “small areas” used for the Moorabool Shire’s *Population and Household Forecasts, 2021 to 2046* (prepared by .id consulting on behalf of Moorabool Shire Council). As shown in Figure 2 below, the Study Area consists of the “Bacchus Marsh and Surrounds” which is a combination of five small areas: Bacchus Marsh; Darley; Maddingley; Parwan Station; and Merrimu-Hopetoun Park small areas. The Study Area currently has a population of approximately 27,000 people and is forecast to grow significantly over the next 20 years and reach approximately 56,000 people by 2046. The majority of this population growth is assumed to be driven by the development of the Merrimu PSP.

Figure 2 – Location of the Merrimu PSP in the Context of the Study Area



Source: Moorabool Shire Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), February 2025

4.2 Current & Planned Community Infrastructure within the Study Area

Table 5 below identifies the main community infrastructure services and facilities which currently exist in the Study Area and the distances (and time travel estimates) to these facilities from the Merrimu PSP. The existing community infrastructure of Bacchus Marsh will play an important role in meeting the early service needs of the Merrimu PSP, much of which, as shown below in Table 6, is located within 7 to 12 kilometres (approximately 9 to 15 minutes driving time) of the PSP.

Table 5 – Existing Community Infrastructure in the Study Area

Existing Community Infrastructure	Distance from the centre of the Merrimu PSP (372 Bences Rd, Merrimu ⁵)
Major Public Open Spaces	
Telford Park and Wittick St. Reserve - Darley	6.9 km (9 minutes driving time)
Maddison Circuit Reserve - Darley	6.5 km (8 minutes driving time)
Darley Park - Darley	5.5 km (7 minutes driving time)
The Lerderderg River Corridor (north) - Darley	6.8 km (8 minutes driving time)
The Lerderderg River Corridor (south) - Darley	5.0 km (7 minutes driving time)
Masons Lane Reserve – Bacchus Marsh	7.0 km (10 minutes driving time)
Rotary Park – Bacchus Marsh	7.7 km (10 minutes driving time)
Lidgett St. Reserve – Bacchus Marsh	7.4 km (10 minutes driving time)
Kel Sheilds Flora Reserve - Maddingley	10.9 km (14 minutes driving time)
Maddingley Park– Maddingley	8.4 km (11 minutes driving time)
Stonehill Park– Maddingley	11.3 km (14 minutes driving time)
Bacchus Marsh Racecourse Reserve – Maddingley	13.5 km (17 minutes driving time)
Outdoor & Indoor Recreation Facilities⁶	
Darley Civic & Community Hub sports ground (1 oval - football, cricket, soccer)	6.9 km (9 minutes driving time)
Darley Park (1 oval and 2 netball courts - football, cricket, netball)	5.5 km (7 minutes driving time)
Mason’s Lane Reserve (2 ovals, 1 baseball field and 1 athletics track - football, cricket, soccer, athletics, baseball)	7.0 km (10 minutes driving time)
Maddingley Park / Bacchus Marsh Lawn Tennis Club (2 ovals, 19 tennis courts and 2 netball/multipurpose courts - football, cricket, tennis, netball)	8.4 km (11 minutes driving time)
Bacchus Marsh Racecourse and Recreation Reserve (4 soccer pitches, 2 cricket fields, 1 senior size AFL oval, 1 community	13.5 km (18 minutes driving time)

⁵ This location has been chosen due to the current absence of formal roads within the Merrimu PSP, making it difficult to calculate travel times and distances accurately. However, this assessment assumes this location equates to the centre of the Merrimu PSP.

⁶ Note: list excludes sporting facilities located on school sites.

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Existing Community Infrastructure	Distance from the centre of the Merrimu PSP (372 Bences Rd, Merrimu ⁵)
oval and 4 multi-purpose netball / tennis courts – football, cricket, soccer, tennis and netball ⁷)	
Bacchus Marsh Secondary College (1 oval – football and cricket)	8.8 km (12 minutes driving time)
Bacchus Marsh Outdoor Pool	6.9 km (10 minutes)
Bacchus Marsh Leisure Centre (2 indoor courts)	9.0 km (12 minutes driving time)
MARC Stadium (4 indoor courts)	8.1 km (10 minutes driving time)
Bacchus Marsh Bowling Club	7.0 km (9 minutes driving time)
Avenue Bowling Club	7.0 km (9 minutes driving time)
Bacchus Marsh Golf Club	7.6 km (10 minutes driving time)
Bacchus Marsh West Golf Club	12.6 km (16 minutes driving time)
Education	
Darley Primary School	5.8 km (7 minutes driving time)
Pentland Primary School	7.3 km (9 minutes driving time)
Bacchus Marsh Primary School	7.4 km (9 minutes driving time)
Coimadai Primary School	6.9 km (7 minutes driving time)
St Bernard's Parish Primary School	7.0 km (9 minutes driving time)
Bacchus Marsh College	8.8 km (12 minutes driving time)
Bacchus Marsh Grammar	9.8 km (12 minutes driving time)
Early Years Services	
Maternal & Child Health	
Darley Early Years Hub	7.5 km (10 minutes driving time)
West Maddingley Early Years Hub	11.7 km (14 minutes driving time)
Stand-alone Kindergarten	
Young Street Kindergarten	7.5 km (10 minutes driving time)
Bacchus Marsh Montessori Uniting Kindergarten	5.2 km (7 minutes driving time)
Darley Early Years Hub	7.5 km (10 minutes driving time)
West Maddingley Early Years Hub	11.7 km (14 minutes driving time)
Long Day Child Care	
Bacchus Marsh Child Care & Kindergarten Centre	6.4 km (8 minutes driving time)
Aussie Kindies Early Learning Bacchus Marsh	6.4 km (8 minutes driving time)
Future Kids Child Care and Kindergarten - Bacchus Marsh	11.5 km (12 minutes driving time)
Journey Early Learning Centre - Bacchus Marsh	7.6 km (10 minutes driving time)
Green Leaves Early Learning Bacchus Marsh	6.2 km (8 minutes driving time)
Pentland Childcare & Kindergarten Centre	7.0 km (9 minutes driving time)
Story House Early Learning Telford Park	6.6 km (9 minutes driving time)

⁷ These facilities are progressively being delivered as part of the implementation of the *Bacchus Marsh Racecourse and Recreation Reserve Masterplan* (2015).

Existing Community Infrastructure	Distance from the centre of the Merrimu PSP (372 Bences Rd, Merrimu ⁵)
Mayfield Early Education Maddingley	11.5 km (14 minutes driving time)
Maddingley Montessori Centre	8.9 km (12 minutes driving time)
AMIGA Montessori Maddingley	11.6 km (14 minutes driving time)
Libraries, Community Centres, Community Houses, Halls & Arts Cultural facilities	
Darley Civic & Community Hub	7.5 km (10 minutes driving time)
Darley Neighbourhood House & Learning Centre	6 km (8 minutes driving time)
Laurels Education and Training (RTO & Neighbourhood House)	7.0 km (8 minutes driving time)
Lerderderg Library	7.2 km (9 minutes driving time)
Bacchus Marsh Public Hall	7.2 km (9 minutes driving time)
Bacchus Marsh Men's Shed	7.0 km (8 minutes driving time)
Andy Arnold Centre	7.6 km (10 minutes driving time)
Civic Administrative	
Moorabool Shire Offices	2.0 km (4 minutes driving time)
Justice and Emergency Services	
Bacchus Marsh Magistrate's Court	6.2 km (8 minutes driving time)
Bacchus Marsh Police Station	6.2 km (8 minutes driving time)
Bacchus Marsh Fire Station	7.8 km (10 minutes driving time)
Bacchus Marsh Satellite Fire Station (Darley)	5.7 km (7 minutes driving time)
Coimadai Fire Station	6.3 km (6 minutes driving time)
Parwan Fire Station	8.6 km (10 minutes driving time)
Bacchus Marsh Ambulance Station	6.0 km (8 minutes driving time)
Bacchus Marsh SES	6.0 km (8 minutes driving time)
Health Services	
Bacchus Marsh Hospital (Western Health)	8 km (10 minutes driving time)
Bacchus Marsh Community Health Centre (Western Health)	8 km (10 minutes driving time)
Residential Aged Care & Other Aged Care Facilities	
mecwacare Susan Barton House	6.2 km (8 minutes driving time)
Grant Lodge Aged Care Facility	8.4 km (12 minutes driving time)
Villa Maria Catholic Homes Providence Aged Care Residence	10.3 km (13 minutes driving time)

Appendix 2 of this report provides a series of maps showing the current locations of all major community infrastructure forms located within 800 metres and 1.6 kilometres of the Merrimu PSP.

4.2 Bacchus Marsh (Locality) Population Characteristics (2021 Census)

Listed below are some of the main demographic characteristics of the Bacchus Marsh (Locality) compared the to the Shire of Moorabool, as revealed by the 2021 Census⁸. It shows that the Bacchus Marsh (Locality) has:

- A younger median age (37) compared to Moorabool (39);
- The same average household size (2.6) as Moorabool (2.6);
- A slightly higher median weekly personal income (\$817 per week) compared to Moorabool (\$802);
- A similar median weekly total household income (\$1,745 per week) compared to Moorabool (\$1,785)
- The same median monthly mortgage repayment (\$1,733 per month) as Moorabool (\$1,733 per month);
- A higher median rent (\$340 per week) compared to Moorabool (\$330 per week);
- A similar proportion of couple families with children (44.5%) compared to Moorabool (45.1%); and
- A higher proportion of one parent families (17.5%) compared to Moorabool (15.3%);
- A similar proportion of dwellings owned with a mortgage (47.1%) compared to Moorabool (47.3%); and
- A higher proportion of dwellings that are rented (22.3%) compared to Moorabool (17.2%).

4.3 Merrimu-Hopetoun Development Assumptions

Council's current development assumptions⁹ for the Merrimu-Hopetoun small area are as follows:

- Major sites contributing 6,505 assumed dwellings throughout the forecast period; and
- Minimal infill development assumed to 2046.

As discussed below, these development assumptions are less than what is anticipated by this assessment.

4.4 Merrimu PSP (Parts 1 & 2) Development & Population Assumptions

This section provides indicative quantitative community infrastructure demand and supply estimates for the Merrimu PSP using Moorabool Shire Council's population forecasts prepared by .id consulting (<http://forecast.id.com.au/moorabool/home>).

For the purposes of this assessment ASR Research has assumed a dwelling yield of approximately 7,800 for the Merrimu PSP (Parts 1 & 2), generating a potential population of approximately 25,000 people¹⁰. An age profile

⁸ Source: Australian Bureau of Statistics, 2021 Census of Population and Housing

⁹ Source: Moorabool Population and household forecasts, 2021 to 2046, prepared by .id (informed decisions), February 2025.

¹⁰ Source: Based on an average household size of 3.2 in 2036 for the Merrimu-Hopetoun small area. Note that by 2046 the Merrimu-Hopetoun small area average household size is anticipated to decrease to 2.96.

was then developed for the MPSP using the single age profile projected for the Merrimu-Hopetoun small area by 2046. Population yields anticipated for the MPSP by full development are shown in Table 6 on the following page. The age cohorts shown reflect a requirement for (but not necessarily restricted to) the following types of services and / or facilities:

- 0 - 3 Years - Maternal and Child Health Services, Playgroups;
- 3 - 4 Years – Kindergarten Programs;
- 0-4 Years - Long Day Child Care, Occasional Child Care, Maternal and Child; Health Services, Family Day Care, Specialist Early Intervention Services;
- 5-11 Years - Primary School, After Hours School Care, School Holiday; Programs, Family Day Care;
- 5-14 Years – Participation by children in organised sport and leisure activities;
- 15+ Years – Participation by older youth and adults in organised sport and leisure activities;
- 12-17 Years - Secondary School, School Holiday programs;
- 70+ Years – Aged care services and facilities for older persons; and
- All population age cohorts – Libraries, Neighbourhood Houses etc.

Table 6 – Age Cohort Population Forecasts for Merrimu PSP by Full Build Out

Age Cohort	Community infrastructure types the age cohort is relevant to	Merrimu PSP by Build Out
0-3	MCH, Playgroups	1,398
3-4	4 Year Old Kindergarten	362
0-4	Long Day Child Care & Occasional Child Care	361
5-11	Primary School enrolments, out of school hours care	1,760
0-14	Participation in organised children's sport	2,355
15+	Participation in organised youth & adult sport	3,200
15-24	Participation in higher education (youth & young adult)	20,080
25+	Participation in higher education (older adults)	2,792
12-17	Secondary School enrolments	17,288
70+	Residential & home based aged care services	1,624
0 to 69 years	NDIS services (younger clients)	3,047
Total Population		25,040
Dwellings		7,825

4.5 Community Infrastructure Provision Measures and Standards

Appendix 3 of this report provides indicative estimates for various forms of social infrastructure that lend themselves to some form of quantifiable demand and / or supply measure. ***It should be emphasised that the numbers indicated should not be interpreted as final provision recommendations for the structure plan areas.***

Community infrastructure assessments also require existing strategic priorities be taken into consideration, as well as the capacity of existing services and facility to meet current and future needs.

To assess future need, the service and / or facility provision ratios (or measures) were applied to population projections for the full development scenarios of both structure plan locations. A description of these measures, the assumptions that underpin them, and their source is also outlined in Appendix 3.

It should be emphasised that townships such as Bacchus Marsh also service population catchments beyond the formally recognised urban Township boundary, particularly rural and smaller township populations not large enough to sufficiently justify a diverse range of community infrastructure.

4.6 The Limitations of Community Infrastructure Standards

While providing a useful *guide* of demand and supply requirements generated by a given development scenario, social infrastructure standards and “demand estimators” do have limitations. For example, the estimates of organised sporting participation are based on survey data from the ABS and generalised for the Victorian population as a whole.

4.7 Merrimu PSP Community Infrastructure Needs Assessment

Tables 7 on the following pages discuss the implications of the demand and supply estimates provided in Appendix 3 in the context of existing supply characteristics (refer to Appendix 2 for a detailed series of community infrastructure maps showing the locations of existing facilities), and other more qualitative considerations gauged from the review of strategic documents.

Appendix 2 also provides indicative demand and supply estimates generated for the Merrimu-Hopetoun small area by 2046. These estimates were based on the age profile of the Merrimu-Hopetoun small area in the year 2046. A description of the measures (otherwise referred to as provision benchmarks and ratios) used to calculate community infrastructure demand and supply requirements, the assumptions that underpin them, and the source of these measures are also outlined in Appendix 3.

Table 7 – Potential Requirements Generated by the Merrimu Precinct Structure Plan

Nearest existing or planned community infrastructure	Estimated demand Generated by Merrimu PSP	Recommended Response Measures for Merrimu PSP
Public Open Space		
Passive Open Space		
<p>The Study Area is serviced by the following major passive open space reserves (note: some of these also have a primary organised sports function – see below) catering for a range of functions:</p> <ul style="list-style-type: none"> • Darley Community Hub / Telford Park and Wittick St. Reserve - Darley • Maddison Circuit Reserve - Darley • Darley Park - Darley • The Lerderderg River Corridor (north) - Darley • The Lerderderg River Corridor (south) - Darley • Masons Lane Reserve – Bacchus Marsh • Rotary Park – Bacchus Marsh • Lidgett St. Reserve – Bacchus Marsh • Kel Shields Flora Reserve - Maddingley • Maddingley Park– Maddingley • Stonehill Park– Maddingley • Bacchus Marsh Racecourse Reserve – Maddingley 	<p>As per PSP Guidelines, passive open space requirements for the former Merrimu PSP Part 1 will be delivered on the basis of 3% to 5% of net developable area (NDA) for residential zoned land (estimated to be approximately 357 ha).</p> <p>Based on the application of a 4% target the PSP will require approximately 14.3 hectares of land to be set aside for passive open space purposes in the residential component of the PSP.</p> <p>The NDA of the employment component of the Merrimu PSP is anticipated to be 6.9 hectares, potentially requiring a small passive open space inclusion of approximately 1,400 square metres (based on the application of the 2% of NDA provision target set down by the VPA’s PSP Guidelines for employment land).</p> <p>The public open space needs of the Merrimu Investigation Area will require a separate assessment. However, the preliminary view of this assessment is that, given the smaller lot yield of this component, public open space provision will be limited to a mix of unencumbered passive open spaces and encumbered open spaces.</p>	<p>The proponents of the Merrimu PSP propose to deliver 15.2 hectares of unencumbered (credited) passive open space across a network of well-distributed local parks (approximately 30). This represents 4.2% of the NDA of the PSP and within the target range set by PSP Guidelines. In addition to this credited passive open space supply, it is anticipated that the Merrimu PSP will deliver approximately 93 hectares of encumbered public open spaces consisting of:</p> <ul style="list-style-type: none"> • Conservation reserves (approximately 25 hectares); • Waterways and drainage reserves / retarding basins (approximately 25 hectares); and • Escarpment Regional Parklands (approximately 43 hectares). <p>The majority of these encumbered open spaces are likely to provide local residents and regional visitors with important informal open space and recreation opportunities via vegetation restoration measures, the construction of shared pathways, and the inclusion of other parkland amenities (e.g. seating, shade structures, picnic facilities and interpretive signage).</p> <p>It is recommended that the proponents of the Merrimu PSP review the current location of proposed passive open space reserves within the residential component of the PSP to ensure they satisfy Target 12 of the PSP Guidelines. Target 12 aims to ensure that open space and sports reserves are located to meet the following distribution target: a local park within a 400m safe walkable distance of each dwelling.</p> <p>It is also anticipated that employment land component of the Merrimu PSP will require one small passive open space of approximately 1,400 square metres.</p> <p>The public open space needs of the Merrimu Investigation Area will require a separate assessment. However, the preliminary view of this assessment is that, given the smaller lot yield of this component, public open space provision will be limited to a mix of unencumbered passive open spaces and encumbered open spaces.</p> <p>It also recommended that proponents continue to work closely with the Department of Environment, Land, Water and Planning and other stakeholders to ensure high quality planning outcomes are achieved as part of waterway systems and proposed conservation reserves.</p>
Active Open Space		

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Community Infrastructure Needs Assessment**

Nearest existing or planned community infrastructure	Estimated demand Generated by Merrimu PSP	Recommended Response Measures for Merrimu PSP														
<p>The Study Area is serviced by the following major active open space reserves (sports ground) catering for a range of organised sports:</p> <ul style="list-style-type: none"> Darley Civic & Community Hub sports ground (1 oval - football, cricket, soccer) Darley Park (1 oval and 2 netball courts - football, cricket, netball) Mason’s Lane Reserve (2 ovals, 1 baseball field and 1 athletics track - football, cricket, soccer, athletics, baseball) Maddingley Park / Bacchus Marsh Lawn Tennis Club (2 ovals, 19 tennis courts and 2 netball/multipurpose courts - football, cricket, tennis, netball) Bacchus Marsh Racecourse and Recreation Reserve (4 soccer pitches, 2 cricket fields, 1 senior size AFL oval, 1 community oval and 4 multi-purpose netball / tennis courts – football, cricket, soccer, tennis and netball) ¹¹ Bacchus Marsh Secondary College (1 oval – football and cricket) Bacchus Marsh Bowling Club (2 greens) Avenue Bowling Club (2 greens) Bacchus Marsh Golf Club Bacchus Marsh West Golf Club 	<p>As per PSP Guidelines active open space requirements for the former Merrimu PSP Part 1 will be delivered on the basis of 5% to 7% of net developable area (NDA) for residential zoned land (estimated to be approximately 357 ha).</p> <p>Based on the application of a 6% target the PSP will require approximately 21.4 hectares of land to be set aside for active open space purposes.</p> <p>Anticipated number of participants for major outdoor sports are as follows:</p> <table border="1" data-bbox="781 660 1133 842"> <thead> <tr> <th>Outdoor Sport / Activity</th> <th>Approximate No. of Participants</th> </tr> </thead> <tbody> <tr> <td>Australian football</td> <td>1,000</td> </tr> <tr> <td>Tennis</td> <td>860</td> </tr> <tr> <td>Golf</td> <td>840</td> </tr> <tr> <td>Football / soccer</td> <td>750</td> </tr> <tr> <td>Netball</td> <td>740</td> </tr> <tr> <td>Cricket</td> <td>530</td> </tr> </tbody> </table>	Outdoor Sport / Activity	Approximate No. of Participants	Australian football	1,000	Tennis	860	Golf	840	Football / soccer	750	Netball	740	Cricket	530	<p>The proponents of the Merrimu PSP propose to deliver 27 hectares of active open space across 3 separate and well-distributed locations (north, central and south). This represents 7.56% of the NDA of the PSP and well above the target range set by PSP Guidelines.</p> <p>The suggested configuration and function of these reserves should remain indicative until further consultation with Moorabool Shire Council is undertaken. However, for the purposes of this assessment the following indicative allocations are suggested:</p> <ul style="list-style-type: none"> North active open space – approximately 10 hectares; Central active open space – approximately 7 hectares; and South active open space – approximately 10 hectares. <p>The active open space allocations are consistent with VPA community infrastructure specifications and can cater for multiple playing field configurations (e.g. a 10.5 ha reserve can cater for 2x AFL /cricket ovals + 2 outdoor netball courts, or 2 cricket ovals / overlaid by 4 soccer pitches + 2 outdoor netball courts).</p> <p>Although the final decision about the preferred sporting uses at each the three proposed reserves should be determined by Council, it is reasonable to assume that each reserve will include at least one sports pavilion.</p> <p>It is also recommended that the proponents of the Merrimu PSP review the current location of the proposed active open space to ensure it satisfies Target 12 of the PSP Guidelines. Target 12 aims to ensure that open space and sports reserves are located to meet the following distribution target: a sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling.</p> <p>The active open space needs of the Merrimu Investigation Area will require a separate assessment at later stages of the planning process. However, the preliminary view of this assessment is that, given the smaller lot yield of this component, on-site active open space provision is unlikely to form part of this area. However, it is recommended that the Investigation Area should provide a financial contribution toward both the land acquisition and construction costs associated with the proposed provision of 3 new active open spaces within the former Merrimu PSP Part 1 component.</p>
Outdoor Sport / Activity	Approximate No. of Participants															
Australian football	1,000															
Tennis	860															
Golf	840															
Football / soccer	750															
Netball	740															
Cricket	530															
<p>Council Indoor & Aquatic Leisure Centres and Fitness Centres</p>																
<p><i>Indoor courts / stadiums</i></p>																
<p>The Study Area is serviced by the following two major indoor recreation facilities that include multipurpose courts:</p>	<p>Approximately 2 to 3 indoor courts Approximately 0.4 Council aquatic leisure centres</p>	<p>The demand and supply estimates support the need for up to 3 indoor multipurpose courts to service the Merrimu PSP. This assessment recommends that a 2 court indoor stadium be incorporated into one of the two Government Primary School recommend for the Merrimu PSP.</p>														

¹¹ These facilities are progressively being delivered as part of the implementation of the *Bacchus Marsh Racecourse and Recreation Reserve Masterplan* (2015).

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Nearest existing or planned community infrastructure	Estimated demand Generated by Merrimu PSP	Recommended Response Measures for Merrimu PSP
<ul style="list-style-type: none"> Bacchus Marsh Leisure Centre (includes 2 indoor sports courts, a drama hall and kiosk) which provides a range of educational, health, fitness, and recreational programs and activities; and The recently opened (2024) Moorabool Aquatic and Recreation Centre (MARC) Stadium which includes a 4 court indoor sports hall to accommodate netball, basketball, volleyball and futsal. <p>Unlike similar-sized towns in Victoria, Bacchus Marsh does not have an indoor aquatic facility. The existing outdoor pool (the Bacchus Marsh Outdoor Pool) was built in the 1930s and no longer meets the needs of the community.</p> <p>While the MARC Stadium comprises an indoor sports stadium, Moorabool Shire Council is currently undertaking an advocacy campaign to secure State and / or Federal Government funding for an indoor pool project to complete the development. The facility will include a 25-metre indoor lap pool, a leisure and learn to swim pool, a warm water program pool, gym, group fitness and spin studios.</p> <p>An indoor pool for Bacchus Marsh is a high priority for Moorabool Shire and the local community, who have been actively advocating for this project for many years. The pool forms the centre piece of a major new sports and recreation precinct in Bacchus Marsh – the MARC - and will provide a much-needed recreation facility for the region.</p> <p>Council aquatic leisure centre visits per annum</p> <p>Swim participants</p> <p>Basketball / netball participants</p>	<p>Approximately 158,000 aquatic leisure centre visits per annum</p> <p>Approximately 2,700 swim participants</p> <p>Approximately 990 basketball participants / 740 netball participants</p>	<p>Alternatively, subject to Council support, a Council owned site containing a 2 court stadium is also an option¹². This facility, if supported, would primarily function as a training facility for sports such as basketball and compliment provision at the two major indoor recreation facilities in Bacchus Marsh / Maddingley (i.e. MARC Stadium and Bacchus Marsh Leisure Centre).</p> <p>However, given Moorabool Shire Council’s current advocacy campaign to secure State and / or Federal Government funding for an indoor aquatic leisure centre as part of the MARC precinct in Maddingley, this assessment does not support the inclusion of a council aquatic leisure centre within the Merrimu PSP.</p> <p>Once the provision strategy for Government schools in the PSP is confirmed by the Department of Education (DE), it is recommended that Council seek State Government / DE support for the inclusion of a two-court stadium.</p>

¹² Moorabool Shire Council officers have indicated they will be seeking a briefing of Council's executive team to determine whether land should be acquired for a Council owned and operated two-court stadium in the Merrimu PSP area.

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Nearest existing or planned community infrastructure	Estimated demand Generated by Merrimu PSP	Recommended Response Measures for Merrimu PSP
<p>Fitness / gym users</p> <p>Pilates / yoga</p>	<p>Approximately 4,400 fitness / gym users</p> <p>Approximately 770 Pilates participants / 640 yoga participants</p>	<p>Private gym provision within the Merrimu PSP will also compliment the proposed MARC Aquatic Leisure Centre (assuming Council secures funding support this proposal) and cater for the demand generated by the PSP.</p>
Multipurpose Community Centres		
<p>The Study Area includes a number of key community facilities, both single use and multipurpose, which include community meeting spaces available for hire. These include:</p> <ul style="list-style-type: none"> • Darley Civic and Community Hub; • Darley Early Years Hub; • Darley Civic Hub Pavilion; • Darley Neighbourhood House and Learning Centre; • Lerderberg library - Geoffrey Hine Room, James Young Rooms 1 & 2, Jean Oomes Room; • Andy Arnold Centre; • Bacchus Marsh Public Hall; • Laurels Education and Training (meeting spaces); • Moorabool Aquatic and Recreation Centre (MARC) Stadium (meetings spaces); and • Bacchus Marsh Leisure Centre (drama hall space). <p>Outlined below is the analysis of discrete services and activities that are typically accommodated within a contemporary Council multipurpose community centre. These include:</p> <ul style="list-style-type: none"> • Early Years & Youth Services: <ul style="list-style-type: none"> - Log Day Child Care - Occasional child care - Kindergarten (3 and 4 year old sessional programs) - Maternal & Child Health services - Playgroups - Youth spaces • Community meeting spaces available for hire • Neighbourhood Houses / Adult Education / Arts / Cultural 	<ul style="list-style-type: none"> • 1 Level 1 Centre; • 1 Level 2 Centre; and • 0.4 Level 3 Community Centres. 	<p>This assessment supports the need for 2 multipurpose community centres to be established as part of the development of the Merrimu PSP. Based on the findings of this report and the VPA's specifications for community centres (refer to Appendix 4 for more details), this assessment recommends the provision of:</p> <ul style="list-style-type: none"> • 1 Level Community Centre (approximately 1,200 square metres of floor space) located on a 0.8 hectare site; and • 1 Level 2 Community Centre (approximately 1,500 square metres of floor space) located on a 1 hectare site. <p>A Level 1 community centre¹³ is the base community centre model for PSP locations and typically consists of: 1) sessional kindergarten rooms (up to 4 rooms licensed for 33 places); 2) maternal & child health services (typically 2 to 3 consulting rooms) and 3) General community meeting spaces available for hire (approximately 200 m2).</p> <p>A Level 2 community centre typically consists of all the elements of a Level 1 community centre plus the following components: 1) a Neighbourhood House / Adult Learning Centre (incorporated into general community meeting space allocation shown below) and 2) a larger quantity of general community meeting spaces available for hire (approximately 500 m2). Level 2 community centres are also suitable venues for library lounges like those provided in the Truganina Community Centre and the Manor Lakes Community Centre, both located in the City of Wyndham.</p> <p>It is recommended that the proponent discuss with Moorabool Shire Council the preferred location, potential configuration and service functions of each of the proposed centres.</p>

¹³ Note: a Level 1 community centre can potentially include a long day child care service. However, for the purposes of this assessment, it has been assumed that Moorabool Shire Council will neither a direct nor indirect (i.e. a facility provider which is then leased to another service provider) provider of long day child care services.

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Community Infrastructure Needs Assessment**

Nearest existing or planned community infrastructure	Estimated demand Generated by Merrimu PSP	Recommended Response Measures for Merrimu PSP
<ul style="list-style-type: none"> Libraries 		
Early Years Services		
<i>Long Day Child Care</i>		
<p>The Study Area contains the following 10 long day child care centres (and licensed places):</p> <ul style="list-style-type: none"> Bacchus Marsh Child Care & Kindergarten Centre (50 places); Aussie Kindies Early Learning Bacchus Marsh (85 places); Future Kids Child Care and Kindergarten - Bacchus Marsh (108 places); Journey Early Learning Centre - Bacchus Marsh (122 places); Green Leaves Early Learning Bacchus Marsh (108 places); Pentland Childcare & Kindergarten Centre (100 places); Story House Early Learning Telford Park (96 places); Mayfield Early Education Maddingley (103 places); Maddingley Montessori Centre (110 places); and AMIGA Montessori Maddingley (132 places). <p>The Study Area is supplied with a combined total of 1,014 places.</p>	<p>Approximately 590 long day child care places (equivalent to approximately 5 large sized child care centres)</p>	<p>Projected demand estimates support the need to facilitate the establishment of up to 5 large privately provided long day child care centres within the Merrimu PSP. The long day child care centres should also provide integrated kindergarten programs in order to meet some of the projected demand for 3 and 4 year kindergarten programs.</p>
<i>3 & 4 Year Old Sessional Kindergarten</i>		
<p>The Study Area contains the following 4 stand-alone kindergartens:</p> <ul style="list-style-type: none"> Young Street Kindergarten (60 places – 2 rooms); Bacchus Marsh Montessori Uniting Kindergarten (99 places – 3 rooms); Darley Early Years Hub (99 places – 3 rooms); and West Maddingley Early Years Hub (132 Places – 4 rooms). <p>The Study Area is supplied with a combined total of 390 licensed places.</p>	<p>12 stand-alone / sessional kindergarten rooms after the full implementation of the State Government’s kindergarten reforms (i.e. 15 hours per week of 3 year old kindergarten by 2029 and 30 hours per of 4 year old kindergarten by 2036).</p>	<p>The demand estimates support the need for up to 12 stand-alone / sessional kindergarten rooms in the Merrimu PSP to cater for both 3 and 4 year old sessional kindergarten programs. This assessment recommends that 4 kindergarten rooms should ideally be incorporated into each of the two multipurpose community centres recommended for the Merrimu PSP.</p> <p>The remaining stand-alone / sessional kindergarten demand (4 rooms) should preferably be met by integrating kindergarten facilities within either the proposed Government Primary School and / or potential non-Government Primary School. However, this recommendation will require further consultation and confirmation with the Department of Education (DE) and the Melbourne Archdiocese Catholic Schools (MACS).</p> <p>Neither DE nor MACS mandate their education facilities to include kindergarten facilities on school sites. In the event that neither DE nor MACS commit to the inclusion of kindergarten facilities on education sites, the remaining sessional kindergarten demand (4 rooms) may need to be incorporated within one or both of the proposed multipurpose community centres.</p>
<i>Maternal & Child Health</i>		

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Nearest existing or planned community infrastructure	Estimated demand Generated by Merrimu PSP	Recommended Response Measures for Merrimu PSP
<p>The Study Area contains the following 2 MCH service locations (4 consulting rooms):</p> <ul style="list-style-type: none"> • Darley Early Years Hub (2 consulting rooms); and • West Maddingley Early Years Hub (2 consulting rooms). 	<p>5 to 6 MCH consulting rooms.</p>	<p>The demand estimates support the need for 5 to 6 MCH consulting rooms to service the Merrimu PSP. It is proposed that this need be met by incorporating 3 MCH consulting rooms into each of the two multipurpose community centres recommended for the Merrimu PSP. The MCH consulting rooms are also suitable as consulting suites for other complimentary health and allied health services.</p>
<i>Playgroups</i>		
<p>The Study Area contains the following 3 main playgroup venues:</p> <ul style="list-style-type: none"> • St Andrews Uniting Church; • Darley Early Years Hub; and • West Maddingley Early Years Hub. 	<p>17 playgroup sessions per week</p>	<p>The demand increases generated by the Merrimu PSP for playgroup activities can be accommodated within either flexible community meeting spaces or kindergarten rooms to be incorporated into each of the two multipurpose community centres recommended for the Merrimu PSP.</p>
<i>Occasional Child Care</i>		
<p>The Study Area contains the following 2 facilities with the capacity to offer occasional child care services:</p> <ul style="list-style-type: none"> • Darley Early Years Hub; and • West Maddingley Early Years Hub. 	<p>31 occasional child care places</p>	<p>Subject to council support as a direct service provider of occasional child care, the demand increases generated by the Merrimu PSP can potentially be accommodated by utilising one or more of the kindergarten rooms to be incorporated into each of the two multipurpose community centres recommended for the Merrimu PSP. Given that this assessment also supports the establishment a new Neighbourhood House in the Merrimu PSP, an occasional child care service to support users of the Neighbourhood House is considered appropriate.</p>
Neighbourhood Houses / Adult Education		
<i>Number of Neighbourhood House facilities</i>		
<p>The Study Area contains the following 2 Neighbourhood House services:</p> <ul style="list-style-type: none"> • Darley Neighbourhood House and Learning Centre; and • Laurels Education and Training. 	<p>1.3 Neighbourhood Houses</p>	<p>The demand estimates indicate there is sufficient justification for the establishment of either a new or outreach-based Neighbourhood House service within the Merrimu PSP. It is proposed that this be delivered by incorporating sufficient space within the Level 2 community centre proposed for the Merrimu PSP.</p>
<i>Number of Neighbourhood House users per week</i>	<p>Approximately 750 users per week</p>	
Libraries		
<i>Number of Library Facilities</i>		
<p>The Study Area is serviced by the Lerderderg Library located in Bacchus Marsh.</p>	<p>Approximately 1,400 square metres of library floorspace</p>	<p>The existing Lerderderg Library in Bacchus Marsh should ideally continue to service the needs of the entire Study Area including the Merrimu PSP. However, further consultation with Council is required to confirm whether long term future library expansion at the existing site is supported and physically feasible. However, it should be noted that a Level 2 community centre is a suitable venue for library lounges like those provided in the Truganina Community Centre and the Manor Lakes Community Centre, both located in the City of Wyndham.</p>

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Nearest existing or planned community infrastructure	Estimated demand Generated by Merrimu PSP	Recommended Response Measures for Merrimu PSP
<p><i>Number of Library sites</i></p> <p><i>Number of Library loans per annum</i></p> <p><i>Number of Library visits per annum</i></p>	<p>0.4 Libraries</p> <p>Approximately 99,000 loans per annum</p> <p>Approximately 57,000 visits per annum</p>	
Arts / Cultural Facilities		
<p><i>Number of Facilities</i></p> <p>Although there are no higher order arts and cultural facilities (i.e. performing arts centre, large public gallery or creative hub) located in the Study Area, Council’s website refers to a number of indoor and outdoor venues that provide some form of arts and cultural function including:</p> <ul style="list-style-type: none"> • Darley Community Art Garden, Darley; • Darley Neighbourhood House & Learning Centre, Darley; • Bacchus Marsh Dance Studio, Bacchus Marsh; • Elektrik DrillDance Inc, Bacchus Marsh; • Darley Primary School, Bacchus Marsh; • Bacchus Marsh & District Photography Club, Darley; • Not Your Average Production Co, Bacchus Marsh; and • OXART Pottery, Darley. 	<p>By full development of the Merrimu PSP approximately 7,600 people may participate in activities such as drama, singing or playing a musical instrument, dance and art and craft activities.</p>	<p>Although it is difficult to determine where in the Study Area future demand for arts and cultural activities will be met, it is reasonable to assume that existing and proposed Council community centres can play a significant role in meeting some of the demand for these activities. It is recommended that developers in the Merrimu PSP confirm Council’s position on whether to meet future demand for arts and cultural activities at existing facilities in Bacchus Marsh / Darley / Maddingley, and / or at one or both multipurpose community centres recommended for the Merrimu PSP.</p>
Education Facilities		
<i>Government Primary</i>		
<p>The Study Area contains the following 4 Government Primary Schools (and 2024 enrolment numbers):</p> <ul style="list-style-type: none"> • Darley Primary School (542 enrolments); • Pentland Primary School (489 enrolments); • Bacchus Marsh Primary School (798 enrolments); and • Comadai Primary School (72 enrolments). 		<p>This assessment supports the need to set aside land (3.5 hectares per site) for two Government Primary Schools within the Merrimu PSP. It should be noted that there is likely to be some capacity at existing Government primary schools (e.g. Comadai Primary School) to meet some of the early enrolment demands generated by the PSP.</p> <p>The location and configuration of the school site should be delivered in accordance with the Victorian Government School Site Selection Criteria – Toolbox (October 2021).</p> <p>The Department of Education (DE) will need to be consulted as part of the external agency consultation process to confirm its support for this recommendation and the proposed location of each school site.</p>
<i>Government Primary School enrolments</i>	Approximately 1,600 government primary school enrolments	

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Nearest existing or planned community infrastructure	Estimated demand Generated by Merrimu PSP	Recommended Response Measures for Merrimu PSP
<p><i>Government Primary School sites</i></p> <p><i>Government Secondary</i></p>	<p>2.6 Government Primary Schools</p>	
<p>The Study Area contains is serviced by 1 Government Secondary School, Bacchus Marsh College, which has approximately 1,000 enrolments.</p>		<p>Over the medium to long term (to the year 2046), a second Government Secondary School is likely to be required in order to service the entire Study Area.</p> <p>In terms of a preferred location for this second Government Secondary School, this assessment strongly endorses one of Moorabool Shire Council’s current key advocacy priorities to the State Government: returning the current Council Civic Centre site located in Darley to its original intended use as a Government Secondary School. Given that the one and only Government Secondary College servicing the Study Area (Bacchus Marsh College) currently has more than 1,000 enrolments, the need to address capacity constraints in the near future looms as key priority for Bacchus Marsh given projected population forecasts for the Study Area.</p> <p>The Department of Education (DE) will need to be consulted as part of the external agency consultation process to confirm its support for this recommendation and the proposed location of the Government secondary school site.</p>
<p><i>Government Secondary School enrolments</i></p>	<p>Approximately 560 government secondary school enrolments</p>	
<p><i>Government Secondary School sites</i></p>	<p>0.8 Government Secondary Schools</p>	
<p><i>Catholic Primary Schools</i></p>		
<p>The Study Area contains 1 Catholic Primary School, St Bernards School, which has 315 enrolments.</p>	<p>Approximately 280 Catholic primary school enrolments</p>	<p>Melbourne Archdiocese Catholic Schools (MACS) has expressed an interest in establishing a K-9 Catholic School in the Merrimu PSP which will cater for Catholic primary school needs in the Study Area.</p> <p>This assessment supports the establishment a new Catholic school site within the Merrimu PSP based on MACS’ expression of interest and that a 5.5 hectare site be identified within the PSP as non-Government school site.</p>
<p><i>Catholic Secondary Schools</i></p>		
<p>The Study Area contains no Catholic Secondary Schools.</p>	<p>Approximately 280 Catholic secondary school enrolments</p>	<p>Melbourne Archdiocese Catholic Schools (MACS) has expressed an interest in establishing a K-9 Catholic School in the Merrimu PSP which will cater for some Catholic secondary school needs (years 7 to 9) in the Study Area.</p>
<p><i>Other Independent Primary Schools</i></p>		
<p>The Study Area contains 1 other independent primary school, Bacchus Marsh Grammar (Maddingley Campus), which operates as a P-12 school. Bacchus Marsh Grammar operates 3 campuses</p>	<p>Approximately 330 other independent primary school enrolments</p>	<p>The preliminary view of this assessment is that the Merrimu PSP will not be identified as a priority location for other independent primary school provision. However, existing service providers such as Bacchus Marsh Grammar should be consulted to confirm provision needs across the Study Area.</p>

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Nearest existing or planned community infrastructure	Estimated demand Generated by Merrimu PSP	Recommended Response Measures for Merrimu PSP
(with other locations at Aintree and Staungton Vale Farm) and currently has a combined enrolment of 3,554 students.		
<i>Other Independent Secondary Schools</i>		
The Study Area contains 1 other independent primary school, Bacchus Marsh Grammar (Maddingley Campus), which operates as a P-12 school. Bacchus Marsh Grammar operates 3 campuses (with other locations at Aintree and Staungton Vale Farm) and currently has a combined enrolment of 3,554 students.	Approximately 390 other independent secondary school enrolments	The preliminary view of this assessment is that the Merrimu PSP will not be identified as a priority location for other independent secondary school provision. However, existing service providers such as Bacchus Marsh Grammar should be consulted to confirm provision needs across the Study Area.
<i>TAFE</i>		
<p>Although not a traditional TAFE, Laurels Education & Training is a community managed and not-for-profit Registered Training Organisation (RTO) located at 229 Main Street, Bacchus Marsh which provides adult education and community based opportunities for life long learning.</p> <p>Federation College (an arm of Federation University) also delivers programs in Bacchus Marsh from Bacchus Marsh College. This location provides a range of educational opportunities, including the Victorian Certificate of Education Vocational Major (VCE VM), Vocational Education and Training (VET), and VET Delivered to Secondary Students (VETDSS) programs.</p> <p>Also of note, a satellite campus for a major university and / or TAFE, is proposed to be delivered as part of the future development of the Cobblebank Metropolitan Activity Centre located approximately 13 kilometres east of the Merrimu PSP.</p>	Approximately 590 TAFE enrolments	Given its proximity to the Cobblebank Metropolitan Activity Centre (the type of centre more appropriate for higher order community infrastructure forms such as universities and TAFEs) the provision of a higher education site within the Merrimu PSP is not recommended. However, existing higher education providers such as Victorian University and Federation University (both of which deliver TAFE programs and service the west of Melbourne and Moorabool Shire) should be consulted as part of the external agency consultation process to confirm its future TAFE provision strategy for the Study Area.
<i>University</i>		
There is currently no university campus located in the Study Area. However, a satellite campus for a major university and / or TAFE, is proposed to be delivered as part of the future development of the Cobblebank Metropolitan Activity Centre located approximately 13 kilometres east of the Merrimu PSP.	Approximately 650 university enrolments	Given its proximity to the Cobblebank Metropolitan Activity Centre (which are centres more appropriate for higher order community infrastructure forms such as universities and TAFEs) the provision of a higher education site within the Merrimu PSP is not recommended. However, as with TAFE programs, existing higher education providers such as Victorian University and Federation University (both universities that service the west of Melbourne and Moorabool Shire) should be consulted as part of the external agency consultation process to confirm its future university provision strategy for the Study Area.
Law Courts, Police & Emergency Services		
<i>Police</i>		

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Nearest existing or planned community infrastructure	Estimated demand Generated by Merrimu PSP	Recommended Response Measures for Merrimu PSP
<p>The Study Area contains 1 police station, the Bacchus Marsh Station located at 117-119 Main Street. The Station operates a reception counter open daily, 7:00am to 11:00pm. and provides 24 hour police patrols and response services.</p>	<p>There are no documented provision standards for this service</p>	<p>Given the Study Area is currently serviced by the Bacchus Marsh Police Station, this assessment does not recommend the establishment of a new police station in the Merrimu PSP. However, Victoria Police should be consulted as part of the external agency engagement process to confirm provision needs in the Study Area and assess the implications for the Bacchus Marsh Police Station.</p>
<i>Fire Services</i>		
<p>The Study Area contains 4 fire stations: 1) Bacchus Marsh Fire Station; 2) Bacchus Marsh Satellite Fire Station Darley; 3) Coimadai Fire Station and 4) Parwan Fire Station.</p>	<p>There are no documented provision standards for this service</p>	<p>The preliminary view of this assessment is that the Merrimu PSP may require a fire station to service future population growth and that a 2,500 square metre site be identified within the PSP as an emergency services site. However, Fire Rescue Victoria (FRV) and the Country Fire Authority (CFA) should be consulted to confirm its provision strategy for fire services within the PSP and surrounding catchment area.</p>
<i>Ambulance Services</i>		
<p>The Study Area contains 1 ambulance station, the Bacchus Marsh Ambulance branch located at 102 Gisborne Road which opened in 2020.</p>	<p>There are no documented provision standards for this service</p>	<p>Given the Study Area is currently serviced by the Bacchus Marsh Ambulance Branch (which opened in 2020), this assessment does not recommend the establishment of a new ambulance station in the Merrimu PSP. However, the Department of Health (DH) and the Victorian Health Building Authority (VHBA) should be consulted as part of the external agency consultation process to confirm its future provision strategy for ambulance services in the Study Area.</p>
<i>State Emergency Services</i>		
<p>The Study Area contains 1 SES facility, the Bacchus Marsh SES Unit located at 11 Gisborne Road.</p>	<p>There are no documented provision standards for this service</p>	<p>Given the Study Area is currently serviced by the Bacchus Marsh SES Unit, this assessment does not recommend the establishment of a new SES facility in the Merrimu PSP. However, the Emergency Services Infrastructure Authority (ESIA) should be consulted to confirm its future provision strategy for SES services within the Study Area.</p>
<i>Law courts</i>		
<p>The Study Area is serviced by the Bacchus Marsh Magistrates' Court.</p>	<p>There are no documented provision standards for this service. However, The <i>Court Services Victoria Strategic Asset Plan:2016-2031</i> identifies a clear hierarchy of law court facilities.</p>	<p>Given the Study Area is currently serviced by the Bacchus Marsh Magistrates' Court and located in a higher order activity centre, this assessment does not recommend the establishment of a law court in the Merrimu PSP. However, the Department of Justice and Community Safety should be consulted to confirm its position on the future of the Bacchus Marsh Magistrates' Court.</p>
Health		
<i>Acute / Sub-Acute Health Services</i>		
<p>The Study Area is serviced by Bacchus Marsh Hospital (which forms part of Western Health) located at 29 - 35 Grant Street, Bacchus Marsh.</p> <p>The Bacchus Marsh hospital offers a range of medical and surgical acute services, urgent care, maternity services, residential aged</p>	<p>Approximately 90 public/private hospital beds</p>	<p>Given the Study Area is currently serviced by the Bacchus Marsh Hospital and will be serviced in future by the new Melton Hospital (anticipated to open in 2029), this assessment does not recommend the establishment of a new public acute / sub-acute health service in the Merrimu PSP. However, the Department of Health (DH) and the Victorian Health Building Authority (VHBA) should be consulted to confirm its future acute / sub-acute health provision strategy for the Study Area including future long term plans for the Bacchus Marsh Hospital.</p>

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Nearest existing or planned community infrastructure	Estimated demand Generated by Merrimu PSP	Recommended Response Measures for Merrimu PSP
<p>care, diagnostic services and a wide range of community health, allied health and counselling services.</p> <p>The State Government has committed \$981 million to deliver a new Melton Hospital, to be located in the Cobblebank Metropolitan Activity Centre, by 2029 to be run by Western Health. Once completed, the new hospital will have at least 274 beds, capacity to treat 130,000 patients each year and see almost 60,000 patients in the emergency department</p> <p>The <i>Statewide Design, Service and Infrastructure Plan for Victoria's Health System 2017-2037</i> has a strong focus on developing health and wellbeing hubs that make it easier for people to access what they need to stay well or recover sooner in the community.</p>		
Community health services		
<p>The Study Area is serviced by Bacchus Marsh Community Health Centre (which forms part of Western Health) located at 35 Grant Street, Bacchus Marsh.</p> <p>This facility provides a range of primary care services that support the health and wellbeing of the local community including allied health, social work service, family counselling service and palliative Care.</p> <p>The <i>Statewide Design, Service and Infrastructure Plan for Victoria's Health System 2017-2037</i> provides the planning framework that will guide service, workforce and infrastructure investment in the health system over the next 20 years. A key objective of the Plan is to strengthen the role of community health in the Victorian health system, by making them a key partner in provider alliances and health and wellbeing hubs.</p>	Approximately 720 community health clients	Given the Study Area is currently serviced by the Bacchus Marsh Community Health Centre, this assessment does not recommend the establishment of a new community health service in the Merrimu PSP. However, the Department of Health (DH) and the Victorian Health Building Authority (VHBA) should be consulted to confirm its future community health provision strategy for the Study Area including future long term plans for the Bacchus Marsh Community Health Centre.
Aged Care & Other Services for Older Persons		
Aged Care Places		
<p>The Study Area contains 3 residential aged care facilities (with a combined total of 273 beds): 1) mecwacare Susan Barton House (144 beds); 2) Grant Lodge Aged Care Facility (30 beds) and, 3) Villa Maria Catholic Homes Providence Aged Care Residence (99 beds).</p>	Approximately 220 residential aged care places	The demand for aged care places in the Study Area will increase significantly over the forecast period. However, an assessment of need undertaken by the Australian Government for the broader Aged Care Planning Region (ACPR) within which the PSP is located (i.e. the Grampians Region) will determine when and how many places will be funded. Although not a short-term priority, the proponents of the PSP are encouraged to monitor market interest from existing residential aged

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Nearest existing or planned community infrastructure	Estimated demand Generated by Merrimu PSP	Recommended Response Measures for Merrimu PSP
		care providers and assess the longer-term feasibility of including a residential aged facility within the development. However, the provision of such a facility should not be a mandatory requirement of the planning approval process.

5 Conclusions and Recommendations

Based on the information presented and analysed in the previous sections of this report a summary of key findings and recommendations is summarised below.

5.1 Dwelling & Population Outcomes

1. Based on a dwelling yield of approximately 7,800, the proposed development of the Merrimu PSP will generate a residential population of approximately 25,000.

5.2 Public Open Space & Recreation

Passive Open Space

2. The proponents of the Merrimu PSP propose to deliver 15.2 hectares of unencumbered passive open space (credited open space) across a network of well-distributed local parks (approximately 30). This represents 4.2% of the NDA of the PSP and within the target range set by PSP Guidelines. In addition to this credited passive open space supply, it is anticipated that the Merrimu PSP will deliver approximately 93 hectares of encumbered public open space (uncredited open space) consisting of:
 - Conservation reserves (approximately 25 hectares);
 - Waterways and drainage reserves / retarding basins (approximately 25 hectares); and
 - Escarpment Regional Parklands (approximately 43 hectares).
3. The majority of these encumbered open spaces are likely to provide local residents and regional visitors with important informal open space and recreation opportunities via vegetation restoration measures, the construction of shared pathways, and the inclusion of other parkland amenities (e.g. seating, shade structures, picnic facilities and interpretive signage).
4. The majority of these encumbered open spaces are likely to provide local residents and regional visitors with important informal open space and recreation opportunities via vegetation restoration measures, the construction of shared pathways, and the inclusion of other parkland amenities (e.g. seating, shade structures, picnic facilities and interpretive signage).
5. It is recommended that the proponents of the Merrimu PSP review the current location of proposed passive open space reserves within the residential component of the PSP to ensure they satisfy Target 12 of the PSP Guidelines. Target 12 aims to ensure that open space and sports reserves are located to meet the following distribution target: a local park within a 400m safe walkable distance of each dwelling.

6. It is also anticipated that employment land component of the Merrimu PSP will require one small passive open space of approximately 1,400 square metres.
7. The public open space needs of the Merrimu Investigation Area will require a separate assessment. However, the preliminary view of this assessment is that, given the relatively low residential yield of this PSP (i.e. 1,400 dwellings), on-site public open space provision will be limited to a mix of unencumbered passive open spaces and encumbered open spaces.
8. It also recommended that proponents of the Merrimu PSP continue to work closely with the Department of Energy, Environment and Climate Action (DECCA) and other stakeholders to ensure high quality planning outcomes are achieved as part of waterway systems and proposed conservation reserves.

Active Open Space

9. The proponents of the Merrimu PSP propose to deliver 27 hectares of active open space across 3 separate and well-distributed locations (north, central and south). This represents 7.56% of the NDA of the PSP, well above the target range set by PSP Guidelines. The suggested configuration and function of these reserves should remain indicative until further consultation with Moorabool Shire Council is undertaken. However, for the purposes of this assessment the following indicative allocations are suggested:
 - North active open space – approximately 10 hectares;
 - Central active open space – approximately 7 hectares; and
 - South active open space – approximately 10 hectares
10. These active open space allocations are consistent with VPA community infrastructure specifications and can cater for multiple playing field configurations (e.g. a 10 ha reserve can cater for 2x AFL /cricket ovals + 2 outdoor netball courts, or 2 cricket ovals / overlaid by 4 soccer pitches + 2 outdoor netball courts).
11. Although the final decision about the preferred sporting uses at each the three proposed reserves should be determined by Council, it is reasonable to assume that each reserve will include at least one sports pavilion.
12. It is also recommended that the proponents of the Merrimu PSP review the current location of the proposed active open space to ensure it satisfies Target 12 of the PSP Guidelines. Target 12 aims to ensure that open space and sports reserves are located to meet the following distribution target: a sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling.
13. The active open space needs of the Merrimu Investigation Area will require a separate assessment at later stages of the planning process. However, the preliminary view of this

assessment is that, given the smaller lot yield of this component, on-site active open space provision is unlikely to form part of this area. However, it is recommended that the Part 2 component should provide a financial contribution toward both the land acquisition and construction costs associated with the proposed provision of 3 new active open spaces within the former Merrimu Part 1 PSP component.

Indoor Recreation Stadiums and Council Aquatic Leisure Centres

14. The demand and supply estimates support the need for up to 3 indoor multipurpose courts to service the Merrimu PSP. This assessment recommends that a 2 court indoor stadium be incorporated into one of the two Government Primary School recommend for the Merrimu PSP. Alternatively, subject to Council support, a Council owned site (0.6 hectare site) containing a 2 court stadium is also an option. Under this option the site should be co-located adjacent to one of the two proposed Government primary school sites. This facility, if supported, would primarily function as a training facility for sports such as basketball and compliment provision at the two major indoor recreation facilities in Bacchus Marsh / Maddingley (i.e. MARC Stadium and Bacchus Marsh Leisure Centre).
15. Given Moorabool Shire Council's current advocacy campaign to secure State and / or Federal Government funding for an indoor aquatic leisure centre as part of the MARC precinct in Maddingley, this assessment does not support the inclusion of a council aquatic leisure centre within the Merrimu PSP.
16. Once the provision strategy for Government schools in the PSP is confirmed by the Department of Education (DE), it is recommended that Council seek State Government / DE support for the inclusion of a two-court stadium.
17. Private gym provision within the Merrimu PSP will also compliment the proposed MARC Aquatic Leisure Centre (assuming Council secures funding support this proposal) and cater for the demand generated by the PSP.

5.3 Multipurpose Community Centres & Community Services

Multipurpose Community Centres

18. This assessment supports the need for 2 multipurpose community centres to be established as part of the development of the Merrimu PSP. Based on the findings of this report and the VPA's specifications for community centres (refer to Appendix 4 for more details), this assessment recommends the provision of:
 - 1 Level Community Centre (approximately 1,200 square metres of floor space) located on a 0.8 hectare site; and

- 1 Level 2 Community Centre (approximately 1,500 square metres of floor space) located on a 1 hectare site.
19. A Level 1 community centre is the base community centre model for PSP locations and typically consists of: 1) sessional kindergarten rooms (up to 4 rooms licensed for 33 places); 2) maternal & child health services (typically 2 to 3 consulting rooms) and 3) General community meeting spaces available for hire (approximately 200 m2).
20. A Level 2 community typically consists of all the elements of a Level 1 community centre plus the following components: 1) a Neighbourhood House / Adult Learning Centre (incorporated into general community meeting space allocation shown below) and 2) a larger quantity of general community meeting spaces available for hire (approximately 500 m2). Level 2 community centres are also suitable venues for library lounges like those provided in the Truganina Community Centre and the Manor Lakes Community Centre, both located in the City of Wyndham.
21. It is recommended that the proponent discuss with Moorabool Shire Council the preferred location, potential configuration and service functions of each of the proposed centres.

Early Years Services – Long Day Child Care

22. Projected demand estimates support the need to facilitate the establishment of up to 5 large privately provided long day child care centres within the Merrimu PSP. The long day child care centres should also provide integrated kindergarten programs in order to meet some of the projected demand for 3 and 4 year kindergarten programs.

Early Years Services – 3 & 4 Year Old Sessional Kindergarten

23. The demand estimates support the need for up to 12 stand-alone / sessional kindergarten rooms in the Merrimu PSP to cater for both 3 and 4 year old sessional kindergarten programs (note: the demand estimates under the current policy setting would equate to needing 6 kindergarten rooms). This assessment recommends that 4 kindergarten rooms should ideally be incorporated into each of the two multipurpose community centres recommended for the Merrimu PSP.
24. The remaining stand-alone / sessional kindergarten demand (4 rooms) should preferably be met by integrating kindergarten facilities within either the proposed Government Primary School and / or potential non-Government Primary School. However, this recommendation will require further consultation and confirmation with the Department of Education (DE) and the Melbourne Archdiocese Catholic Schools (MACS).

25. Neither DE nor MACS mandate their education facilities to include kindergarten facilities on school sites. In the event that neither DE nor MACS commit to the inclusion of kindergarten facilities on education sites, the remaining sessional kindergarten demand (1 to 2 rooms) may need to be incorporated within the proposed Level 2 multipurpose community centre.

Early Years Services – Maternal & Child Health

26. The demand estimates support the need for 5 to 6 MCH consulting rooms to service the Merrimu PSP. It is proposed that this need be met by incorporating 3 MCH consulting rooms into each of the two multipurpose community centres recommended for the Merrimu PSP. The MCH consulting rooms are also suitable as consulting suites for other complimentary health and allied health services.

Early Years Services – Playgroups

27. The demand increases generated by the Merrimu PSP for playgroup activities can be accommodated within either flexible community meeting spaces or kindergarten rooms to be incorporated into each of the two multipurpose community centres recommended for the Merrimu PSP.

Early Years Services – Occasional Child Care

28. Subject to council support as a direct service provider of occasional child care, the demand increases generated by the Merrimu PSP can potentially be accommodated by utilising one or more of the kindergarten rooms to be incorporated into each of the two multipurpose community centres recommended for the Merrimu PSP. Given that this assessment also supports the establishment a new Neighbourhood House in the Merrimu PSP, an occasional child care service to support users of the Neighbourhood House is considered appropriate.

Neighbourhood Houses / Adult Education

29. The demand estimates indicate there is sufficient justification for the establishment of either a new or outreach-based Neighbourhood House service within the Merrimu PSP. It is proposed that this be delivered by incorporating sufficient space within the Level 2 community centre proposed for the Merrimu PSP.

Libraries

30. The existing Lerderderg Library in Bacchus Marsh should ideally continue to service the needs of the entire Study Area including the Merrimu PSP. However, further consultation with Council is required to confirm whether long term future library expansion at the

existing site is supported and physically feasible. However, it should be noted that a Level 2 Community Centre is suitable for a Library Lounge like those provided in the Truganina and Manor Lakes Community Centres in the City of Wyndham, if Council desires the provision of a library service in the Merrimu PSP area¹⁴.

Arts / Cultural Facilities

31. Although it is difficult to determine where in the Study Area future demand for arts and cultural activities will be met, it is reasonable to assume that existing and proposed Council community centres can play a significant role in meeting some of the demand for these activities. It is recommended that developers in the Merrimu PSP confirm Council's position on whether to meet future demand for arts and cultural activities at existing facilities in Bacchus Marsh / Darley / Maddingley, and / or at one or both multipurpose community centres recommended for the Merrimu PSP.

5.4 Education

Government Primary

32. This assessment supports the need to set aside land (3.5 hectares per site) for two Government Primary Schools within the Merrimu PSP. It should be noted that there is likely to be some capacity at existing Government primary schools (e.g. Comadai Primary School) to meet some of the early enrolment demands generated by the PSP.

33. The location and configuration of the school site should be delivered in accordance with the Victorian Government School Site Selection Criteria – Toolbox (October 2021).

34. The Department of Education (DE) will need to be consulted as part of the external agency consultation process to confirm its support for this recommendation and the proposed location of each school site.

Government Secondary

35. Over the medium to long term (to the year 2046), a second Government Secondary School is likely to be required in order to service the entire Study Area.

36. In terms of a preferred location for this second Government Secondary School, this assessment strongly endorses one of Moorabool Shire Council's current key advocacy priorities to the State Government: returning the current Council Civic Centre site located in Darley to its original intended use as a Government Secondary School. Given that the one and only Government Secondary College servicing the Study Area (Bacchus Marsh College) currently has more than 1,000 enrolments, the need to address capacity

¹⁴ Note: The City of Wyndham library lounges in Truganina and Manor Lakes each have 5,000 books, public computers with internet access, and provide photocopying / scanning services.

constraints in the near future looms as key priority for Bacchus Marsh given projected population forecasts for the Study Area.

37. The Department of Education (DE) and Victorian School Building Authority (VSBA) will need to be consulted as part of the external agency consultation process to confirm its support for this recommendation and the proposed location of the Government secondary school site.

Catholic Primary

38. Melbourne Archdiocese Catholic Schools (MACS) has expressed an interest in establishing a K-9 Catholic School in the Merrimu PSP which will cater for Catholic primary school needs in the Study Area. This assessment supports the establishment a new Catholic school site within the Merrimu PSP based on MACS' expression of interest and that a 5.5 hectare site be identified within the PSP as non-Government school site.

Catholic Secondary

39. As above.

Other Independent Primary

40. The preliminary view of this assessment is that the Merrimu PSP will not be identified as a priority location for other independent primary school provision. However, existing service providers such as Bacchus Marsh Grammar should be consulted to confirm provision needs across the Study Area.

Other Independent Secondary

41. As above.

TAFE

42. Given its proximity to the Cobblebank Metropolitan Activity Centre (the type of centre more appropriate for higher order community infrastructure forms such as universities and TAFEs) the provision of a higher education site within the Merrimu PSP is not recommended. However, existing higher education providers such as Victorian University and Federation University (both of which deliver TAFE programs and service the west of Melbourne and Moorabool Shire) should be consulted as part of the external agency consultation process to confirm its future TAFE provision strategy for the Study Area.

University

43. As above.

5.5 Law Courts, Police & Emergency Services

Police

44. Given the Study Area is currently serviced by the Bacchus Marsh Police Station, this assessment does not recommend the establishment of a new police station in the Merrimu PSP. However, Victoria Police should be consulted as part of the external agency engagement process to confirm provision needs in the Study Area and assess the implications for the Bacchus Marsh Police Station.

Fire Services

45. The preliminary view of this assessment is that the Merrimu PSP may require a fire station to service future population growth and that a 2,500 square metre site be identified within the PSP as an emergency services site. However, Fire Rescue Victoria (FRV) and the Country Fire Authority (CFA) should be consulted to confirm its provision strategy for fire services within the PSP and surrounding catchment area.

Ambulance Services

46. Given the Study Area is currently serviced by the Bacchus Marsh Ambulance Branch (which opened in 2020), this assessment does not recommend the establishment of a new ambulance station in the Merrimu PSP. However, the Department of Health (DH) and the Victorian Health Building Authority (VHBA) should be consulted as part of the external agency consultation process to confirm its future provision strategy for ambulance services in the Study Area.

State Emergency Services

47. Given the Study Area is currently serviced by the Bacchus Marsh SES Unit, this assessment does not recommend the establishment of a new SES facility in the Merrimu PSP. However, the Emergency Services Infrastructure Authority (ESIA) should be consulted to confirm its future provision strategy for SES services within the Study Area.

Law Courts

48. Given the Study Area is currently serviced by the Bacchus Marsh Magistrates' Court and located in a higher order activity centre, this assessment does not recommend the establishment of a law court in the Merrimu PSP. However, the Department of Justice and Community Safety should be consulted to confirm its position on the future of the Bacchus Marsh Magistrates' Court.

5.6 Health

Acute / Sub-Acute Health Services

49. Given the Study Area is currently serviced by the Bacchus Marsh Hospital and will be serviced in future by the new Melton Hospital (anticipated to open in 2029), this assessment does not recommend the establishment of a new public acute / sub-acute

health service in the Merrimu PSP. However, the Department of Health (DH) and the Victorian Health Building Authority (VHBA) should be consulted to confirm its future acute / sub-acute health provision strategy for the Study Area including future long term plans for the Bacchus Marsh Hospital.

Community Health Services

50. Given the Study Area is currently serviced by the Bacchus Marsh Community Health Centre, this assessment does not recommend the establishment of a new community health service in the Merrimu PSP. However, the Department of Health (DH) and the Victorian Health Building Authority (VHBA) should be consulted to confirm its future community health provision strategy for the Study Area including future long term plans for the Bacchus Marsh Community Health Centre.

5.7 Aged Care & Other Services for Older Persons

Aged Care Places

51. The demand for aged care places in the Study Area will increase significantly over the forecast period. However, an assessment of need undertaken by the Australian Government for the broader Aged Care Planning Region (ACPR) within which the PSP is located (i.e. the Grampians Region) will determine when and how many places will be funded. Although not a short-term priority, the proponents of the PSP are encouraged to monitor market interest from existing residential aged care providers and assess the longer-term feasibility of including a residential aged facility within the development. However, the provision of such a facility should not be a mandatory requirement of the planning approval process.

5.8 Consistency with Statutory Policies and Other Strategic Documents

52. The recommendations outlined above are broadly in accordance with the statutory and strategic documentation reviewed by this assessment, and in particular the requirements and directions outlined in Plan Melbourne, the Moorabool Planning Scheme and other Moorabool Shire Council policies, strategies and plans.

5.9 Further Process Recommendations

53. Further discussion and engagement with Moorabool Shire Council and other external agencies is recommended to confirm support for the conclusions and recommendations outlined by this assessment.

Appendices

Appendix 1 – Review of Relevant Clauses from the Moorabool Planning Scheme

Clause	Objectives / Strategies
02 MUNICIPAL PLANNING STRATEGY	
02.03-9 – Infrastructure	<p>Community infrastructure</p> <p>Council acknowledges the pressures that an aging population places on the social infrastructure of the Shire. Council endeavours to support the health and well-being of communities through the provision of high quality and flexible social and recreation infrastructure for people of all ages and from all areas within the Shire including open spaces, community facilities and commercial hubs. Any new urban growth precincts will need to be carefully planned to ensure provision of appropriate reticulated services, integrated transport and open space.</p> <p>Council has adopted the Infrastructure Design Manual (IDM) (prepared by the Local Government Infrastructure Design Association) which includes guidelines for the design and construction of infrastructure, such as roads, drainage, stormwater, car parking, landscaping, access, earthworks and public lighting. The IDM complements the objectives and standards of Clause 56 for residential subdivision applications.</p> <p>Council seeks to:</p> <ul style="list-style-type: none"> • Improve social and physical infrastructure in the Shire to support the growing population. • Provide equitable and integrated open space and recreation facilities. • Ensure that provision of education and health services matches projected demand. • Secure long-term water supplies for urban and agricultural use.
11 SETTLEMENT	
11.01-1L – Bacchus Marsh	<p>Policy application</p> <p>This policy applies to the land identified on the Bacchus Marsh Urban Growth Framework Plan to this clause.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Contain short term residential development within the existing urban areas and existing greenfield residential development areas. • Encourage residential growth within Merrimu and Parwan Station where it would facilitate the provision of an Eastern Link Road. • Encourage residential growth including community facilities/amenities within Hopetoun Park where it would. Facilitate improved connectivity between Hopetoun Park and the Western Freeway, to and from the west. • Ensure development is located and designed to respond to the effect of natural hazards such as fire or flood. • Encourage the form and design of infill development to be walkable and provide responsive neighbourhood design to assist in creating pedestrian scale environments. • Protect the Bacchus Marsh irrigated horticultural land from residential encroachment and encourage appropriate interface treatments (such as through a transition in densities, separation and landscaping) in development abutting these areas. • Ensure that a clear separation between urban development and farming activities is retained. • Prioritise the development of housing in locations that are easily accessible to activity centres and public transport. <p>In Minimal Residential Growth Areas:</p> <ul style="list-style-type: none"> • Encourage future residential development to predominantly comprise of detached dwellings, generally of a modest scale. • Support dual occupancies of one to two storeys only where the preferred character is not compromised. <p>In Natural Residential Growth Areas:</p> <ul style="list-style-type: none"> • Allow for modest housing growth and a variety of housing typologies while maintaining detached houses as a dominant housing type. • Support low scale, medium density housing and alternative housing typologies (such as co-housing, retirement villages, aged care) in areas that are accessible to public transport, activity centres and open space.

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Clause	Objectives / Strategies
	<ul style="list-style-type: none"> Encourage well designed infill development, including multi-unit developments, that complements the preferred character of the area. <p>In Increased Residential Growth Areas:</p> <ul style="list-style-type: none"> Provide for housing growth with increased densities. Provide housing generally in the form of townhouse and multi-dwelling developments with opportunities for apartments and alternative forms of housing (cohousing, aged care, retirement villages, etc.). In Greenfield Residential Growth Areas: Provide a diverse range of lot sizes that will be capable of accommodating a range of housing typologies. <p>Encourage development of existing agricultural land south of Main Street and south of the Werribee River for a variety of dwelling types that are sensitively designed to respond to the site context.</p> <p>Manage built form impacts on escarpments, slopes and other significant landscape features within key views and vistas from the Western Freeway.</p> <p>Encourage subdivision design that provides for diverse streetscapes, strong connectivity and public spaces while retaining the valued characteristics of Bacchus Marsh including its open feel and rural landscape character.</p>
11.03-2S – Growth Areas	<p>Develop precinct structure plans consistent with the Precinct Structure Planning Guidelines (Victorian Planning Authority, 2021) approved by the Minister for Planning to:</p> <ul style="list-style-type: none"> Establish a sense of place and community. Create greater housing choice, diversity and affordable places to live. Create highly accessible and vibrant activity centres. Provide for local employment and business activity. Provide better transport choices. Respond to climate change and increase environmental sustainability. Deliver accessible, integrated and adaptable community infrastructure.
19.02 COMMUNITY INFRASTRUCTURE	
19.02-1S Health facilities	<p>Objective</p> <ul style="list-style-type: none"> To assist the integration of health facilities with local and regional communities. <p>Strategies</p> <ul style="list-style-type: none"> Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities. Plan public and private developments together, where possible, including some degree of flexibility in use. Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport. Provide adequate car parking for staff and visitors of health facilities.
19.02-2S Education facilities	<p>Objective</p> <ul style="list-style-type: none"> To assist the integration of education and early childhood facilities with local and regional communities. <p>Strategies</p> <ul style="list-style-type: none"> Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities. Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes. Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones. Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities. Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass). Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport. Locate tertiary education facilities within or adjacent to activity centres.

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Clause	Objectives / Strategies
	<ul style="list-style-type: none"> • Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access. • Consider the existing and future transport network and transport connectivity. • Develop libraries as community based learning centres. • Co-locate a kindergarten facility with all new Victorian Government primary schools.
19.02-3S Cultural facilities	<p>Objective</p> <ul style="list-style-type: none"> • To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities. <p>Strategies</p> <ul style="list-style-type: none"> • Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres. • Reinforce the existing major precincts for arts, sports and major events of state wide appeal. • Establish new facilities at locations well served by public transport.
19.02-4S Social and cultural infrastructure	<p>Objective</p> <ul style="list-style-type: none"> • To provide fairer distribution of and access to, social and cultural infrastructure. <p>Strategies</p> <ul style="list-style-type: none"> • Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities. • Encourage the location of social and cultural infrastructure in activity centres. • Ensure social infrastructure is designed to be accessible. • Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations. • Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge. • Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline. • Identify and protect land for cemeteries and crematoria.
19.02-5S Emergency services	<p>Objective</p> <ul style="list-style-type: none"> • To ensure suitable locations for police, fire, ambulance and other emergency services. <p>Strategies</p> <ul style="list-style-type: none"> • Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres. • Locate emergency services together in newly developing areas.
19.02-6S Open space	<p>Objective</p> <ul style="list-style-type: none"> • To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community. <p>Strategies</p> <ul style="list-style-type: none"> • Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments. • Ensure that open space networks: <ul style="list-style-type: none"> • Are linked, including through the provision of walking and cycling trails. • Are integrated with open space from abutting subdivisions. • Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest. • Maintain public accessibility on public land immediately adjoining waterways and coasts. • Create opportunities to enhance open space networks within and between settlements. • Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities. • Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution. • Improve the quality and distribution of open space and ensure long-term protection. • Protect large regional parks and significant conservation areas. • Ensure land identified as critical to the completion of open space links is transferred for open space purposes. • Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided. • Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude. • Accommodate community sports facilities in a way that is not detrimental to other park activities.

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Clause	Objectives / Strategies				
	<ul style="list-style-type: none"> • Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location. • Develop open space to maintain wildlife corridors and greenhouse sinks. • Provide new parkland in growth areas and in areas that have an undersupply of parkland. • Encourage the preparation of management plans or explicit statements of management objectives for urban parks. • Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space. • Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park. • Ensure public access is not prevented by developments along stream banks and foreshores. • Ensure public land immediately adjoining waterways and coastlines remains in public ownership. • Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins. 				
19.02-6L Open space in Moorabool	<p>Strategies</p> <ul style="list-style-type: none"> • Facilitate pedestrian links that are integrated and connect with existing foot paths. • Co-locate community facilities and open space areas to maximise access, surveillance and safety. • Design open space areas and recreation facilities to be safe and easily maintained. • Facilitate functional open space networks that connect waterways, State parks/reserves and growth precincts at Parwan Station, Merrimu and Hopetoun Park North. 				
53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION					
Schedule to Clause 53.01 Public Open Space Contribution and Subdivision	<p>The Schedule indicates no public open space contribution rate.</p> <p>Subdivision and public open space contribution</p> <table border="1"> <thead> <tr> <th>Type or location of subdivision</th> <th>Amount of contribution for public open space</th> </tr> </thead> <tbody> <tr> <td>None specified</td> <td></td> </tr> </tbody> </table>	Type or location of subdivision	Amount of contribution for public open space	None specified	
Type or location of subdivision	Amount of contribution for public open space				
None specified					
56 RESIDENTIAL SUBDIVISION					
56.03-3 Planning for community facilities objective	<p>To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.</p> <p>Standard C4</p> <p>A subdivision should:</p> <ul style="list-style-type: none"> • Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme. • Locate community facilities on sites that are in or near activity centres and public transport. <p>School sites should:</p> <ul style="list-style-type: none"> • Be integrated with the neighbourhood and located near activity centres. • Be located on walking and cycling networks. • Have a bus stop located along the school site boundary. • Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets. • Adjoin the public open space network and community sporting and other recreation facilities. • Be integrated with community facilities. • Be located on land that is not affected by physical, environmental or other constraints. <p>Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.</p> <p>Primary schools should be located on connector streets and not on arterial roads.</p> <p>New State Government school sites must meet the requirements of the Department of Education and abut at least two streets with sufficient widths to provide student drop-off zones, bus parking and on-street parking in addition to other street functions.</p>				
56.05-1 Integrated urban	<p>To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.</p>				

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Clause	Objectives / Strategies
landscape objectives	<p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p> <p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation.</p> <p>Standard C12</p> <p>An application for subdivision that creates streets or public open space should be accompanied by a landscape design.</p> <p>The landscape design should:</p> <ul style="list-style-type: none"> • Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. • Create attractive landscapes that visually emphasise streets and public open spaces. • Respond to the site and context description for the site and surrounding area. • Maintain significant vegetation where possible within an urban context. • Take account of the physical features of the land including landform, soil and climate. • Protect and enhance any significant natural and cultural features. • Protect and link areas of significant local habitat where appropriate. • Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space. • Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment. • Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. • Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas. • Provide for walking and cycling networks that link with community facilities. • Provide appropriate pathways, signage, fencing, public lighting and street furniture. • Create low maintenance, durable landscapes that are capable of a long life. • The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.
56.05-2 Public open space provision objectives	<p>To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.</p> <p>To provide a network of public open space that caters for a broad range of users.</p> <p>To encourage healthy and active communities.</p> <p>To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.</p> <p>To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.</p> <p>Standard C13</p> <p>The provision of public open space should:</p> <ul style="list-style-type: none"> • Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme. • Provide a network of well-distributed neighbourhood public open space that includes: <ul style="list-style-type: none"> • Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences. • Additional small local parks or public squares in activity centres and higher density residential areas. • Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is:

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Clause	Objectives / Strategies
	<ul style="list-style-type: none"> • Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space • Sufficient to incorporate two football/cricket ovals • Appropriate for the intended use in terms of quality and orientation • Located on flat land (which can be cost effectively graded) • Located with access to, or making provision for, a recycled or sustainable water supply • Adjoin schools and other community facilities where practical • Designed to achieve sharing of space between sports. • Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings. • Public open space should: <ul style="list-style-type: none"> • Be provided along foreshores, streams and permanent water bodies. • Be linked to existing or proposed future public open spaces where appropriate. • Be integrated with floodways and encumbered land that is accessible for public recreation. • Be suitable for the intended use. • Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences. • Maximise passive surveillance. • Be integrated with urban water management systems, waterways and other water bodies. • Incorporate natural and cultural features where appropriate.

Appendix 2 – Audit of Existing & Planned Community Infrastructure Surrounding the Merrimu PSP

Figure 3 - Location of Nearest Early Years & Youth Facilities

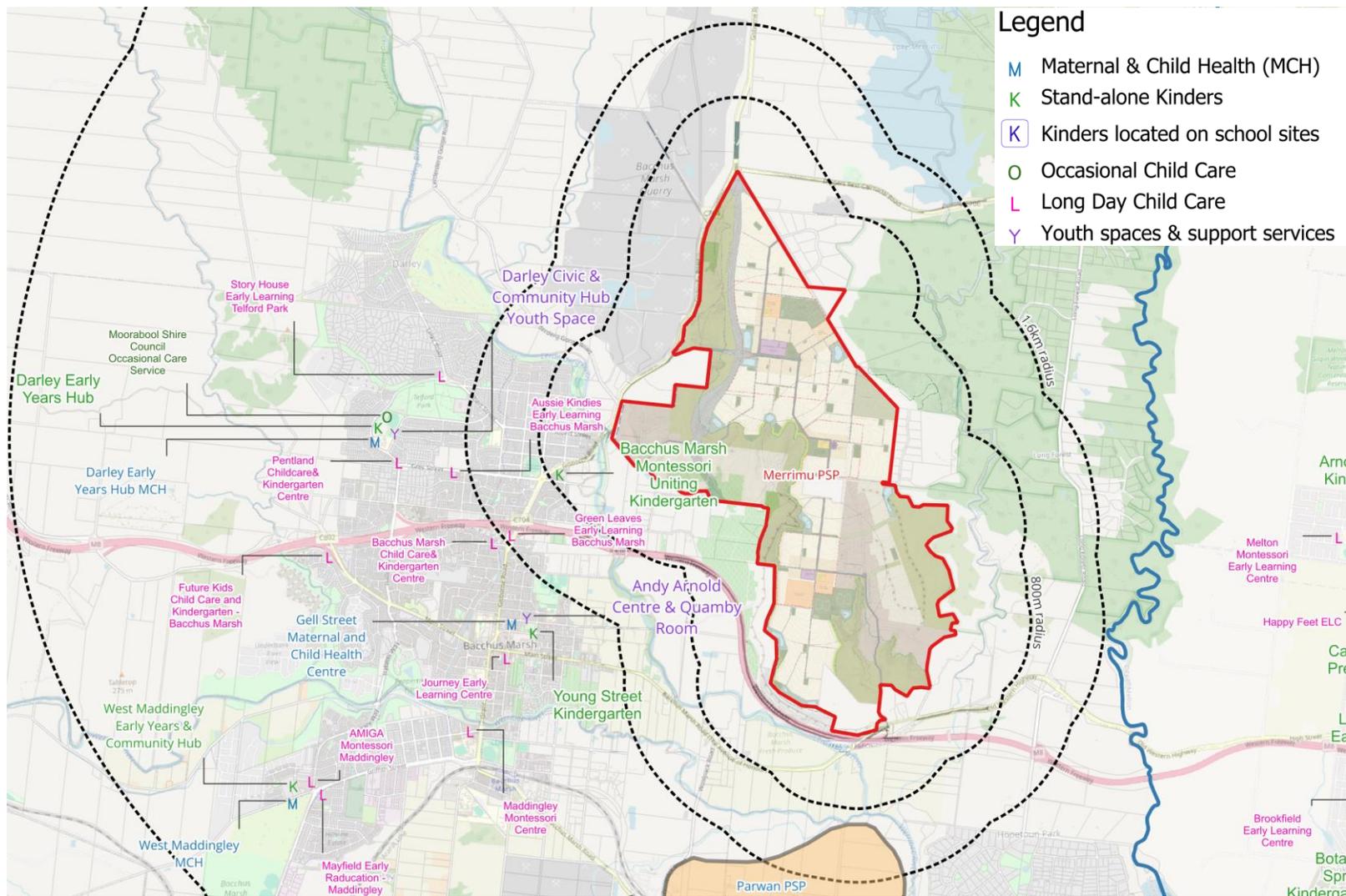


Figure 4 - Location of Nearest Existing Libraries, Neighbourhood Houses, Community Centres and Meeting Spaces

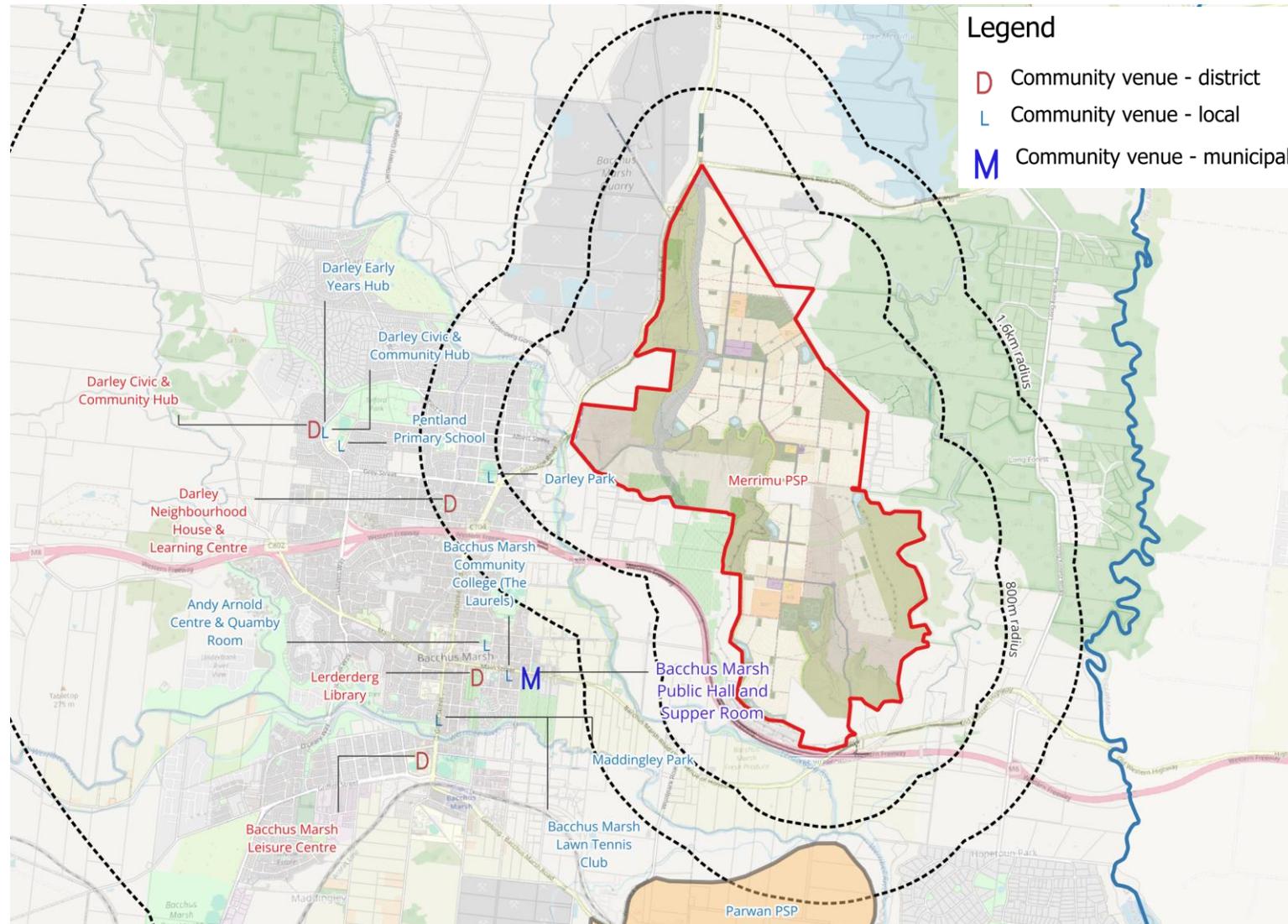


Figure 5 – Location of Nearest Education Facilities

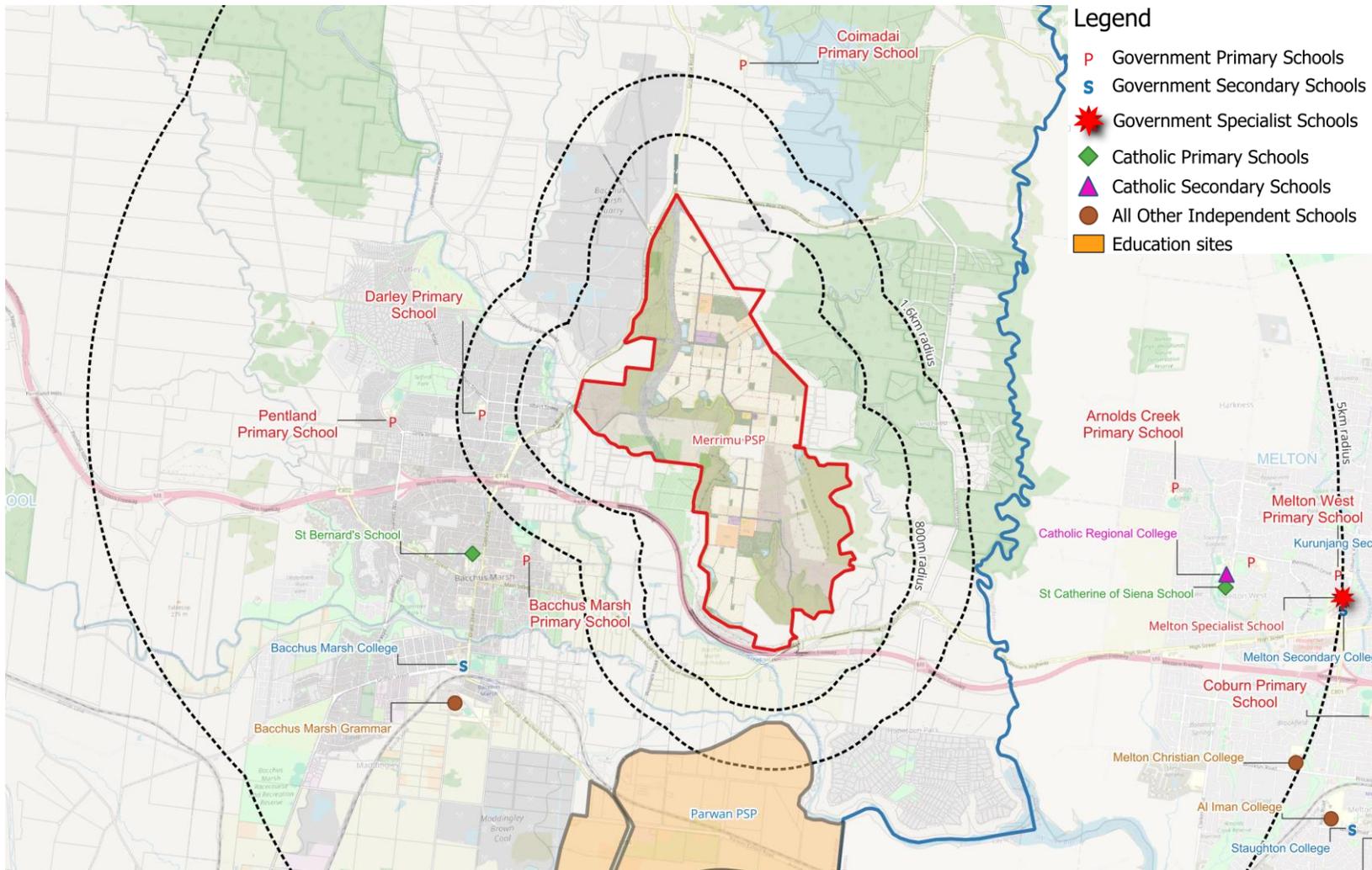


Figure 6 - Location of Nearest Public Open Spaces (including playgrounds)

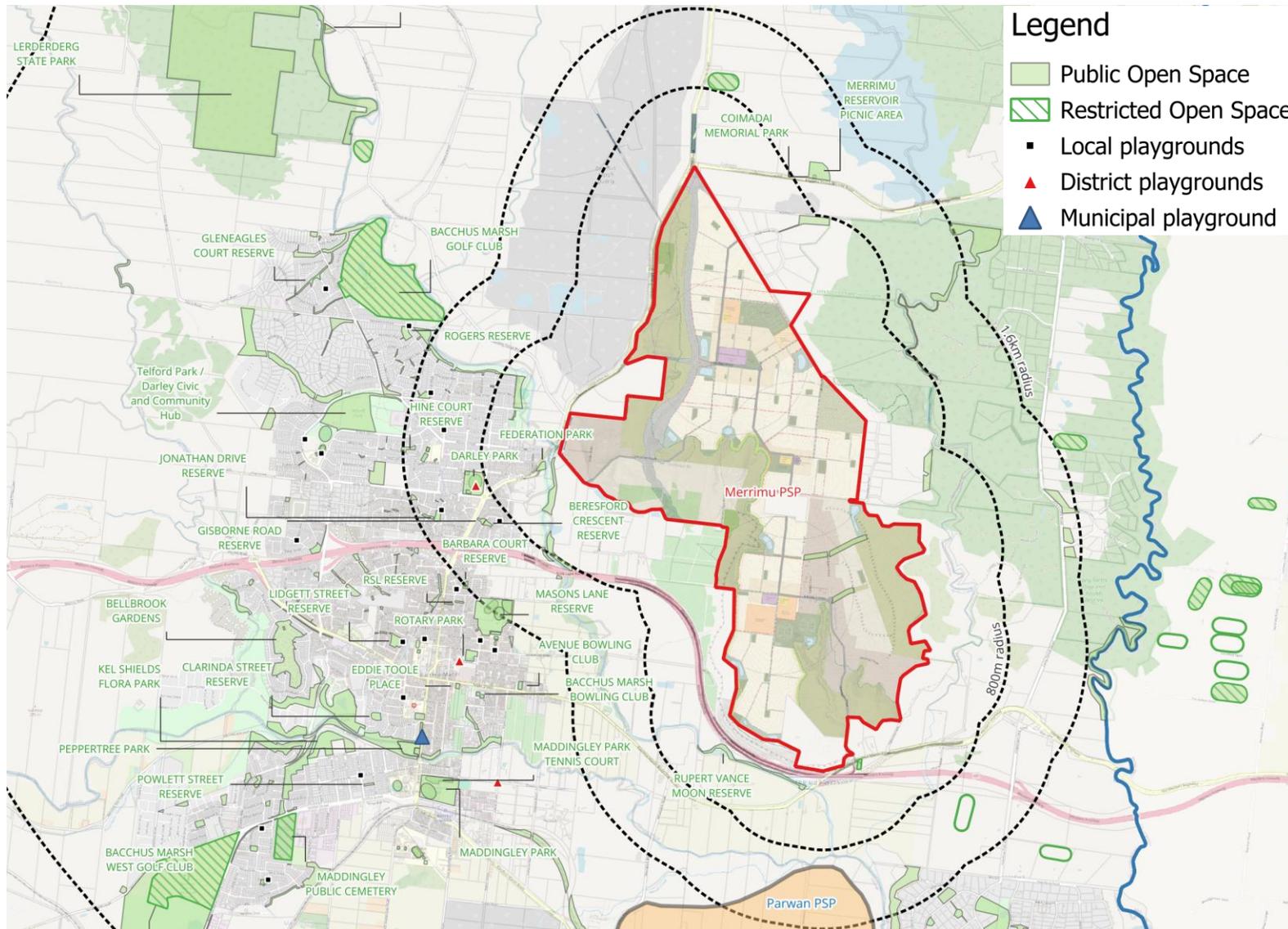


Figure 7 - Location of Nearest Outdoor and Indoor Recreation Facilities

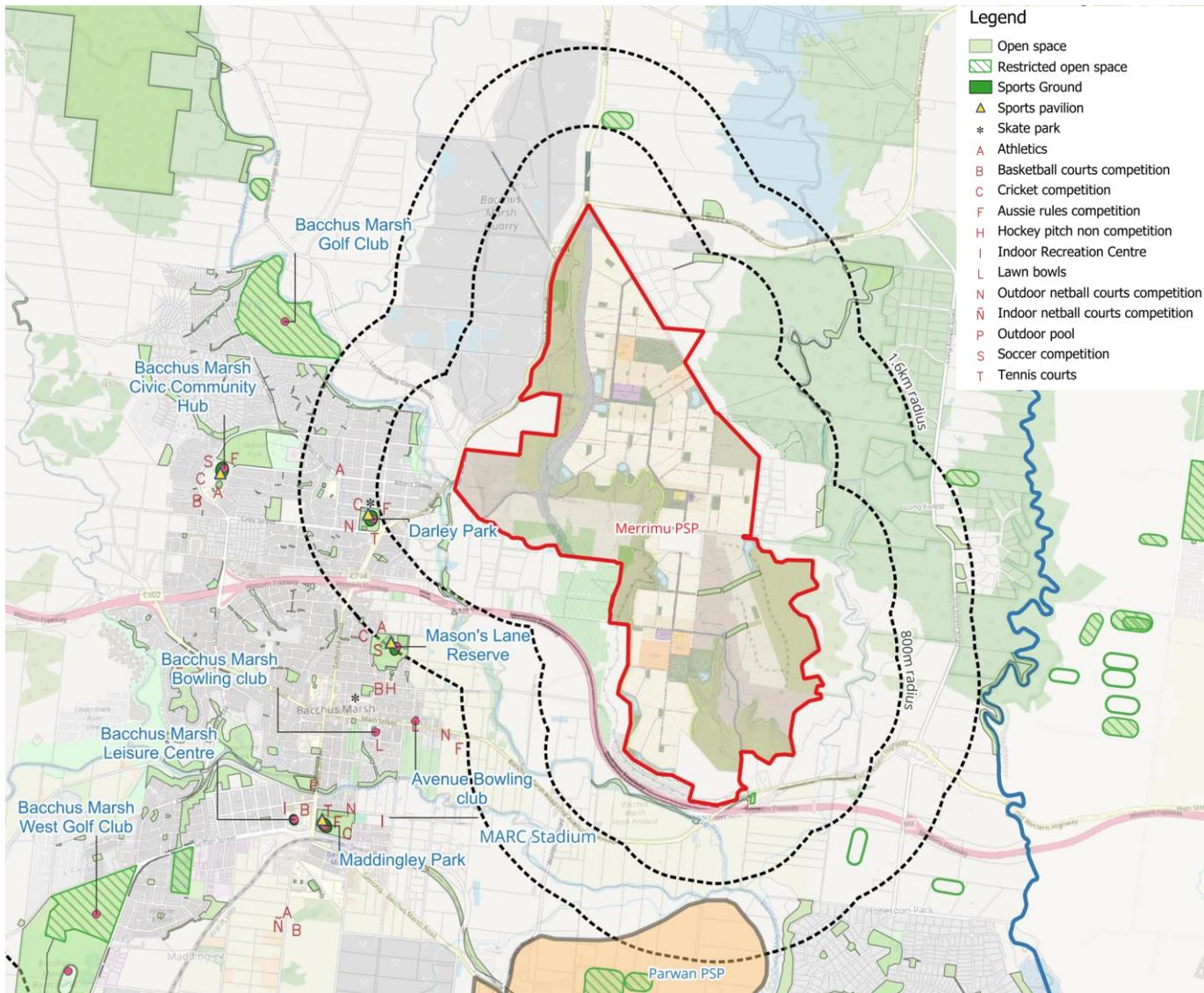


Figure 8 - Location of Nearest Acute & Community Health Facilities

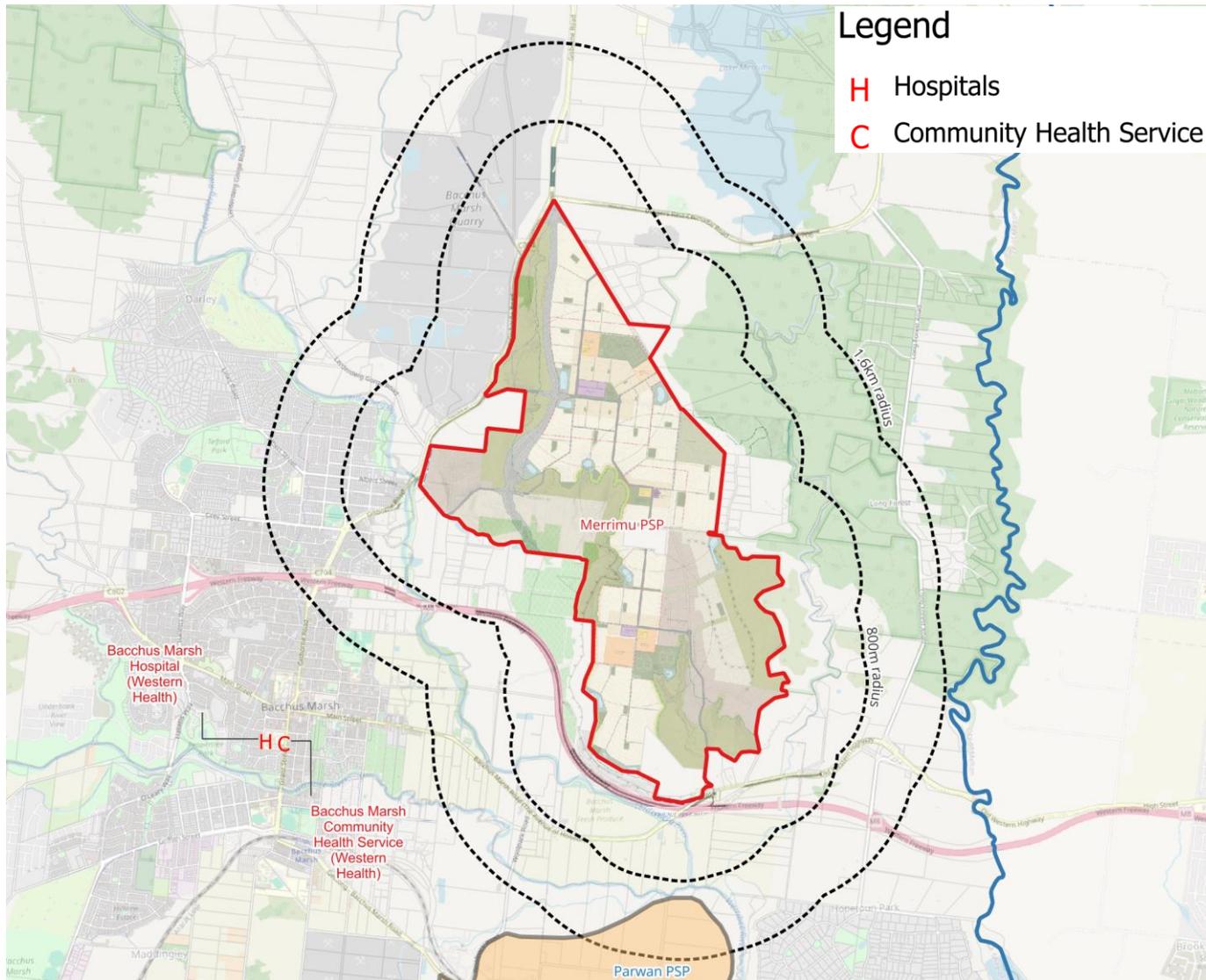


Figure 9 - Nearest Justice & Emergency Services

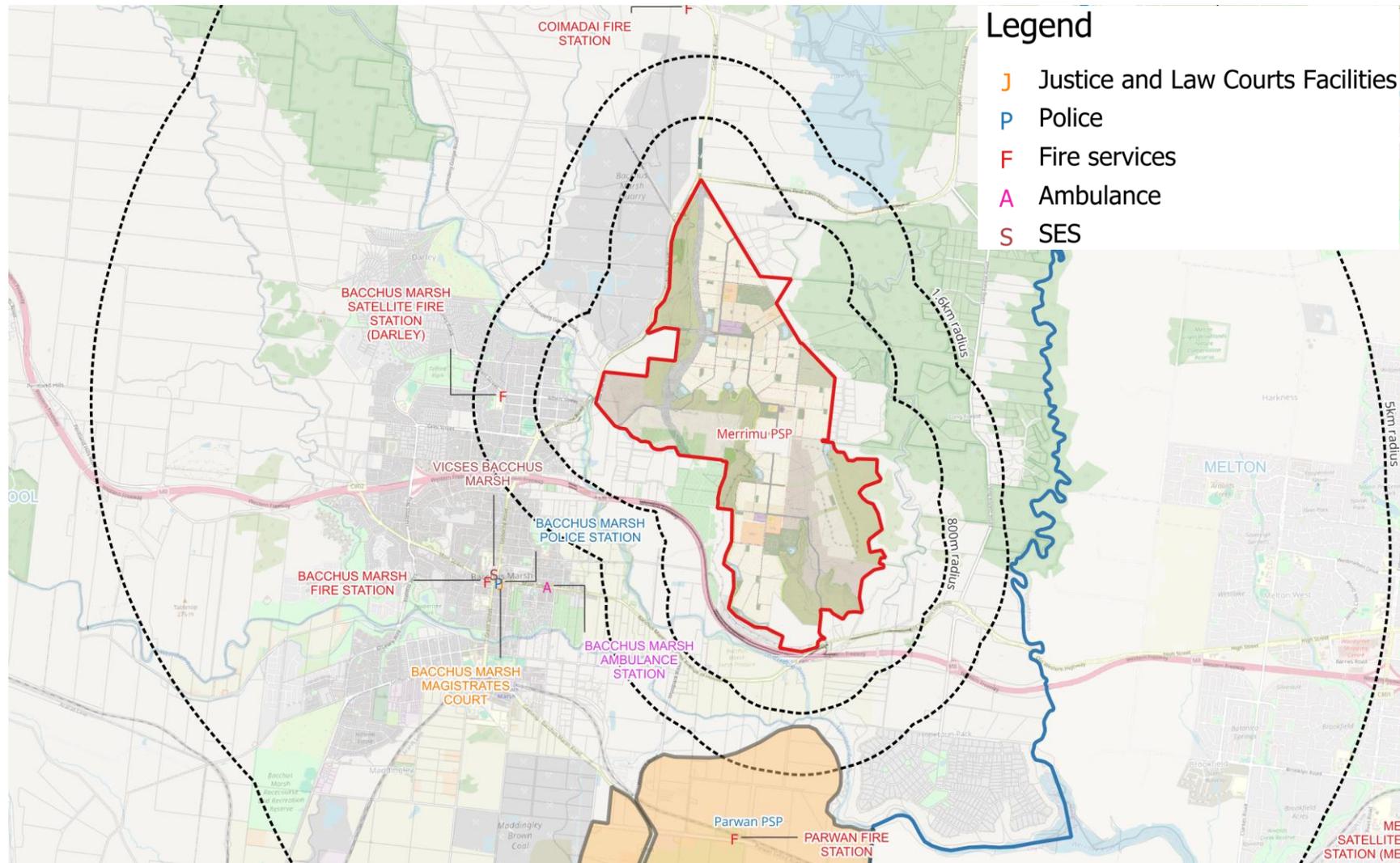
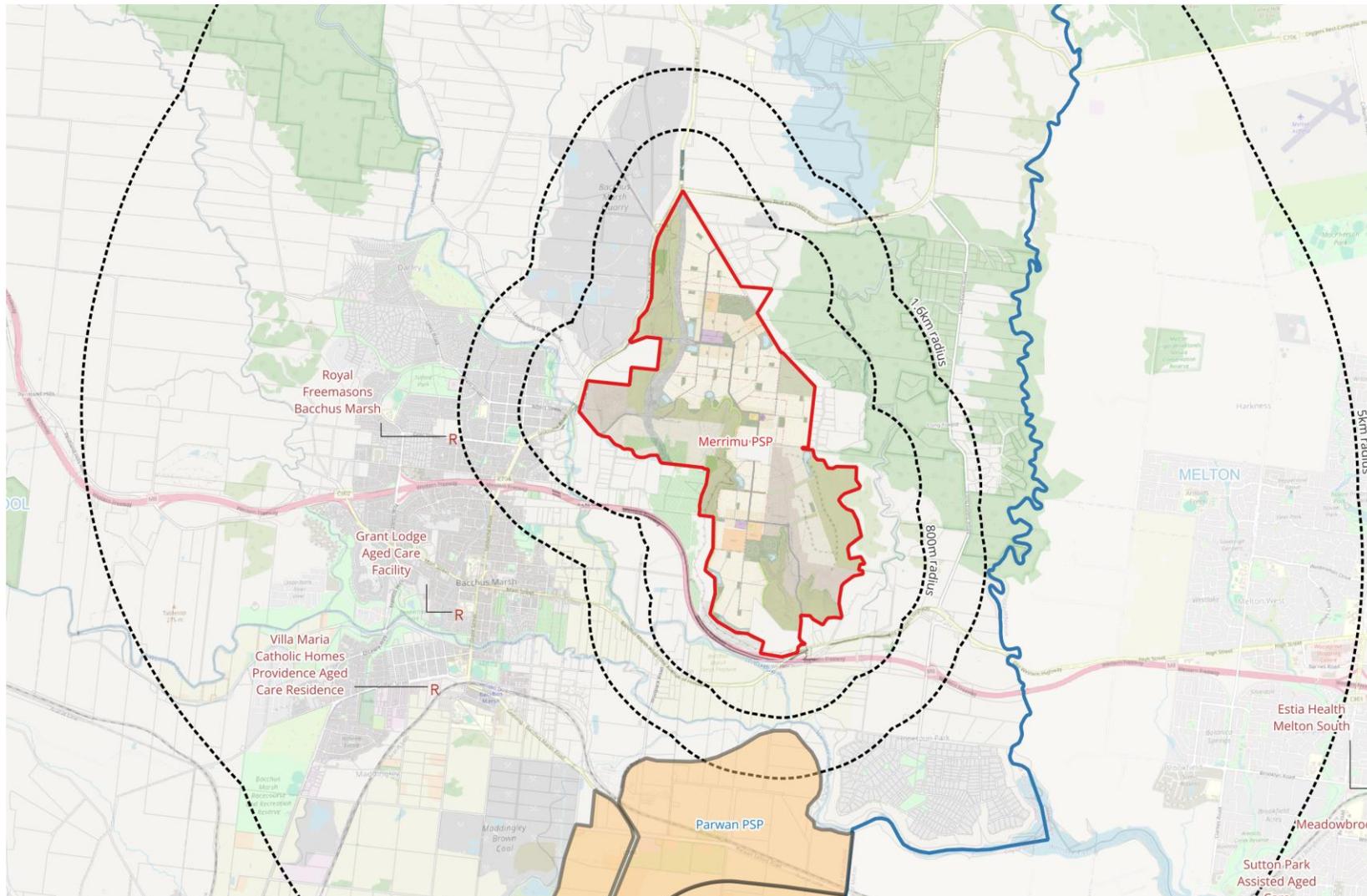


Figure 10 - Location of Nearest Residential Aged Care Services (R) and Supported Residential Services (SRS)



Appendix 3 – Quantitative Demand & Supply Estimates for Merrimu PSP by Full Build Out & Bacchus Marsh & Surrounds by 2046

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Former Merrimu PSP Part 1	Merrimu Investigation Area	Total Merrimu PSP	Bacchus Marsh & Surrounds by 2046
Open Space							
Total public open space contribution (local passive + local active)	10%	Percentage of net developable area to be provided as unencumbered public open space within residential areas (including activity centres)	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	35.7	14.2 ¹⁵	49.9	Not applicable
Local passive open space	4%	Percentage of net developable area to be provided as unencumbered public open space	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	14.3	5.7	19.9	Not applicable
Local active open space	6%	Percentage of net developable area to be provided as unencumbered public open space	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	21.4	8.5	29.9	Not applicable
Organised Sport Facility & Participation Estimates							
Indoor and outdoor recreation facilities							
Indoor recreation centres / courts	10,000	Total population per court	Typical standard used by some Melbourne Growth Area Councils (note: individual LGAs vary on their views about the “desired” benchmark and some have no documented working benchmark).	2.1	0.4	2.5	5.6
Council aquatic leisure centre visits per annum	6.3	Number of visits per person per annum	Victorian Department of Jobs, Precincts & Regions, Know Your Council: 2022-2023 Dataset (All Victorian Metro LGAs average)	129,427	28,325	157,752	350,066
Council aquatic / leisure centres	60,000	Approximate total population per facility	ASR Research Growth Area Community Centre Planning Guideline for a small aquatic leisure centre	0.3	0.1	0.4	0.9
Organised Sport Participation							
Participation in organisation/venue based activity: Adults (people aged 15 and over)							
Fitness/Gym	26.9%	% of people aged 15 years and over participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2022 - December 2022 Victoria Data (Table 11)	4,429	969	5,398	12,192

¹⁵ The public open space needs of the Merrimu Investigation Area will be subject to a more detailed assessment in future planning stages.

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Former Merrimu PSP Part 1	Merrimu Investigation Area	Total Merrimu PSP	Bacchus Marsh & Surrounds by 2046
Swimming	10.4%	As above	As above	1,715	375	2,091	4,722
Golf	5.1%	As above	As above	838	183	1,022	2,307
Athletics, track and field (includes jogging and running)	5.0%	As above	As above	819	179	998	2,255
Walking (Recreational)	4.7%	As above	As above	775	170	945	2,134
Pilates	4.7%	As above	As above	770	169	939	2,120
Tennis	4.3%	As above	As above	707	155	862	1,947
Basketball	4.0%	As above	As above	663	145	808	1,825
Yoga	3.9%	As above	As above	643	141	784	1,770
Australian football	3.9%	As above	As above	637	139	777	1,755
Netball	3.4%	As above	As above	561	123	684	1,544
Football/soccer	3.3%	As above	As above	541	118	659	1,488
Cricket	2.4%	As above	As above	392	86	477	1,078
Cycling	1.7%	As above	As above	282	62	344	777
Bush walking	1.7%	As above	As above	279	61	340	769
Organised participation by activity - top 10 activities (children aged 0 to 14)							
Swimming	37.9%	% of children aged 0-14 participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): January 2022 - December 2022 Victoria Data (Table 10)	995	218	1,213	2,544
Australian football	14.5%	As above	As above	381	83	464	974
Basketball	12.3%	As above	As above	322	71	393	824
Gymnastics	11.2%	As above	As above	294	64	358	752
Football/soccer	7.9%	As above	As above	206	45	251	527
Dancing (recreational)	7.7%	As above	As above	201	44	246	515
Netball	6.7%	As above	As above	175	38	213	448
Tennis	5.8%	As above	As above	152	33	186	389
Cricket	5.2%	As above	As above	137	30	167	350
Karate	4.5%	As above	As above	118	26	144	302

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Former Merrimu PSP Part 1	Merrimu Investigation Area	Total Merrimu PSP	Bacchus Marsh & Surrounds by 2046
Early Years Services							
Kindergartens							
% of 3 & 4 year olds participating in 3 & 4 year old Kindergarten	100%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	State Government Objective	593	130	723	1435
Total number of enrolments in 4 year old sessional Kindergarten	75%	% of participating children (see above) enrolled at a 4 year old sessional Kindergarten service	Based on 70-80% of all kindergarten enrolments in Moorabool are through a sessional kindergarten. Source: Moorabool Kindergarten Infrastructure Services Plan	223	49	272	539
Total number of enrolments in 3 year old sessional Kindergarten	75%	% of participating children (see above) enrolled at a 3 year old sessional Kindergarten service	ASR Research assumption	222	49	271	538
Total 3 & 4 year old enrolments attending sessional kindergarten				445	97	542	1076
Number of sessional kindergarten rooms required under current kindergarten policy environment (15 hours per week for both three and four year old kindergarten)	66		ASR constructed calculation	7	1	8	16
Number of sessional kindergarten rooms required under current kindergarten policy environment (15 hours per week of three year old kindergarten and 30 hours of four year old kindergarten)	66 enrolments for three year old kindergarten & 33 enrolments for four year old kindergarten.		ASR constructed calculation	10.1	2.2	12.3	24
Maternal & Child Health							
Number of MCH Full-Time Nurses	500	1 full time nurse per 500 children aged 0 to 6 years	Moorabool Community Infrastructure Framework (August 2019)	2.3	0.5	3	6
Number of MCH consulting units	1	Number of MCH consulting units required per FT nurse	Based on above and assumes 1 full time nurse utilises 1 MCH consulting room / 5 full days per week.	4.1	0.9	5.0	9.8
Playgroup							
Number of 2 hr playgroup sessions per week	83	Total number of children aged 0-3 years required to generate demand for a 2 hour playgroup session per week	ASR Research constructed measure using Playgroup Victoria data for Bacchus Marsh (2025): 18 sessions per week from two main venues (St Andrews Uniting Church & Darley Early Years Hub)	14	3	17	34
Occasional Child Care							
Number of occasional child care places	56	1 enrolment place per 69 children aged 0-4 years	Register of Approved Children's Services in Victoria - (Bacchus Marsh/Darley): 33 places based at Darley Early Years Hub	26	5.6	31	63

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Former Merrimu PSP Part 1	Merrimu Investigation Area	Total Merrimu PSP	Bacchus Marsh & Surrounds by 2046
Number of occasional child care centres	30	Total number of facilities required based on number of licensed places generated (see above)	ASR Research constructed measure based on a typical sized occasional child care facility (i.e. 30 places)	0.9	0.2	1.0	2.1
Long Day Child Care Centres							
Number of Long Day Child Care places	3	1 enrolment place per 3 children aged 0-4 years	Moorabool Community Infrastructure Framework (August 2019): Note - Bacchus Marsh/Darley/Maddingley area currently contains 1,014 long day child care places and has a much higher provision rate of 1 place per 1.8 children aged 0 to 4 years.	481	105	587	1,167
Number of Long Day Child Care centres	120	1 large centre per 120 places. Total number of facilities required based on number of licensed places generated (see above).	ASR Research constructed measure based on a typical large sized long day child care facility (i.e. 120 licensed places)	4	1	5	10
Community Centres, Meeting spaces, Neighbourhood Houses & Libraries							
Level 1 Community Centre	20,000	Population per Level 1 Community Centre (servicing an overall population catchment of 60,000 people)	Draft Community Infrastructure Planning Guidelines Refresh (2023), prepared by ASR Research on behalf of the Victorian Planning Authority	1.0	0.2	1.3	2.8
Level 2 community Centre	20,000	Population per Level 2 Community Centre (servicing an overall population catchment of 60,000 people)	Draft Community Infrastructure Planning Guidelines Refresh (2023), prepared by ASR Research on behalf of the Victorian Planning Authority	1.0	0.2	1.3	2.8
Level 3 Community Centre	60,000	Population per Level 3 Community Centre (servicing an overall population catchment of 60,000 people)	Draft Community Infrastructure Planning Guidelines Refresh (2023), prepared by ASR Research on behalf of the Victorian Planning Authority	0.3	0.1	0.4	0.9
Neighbourhood Houses							
Number of Neighbourhood House users per week	3%	Percentage of population using a Neighbourhood House in a given week	Neighbourhood Houses Victoria, Neighbourhood Houses Survey 2017	616	135	751	1,667
Level 2 community Centre (which typically includes spaces to accommodate a Neighbourhood House service)	20,000	Approximate total population per facility in the Shire of Moorabool (2021)	Draft Community Infrastructure Planning Guidelines Refresh (2023), prepared by ASR Research on behalf of the Victorian Planning Authority	1.0	0.2	1.3	2.8
Libraries							
Number of library loans annum	4.0	Total loans per person	Public Libraries Victoria Network, 2022-23PLVN Annual Statistical Survey (2019), Central Highlands Library Network	81,235	17,778	99,013	219,719

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Former Merrimu PSP Part 1	Merrimu Investigation Area	Total Merrimu PSP	Bacchus Marsh & Surrounds by 2046
Number of library visits per annum	2.3	Total visits per person	Public Libraries Victoria Network, 2022-23 PLVN Annual Statistical Survey (2019), Central Highlands Library Network	47,075	10,302	57,378	127,326
Level 3 Community Centre (the main anchor service of which is a library)	60,000	Population per Level 3 Community Centre (servicing an overall population catchment of 60,000 people)	Draft Community Infrastructure Planning Guidelines Refresh (2023), prepared by ASR Research on behalf of the Victorian Planning Authority	0.3	0.1	0.4	0.9
Library floorspace m2			Based on NSW Library Building Calculator Tool, NSW State Library (https://www.sl.nsw.gov.au/people-places/planning-tools/library-building-calculator)	1,253	311	1,410	2,434
Education Enrolment & Facility Estimates							
Primary Schools							
Govt Primary Enrolment	69%	% of 5-11 year old population	Australian Bureau of Statistics, 2021 Census of Population and Housing, based on data for Bacchus Marsh SLA2	1,333	292	1,625	3,335
Catholic Primary Enrolment	12%	% of 5-11 year old population	As above	232	51	283	580
Non Govt Primary Enrolment	14%	% of 5-11 year old population	As above	271	59	330	677
Total Primary Enrolment	96%	% of 5-11 year old population	As above	1,855	406	2,261	4,641
Govt Primary School	3,000	Total number of dwellings per facility	Department of Education	2.1	0.5	2.6	6.1
Secondary Schools							
Govt Secondary Enrolment	45%	% of 12-17 year old population	Australian Bureau of Statistics, 2021 Census of Population and Housing, based on data for Bacchus Marsh SLA2	600	131	731	1,648
Catholic Secondary Enrolment	17%	% of 12-17 year old population	As above	227	50	276	623
Non Gov Secondary Enrolment	24%	% of 12-17 year old population	As above	320	70	390	879
Total Secondary Enrolment	87%	% of 12-17 year old population	As above	1,160	254	1,413	3,186
Govt Secondary School	10,000	Total number of dwellings per facility	Department of Education	0.6	0.1	0.8	1.8
TAFE							
TAFE Full-Time Enrolment (15 to 24)	3.5%	% of 15-24 year old population	Australian Bureau of Statistics, 2021 Census of Population and Housing, based on data for Bacchus Marsh SLA2	80	18	98	219
TAFE Full-Time Enrolment (25+)	0.5%	% 25 + year old population	As above	76	17	93	210
TAFE Part-Time Enrolment (15 to 24)	6.0%	% of 15-24 year old population	As above	138	30	168	377
TAFE Part-Time Enrolment (25+)	1.3%	% 25 + year old population	As above	190	42	232	524

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Former Merrimu PSP Part 1	Merrimu Investigation Area	Total Merrimu PSP	Bacchus Marsh & Surrounds by 2046
Total TAFE Enrolments				485	106	591	1331
Universities							
University Full-Time Enrolment (15 to 24)	8.7%	% of 15-24 year old population	Australian Bureau of Statistics, 2021 Census of Population and Housing, based on data for Bacchus Marsh SLA2	200	44	244	546
University Full-Time Enrolment (25+)	0.7%	% 25 + year old population	As above	98	21	119	269
University Part-Time Enrolment (25 to 24)	1.3%	% of 15-24 year old population	As above	31	7	37	84
University Part-Time Enrolment (25+)	1.4%	% 25 + year old population	As above	201	44	245	555
Total University Enrolments				530	116	646	1,454
Primary & Acute Health Services							
Number of public and private hospital beds	3.55	Number of public and private beds per 1,000 people	Australian Institute of Health & Welfare, Hospital resources 2017–18: Australian hospital statistics	73	16	89	197
Number of public hospital beds	2.34	Number of public beds per 1,000 people	Australian Institute of Health & Welfare, Hospital resources 2017–18: Australian hospital statistics	48	11	59	130
Community health clients	3%	Proportion of population that is a registered community health client	Victorian Auditor-General's report, Community Health Program (June 2018)	590	129	719	1,595
Allied health service sites	0.8	Number of allied health service sites per 1,000 people (Shire of Moorabool)	Department of Health and Human Services, Shire of Moorabool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	16	4	20	44
General practices	0.30	Number of general practice clinics per 1,000 people (Shire of Moorabool)	Department of Health and Human Services, Shire of Moorabool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	6	1	8	17
Dental services	0.10	Number of dental service sites per 1,000 people (Shire of Moorabool)	Department of Health and Human Services, Shire of Moorabool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	2	0	3	6
Pharmacies	0.10	Number of pharmacies per 1,000 people (Shire of Moorabool)	Department of Health and Human Services, Shire of Moorabool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	2	0	3	6
Projected hospital admissions	396.5	Hospital inpatient separations per 1,000 people (Shire of Moorabool).	Department of Health and Human Services, Shire of Moorabool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	8,146	1,783	9,928	22,032

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Former Merrimu PSP Part 1	Merrimu Investigation Area	Total Merrimu PSP	Bacchus Marsh & Surrounds by 2046
Emergency presentations	172.7	Emergency department presentations per 1,000 people (Shire of Moorabool).	Department of Health and Human Services, Shire of Moorabool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	3,548	776	4,324	9,596
Drug & alcohol clients	4.2	Number of registered Alcohol & Drug Treatment clients per 1,000 people (Shire of Moorabool)	Department of Health and Human Services, Shire of Moorabool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	86	19	105	233
Mental health clients	12.4	Number of registered mental health clients per 1,000 people (Shire of Moorabool)	Department of Health and Human Services, Shire of Moorabool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	255	56	310	689
Aged Care							
Number of residential aged care places	72	Number of aged care places per 1000 people aged 70 years +	Australian Government Productivity Commission, Report on Government Services 2025 - aged care services data tables (Table 14A.B), 30 January 2025	179	39	218	616
Arts & Cultural Activities							
Type of arts / cultural activity participated in (people aged 15 and over)							
Performing in a drama, comedy, musical or variety act	1.0%	% of 15+ population participating in activity	Australian Bureau of Statistics. (2021-22). Cultural and creative activities. ABS. https://www.abs.gov.au/statistics/people/people-and-communities/cultural-and-creative-activities/latest-release .	165	36	201	454
Singing or playing a musical instrument	3.5%	As above	As above	577	126	703	1,587
Dancing	1.8%	As above	As above	297	65	361	816
Writing	5.0%	As above	As above	824	180	1,004	2,268
Visual art activities	14.6%	As above	As above	2,405	526	2,932	6,621
Craft activities	13.4%	As above	As above	2,208	483	2,691	6,077
Designing websites, computer games or interactive software	19.0%	As above	As above	3,130	685	3,815	8,617
Fashion, interior or graphic design	27.0%	As above	As above	4,448	973	5,421	12,245
Type of arts / cultural activity participated in (children aged 0 to 14)							

**Merrimu Precinct Structure Plan
Community Infrastructure Needs Assessment**

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	Former Merrimu PSP Part 1	Merrimu Investigation Area	Total Merrimu PSP	Bacchus Marsh & Surrounds by 2046
Drama activities	5%	% of 5-14 population participating in activity	Australian Bureau of Statistics. (2021-22). Cultural and creative activities. ABS. https://www.abs.gov.au/statistics/people/people-and-communities/cultural-and-creative-activities/latest-release .	129	28	157	329
Singing or playing a musical instrument	19%	As above	As above	507	111	618	1,296
Dancing	13%	As above	As above	339	74	413	866
Art and craft activities	39%	As above	As above	1,019	223	1,242	2,605
Creative writing	19%	As above	As above	486	106	592	1,242
Creating digital content	15%	As above	As above	404	88	493	1,034
Screen based activities	90%	As above	As above	2,366	518	2,883	6,049
Reading for pleasure	72%	As above	As above	1,901	416	2,317	4,861

Appendix 4 – VPA Community Infrastructure Specifications

Appendix 3: Community Infrastructure

Discussion

Community facilities are stand-alone entities and are priced on set building size and internal fit out. A community facility is assumed to be adjacent to a road for connectivity with minimal internal road connections or extra servicing costs.

The total estimated cost for a community facility accounts for the following items:

- Kindergarten facilities
- Extra kindergarten facility / multipurpose space
- Maternal and child health consulting
- Multipurpose community spaces
- Allowance for Environmentally Sustainable Design (ESD)
- Ancillaries (such as car parking, covered walkways, connections, etc.)

As for other infrastructure items, no allowance is made for ongoing maintenance or operating expenses.

Other Issues

Community facilities are generally co-located with other community facilities such as schools and sports fields, with significant opportunities for sharing of facilities such as car parking subject to an assessment of demands and scheduling. However, unless this is committed through the PSP, this cannot be automatically assumed in costings for the ICP.

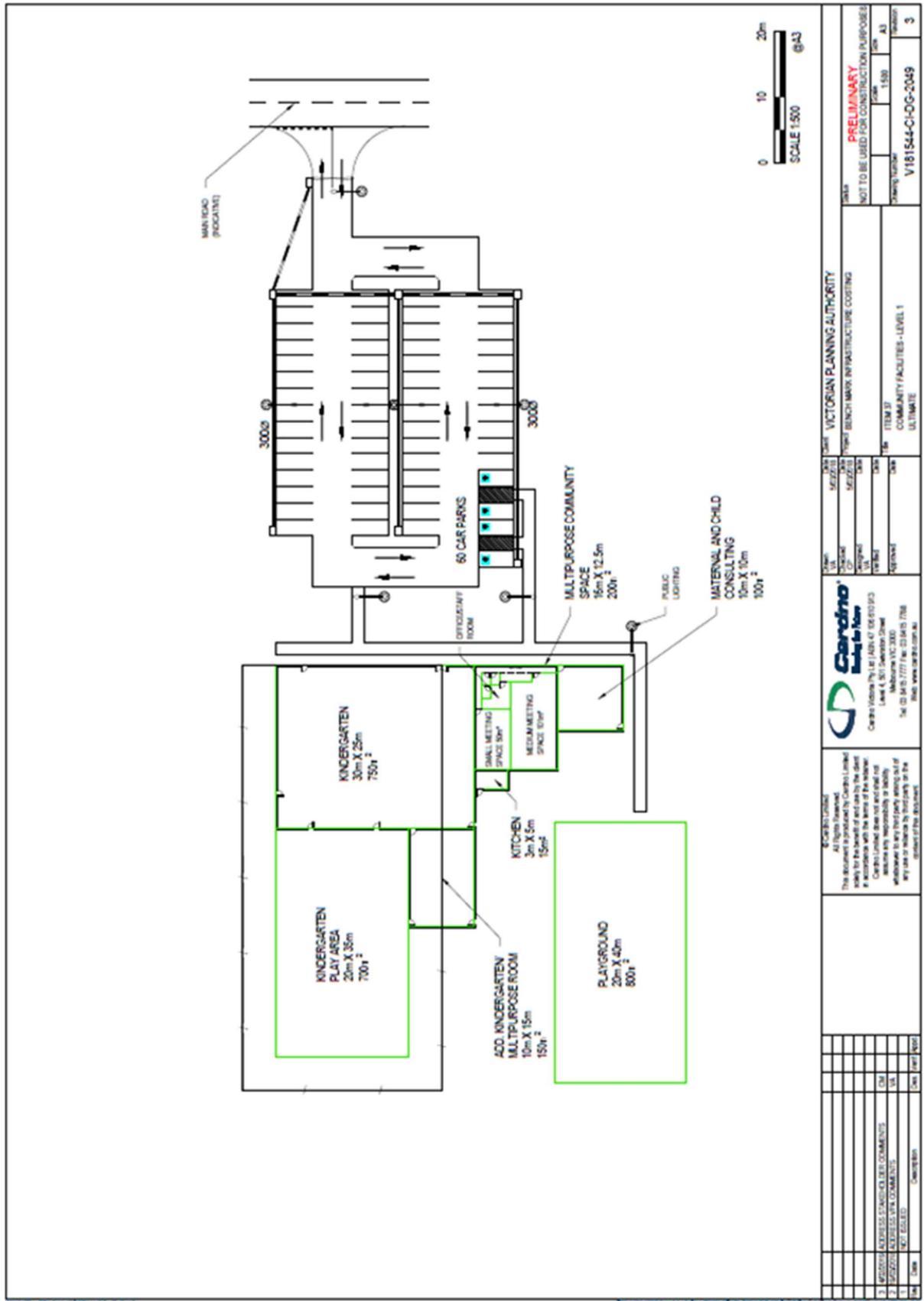
Note that the cost of land for community facilities is not included as this is provided through the public land provisions in the ICP.

Community Infrastructure BIC

The detailed Community Infrastructure benchmark scopes and cost sheets for the items listed below in Table 3 follow.

Item	Category	Description	Standard	Cost Application	Estimate P50	Estimate P90
37	Community Facilities	Level 1 Facility	Contemporary standard	Bldg. floor area	\$8,825,000	\$7,606,000
38	Community Facilities	Level 2 Facility	Contemporary standard	Bldg. floor area	\$8,064,000	\$8,928,000
39	Community Facilities	Level 3 Facility	Above contemporary standard allowing for place making architectural features	Bldg. floor area	\$10,761,000	\$11,830,000

Table 3: Community Infrastructure Costings (Indexed to July 2018)



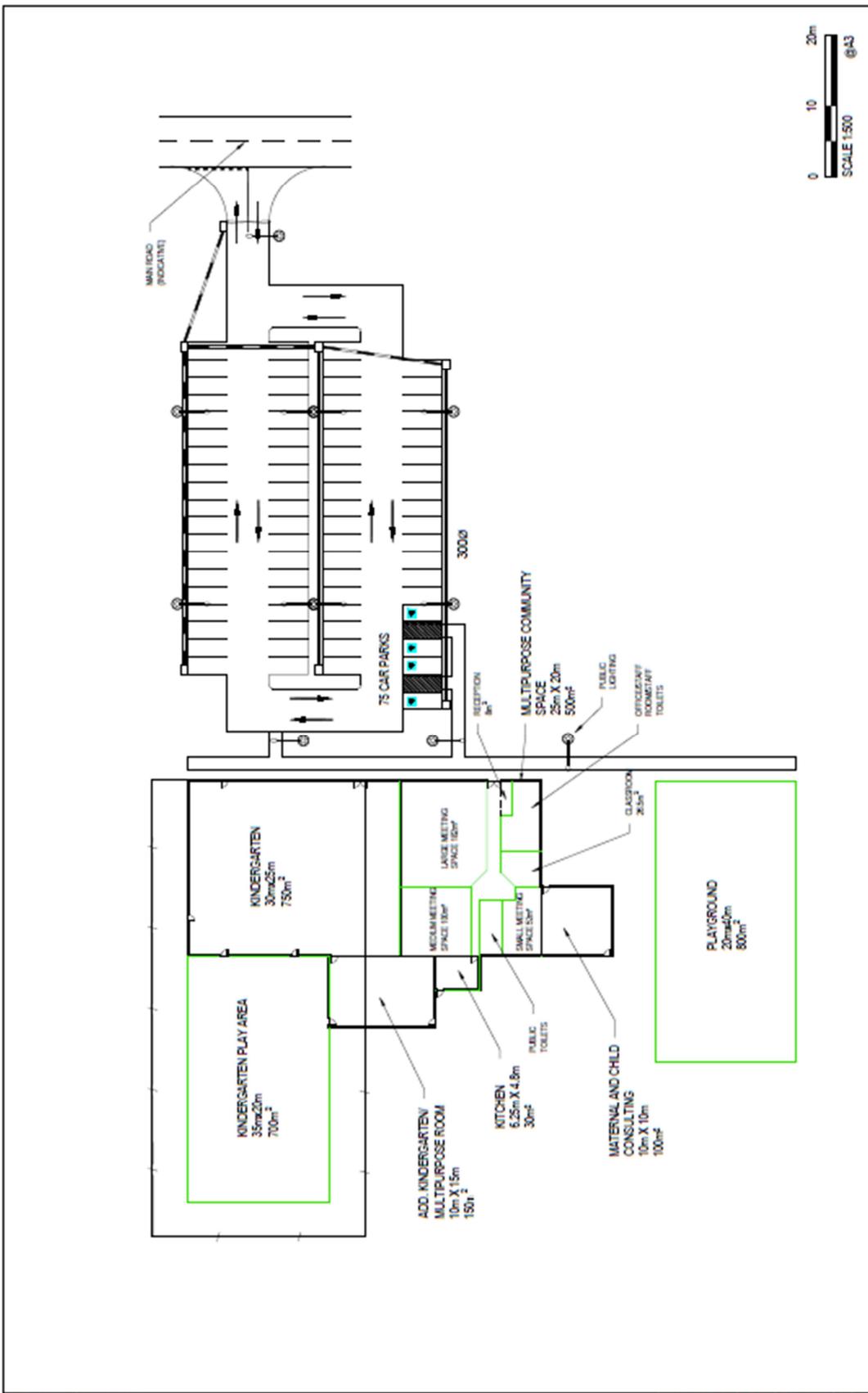
NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	14/02/2014	PRELIMINARY		
2	14/02/2014	REVISED		
3	14/02/2014	REVISED		

Caradina Infrastructure Caradina Infrastructure Pty Ltd (ACN 610 010 010) Level 10, 100 Collins Street Melbourne VIC 3000 Tel: 03 8452 7777 Fax: 03 8452 7788 Web: www.caradina.com.au		PROJECT NO: V181544-CHG-2049 PROJECT NAME: COMMUNITY FACILITIES - LEVEL 1 DRAWING NO: 1508 DRAWING TITLE: ULTIMATE
PREPARED BY: [Name] CHECKED BY: [Name] DATE: [Date]	PROJECT NO: V181544-CHG-2049 PROJECT NAME: COMMUNITY FACILITIES - LEVEL 1 DRAWING NO: 1508 DRAWING TITLE: ULTIMATE	SCALE: 1:500 DATE: 15/02/2014 DRAWN BY: [Name]

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Appendix C
 Description: Community Facilities - Level 1
 Item 37

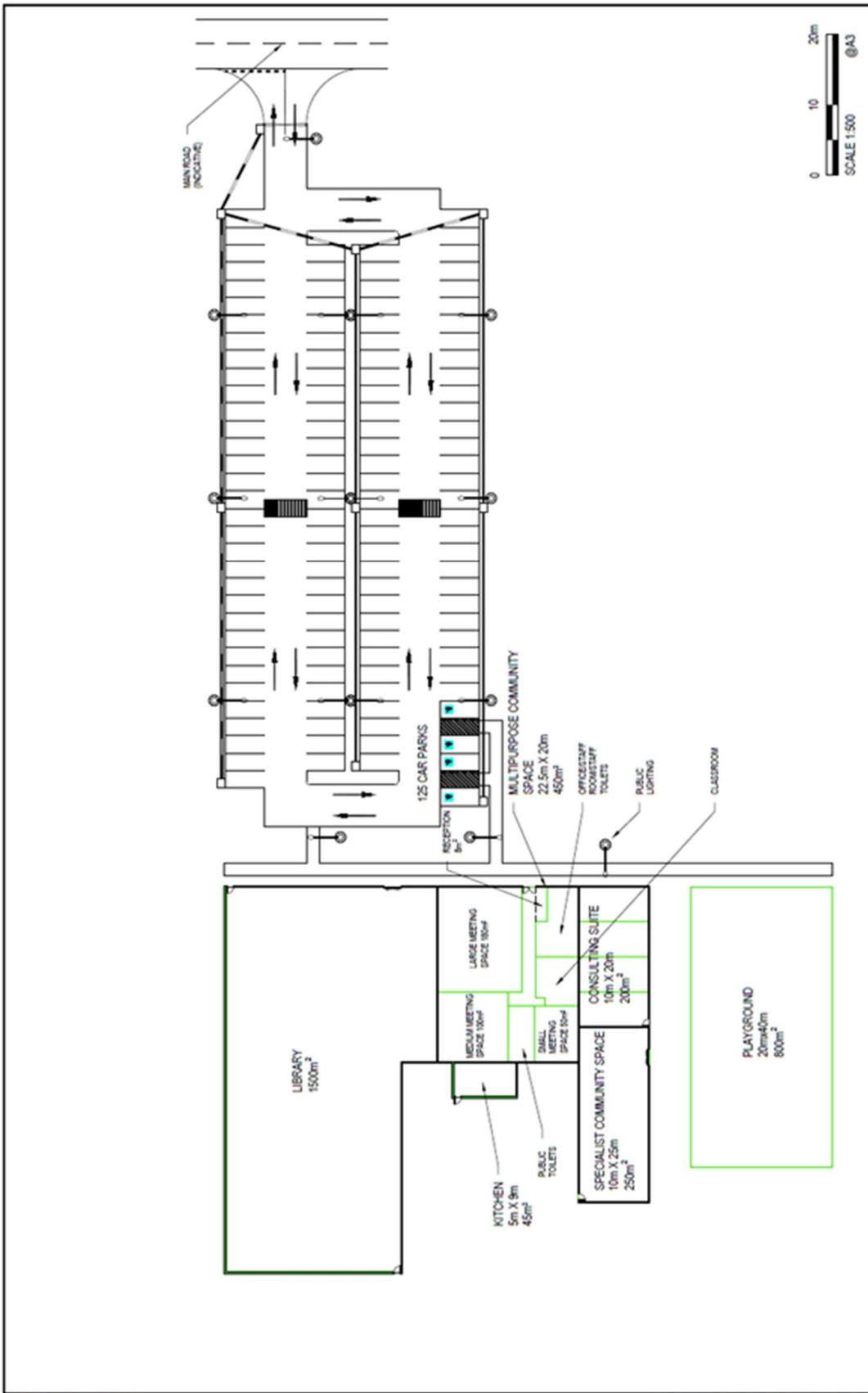
Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Building	Kindergarten	750	m2	2544.60	1908450.00	2623.87	1967902.50
	Small Commercial Kitchen	15	m2	2854.70	42820.50	3109.11	46636.65
	Maternal And Child Health Consulting	100	m2	2464.03	246403.00	2567.64	256764.00
	Multipurpose community Spaces	200	m2	2301.97	460394.00	2440.90	488180.00
	Storage External	0	m2	1830.21	0.00	2040.01	0.00
	Extra 33-place Kindergarten Room/ multipurposes meeting space	150	m2	2301.97	345295.50	2440.90	366135.00
	Disabled toilet/ Parent's change room	0	m2	3039.66	0.00	3461.73	0.00
	Toilets/ Change Rooms	0	m2	2852.57	0.00	3108.74	0.00
	Administration	0	m2	2245.34	0.00	2290.02	0.00
	Cleaners	0	m2	2148.82	0.00	2324.84	0.00
Canopy & Veranda	Canopy & Veranda	0	m2	1105.52	0.00	1298.89	0.00
	Pavement	1910	m2	97.15	185556.50	105.90	202269.00
Car Park	Kerb and Channel	220	m	54.81	12058.20	62.05	13651.00
	Drainage Pipes	159	m	179.85	28596.15	201.37	32017.83
	Drainage Pits	7	Item	2565.39	17957.73	2851.46	19960.22
	Linemarking/Signage	1910	Item	3.11	5940.10	4.27	8155.70
	Car Park Lighting	2047	m2 of carpark	15.08	30868.76	18.35	37562.45
	Other	0	Item	0.00	0.00	0.00	0.00
	Kindergarten outdoor playspaces	700	m2	530.00	371000.00	609.50	426650.00
	Playground	800	m3	794.33	635464.00	1131.30	905040.00
	Site Preparation	6797	m2	3.63	25012.96	5.20	35344.40
	Paths	210	m2	67.64	14204.40	81.25	17062.50
Site Works	Landscaping	500	m2	26.18	13090.00	29.81	14905.00
	Lighting	0	Item	0.00	0.00	0.00	0.00
	Boundary Fencing	125	m	88.98	11122.50	115.53	14441.25
	Gates	1	Item	614.85	614.85	707.08	707.08
	Other	0	Item	0.00	0.00	0.00	0.00
	Stormwater	1	%	3.30	143710.03	3.30	160161.66
	Sewer	1	%	2.03	88403.44	2.03	98523.71
	Water	1	%	1.98	86226.01	1.98	96097.01
	Gas	1	%	0.88	38322.67	0.88	42709.78
	Fire Protection	1	%	0.66	28742.00	0.66	32032.34
Services	Light & Power	1	%	2.38	103645.41	2.38	115510.55
	Communication	1	%	0.50	21774.25	0.50	24266.92
Miscellaneous	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	158134.37	3.25	176237.31
	Authority Fees	1	%	1.00	48656.73	1.00	54226.87
	Traffic Management	1	%	2.00	97313.46	2.00	108453.73
	Environmental Management	1	%	0.50	24328.36	0.50	27113.43
	Survey/ Design Fees	1	%	5.00	243283.65	5.00	271134.33
	Supervision and Project Management	1	%	9.00	437910.57	9.00	488041.79
	Site Establishment	1	%	2.50	121641.82	2.50	135567.16
	Environmentally Sustainable Design	1	%	2.00	97313.46	2.00	108453.73
	Contingency	1	%	15.00	729850.94	15.00	813402.98
	Total	Excluding Delivery			4,865,673		5,422,667
Including Delivery				6,824,106		7,605,318	



<p>Caroline Limited All Rights Reserved This document is the property of Caroline Limited and is to be used only for the purpose and site to which it is issued. Caroline Limited does not accept any liability for the accuracy or completeness of the information contained in this document.</p>		<p>Caroline Limited Caroline Limited Pty Ltd (ABN 67 08501993) Level 10, 100 Collins Street Melbourne VIC 3000 Tel: (03) 8452 7777 Fax: (03) 8451 7788 Web: www.caroline.com.au</p>		<p>VICTORIAN PLANNING AUTHORITY Project: BENCH MARK INFRASTRUCTURE COATING Item: ITEM 38 Approved: COMMUNITY FACILITIES - LEVEL 2 Ultimate: ULTIMATE</p>		<p>PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES Drawing No: V181544-CI-06-2050 Revision: 3</p>																																																																													
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Appendix C
Community Facilities - Level 2
Item 38

Group	Description	Sub Item	Qty	Unit	Rate (\$50)	Amount #(\$50)	Rate (\$90)	Amount P(\$90)
Building		Kindergarten	750	m2	2544.60	1908450.00	2623.87	1967902.50
		Small commercial Kitchen	30	m2	2854.70	85641.00	3109.11	93273.30
		Maternal And Child Health Consulting	100	m2	2464.03	246403.00	2567.64	256764.00
		Multipurpose community Spaces	500	m2	2301.97	1150985.00	2440.90	1220450.00
		Storage External	0	m2	1830.21	0.00	2040.01	0.00
		Extra 33-place Kindergarten room/	150	m2	2301.97	345295.50	2440.90	366135.00
		Disabled toilet/ Parent's Change room	0	m2	3039.66	0.00	3461.73	0.00
		Toilets/ Change Rooms	0	m2	2852.57	0.00	3108.74	0.00
		Administration	0	m2	2245.34	0.00	2290.02	0.00
		Cleaners	0	m2	2148.82	0.00	2324.84	0.00
Canopy & Veranda		Canopy & Veranda	0	m2	1105.52	0.00	1298.89	0.00
		Pavement	2253	m2	97.15	218878.95	105.90	238592.70
Car Park		Kerb and Channel	398	m	54.81	21814.38	62.05	24695.90
		Drainage Pipes	195	m	179.85	35070.75	201.37	39267.15
		Drainage Pits	7	Item	2565.39	17957.73	2851.46	19960.22
		Linemarking/Signage	2253	Item	3.11	7006.83	4.27	9620.31
		Car Park Lighting	2380	m2	15.08	35890.40	18.35	43673.00
		Other	0		0.00	0.00	0.00	0.00
		Kindergarten outdoor playspaces	700	m2	530.00	371000.00	609.50	426650.00
		Playground	800	m3	794.33	635464.00	1131.30	905040.00
		Site Preparation	7313	m2	3.68	26911.84	5.20	38027.60
		Paths	202	m2	67.64	13663.28	81.25	16412.50
Site Works		Landscaping	500	m2	26.18	13090.00	29.81	14905.00
		Lighting	0	Item	0.00	0.00	0.00	0.00
		Boundary Fencing	130	m	88.98	11567.40	115.53	15018.90
		Gates	1	Item	614.85	614.85	707.08	707.08
		Other	0		0.00	0.00	0.00	0.00
		Stormwater	1	%	3.30	169808.26	3.30	188004.14
		Sewer	1	%	2.03	104457.81	2.03	115651.09
		Water	1	%	1.98	101884.96	1.98	112802.48
		Gas	1	%	0.88	45282.20	0.88	50134.44
		Fire Protection	1	%	0.66	33961.65	0.66	37600.83
Services		Light & Power	1	%	2.38	122467.78	2.38	135590.86
		Communication	1	%	0.50	25728.52	0.50	28485.48
		Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
		Council Fees	1	%	3.25	186832.12	3.25	206874.34
		Authority Fees	1	%	1.00	57482.96	1.00	63653.64
		Traffic Management	1	%	2.00	114985.92	2.00	127307.29
		Environmental Management	1	%	0.50	28746.48	0.50	31826.82
		Survey/ Design Fees	1	%	5.00	287464.80	5.00	318260.22
		Supervision and Project Management	1	%	9.00	517436.65	9.00	572882.80
		Site Establishment	1	%	2.50	143732.40	2.50	159134.11
Delivery		Environmentally sustainable Design	1	%	114985.92	114985.92	127307.29	127307.29
		Contingency	1	%	15.00	862394.41	15.00	954804.66
Total		Excluding Delivery			5,749,296			6,365,364
		Including Delivery			8,063,388			8,927,424



<p>Cardno Cardno Victoria Pty Ltd ABN 61 134 610 910 Level 4, 201 Jackson Street Tel: 03 8413 7777 Fax: 03 8413 7738 Web: www.cardno.com.au</p>		<p>VICTORIAN PLANNING AUTHORITY Project: BENCH MARK INFRASTRUCTURE COSTING Item: ITEM 39 Community Facilities - Level 3 Ultimate</p>	
<p>Prepared: 5/03/2013 Checked: 5/03/2013 Designed: [blank] Verified: [blank] Approved: [blank]</p>	<p>Drawn: [blank] Date: [blank] Scale: 1:500 Layer: AD</p>	<p>PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES Drawing Number: V181544-CH-DG-2051 Revision: 3</p>	
<p>1 1/23/2013 APPROVE STAMPS, CHG COMMENTS 2 1/23/2013 APPROVE CHG COMMENTS 3 1/23/2013 APPROVE CHG COMMENTS</p>	<p>Rev. Date Description</p>	<p>1 1/23/2013 [blank] [blank]</p>	

Appendix C
Community Facilities - Level 3
Item 39

Group	Sub Item	Qty	Unit	Rate (\$50)	Amount (\$50)	Rate (\$90)	Amount (\$90)	Amount (\$00)
Building	Library	1500	m2	2301.97	3452955.00		2440.90	3661350.00
	Small commercial Kitchen	45	m2	2854.70	128461.50		3109.11	139909.95
	Consulting Suite	200	m2	2464.03	492806.00		2567.64	513528.00
	Multipurpose community Spaces	450	m2	2301.97	1035886.50		2440.90	1098405.00
	Storage External	0	m2	1830.21	0.00		2040.01	0.00
	Specialist Community Space	250	m2	2301.97	575492.50		2440.90	610225.00
	Disabled toilet/ Parent's Change room	0	m2	3039.66	0.00		3461.73	0.00
	Toilets/ Change Rooms	0	m2	2852.57	0.00		3108.74	0.00
	Administration	0	m2	2245.34	0.00		2290.02	0.00
	Cleaners	0	m2	2148.82	0.00		2324.84	0.00
Canopy & Veranda	Canopy & Veranda	0	m2	1105.52	0.00		1298.89	0.00
	Pavement	3327	m2	97.15	323218.05		105.90	352329.30
	Kerb and Channel	473	m	54.81	25925.13		62.05	29349.65
	Drainage Pipes	282	m	179.85	50717.70		201.37	56786.34
	Drainage Pits	10	Item	2565.39	25653.90		2851.46	28514.60
	Linemarking/Signage	3327	Item	3.11	10346.97		4.27	14206.29
	Car Park Lighting	3456	m2	15.08	52116.48		18.35	63417.60
	Other	0		0.00	0.00		0.00	0.00
	Kindergarten outdoor playspaces	0	m2	530.00	0.00		609.50	0.00
	Playground	800	m3	794.33	635464.00		1131.30	905040.00
Outdoor Play	Site Preparation	8777	m2	3.68	32299.36		5.20	45640.40
	Paths	180	m2	67.64	12175.20		81.25	14625.00
	Landscaping	500	m2	26.18	13090.00		29.81	14905.00
	Lighting	0	Item	0.00	0.00		0.00	0.00
	Boundary Fencing	0	m	88.98	0.00		115.53	0.00
	Gates	1	Item	614.85	614.85		707.08	707.08
	Other	0		0.00	0.00		0.00	0.00
	Stormwater	1	%	3.30	226618.38		3.30	249114.99
	Sewer	1	%	2.03	139404.63		2.03	153243.47
	Water	1	%	1.98	135971.02		1.98	149469.00
Gas	1	%	0.88	60431.56		0.88	66430.67	
Services	Fire Protection	1	%	0.66	45323.67		0.66	49823.00
	Light & Power	1	%	2.38	163439.91		2.38	179664.75
	Communication	1	%	0.50	34336.12		0.50	37744.70
	Sub-standard site conditions	0	% of area	0.00	0.00		0.00	0.00
	Council Fees	1	%	3.25	249364.32		3.25	274118.97
	Authority Fees	1	%	1.00	76727.48		1.00	84344.30
	Traffic Management	1	%	2.00	153454.97		2.00	168688.60
	Environmental Management	1	%	0.50	38363.74		0.50	42172.15
	Survey/ Design Fees	1	%	5.00	383637.42		5.00	421721.49
	Supervision and Project Management	1	%	9.00	690547.36		9.00	759098.68
Delivery	Site Establishment	1	%	2.50	191818.71		2.50	210860.74
	Environmentally Sustainable Design	1	%	2.00	153454.97		2.00	168688.60
	Contingency	1	%	15.00	1150912.28		15.00	1265164.47
	Excluding Delivery				7.672.748			8.434.430
	Including Delivery				10.761.030			11.829.288
	Total							

Appendix 4: Sports Pavilions

Discussion

Sports pavilions are stand-alone entities and are priced on set building sizes and internal fit out. The sports facilities 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.

The total estimated cost of a sports facility accounts for the following items:

- Change rooms / umpire change rooms
- Storage
- Office / first aid room
- Kitchen and canteen
- Public toilets
- Allowance for Environmentally Sustainable Design (ESD)
- Multipurpose community room / social room

Other issues

As for other infrastructure items, no allowance for ongoing maintenance or operating expenses.

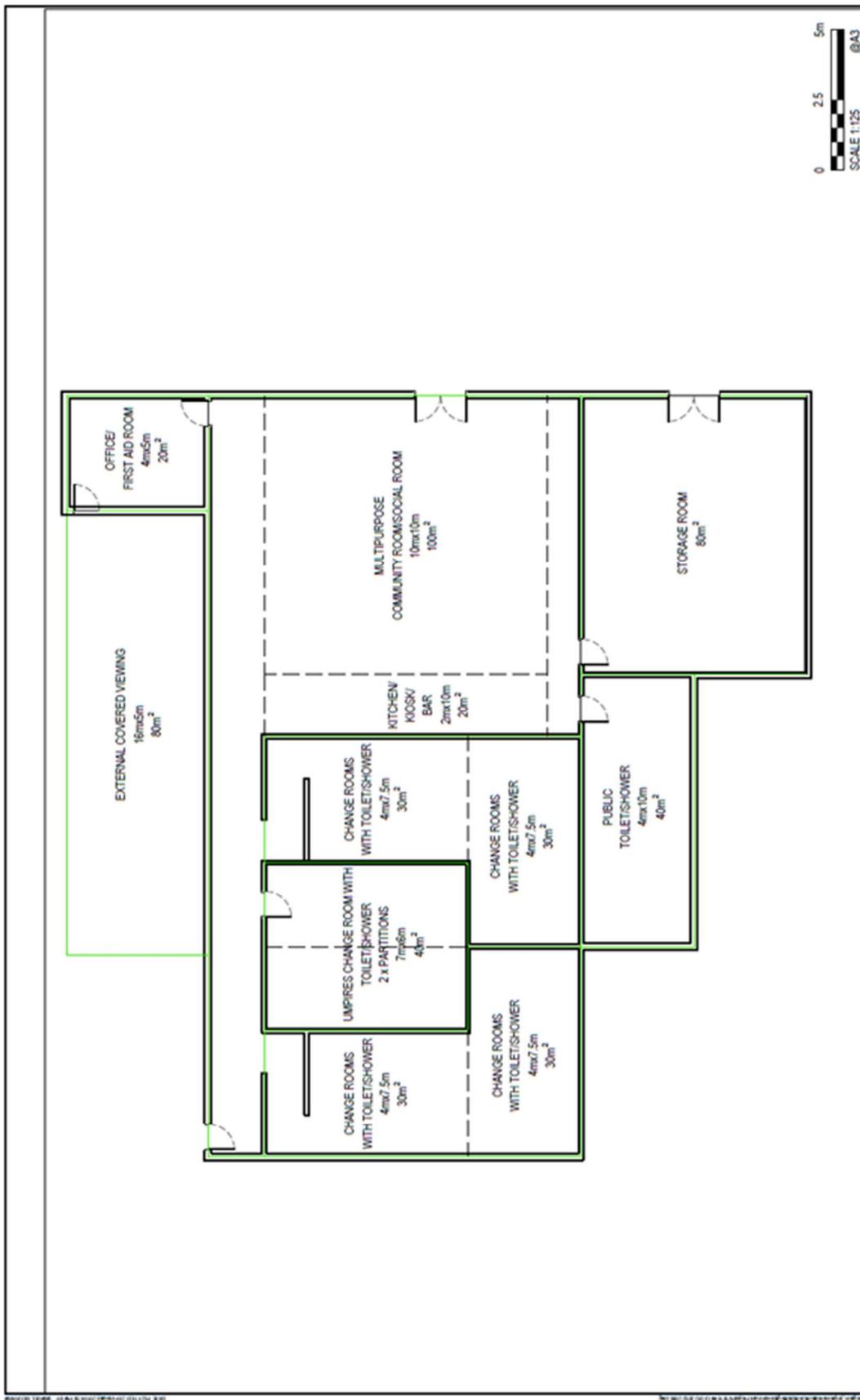
Note that the cost of land is not included as this is provided through the public land provisions in the ICP.

Sports Pavilion BIC

The detailed Sports Pavilion benchmark scopes and cost sheets for the items listed below in Table 4 follow.

Item	Category	Description	Standard	Cost Application	Estimate P50	Estimate P90
40	Sports and Recreation Facilities	Sports Pavilion 2 playing areas	Contemporary standard multi-purpose facility	Bldg. floor area	\$1,814,000	\$1,656,000
41	Sports and Recreation Facilities	Sports Pavilion 3 playing areas	Contemporary standard multi-purpose facility	Bldg. floor area	\$2,687,000	\$2,753,000

Table 4: Sports Pavilion Infrastructure Costings (Indexed to July 2018)



Rev	Date	Description	Drawn	Check	Scale	Sheet	Total
1	18/03/2018	NOT ISSUED			1:1000	AS	3
2	18/03/2018	ADDRESS STANDSTILL COMMENTS					
3	18/03/2018	ADDRESS STANDSTILL COMMENTS					
4							

Client	Project	Drawn	Scale	Sheet	Total
VICTORIAN PLANNING AUTHORITY	BENCH MARK INFRASTRUCTURE COATING	5/3/2018	1:1000	AS	3

Author	Design	Check	Scale	Sheet	Total
5/3/2018	5/3/2018	5/3/2018	1:1000	AS	3

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Victorian Planning Authority
 180 000 0000
 www.vpa.vic.gov.au

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

Drawing Number: V181544-CI-DG-2052

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Appendix C

Item 40

Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Building	Site Preparation	721	m2	3.68	2,653.28	5.18	3,734.78
	Change Rooms With Toilets and Showers X 6	120	m2	2,408.05	288,966.00	2,445.18	293,421.60
	Umpire Change Rooms with Toilets	40	m2	2,519.24	100,769.60	2,594.83	103,793.20
	Storage Rooms	80	m2	2,414.15	193,132.00	2,406.11	192,488.80
	Multipurpose Room/ Social Room	100	m2	2,365.43	236,543.00	2,330.09	233,009.00
	Office/ First Aid Room	20	m2	2,351.62	47,032.40	2,360.28	47,205.60
	Canteen and Kitchen	20	m2	2,514.88	50,297.60	2,524.88	50,497.60
	Public Toilet	40	m2	1,238.63	49,545.20	1,585.83	63,433.20
	Canopy & Veranda	80	m2	761.83	60,946.40	862.50	69,000.00
	Concrete Paths	0	m2	0.00	0.00	0.00	0.00
	Lighting	0	m2	0.00	0.00	0.00	0.00
	Gates/entrances	0	m2	0.00	0.00	0.00	0.00
Services	Other-Miscellaneous	0	M2	0.00	0.00	0.00	0.00
	Stormwater	1%		3.30	33,986.22	3.30	34,867.26
	Sewer	1%		2.03	20,906.68	2.03	21,448.65
	Water	1%		1.98	20,391.73	1.98	20,920.36
	Gas	1%		0.88	9,062.99	0.88	9,297.94
	Fire Protection	1%		0.66	6,797.24	0.66	6,973.45
	Light & Power	1%		2.38	24,511.27	2.38	25,146.69
	Communication	1%		0.50	5,149.43	0.50	5,282.92
	Sub-standard site conditions	0%	of area	0.00	0.00	0.00	0.00
Miscellaneous							
Delivery	Council Fees	1%		3.25	37,397.46	3.25	38,366.93
	Authority Fees	1%		1.00	11,506.91	1.00	11,805.21
	Traffic Management	1%		2.00	23,013.82	2.00	23,610.42
	Environmental Management	1%		0.50	5,753.46	0.50	5,902.61
	Survey/Design	1%		5.00	57,534.55	5.00	59,026.05
	Supervision & Project Management	1%		9.00	103,562.19	9.00	106,246.90
	Site Establishment	1%		2.50	28,767.28	2.50	29,513.03
	Environmentally Sustainable Design	1%		2.00	23,013.82	2.00	23,610.42
	Contingency	1%		15.00	172,603.66	15.00	177,078.16
	Excluding Delivery				1,150,691		1,180,521
Including Delivery				1,613,844		1,655,681	
Total							

Appendix C	
Description: Sporting Pavilions - 2	Item 41
Civil Component Number:	

Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Building	Site Preparation	1048	m2	3.68	3,856.64	5.18	5,428.64
	Change Rooms With Toilets and Showers X 6	240	m2	2,408.05	577,932.00	2,445.18	586,843.20
	Umpire Change Rooms with Toilets	60	m2	2,519.24	151,154.40	2,594.83	155,689.80
	Storage Rooms	120	m2	2,414.15	289,698.00	2,406.11	288,733.20
	Multipurpose Room/ Social Room	150	m2	2,365.43	354,814.50	2,330.09	349,513.50
	Office/ First Aid Room	30	m2	2,351.62	70,548.60	2,360.28	70,808.40
	Canteen and Kitchen	40	m2	2,514.88	100,595.20	2,524.88	100,995.20
	Public Toilet	60	m2	1,238.63	74,317.80	1,585.83	95,149.80
	Canopy & Veranda	120	m2	761.83	91,419.60	862.50	103,500.00
	Site Works	Concrete Paths	0	m2	0.00	0.00	0.00
Lighting		0	m2	0.00	0.00	0.00	0.00
Gates/entrances		0	m2	0.00	0.00	0.00	0.00
Other-Miscellaneous		0	m2	0.00	0.00	0.00	0.00
Stormwater		1%		3.30	56,573.11	3.30	57,969.84
Sewer		1%		2.03	34,801.04	2.03	35,660.23
Water		1%		1.98	33,943.87	1.98	34,781.90
Services	Gas	1%		0.88	15,086.16	0.88	15,458.62
	Fire Protection	1%		0.66	11,314.62	0.66	11,593.97
	Light & Power	1%		2.38	40,801.21	2.38	41,808.55
	Communication	1%		0.50	8,571.68	0.50	8,783.31
	Sub-standard site conditions	0%	of area	0.00	0.00	0.00	0.00
Miscellaneous							
Delivery	Council Fees	1%		3.25	62,251.42	3.25	63,788.34
	Authority Fees	1%		1.00	19,154.28	1.00	19,627.18
	Traffic Management	1%		2.00	38,308.57	2.00	39,254.36
	Environmental Management	1%		0.50	9,577.14	0.50	9,813.59
	Survey/Design	1%		5.00	95,771.42	5.00	98,135.91
	Supervision & Project Management	1%		9.00	172,388.56	9.00	176,644.63
	Site Establishment	1%		2.50	47,885.71	2.50	49,067.95
	Environmentally Sustainable Design	1%		2.00	38,308.57	2.00	39,254.36
	Contingency	1%		15.00	287,314.27	15.00	294,407.72
	Excluding Delivery Including Delivery				1,915,428		1,962,718
Total				2,686,388		2,752,712	

Appendix 5: Sport and Recreation Facilities

Discussion

Sports and recreation facilities are stand-alone entities and are priced based on the standard drawings for the overall site area. The total estimated cost of sport and recreation facilities accounts for the following items

- Sporting fields (natural turf sporting fields, synthetic cricket wickets, tennis courts etc.)
- Lighting
- Car parking
- District playground
- Internal accesses
- Landscape construction, establishment and maintenance
- Sporting pavilion
- Allowance for Environmentally Sustainable Design (ESD) (no allowance for ongoing maintenance expenses)
- Ancillaries

As for other infrastructure items, no allowance for ongoing maintenance or operating expenses.

Other Issues

Sports facilities are generally co-located with other community facilities such as schools and open space, with significant opportunities for sharing of facilities such as car parking, subject to an assessment of demands and scheduling. However, unless this is clearly committed by the relevant parties in advance of the ICP being prepared, it cannot be automatically assumed in costings for the ICP.

Note that the cost of land is not included as this is provided through the public land provisions in the ICP.

Sports & Recreation Facility BIC

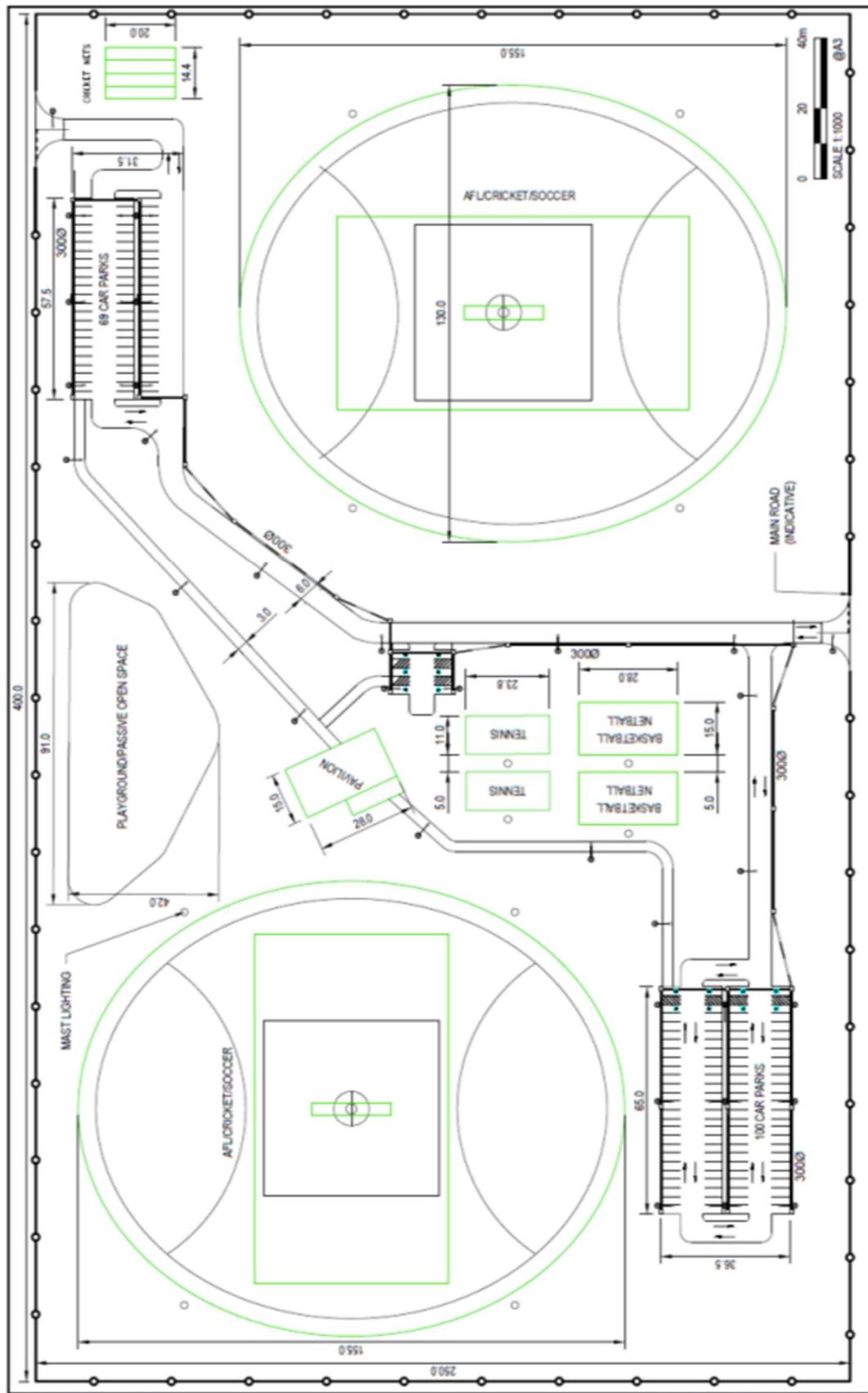
The detailed Sports & Recreation Facility benchmark scopes and cost sheets for the items listed below in Table 5 follow.

Item	Category	Description	Standard	Cost Application	Estimate P50	Estimate P90
42	Sports and recreation Facilities	Sports and Recreation Facility 5 to 6 hectare site	Contemporary senior and junior sporting competition standard	Per Reserve	\$6,942,000	\$8,021,000
43	Sports and recreation Facilities	Sports and Recreation Facility 8 to 10 hectare site	Contemporary senior and junior sporting competition standard	Per Reserve	\$9,011,000	\$10,355,000

Table 5: Sports & Recreation Facilities Infrastructure Costings (Indexed to July 2018)

Description: Item 42 - Sporting and Recreational Facilities (3-6)Ha		Appendix C
Civil Component Number:	Item 42	

Group	Sub Item	Qty	Unit	Rate (\$50)	Amount P(\$50)	Rate (\$90)	Amount P(\$90)
Playing Fields	Football Field	1	No	805074.24	805074.24	860162.38	860162.38
	Cricket Pitch	1	No	24049.94	24049.94	28173.43	28173.43
	Cricket Nets	1	No	49791.30	49791.30	57497.73	57497.73
	Soccer Field	1	No	526667.50	526667.50	597198.85	597198.85
	Netball Court	2	No	83143.13	166286.26	98076.30	196152.60
Lighting	Tennis Court	0	No	65422.94	0.00	72602.00	0.00
	Lighting Netball Court	2	No	22802.95	45605.90	24396.01	48792.02
	Lighting Tennis	0	No	21415.84	0.00	24493.23	0.00
	Lighting Soccer	1	No	73003.03	73003.03	97409.90	97409.90
	Lighting Football	1	No	163494.28	163494.28	201714.52	201714.52
Landscaping	Landscaping Construction	28000	m2	20.28	567840.00	26.19	733320.00
	Landscaping Establishment (12wk)	28000	m2	1.12	31360.00	1.29	36120.00
	Landscaping maintenance-1 year/2 summers	28000	m2	2.90	81200.00	2.94	82320.00
	Pavement	2740	m2	94.73	259560.20	109.24	299317.60
Car Parking	Kerb and Channel	440	m	35.04	15417.60	60.11	26448.40
	Drainage Pipes	500	m	177.49	88745.00	192.31	96235.00
	Drainage Pits	22	No	2611.95	57462.90	2802.77	61660.94
	Car Park Lighting	2372	m2	15.13	35814.36	17.31	41011.32
	Linemarking/ Signage	2740	m2/pavement	3.26	8932.40	4.07	11151.80
Site Works	Site Preparation	60000	m2	3.68	220800.00	4.71	282600.00
	Footpaths and paved areas	750	m2	63.65	47737.50	71.96	53970.00
Services	Stormwater Drainage	1	Item	231068.39	231068.39	283207.93	283207.93
	Sewer	1	Item	52065.67	52065.67	62444.50	62444.50
	Water	1	Item	75629.38	75629.38	88426.00	88426.00
	Gas	1	Item	16727.49	16727.49	20123.23	20123.23
	Light & power	1	Item	231657.53	231657.53	286561.25	286561.25
	Communications	1	Item	46304.09	46304.09	63834.30	63834.30
	Fire	1	Item	23236.69	23236.69	27694.32	27694.32
	Gates	1	Item	689.27	689.27	740.17	740.17
	Interchange shelter	10	Item	84434.70	844347.00	9944.39	99443.90
	Fencing	1000	m	91.87	91870.00	106.27	106270.00
Miscellaneous	Signage	10	No	0.00	0.00	0.00	0.00
	Irrigation Soccer	1	Item	40441.04	40441.04	43737.35	43737.35
Irrigation	Irrigation Football	1	Item	72462.96	72462.96	82092.35	82092.35
	Access Road	1350	m2	217.50	293625.00	225.71	304708.50
Other	Playground	1	No	415837.14	415837.14	464304.86	464304.86
	Tree Planting	30	No	200.00	6000.00	230.00	6900.00
Delivery	Council Fees	1	%	162012.89		3.23	187183.67
	Authority Fees	1	%	0.00		0.00	0.00
	Traffic Management	1	%	99700.24		2.00	115191.18
	Environmental Management	1	%	24925.06		0.50	28797.80
	Survey/Design	1	%	24925.06		5.00	28797.96
	Supervision & Project Management	1	%	448531.08		9.00	518360.33
	Site Establishment	1	%	124623.30		2.50	143988.98
Total	Environmentally sustainable design	1	%	86839.01		2.00	115191.18
	Contingency	1	%	74731.60		15.00	187183.67
Excluding Delivery Including Delivery				4,985,012			5,759,559
				6,941,629			8,020,186



<p>DATE: 03/03/2015 PROJECT: Paper Benchmark Infrastructure Coating DRAWING NO: 11000 SHEET NO: 4</p>	<p>SCALE: 1:1000 @A3</p>
	<p>PROJECT: VICTORIAN PLANNING AUTHORITY CLIENT: BENCHMARK INFRASTRUCTURE COATING DRAWING NO: 11000 SHEET NO: 4</p>
<p>DESIGNED BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>	<p>DATE: [Date] DATE: [Date] DATE: [Date]</p>
<p>Cardno Building & Urban Cardno Victoria Pty Ltd (ABN 67 136 610 913) Level 4, 801 Sanderson Street Tel: 03 9527 7700 VIC 3200 Web: www.cardno.com.au</p>	<p>PROJECT NO: V181544-CI-DG-2055 TITLE: MULTIPURPOSE SPORTS & RECREATION 10/10 UTM ZONE: 50 UTM X: 500000 UTM Y: 6000000</p>
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Description: Item 43 - Sporting & Recreation Facilities (8-10 Ha)	
Appendix C	
Civil Component Number:	Item 43

Group	Sub Item	Qty	Unit	Rate (\$50)	Amount (\$50)	Rate (\$90)	Amount (\$90)
Playing Fields	Football Field	2	No	805074.24	1610148.48	860162.38	1720324.76
	Cricket Pitch	2	No	24049.94	48099.88	28173.45	56346.90
	Cricket Nets	1	No	49791.30	49791.30	57497.73	57497.73
	Soccer Field	0	No	526667.50	0.00	597198.85	0.00
	Netball Court	2	No	83143.13	166286.26	98076.30	196152.60
	Tennis Court	2	No	65432.94	130865.88	72602.00	145204.00
Lighting	Lighting Netball Court	2	No	22802.95	45605.90	24396.01	48792.02
	Lighting Tennis	2	No	21415.84	42831.68	24493.23	48986.46
	Lighting Soccer	0	No	73003.09	0.00	97409.90	0.00
	Lighting Football	2	No	163494.28	326988.56	201714.52	403429.04
Landscaping	Landscaping Construction	38000	m2	20.28	770640.00	26.19	999200.00
	Landscaping Establishment (12wk)	38000	m2	1.12	42560.00	1.29	49030.00
	Landscape maintenance-1 year/2 summers	38000	m2	2.90	110200.00	2.94	111720.00
Car Parking	Pavement	3462	m2	94.73	327699.45	109.24	378596.60
	Kerb and Channel	310	m	55.04	17062.40	60.11	18635.10
	Drainage Pipes	560	m	177.49	99394.40	192.51	107805.60
	Drainage Pits	28	No	2611.95	73134.60	2802.77	78477.56
	Car Park Lighting	4190	m2	15.13	63394.70	17.31	72528.90
	Line marking/ Signage	2485	m2/pavement	17815.30	44272.45	4.07	10114.55
Site Works	Site Preparation	100000	m2	3.68	368000.00	4.71	471000.00
	Footpaths and paved areas	879	m2	63.65	55693.35	71.96	62985.00
Services	Stormwater Drainage	1	Item	251068.39	251068.39	283507.93	283507.93
	Sewer	1	Item	32065.67	32065.67	62444.50	62444.50
	Water	1	Item	75629.38	75629.38	88426.00	88426.00
	Gas	1	Item	16727.49	16727.49	20123.23	20123.23
	Light & power	1	Item	231657.33	231657.33	286561.25	286561.25
	Communications	1	Item	46504.09	46504.09	62834.30	62834.30
	Fire	1	Item	25236.69	25236.69	27694.32	27694.32
	Gates	2	Item	689.27	1378.54	740.17	1480.34
	Interchange shelter	10	Item	8443.47	84434.70	9544.59	95445.90
	Fencing	1300	m	91.87	119431.00	106.27	138151.00
Miscellaneous	Signage	20	No	0.00	0.00	0.00	0.00
	Irrigation Soccer	0	m	40441.04	0.00	43737.35	0.00
Irrigation	Irrigation Football	2	Item	72482.96	144965.92	82023.35	164046.70
	Access Road	1980	m2	217.30	430254.00	223.71	442935.80
Other	Playground	1	m2	415857.14	415857.14	464304.86	464304.86
	Tree Planting	40	No	200.00	8000.00	230.00	9200.00
	Council Fees	1	%	3.25	210259.96	3.25	241633.44
Delivery	Authority Fees	1	%	0.00	0.00	0.00	0.00
	Traffic Management	1	%	2.00	129415.36	2.00	148711.04
	Environmental Management	1	%	0.50	32333.84	0.50	37177.76
	Survey/Design	1	%	5.00	323338.89	5.00	371777.60
	Supervision & Project Management	1	%	9.00	582369.11	9.00	665199.68
	Site Establishment	1	%	2.50	161769.20	2.50	183888.80
	Environmentally sustainable design	1	%	2.00	101418.39	2.00	148711.04
	Contingency	1	%	15.00	970615.18	15.00	1119332.79
	Excluding Delivery				6,470,768		7,435,552
	Including Delivery				9,010,544		10,354,006
Total							