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HOPETOUN PARK

**COMMUNITY AND RECREATION INFRASTRUCTURE
NEEDS ASSESSMENT**

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1. INTRODUCTION

1.1. ENGAGEMENT

Urban Enterprise was engaged by Bacchus Marsh Property Group to prepare an assessment of the community and active open space infrastructure needed to support development of the Hopetoun Park North Growth Area and to make recommendations on the equitable apportionment of costs of that infrastructure.

1.2. STUDY AREA

Hopetoun Park is an established suburb in Moorabool Shire. Existing dwellings in Hopetoun Park are located in the south of the suburb and future urban development is proposed to occur within the Hopetoun Park North Growth Area (referred to in this report as the **Growth Area**) located immediately north of the existing urban area and south of the Western Freeway as shown in Figure 1.

A Planning Scheme Amendment request is to be lodged with Council which proposes to rezone the Growth Area to facilitate residential development.

This assessment considers the combined needs of the established area and the growth area and considers the appropriate apportionment of costs between Council (on behalf of the established area) and the growth area landowners.

F1. HOPETOUN PARK MAP



Source: Urban Enterprise; 2020.

2. POPULATION AND AGE PROFILE

2.1. INTRODUCTION

This section provides a summary of the expected population and age profile of Hopetoun Park. This information informs the assessment of community and open space facility needs.

2.2. POPULATION

GROWTH AREA

The Hopetoun Park North Growth Area has a Net Developable Area of approximately 105 hectares and is expected to yield approximately 850 lots at full development. The ultimate population of the growth area will depend on the number of lots created, the occupancy rate of dwellings constructed and the household sizes which occupy dwellings.

For the purposes of this assessment, an average household size of 3 residents per residential lot has been adopted, resulting in an expected population of the Growth Area of 2,550 residents. It has also been assumed that all lots will be developed for a single dwelling and that all dwellings will be occupied. Further details of the household size assumptions are provided in Appendix A.

ESTABLISHED AREA

The existing urban area of Hopetoun Park had a population of 798 residents at the 2016 Census. The average household size was 3.5 residents per occupied dwelling.

Within the suburb, 18 individual house lots are currently vacant. If each were to be occupied by a dwelling with an average household size for the area of 3.5 residents per occupied dwelling, an additional 63 residents could be accommodated, result in a total population of the established area of 861 residents.

COMBINED HOPETOUN PARK

Table 1 shows that at full development of the growth area, the population of Hopetoun Park is projected to be 3,411 residents, comprising:

- 861 residents within the established area; and
- 2,550 residents in the growth area.

At full development, residents of the growth area are expected to comprise 75% of the population of the suburb.

T1. ULTIMATE NUMBER OF DWELLINGS AND POPULATION, HOPETOUN PARK

Area	Dwellings	Average Household Size	Population	% of total Population
Established area	264	3.5	861	25%
Growth area	850	3.0	2,550	75%
Total	1,114	3.1	3,411	100%

Source: Urban Enterprise.

2.3. AGE PROFILE

The expected age profile of residents for each year and cohort has been estimated by reference to comparable urban growth areas and nearby suburbs – details are shown in Appendix A.

Community facility needs are commonly estimated by reference to the number of residents expected to be within particular age cohorts. A summary of the population within each key age cohort for each community facility type is provided in Table 2.

The age cohorts align with those specified in the *Planning for Community Infrastructure in Growth Areas* report (ASR, 2008) which is widely referenced as a guide to community infrastructure requirements in urban growth areas in Melbourne and surrounding areas.

T2. KEY AGE COHORTS FOR COMMUNITY AND OPEN SPACE NEEDS

Age cohort	Number of residents	Relevant community facility
0 year olds	53	Maternal Child Health
3 year olds	66	3 year old kindergarten
4 year olds	68	4 year old kindergarten
0-4 year olds	301	Long Day Care
All population	3,411	All other infrastructure

Source: ASR, Urban Enterprise.

3. INFRASTRUCTURE REQUIREMENTS

3.1. INTRODUCTION

This section provides an assessment of the community and recreation infrastructure needs of the ultimate Hopetoun Park community.

The primary source of demand and provision benchmarks is the Planning for Community Infrastructure in Growth Areas report (ASR, 2008, referred to as the **ASR Standards**), supplemented by consideration and analysis of:

- Moorabool Community Infrastructure Framework – Appendix E Community Infrastructure Provision Standards (April 2019) (**Council Standards**);
- Publications by the Victorian Planning Authority on planning standards for community infrastructure in Melbourne’s urban growth areas; and
- Facility-specific participation and provision data from various sources.

For some infrastructure types, discussions with Council officers revealed certain preferences regarding infrastructure items that Council wish to provide in Hopetoun Park to address both existing and future needs. In some of these cases, Bacchus Marsh Property Group has made a without prejudice offer to provide development contributions at a level which would enable this additional provision to occur – the recommendations shown in this section have regard to the offer.

3.2. CONTEXT

Hopetoun Park represents a relatively unique urban environment that is physically separated from other urban areas and services. The existing suburb of Hopetoun Park does not contain any community facilities or active open space infrastructure. A small playground is located within the suburb, along with several small passive open space reserves.

That is not to say, however, that services cannot be accessed within a reasonable timeframe. Hopetoun Park residents have excellent accessibility – albeit mainly by car - to Bacchus Marsh and Melton which will continue to provide a wide range of retail, commercial, education, recreation and community services to Hopetoun Park residents.

This assessment considers the need and opportunity to provide local services and infrastructure within Hopetoun Park to maximise accessibility to local residents where there is a viable catchment to support them. Given the physical isolation of Hopetoun Park from other urban areas and the relatively limited population, even at full development, there must be a balance struck between access and viability.

Given the lack of existing infrastructure, this assessment does not include a detailed review of existing facilities in other areas or their capacity. The assessment seeks to quantify the need for new and upgraded community and open space infrastructure driven by residents of growth area as well as residents of the existing urban area of Hopetoun Park. Any new infrastructure provided in the Growth Area will be equally likely to be utilised by residents of the growth area and the established area.

3.3. COMMUNITY FACILITIES

3.3.1. KINDERGARTEN

DEMAND

Demand for kindergarten places is generated by the number of 3 and 4 year old residents within Hopetoun Park. ASR Standards align with Council standards as shown in Table 3. Current VPA standards are also shown in the table.

T3. KINDERGARTEN DEMAND

Indicator	ASR and Council	VPA
Demand benchmark	1 enrolment per child aged 3 and 4 years	2 rooms per 2,500 residents
Demand cohort	134 (3 and 4 yr olds)	3,411 (residents)
Places required (2 enrolments per place)	67	
Places per room	33	
Rooms required Hopetoun Park	2.0	2.7
Rooms required by Growth Area	1.5 (75%)	2.0 (75%)

Source: ASR, VPA, Urban Enterprise.

It is important to note that the benchmarks in Table 3 do not take into account the incidence of children attending kindergarten in non-dedicated kindergarten settings, such as long day care facilities.

In 2015, the VPA published kindergarten standards which recommended the application of a reduced demand benchmark to take into account the proportion of children expected to participate in kindergarten programs outside dedicated kindergartens – the revised benchmark was 74% participation in dedicated kindergartens based on the average participation across Melbourne’s growth area municipalities.¹

Data published by the Australian Bureau of Statistics shows that in 2019, 47% of children attending a preschool program in Victoria did so in a “centre-based day care” setting. Locations of kindergarten services vary by municipality – Moorabool Shire has advised that a relatively low proportion of residents in the municipality attend kindergarten in day care settings, however no data is available at this point to inform local participation splits.

In these circumstances, it is appropriate to adopt a participation assumption which takes into account the likelihood that a proportion of children living in Hopetoun Park will attend kindergarten in a long day care setting. This likelihood is increased by the following factors:

- The suburb is relatively isolated with no local employment, meaning that a substantial proportion of working Hopetoun Park parents will use kindergarten services in other settings closer to their places of work and schools outside Hopetoun Park, for example in Bacchus Marsh and Melton.
- There is expected to be no further demand for kindergarten services in Hopetoun Park outside of that from local residents, given the absence of through traffic and employment and activity attractors within the suburb.

Table 4 shows demand results adopting a dedicated kindergarten participation rate of 74% based on the Melbourne growth area benchmark.

Based on the results of Table 4, the Hopetoun Park community is expected to generate the need for between 1.52 and 2.02 kindergarten rooms at full development.

¹ Kindergarten Infrastructure Needs Assessment in Greenfield Growth Areas – A Revised Benchmark, VPA, 2015.

T4. KINDERGARTEN DEMAND – LIKELY PARTICIPATION IN DEDICATED KINDERGARTENS

Indicator	ASR and Council	VPA
Demand benchmark	1 enrolment per child aged 3 and 4 years	2 rooms per 2,500 residents
Demand cohort	134 (3 and 4 yr olds)	3,411 (residents)
Dedicated kindergarten participation rate	74%	74%
Local demand cohort	99	2,524
Places required (2 enrolments per place)	50	
Places per room	33	
Rooms required Hopetoun Park	1.52	2.02
Rooms required by Growth Area	1.14 (75%)	1.52 (75%)

Source: ASR, VPA, Urban Enterprise.

PROVISION

Provision of kindergarten places could be either on-site (via a new facility within the Growth Area) or off-site in a location reasonably accessible to the Hopetoun Park community.

The demand assessment indicates that total need for kindergarten rooms in Hopetoun Park is likely to be between 1 and 2 rooms, with new facilities generally provided with at least 2 rooms. Although Council has indicated that its planning standard is to provide places for 100% of 3 and 4 year olds in dedicated kindergartens, there is a clear risk that insufficient local demand will be generated to support a fully utilised 2-room kindergarten facility. A 2-room facility in Hopetoun Park would provide capacity for 132 children, equivalent to 99% of the expected local cohort. This level of local demand for dedicated sessional kindergarten is considered highly unlikely to materialise in Hopetoun Park given the substantial and increasing incidence of kindergarten attendance in the long day care setting overall and the locational characteristics of suburb as described earlier.

Discussions with Council officers indicated that, regardless of which demand benchmark is adopted, an on-site facility is preferred so that access to local kindergarten facilities is available to existing and new residents within a short distance and to provide an opportunity for walkable access, which is not possible for any facilities located outside the suburb.

The provision of a 2-room kindergarten within the Hopetoun Park North Growth Area would provide local services for all existing and future residents of the suburb, however the likely under-utilisation of the facility should remain an important consideration for Council.

If a 2-room kindergarten is provided, development contributions from the Hopetoun Park North Growth Area should be set at the level of demand for the facility generated by growth area residents, which is 57% based on ASR Standards (1.14 rooms required out of a total 2 room provision).

It is understood that Bacchus Marsh Property Group has made a without prejudice offer to Council which would enable a 2-room kindergarten to be provided within the Growth Area based on a proposed development contribution to be made by Growth Area landowners.

Any kindergarten provided within the growth area should include 2 rooms, an outdoor play space and ancillary facilities. It is recommended that any facility be in close proximity to other community and open space facilities to be provided within the growth area and be accessible to both existing and growth area residents.

RECOMMENDATION

One dual-room kindergarten to be provided within the Growth Area.

3.3.2. LONG DAY CARE

DEMAND

Demand for long day care places is primarily generated by the number of children aged 0-4 years in an area. ASR Standards estimate that there will be 1 enrolment per 3 children aged 0-4 years, with 0.5 childcare places required per enrolment. ASR Standard also refer to the provision trigger for a facility as 120 places.

Table 5 summarises the estimated demand and need for childcare in Hopetoun Park.

T5. LONG DAY CARE DEMAND

Indicator	Number
Demand benchmark	1 enrolment per 3 children aged 0-4 years
Demand cohort	301
Number of enrolments	100
Places per enrolment	0.5
Number of places required	50
Provision trigger for a facility (places)	120
Facilities required	0.41

Source: ASR, Urban Enterprise.

PROVISION

The trigger for providing a childcare centre is generally in the order of 120 places per facility, indicating that a facility in Hopetoun Park is not required and unlikely to be viable.

Moorabool Shire does not currently operate any long day care services in Bacchus Marsh – demand for these services is fully met by private sector operators. Council's Community Infrastructure Needs Analysis (April 2019) identifies that "when demand is sufficient, it is probable that the community or private sector will develop new Long Day Care facilities in Bacchus Marsh and Surrounds, without any action required from Council." (Attachment C, p.23)

Given the above, it is expected that demand for long day care places from Hopetoun Park residents will be met by the private sector, primarily in Bacchus Marsh and potentially also in metropolitan Melbourne. Given that a private childcare operator may at some point in the future identify an opportunity to provide long day care services in Hopetoun Park, this could be facilitated through appropriate planning controls which provide the opportunity for this to occur near any other community or family facilities provided within the growth area.

RECOMMENDATION

No long day care facility required.

3.3.3. MATERNAL AND CHILD HEALTH

DEMAND

Demand for Maternal and Child Health services is generated by the number of infants in a community. Demand benchmarks in the ASR Standard use the number of 0 year olds as an indicator of the level of demand, while other standards (such as the Council standards) refer to the number of children aged 0-4 years or 0-6 years.

Table 6 shows the estimated demand for MCH services and rooms based on the benchmarks assessed.

T6. DEMAND FOR MATERNAL AND CHILD HEALTH SERVICES AND ROOMS

Indicator	ASR Standards	Council Standards
Demand benchmark	1 room per 140 0-yr olds	1 room per 500 children aged 0-6 years
Demand cohort	53	436
Rooms required	0.38	0.87
Rooms required for Growth Area	0.29 (75%)	0.65 (75%)

Source: ASR, Moorabool Shire, Urban Enterprise.

PROVISION

MCH facilities are generally provided in multi-room facilities in higher order centres, however smaller facilities can also be provided if they align with Council service priorities.

Council officers indicated that, similar to the circumstances with kindergarten access, Council's preference is to provide a single room facility and MCH service within Hopetoun Park to provide local and walkable access to existing residents as well as residents of the Growth Area. It is noted that the need for a single room is not triggered under either the ASR Standards or the Council standards, meaning that any facility is likely to be underutilised, especially based on the ASR Standards which would result in demand for only 38% of a room (with 29% require to support growth area residents).

It is understood that Bacchus Marsh Property Group has made a without prejudice offer to Council which would enable a MCH room to be provided within the Growth Area based on a considerable development contribution to be made by Growth Area landowners.

If a kindergarten facility is provided within the Growth Area, it would be efficient from both a cost and service delivery perspective to also provide a MCH room within the same facility. The cost of this facility should be apportioned to both existing and new residents based on the estimated share of demand and usage, noting that the Growth Area generates demand for 29% of a room based on the ASR Standards.

Council should consider the possibility of the MCH facilities being underutilised in Hopetoun Park as part of any design decisions.

RECOMMENDATION

A single MCH room to be provided within a combined Kindergarten and MCH facility.

3.3.4. COMMUNITY ROOMS

DEMAND

Demand for community rooms is generated by a wide range of resident groups and age cohorts. Demand benchmarks vary between ASR Standards (1 small room per 4,000 residents) and Council's standards, which plan for a much higher provision of 1 room per 1,400 residents based on the existing provision of community rooms in Moorabool's small towns.

Based on the ASR benchmark, demand for community rooms will approach the need for a single small room.

T7. COMMUNITY FACILITY RECOMMENDATIONS

Indicator	ASR Standards	Council Standards
Demand benchmark	1 small room per 4,000 residents	1 room per 1,400 residents
Demand cohort	3,411	3,411
Rooms required	0.85 rooms	2.4 rooms
Growth Area rooms required	0.64 rooms (75%)	1.8 rooms (75%)

Source: Moorabool Shire, ASR, urban Enterprise.

PROVISION

The following considerations are relevant to community room provision:

- Council notes² that community rooms in Bacchus Marsh "have substantial capacity for more use.", however these rooms are not locally accessible to Hopetoun Park residents.
- Council's community infrastructure 'travel standards' aim for a multi-purpose community room to be provided within 5 minutes drive of towns with between 2,000 and 6,000 residents (which Hopetoun Park will contain at full development).³
- Given the absence of existing community meeting spaces in Hopetoun Park and the introduction of a new population in the order of 2,500 residents, a locally accessible community meeting space would provide substantial benefit to the community, even if it is not quantitatively 'required' based on ASR Standards. A multi-purpose room could enable a range of community and social services to be provided locally in an otherwise relatively isolated community and would provide a community focal point.
- The sizes of community rooms range widely. In urban growth areas, it is most common for small community rooms to cover a floorspace in the order of 50sqm, however some rooms are larger. Rooms have varying ancillary facilities such as kitchens, toilets and storage.

Discussions with Council officers indicated that the Council preference is for a multi-purpose community room to be provided within the Growth Area which is age-friendly, dementia-friendly and universally accessible.

As the largest landowner within the Growth Area, Bacchus Marsh Property Group has submitted a without prejudice offer to provide a community room of 121sqm plus ancillary spaces which would exceed the requirements under the ASR Standards – this was originally proposed to be co-located with a local retail centre.

Discussions with Council officers revealed a Council preference for the community room to be co-located with the kindergarten and MCH facilities – this would also be appropriate. Although the offer of a 121sqm room would significantly exceed the quantified needs of the community based on ASR standards, its delivery would provide a large, flexible and multi-purpose space for a variety of uses and would result in a valuable asset for the existing and future residents. The delivery of this room and ancillary facilities in a form that is age-friendly, dementia-friendly and universally accessible is supported.

² Draft Community Infrastructure Provision Standards Report, April 2019, p.4

³ Draft Community Infrastructure Provision Standards Report, April 2019, Appendix E p.7.

RECOMMENDATION

One multi-purpose community room of at least 50sqm and ancillary facilities provided in the Growth Area accessible to existing and new residents and which is age-friendly, dementia-friendly and universally accessible.

3.3.5. LIBRARIES

DEMAND

Demand for public libraries is generated by existing and new residents. Table 8 summaries demand benchmarks from the ASR Standards and Council Standards.

T8. LIBRARY DEMAND

Indicator	ASR Standards	Council Standards
Demand benchmark	45-48sqm per 1,000 residents; provision of a Level 3 or Level 4 library for every 30,000 – 60,000 residents.	57.5 sqm per 1,000 people in the population
Demand cohort	3,411	3,411
Space required (sqm)	154-164	196
Space required – Growth Area (sqm)	116-123	147

Source: ASR, Moorabool Shire, Urban Enterprise.

PROVISION

Although the Growth Area and the existing residents of Hopetoun Park North will generate some demand for library services, the physical space required (between 154 and 196sqm) is minor compared with the typical size of libraries which serve large population catchments.

The total Hopetoun Park population would generate demand for less than 6% of a basic library facility, demand which is likely to be readily absorbed in existing facilities such as in Bacchus Marsh, which is 10 minutes drive from Hopetoun Park and within Council's travel standards.

It is noted that the provision of a community room would enable Council to offer occasional library services from Hopetoun Park, however given the proposed multi-purpose nature of the room, no permanent facilities would be appropriate.

Therefore, demand would best be addressed by:

- Providing occasional library services within the multi-purpose community room, not requiring permanent infrastructure; and
- Planning for centre-based libraries (including apportioning costs across all beneficiaries in the library catchments through the use of a Development Contributions Plan if appropriate and justified).

RECOMMENDATION

No library infrastructure required in Hopetoun Park; occasional services could be provided within multi-purpose community room.

3.4. OPEN SPACE AND RECREATION

3.4.1. ACTIVE OPEN SPACE RESERVE

DEMAND

Demand for active open space is generated by existing and future growth area residents. Table 9 summarises the demand benchmarks for active open space reserves based on ASR and Council Standards.

T9. ACTIVE OPEN SPACE RESERVE DEMAND

Indicator	ASR Standards	Council Standards
Demand benchmark	1 dual oval facility per 6,000 residents	1 competition oval per 4,000 residents
Demand cohort	3,411	3,411
Facilities required	0.56	0.85

Source: ASR, Urban Enterprise.

PROVISION

Full-scale active open space reserves generally serve a population catchment of at least 6,000 and more commonly between 8,000 and 10,000 residents and offer the efficiency of co-located fields, outdoor courts, pavilions and parking. Although a full-scale active open space reserve is not required for the future Hopetoun Park population, it is important that space is available for active recreation within the local area, especially for younger children and families, while club sport demand can be best accommodated at existing sports fields in Bacchus Marsh.

It is recommended that a single, small, informal field / open space area is provided within the growth area which can address both passive and informal active recreation needs. This approach has been discussed with and supported by Council officers.

The reserve should take the form of a multi-purpose active open space area the size of a small junior sports oval. As a guide, the AFL Preferred Facility Guidelines (2019) recommends oval dimensions of 80m x 60m for Auskick U8s, or 100m x 80m for U9/10 competition (requiring approximately 0.6-0.8ha land area).

The oval and immediate surrounds should have basic facilities provided such as a cricket net, football goals and kick-about areas designed to meet casual demand for sports. This facility would not require the ancillary infrastructure required for a competition standard reserve, such as lighting, formal drainage or a pavilion, but should be fit for purpose for informal sports usage.

The reserve should be co-located with passive open space, a playground, community facilities and the local activity node where practical.

The cost of the reserve should be apportioned based on the anticipated share of usage between existing residents (25%) and future residents of the Growth Area (75%) given the lack of existing active open space in Hopetoun Park.

RECOMMENDATION

One informal active open space reserve to be provided within the Hopetoun Park North Growth Area.

3.4.2. NETBALL AND BASKETBALL

DEMAND

Table 10 shows the demand benchmarks for netball and basketball based on ASR Standards and Council Standards, including both indoor and outdoor facilities.

T10. NETBALL AND BASKETBALL DEMAND

Indicator	ASR Standards	Council Standards
Outdoor Netball		
Demand benchmark	1 court per 3,500 residents	1 court per 6,000 residents
Demand cohort	3,411	3,411
Total courts required	0.97	0.57
Courts required by Growth Area	0.73	0.43
Indoor Courts		
Demand benchmark	1 court per 5,000 – 7,500 residents	1 court per 4,000 residents
Demand cohort	3,411	3,411
Total courts required	0.45 – 0.68	0.85
Courts required by Growth Area	0.34 - 0.51	0.64

Source: ASR, Moorabool Shire, Urban Enterprise.

Other indicators of demand and benchmarks for provision include:

- Basketball Victoria's target provision is one indoor basketball court per 6,250 residents.⁴
- Council's netball standard is one mixed-use court per 6,000 persons and Netball Victoria's standard of 1 mixed-use court per 4,880 persons.

PROVISION

Outdoor netball courts are generally provided in conjunction with larger active open space reserves (with 1-2 courts) or in larger dedicated netball facilities (8 courts or more). ASR Standards indicate that a two court facility generally serves a population of 16,000 residents and an 8 court facility 50,000 residents.

Depending on the standard adopted, the Hopetoun Park community will generate demand for between 57% and 97% of an outdoor netball court (with the Growth Area generating demand for between 43% and 73%). This indicates that it will not be necessary to provide a netball facility (usually 2 courts or more) at Hopetoun Park, however existing facilities elsewhere could be expanded to accommodate the additional demand generated by residents. The outdoor netball provision could therefore take the form of a financial contribution by Growth Area landowners equivalent to in the order of 50% of a single court.

For **indoor basketball / mixed use courts**, demand from Hopetoun Park residents would equate to between 34% and 64% of a court. The way in which Council is likely to deliver indoor courts, however, is different to the way in which outdoor netball courts can generally be readily augmented and expanded. Indoor basketball and netball courts are generally provided in indoor stadiums accommodating at least 2 and usually 4 or more courts which serve catchments of 10,000 residents and above – these facilities cannot usually be provided or expanded in increments.

In Moorabool, Council has identified an existing shortfall in indoor courts⁵ and is investigating providing a combined indoor stadium and leisure centre in Maddingley. As part of Council's overall approach to the provision of indoor sports courts, regard should be had to the demand generated by the Hopetoun Park North Growth Area and other growth areas across the Bacchus Marsh area.

⁴ Basketball Victoria Facilities Masterplan, 2017.

⁵ Indoor Recreation Facilities Feasibility Study, @Leisure, Draft, March 2018; Community infrastructure audit, Attachment G, p.3

In the absence of a Development Contributions Plan or equivalent which considers the aggregate need and cost apportionment of regional facilities such as indoor stadiums, it is not suitable for a financial development contribution to be sought for this infrastructure type from the Hopetoun Park North Growth Area.

In order to ensure that local and informal demand for basketball generated from within Hopetoun Park can be met, a half-court facility should be provided and co-located with other informal active recreation facilities in the growth area.

RECOMMENDATIONS

Hopetoun Park North Growth Area landowners to provide a financial development contribution equivalent to 50% of the cost of constructing an additional netball court within an existing facility.

Provision of half-court basketball facilities within the Growth Area to meet informal basketball demand.

3.4.3. TENNIS

DEMAND

Demand for tennis courts is generated by existing and future growth area residents. Table 11 summarises the demand benchmarks for tennis courts based on ASR Standards and Council Standards.

T11. TENNIS DEMAND

Indicator	ASR Standards	Council Standards
Demand benchmark	1 court per 2,500 – 3,750 residents (8-10 courts per 25,000 – 30,000 residents)	1 court per 2,000 residents
Demand cohort	3,411	3,411
Courts required	0.91-1.36	1.7
Courts required (growth area)	0.68-1.02	1.28

Source: ASR, Urban Enterprise.

PROVISION

There is a substantial supply of competition tennis courts in Bacchus Marsh which will meet demand in Bacchus Marsh and surrounds until 2041⁶. This strong existing provision, and the need generated for only one additional court to meet demand in Hopetoun Park, indicates that an on-site court located in Hopetoun Park would result in a better provision outcome than a financial contribution which could perpetuate the current over-supply in Bacchus Marsh.

In these circumstances, on-site provision of one all-weather tennis court is recommended so that:

- When combined with other recommendations in this assessment, the result for the community will be that opportunities are available for the most popular outdoor sports including football, cricket, soccer, basketball and tennis within close proximity to the Hopetoun Park community, especially children and families seeking informal opportunities close to dwellings and accessible by active transport modes;
- Local practice is possible, with residents having access larger formal tennis facilities in Bacchus Marsh for training and competition; and
- A large outdoor all-weather surface area is available for a range of potential other sports, play and other uses, especially in winter periods when natural surfaces are often less suitable.

The tennis court should be co-located with other informal active open space facilities and would need to be constructed to a basic but not competition standard (i.e., mod grass court with fencing but without lighting or pavilion). Cost apportionment should reflect the need generated by the Growth Area (85%, being the average of the two ASR Standards results).

RECOMMENDATION

One non-competition all-weather tennis court to be provided within the Growth Area, co-located with other informal active open space facilities.

⁶ Moorabool Shire Council Draft Needs Analysis, Attachment D Attachment F Page 10.

3.4.4. PLAYGROUNDS

DEMAND

Table 12 shows the demand benchmarks for playgrounds based on ASR and Council standards.

T12. PLAYGROUND DEMAND

Indicator	ASR Standards	Council Standards
Demand benchmark	1 local playground per 1,000 residents within local open space reserves 1 Level 2 'reserve' within 2km radius 1 Level 3 facility per 30,000 residents	No demand standards, however Council has indicated that a Level 2 Playground is required within 800m of residents, along with local playgrounds.
Demand cohort	3,411	3,411
Facilities required	1 Level 2 playground and 3 small local playgrounds within local parks	1 Level 2 playground and small local playgrounds within local parks

Source: ASR, Urban Enterprise.

PROVISION

At present there is only one small playground located in Hopetoun Park. The demand benchmarks support the provision of one Level 2 playground and several local (Level 1) playgrounds within the Growth Area.

The scope of a Level 2 playground is not defined in the ASR Standards and the way in which playgrounds are categorised by Councils varies. Generally, the smallest level of playground is described as a local level playground (or Level 1), with the mid-level playground is labelled as a neighbourhood or district level playground (or Level 2). Level 2 playgrounds generally serve a catchment of 800m to 2km - other Council strategies reviewed⁷ indicate that these playgrounds typically comprise:

- A variety of 'off-the-shelf' and custom designed equipment, themed play areas and artwork; and
- Amenity features, such as BBQ facilities, seating and shade.

Land allocations are generally in the order of 1,000sqm.

Moorabool Shire's infrastructure planning framework (Appendix D, Table M1) shows a playground hierarchy which is reproduced in Figure 2. The hierarchy indicates that 'district' and 'local' level playgrounds are required for Hopetoun Park. Existing examples in Moorabool Shire of playgrounds and their hierarchy role include:

- Maddingley Park Adventure Playground (Municipal);
- Darley Park Playground (District); and
- Mill Park Ballan (District).

⁷ Playground Strategy, City of Casey, 2010; and

Playground Strategy and Action Plan 2013-2023, Greater Dandenong Shire Council, 2013

F2. MOORABOOL PLAYGROUND HIERARCHY

In urban areas (> 2,000 total population)				
		Distance catchment	Description	Indicative provision
1	Local	400m* (5 minute) walk	smallest scale, limited range of equipment, catering for ages up to 10	multiple per suburb
2	District	800m (10 minute) walk	medium scale, moderate range of equipment, catering for ages up to 10	1 or 2 per suburb
3	Municipal	15 minute drive	large scale, extensively equipped, catering for ages up to 14	1 or 2 per municipality
4	Regional**	30 minute drive	premium, largest scale, destination facility catering for ages up to 16	Serves multiple municipalities

Source: Moorabool Shire.

Based on the above, a 'District' playground should be provided within the Hopetoun Park North Growth Area – existing playgrounds at Darley Park and Mill Park Ballan provide a guide to the scale and components. Three local playgrounds should be provided within local passive open space reserves.

Bacchus Marsh Property Group, as the largest landowner in the Growth Area, intends to voluntarily deliver a large adventure playground, likely comparable to a level 3 / municipal facility, which is expected to significantly exceed the scope of a District / Level 2 facility – this is supported, although it is noted that any facilities over and above those required for a District Level playground would be at the landowners' discretion.

The cost of providing the District playground should be apportioned to existing and future residents of Hopetoun Park based on projected share of usage (i.e., 75% funded by the Growth Area).

RECOMMENDATION

1 District Playground to be provided within the Growth Area.

3 Local playgrounds to be provided within local passive open space reserves.

3.4.5. SKATE PARK / BMX

Skate parks, BMX tracks and similar youth recreation facilities are generally required for relatively large catchments, however neither the ASR Standards nor Council Standards provide quantitative demand measures for this infrastructure type.

As an indication of the catchment for this type of facility, Cardinia Shire has six local skate facilities for a population of over 90,000 residents⁸, an average provision of 15,000 residents per park. Using this provision ratio, Hopetoun Park would not require a local facility, however discussions with Council officers indicated that there is a preference for a youth recreation facility to be provided in Hopetoun Park given the relative isolation of the suburb.

Despite the small population catchment, Bacchus Marsh Property Group propose to provide a small informal BMX track of a similar size and scale to the current facility at Darley Park as part of a without prejudice offer - this is supported.

RECOMMENDATION

No facility triggered; however provision should be made for a suitable location adjacent to informal active open space so that landowner delivery of a small informal BMX track can be provided by Growth Area developers.

3.4.6. INDOOR SWIMMING POOL

DEMAND

Table 13 shows the demand benchmarks for indoor swimming pools based on ASR and Council standards. Provision ratios indicate that new development in Hopetoun Park would generate demand for 5%-6% of a facility.

T13. INDOOR SWIMMING POOL DEMAND

Indicator	ASR Standards	Council Standards
Demand benchmark	1 pool per 40,000 to 50,000 residents	1 pool per 50,000 residents
Demand cohort	3,411	3,411
Facilities required	0.07 - 0.09	0.09
Facilities required (Growth Area)	0.05 - 0.06	0.05

Source: ASR, Moorabool Shire, Urban Enterprise.

PROVISION

The provision of future indoor swimming pools and aquatic centres is a strategic matter for Council to respond to the existing and future demand for this facility type.

The Moorabool Community Infrastructure Framework – Strategic Infrastructure Priorities (p.11) identifies that an indoor aquatic centre should be considered / planned from 2030. It is not until 2031 that the catchment population is expected to reach 40,000 residents⁹, the lower end of the range of sufficient demand to support a new facility. However, Council's 'ideal' population catchment of 50,000 residents will not be reached until 2041 and the Community Infrastructure Priorities 2019 report identifies that an indoor aquatic centre is not a priority for delivery in the Bacchus Marsh and Surrounds area by 2041 (p.11).

Melton Waves (a regional indoor aquatic centre) is located less than a 10 minute drive from Hopetoun Park which provide excellent existing access to aquatic facilities for Hopetoun Park residents.

⁸ Cardinia Skate and BMX Strategy, 2016

⁹ Community Infrastructure Needs Analysis – Key Findings and Recommendations, April 2019, p.37

Although the Hopetoun Park community will contribute to demand growth for indoor swimming pools, any new facility in Moorabool would serve a wide catchment and benefit a wide range of existing residents and urban growth areas across the urban area. Given the uncertainty of any future facility (cost, location and scope), it is not considered reasonable for a contribution to any future aquatic centre to be provided by Hopetoun Park North Growth Area. Council officers agreed that no contribution to indoor swimming pools is required in these circumstances.

RECOMMENDATION

No provision or contribution to indoor swimming pools is recommended.

3.4.7. OVERALL OPEN SPACE LAND PROVISION

The total amount and distribution of open space within the Growth Area needs to respond to the requirements of Clause 56 of the Planning Scheme, which sets out a series of standards and objectives for open space provision.

The quantum of open space land to be provided as a proportion of developable area is not defined in Clause 56 or Clause 53.01 of the Moorabool Planning Scheme, however the following factors are relevant:

- Clause 56 requires local parks generally 1 hectare in area within 400 metres safe walking distance of at least 95 percent of all dwellings, a standard which often dictates the overall quantity of open space provision in combination with the active open space requirements of an area.
- Public open space contributions collected under the Subdivision Act are limited to 5% of land to be subdivided, however this usually relates to passive open space only.
- Melbourne's growth area PSP Guidelines include a standard provision of 10% open space (unencumbered) which includes both active and passive open spaces. The breakdown between active and passive open space varies on a case by case basis, but generally results in approximately 6% active open space and 4% passive open space.
- Active open space reserves in Melbourne's growth areas are commonly at least 8ha in area, sufficient to accommodate a dual oval reserve and associated facilities. This scale of facility is also referenced as a requirement of Clause 56; however this type of facility is not required in Hopetoun Park as noted in this assessment, and therefore the percentage of developable land needed to be dedicated to active open space will be somewhat less than the typical provision in Melbourne's growth areas.

A draft land use plan prepared to support the Planning Scheme Amendment request¹⁰ indicates that a total of 11.63 hectares of unencumbered open space is proposed to be provided across the Growth Area, comprising 2 hectares of active open space and 9.63 hectares of passive reserves. This level of provision would equate to approximately 10% of the contribution area (Net Developable Area plus unencumbered open space provision), comprising 2% active and 8% passive open space.

Subject to a suitable distribution and hierarchy of open space being achieved (to be assessed as part of the planning and landscape components of the Planning Scheme Amendment), this level of provision is considered suitable for the context of Hopetoun Park based on the assessment of recreation needs in this report, although it is noted that the extent of passive open space at 8% of the contribution area would be considerably higher than most urban growth areas in Melbourne and regional Victoria.

¹⁰ Millar Merrigan, 2021.

3.5. SUMMARY OF RECOMMENDATIONS

Table 14 shows a summary of the recommended approach to community and open space infrastructure provision to meet the needs of Hopetoun Park residents.

T14. SUMMARY OF RECOMMENDATIONS

Facility	Recommended provision
Kindergarten (3 and 4 year old)	One dual-room kindergarten to be provided within the Growth Area
Long Day Care	No facility required in Hopetoun Park (private sector to deliver)
Maternal and Child Health	A single MCH room to be provided within a combined Kindergarten and MCH facility.
Community Room	One multi-purpose community room of at least 50sqm and ancillary facilities to be provided within the Growth Area in a location that is accessible to existing and new residents, and which is age-friendly, dementia-friendly and universally accessible.
Library	No library infrastructure required in Hopetoun Park; occasional services could be provided within multi-purpose community room.
Active Open Space	One informal active open space reserve to be provided within the Hopetoun Park North Growth Area.
Netball	Hopetoun Park North Growth Area landowners to provide a financial development contribution equivalent to 50% of the cost of constructing an additional netball court within an existing facility.
Basketball	Provision of half-court basketball facilities within the Growth Area to meet informal basketball demand.
Tennis	One non-competition all weather tennis court to be provided within the Growth Area co-located with other informal active open space facilities.
Playground	1 District Playground to be provided within the Growth Area; 3 Local playgrounds to be provided within local passive open space reserves.
Stake Park / BMX	No facility triggered; however provision should be made for a suitable location adjacent to informal active open space so that landowner delivery of a small informal BMX track can be provided by Growth Area developers.
Indoor Swimming Pool	No provision or contribution to indoor swimming pools is recommended.

Source: Urban Enterprise, 2021. See relevant sections of this report for details on general scope and cost apportionment guidance.

CO-LOCATION OF FACILITIES

Best practice in planning for urban growth areas is for community, education, employment and transport infrastructure to be co-located, with larger multi-purpose community and education centres providing economies of scale and efficiencies for providers and users. Victorian Government's Precinct Structure Planning Guidelines provide support for the co-location of community facilities with each other and with schools, health services and town centres.

Although only few community facilities will be needed and viable within Hopetoun Park North, it is recommended that community facilities, open space facilities and commercial uses are co-located wherever practical within the growth area.

APPENDICES

APPENDIX A DEMOGRAPHIC ASSUMPTIONS

HOUSEHOLD SIZE

Table 15 provides evidence of average household sizes in areas with comparable attributes and communities to the expected development and community of the Hopetoun Park North Growth Area.

Suburbs at the fringe of Bacchus Marsh and Melton generally range from 2.7 to 3.0 residents per household, while the existing Hopetoun Park North area has an average of 3.5 per household, attributable to the larger lot sizes and dwellings possible in the Low Density Residential Zone which applies to all land in the established area.

Projections prepared by Forecast ID for Council for the Merrimu / Hopetoun Park area are for average household sizes to range from 3.09 to 3.33 per dwelling over the period to 2036. Current measures for this area are influenced by larger housing in low density areas in Hopetoun Park and Merrimu, while the majority of future development in the data area is projected to occur in the Merrimu Growth Area (7,200 lots, compared with 850 in Hopetoun Park North) where standard density and medium density residential is expected to predominate. In this context, adopting the projected average household size for the Merrimu / Hopetoun Park area published by Forecast ID is likely to result in an overestimate of population in Hopetoun Park North.

T15. HOUSEHOLD SIZE REFERENCES

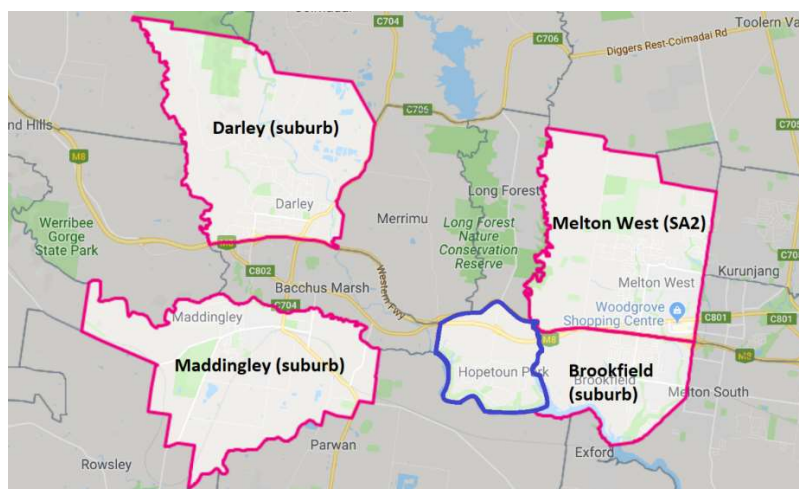
Data Areas	2016	2021	2026	2031	2036
Hopetoun Park (suburb)	3.5	N/A	N/A	N/A	N/A
Melton West (SA2)	3	2.94	2.94	2.92	2.88
Darley (suburb)	2.9	2.85	2.77	2.72	2.67
Maddingley (suburb)	2.7	2.69	2.69	2.67	2.64
Brookfield (suburb)	3	3.13	3.14	3.13	3.10
Merrimu / Hopetoun Park	3.27	3.20	3.09	3.28	3.33

Source: ABS Census, 2016; Forecast ID, 2019; Victoria in Future, 2019.

In Melbourne's recent growth area PSPs, it is almost ubiquitous for the plans to adopt an average of 2.8 persons per household, with the most recent PSPs adopting a range of 2.8-3.1.

Based on the evidence above, it is considered reasonable to adopt an average household size of 3 persons per household for the Hopetoun Park North Growth Area. This compares with the existing average household size of 3.26 per dwelling in Hopetoun Park (3.5 when unoccupied dwellings are counted), would be higher than the current averages in surrounding fringe suburbs, and would be consistent with or higher than the assumptions adopted in metropolitan growth areas.

F3. BENCHMARK DATA AREAS



Source: Urban Enterprise.

AGE PROFILE

Similar to the assessment of likely household size, the age profile of the future population of the Growth Area will depend on several factors that are not possible to predict at this point. In order to prepare an indicative estimate of the age profile, the following issues have been considered:

- The existing age profile of the following areas provides an indication of the profile of residents who have expressed their demand to live in Hopetoun Park and in a growth area of Bacchus Marsh:
 - Established areas of Hopetoun Park, although it is noted that the different lot sizes are likely to lead to somewhat different age outcomes in the Growth Area; and
 - The current profile of the suburb of Darley, a similar location to Hopetoun Park in terms of proximity to Bacchus Marsh and similar in terms of general lot sizes.
- Other references of possible age outcomes are provided by the urban growth areas in western Melbourne which have been progressively developed for 'conventional density' housing, with a strong representation of family households. These include:
 - Urban growth areas in the City of Melton; and
 - Urban growth areas in the City of Wyndham.
- Although Hopetoun Park North is expected to attract families as one of the key market segments, it will not be the only cohort attracted to the location. Hopetoun Park is a unique development setting that is not equivalent to the major urban growth areas of Melbourne. Although the community infrastructure demand is likely to be comparable on a per capita basis, the location characteristics of Hopetoun Park are expected to attract buyers looking for a point of difference to Melbourne. Due to these factors, HPN is expected to attract several market segments, including second and third home buyers with (or without) older children, lifestyle seekers and families. Given the unique locational attributes of Hopetoun Park, the buyer profile and therefore age profile will not purely reflect a typical 'urban growth area' but will comprise a broader mix of residents.
- For these reasons, **an age profile has been adopted which reflects a blend of the age profiles across Hopetoun Park, Darley and the Melton and Wyndham Growth Areas as shown in Table 16.** This analysis focuses primarily on the proportion of the future community that is likely to be within the age cohort of 0-4 years because this is the main cohort which requires age-specific community infrastructure (such as kindergartens and Maternal and Child Health facilities).

T16. EXPECTED AGE PROFILE

Area	Results
Hopetoun Park	8.53%
Darley	7.36%
Wyndham Growth Area SA2s ¹	10.59%
Melton Growth Area SA2s ²	8.81%
Average of above	8.82%
Hopetoun Park Ultimate Population	3,411
Hopetoun Park 0-4 years	302

Source: Urban Enterprise, ABS 2016 Census.

1. Average of Hoppers Cross North, Hoppers Crossing South, Tarneit, Truganina, Wyndham Vale, Point Cook East, Point Cook North, Point Cook South. 2. Average of Caroline Springs, Burnside Heights, Taylors Hill, Melton West, Melton South, Hillside.

Table 17 shows the projected age profile for each year at full development, and the proportion that is expected to be located within the growth area. The profile is derived from the average of existing Hopetoun Park, Darley, Melton Growth Area SA2s and Wyndham Growth Area SA2s as at the 2016 Census. Actual age outcomes will vary; however this profile provides an indication as the possible breakdown of residents at each age for planning purposes.

T17. PROJECTED AGE PROFILE, HOPETOUN PARK

Age (yrs)	%	HP Ultimate	HPN Growth Area	Age (yrs)	%	HP Ultimate	HPN Growth Area
0	1.5%	53	39	46	1.4%	48	36
1	1.8%	62	47	47	1.5%	52	39
2	1.5%	52	39	48	1.5%	52	39
3	1.9%	66	49	49	1.4%	46	35
4	2.0%	68	51	50	1.1%	37	28
5	2.0%	69	52	51	1.2%	41	31
6	1.9%	66	49	52	1.1%	37	28
7	2.0%	67	50	53	1.2%	40	30
8	1.7%	60	45	54	1.4%	46	35
9	1.9%	65	49	55	1.4%	46	35
10	1.4%	47	35	56	1.1%	36	27
11	1.6%	54	40	57	1.1%	38	28
12	1.4%	47	35	58	0.9%	32	24
13	1.5%	50	37	59	0.9%	29	22
14	1.2%	42	32	60	1.0%	33	25
15	1.7%	57	43	61	0.8%	26	20
16	1.3%	45	34	62	0.9%	30	23
17	1.5%	52	39	63	0.7%	25	19
18	1.5%	51	38	64	0.7%	23	17
19	1.2%	40	30	65	0.7%	23	18
20	1.4%	49	37	66	0.8%	26	19
21	1.0%	35	26	67	0.5%	18	13
22	1.2%	40	30	68	0.8%	27	20
23	1.1%	37	28	69	0.6%	20	15
24	1.0%	34	26	70	0.5%	17	13
25	1.2%	40	30	71	0.5%	18	13
26	1.1%	39	29	72	0.5%	18	14
27	1.2%	41	31	73	0.3%	10	7
28	1.3%	44	33	74	0.4%	13	10
29	1.4%	49	36	75	0.4%	14	10
30	1.4%	48	36	76	0.2%	7	5
31	1.7%	58	43	77	0.2%	6	5
32	1.6%	55	41	78	0.2%	6	4
33	1.7%	60	45	79	0.2%	5	4
34	1.6%	55	41	80-84	0.3%	11	8
35	1.5%	52	39	85-89	0.3%	11	8
36	1.8%	61	46	90-94	0.1%	3	3
37	1.7%	58	44	95-99	0.1%	2	2
38	1.7%	59	44	100+	0.0%	2	1
39	1.7%	57	42	Total	100.0%	3411	2550
40	1.9%	63	47				
41	1.5%	52	39				
42	1.8%	62	46				
43	1.6%	53	40				
44	1.8%	61	45				
45	1.8%	62	47				

Source: ABS Census 2016, Urban Enterprise.

