



Planning today for the communities of tomorrow

East of Aberline Precinct Structure Plan Community Infrastructure Needs Assessment

Final Report

Version 3

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Prepared by ASR Research Pty Ltd on behalf of the
Victorian Planning Authority

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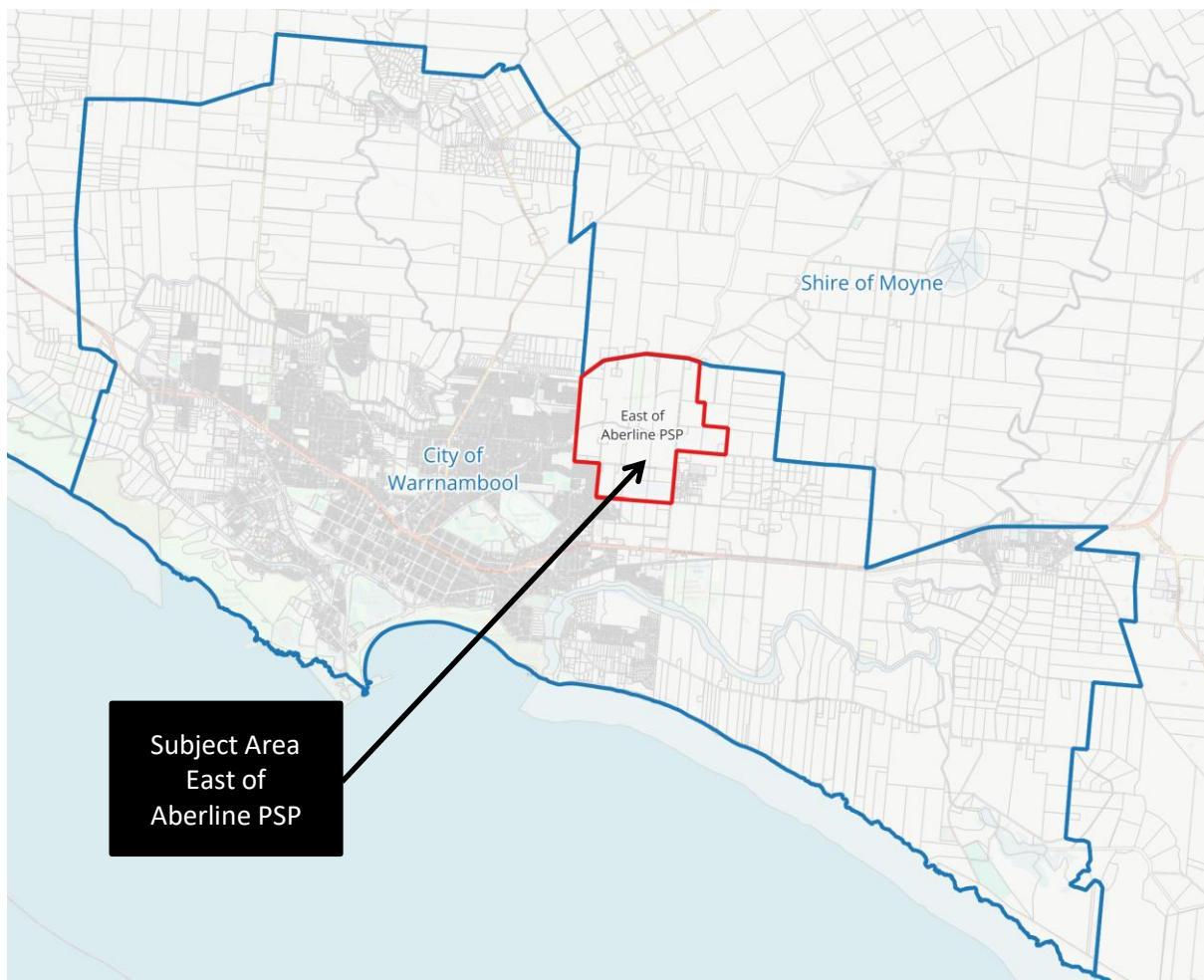
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1. Introduction

1.1 Background

ASR Research Pty Ltd was engaged by the Victorian Planning Authority (VPA), the planning authority for the East of Aberline Precinct Structure Plan area (the “EOAPSP”, the location of which is shown in Figure 1 below) to prepare a Community Infrastructure Needs Assessment (CINA) to inform the preparation of the EOAPSP. The EOAPSP, located east of the Warrnambool’s urban centre, is included in the Warrnambool City-wide Housing Strategy (2013) and the Warrnambool Planning Scheme which sets a strategy for long term development of Warrnambool.

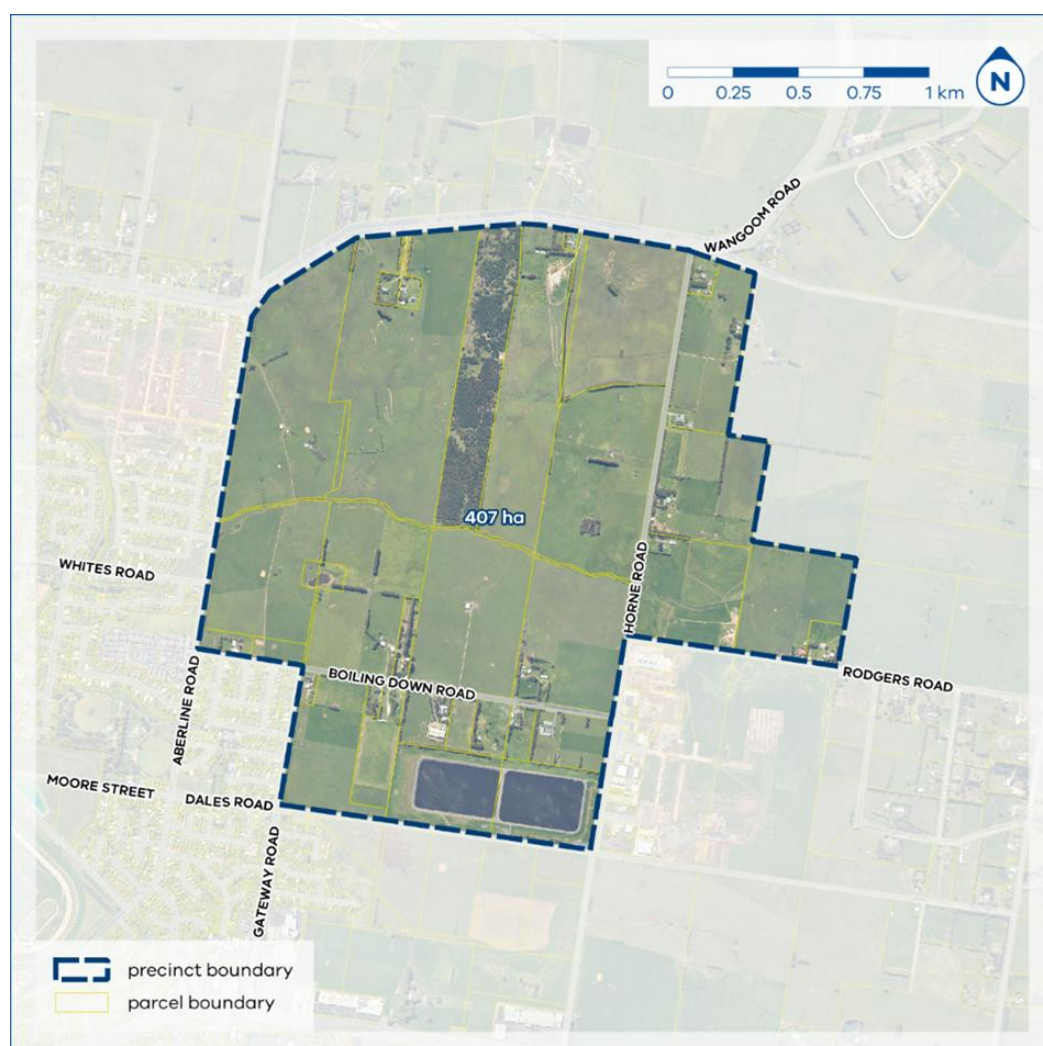
Figure 1 – East of Aberline PSP Location in the Context of the City of Warrnambool



The EOAPSP area is approximately 409 hectares in size. As shown in Figure 2 on the following page the PSP is bound by Wangoom Road to the north, Dales Road to the south, Aberline Road to the west and the property at 75 Rodgers Road to the east. The precinct contains the following key features:

- Most of the precinct is included in the Farming Zone (FZ).
- 41 individual titles across both council, government agency and private ownership.
- Several existing dwellings associated with low intensity, agricultural-based activities such as grazing.
- Tozer Memorial Reserve located central to the PSP area, currently owned by the Department of Education.
- The land within the PSP area has a gentle undulating topography. There is fall towards Russells Creek that traverses the precinct. The land also falls to the north towards Wangoom Road. There is minimal east-west cross-fall.
- Area of cultural heritage sensitivity, associated with the Russells Creek corridor through the precinct.
- Wannon Water storage ponds are located in the south-east corner of the precinct and are zoned Public Use (PUZ1).
- Some native vegetation (including native grasses) and potential habitat for native species, listed for protection either under state or federal legislation.

Figure 2 - East of Abeline PSP



In summary, the EOAPSP:

- Sets out plans to guide the delivery of quality urban environments in accordance with the Precinct Structure Planning Guidelines: New Communities in Victoria, October 2021 (the PSP Guidelines) and the associated Guidance Note: Applying the PSP Guidelines in regional areas (Regional PSP Guidelines).
- Enables the transition of non-urban land to urban land.
- Sets the vision for how the land should be developed and the outcomes to be achieved.
- Outlines the infrastructure projects required to ensure that future residents and visitors within the area can be provided with timely access to services and transport necessary to support a quality and affordable lifestyle.
- Sets out objectives, requirements and guidelines for land use, development, and subdivision.
- Provides government agencies, the council, developers, investors, and local communities with certainty about future development.

1.2 Assessment Objectives

The objectives of the CINA were to:

- Undertake a contextual analysis that includes a review of relevant studies and literature, including the VPA Guidelines for Precinct Structure Planning, relevant state and council policies, and:
 - Summarise the current standards and provisions referenced.
 - Nominate the preferred provision ratio for each type of community facility and open space to align the VPA and council population-based standards (targets) or other targets through discussions with council and VPA staff.
- Review existing demand for community infrastructure and open space from within the study area and:
 - Model the quantity required now and in the future verses demand based on two different population scenarios for the East of Aberline PSP precinct.
 - Undertake capacity and utilisation assessment (suitability assessment) of existing community infrastructure and open space, including relevant community infrastructure and open space in surrounding areas.
 - Identify and map community facilities and open space proximate to the precinct.
 - Undertake travel accessibility assessment (walkability, cycling, public transport and drive time).
 - Perform gap analysis of current and future supply and demand of services, and identify shortfalls/surpluses in provision. This gap analysis should include an assessment of travel

accessibility to existing and proposed community infrastructure and open space.

- Provide recommendations for co-location or dispersion of community facilities and open space.
- Outline any need for the East of Aberline PSP to fund upgrades to and/or augmentation of existing surrounding community infrastructure and open space in and outside the precinct area that would address any demand pressures or shortfalls identified.
- Review the existing community infrastructure and open space provided within the identified study area to ascertain if likely needs will be met, also having regard for planned provision and need. Analyse demographic profiles of the existing and future surrounding community to inform recommendations. The recommendations must include the triggers for delivering new projects or upgrade to the existing community infrastructure and open space.
- Identify the detailed makeup of any required community centres, sports reserve and facilities, such as the types of services/facilities, floor areas, detailed elements such as rooms, design features, amenities etc.
- Assess the appropriateness of compromises on open space provision and distribution if open space network and community infrastructure are consolidated around Russells Creek and co-located.
- Provide justifications for any reduction of open space provisions and external cost apportionment of projects by reviewing the context, external usage and local policies.
- Provide recommendations for staging of community facilities and other relevant infrastructure to support the operation of these facilities.

1.3 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, parks and sporting facilities) likely to be required to support recreational and social services, programs and activities (e.g. kindergarten services, child care, community meetings, sporting competition, informal recreation etc.).

1.4 Scope of Community Infrastructure Assessed

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 the VPA and Warrnambool City 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 both the EOAPSP and wider Warrnambool community.

2. State of Warrnambool Report (2025)

The document is a report prepared for the Warrnambool City Council, outlining a comprehensive review of land use strategy and planning for the City of Warrnambool, including demographic, economic, and environmental considerations. The report includes several references to community infrastructure and open provision in the municipality. These are stated as follows:

Community Infrastructure and Open Space Availability

Warrnambool has a variety of community facilities, but there are notable gaps in certain services, particularly for youth and aged care. The city is generally well-equipped with community services, but some facilities are over-supplied while others are in demand.

- *Community facilities include meeting spaces, health services, libraries, and recreational areas, with a large number of facilities available.*
- *There is an oversupply of primary schools, medium-sized meeting spaces, and outdoor netball courts.*
- *Significant shortfalls exist in multi-purpose community centres, youth-friendly spaces, and residential aged care beds, with a projected shortfall of 70 beds increasing to nearly 400 by 2046.*
- *The need for redevelopment and consolidation of older facilities into multi-purpose centres is highlighted for efficiency and adaptability.*

Key Findings on Transport and Community Infrastructure

The assessment identifies critical areas for improvement in both transport and community infrastructure to support Warrnambool's growth and sustainability. Strategic directions are outlined to enhance urban development and community services.

- *Transport network improvements are needed to manage increased traffic and promote active transport modes.*
- *Community services are generally well supplied, but gaps in youth services and aged care need addressing.*
- *Benchmarks for community facilities should be reviewed to reflect local demographics and needs.*
- *Strategic directions include directing urban growth to identified areas, protecting biodiversity, and ensuring sustainable development practices.*

3. Review of Relevant Strategic Documents

3.1 Overview

This section reviews a number of key strategic documents that provides the basis of determining community infrastructure needs within the EOAPSP. The material reviewed includes:

- Precinct Structure Planning Guidelines ("PSP Guidelines"): New Communities in Victoria (October 2021), prepared by the Victorian Planning Authority (VPA);
- The Warrnambool Planning Scheme (including Clauses 02.03-1, 02.03-8, 11.03-2s, 19.02-1S, 19.02-1R, 19.02-1L, 19.02-2S, 19.02-2R, 19.02-2L, 19.02-3S, 19.02-3L, 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 1a for a summary of these clauses;
- Warrnambool Community Services Infrastructure Policy (2013 & 2021) and Warrnambool City Council Community Services Infrastructure Plan (2013) prepared by Warrnambool 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 in Plan Melbourne 2017-2050 (Plan Melbourne) 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:

- **Offer High-Quality Public Realm**
 - Offer high-quality public realm and open space
 - The public realm and open space network are crucial to creating the identity of a neighbourhood, and can have a significant impact on liveability, social cohesiveness, sense of place, the community's health and wellbeing, and the urban heat island effect.
- **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.		
F 10.1 The open space network should include local parks that: • 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. Relevant VPP: Clause 56.05-2	• 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).	T11 The open space network should seek to meet the following minimum targets: • Within residential areas (including activity centres): - 10% of net developable area for local parks and sports field reserves - 3-5% of net developable area set aside for local parks - 5-7% of net developable area set aside for sports field reserves. • Within dedicated employment and/ or economic activity areas, 2% of the net developable area for local parks. Relevant VPP: Clause 19.02-6S, 53.01 T12 Open space and sports reserves should be located to meet the following distribution targets: • A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling • A local park within a 400m safe walkable distance of each dwelling. Relevant VPP: Clause 56.05-2 Note: Includes sports reserves and public land that is encumbered by other uses but is capable of being utilised for open space purposes.
F 10.2 Proposed sporting reserves should be located, designed and configured to be: • 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.	• 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
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.	• A Public Realm & Water Plan should show linkages and connections, any barriers to connectivity, and measures to overcome barriers.	
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.	• 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.	
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. 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. Relevant VPP: Clause 56.05-2, 19.03-3S	• 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.	
Services And Destinations		
F 14. Local schools and community Infrastructure		
Education and community infrastructure and facilities that are located to equitably and efficiently maximise their accessibility and shared use.		
F 14.1 Education and community facilities (i.e. primary, secondary and specialist schools, kindergartens, community centres, health facilities and sport reserves) should: • 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. Relevant VPP: Clause 56.03-3	• 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	T18 The location of dwellings should achieve the following accessibility targets in relation to education and community facilities: • 70% of dwellings located within 800m of a government primary school • 100% of dwellings located within 3,200m of a government secondary school • 80% of dwellings located within 800m of a community facility • 80% of dwellings located within 800m of a health facility. Note: A health facility may include areas where a general practitioner would be capable of operating (for example, commercial or mixeduse zone).

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PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
	of Education and Training (DET) to determine appropriate land take and design requirements. Note: PSPs are only capable of accommodating the provision of infrastructure. Timing of delivery is subject to the discretion of the relevant service provider.	
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.	• 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.	
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.	• 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.	
F 14.4 Where feasible, education and community infrastructure should provide space for not-for-profit organisations. Opportunities should also be explored in town centres for space that not-for-profits may be able to rent	• 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.	
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.	• 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.	
F 15. Lifelong learning opportunities		
Education and community infrastructure and facilities that cater for the many social needs of the community and individuals at any stage of their lives.		
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. Relevant VPP: Clause 56.03-3	• 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.	Refer to T18 Targets

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PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
	• Consultation with community infrastructure service providers should be undertaken to explore opportunities to respond to changing needs in an innovative way.	
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.)	• 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.	
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.	• 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).	
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.	• 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		
F 17. Staging and location of development		
Directing the staging and location of development within a PSP to: • use available capacity in existing infrastructure • support the orderly and economic extension or augmentation of existing infrastructure • match the timely provision of new infrastructure.		
This will include directing the location and timing of development and identifying trigger points for the provision of required infrastructure.		
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: • 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	• 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	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.)

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PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
- 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.	- funding sources) and any agreed commitments to partnerships or alternative delivery models. - The indicative locations of essential infrastructure should consider the local requirements of service providers relevant to the PSP.	
F 17.2 The staging of development within PSPs should consider: - 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.	- 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.	
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.	Land required in the future should be identified in a Community Infrastructure Plan.	
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.	- 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.	
F 18. Innovative and sustainable infrastructure delivery 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.		

East of Aberline Precinct Structure Plan
Community Infrastructure Needs Assessment

PSP Feature & General Principles	How to Apply to PSP	PSP / Performance Targets
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.	• The PSP vision statement should identify any proposed infrastructure or service delivery innovations, as well as actions to support the vision.	Refer to Performance Target T18
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.	• 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 benchmarks¹ 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).

¹ 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 Survey² (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

² 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:

- 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.

Note: The impact of the application of these benchmark design standards and associated costs on housing affordability via the DCP may require Council's to adopt either amended design standards and specifications and / or accept that there may be a potential shortfall in DCP funding to deliver certain projects. Funding shortfalls in Victorian growth areas are typically met by either Local or State Government funding sources, or combination of both. Agreement about final project costs will need to be assessed on a case-by-case basis.

Table 2 - Key Community Infrastructure Benchmark Cost Estimates³

ITEM	CATEGORY	DESCRIPTION	STANDARD	COST APPLICATION	ESTIMATE P50	ESTIMATE P90
Community Infrastructure BIC						
37	Community Facilities	Level 1 Facility	Contemporary standard	Bldg floor area	\$8,594,570	\$9,578,066
38	Community Facilities	Level 2 Facility	Contemporary standard	Bldg floor area	\$10,154,815	\$11,242,831
39	Community Facilities	Level 3 Facility	Above contemporary standard allowing for place making architectural features	Bldg floor area	\$13,551,087	\$14,897,255
Sports Pavilion BIC						
40	Sports and Recreation Facilities	Sports Pavilion 2 playing areas	Contemporary standard multi-purpose facility	Bldg floor area	\$2,032,474	\$2,085,364
41	Sports and Recreation Facilities	Sports Pavilion 3 playing areas	Contemporary standard multi-purpose facility	Bldg floor area	\$3,383,679	\$3,466,792
Sports & 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	\$8,741,906	\$10,100,667
43	Sports and Recreation Facilities	Sports and recreation facility 8 to 10 hectare site	Contemporary senior and junior sporting competition standard	Per Reserve	\$11,347,351	\$13,039,821

BENCHMARK INFRASTRUCTURE COST ITEM	BENCHMARK ITEMS	1 JULY 2024 INDEX
Roads and Intersection	1 to 16	1.29
Bridges and Culverts	17 to 36	1.29
Community Infrastructure	37 to 39	1.26
Sports Pavilion	40 to 41	1.26
Sports & Recreation Facility	42 to 43	1.26

³ Source: Victorian Planning Authority, benchmark cost estimates for the 2024/25 financial year ([Benchmark-Costs-Estimates-for-the-2024-2025-Financial-Year---1-July-2024.pdf](#))

3.4 Warrnambool Community Services Infrastructure Policy (2013 & 2021)

The policy addresses Warrnambool City's growing population, projected to reach 44,000 by 2031, and the resulting demand for community services and infrastructure. It aims to provide integrated, multi-purpose community facilities to support liveability, health, and wellbeing. Planning involves collaboration among local, state, and federal governments, community organizations, and the private sector, with a focus on stakeholder engagement.

Key Objectives

1. Plan for medium- to long-term community services infrastructure needs.
2. Determine the preferred mix of services for different locations.
3. Utilise shared, multi-purpose facilities rather than single-use ones.
4. Promote co-location and service integration.
5. Improve community involvement in planning and development.
6. Ensure alignment with land use and structure planning.
7. Consider planning for non-Council community facilities.

Strategies and Recommendations

- **Principles:**
 - Use shared, multi-purpose community hubs to strengthen wellbeing, learning, and social connections.
 - Ensure facilities are flexible, accessible, environmentally sustainable, and responsive to changing needs.
 - Promote active transport and co-location with schools and other services.
 - Plan in partnership with the community and optimize funding sources.
- **Hierarchy of Community Infrastructure:**
 - **Local Facilities:** Serve approximately 3,000 people; focus on meeting spaces and neighbourhood activities.
 - **Neighbourhood Facilities:** Serve 5,000–10,000 people; include schools, childcare, recreation reserves, and service access points.
 - **Municipal Facilities:** Serve 20,000–30,000 people; address universal needs like health, training, and disadvantage.
 - **Regional Facilities:** Serve 50,000+ people; include hospitals, specialist health services, education, and government services.
- **Community Hubs:**

- Locations include Archie Graham Community Centre (Municipal), Warrnambool Children's Services (Municipal), Brierly Recreation Reserve (Neighbourhood), and Shared Library Facility/SW TAFE (Regional).

3.5 Warrnambool City Council Community Services Infrastructure Plan (2013)

The Warrnambool City Council Community Infrastructure Plan (CSIP) provides a strategic framework to ensure Warrnambool's growing population has access to well-planned, shared community infrastructure. It emphasises collaboration, adaptability, and sustainability to meet future community needs efficiently.

Key Objectives

1. **Respond to Population Growth:** Plan for Warrnambool's anticipated population increase of 23% by 2026, reaching 42,068 people.
2. **Address Service Needs:** Identify and address mismatches between service delivery locations and population growth areas.
3. **Promote Multi-Purpose Facilities:** Develop adaptable, shared community hubs to improve efficiency and accessibility.
4. **Encourage Partnerships:** Collaborate with schools, government, private sector, and community organizations for service delivery.
5. **Plan for Future Demand:** Use benchmarks and population forecasts to guide infrastructure and service planning.

Key Strategies

1. **Integrated Community Hubs:** Focus on shared, multi-purpose facilities that co-locate services such as childcare, meeting spaces, and recreational facilities.
2. **Hierarchy of Infrastructure:**
 - **Local:** Facilities for ~3,000 people (e.g., meeting spaces).
 - **Neighborhood:** Facilities for 5,000–10,000 people (e.g., schools, recreation reserves).
 - **Municipal:** Facilities for 20,000–30,000 people (e.g., health and training services).
 - **Regional:** Facilities for 50,000+ people (e.g., hospitals, specialist services).
3. **Best Practice Design:** Ensure facilities are flexible, accessible, environmentally sustainable, and promote active transport.
4. **Community Engagement:** Involve stakeholders in planning and governance to ensure facilities meet local needs.

Recommendations

1. **Endorse Community Hubs:** Develop hubs in key locations such as Dennington, North of Merri, and Brierly Recreation Reserve.
2. **Feasibility Studies:** Conduct studies for proposed hubs to assess demand and funding opportunities.
3. **Advocate for Funding:** Seek capital funding from government, developers, and private investors.
4. **Support Schools as Hubs:** Collaborate with schools to share facilities for community use.
5. **Plan for Growth Areas:** Address infrastructure needs in rapidly growing areas like North East Warrnambool and North of Merri.

Future Demand

By 2026, Warrnambool will require:

- Additional kindergartens, childcare places, and maternal health services.
- Increased meeting spaces, playgroups, and youth facilities.
- Expanded Home and Community Care services for older residents.

Proposed Community Hubs

1. **Archie Graham Community Centre** (Municipal, existing).
2. **Warrnambool Children's Service Centre** (Municipal, existing).
3. **Brierly Recreation Reserve** (Neighborhood, short-term development).
4. **Dennington** (Neighborhood, medium-term development).
5. **North of Merri** (Neighborhood, medium-term development).
6. **North East Warrnambool** (Neighborhood, long-term development).
7. **Shared Library at SW TAFE** (Regional, medium-term development).
8. **Eastern Activity Centre** (Neighborhood, longer-term development).

3.6 Other Warrnambool City Council Documents Reviewed

A number of other Warrnambool City 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. A summary of these documents is provided in Appendix 1b.

Corporate documents	Community Services documents	Open Space & Recreation documents
• Warrnambool 2040 (W2040) • Warrnambool Council Plan 2021-2025 • Healthy Warrnambool 2021-25 Plan: Warrnambool's Health and Wellbeing Plan (2021)	• Moyne and Warrnambool Youth Strategy 2025–30 (2025) • Warrnambool Kindergarten Infrastructure Services Plan (2020). Note: Prepared by the Department of Education • Feasibility Study for A New Warrnambool Art Gallery (2021) • Brierly Recreation Reserve Community Hub Feasibility Study	• Warrnambool Open Space Strategy (2014) • Active Warrnambool Strategy 2019-30 (2019) • Warrnambool Aquatic Strategy (2023) • Brierly Recreation Reserve Master Plan (2012)

3.7 Warrnambool City Council Advocacy Plan

The Warrnambool City Council Advocacy Plan 2021-2025 outlines a comprehensive roadmap to enhance community well-being, drive economic growth, and ensure environmental sustainability. Through strategic investments, advocacy, and community engagement, the plan aims to position Warrnambool as Australia's most liveable and thriving regional city. The key objectives of the Plan are:

1. Community Development: Enhance public spaces, facilities, and services to support healthy lifestyles, inclusivity, and accessibility.
2. Economic Growth: Foster a resilient and diverse economy, embrace innovation, and support tourism and local industries.
3. Environmental Sustainability: Achieve zero net emissions, adapt to climate change, and protect natural resources.
4. Infrastructure Improvement: Upgrade transport, recreational facilities, and essential services to meet the needs of a growing population.

Council's key advocacy priorities are to:

- Develop a new aquatic and fitness centre;
- Repair and maintain the historic breakwater at the Port of Warrnambool;
- Upgrade boat launching facilities and implement regular dredging;
- Replace the Warrnambool Surf Life Saving Club building with a modern facility;
- Improve rail services with faster, more frequent, and accessible trains;
- Build a new Warrnambool Art Gallery to accommodate growing needs;
- Enhance Brierly Park with a multi-purpose community building;
- Develop a Bushfield-Woodford Structure Plan for small-town growth;
- Implement pedestrian safety measures along Raglan Parade; and
- Upgrade sewerage systems in small towns to support residential growth.

3.8 State Government & Other External Agency Documents Reviewed

The following State Government and other external agency (service providers) 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 (Refer to Appendix 1b for a summary of these documents);

- City of Warrnambool Kindergarten Infrastructure and Services Plan (2020);
- Deakin University Strategic Plan 2022-2028;
- South West TAFE: 2024 Statement of Corporate Intent;
- Diocese of Ballarat Catholic Education Limited (DOBCEL) Strategy 2035;
- South Western Healthcare 2020-2024;
- Victorian Public Health and Wellbeing Plan 2023–27;
- Victorian Government Health 2040: Advancing Health, Access and Care;
- 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;
- Court Services Victoria Strategic Asset Plan 2016-2031;
- Victorian School Building Authority Projects in Warrnambool; and
- Victorian Health Building Authority Projects in Warrnambool.

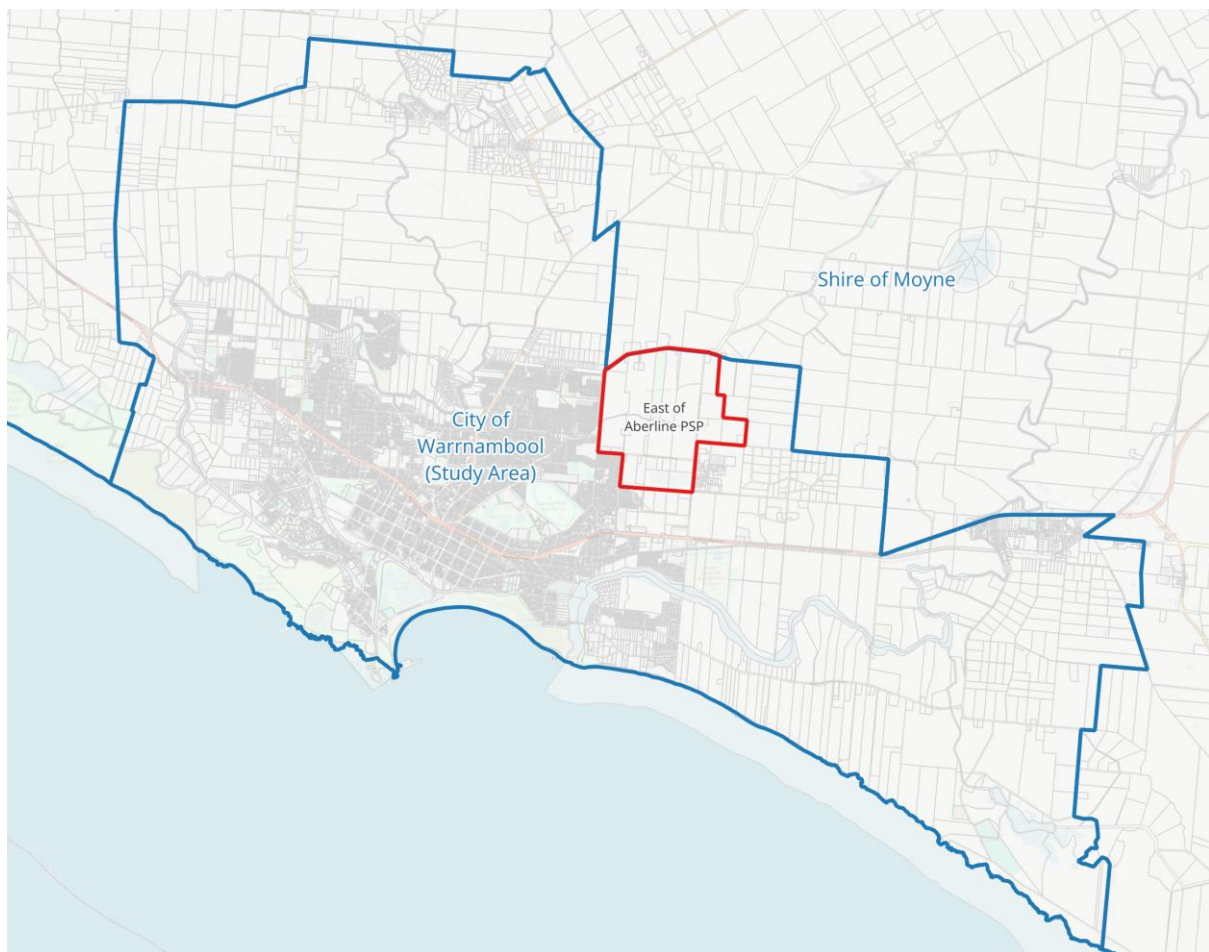
As this assessment represents a pre-agency engagement report, it is possible that additional State infrastructure needs may be identified for the East of Aberline PSP once the external agency engagement process has been completed.

4 Detailed Community Infrastructure Needs Analysis

4.1 Study Area

As shown in Figure 3 below, a broader “Study Area” defined as the entire City of Warrnambool was constructed in order to comprehensively assess the community infrastructure implications of the proposed development of the EOAPSP.

Figure 3 – Location of the East of Aberline PSP in the Context of the Study Area



4.2 Study Area Demographic Profile

Based on Warrnambool City Council’s Community Profile⁴, the key population characteristics of the Study Area are as follows:

⁴ Source: Warrnambool City Community Profile ([Home | Warrnambool City | Community profile](#)). Compiled and presented in profile.id by .id (informed decisions) largely using 2021 ABE Census data.

- 2024 Population: 36,150 (grown by 244 from the previous year).
- Median Age: 42 (slightly younger than Regional Victoria at 43).
- Aboriginal and Torres Strait Islander Population: 2.0% (same as Regional Victoria).
- Lone Person Households: 29% (higher than Regional Victoria at 27%).
- Medium and High-Density Housing: 17% (higher than Regional Victoria at 10%).
- Median Weekly Household Income: \$1,419 (higher than Regional Victoria at \$1,369).
- Median Weekly Mortgage Repayment: \$330 (same as Regional Victoria).
- Median Weekly Rent: \$295 (higher than Regional Victoria at \$285).
- Households Renting: 27% (higher than Regional Victoria at 23%).
- Households with a Mortgage: 31% (same as Regional Victoria).
- Overseas Born Population: 10% (lower than Regional Victoria at 12%).
- Language Other than English at Home: 5% (lower than Regional Victoria at 7%).
- University Attendance: 2% (lower than Regional Victoria at 3%).
- University Qualification: 19% (higher than Regional Victoria at 18%).
- Trade Qualification: 22% (same as Regional Victoria).
- Unemployment Rate: 3.1% (lower than Regional Victoria at 4.1%).
- Participation Rate: 61% (higher than Regional Victoria at 57%).
- Worked at Home: 9% (higher than Regional Victoria).
- SEIFA Index of Disadvantage: 995 (higher than Regional Victoria at 985).
- Homeless Persons Estimated (2021): 184.

In summary, compared to Regional Victoria:

- Warrnambool City generally has higher income levels, lower unemployment, and a higher participation rate compared to Regional Victoria;
- It has a higher proportion of lone-person households, medium/high-density housing, and households renting;
- Warrnambool City has a slightly younger median age and a lower proportion of overseas-born residents and non-English speakers at home compared to Regional Victoria;
- University attendance is lower, but university qualifications are slightly higher; and
- The SEIFA index indicates Warrnambool City is slightly less disadvantaged than Regional Victoria.

4.3 Study Area Population Forecasts

Based on Council's State of Warrnambool report⁵, prepared by SGS Economics and Planning, Warrnambool's population is forecast to reach 41,000 people by 2046, an increase of 5,500 relative to the 2021 population (35,406). This represents a growth rate of 0.6 per cent per annum between 2021 and 2046. The report notes that the Warrnambool Planning Scheme projects that Warrnambool's population would reach 41,000 people by 2031. However, data from VIF23 has shown that the population growth of Warrnambool could be lower than that by 2031 (39,000 people). These are shown in the Table 3 below.

Table 3 - Population Forecast of Warrnambool, 2021-2046⁶

	Year				2021-46 Change (#)	2021-46 AAGR (%)
	2021	2031	2036	2046		
Warrnambool	35,406	37,443	38,584	40,970	5,537	0.58%

Source: State of Warrnambool Report (March 2025).

4.4 East of Aberline PSP Development & Population Assumptions

This section provides indicative quantitative community infrastructure demand and supply estimates for the EOAPSP using development assumptions provided by the VPA, VIF2023 population forecasts for the Warrnambool City to the year 2036 and the State of Warrnambool Report for the year 2046 (as shown above).

Based on information supplied by the VPA, ASR Research has assumed a dwelling yield of approximately 4,250 for the EOAPSP⁷, generating a potential population of approximately 12,600 people⁸. An age profile was then developed for the EOAPSP using the five year age profile projected by VIF2023 for Warrnambool City by 2036. Population yields anticipated for the EOAPSP 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 (MCH) services and playgroups;
- 3 - 4 Years – Kindergarten programs;
- 0-4 Years - Long Day Child Care and Occasional Child Care;
- 5-11 Years - Primary schools;

⁵ Source: State of Warrnambool Report (March 2025).

⁶ Victorian State Government forecasts (Victoria in Future 2023) forecasts are adopted by the SGS report to 2036 (the horizon of published data). Beyond this, to 2046, SGS extends population by age forecasts based on a cohort component modelling approach with key assumptions (fertility, mortality, net migration) assumed to remain stable and reflect those implied by VIF23 for the period 2031-2036.

⁷ Note: The VPA has indicated the final dwelling yield for the EOAPSP could range from 4,000 to 4,500. For the purposes of this assessment a midpoint estimate of 4,250 has been adopted.

⁸ Source: Assumes an average household size of 2.8.

- 0-14 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 schools;
- 70+ Years – Aged care services and facilities for older persons; and
- All population age cohorts – Aquatic Leisure Centres and indoor recreation courts, libraries, Neighbourhood Houses, arts / cultural facilities, meeting spaces etc.

Table 4 – Age Cohort Population Forecasts for East of Aberline PSP by Full Build Out

Age Cohort	Community infrastructure types the age cohort is relevant to	East of Aberline PSP by Build Out
0-3	MCH, Playgroups	461
3-4	4 Year Old Kindergarten	231
0-4	Long Day Child Care & Occasional Child Care	577
5-11	Primary School enrolments, out of school hours care	827
0-14	Participation in organised children's sport	1,184
15+	Participation in organised youth & adult sport	10,132
15-24	Participation in higher education (youth & young adult)	1,308
25+	Participation in higher education (older adults)	8,824
12-17	Secondary School enrolments	733
70+	Residential & home based aged care services	2,609
0 to 69 years	NDIS services (younger clients)	9,283
Total Population		11,900
Dwellings		4,250

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 medium and large regional towns such as Warrnambool also service population catchments well beyond the LGA.

4.6 The Limitations of Community Infrastructure Standards

While providing a useful **guide** of demand and supply requirements generated by a given development scenario, community 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 East of Aberline PSP Community Infrastructure Needs Assessment

Tables 5 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 3 also provides indicative demand and supply estimates generated for the City of Warrnambool by 2036 and 2046. Demand and supply estimates for the EOAPSP are based on the age profile data sourced from VIF2023 for the City of Warrnambool by 2036, and from the State of Warrnambool Report for 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 5 – Potential Requirements Generated by the East of Aberline Precinct Structure Plan

Nearest Existing and Planned Community Infrastructure / Existing Strategic Needs	Estimated Demand / Supply Requirements Generated by East of Aberline PSP	Recommended Response Measures for East of Aberline PSP
Public Open Space		
Passive Open Space		
The EOAPSP and surrounding 1.6 kilometre catchment area contains 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: - Francis Tozer Memorial Reserve; - Russell Creek linear trail corridor (undeveloped within EOAPSP); - Rawlings Drive Reserve; - Boston Common; - Brierly Park; - Albert Park; and - Sherwood park (including Sherwood Golf Course). There also a number of smaller passive reserves located south of the EOAPSP including Baekea Close, Stacey Court, Melanesia Court, Thackeray Drive and McGregors Reserves. The Warrnambool Open Space Strategy (2014) recommends the following for actions for the North East Precinct (within which the EOAPSP is located): - Complete Russell’s Creek trail; and - Protect biodiversity at Francis Tozer Memorial Reserve. The Brierly Recreation Reserve Master Plan (2012), which primarily functions as a sporting reserve, also recommends a number of actions to improve the passive and informal recreation function of the Reserve including: Informal Recreation - Expand the playground with accessible play elements, seating, shade, BBQ facilities, and public art. - Develop a youth space with a skate park, rebound wall, and picnic areas.	As per PSP Guidelines, passive open space requirements for the East of Aberline PSP will be delivered on the basis of 3% to 5% of net developable area (NDA) for residential zoned land (estimated to be approximately 270 hectares). Based on the application of the 3% to 5% target range the PSP will require approximately 8.1 hectares to 13.5 hectares of land to be set aside for passive open space purposes in the residential component of the PSP.	The EOAPSP proposes to deliver approximately 6.6 hectares of unencumbered (credited) passive open space largely centred on the following projects: - The Tozer Reserve linear park (3.95 hectares); and - One local park (1 hectare) located in the north east component of the PSP. Additional passive open space will be delivered via Clause 53.01 of the Warrnambool Planning Scheme including two other additional parks (one to the north and one in the south east component of the PSP) and a strip of passive open space along Russell Creek. In all, the passive open space allocation represents 2.45% of the NDA of the PSP which is below the target range set by PSP Guidelines. However, in lieu of the substantial quantum of encumbered open space proposed to form part of the PSP area (see below for more discussion), some of which is anticipated to provide an informal recreation function, the passive open space allocation can be justified. It is anticipated that the EOAPSP will deliver approximately 72 hectares of encumbered public open space consisting of: - Conservation reserves (approximately 1 hectare); - Waterways and drainage reserves (inc. within conservation area) / retarding basins (approximately 48 hectares); and - Crown Land (Tozer Reserve - approximately 23 hectares). 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). It is recommended that the VPA and Warrnambool City Council 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.

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Community Infrastructure Needs Assessment

Nearest Existing and Planned Community Infrastructure / Existing Strategic Needs	Estimated Demand / Supply Requirements Generated by East of Aberline PSP	Recommended Response Measures for East of Aberline PSP														
- Install drinking fountains (including dog-friendly designs) and seating throughout the Reserve. <i>Landscape and Amenity</i> - Replace cypress trees with native high-canopy trees. - Redevelop the south-west portion into passive parkland and wetland areas. - Plant shade trees and improve visual permeability along boundaries. <i>Access and Parking</i> - Improve path connectivity within the Reserve and to surrounding areas. - Formalise car parking and upgrade the access road. - Enhance the Reserve entrance with signage, lighting, and landscaping.		It also recommended that proponents continue to work closely with stakeholders to ensure high quality planning outcomes are achieved as part of waterway systems (i.e. Russell Creek) and existing and proposed conservation reserves (e.g. Francis Tozer Memorial Reserve).														
Active Open Space The 1.6 kilometre catchment area contains the following major active open space reserves (i.e. sports ground) catering for a range of organised sports: - Brierly Reserve (2 ovals / 2 soccer fields catering for cricket and soccer); - Albert Park Precinct (a large regional sporting precinct which includes 3 ovals - RW Mack Oval, Reid Oval, Walter Oval and Warrnambool Hockey Fields, and the City Memorial Bowls Club); and - Hughes Oval - Deakin University (1 sports oval, 2 multipurpose courts, and football and netball change rooms). The Brierly Recreation Reserve Master Plan (2012) recommended a number of actions to improve the sporting function of the Reserve including: <i>Sporting Infrastructure</i> - Redevelop the eastern oval into a multi-use sports ground (soccer pitches and oval). - Install irrigation, drainage, and lighting for year-round use. - Replace old tennis courts with multi-purpose courts for tennis, netball, and basketball.	As per PSP Guidelines active open space requirements for the East of Aberline PSP will be delivered on the basis of 5% to 7% of net developable area (NDA) for residential zoned land (estimated to be approximately 270 hectares). Based on the application of the 5% to 7% target the PSP will require approximately 13.5 hectares to 19.0 hectares of land to be set aside for active open space purposes. Anticipated number of participants for major outdoor sports are as follows: <table><tr><th>Outdoor Sport / Activity</th><th>Participants</th></tr><tr><td>Football / soccer</td><td>407</td></tr><tr><td>Australian football</td><td>381</td></tr><tr><td>Tennis</td><td>308</td></tr><tr><td>Netball</td><td>264</td></tr><tr><td>Golf</td><td>236</td></tr><tr><td>Cricket</td><td>233</td></tr></table>	Outdoor Sport / Activity	Participants	Football / soccer	407	Australian football	381	Tennis	308	Netball	264	Golf	236	Cricket	233	The EOAPSP proposes to deliver approximately 10.3 hectares of active open space in the form of one large reserve located in the south west component of the PSP. This represents 3.8% of the NDA of the PSP which is below the target range set by PSP Guidelines. However, based on agency engagement discussions between the VPA and Warrnambool City Council, Council has agreed to this provision outcome. Although the final decision about the preferred sporting uses at the proposed reserve should be determined by Council, it is reasonable to assume that the reserve will include at least one sports pavilion. The suggested configuration and function of these reserves should remain indicative until further consultation with Warrnambool City Council is undertaken. However, for the purposes of this assessment it is assumed that the 10.3 hectare outdoor sports reserve will contain: - Two ovals (potentially overlaid by 4 soccer playing fields) which can cater for the needs of AFL, cricket and / or soccer; - A tennis facility (6 courts); and - A local netball facility (2 courts). It should be noted that the location of the proposed active open space fails to satisfy Target 12 of the PSP Guidelines (which 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), largely due to the barriers created by both Russell Creek and the central location of the Francis Tozer Memorial Reserve. These features make it difficult to centralise the active open space reserve in a manner that can adequately satisfy Target 12.
Outdoor Sport / Activity	Participants															
Football / soccer	407															
Australian football	381															
Tennis	308															
Netball	264															
Golf	236															
Cricket	233															

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Community Infrastructure Needs Assessment

Nearest Existing and Planned Community Infrastructure / Existing Strategic Needs	Estimated Demand / Supply Requirements Generated by East of Aberline PSP	Recommended Response Measures for East of Aberline PSP
<i>Buildings and Structures</i> - Develop a multi-purpose community building with clubrooms, meeting spaces, early childhood services, and public toilets. - Remove old equestrian sheds and standalone storage buildings. Stage One of the Brierly Recreation Reserve Redevelopment was completed in 2025, and Council is now advocating for funding to complete Stage Two. Stage One involved: - Sports ground playing surface upgrade including drainage to achieve a year-round accessible oval. - Surface realignment to support the development of two natural turf soccer pitches (100m x 65m) situated either side of synthetic cricket wicket. - Installation of sports ground lighting to achieve minimum 200lux, to meet Australian Standard AS 2560.1 & AS 2560.2.3. - Lighting compliant for Football Victoria's semi-professional competition and professional training requirements. - Sports ground sub surface irrigation and connection to the existing bore. - Relocate the synthetic cricket wicket between the soccer pitches to meet run off compliance with Football Victoria. Stage Two will involve the construction of a community hub, proposed to include: - A flexible multi-purpose hall for hire. - Changerooms and social facilities for sporting clubs that create a female-friendly environment. - Community meeting rooms. - Adequate parking. - A safe and inclusive space for parents and carers to meet with babies and toddlers.		
Council Indoor & Aquatic Leisure Centres and Fitness Centres <i>Indoor courts / stadiums</i>		

***East of Aberline Precinct Structure Plan
Community Infrastructure Needs Assessment***

Nearest Existing and Planned Community Infrastructure / Existing Strategic Needs	Estimated Demand / Supply Requirements Generated by East of Aberline PSP	Recommended Response Measures for East of Aberline PSP
The City of Warrnambool is serviced by the following two major indoor recreation facilities catering for aquatic functions, multipurpose courts and gyms: • Aquazone. This is the major indoor community aquatic and leisure facility in South West Victoria and includes ➢ Indoor pools (a heated 25m, 8 lane pool and program pool); ➢ Outdoor pool (a heated 50m outdoor pool with 8 lanes); and ➢ Gymnasium / fitness studios. • Warrnambool Stadium. This is large modern facility which includes a show court with seating for up to 1000 people. ➢ Indoor highball courts consisting of 5 basketball/netball courts (2 dedicated for netball with basketball markings, 3 for basketball), up to 7 volleyball courts, 13 badminton courts and 8 pickleball courts. ➢ Large multi-purpose room with catering facilities and views to the show court. This room is available for training, meeting or functions. ➢ Small meeting room (up to 15 people) with kitchenette. ➢ 10 outdoor netball courts. Brauer College Warrnambool also provides 2 indoor courts for competition basketball. The Warrnambool Aquatic Strategy (2023) provides options for either renewing or redeveloping AquaZone on the existing site, or, closing AquaZone and developing a new centre at a greenfield site.	1 to 2 indoor multipurpose courts 0.4 Council aquatic leisure centres	Warrnambool City Council has recently adopted a preferred option to redevelop the existing AquaZone facility on the current site along Botanic Road, a geographically central location in the municipality. Given Council’s position there is no need to set aside land in the EOAPSP for a new aquatic leisure centre. However, in relation to the provision of indoor multipurpose courts, this assessment does support the establishment a new indoor multipurpose stadium (potentially 2 courts) within the PSP to be pursued as a joint school / community facility located either wholly within the proposed Government primary school, or shared between the school land and the proposed active open space reserve. This recommendation will be subject to future support and funding (either wholly or in part) from the Department of Education / State Government and the future Government Primary School Council when it forms.
Council aquatic leisure centre visits per annum	Approximately 68,000 aquatic leisure centre visits per annum	
Swim participants	Approximately 560 swim participants	
Basketball / netball participants	Approximately 460 basketball participants / 260 netball participants	

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Nearest Existing and Planned Community Infrastructure / Existing Strategic Needs	Estimated Demand / Supply Requirements Generated by East of Aberline PSP	Recommended Response Measures for East of Aberline PSP
Fitness / gym users	Approximately 1,300 fitness / gym users	Private gym provision within the East of Aberline PSP will also compliment the proposed AquaZone Leisure Centre redevelopment and cater for the demand generated by the PSP.
Pilates / yoga	Approximately 520 Pilates participants / 300 yoga participants	
Multipurpose Community Centres		
The City of Warrnambool includes a number of key community facilities, both single use and multipurpose, which include community meeting spaces available for hire. Most of these facilities are listed below under service specific categories such as early years, libraries, Neighbourhood Houses etc. Outlined below is the analysis of discrete services and activities that are typically accommodated within a contemporary Council multipurpose community centre. These include: • Early Years & Youth Services: - 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 • Libraries	• 0.6 Level 1 Community Centres; • 0.6 Level 2 Community Centres; and • 0.2 Level 3 Community Centres.	Based on the findings of this report and the VPA's specifications for multipurpose community centres (refer to Appendix 4 for more details), this assessment recommends the provision of: • One Level 2 Community Centre (approximately 1,500 square metres of floor space) located on a 1 hectare site within the EOAPSP to be funded by via the DCP for both land acquisition and construction; and • One small Level 1 community centre site (0.4 hectare) located in the north east section of the PSP which will be funded via the DCP for land acquisition only. A Level 1 community centre⁹ 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). 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).
Early Years Services		
<i>Long Day Child Care</i>		
The City of Warrnambool contains the following 9 long day child care centres (and licensed places): • Goodstart Early Learning Dennington (75 places); • Goodstart Early Learning Warrnambool (80 places);	Approximately 240 long day child care places (equivalent to approximately 2 large sized child care centres)	Projected demand estimates support the need to facilitate the establishment of up to 2 large privately provided long day child care centres within the EOAPSP. 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.

⁹ 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 Warrnambool City 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.

East of Aberline Precinct Structure Plan
Community Infrastructure Needs Assessment

Nearest Existing and Planned Community Infrastructure / Existing Strategic Needs	Estimated Demand / Supply Requirements Generated by East of Aberline PSP	Recommended Response Measures for East of Aberline PSP
• Story House Early Learning Warrnambool (162 places); • Kardinia Early Learning – Warrnambool (98 places); • Florence Collins Childrens Services Complex (103 places); • Sherwood Park Early Learning Centre (35 places); • Matron Swinton Early Learning Centre (35 places); • North Edge Early Learning (103 places); • The Honeypot Childcare Centre (62 places). The City of Warrnambool is supplied with a combined total of 753 places.		
3 & 4 Year Old Sessional Kindergarten		
The City of Warrnambool contains the following 11 stand-alone kindergartens (and licensed places): • Dennington & District Preschool Centre (30 places); • Allansford & District Preschool (52 places); • Central Kindergarten – Warrnambool (30 places); • Warrnambool South Kindergarten (30 places); • Warrnambool East Kindergarten (56 places); • Warrnambool Three Year Old Kindergarten Inc. (75 places); • Mahogany Kindergarten (40 places); • City Kindergarten (29 places); • Beamish Street Kindergarten (29 places); • Lions Hopkins Kindergarten (30 places); and • Kings College Preschool (60 places). The City of Warrnambool is supplied with a combined total of 461 stand-alone kindergarten places (including those on school sites). When kindergarten provision integrated within long day child care centres is included (based on 55% of places being available for kinder programs) the total supply of kindergarten places is estimated to be 875.	Approximately 150 stand-alone kindergarten places, equivalent to 4 stand-alone kindergarten rooms (licensed for 33 places each) 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).	The demand estimates support the need for up to 4 stand-alone / sessional kindergarten rooms in the EOAPSP to cater for both 3 and 4 year old stand-alone / sessional kindergarten programs. This assessment recommends that 4 kindergarten rooms be incorporated into the proposed Level 2 Multipurpose Community Centre recommended by this assessment.
Maternal & Child Health		
The City of Warrnambool contains the following 4 MCH service locations: • Children's Services Centre MCH; • Archie Graham MCH Clinic;	1 MCH consulting room.	Although the demand estimates support the need for 1 MCH consulting room, this assessment recommends the needs of the MCH service be met by incorporating 2 MCH consulting rooms (in line with industry practice which aims to establish dual nurse facilities rather than single nurse facilities) into the proposed Level 2 Multipurpose Community Centre recommended by this assessment.

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Nearest Existing and Planned Community Infrastructure / Existing Strategic Needs	Estimated Demand / Supply Requirements Generated by East of Aberline PSP	Recommended Response Measures for East of Aberline PSP
- Florence Collins Children's Services Complex MCH; and - Allansford MCH Clinic.		
<i>Playgroups</i>		
The City of Warrnambool contains the following 4 main playgroup venues: - St Josphe's Playgroup- Warrnambool; - Warrnambool Community Playgroup for Dads; - Kardinia Playgroups Warrnambool; and - Wildwood Nature Playgroup (outdoor group).	2 playgroup sessions per week	The demand increases generated by the EOAPSP for playgroup activities can be accommodated within either flexible community meeting spaces or kindergarten rooms to be incorporated into the proposed Level 2 Multipurpose Community Centre recommended by this assessment.
<i>Occasional Child Care</i>		
The City of Warrnambool contains 1 occasional child care service, Warrnambool Uniting Early Learning (24 places).	8 occasional child care places	Given that this assessment recommends the establishment a new Neighbourhood House (see below) in the EOAPSP, an occasional child care service to support users of the Neighbourhood House is considered potentially appropriate, subject to Council support.
Neighbourhood Houses / Adult Education		
<i>Number of Neighbourhood House facilities</i>		
The City of Warrnambool contains the following 2 Neighbourhood House services: - Warrnambool Neighbourhood and Community Centre; and - West Warrnambool Neighbourhood House.	0.6 Neighbourhood Houses	The demand estimates indicate there is sufficient justification for the establishment of either a new or outreach-based Neighbourhood House service within the EOAPSP. It is recommended that this be delivered by incorporating sufficient space within the Level 2 Multipurpose Community Centre proposed for the EOAPSP by this assessment.
<i>Number of Neighbourhood House users per week</i>	Approximately 380 users per week	
Libraries		
<i>Number of Library Facilities</i>		
The City of Warrnambool is serviced by the Warrnambool Library and Learning Centre located in Warrnambool located approximately 5 kilometres west of the EOAPSP.		The existing Warrnambool Library and Learning Centre in Warrnambool should ideally continue to service the needs of the entire municipality including the EOAPSP. However, further consultation with Council is required to determine whether a smaller outreach location in the EOAPSP should be considered as part of the establishment of a Level 2 Multipurpose Community Centre proposed by this assessment.
<i>Number of Library sites</i>	0.4 Libraries	
<i>Number of Library loans per annum</i>	Approximately 87,000 loans per annum	

East of Aberline Precinct Structure Plan
Community Infrastructure Needs Assessment

Nearest Existing and Planned Community Infrastructure / Existing Strategic Needs	Estimated Demand / Supply Requirements Generated by East of Aberline PSP	Recommended Response Measures for East of Aberline PSP
<i>Number of Library visits per annum</i>	Approximately 63,000 visits per annum	
Arts / Cultural Facilities		
<i>Number of Facilities</i> Warrnambool City Council's website refers to a number of indoor and outdoor venues that provide some form of arts and cultural function including: • The F Project; • Warrnambool Multicultural Association; • Warrnambool School of Art; • One Day Studios; • Lighthouse Theatre; • Warrnambool Street Art; • Warrnambool Art Gallery; and • Library and Learning Centre. One of the key advocacy priorities of the Warrnambool City Council Advocacy Plan 2021-2025 is to build a new Warrnambool Art Gallery to accommodate growing needs.	By full development of the EOAPSP approximately 4,800 people may participate in activities such as drama, singing or playing a musical instrument, dance and art and craft activities.	Although it is difficult to determine where in the City of Warrnambool 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 EOAPSP confirm Council's position on whether to meet future demand for arts and cultural activities at existing facilities in Warrnambool and / or at the proposed Level 2 multipurpose community centre recommended for the EOAPSP.
Education Facilities		
<i>Government Primary</i> The City of Warrnambool contains the following 5 Government Primary Schools (and 2024 enrolment numbers): • Merrivale Primary School (187 enrolments); • Warrnambool East Primary School (490 enrolments); • Warrnambool Primary School (383 enrolments); • Warrnambool West Primary School (143 enrolments); and • Allansford and District Primary School (176 enrolments).		Based on a dwelling yield assumption of approximately 4,500 dwellings the EOAPSP generates a need equivalent to 1.5 Government Primary Schools. By 2036 and beyond there is a need for 6 Government Primary Schools to service the needs of the City of Warrnambool (there are 5 existing schools presently). On this basis, this assessment supports the need to set aside land (3.5 hectares per site) for 1 Government Primary School within the EOAPSP. The location and configuration of the school site should be delivered in accordance with the Victorian Government School Site Selection Criteria – Toolbox (October 2021). 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 school site.
<i>Government Primary School enrolments</i>	Approximately 390 government primary school enrolments	

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Community Infrastructure Needs Assessment

Nearest Existing and Planned Community Infrastructure / Existing Strategic Needs	Estimated Demand / Supply Requirements Generated by East of Aberline PSP	Recommended Response Measures for East of Aberline PSP
<i>Government Primary School sites</i>	1.4 Government Primary Schools	
<i>Government Secondary</i>		
The City of Warrnambool contains the following 2 Government Secondary Schools operating across three campus locations: • Brauer Secondary College (832 enrolments); and • Warrnambool College (1,127 enrolments) operating at two campus locations (Warrnambool and Wave Campus).		Based on a dwelling yield assumption of approximately 4,500 dwellings the EOAPSP generates a need equivalent to 0.5 Government Secondary Schools. Over the medium to long term (to the year 2046), two Government Secondary Schools are likely to be required to service the entire municipality. On this basis no additional Government Secondary School provision is recommended for the EOAPSP. However, 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 its view on the long term Secondary School needs of the municipality.
<i>Government Secondary School enrolments</i>	Approximately 390 government secondary school enrolments	
<i>Government Secondary School sites</i>	0.4 Government Secondary Schools	
<i>Government Specialist Schools</i>		
The City of Warrnambool contains 1 Government Specialist School, the Merri River School located in Warrnambool (181 enrolments).	Not demand estimates available.	The preliminary view of this assessment is that the EOAPSP will not require a Government Specialist School. However, 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 its view on the long term Specialist School needs of the municipality.
<i>Catholic Primary Schools</i>		
The City of Warrnambool contains the following 4 Catholic Primary Schools: • Our Lady Help of Christians School (472 enrolments); • St Joseph's School (613 enrolments); • St Pius X School (240 enrolments); and • St John's School (265 enrolments).	Approximately 350 Catholic primary school enrolments	Diocese of Ballarat Catholic Education Ltd (DOBCEL) has confirmed the purchase of a site in the north west corner of the EOAPSP which will cater for the Catholic primary school needs of the EOAPSP and surrounding catchment area.
<i>Catholic Secondary Schools</i>		
The City of Warrnambool contains 1 Catholic Secondary School, Emmanuel College (1,314 enrolments) which operates two campus locations in Warrnambool.	Approximately 220 Catholic secondary school enrolments	DOBCEL has confirmed the site it has purchased in the north west corner of the EOAPSP has the capacity to cater for Catholic Secondary school needs, but has yet to confirm this will occur.
<i>Other Independent Primary Schools</i>		

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Nearest Existing and Planned Community Infrastructure / Existing Strategic Needs	Estimated Demand / Supply Requirements Generated by East of Aberline PSP	Recommended Response Measures for East of Aberline PSP
The City of Warrnambool contains 1 other independent primary school, King's College P-12 (269 enrolments), located a short distance west of the EOAPSP.	Approximately 30 other independent primary school enrolments	The preliminary view of this assessment is that the EOAPSP will not be identified as a priority location for other independent primary school provision. However, existing service providers in Warrnambool should be consulted to confirm provision needs.
<i>Other Independent Secondary Schools</i>		
The City of Warrnambool contains 1 other independent secondary school, King's College P-12 (269 enrolments), located a short distance west of the EOAPSP.	Approximately 30 other independent primary school enrolments and 30 other independent secondary school enrolments	The preliminary view of this assessment is that the EOAPSP will not be identified as a priority location for other independent primary school provision. However, existing service providers in Warrnambool should be consulted to confirm provision needs.
<i>TAFE</i>		
The City of Warrnambool is serviced by South West TAFE which operates two campuses in the municipality: 1) Warrnambool (Timor Street, Warrnambool) and 2) Sherwood Park.	Approximately 350 TAFE enrolments	Given its proximity to South West TAFE – Warrnambool Campus the provision of a higher education site within the EOAPSP is not recommended. However, South West TAFE should be consulted as part of the external agency consultation process to confirm its future provision strategy for the municipality (and broader Barwon South Region) including the implications for its two Warrnambool campuses.
<i>University</i>		
The City of Warrnambool is serviced by Deakin University – Sherwood Park Campus.	Approximately 290 university enrolments	Given its proximity to the Deakin University – Warrnambool Campus the provision of a higher education site within the EOAPSP is not recommended. However, Deakin University should be consulted as part of the external agency consultation process to confirm its future provision strategy for the municipality (and broader Barwon South Region) including the implications for its Sherwood Park Warrnambool Campus.
Law Courts, Police & Emergency Services		
<i>Police</i>		
The City of Warrnambool contains 1 police station, the Warrnambool Police Station located at 214 Koroit St, Warrnambool. The Station operates a 24 hour reception and telephone counter.	There are no documented provision standards for this service	Although the City of Warrnambool is currently serviced by the Warrnambool Police Station, this assessment recommends further consultation with Victoria Police to confirm its provision for the municipality.
<i>Fire Services</i>		
The City of Warrnambool contains 3 fire stations: 1) Warrnambool Fire Station; 2) Woodford Fire Station and 3) Allansford Fire Station.	There are no documented provision standards for this service	Although the City of Warrnambool is currently serviced by 3 fire stations, this assessment recommends further consultation with Fire Rescue Victoria (FRV) and the Country Fire Authority (CFA) should be consulted to confirm its provision strategy for fire services within the municipality including the need for a new or relocated facility in the EOAPSP.
<i>Ambulance Services</i>		

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Nearest Existing and Planned Community Infrastructure / Existing Strategic Needs	Estimated Demand / Supply Requirements Generated by East of Aberline PSP	Recommended Response Measures for East of Aberline PSP
The City of Warrnambool contains 1 ambulance station, the Warrnambool Ambulance branch located at in Raglan Street, Warrnambool.	There are no documented provision standards for this service	Although the City of Warrnambool is currently serviced by the Warrnambool Ambulance Branch, this assessment recommends further consultation with the Department of Health (DH) and the Victorian Health Building Authority (VHBA) as part of the external agency consultation process to confirm its future provision strategy for ambulance services in the municipality including the need for a new or relocated facility in the EOAPSP.
<i>State Emergency Services</i>		
The City of Warrnambool contains 1 SES facility, the Warrnambool SES Unit located at 40 Walsh Rd, Warrnambool.	There are no documented provision standards for this service	Preliminary agency engagement feedback received from the Emergency Services Infrastructure Authority (ESIA) has indicated a need to set aside land for a new SES site (0.12 hectares) within the EOAPSP.
<i>Law courts</i>		
The City of Warrnambool is serviced by the Warrnambool Magistrates' Court.	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.	Given the City of Warrnambool is currently serviced by the Warrnambool Magistrates' Court and located in the City's central business district, this assessment does not recommend the establishment of a law court in the EOAPSP. However, the Department of Justice and Community Safety should be consulted to confirm its position on the future of the Warrnambool Magistrates' Court.
Health		
<i>Acute / Sub-Acute Health Services</i>		
The City of Warrnambool is serviced by the following two main hospitals: - Warrnambool Base Hospital (which forms part of South West Healthcare) located at 40 Ryot St, Warrnambool; and - St John of God Warrnambool Hospital located at 136 Botanic Rd, Warrnambool. Other acute facilities located in the municipality include the Icon Cancer Centre Warrnambool and the Ngootyoong Prevention and Recovery Centre (PARC) operated by South West Healthcare. In the City of Warrnambool, the following projects have either being recently completed or planned to be delivered in future: - Warrnambool Base Hospital redevelopment. The Victorian Government is investing \$396.1 million to deliver the Warrnambool Base Hospital redevelopment. A new multi-storey clinical services building will deliver a bigger	Approximately 42 public/private hospital beds	Given the municipality is currently serviced by two existing hospitals, this assessment does not recommend the establishment of a new public acute / sub-acute health service in the EOAPSP. 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 municipality (and Barwon Southwest Region) including future long term plans for the Warrnambool Base Hospital.

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Community Infrastructure Needs Assessment

Nearest Existing and Planned Community Infrastructure / Existing Strategic Needs	Estimated Demand / Supply Requirements Generated by East of Aberline PSP	Recommended Response Measures for East of Aberline PSP
emergency department, more operating theatres, an extra 22 inpatient beds and dedicated areas for medical imaging and dialysis. With more families choosing to make Warrnambool home, a dedicated 10-bed paediatric unit will provide specialised care to children and young people. This project was completed in 2024. • Warrnambool Base Hospital mental health beds expansion. The Victorian Government is investing \$10.9 million to deliver more mental health beds at Warrnambool Base Hospital. The project will deliver five new acute mental health beds, increasing capacity from 15 to 20 beds. This project will be completed in 2026. • South West Healthcare Prevention and Recovery Care facility. Completed in 2018, the South West Healthcare Prevention and Recovery Care (PARC) centre is South West Victoria's new dedicated prevention and recovery care service for people experiencing mental illness. The centre helps people who are unwell or recovering from an acute mental illness. It offers professional care in a modern, home-like environment. 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.		
Community health services		
The City of Warrnambool is serviced by Warrnambool Community Health (which forms part of South West Healthcare) located in Koroit St, Warrnambool. 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.	Approximately 340 community health clients	Given the City of Warrnambool is currently serviced by Warrnambool Community Health, this assessment does not recommend the establishment of a new community health service in the EOPSP. 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 municipality including future long term plans for Warrnambool Community Health.
Aged Care & Other Services for Older Persons		

East of Aberline Precinct Structure Plan
Community Infrastructure Needs Assessment

Nearest Existing and Planned Community Infrastructure / Existing Strategic Needs	Estimated Demand / Supply Requirements Generated by East of Aberline PSP	Recommended Response Measures for East of Aberline PSP
Aged Care Places The City of Warrnambool contains the following 5 residential aged care services (supplying a total of 463 places): • Warrnambool Riverside Care Community (84 places); • Lyndoch Hostel (129 places); • Lyndoch Nursing Home (85 places); • Warrnambool Place Care Community (45 places); and • Mercy Place Warrnambool (120 places).	Approximately 190 residential aged care places	The demand for aged care places in the City of Warrnambool will increase significantly over the next 20 years. 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 Barwon-South Western Region) will determine when and how many places will be funded. The developers 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 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 4,250, the proposed development of the East of Aberline PSP will generate a residential population of approximately 11,900 (assuming an average household size of 2.8 persons).
2. Assuming full development by 2046, the East of Aberline PSP population will represent approximately 29% of the total City of Warrnambool population by 2046 (approximately 41,000).

5.2 Public Open Space & Recreation

Passive Open Space

3. The EOAPSP proposes to deliver approximately 6.6 hectares of unencumbered (credited) passive open space largely centred on the following projects:
 - The Tozer Reserve linear park (3.95 hectares); and
 - One local park (1 hectare) located in the north east component of the PSPAdditional passive open space will be delivered via Clause 53.01 of the Warrnambool Planning Scheme including two other additional parks (one to the north and one in the south east component of the PSP) and a strip of passive open space along Russell Creek.
4. In all, the passive open space allocation represents 2.45% of the NDA of the PSP which is below the target range set by PSP Guidelines. However, in lieu of the substantial quantum of encumbered open space proposed to form part of the PSP area (see below for more details), some of which is anticipated to provide an informal recreation function, the passive open space allocation can be justified.
5. It is anticipated that the EOAPSP will deliver approximately 72 hectares of encumbered public open space consisting of:
 - Conservation reserves (approximately 1 hectare);
 - Waterways and drainage reserves (inc. within conservation area) / retarding basins (approximately 48 hectares); and
 - Crown Land (Tozer Reserve - approximately 23 hectares).
6. 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).

7. 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).
8. It is recommended that the VPA and Warrnambool City Council 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.
9. It also recommended that proponents continue to work closely with stakeholders to ensure high quality planning outcomes are achieved as part of waterway systems (i.e. Russell Creek) and existing and proposed conservation reserves (e.g. Francis Tozer Memorial Reserve).

Active Open Space

10. The EOAPSP proposes to deliver approximately 10.3 hectares of active open space in the form of one large reserve located in the south west component of the PSP. This represents 3.8% of the NDA of the PSP which is below the target range set by PSP Guidelines. However, based on agency engagement discussions between the VPA and Warrnambool City Council, Council has agreed to this provision outcome.
11. Although the final decision about the preferred sporting uses at the proposed reserve should be determined by Council, it is reasonable to assume that the reserve will include at least one sports pavilion. The suggested configuration and function of these reserves should remain indicative until further consultation with Warrnambool City Council is undertaken. However, for the purposes of this assessment it is assumed that the 10.3 hectare outdoor sports reserve will contain:
 - Two ovals (potentially overlaid by 4 soccer playing fields) which can cater for the needs of cricket, AFL and / or soccer;
 - A tennis facility (6 courts); and
 - A local netball facility (2 courts).
12. It should be noted that the location of the proposed active open space fails to satisfy Target 12 of the PSP Guidelines (which 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), largely due to the barriers created by both Russell Creek and the central location of the Francis Tozer Memorial Reserve. These features make it difficult to centralise the active open space reserve in a manner that can adequately satisfy Target 12.

Indoor Recreation Stadiums and Council Aquatic Leisure Centres

13. Warrnambool City Council has recently adopted a preferred option to redevelop the existing AquaZone leisure facility on the current site along Botanic Road, a geographically central location in the municipality. Given Council's position there is no need to set aside land in the EOAPSP for a new aquatic leisure centre.

14. However, in relation to the provision of indoor multipurpose courts, this assessment does support the establishment a new indoor multipurpose stadium (potentially 2 courts) within the PSP to be pursued as a joint school / community facility located either wholly within the proposed Government primary school, or shared between the school land and the proposed active open space reserve. This recommendation will be subject to future support and funding (either wholly or in part) from the Department of Education / State Government and the future Government Primary School Council when it forms.

5.3 Multipurpose Community Centres & Community Services

Multipurpose Community Centres

15. Based on the findings of this report and the VPA's specifications for multipurpose community centres (refer to Appendix 4 for more details), this assessment recommends the provision of:

- One Level 2 Community Centre (approximately 1,500 square metres of floor space) located on a 1 hectare site within the EOAPSP to be funded by via the DCP for both land acquisition and construction; and
- One small Level 1 community centre site (0.4 hectare) located in the north east section of the PSP which will be funded via the DCP for land acquisition only.

16. 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).

17. 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).

Early Years Services – Long Day Child Care

18. Projected demand estimates support the need to facilitate the establishment of up to 2 large privately provided long day child care centres within the EOAPSP. 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

19. The demand estimates support the need for up to 4 stand-alone / sessional kindergarten rooms in the EOAPSP to cater for both 3 and 4 year old stand-alone / sessional kindergarten programs. This assessment recommends that 4 kindergarten rooms be incorporated into the proposed Level 2 Multipurpose Community Centre recommended by this assessment.

Early Years Services – Maternal & Child Health

20. Although the demand estimates support the need for 1 MCH consulting room, this assessment recommends the needs of the MCH service be met by incorporating 2 MCH consulting rooms (in line with industry practice which aims to establish dual nurse facilities rather than single nurse facilities) into the proposed Level 2 Multipurpose Community Centre recommended by this assessment.

Early Years Services – Playgroups

21. The demand increases generated by the EOAPSP for playgroup activities can be accommodated within either flexible community meeting spaces or kindergarten rooms to be incorporated into the proposed Level 2 Multipurpose Community Centre recommended by this assessment.

Early Years Services – Occasional Child Care

22. Given that this assessment recommends the establishment a new Neighbourhood House (see below) in the EOAPSP, an occasional child care service to support users of the Neighbourhood House is considered potentially appropriate, subject to Council support.

Neighbourhood Houses / Adult Education

23. The demand estimates indicate there is sufficient justification for the establishment of either a new or outreach-based Neighbourhood House service within the EOAPSP. It is

recommended that this be delivered by incorporating sufficient space within the Level 2 Multipurpose Community Centre proposed for the EOAPSP by this assessment.

Libraries

24. The existing Warrnambool Library and Learning Centre in Warrnambool should ideally continue to service the needs of the entire municipality including the EOAPSP. However, further consultation with Council is required to determine whether a smaller outreach location in the EOAPSP should be considered as part of the establishment of a Level 2 Multipurpose Community Centre proposed by this assessment.

Arts / Cultural Facilities

25. Although it is difficult to determine where in the City of Warrnambool 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 EOAPSP confirm Council's position on whether to meet future demand for arts and cultural activities at existing facilities in Warrnambool and / or at the proposed Level 2 multipurpose community centre recommended for the EOAPSP.

5.4 Education

Government Primary

26. Based on a dwelling yield assumption of approximately 4,500 dwellings the EOAPSP generates a need equivalent to 1.5 Government Primary Schools. By 2036 and beyond there is a need for 6 Government Primary Schools to service the needs of the City of Warrnambool (there are 5 existing schools presently). On this basis, this assessment supports the need to set aside land (3.5 hectares per site) for 1 Government Primary School within the EOAPSP.

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

28. 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 each school site.

Government Secondary

29. Based on a dwelling yield assumption of approximately 4,500 dwellings the EOAPSP generates a need equivalent to 0.5 Government Secondary Schools. Over the medium to long term (to the year 2046), two Government Secondary Schools are likely to be required

to service the entire municipality. On this basis no additional Government Secondary School provision is recommended for the EOAPSP.

30. However, 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 its view on the long term Secondary School needs of the municipality.

Government Specialist Schools

31. The preliminary view of this assessment is that the EOAPSP will not require a Government Specialist School. However, 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 its view on the long term Specialist School needs of the municipality.

Catholic Primary

32. Diocese of Ballarat Catholic Education Ltd (DOBCEL) has confirmed the purchase of a site in the north west corner of the EOAPSP which will cater for the Catholic primary school needs of the EOAPSP and surrounding catchment area.

Catholic Secondary

33. DOBCEL has confirmed the site it has purchased in the north west corner of the EOAPSP has the capacity to cater for Catholic Secondary school needs, but has yet to confirm this will occur.

Other Independent Primary

34. The preliminary view of this assessment is that the EOAPSP will not be identified as a priority location for other independent primary school provision. However, existing service providers in Warrnambool should be consulted to confirm provision needs.

Other Independent Secondary

35. As above.

TAFE

36. Given its proximity to South West TAFE – Warrnambool Campus the provision of a higher education site within the EOAPSP is not recommended. However, South West TAFE should be consulted as part of the external agency consultation process to confirm its future provision strategy for the municipality (and broader Barwon South Region) including the implications for its two Warrnambool campuses.

University

37. Given its proximity to the Deakin University – Warrnambool Campus the provision of a higher education site within the EOAPSP is not recommended. However, Deakin University should be consulted as part of the external agency consultation process to confirm its future provision strategy for the municipality (and broader Barwon South Region) including the implications for its Sherwood Park Warrnambool Campus.

5.5 Law Courts, Police & Emergency Services

Police

38. Although the City of Warrnambool is currently serviced by the Warrnambool Police Station, this assessment recommends further consultation with Victoria Police to confirm its provision for the municipality..

Fire Services

39. Although the City of Warrnambool is currently serviced by 3 fire stations, this assessment recommends further consultation with Fire Rescue Victoria (FRV) and the Country Fire Authority (CFA) should be consulted to confirm its provision strategy for fire services within the municipality including the need for a new or relocated facility in the EOAPSP.

Ambulance Services

40. Although the City of Warrnambool is currently serviced by the Warrnambool Ambulance Branch, this assessment recommends further consultation with the Department of Health (DH) and the Victorian Health Building Authority (VHBA) as part of the external agency consultation process to confirm its future provision strategy for ambulance services in the municipality including the need for a new or relocated facility in the EOAPSP.

State Emergency Services

41. Preliminary agency engagement feedback received from the Emergency Services Infrastructure Authority (ESIA) has indicated a need to set aside land for a new SES site (0.12 hectares) within the EOAPSP.

Law Courts

42. Given the City of Warrnambool is currently serviced by the Warrnambool Magistrates' Court and located in the City's central business district, this assessment does not recommend the establishment of a law court in the EOAPSP. However, the Department of Justice and Community Safety should be consulted to confirm its position on the future of the Warrnambool Magistrates' Court.

5.6 Health

Acute / Sub-Acute Health Services

43. Given the municipality is currently serviced by two existing hospitals, this assessment does not recommend the establishment of a new public acute / sub-acute health service in the EOAPSP. 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 municipality (and Barwon Southwest Region) including future long term plans for the Warrnambool Base Hospital.

Community Health Services

44. Given the City of Warrnambool is currently serviced by Warrnambool Community Health, this assessment does not recommend the establishment of a new community health service in the EOPSP. 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 municipality including future long term plans for Warrnambool Community Health.

5.7 Aged Care & Other Services for Older Persons

Aged Care Places

45. The demand for aged care places in the City of Warrnambool will increase significantly over the next 20 years. 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 Barwon-South Western Region) will determine when and how many places will be funded. The developers 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

46. 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 the PSP Planning Guidelines 2.0, the Warrnambool Planning Scheme and other Warrnambool City Council and State Government / external agency policies, strategies and plans.

5.9 Further Process Recommendations

47. Further discussion and engagement with Warrnambool City Council and other external agencies is recommended to confirm support for the conclusions and recommendations outlined by this assessment.

Appendices

Appendix 1a – Review of Relevant Clauses from the Warrnambool Planning Scheme

Clause	Objectives / Strategies
02 MUNICIPAL PLANNING STRATEGY	
02.03-1 – Settlement	Urban Growth Warrnambool’s urban settlement boundaries and growth areas are identified on the Warrnambool Strategic Framework Plan at Clause 02.04. Warrnambool is forecast to grow at 1.4 per cent per annum until 2040 requiring about 250 new dwellings per year to meet demand. Council has around 23 years supply of zoned residential land (2019). There is also sufficient commercial and industrial land available to meet forecast demand within the Warrnambool City Centre, activity centres and the Eastern Industrial Precinct. Growth areas Warrnambool’s growth areas provide for a variety of dwelling types and development densities including: • North East Warrnambool Growth Area will proceed in accordance with approved development plans with a forecast lot yield of 720 lots. • Coastal Hopkins Growth Area contains 115 hectares of land with the potential for 650 lots. • North Dennington Growth Area of 160 hectares accommodating 1,250 new residential lots. • North of the Merri River Growth Area of 250 hectares of land with potential for 2,200 lots over the next 15-20 years and an additional primary school. • East of Aberline Road Future Urban Growth Corridor consists of 380 hectares of land that could contain a mix of uses, such as residential and industrial. • South Dennington Growth Area consists of 30 hectares of land with potential for residential development. • Eastern Activity Centre containing a mixture of retail, commercial/office, community and residential uses. About 40 hectares has been identified as either conventional residential development or higher density, mixed use residential development. Council’s strategic directions for its growth areas are: • Directing urban growth to identified growth areas in order to protect productive rural areas and achieve a more compact sustainable urban area. • Supporting increased residential densities in growth areas close to transport corridors, activity centres and open space. • Facilitating infrastructure provision of roads, drainage, utilities and community infrastructure through structure planning and development contributions plans.
02.03-8 – Transport and infrastructure	Open space Warrnambool’s open space network is identified on the Warrnambool Strategic Framework Plan at Clause 02.04. While overall provision of open space in Warrnambool is good, there are some areas where residents do not have access to open space within walking distance of home. Council’s strategic directions for open space are: • Facilitating high quality open space within walking distance for all residents. • Improving access to waterways to provide important recreational opportunities. • Improving connectivity between open spaces and access to off-road trails. Community Infrastructure Warrnambool has an extensive range of education, community and health services that support the lifestyle of local residents and serve the wider region. Demand for community services is affected by a growing population, the increased use of services by older residents, the specific needs of children and young people, increased demand for early years services, the use of services by people living outside the municipality, and the growing demand for meeting and program spaces. Planning for community services and infrastructure should focus on the delivery of shared or multi-purpose community hubs in locations that allow shared service delivery. The presence of health and education institutions provides the city with a strong employment base as well as opportunities for industrial, health and education related research facilities. Council’s strategic directions for community infrastructure are: • Providing community services and flexible spaces for activities supporting community health and wellbeing.

East of Aberline Precinct Structure Plan
Community Infrastructure Needs Assessment

Clause	Objectives / Strategies
	Supporting health and education institutions due to the social and economic benefits they provide to the city.
11 Settlement	
11.03-2S – Growth Areas	Objective To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas. Strategies - Concentrate urban expansion into growth areas that are served by high-capacity public transport. - Implement the strategic directions in the Growth Area Framework Plans. - Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare. - Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release. - Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators. - Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place. - Provide a diversity of housing type and distribution. - Retain unique characteristics of established areas impacted by growth. - Protect and manage natural resources and areas of heritage, cultural and environmental significance. - Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation. Develop Growth Area Framework Plans that will: - Include objectives for each growth area. - Identify the long term pattern of urban growth. - Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment. - Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed. - Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads. - Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies. - Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes. - Identify appropriate uses for constrained areas, including quarry buffers. Develop precinct structure plans consistent with the Precinct Structure Planning Guidelines (Victorian Planning Authority, 2021) approved by the Minister for Planning to: - 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	Objective - To assist the integration of health facilities with local and regional communities. Strategies - 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.

East of Aberline Precinct Structure Plan
Community Infrastructure Needs Assessment

Clause	Objectives / Strategies
19.02-1R Health facilities	Strategies • Create connections between key health institutions and major centres throughout the region. • Support the renewal, maintenance and improvement of health facilities. • Facilitate the development and expansion of medical precincts at Warrnambool.
19.02-1L Health facilities	Objective To develop Warrnambool as the key specialist health service centre of South-West Victoria. Strategies • Support the expansion of the Warrnambool Base Hospital, St John of God Warrnambool Hospital, and the Lyndoch Living and Gillin Park Residential Aged Care Facilities. • Facilitate the expansion of the Warrnambool Base Hospital and the Medical Services Precinct in a way that achieves a balance between the residential environment and the needs of the health sector.
19.02-2S Education facilities	Objective • To assist the integration of education and early childhood facilities with local and regional communities. Strategies • 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. • 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.
19.02-2R Education facilities	Education precincts - Great South Coast Strategies • Create connections between key educational institutions and major centres throughout the region. • Support the renewal, maintenance and improvement of educational facilities. • Facilitate the development and expansion of education precincts at Warrnambool.
19.02-2L Education facilities	Objective To develop Warrnambool as the key education service centre of South-West Victoria. Strategies • Support the expansion of Deakin University and South West Institute of TAFE. • Improve the linkages between the Deakin University campus and Warrnambool. • Maximise opportunities for university and commercial development synergies. • Locate a primary school in the North of the Merri River Growth Area close to the future activity centre and integrated with surrounding community uses.
19.02-3S Cultural facilities	Objective • To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities. Strategies • 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.

East of Aberline Precinct Structure Plan
Community Infrastructure Needs Assessment

Clause	Objectives / Strategies
19.02-3L Social and cultural infrastructure	Strategies • Support a network of multi-purpose community hubs that accommodate a diverse and integrated range of services. • Support the Warrnambool City Centre as the City's key community meeting place and hub for civic, cultural and education uses.
19.02-4S Social and cultural infrastructure	Objective • To provide fairer distribution of and access to, social and cultural infrastructure. Strategies • 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	Objective • To ensure suitable locations for police, fire, ambulance and other emergency services. Strategies • 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	Objective • To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community. Strategies • Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments. • Ensure that open space networks: • 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. • 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.

Clause	Objectives / Strategies								
	- 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 Warrnambool	Strategies - Develop an open space network that protects the municipality's natural and cultural environments and enhances biodiversity and water quality. - Address connectivity gaps with priority given to providing continuous open space corridors along Russell's Creek and the Merri River. - Improve open space provision and accessibility in the residential area west of Mahoneys Road, the Warrnambool City Centre and adjoining residential grid, southeast Warrnambool (north of the railway line), and west Warrnambool close to the Princes Highway. - Protect sites with high environmental or cultural values by incorporating them into the open space network as part of growth area planning. - Encourage development adjacent to public open space to provide clear separation between public and private land. - Avoid development that reduces public access to open space. - Encourage development to enhance a sense of safety by maximising interaction, passive surveillance and incidental lighting of open space.								
53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION									
Schedule to Clause 53.01 Public Open Space Contribution and Subdivision	The Schedule indicates no public open space contribution rate. <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>Land within the North of the Merri River Structure Plan</td><td>1.67%</td></tr> <tr> <td></td><td>Land/and or cash contribution requirements must be in accordance with the North of the Merri River Development Contributions Plan (September, 2011).</td></tr> <tr> <td>Land within the North Dennington Structure Plan area (excluding Dennington Rise)</td><td>3% cash contribution in accordance with the North Dennington Development Contributions Plan (November, 2014).</td></tr> </tbody> </table>	Type or location of subdivision	Amount of contribution for public open space	Land within the North of the Merri River Structure Plan	1.67%		Land/and or cash contribution requirements must be in accordance with the North of the Merri River Development Contributions Plan (September, 2011).	Land within the North Dennington Structure Plan area (excluding Dennington Rise)	3% cash contribution in accordance with the North Dennington Development Contributions Plan (November, 2014).
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Land within the North Dennington Structure Plan area (excluding Dennington Rise)	3% cash contribution in accordance with the North Dennington Development Contributions Plan (November, 2014).								
56 RESIDENTIAL SUBDIVISION									
56.03-3 Planning for community facilities objective	To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities. Standard C4 A subdivision should: - 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. School sites should: - 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. Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne. Primary schools should be located on connector streets and not on arterial roads. 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.								

Clause	Objectives / Strategies
56.05-1 Integrated urban landscape objectives	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. To incorporate natural and cultural features in the design of streets and public open space where appropriate. To protect and enhance native habitat and discourage the planting and spread of noxious weeds. To provide for integrated water management systems and contribute to drinking water conservation. Standard C12 An application for subdivision that creates streets or public open space should be accompanied by a landscape design. The landscape design should: • 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	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. To provide a network of public open space that caters for a broad range of users. To encourage healthy and active communities. To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network. To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods. Standard C13 The provision of public open space should: • 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: • 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.

Clause	Objectives / Strategies
	• 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: • 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: • 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 1b Review of Relevant Local and State Government Strategies, Plans & Initiatives

Table 6 - Review of Relevant Local and State Government Strategies, Plans & Initiatives

Document Name	Description & Relevance to Subject Site
Corporate Documents	
Warrnambool 2040 (W2040)	The Warrnambool 2040 (W2040) plan is a community-driven vision for the future of Warrnambool, focusing on four key areas: People, Economy, Place, and Environment. It was developed through extensive community engagement involving thousands of residents, clubs, and organizations. The plan outlines long-term goals, outcomes, and strategies to make Warrnambool a thriving, liveable, resilient, and sustainable city by 2040. Key Objectives: 1. People: Create a welcoming, inclusive, safe, and healthy community that values Aboriginal culture and promotes lifelong learning. 2. Economy: Build a resilient and diverse economy, embrace digital innovation, foster creativity, think globally, and invest in liveability to attract workforce and visitors. 3. Place: Ensure Warrnambool is affordable, accessible, well-connected, and encourages sustainable transport while maintaining high-quality public spaces. 4. Environment: Achieve zero net emissions, adapt to climate change, minimize waste, protect biodiversity, improve water management, and enhance green infrastructure. Strategies: • People: Develop diversity, disability access, and inclusion policies; host events to celebrate diversity; support Aboriginal employment and cultural awareness; and promote learning programs like mentoring and internships. • Economy: Implement the Economic Development Strategy, support local businesses, attract skilled workers, strengthen international relationships, and develop a business incubator. • Place: Implement the Housing Diversity Strategy, Open Space Strategy, and Active Warrnambool Strategy; advocate for affordable housing; and improve transport infrastructure. • Environment: Develop the Warrnambool Zero 2040 Plan, promote renewable energy, implement sustainable building design, reduce waste, and enhance biodiversity through tree planting and pest control. Recommendations: • People: Support initiatives like the Disability Action Plan, Age-Friendly Cities Framework, and programs for youth education and employment. • Economy: Advocate for funding for infrastructure projects, support grassroots businesses, and implement the Warrnambool China Strategy. • Place: Secure funding for community infrastructure projects, improve public transport and cycling networks, and enhance accessibility to public spaces. • Environment: Promote water-sensitive urban design, implement zero waste campaigns, and collaborate with Traditional Owners on environmental management. Progress Measures (by 2026): • Increased diversity and inclusion in workplaces. • Reduced family violence and crime rates. • Improved health and wellbeing indicators. • Expanded affordable housing and renewable energy infrastructure. • Enhanced biodiversity corridors and tree canopy cover. • Reduced waste and increased recycling rates. Short-Term Initiatives: • Host diversity and inclusion training. • Develop a Digital/Smart City Strategy. • Implement the Active Warrnambool Strategy and Open Space Strategy. • Advocate for regional transport upgrades. • Launch community education programs on sustainability and biodiversity. Community Involvement: The plan emphasizes collaboration with local organizations, businesses, and government agencies. It encourages active participation in initiatives to achieve the outlined goals. For more details or to get involved, visit www.w2040.com.au.
Warrnambool Council Plan: 2021 - 2025	The Council Plan 2021-2025 (Revised 2024) outlines Warrnambool City Council's vision, values, strategic objectives, and actions to guide the city's development and governance. Below is a summary of the key elements: Vision and Values

Document Name	Description & Relevance to Subject Site
	• Vision: Warrnambool as a thriving city at the heart of coast and country. • Values: Accountability, Collaboration, Respect, Progressiveness, Wellbeing. Key Strategic Objectives 1. A Healthy Community: ○ Foster inclusivity, diversity, and accessibility. ○ Improve health, wellbeing, and safety outcomes. ○ Support arts, culture, recreation, and lifelong learning. ○ Key actions: Deliver a new West Warrnambool Neighbourhood House, finalize the Reconciliation Action Plan, develop a Youth Strategy, and complete the Playspace Strategy. 2. A Sustainable Environment: ○ Protect ecosystems, enhance biodiversity, and promote sustainable practices. ○ Address climate change and minimize environmental impact. ○ Key actions: Implement the Coastal Management Plan, develop biodiversity programs, and deliver water management plans. 3. A Strong Economy: ○ Support economic growth, employment, and investment. ○ Encourage emerging industries and digital innovation. ○ Key actions: Promote Warrnambool as an investment destination, implement the Economic Development Strategy, and facilitate visitor growth. 4. A Connected and Inclusive Place: ○ Enhance connectivity through improved transport, infrastructure, and digital access. ○ Foster neighbourhood connections and sustainable design. ○ Key actions: Develop a City-Wide Parking Strategy, advocate for regional transport improvements, and design a community hub at Brierly Reserve. 5. An Effective Council: ○ Deliver strong leadership, governance, and community engagement. ○ Ensure financial sustainability, risk management, and advocacy. ○ Key actions: Refine policies, implement the Coastal Connect project, and develop a business case for the Aquatic Strategy. Community Vision (Warrnambool 2040 Goals) • People: A welcoming, healthy, and inclusive community. • Economy: A resilient and thriving regional economy. • Place: Australia's most liveable regional city. • Environment: Australia's most sustainable city. Supporting Documents The plan is supported by various strategies and policies, including the Healthy Warrnambool Plan, Green Warrnambool, Economic Development Strategy, and Arts and Culture Strategy. Engagement and Reporting The plan was developed through community engagement and is reviewed annually. Progress is reported quarterly using strategic indicators like the Local Government Performance Reporting Framework. This document serves as a roadmap for Warrnambool's growth, sustainability, and community well-being over the next year.
Healthy Warrnambool 2021-25 Plan: Warrnambool's Health and Wellbeing Plan (2021)	The Healthy Warrnambool 2021-25 Plan is Warrnambool's Municipal Public Health and Wellbeing Plan, developed to address health inequities, vulnerabilities, and socio-economic disadvantages in the community. It aligns with the Victorian Health and Wellbeing Plan 2019-23 and the Warrnambool 2040 Plan, focusing on preventative health measures and community collaboration. Key Objectives 1. Improved Physical Health: Promote healthy eating and active living. 2. Improved Social and Emotional Wellbeing: Address mental health and emotional wellbeing across diverse demographics. 3. Prevention of Family Violence: Reduce violence against women, children, and the elderly. 4. Reduced Harm from Alcohol and Other Drugs: Minimize substance-related harm and stigma. 5. Increased Resilience and Safety from Climate Change: Mitigate health impacts of climate change and promote sustainable practices. Strategies The plan is guided by three strategic pillars: 1. Advocacy: Advocate for policy and system improvements to address local health challenges. 2. Creating an Enabling Environment: Develop supportive systems and infrastructure to remove barriers to health and wellbeing. 3. Behaviour Change: Promote knowledge, awareness, and adoption of healthier behaviors. Actions and Initiatives 1. Improved Physical Health

Document Name	Description & Relevance to Subject Site
	• Advocacy: Secure funding for healthy eating and active living programs; promote food systems approaches. • Enabling Environment: Activate open spaces, improve access to sports facilities, and promote active transport. • Behaviour Change: Raise awareness about healthy eating, active living, and breastfeeding; support unstructured physical activities. 2. Improved Social and Emotional Wellbeing • Advocacy: Increase funding for mental health services and housing security. • Enabling Environment: Implement workplace-based mental health programs and age-friendly environments. • Behaviour Change: Reduce stigma around mental health through community conversations and literacy programs. 3. Prevention of Family Violence • Advocacy: Advocate for increased crisis accommodation and regional services. • Enabling Environment: Promote gender equity through workplace and community-based initiatives. • Behaviour Change: Raise awareness about family violence drivers and engage community leaders in prevention programs. 4. Reduced Harm from Alcohol and Other Drugs • Advocacy: Advocate for integrated mental health and AOD services, increased detox beds, and peer-support programs. • Enabling Environment: Promote cultural shifts away from alcohol reliance and implement settings-based programs. • Behaviour Change: Reduce stigma around addiction and promote evidence-based awareness campaigns. 5. Increased Resilience and Safety from Climate Change • Advocacy: Develop local advocacy platforms for climate change mitigation and adaptation. • Enabling Environment: Invest in renewable energy, sustainable transport, and green corridors. • Behaviour Change: Promote waste management, sustainable consumption, and community gardens for climate conversations. Indicators of Success • Improved population health data (e.g., reduced obesity, increased physical activity). • Increased community engagement (e.g., volunteering, participation in programs). • Reduction in family violence incidents and substance-related harm. • Enhanced resilience to climate change (e.g., reduced emissions, increased renewable energy use). Implementation The plan will be executed through Communities of Practice, involving internal council departments, external stakeholders, and community members. Financial resources will be allocated to each priority area, and annual action plans will be developed to ensure progress. This plan reflects Warrnambool City Council's commitment to fostering a healthier, more equitable, and sustainable community.
Open Space & Recreation Documents	
Warrnambool Open Space Strategy (2014)	The Warrnambool Open Space Strategy provides a framework for planning and managing open spaces in Warrnambool until 2026. It aims to ensure a high-quality, diverse, and accessible open space network that meets community needs, enhances social connection, protects the environment, and supports economic benefits. Key Objectives 1. Protect and Enhance Open Spaces: ○ Amend planning schemes to reflect open space priorities. ○ Ensure zoning aligns with open space functions. ○ Protect areas of cultural and environmental significance. 2. Build a Sustainable Network: ○ Incorporate environmentally sustainable design principles. ○ Use indigenous species for planting in conservation areas. ○ Plan for biodiversity corridors along waterways. 3. Provide for a Changing Population: ○ Develop adaptable and multi-functional open spaces. ○ Ensure equitable access to open spaces for all age groups. ○ Implement an Open Space Contributions Policy for new developments.

Document Name	Description & Relevance to Subject Site
	4. Encourage Greater Use and Participation: ○ Improve connectivity between open spaces and trails. ○ Develop a Play Space Strategy to address gaps in playground provision. ○ Enhance safety and appeal of open spaces. 5. Strengthen Partnerships: ○ Collaborate with government agencies, schools, community groups, and stakeholders to deliver open space initiatives. Key Strategies 1. Connectivity: ○ Close gaps in waterway corridors along Russell's Creek and Merri River. ○ Improve pedestrian and cycling linkages across precincts. 2. Accessibility: ○ Ensure all residents have access to open spaces within walking distance. ○ Address barriers like railway lines and major roads. 3. Environmental Protection: ○ Incorporate sites with high environmental value into the open space network. ○ Protect biodiversity and water quality through adequate buffer zones. 4. Recreation and Play: ○ Develop new play spaces and upgrade existing ones. ○ Provide diverse recreational opportunities, including dog-off-lead areas. 5. Community Engagement: ○ Involve the community in planning and decision-making processes. ○ Expand public art installations in open spaces. Actions 1. Immediate (Year 1): ○ Amend planning schemes to reflect open space priorities. ○ Conduct an audit of open spaces against infrastructure guidelines. ○ Prepare an open space asset management plan. 2. Short Term (1-3 Years): ○ Develop a Play Space Strategy. ○ Undertake a pedestrian network analysis. ○ Address connectivity gaps in waterway corridors. 3. Medium Term (4-6 Years): ○ Implement precinct-specific master plans. ○ Upgrade key open spaces like Cannon Hill and Swan Reserve. 4. Long Term (7+ Years): ○ Review population trends and open space needs every four years. ○ Plan for biodiversity corridors in future growth areas. 5. Ongoing: ○ Engage with stakeholders and community groups. ○ Continue implementing existing master plans. Precinct-Specific Recommendations 1. Central Precinct: ○ Strengthen links to Lake Pertobe and Foreshore precincts. ○ Upgrade Cannon Hill as a municipal-level open space. 2. West Precinct: ○ Improve connectivity along Merri River. ○ Upgrade Woodend Road Reserve for environmental and recreational use. 3. Botanic Precinct: ○ Activate Swan Reserve and improve connectivity along Merri River. 4. South/Merrivale Precinct: ○ Provide safe crossing points for access to the rail trail. 5. North East Precinct: ○ Complete Russell's Creek trail and protect biodiversity at Francis Tozer Memorial Reserve. Conclusion The Warrnambool Open Space Strategy outlines a comprehensive plan to preserve, enhance, and expand the city's open space network. It emphasizes accessibility, connectivity, environmental sustainability, and community engagement to ensure the network meets the needs of current and future residents. Regular reviews and collaboration with stakeholders will be key to its successful implementation.
Active Warrnambool Strategy 2019-30 (2019)	The Active Warrnambool Strategy aims to increase participation in sport, active recreation, and physical activity across Warrnambool to improve physical fitness, mental wellbeing, and reduce chronic illnesses. It provides a framework for planning, managing, and delivering sport and recreation opportunities in Warrnambool until 2030.

Document Name	Description & Relevance to Subject Site
	Vision Warrnambool will be a healthy, active regional city where people thrive. This strategy provides a comprehensive roadmap to enhance sport, recreation, and physical activity opportunities, ensuring Warrnambool remains a vibrant and inclusive community. Key Objectives Activity (What people do): Increase physical activity and social connection. Facilities and Spaces (Where people do activities): Ensure facilities are well-managed and accessible. Council Management and Programming (How people are supported): Efficiently manage resources and deliver key priorities. Strategic Goals Activity: Encourage more people to be active and socially connected. Facilities: Optimize the use and management of spaces to improve health outcomes. Management: Ensure resources are allocated effectively to support activities. Key Strategies Promote Physical Activity: - Develop campaigns to encourage walking, cycling, and other activities. - Collaborate with regional agencies to target less active groups. Support Clubs and Volunteers: - Strengthen club sustainability and volunteerism. - Promote inclusivity, especially for females and underrepresented groups. Enhance Facilities: - Improve connections between spaces via walking and cycling networks. - Upgrade existing facilities and plan for future needs (e.g., soccer pitches, indoor stadiums). Increase Accessibility: - Provide neighbourhood parks within walking distance. - Ensure facilities are inclusive for all ages, genders, and abilities. Evidence-Based Planning: - Collect data to monitor participation trends and inform future investments. - Prioritize projects based on community needs and measurable benefits. Environmental Sustainability: - Balance recreation access with environmental protection. - Partner with agencies to develop Integrated Water Management Plans. Actions Activity: - Promote club membership and physical activity benefits. - Support emerging sports and recreation activities. - Encourage flexible programming to reduce barriers to participation. Facilities: - Develop master plans for key sites (e.g., North of the Merri precinct, Warrnambool Stadium). - Implement open space guidelines to ensure equitable access. - Upgrade facilities to meet changing standards (e.g., female-friendly amenities). Management: - Review existing policies and develop new ones (e.g., open space contributions, sponsorship guidelines). - Allocate additional funding for asset renewal and facility upgrades. - Formalize agreements for facility use and management. Monitoring and Review - Track progress through participation data, funding ratios, and community satisfaction surveys. - Conduct reviews every three years and a major review in 2030. Next Steps - Develop a detailed implementation plan with priorities, timelines, and resources. - Collaborate with stakeholders to deliver actions. - Report annually on progress and update the strategy as needed.
Warrnambool Aquatic Strategy (2023)	The Warrnambool Aquatic Strategy is a comprehensive plan developed by the Warrnambool City Council to guide the future of aquatic facilities within the city. It aims to provide options for renewing or redeveloping the existing AquaZone facility or developing a new centre at a greenfield site. The strategy also considers dry leisure service offerings and identifies the types of facilities needed, their capital costs, and financial models for operation. As part of the research process associated with reviewing the options for future provision, an assessment of the current situation, targeted consultation, industry

Document Name	Description & Relevance to Subject Site
	consultation / trends research and a review of Council strategies were undertaken. This research guided the potential development options for assessment, these options are outlined below. 1. AquaZone Site Make Good and Enhanced Access: no additional components, make good existing facilities and enhanced access (e.g., upgrade pool access - ramps, pool pod, etc.). 2. AquaZone Site Enhancement (Potentially in two stages): • Stage 1: upgrade of outdoor 50m pool with partial cover, additional change rooms, spectator seating and plant room. • Stage 2: improved access directly off carpark, expanded gym and program rooms, warm water pool with sauna / spa / steam, multi-purpose community space, amenities upgrade and utility options (subject to further investigation). 3. Greenfield Site Development: indoor 25m pool, 50m pool, learn to swim pool, warm water pool, leisure pool, health club and community / swim club spaces. Consistent with Council strategies and policies, the vision associated with the future provision of aquatic and leisure facilities is to: • Be reliable, cost efficient to operate and environmentally sustainable. • Be fully accessible and compliant. • Support the physical and mental health of our community and the broader region. • Strengthen capacity of sporting and swim clubs to increase participation. • Provide opportunity for success in competitive swimming. • Meet the future needs of our growing city. AquaZone Redevelopment Option The concept option for a staged redevelopment of AquaZone includes the following elements: • Development to the north of the existing Centre allowing for enhanced accessibility from the car park via a ground level entry point. • A reconfiguration of the café, reception and administration area resulting in views over the Botanical Gardens and a café that is accessible to non-facility users. • The creation of a 'wellness area' close to the new entry with a warm water pool, spa, sauna and steam room that can cater for a diverse range of programs services and needs (e.g. relaxation, rehabilitation, parent and child learn to swim, lower impact group classes, etc.). It is assumed that the function of the Archie Graham warm water pool would be replaced by these new facilities and services. • The expansion of member services including a larger gymnasium (combining it with the existing group training room) and the development of up to three new program rooms. • This will allow for an enhancement of gymnasium equipment and the delivery of a greater diversity of group training classes. • Replacement of the outdoor 50.3m pool with a new compliant 50m pool with the potential for seating on the north side and a cover at the shallow end for weather protection. • Enhanced accessibility and amenities. Greenfield Development Option The elements associated with Greenfield site development include: • Components as outlined above in Option 3 and subject to the site, the potential for a single level development. • When compared to the current AquaZone development, larger areas including learn to swim, leisure pool / splash pad and gymnasium. • A contemporary development with best practice accessibility and environmentally sustainable design. Options Analysis An assessment of indicative costs indicates a full AquaZone option cost of \$59.7M consisting of \$10M for aquatic make good, \$22M for other renewal and new components and \$27M for other project related costs (e.g. allowances, margins, escalations, design, contingency, fees, legal, etc). The indicative cost for the Greenfield site is identified as \$80.5M consisting of \$45.2M for building works, \$33.9M for other project costs (as per items above) and \$1.4M for AquaZone decommissioning. This cost however could vary quite substantially based on the site hence it is a guide only. A review of the projected performance of an AquaZone redevelopment is summarised below and this highlights the significant potential benefits as: • An increase in annual visits by over 100K per annum or 50%. • An increase in visits per head of population by 2.9 with a total 8.6 visits per head of population. This is a 52% increase on current and is 65% higher than the industry benchmark of 5.2 visits per head of population. • An overall projected net performance improvement of \$532K per annum.

Document Name	Description & Relevance to Subject Site
Brierly Recreation Reserve Master Plan (2012)	Key Objectives Future Recreation Needs: Develop a Master Plan to meet the recreation needs of the growing community in north-east Warrnambool over the next 10 years. Community Facilities: Provide appropriate community facilities while preserving open space. Guiding Development: Direct improvements, development, and management of the Reserve. Sustainability: Ensure environmentally sensitive and financially responsible development. Strategies Integration and Connectivity: - Connect the Reserve to surrounding neighbourhoods and open spaces. - Improve internal pathways and access points. Equity and Accessibility: - Ensure facilities are safe, inclusive, and accessible for all ages and abilities. Diversity: - Expand recreation opportunities for families, young people, and older adults. Community Involvement: - Engage the community in planning, development, and management. Quality and Efficiency: - Provide high-quality, well-maintained facilities that cater to multiple users. Environmental Stewardship: - Enhance landscape and amenity with native vegetation and sustainable practices. Key Actions Sporting Infrastructure: - Redevelop the eastern oval into a multi-use sports ground (soccer pitches and oval). - Install irrigation, drainage, and lighting for year-round use. - Replace old tennis courts with multi-purpose courts for tennis, netball, and basketball. Buildings and Structures: - Develop a multi-purpose community building with clubrooms, meeting spaces, early childhood services, and public toilets. - Remove old equestrian sheds and standalone storage buildings. Informal Recreation: - Expand the playground with accessible play elements, seating, shade, BBQ facilities, and public art. - Develop a youth space with a skate park, rebound wall, and picnic areas. - Install drinking fountains (including dog-friendly designs) and seating throughout the Reserve. Landscape and Amenity: - Replace cypress trees with native high-canopy trees. - Redevelop the south-west portion into passive parkland and wetland areas. - Plant shade trees and improve visual permeability along boundaries. Access and Parking: - Improve path connectivity within the Reserve and to surrounding areas. - Formalize car parking and upgrade the access road. - Enhance the Reserve entrance with signage, lighting, and landscaping. Management: - Establish a "Friends of Brierly Reserve" group for community involvement in maintenance and development. - Define clear management roles for user groups and Council. Implementation Plan High Priority Actions: 16 actions costing \$707,000 (e.g., irrigation, drainage, tennis court removal, cricket nets). Medium Priority Actions: 17 actions costing \$1,211,400 (e.g., community building, youth space, playground expansion). Low Priority Actions: 1 action costing \$44,000 (e.g., pathway extension). Community Feedback - Over 95% support for key proposals, including multi-use sports grounds, community building, playground expansion, and improved connectivity. - Concerns about car parking, youth space behaviour, and tree removal were noted and addressed. Conclusion The Brierly Reserve Master Plan aims to transform the Reserve into a vibrant, accessible, and multi-functional community hub that caters to diverse recreation needs while preserving its environmental and open space value.

Document Name	Description & Relevance to Subject Site
Community Services / Facility Documents	
Warrnambool Kindergarten Infrastructure Services Plan (2020)	In collaboration with Local Government areas, the Victorian State Government was responsible for the preparation of Kindergarten Infrastructure and Services Plans (KISPs) in 2020 to allow it to co-invest in projects at the right time to make sure providers can meet the demand for three-year-old and four-year-old kindergarten and to provide clarity across the sector about which projects need to be prioritised. To enable this, the State Government have invited all 79 Local Government Areas (LGAs) to discuss and agree on and their respective KISPs. An initial set of KISPs were prepared for most Councils in 2020. However, all previous KISP reports are currently being reviewed and updated by the State Government due to subsequent kindergarten reform measures (most notably the increase in subsidised four-year-old kindergarten from 15 hours per week to 30 hours per week by 2036) announced by the State Government in 2023 and revised population forecasts released in 2023¹⁰. It is anticipated that revised KISPs for all Councils will most likely be released in 2025. A KISP allows the State Government and allow an LGA to share information regarding and agree on: - the current supply (or capacity) and demand for funded kindergarten in the LGA - forecast demand for Three- and Four-Year-Old Kindergarten - expectations about how demand growth will be accommodated over the roll-out (for example, the use of existing capacity and building new or expanded capacity, and the role of different types of provision). While a KISP is not a funding document and would not commit any party to fund specific projects, it is expected that future investment requests through Building Blocks¹¹ and decisions for any LGA or not-for-profit projects would align with the relevant KISP. To ensure a transparent and collaborative approach across the market, the KISPs will be publicly available. When assessing a Building Blocks capacity grant project proposal in an LGA where there is an agreed KISP, The State Government will consider the entire KISP to fully understand the data regarding the demand for kindergarten and the local context of service delivery, demographics and geography. This information is included in the 'Local Context' section of the KISP and may be referenced by the applicant when addressing criteria as part of a Building Blocks grant application. Key Objectives: Support the Roll-Out of Three-Year-Old Kindergarten: - The Victorian Government aims to provide universal access to two years of funded kindergarten by 2029, requiring significant expansion of services and infrastructure. - The reform includes a \$5 billion investment, with \$1.68 billion allocated for infrastructure expansion. Estimate Demand and Plan Infrastructure Needs: - The KISP provides estimates of future demand for Three and Four-Year-Old Kindergarten places in Warrnambool and identifies gaps in existing services. - It aims to guide service providers and local government in planning expansions and infrastructure investments. Optimize Existing Services: - Focus on maximizing the use of current facilities and services before investing in new infrastructure. Key Strategies: Data-Driven Planning: - Use population forecasts, enrolment data, and local knowledge to estimate demand for kindergarten places. - Incorporate planned expansions and new services into demand estimates. Change Management to Optimize Existing Services: - Increase capacity by running additional programs, adjusting timetables, introducing rotational models, and integrating kindergarten programs into long day care settings.

¹⁰ Victoria in Future 2023 (VIF2023) is the official state government projection of the likely future growth of population and households and covers the period 2023 to 2051 for Victoria and the major regions. It also covers the period to 2036 for Local Government Areas and the statistical areas in the Australian Statistical Geography Standard (ASGS). The smallest area for projections is the Statistical Area Level 2 (SA2).

¹¹ Building Blocks is a grants stream that provides funding for upgrades, refurbishments and renovations to early learning facilities, or investment in IT equipment for not-for-profit funded organisations offering a 3 and 4-year-old kindergarten program.

Document Name	Description & Relevance to Subject Site
	○ Support providers in implementing these strategies to unlock unused capacity. 3. Infrastructure Development: ○ Identify areas where demand exceeds existing capacity and prioritize infrastructure projects in those locations. ○ Align funding applications with identified needs through the Building Blocks Capacity Building Grants stream. Key Actions: 1. Support Workforce Development: ○ Address workforce shortages, particularly the need for qualified teachers and diploma-level staff, to ensure delivery of Three-Year-Old Kindergarten programs. 2. Expand Services in Growth Areas: ○ Focus on new development areas, such as Brierly Reserve in Warrnambool North, to meet demand and improve accessibility for disadvantaged families. 3. Monitor and Respond to COVID-19 Impacts: ○ Account for increased population growth due to migration from metropolitan areas and address challenges such as increased domestic violence and economic vulnerability. 4. Plan for Long-Term Growth: ○ Prepare for population growth from 37,225 in 2021 to over 46,210 by 2036, with a 39% increase in children aged 0-4 years. Key Findings: ● Current Capacity: ○ Warrnambool has 11 stand-alone kindergartens and 9 long day care centres offering kindergarten programs. Most families prefer sessional kindergartens due to affordability and perceived educational benefits. ● Demand Estimates: ○ By 2029, demand for kindergarten places will rise to 956, with a shortfall of 77 places in Warrnambool North. Warrnambool South is expected to meet demand without additional infrastructure. ● Infrastructure Needs: ○ Additional infrastructure will be required in Warrnambool North starting in 2027 to accommodate unmet demand. Given the kindergarten reform measures announced in 2022, these shortfall estimates are likely to be conservative and more places will be required in order to satisfy demand.
Moyne and Warrnambool Youth Strategy 2025–30 (2025)	This strategy aims to create a thriving environment for young people in the region by fostering connection, inclusion, and opportunity. Key Objectives 1. Enhance the Lives of Young People: Support young people aged 12–25 in the Moyne and Warrnambool region by creating opportunities for growth, empowerment, and connection. 2. Foster Belonging and Acceptance: Ensure young people feel safe, included, and valued in their community. 3. Improve Accessibility and Participation: Address barriers to accessing resources, services, and opportunities. 4. Create Better Spaces and Places: Provide welcoming, accessible spaces for young people to connect and thrive. Key Strategies 1. Be the Connector: Link young people with resources, opportunities, and support services. 2. Genuinely Engage Young People: Involve youth in decision-making processes and major projects. 3. Seek Funding for Initiatives: Pursue external funding to deliver programs and initiatives. 4. Advocacy Work: Represent youth needs to state and federal governments. 5. Deliver Targeted Programs: Provide programs that support skill development, creative entertainment, and community engagement. Areas of Focus 1. Spaces & Places: Transform public spaces to be welcoming and accessible for young people. 2. Accessibility & Participation: Improve transportation, visibility of resources, and access to employment opportunities. 3. Belonging & Acceptance: Promote diversity, celebrate achievements, and remove stigma. Key Actions 1. Youth Advisory Board: Establish a board of young people to guide council decisions and monitor progress. 2. Reimagining Volunteering: Develop new ways to engage young people in volunteering opportunities. 3. Collaborative Event Programming: Create a consistent calendar of events for youth across urban and rural areas.

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	Skills Development Training: Provide training programs to fill gaps and support career pathways. Public Space Upgrades: Enhance spaces like Koroit Youth Space and Mortlake Market Square. Support for Employment Opportunities: Advocate for local job opportunities and align with future workforce needs. Resource and Opportunities Hub: Make resources and opportunities visible and accessible to youth. Advocacy for Transportation: Push for improved public transport and safer roads. Celebrate Young People: Promote achievements and diversity through council channels. Youth Grants: Open community grants programs for youth-led initiatives.
Feasibility Study for A New Warrnambool Art Gallery (2021)	The development of a new Warrnambool Art Gallery at Cannon Hill is strongly recommended due to its superior functionality, economic benefits, and alignment with Warrnambool's tourism brand. It will enhance the gallery's role as a cultural hub, strengthen Aboriginal connections, and boost the city's visitor economy. Key Objectives - Revitalize Warrnambool's visitor economy by addressing declining competitiveness and increasing visitation through strategic investments in cultural attractions, particularly a new Warrnambool Art Gallery (WAG). - Enhance cultural tourism by improving capture rates for visits to art galleries and museums, positioning Warrnambool as a cultural tourism destination. - Boost economic and social benefits by increasing visitor spending, reducing Council subsidies, and leveraging population growth. - Strengthen Aboriginal connections by expanding the Maar Nation Gallery and integrating Aboriginal storytelling and cultural elements. - Incorporate sustainability through energy-efficient and environmentally sustainable design. Strategies - Invest in a new Warrnambool Art Gallery (WAG) at Cannon Hill, identified as the superior site due to its visibility, accessibility, and ability to operate the current gallery during construction. - Provide flexible gallery spaces for permanent and temporary exhibitions, outdoor spaces for art installations and events, and improved visitor amenities. - Use data-driven forecasting to predict increased visitation and match competitor cities' capture rates by 2030. - Enhance operational efficiency by transitioning temporary positions to permanent roles and introducing revenue-generating activities. - Develop a business case to secure funding, emphasizing economic, social, and environmental benefits. Actions - Build a new WAG at Cannon Hill, projected to attract 94,000 additional visitors annually by 2030 and deliver significant economic benefits. - Increase local engagement by leveraging population growth and interest in the new gallery. - Enhance visitor experience by improving accessibility, visibility, and appeal, and integrating the WAG with other attractions like Flagstaff Hill. - Conduct stakeholder engagement and consultations to gather feedback and build community support. - Secure funding through local philanthropists, the WAG Foundation, and government grants, with an estimated cost of \$41M. - Monitor and adjust forecasts using Tourism Research Australia (TRA) data to refine capture rates and visitation predictions.
Brierly Recreation Reserve Community Hub Feasibility Study	Key Objectives Develop a Multi-Purpose Community Hub: Create a neighbourhood-level facility at Brierly Recreation Reserve to meet the growing demand for community services and recreational infrastructure in Warrnambool North East. Promote Community Health and Wellbeing: Provide spaces for sport, recreation, education, arts, culture, and intergenerational activities. Respond to Population Growth: Address the anticipated 33% population increase in Warrnambool North East by 2026, which will drive demand for community services and infrastructure. Strategies Integrated Service Delivery: Design flexible, adaptable spaces that can be shared by multiple groups and activities. Community Engagement: Involve local residents, stakeholders, and user groups in planning and governance to ensure the hub meets community needs. Best Practice Planning: Follow principles of sustainable design, equity, accessibility, and connectivity to create a high-quality facility.

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	4. Governance Model: Warrnambool City Council will manage the hub, supported by clear operational plans, agreements, and community advisory roles. Actions Planning and Design: - Develop a concept plan with three zones: Community Hub, Sports/Ancillary, and Early Years. - Include facilities such as meeting rooms, change rooms, storage, early years services, and consulting spaces. - Ensure environmentally sustainable design practices. Community Engagement: - Conduct surveys, listening posts, and focus groups to gather input. - Collaborate with stakeholders like Friends of Brierly Recreation Reserve and local service providers. Cost Estimates: - Hub building and outdoor areas: \$6 million. - Ancillary site works (access, parking, landscaping): \$1 million. - Total preliminary cost: \$7 million. Governance and Management: - Develop terms of reference, operational plans, and maintenance agreements. - Promote community participation and skills development. Recommendations: - Endorse the feasibility study as the first step in planning. - Prepare detailed plans and a business case for funding submissions. - Pursue partnerships to maximize community benefits. Key Findings Demand for Services: - Increased need for early years services, youth programs, community meeting spaces, and recreational facilities. - Existing infrastructure in Warrnambool North East cannot meet future demand. Community Support: - Strong preference for Option 3 (sport and recreation facilities, community spaces, and early years services). - Emphasis on walkability, accessibility, and integration with other reserve activities. Concept Design: - Flexible layout with shared spaces to accommodate concurrent activities. - Central "Community Zone" linking sports and early years facilities. Conclusion The Brierly Recreation Reserve Community Hub Feasibility Study provides a comprehensive framework for developing a multi-purpose facility that addresses the growing needs of Warrnambool North East. It emphasizes community engagement, sustainable design, and integrated service delivery to create a welcoming space for all residents. The study recommends moving forward with detailed planning, funding applications, and partnerships to bring the hub to fruition.
State Government / External Agency (Service Providers) Documents & Initiatives	
Deakin 2030: Ideas to Impact. Strategic Plan (refreshed March 2024)	Deakin 2030 outlines a comprehensive strategy to position the University as a leader in education, research, and innovation. By leveraging digital capabilities, fostering partnerships, and prioritizing sustainability, Deakin aims to deliver transformative impact locally and globally while remaining inclusive, resilient, and forward-thinking. Vision and Ambition Deakin University aspires to be Australia's most progressive and responsive university, blending digital capabilities with distinctive campus precincts to deliver transformative education, research, and innovation. It aims to maximize social, cultural, and economic impact regionally, nationally, and globally. Key Objectives Education and Employability - Deliver outstanding education experiences focused on graduate outcomes for successful lives and careers. - Embed employability in all programs, equipping students with specialist and transferable skills for a rapidly changing world. - Ensure inclusivity by welcoming learners from diverse backgrounds and offering flexible pathways into education. Research and Innovation - Undertake globally significant research that benefits communities through innovative translation into services, products, policies, and capabilities.

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	○ Balance discovery-driven research with the application and commercialization of ideas to create social and economic impact. ○ Strengthen partnerships with industry, government, and communities to enhance research quality and impact. 3. Impact Themes Focus activities on five interconnected themes to address urgent societal challenges: ○ Advancing society, culture, and the economy. ○ Building safe and secure communities. ○ Creating smarter technologies. ○ Enabling a sustainable world. ○ Improving health and wellbeing. 4. Community Engagement ○ Foster strong connections with students, staff, alumni, and partners. ○ Build partnerships with mutual benefits, emphasizing links with Aboriginal and Torres Strait Islander Peoples and the Indo-Pacific region. ○ Launch a University-wide engagement and fundraising campaign. 5. Sustainability ○ Achieve carbon neutrality by 2025 and carbon negativity by 2030. ○ Integrate sustainability principles across planning, governance, and campus design. ○ Lead the sector in regenerative design and circular economy principles. Key Strategies 1. Education ○ Co-design courses with industry partners to ensure relevance and adaptability. ○ Lead in digital delivery and innovation, blending online and on-campus learning. ○ Continuously develop new and revised courses to anticipate changing societal needs. 2. Research ○ Accelerate the translation of ideas into impactful outcomes through streamlined pathways for commercialization and industry engagement. ○ Strengthen industry precincts by increasing co-located partners and leveraging campus diversity. ○ Transform support systems to enable researchers to focus on impactful work. 3. Digital Capability ○ Deploy innovative digital technologies to seamlessly blend online and campus activities. ○ Ensure robust cyber security and data privacy. ○ Automate processes while personalizing services when necessary. 4. Campus Development ○ Create welcoming, safe, and accessible physical environments shaped by local contexts. ○ Develop innovation precincts to support collaboration and sustainable job growth. ○ Redesign campuses to suit a digitally integrated university. 5. Financial Sustainability ○ Diversify income sources, including philanthropy and commercialization. ○ Balance current versus future investments while incorporating environmental and social considerations. Actions 1. Education and Employability ○ Focus on student experience, outcomes, employability, and career-relevant skills. ○ Innovate international education partnerships and flexible learning pathways. 2. Research and Innovation ○ Prioritize excellence, talent development, partnerships, and innovation to impact. ○ Strengthen industry precincts and transform research support systems. 3. Community Engagement ○ Build enduring partnerships with clear mutual benefits. ○ Enhance global linkages, particularly in the Indo-Pacific region. 4. Sustainability ○ Implement carbon-neutral and carbon-negative strategies. ○ Use campuses as living laboratories for sustainable practices. 5. Digital and Operational Efficiency ○ Automate processes to maximize resources for core activities. ○ Integrate digital platforms to improve engagement and responsiveness. Values Deakin is guided by six core values:

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	• Excellence – Striving for quality in all aspects. • Inclusivity – Embracing diversity and welcoming all. • Bravery – Making bold decisions and supporting accountability. • Dynamism – Innovating with creativity and flexibility. • Sustainability – Caring for the shared future. • Ethics – Upholding integrity and professional behavior.
South West TAFE: Statement of corporate Intent (2024)	This strategic plan outlines South West TAFE’s commitment to delivering accessible, high-quality education, fostering workforce development, and supporting regional economic and social prosperity through innovative and sustainable practices. Key Objectives: 1. Accessible and Equitable Education: Provide training opportunities that enable students, industry partners, and communities to thrive. 2. Industry Engagement: Actively collaborate with businesses and industries to meet workforce needs. 3. Inclusive Workforce: Develop a high-quality, inclusive workforce to deliver educational services effectively. 4. Sustainability: Achieve financial and environmental sustainability while supporting regional prosperity. Strategic Pillars: 1. Our People: Foster a safe, inclusive culture that builds workforce capability and performance. 2. Students: Enhance the student experience to encourage lifelong learning and personal growth. 3. Skills: Deliver innovative education aligned with the Victorian Skills Plan to meet workforce demands. 4. Sustainability: Develop efficient systems and infrastructure to achieve financial and environmental sustainability. Strategies and Actions: 1. Education and Training: ○ Expand blended online learning models. ○ Develop new programs for health, construction, and renewable energy sectors. ○ Transition VCAL courses into the VEC Vocational Major model. ○ Strengthen partnerships with schools, universities, and industry collaborators. 2. Workforce Development: ○ Promote VET Teacher Scholarship programs to address teacher shortages. ○ Improve gender equality, diversity, and First Nations representation in the workforce. ○ Provide ongoing training and resources for staff to ensure high-quality education delivery. 3. Infrastructure and Resources: ○ Refurbish Nursing, Electrotechnology, and Early Childhood departments with industry-standard equipment. ○ Implement the Asset Masterplan to enhance campus facilities, particularly in rural areas. ○ Focus on climate adaptation practices and clean economy priorities. 4. Community Engagement: ○ Support marginalized groups, women, and older workers through the Skills and Jobs Centre. ○ Collaborate with organizations like FoodShare and Salvation Army to address social needs. 5. Sustainability: ○ Conduct annual course reviews and budgeting to ensure financial security. ○ Reduce duplication in resource development through collaboration with other TAFEs. ○ Implement environmentally sustainable practices in infrastructure projects. Indicators of Success: • Increased staff satisfaction (>77%). • Improved student satisfaction and employment outcomes (>63%). • Enhanced employer and industry recommendations (>85%). • Diversified revenue streams and reduced employment costs. Key Performance Metrics: • Market share in the principal region >65%. • Completion of infrastructure projects aligned with environmental sustainability goals.

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	• Delivery of three new innovative educational programs. Economic and Community Contribution: • \$113.16M contribution to the region. • 5,000+ students and 400+ staff in 2023. • Strong relationships with 40+ schools and higher education providers. Campus Locations: • Warrnambool, Hamilton, Portland, Colac, Sherwood Park, Industry Skills Centre, and Glenormiston.
South West Healthcare Strategic Plan 2020-24	Overview South West Healthcare (SWH) is a leading sub-regional health service provider in Victoria, serving five local government areas with hospitals, mental health services, community health centres, and aged care facilities. The Strategic Plan 2020-24 focuses on improving health outcomes, expanding services, enhancing infrastructure, empowering staff, and fostering partnerships. Key Objectives 1. Great Healthcare Experiences: Partner with consumers to deliver service excellence. 2. Empowering Our People: Develop talent and leadership across all workforce levels. 3. Integrated, High-Quality Care: Continuously improve service delivery for better outcomes. 4. Infrastructure That Supports Best Care: Plan and deliver future demand through strategic investment. 5. Partnering for Success: Strengthen collaborations to improve access and equity. Strategies and Actions Great Healthcare Experiences • Consumer Engagement: Train staff to work collaboratively with consumers and improve engagement frameworks. • Health Literacy: Implement programs to empower consumers with knowledge and promote My Health Record usage. • Service Redesign: Focus on equity of access and establish more specialist outpatient services with no out-of-pocket expenses. Empowering Our People • Values-Driven Culture: Promote organizational values and behaviors to help staff achieve their potential. • Diversity and Inclusion: Increase recruitment and retention of Aboriginal staff and foster inclusivity. • Workplace Excellence: Develop a People and Culture Strategy, leadership programs, and wellness initiatives to support staff. Integrated, High-Quality Care • Team-Oriented Models: Streamline transitions across campuses and community settings. • Care Close to Home: Expand in-home and community-based care models and enhance specialist services. • Safety and Quality: Continuously review systems to ensure best practices and sector reforms. Infrastructure That Supports Best Care • Redevelopment Projects: Progress the Warrnambool Base Hospital and Camperdown precinct masterplans. • Technology Integration: Implement end-to-end electronic health records and modernize IT systems. • Facility Upgrades: Expand aged care facilities and improve common spaces for residents. Partnering for Success • Collaborations: Strengthen partnerships with local health providers, education institutions, and government agencies. • Public Health Initiatives: Contribute to population health strategies and improve equity through targeted plans. • Regional Self-Sufficiency: Enhance capabilities to treat more patients locally and reduce travel to metropolitan areas. Indicators of Success • High consumer satisfaction and engagement. • Increased use of My Health Record and public outpatient services. • Improved staff engagement, diversity, and wellness. • Timely access to care and reduced readmission rates. • Completion of redevelopment projects and IT upgrades. • Strengthened regional partnerships and clinical governance frameworks. Highlighted Programs and Case Studies

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	Community Palliative Care: Supporting patients to achieve their wish of dying at home with family. Hospital in the Home: Providing safe and effective care outside hospital settings. Prehabilitation Programs: Optimizing patient conditions before surgery, reducing hospital stays, and improving outcomes. Subcutaneous Immunoglobulin Therapy: Enabling patients to self-administer treatment at home, saving time and improving health outcomes. Commitment to Sustainability SWH is dedicated to environmental sustainability, reducing waste, emissions, and operational costs through initiatives like solar panels, LED lighting, and recycling programs. Vision, Mission, and Values Vision: Leaders in healthcare, partners in wellbeing. Mission: Improve health and wellbeing by partnering with communities and providers. Values: Care, Respect, Integrity, Excellence, Leadership. Future Focus SWH aims to: - Respond to increasing demand. - Expand community and home-based care models. - Leverage technology for telehealth and clinical systems. - Support research, teaching, and training for evidence-based care. - Improve infrastructure to meet rural health needs.
DOBCEL Strategy 2035	Vision: DOBCEL Strategy 2035 aims to create a high-performing system of Catholic schools in the Diocese of Ballarat, guided by Catholic identity and the shared purpose of pursuing fullness of life for all. It seeks to inspire systemic transformation by unleashing human potential and fostering collaboration, innovation, and collective agency. Key Objectives: High-Performing Catholic Schools: - Strong Catholic identity at the core. - Engagement and belonging for students and staff. - Enhanced wellbeing and health as foundations for learning. - Research-informed practices for improved student outcomes. - Equity in access and outcomes across diverse groups. - Optimal use of resources for societal benefit. Addressing Global Change Forces: - Responding to challenges like climate change, inequality, demographic shifts, technological advancements, and evolving work, learning, and living dynamics. Improving Education Trends: - Reversing stagnating student outcomes, widening inequities, declining engagement, and wellbeing challenges. - Enhancing economic efficiency in education. Strategic Pillars and Actions: Collaborative Cultures: - Foster collaboration across schools and communities to build trust, belonging, and innovation. - Intention: Collaboration drives planning and action at all levels. Engagement and Belonging: - Remove barriers to engagement and belonging for students, staff, and families. - Prioritize First Nations people, student agency, and professional autonomy. - Intention: Strong parental engagement, student agency, and teacher autonomy define teaching and learning. School as Community: - Position schools as active community hubs offering broader services and fostering stronger ties. - Intention: All DOBCEL schools serve as active community spaces. Rich Pedagogical Practices: - Implement research-informed teaching methods to promote curiosity, critical thinking, and deeper learning. - Intention: Teaching and learning are based on verified pedagogical practices for wellbeing and learning. Sustainable Stewardship: - Manage resources responsibly to benefit students, schools, and communities. - Intention: Stewardship prioritizes the interests of young people and ensures transparency and sustainability. Theory of Change:

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	DOBCEL schools are well-performing but can improve by embracing deeper collaboration, local innovation, and collective autonomy. The strategy provides general directions for systemic transformation in a rapidly changing world.
Victorian School Building Authority Projects	The Victorian School Building Authority (VSBA) is part of the Department of Education. Since 2016, it has managed school and early childhood facility projects across Victoria. In the City of Warrnambool, the following projects have either being recently completed or planned to be delivered in future: • Brauer Secondary College - Upgrade and Modernisation • Merri River School - Upgrade and Modernisation • Merrivale Primary School - Upgrade and Modernisation • Warrnambool College - Upgrade and Modernisation • Warrnambool East Primary School - Upgrade and Modernisation • Warrnambool Primary School - Upgrade and Modernisation • Warrnambool West Primary School - Upgrade and Modernisation • City Kindergarten. This project involves adding a new room for maternal and child health and an upgrade to the foyer, so the kindergarten has a separate entrance. These works will improve accessibility, allow more natural light and create more space in the kindergarten room for children to learn and play. Project is due to be completed quarter 3 2025. • The Matron Swinton Child Care Centre. This project was completed in 2022 resulting in a refurbishment of the centre to make it safer and more appealing to local families. • Warrnambool South Kindergarten. This project was completed in 2023 resulting in the installation of a modern kitchen with an open design. The design will let staff run cooking activities as part of the kindergarten's program. The kindergarten will then be able to run a breakfast club.
Victorian Health Building Authority Projects	The Victorian Health Building Authority (VHBA) is a Project Office within the Victorian Infrastructure Delivery Authority (VIDA). It is responsible for the planning and delivery of the Victorian Government's multibillion-dollar health infrastructure program. The work overseen by the VHBA includes planning and building new public hospitals and emergency care, community health services, ambulance branches, residential aged care and mental health facilities. We also administer the replacement and upgrade of engineering infrastructure and medical equipment, alongside the asset management of existing health facilities. In the City of Warrnambool, the following projects have either being recently completed or planned to be delivered in future: • Warrnambool Base Hospital redevelopment. The Victorian Government is investing \$396.1 million to deliver the Warrnambool Base Hospital redevelopment. A new multi-storey clinical services building will deliver a bigger emergency department, more operating theatres, an extra 22 inpatient beds and dedicated areas for medical imaging and dialysis. With more families choosing to make Warrnambool home, a dedicated 10-bed paediatric unit will provide specialised care to children and young people. This project was completed in 2024. • Warrnambool Base Hospital mental health beds expansion. The Victorian Government is investing \$10.9 million to deliver more mental health beds at Warrnambool Base Hospital. The project will deliver five new acute mental health beds, increasing capacity from 15 to 20 beds. This project will be completed in 2026. • South West Healthcare Prevention and Recovery Care facility. Completed in 2018, the South West Healthcare Prevention and Recovery Care (PARC) centre is South West Victoria's new dedicated prevention and recovery care service for people experiencing mental illness. The centre helps people who are unwell or recovering from an acute mental illness. It offers professional care in a modern, home-like environment.

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

Figure 4 - Location of Nearest Early Years Services

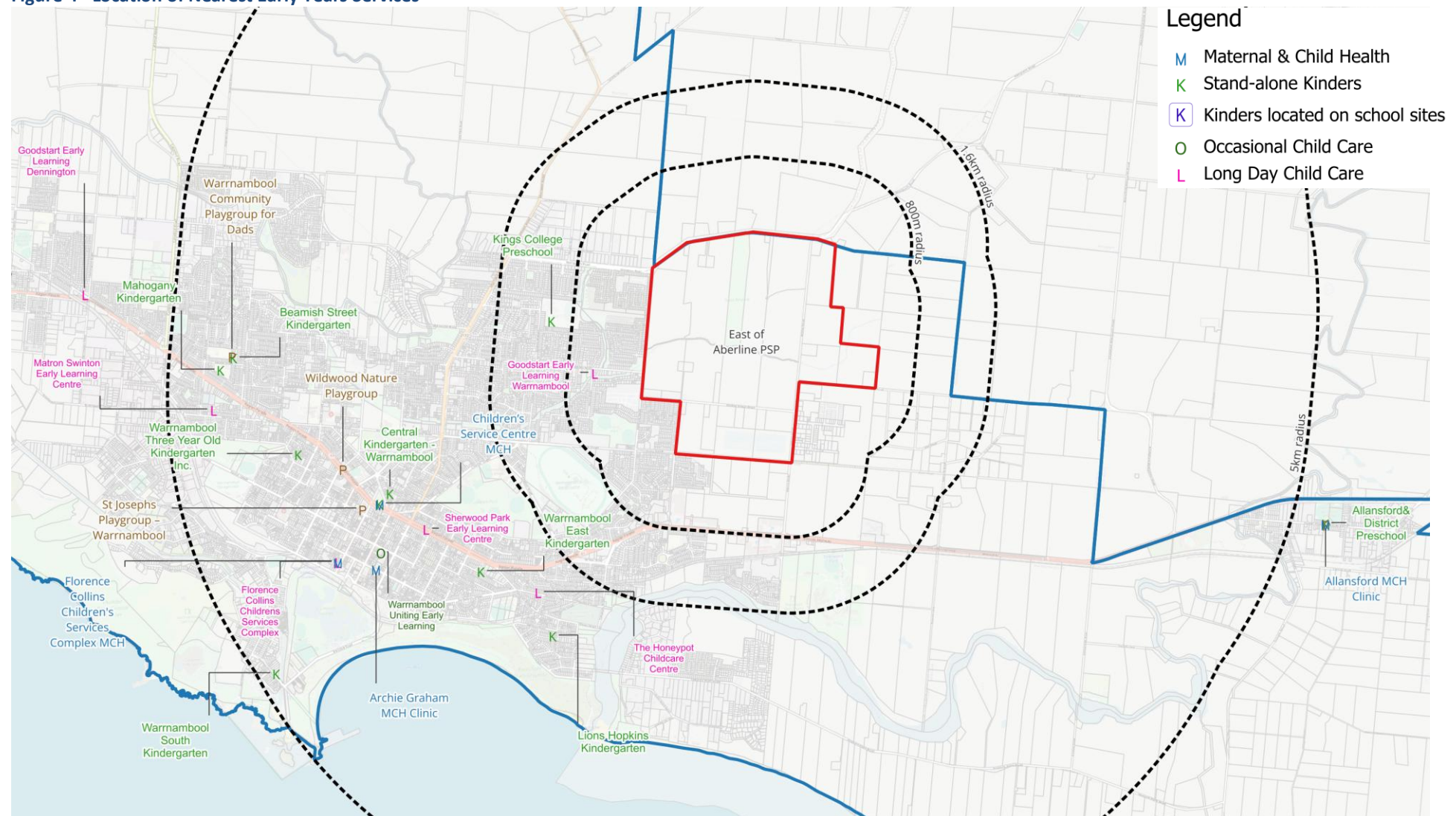


Figure 5 - Location of Nearest Existing Libraries, Neighbourhood Houses, Community Centres and Meeting Spaces

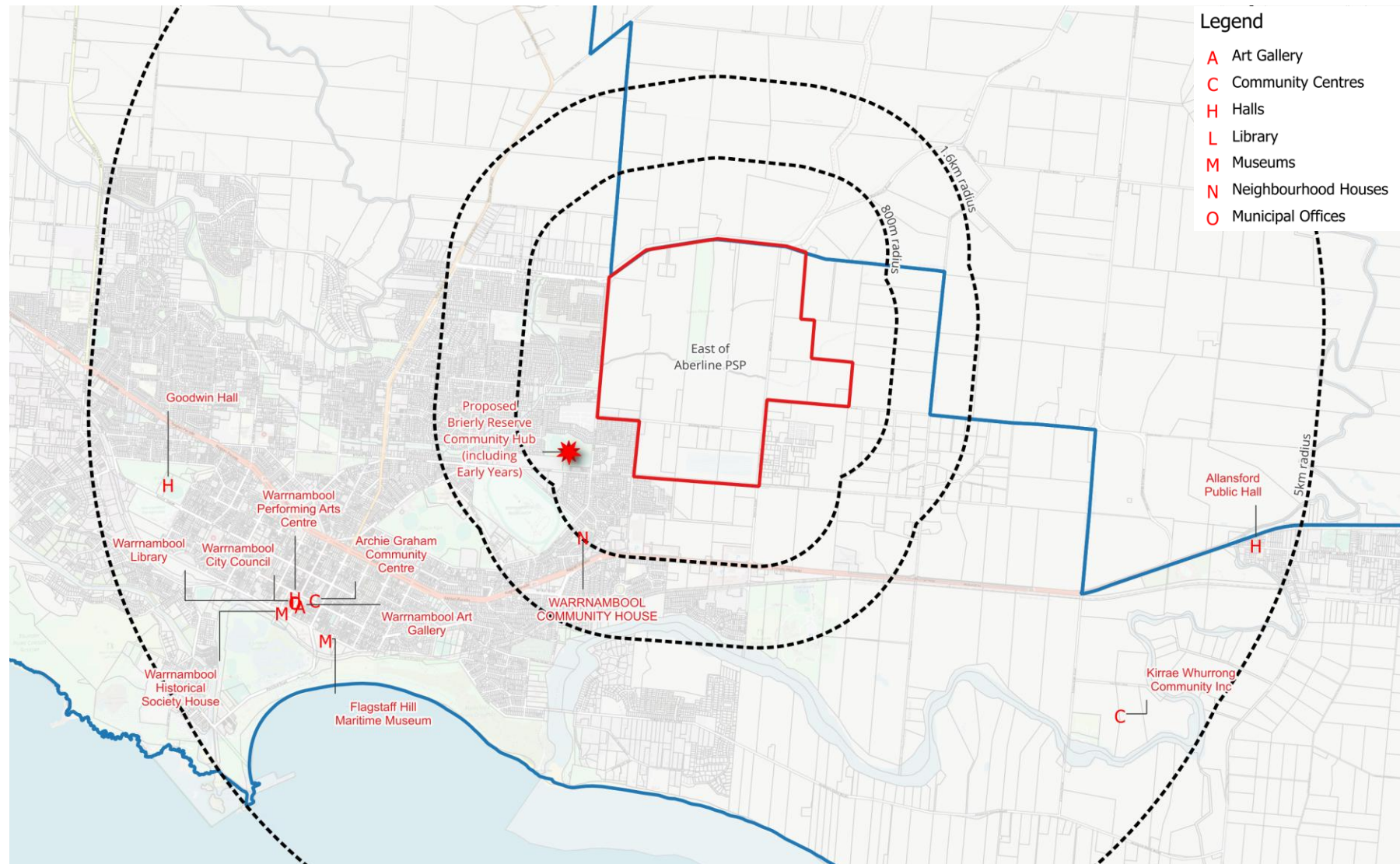


Figure 6 – Location of Nearest Education Facilities

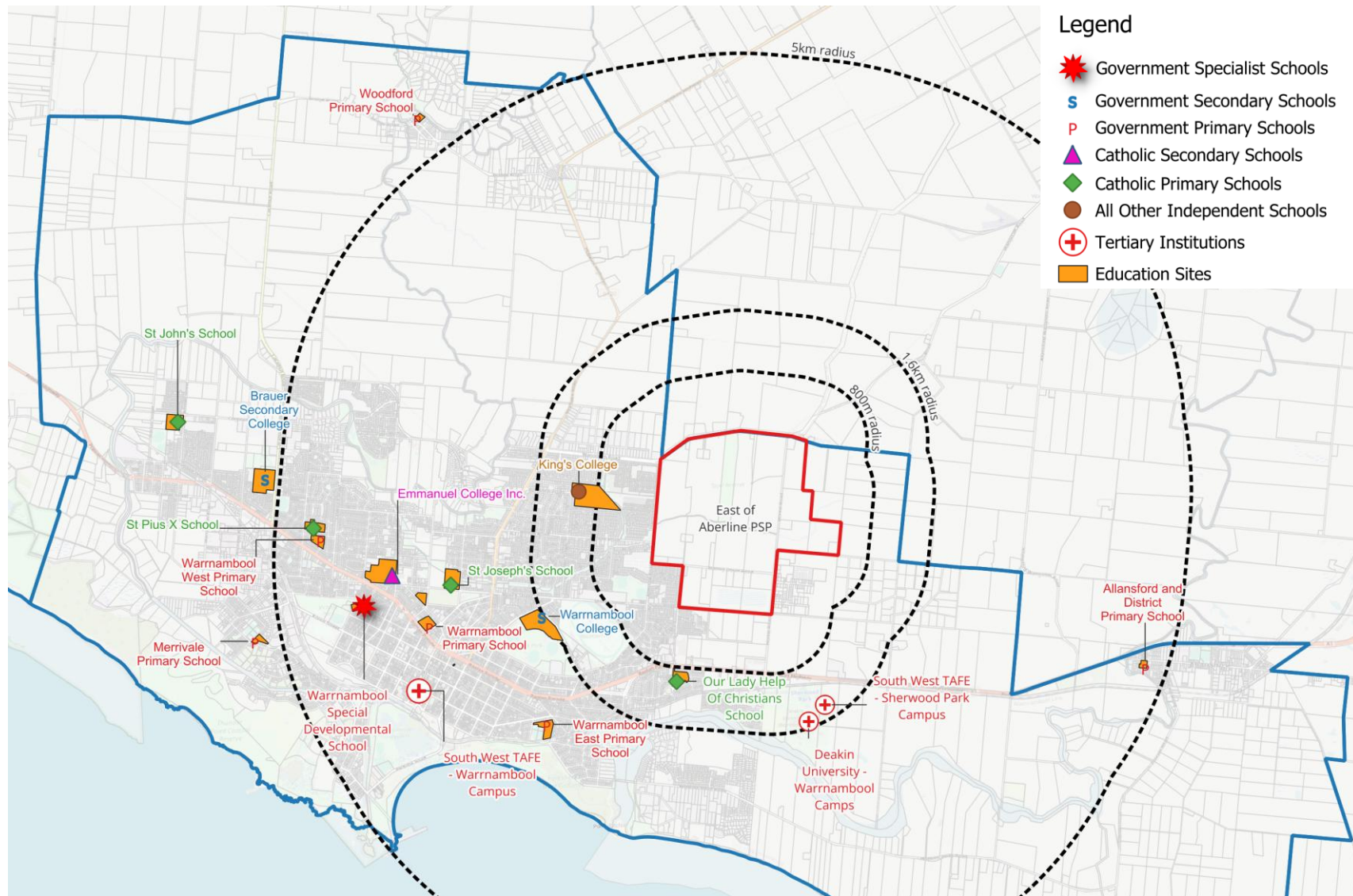


Figure 7 - Location of Nearest Main Public Open Spaces

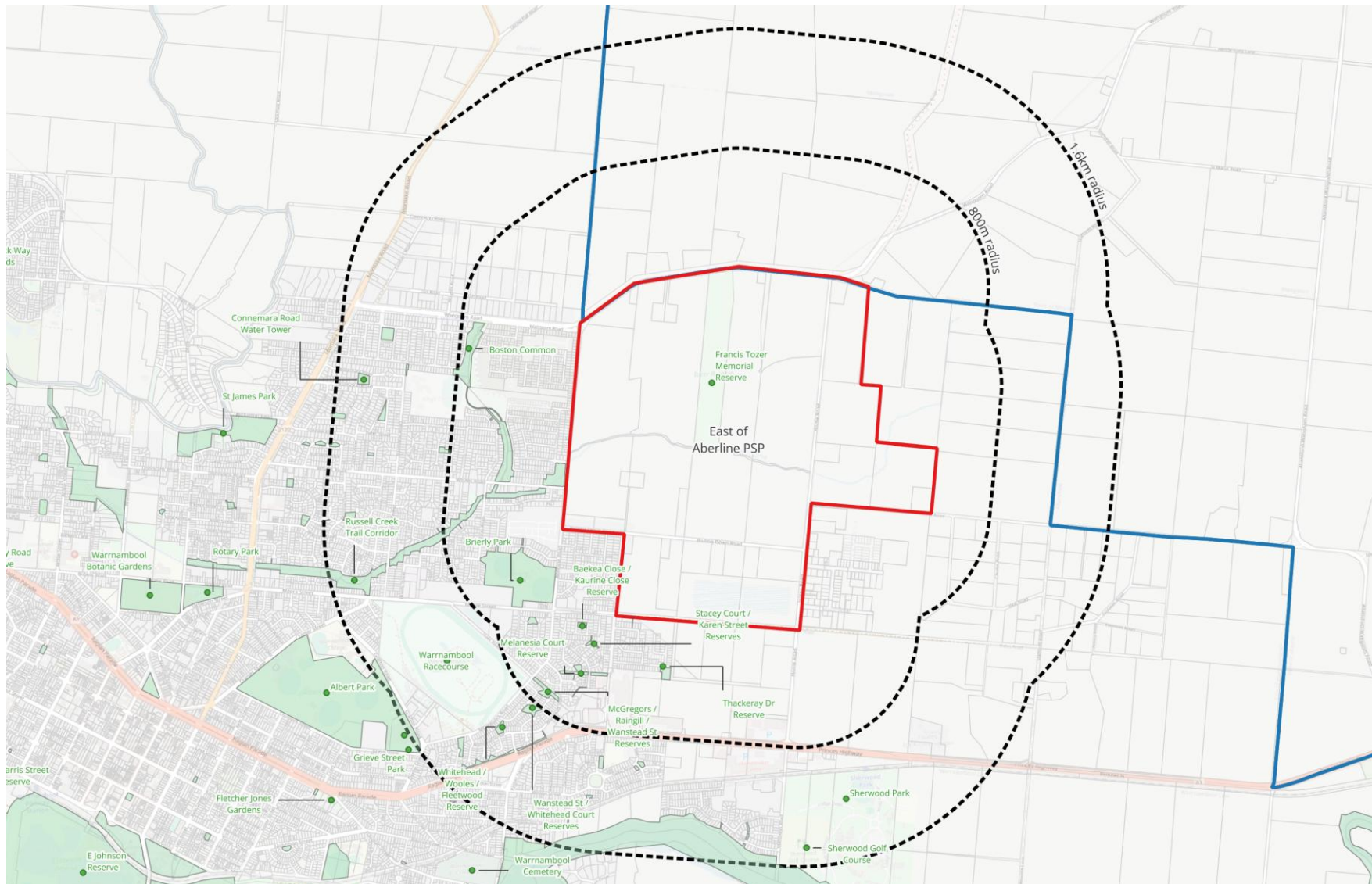


Figure 8 - Location of Nearest Outdoor and Indoor Recreation Facilities

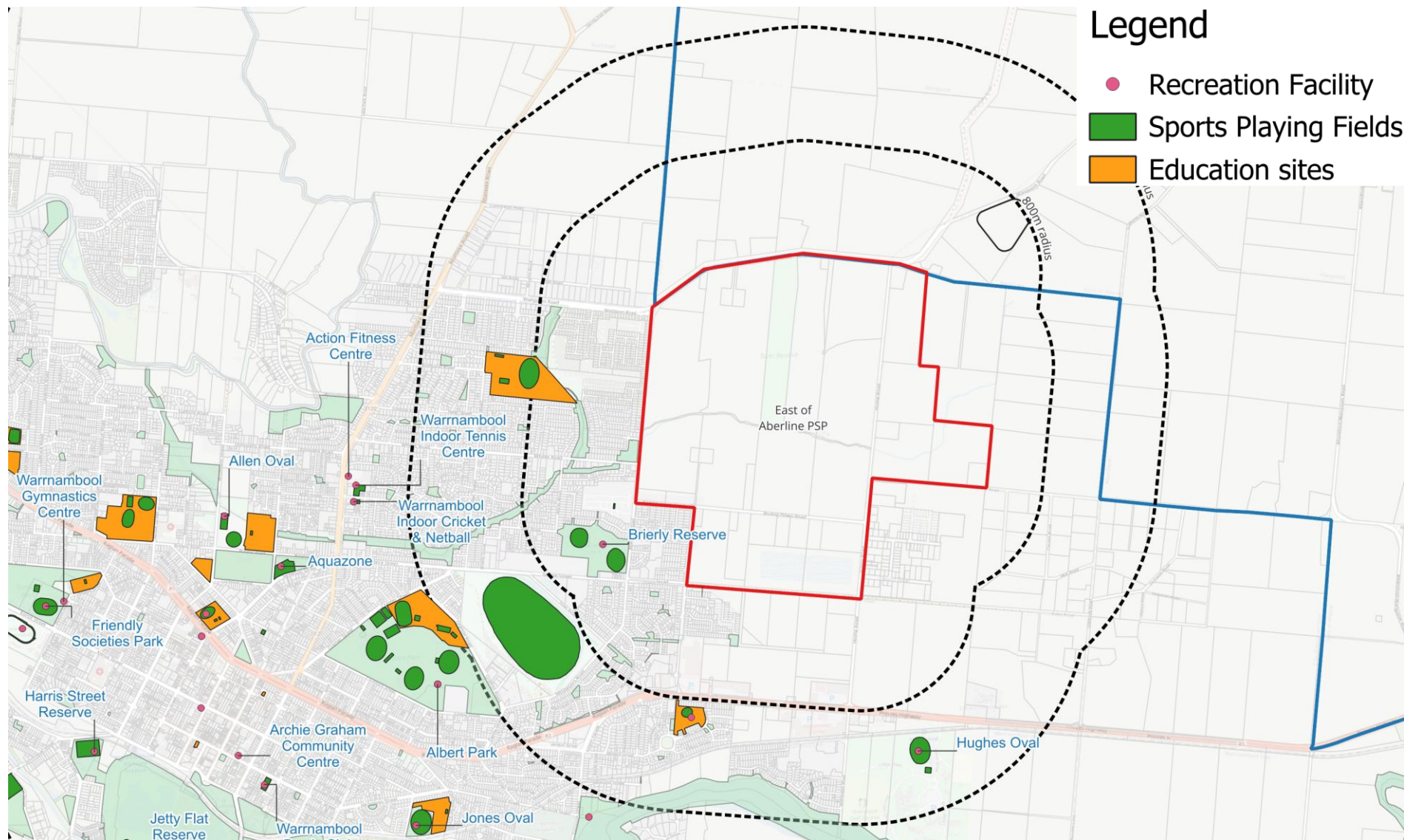


Figure 9 - Location of Nearest Acute & Community Health Facilities

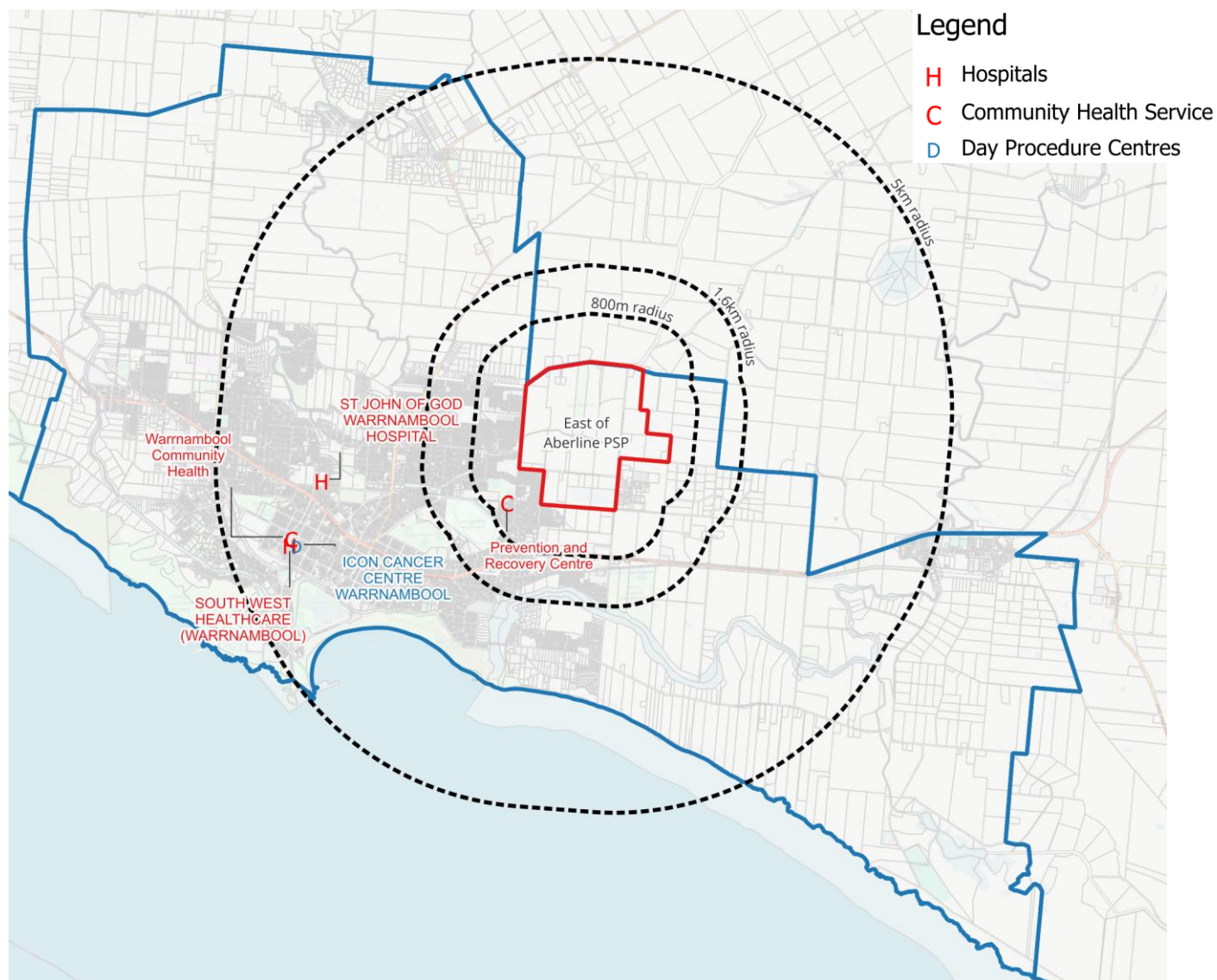


Figure 10 - Nearest Justice & Emergency Services

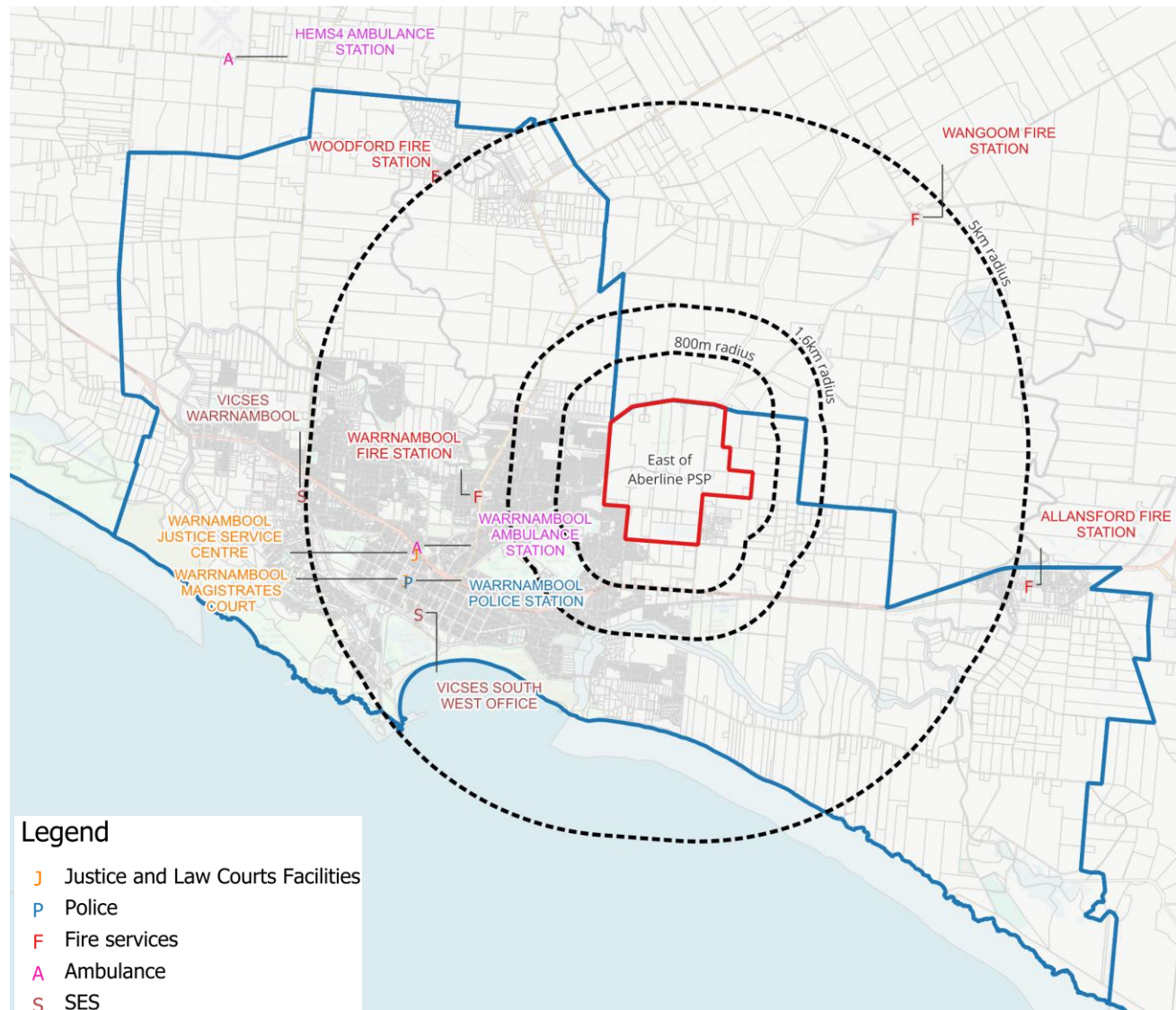
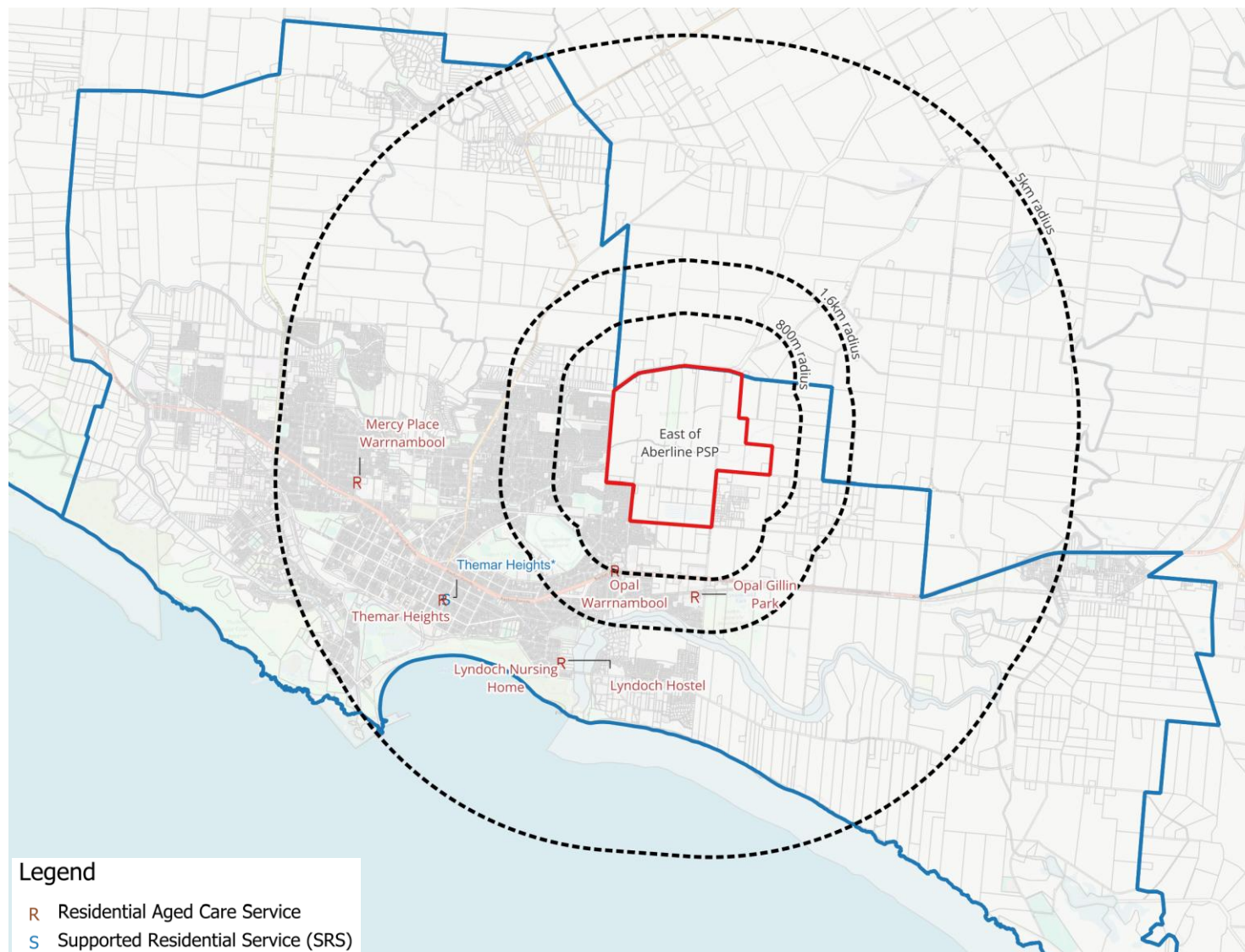


Figure 11 - Location of Nearest Residential Aged Care Services (R) and Supported Residential Services (SRS)



Appendix 3 – Quantitative Demand & Supply Estimates for East of Aberline PSP by Full Build Out & Warrnambool City Council by 2046

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	East of Aberline PSP - Current Development Scenario (4,250 dwellings)	Warrnambool by 2036	Warrnambool by 2046
Total public open space contribution (local passive + local active)	10.0%	% of NDA allocated for all unencumbered public open space	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	27.1	Not applicable	Not applicable
Local passive open space	3.0% to 5.0%	% of NDA allocated for all unencumbered passive open space	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	8.1 ha to 13.5 ha		
Local active open space	5.0% to 7.0%	% of NDA allocated for all unencumbered active open space	Victorian Planning Authority, Precinct Structure Planning Guidelines: New Communities in Victoria (October, 2021)	13.5 ha to 19.0 ha		
Organised Sport Facility & Participation Estimates						
Indoor and outdoor recreation facilities						
All indoor recreation courts (multipurpose) - Council and school based	5,200	Approximate population per court	Number of City of Warrnambool indoor courts May 2025: Based on 2 facilities (7 indoor courts) - Warrnambool Leisure Centre (5 courts) and Brauer College Warrnambool (2 courts)	2.3	7	8
Council indoor recreation courts (multipurpose)	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).	1.2	3.9	4.1
Council aquatic leisure centre visits per annum	5.7	Number of visits per person per annum	Victorian Department of Jobs, Precincts & Regions, Know Your Council: 2023-2024 Dataset (City of Warrnambool)	67,830	219,929	233,529
Council aquatic / leisure centres	36,000	Approximate total population per facility	Number of City of Warrnambool Indoor Aquatic Leisure Centres (2025): 1 existing facility, Aqua Zone	0.3	1.1	1.1
Organised Sport Participation						
Type of organising entity by activity: Total organised (adults - people aged 15 and over)						
Fitness/Gym	12.7%	% 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): Victorian data. January 2024 - December 2025 Victoria Data (Table 19)	1,287	4,171	4,422
Pilates	5.1%	As above	As above	520	1,687	1,788

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	East of Aberline PSP - Current Development Scenario (4,250 dwellings)	Warrnambool by 2036	Warrnambool by 2046
Walking (Recreational)	5.0%	As above	As above	503	1,630	1,727
Running/jogging	4.5%	As above	As above	457	1,482	1,571
Basketball	3.4%	As above	As above	340	1,103	1,169
Yoga	3.0%	As above	As above	304	985	1,044
Football/soccer	2.8%	As above	As above	286	927	983
Swimming	2.8%	As above	As above	280	909	963
Australian football	2.7%	As above	As above	276	896	950
Tennis	2.5%	As above	As above	253	821	870
Golf	2.3%	As above	As above	236	765	811
Netball	2.0%	As above	As above	208	673	714
Cricket	1.8%	As above	As above	182	589	624
Bush walking	1.7%	As above	As above	176	571	605
Dancing (recreational)	1.3%	As above	As above	136	442	468
Type of organising entity by activity: Total organised (Children - people aged up to 14 years)						
Swimming	23.9%	% of children aged 0-14 participating in organised physical activity or sport at least once per year	Australian Sports Commission, AusPlay Survey (AusPlay): Victorian data. January 2024 - December 2025 Victoria Data (Table 20)	283	642	697
Football/soccer	10.2%	As above	As above	121	275	298
Basketball	10.0%	As above	As above	118	267	290
Australian football	8.9%	As above	As above	105	238	258
Gymnastics	6.4%	As above	As above	75	171	185
Dancing (recreational)	5.4%	As above	As above	63	144	156

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Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	East of Aberline PSP - Current Development Scenario (4,250 dwellings)	Warrnambool by 2036	Warrnambool by 2046
Netball	4.7%	As above	As above	56	127	138
Tennis	4.6%	As above	As above	55	124	135
Walking (Recreational)	4.5%	As above	As above	53	121	131
Cricket	4.3%	As above	As above	51	115	125
Early Years Services						
Kindergartens						
% of 3 and 4 year olds participating in 4 year old Kindergarten	100.0%	% of all eligible children participating in 4 Year Old Subsidised Kindergarten	State Government Objective	231	748	796
Total number of enrolments in 4 year old sessional Kindergarten	76.0%	% of participating children (see above) enrolled at a 4 year old sessional Kindergarten service	Department of Education Early Childhood Education Profile 2023 (City of Warrnambool data - 4 year-old kinder)	88	284	302
Total number of enrolments in 3 year old sessional Kindergarten	54.0%	% of participating children (see above) enrolled at a 3 year old sessional Kindergarten service	Department of Education Early Childhood Education Profile 2023 (City of Warrnambool data - 3 year-old kinder)	62	202	215
Total 3 & 4 year old enrolments attending sessional kindergarten				150	486	517
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	2.3	7.4	7.8
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	3.6	11.7	12.4
Maternal & Child Health						
Number of MCH Full-Time Nurses	120	1 FT nurse per 130 children 0 years	ASR Research estimate	1.0	3.1	3.3
Number of MCH consulting units	1	Number of MCH consulting units required per FT nurse	Based on above	1.0	3.1	3.3

East of Aberline Precinct Structure Plan
Community Infrastructure Needs Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	East of Aberline PSP - Current Development Scenario (4,250 dwellings)	Warrnambool by 2036	Warrnambool by 2046
Playgroup						
Number of 2 hr playgroup sessions per week	245	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 the City of Warrnambool Playgroup (May 2025): 6 venues and 6 sessions per week.	1.9	6.1	6.5
Occasional Child Care						
Number of occasional child care places	13	Total number of occasional child care places per 1,000 children aged 0-4 years	Register of Approved Children's Services in Victoria (May 2025) for City of Warrnambool: 24 places (1 service)	7.5	24	26
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.	7.9	25.5	27.1
Long Day Child Care Centres						
Number of Long Day Child Care places	409	Total number of LDC places per 1,000 children aged 0-4 years	Australian Children's Education and Care Quality Authority (ACECQA) National Register Data for City of Warrnambool: 753 places (9 services), April 2025	236	765	814
Number of Long Day Child Care centres	120	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.	2.0	6.4	6.8
Community Centres, Meeting spaces, Neighbourhood Houses & Libraries						
Level 1 community centre	20,000	Population per Level 1 facility for a catchment of 60,000 people	VPA / ASR Research Growth Area Community Centre Planning Guideline	0.6	1.9	2.0
Level 2 community centre	20,000	Population per Level 2 facility for a catchment of 60,000 people	VPA / ASR Research Growth Area Community Centre Planning Guideline	0.6	1.9	2.0
Level 3 community centre	60,000	Population per Level 3 facility for a catchment of 60,000 people	VPA / ASR Research Growth Area Community Centre Planning Guideline	0.2	0.6	0.7
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	357	1,158	1,229

East of Aberline Precinct Structure Plan
Community Infrastructure Needs Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	East of Aberline PSP - Current Development Scenario (4,250 dwellings)	Warrnambool by 2036	Warrnambool by 2046
Level 2 community Centre (which typically includes spaces to accommodate a Neighbourhood House service)	20,000	Population per Level 2 Community Centre (servicing an overall population catchment of 60,000 people)	Number of City of Warrnambool Neighbourhood Houses (2025): 2 existing Neighbourhood Houses: Warrnambool Neighbourhood and Community Centre and West Warrnambool Neighbourhood House	0.6	1.9	2.0
Libraries						
Number of library loans annum	7.4	Total loans per person	Victorian Department of Jobs, Precincts & Regions, Know Your Council: 2023-2024 Dataset (City of Warrnambool)	87,465	283,592	301,130
Number of library visits per annum	5.3	Total visits per person	Victorian Department of Jobs, Precincts & Regions, Know Your Council: 2023-2024 Dataset (City of Warrnambool)	63,070	204,495	217,141
Number of library facilities	36,000	Approximate population per Library facility (2025)	Number of City of Warrnambool Libraries (2025): 1 existing library: Warrnambool Library and Learning Centre (located at South West TAFE campus)	0.3	1.1	1.1
Education Enrolment & Facility Estimates						
Primary Schools						
Govt Primary Enrolment	47%	% of 5-11 year old population	Australian Bureau of Statistics, 2021 Census of Population and Housing, based on data for City of Warrnambool	388	1,257	1,365
Catholic Primary Enrolment	42%	% of 5-11 year old population	As above	348	1,127	1,224
Non Govt Primary Enrolment	4%	% of 5-11 year old population	As above	30	98	106
Total Primary Enrolment	92%	% of 5-11 year old population	As above	764	2,476	2,688
Govt Primary School	3,000	Total number of dwellings per facility	Department of Education	1.4	6.0	6.2
Secondary Schools						
Govt Secondary Enrolment	53%	% of 12-17 year old population	Australian Bureau of Statistics, 2021 Census of Population and Housing, based on data for City of Warrnambool	391	1,267	1,331
Catholic Secondary Enrolment	30%	% of 12-17 year old population	As above	220	713	749
Non Gov Secondary Enrolment	4%	% of 12-17 year old population	As above	29	95	99
Total Secondary Enrolment	87%	% of 12-17 year old population	As above	641	2,079	2,184
Govt Secondary School	10,000	Total number of dwellings per facility	Department of Education	0.4	1.8	1.9

East of Aberline Precinct Structure Plan
Community Infrastructure Needs Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	East of Aberline PSP - Current Development Scenario (4,250 dwellings)	Warrnambool by 2036	Warrnambool by 2046
TAFE						
TAFE Full-Time Enrolment (15 to 24)	3.2%	% of 15-24 year old population	Australian Bureau of Statistics, 2021 Census of Population and Housing, based on data for City of Warrnambool	42	136	144
TAFE Full-Time Enrolment (25+)	0.7%	% 25 + year old population	As above	61	197	209
TAFE Part-Time Enrolment (15 to 24)	7.4%	% of 15-24 year old population	As above	96	312	331
TAFE Part-Time Enrolment (25+)	1.7%	% 25 + year old population	As above	148	481	510
Total TAFE Enrolments				347	1,125	1,193
Universities						
University Full-Time Enrolment (15 to 24)	7.6%	% of 15-24 year old population	Australian Bureau of Statistics, 2021 Census of Population and Housing, based on data for City of Warrnambool	99	321	340
University Full-Time Enrolment (25+)	0.7%	% 25 + year old population	As above	60	196	207
University Part-Time Enrolment (25 to 24)	1.3%	% of 15-24 year old population	As above	17	56	59
University Part-Time Enrolment (25+)	1.3%	% 25 + year old population	As above	113	368	390
Total University Enrolments				290	940	996
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	42	137	145
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	28	90	96
Community health clients	3%	Proportion of population that is a registered community health client	Victorian Auditor-General's report, Community Health Program (June 2018)	342	1,107	1,176
Allied health service sites	1.1	Number of allied health service sites per 1,000 people (City of Warrnambool)	Department of Health and Human Services, City of Warrnambool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	13	42	45

East of Aberline Precinct Structure Plan
Community Infrastructure Needs Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	East of Aberline PSP - Current Development Scenario (4,250 dwellings)	Warrnambool by 2036	Warrnambool by 2046
General practices	0.40	Number of general practice clinics per 1,000 people (City of Warrnambool)	Department of Health and Human Services, City of Warrnambool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	5	15	16
Dental services	0.30	Number of dental service sites per 1,000 people (City of Warrnambool)	Department of Health and Human Services, City of Warrnambool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	4	12	12
Pharmacies	0.30	Number of pharmacies per 1,000 people (City of Warrnambool)	Department of Health and Human Services, City of Warrnambool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	4	12	12
Projected hospital admissions	450.3	Hospital inpatient separations per 1,000 people (City of Warrnambool). Note: projected to increase by 2.7% per annum until 2026/27.	Department of Health and Human Services, City of Warrnambool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	5,359	17,374	18,449
Emergency presentations	492.6	Emergency department presentations per 1,000 people (City of Warrnambool). Note: projected to increase by 2.7% per annum until 2026/27	Department of Health and Human Services, City of Warrnambool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	5,862	19,006	20,182
Drug & alcohol clients	10.5	Number of registered Alcohol & Drug Treatment clients per 1,000 people (City of Warrnambool)	Department of Health and Human Services, City of Warrnambool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	125	405	430
Mental health clients	32.1	Number of registered mental health clients per 1,000 people (City of Warrnambool)	Department of Health and Human Services, City of Warrnambool Health Profile 2015 (https://www2.health.vic.gov.au/about/reporting-planning-data/gis-and-planning-products/geographical-profiles)	382	1,239	1,315
Aged Care						
Aged Care						

East of Aberline Precinct Structure Plan
Community Infrastructure Needs Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	East of Aberline PSP - Current Development Scenario (4,250 dwellings)	Warrnambool by 2036	Warrnambool by 2046
Number of residential aged care beds	71	Number of aged care places per 1000 people aged 70 years +	Current Australian Government Provision Ratio (2024)	185	601	656
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 .	101	329	348
Singing or playing a musical instrument	3.5%	As above	As above	355	1,150	1,219
Dancing	1.8%	As above	As above	182	591	627
Writing	5.0%	As above	As above	507	1,643	1,741
Visual art activities	14.6%	As above	As above	1,479	4,796	5,084
Craft activities	13.4%	As above	As above	1,358	4,402	4,666
Designing websites, computer games or interactive software	19.0%	As above	As above	1,925	6,242	6,616
Fashion, interior or graphic design	27.0%	As above	As above	2,736	8,870	9,402
Type of arts / cultural activity participated in (children aged 0 to 14)						
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 .	86	129	138
Singing or playing a musical instrument	19%	As above	As above	340	508	544
Dancing	13%	As above	As above	227	340	364
Art and craft activities	39%	As above	As above	683	1,022	1,095

East of Aberline Precinct Structure Plan
Community Infrastructure Needs Assessment

Community Infrastructure Category	Provision ratio / participation Rate	Description of measure	Source of measure	East of Aberline PSP - Current Development Scenario (4,250 dwellings)	Warrnambool by 2036	Warrnambool by 2046
Creative writing	19%	As above	As above	326	487	522
Creating digital content	15%	As above	As above	271	406	434
Screen based activities	90%	As above	As above	1,587	2,373	2,542
Reading for pleasure	72%	As above	As above	1,275	1,907	2,042

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.

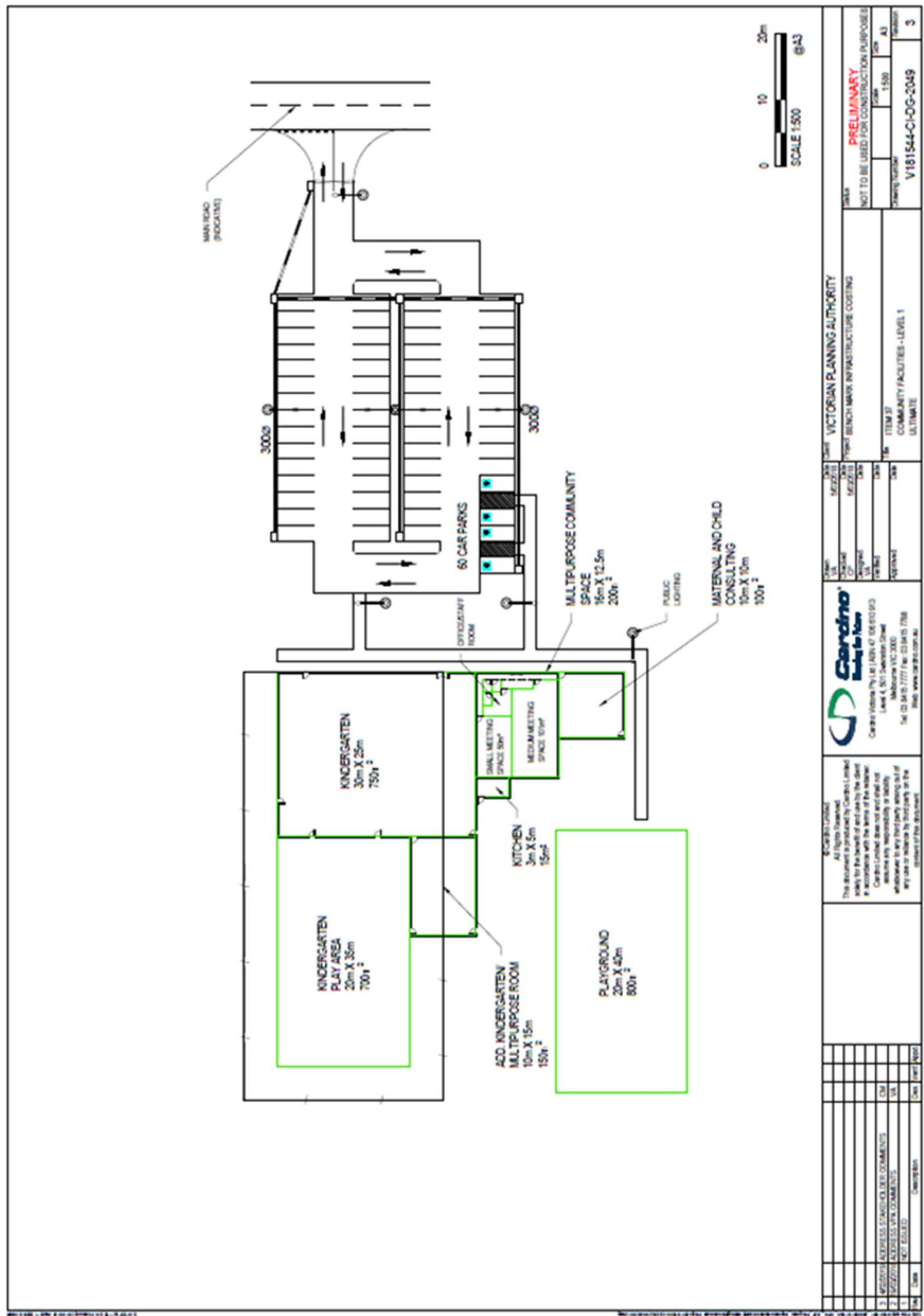
Note that the cost of land for community facilities is not included as this is provided through the public land provisions in the ICP.

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

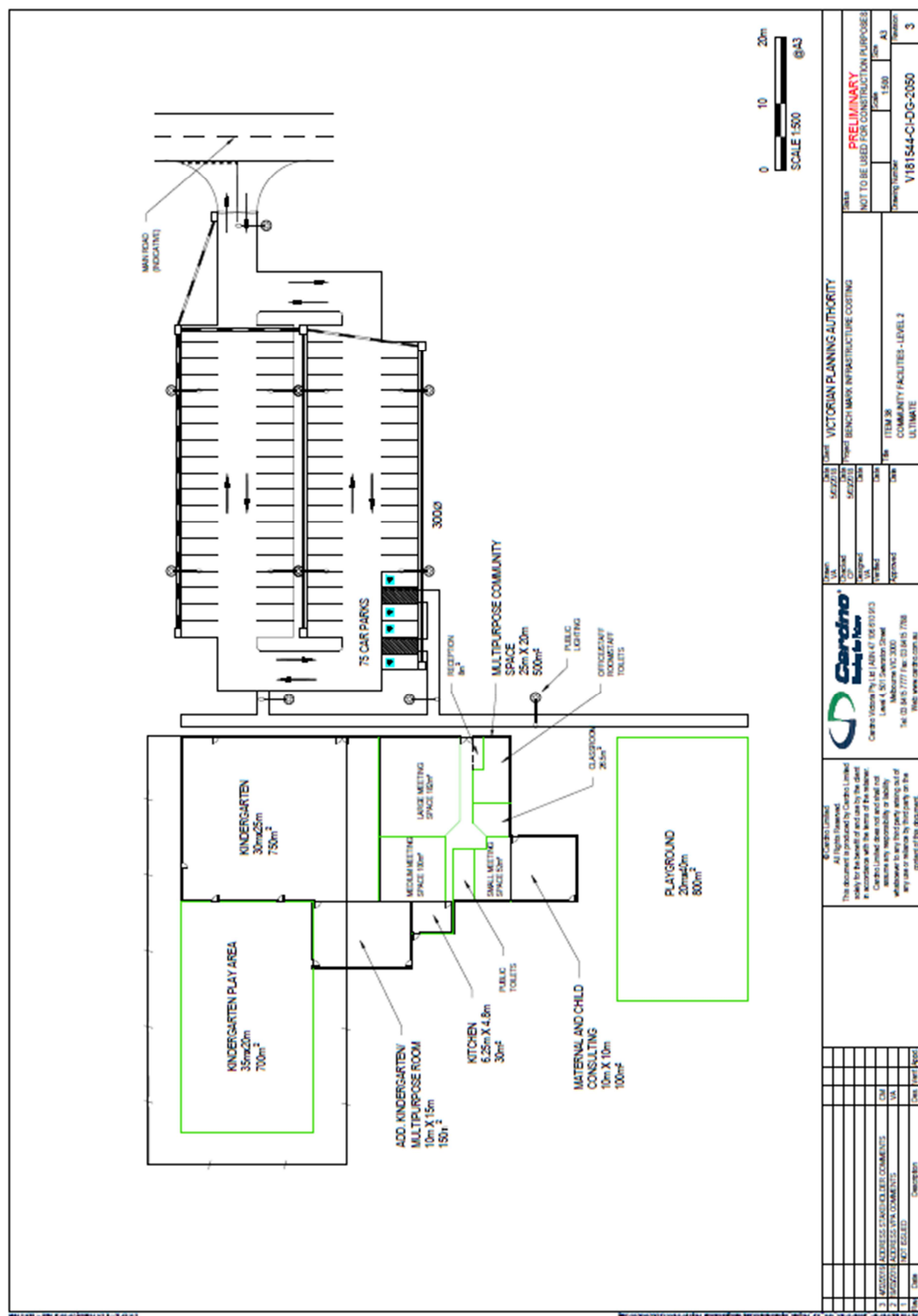
Table 3: Community Infrastructure Costings (Indexed to July 2018)



Cardinal Cardinal Victoria Pty Ltd (ACN 615 015 513) Locked Mail Bag 971 Melbourne VIC 3000 Tel: (03) 8415 7771 Fax: (03) 8415 7788 Web: www.cardinal.com.au		VICTORIAN PLANNING AUTHORITY Item: 181544-CH-2049 Date: 18/11/2019 Status: PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	
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Description: COMMUNITY FACILITIES - LEVEL 1 Location: 181544-CH-2049 Scale: 1:500 Drawing Number: 181544-CH-2049 Revision: 3		Item: 181544-CH-2049 Date: 18/11/2019 Status: PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	

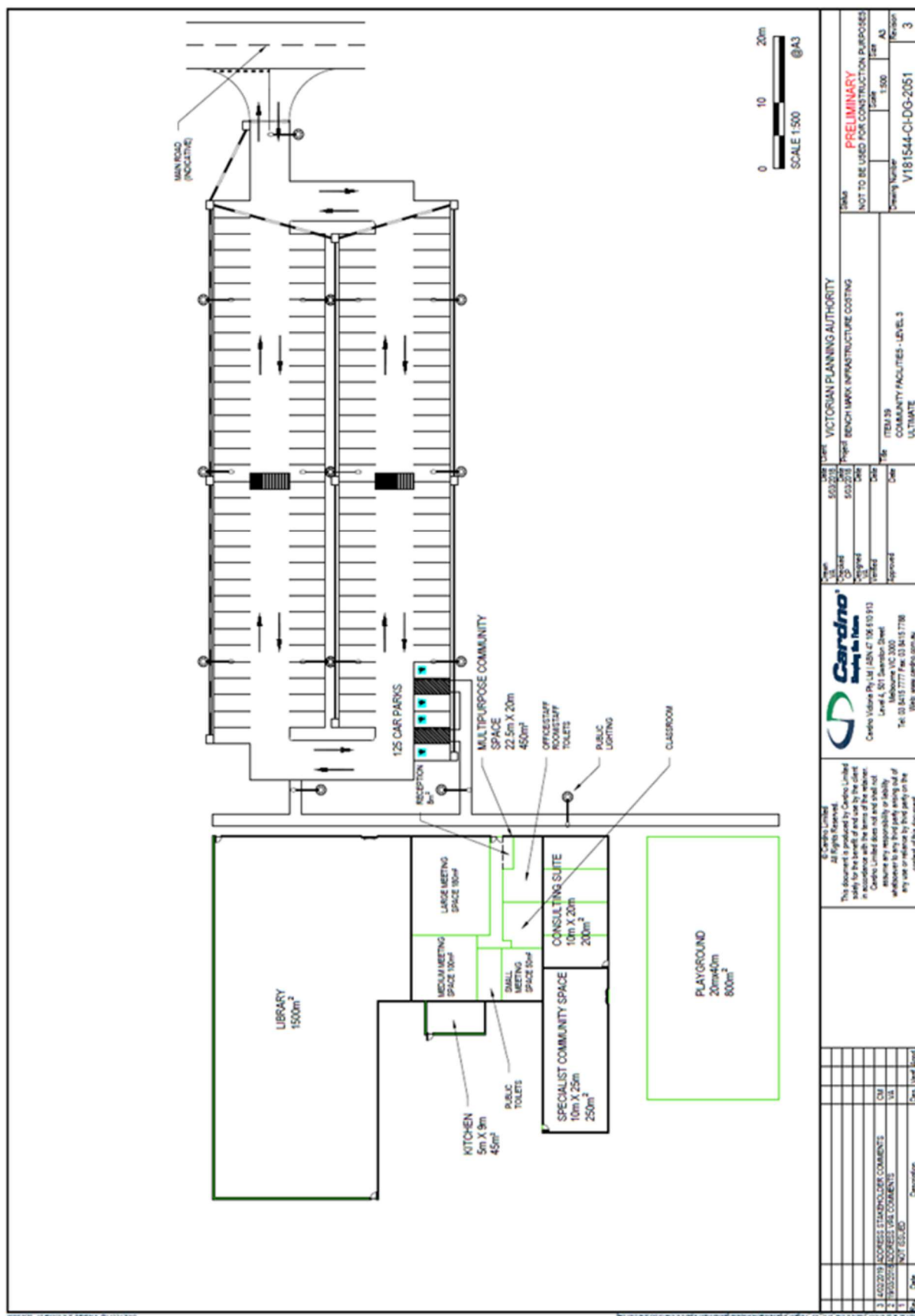
Appendix C		
Description: Community Facilities - Level 1		Item 37
Civil Component Number:		

Group	Sub Item	Qty	Unit	Rate (\$50)	Amount \$50	Rate (\$90)	Amount \$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
Car Park	Pavement	1910	m2	97.15	185556.50	105.90	202269.00
	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		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
Site Works	Paths	210	m2	67.64	14204.40	81.25	17062.50
	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		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
Services	Fire Protection	1	%	0.66	28742.00	0.66	32032.34
	Light & Power	1	%	2.38	103645.41	2.38	115510.55
	Communication	1	%	0.50	21774.25	0.50	24266.92
	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Miscellaneous							
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
	Excluding Delivery				4,865,673		5,422,687
Total	Including Delivery				6,824,106		7,605,318



Appendix C	
Description:	Community Facilities - Level 2
Civil Component Number:	Item 38

Group	Sub Item	Qty	Unit	Rate (\$50)	Amount \$ (50)	Rate (\$90)	Amount \$ (90)
Building	Kindergarten	750 m2		2544.60	1908450.00	2623.87	1967902.50
	Small commercial Kitchen	30 m2		2854.70	85641.00	3109.11	93773.30
	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	Verb 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
Outdoor Play	Playground	800 m3		794.33	635464.00	1131.30	905040.00
	Site Preparation	7313 m2		3.68	26911.84	5.20	38027.60
Site Works	Paths	202 m2		67.64	13663.28	81.25	16412.50
	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	15015.90
	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
Services	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
	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
Miscellaneous							
Delivery	Council Fees	1 %		3.25	186832.12	3.25	206874.34
	Authority Fees	1 %		1.00	57492.96	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
	Environmentally Sustainable Design	1 %		2.00	114985.92	2.00	127307.29
	Contingency	1 %		15.00	862394.41	15.00	954804.66
	Excluding Delivery				5,749,296		6,365,364
Total	Including Delivery				8,063,388		8,927,424



Appendix C	
Description:	Community Facilities - Level 3
Civil Component Number:	Item 39

Group	Sub Item	Qty	Unit	Rate (\$50)	Amount (\$50)	Rate (\$90)	Amount (\$90)
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
Car Park	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
	Site Preparation	8777 m2		3.68	32299.36	5.20	45640.40
Site Works	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	226618.36	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%		34336.12	34336.12	0.50	37744.70
	Sub-standard site conditions	0% of area		0.00	0.00	0.00	0.00
Miscellaneous	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	169688.60
	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	75098.68
	Site Establishment	1%		2.50	191818.71	2.50	210860.74
	Environmentally Sustainable Design	1%		2.00	153454.97	2.00	169688.60
	Contingency	1%		15.00	1150912.28	15.00	1265164.47
	Excluding Delivery				7,672,748		8,434,430
Total	Including Delivery				10,761,030		11,829,288

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.

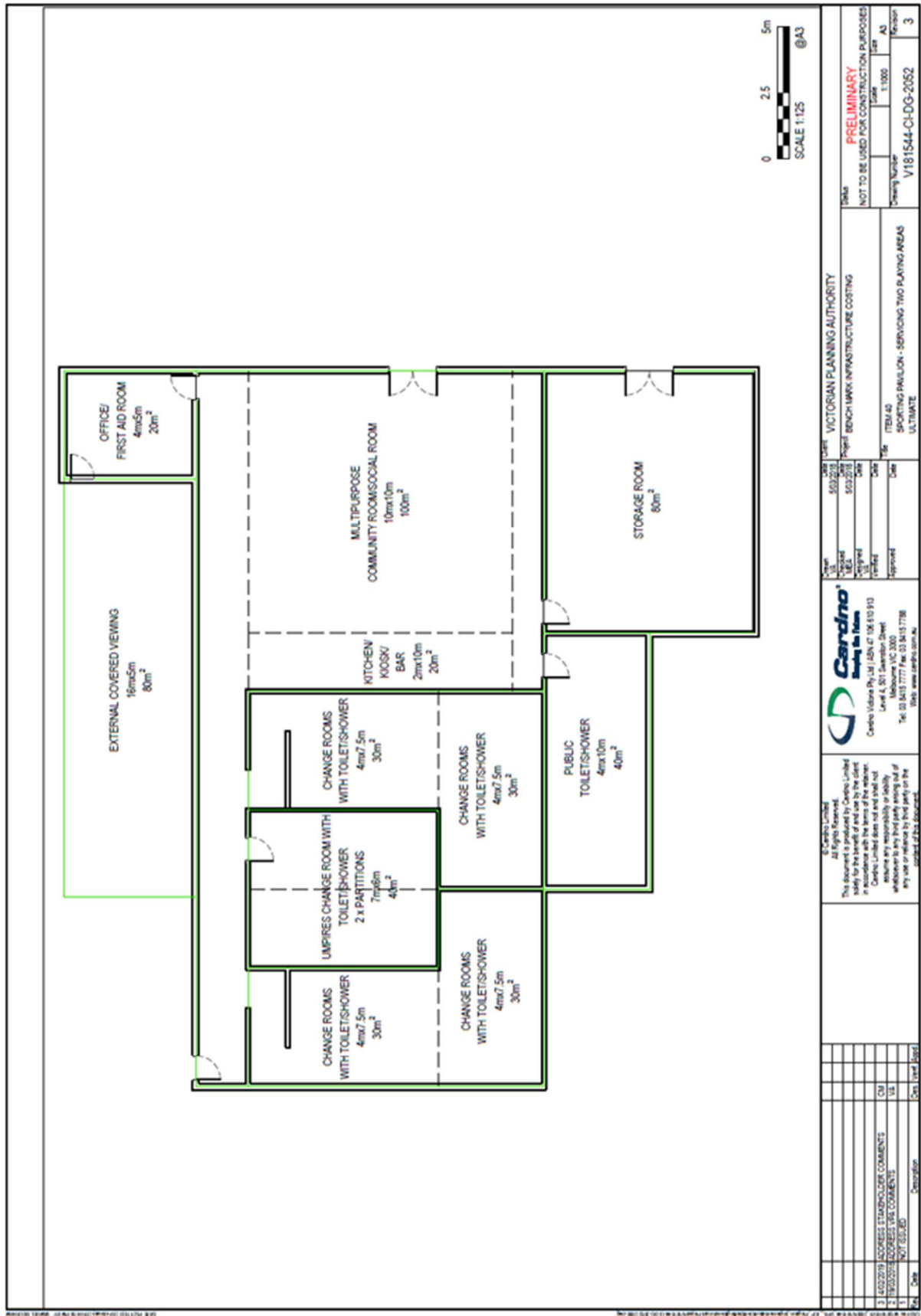
Note that the cost of land is not included as this is provided through the public land provisions in the ICP.

Sports Pavilion BIC

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

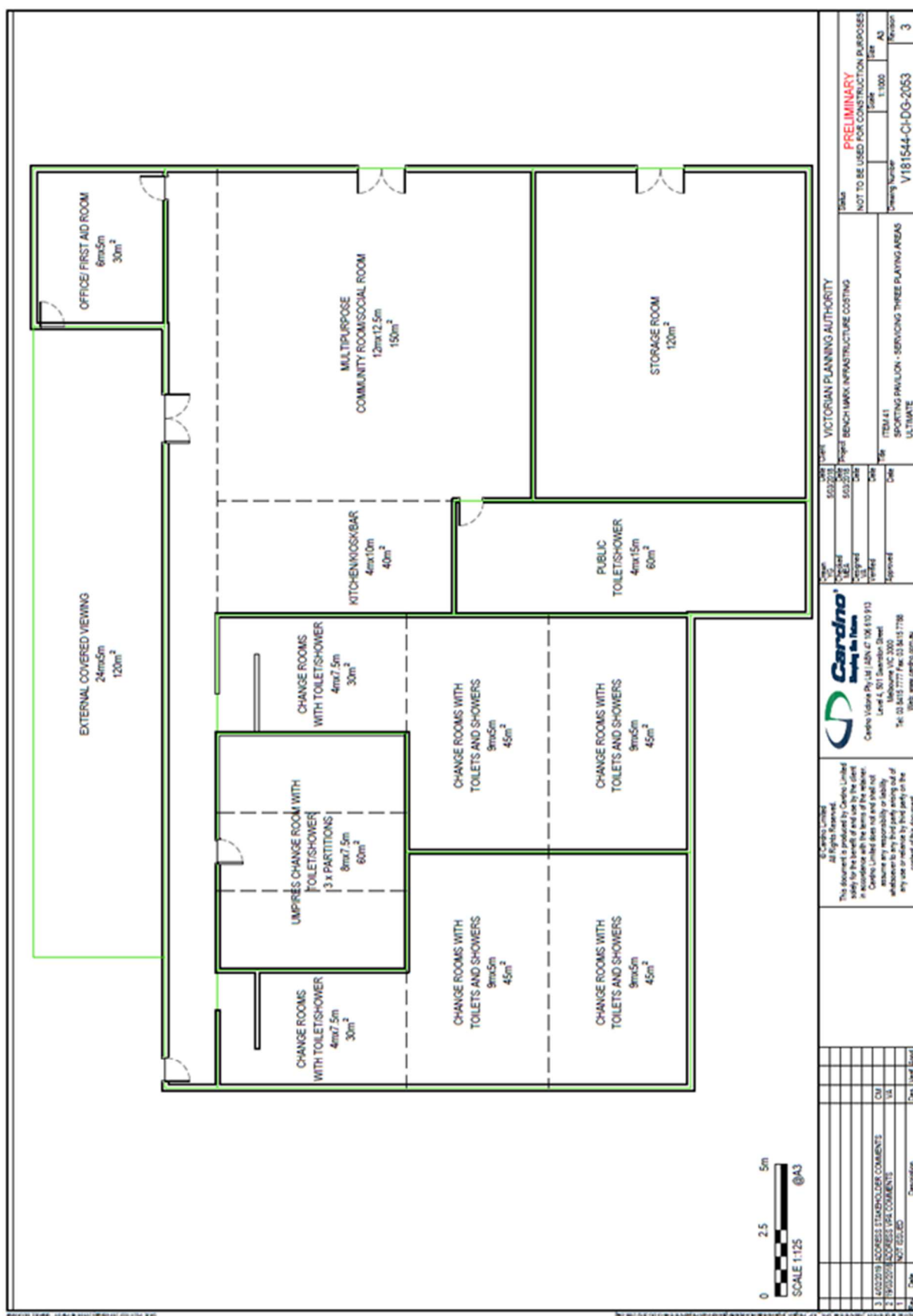
Item	Category	Description	Standard	Cost Application	Estimate P50	Estimate P90
40	Sports and Recreation Facilities	Sports Pavilion 2 playing areas	Contemporary standard multi-purpose facility	Bldg. floor area	\$1,814,000	\$1,858,000
41	Sports and Recreation Facilities	Sports Pavilion 3 playing areas	Contemporary standard multi-purpose facility	Bldg. floor area	\$2,687,000	\$2,753,000

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



Appendix C	
Description: Sporting Pavillions - 1	Item 40
Civil Component Number:	

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
Site Works	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
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
Total	Including Delivery				1,613,844		1,655,681



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
	Concrete Paths	0	m2	0.00	0.00	0.00	0.00
Site Works	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
Services	Sewer	1	%	2.03	34,801.04	2.03	35,660.23
	Water	1	%	1.98	33,943.87	1.98	34,781.90
	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				1,915.428		1,962.718
Total	Including Delivery				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.

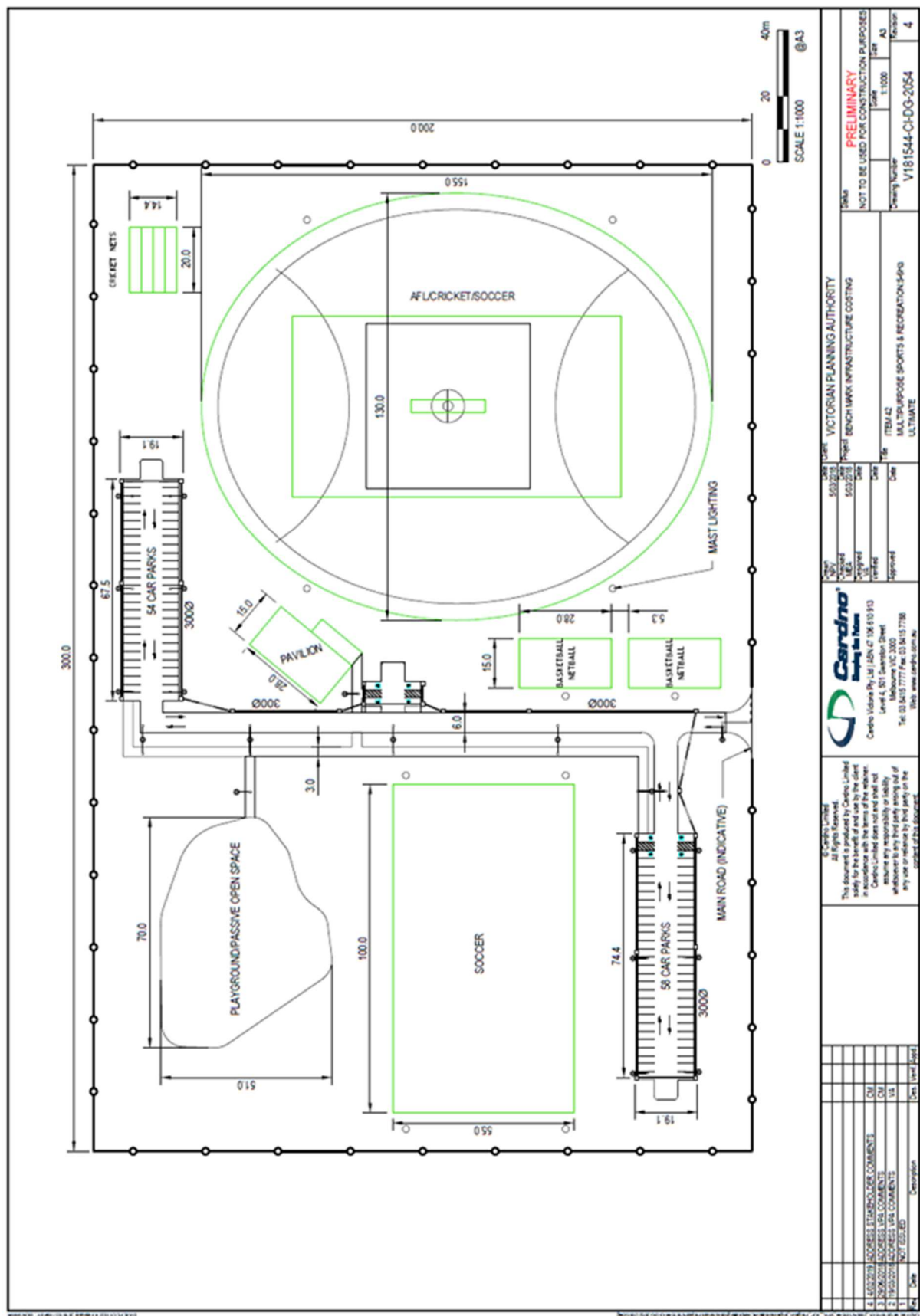
Note that the cost of land is not included as this is provided through the public land provisions in the ICP.

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)

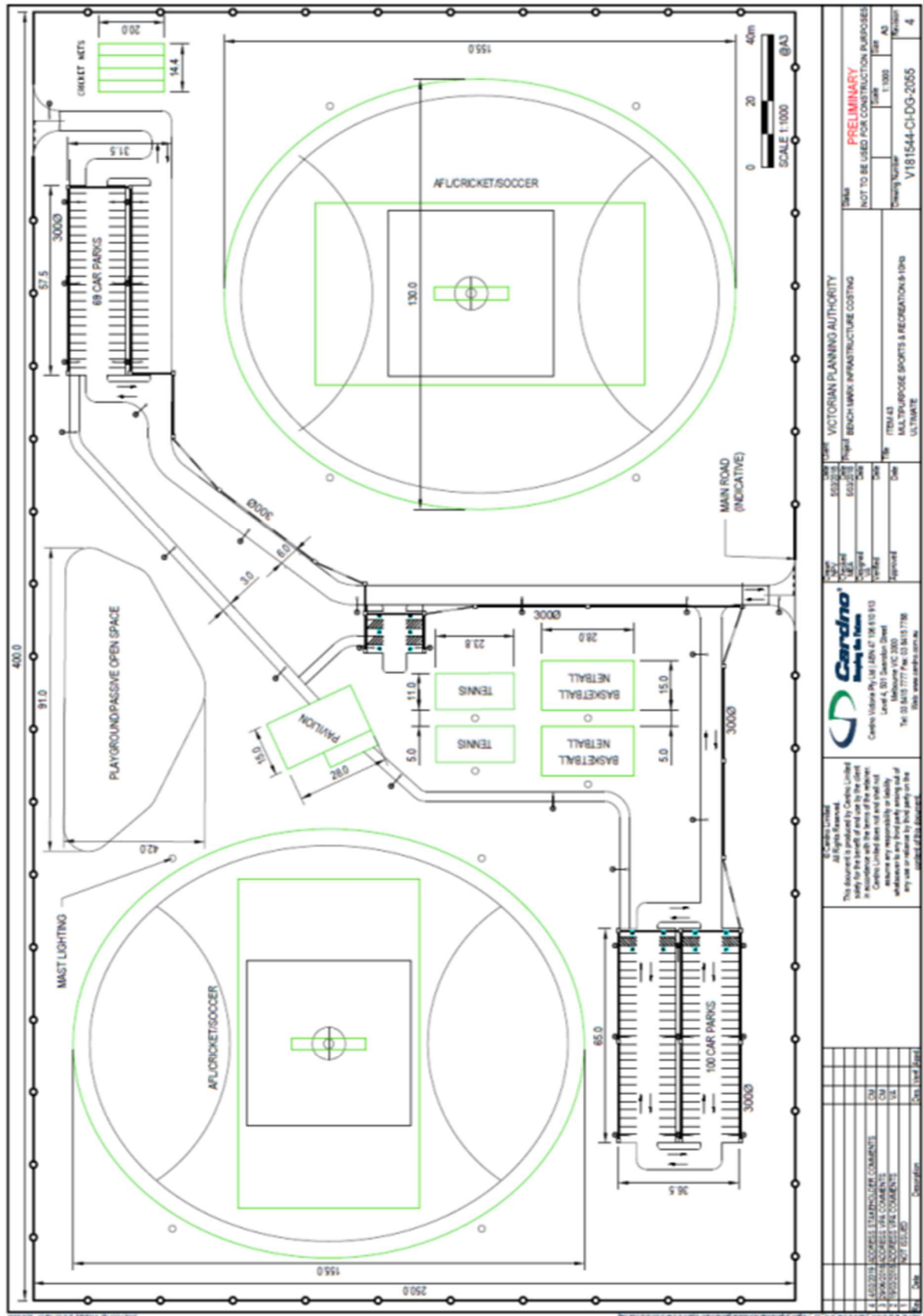


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Civil Component Number:	Description: Item 42 - Sporting and Recreational Facilities (3-6)Ha	
	Item 42	

Appendix C

Group	Sub Item	Qty	Unit	Rate (\$50)	Amount P(\$50)	Rate (\$50)	Amount P(\$50)
Playing Fields	Football Field	1	No	805074.24	805074.24	860162.38	860162.38
	Cricket Pitch	1	No	24049.94	24049.94	28173.45	28173.45
	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	71602.00	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 (12wks)	28000	m2	1.12	31360.00	1.29	36120.00
	Landscape maintenance-1 year/2 summers	28000	m2	2.90	81200.00	2.94	82320.00
	Pavement	2740	m2	94.73	259160.20	109.24	299317.60
	Kerb and Channel	440	m	35.04	15417.60	60.11	26448.40
Car Parking	Drainage Pipes	500	m	177.49	88745.00	192.51	96255.00
	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 Preparation	60000	m2	3.68	220800.00	4.71	282600.00
Site Works	Footpaths and paved areas	750	m2	63.65	47737.50	71.96	53970.00
	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	20125.23	20125.23
Services	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	8443.47	84434.70	9944.59	99444.90
Miscellaneous	Fencing	1000	m	91.87	91870.00	106.27	106270.00
	Signage	10	No	0.00	0.00	0.00	0.00
	Irrigation Soccer	1	Item	40441.04	40441.04	43757.35	43757.35
	Irrigation Football	1	Item	72462.96	72462.96	82092.35	82092.35
	Access Road	1350	m2	217.50	293625.00	235.71	304708.50
Other	Playground	1	No	415857.14	415857.14	464304.86	464304.86
	Tree Planting	30	No	200.00	6000.00	230.00	6900.00
	Council Fees	1	%	3.25	163012.89	3.25	163012.89
	Authority Fees	1	%	0.00	0.00	0.00	0.00
	Traffic Management	1	%	2.00	99700.24	2.00	115191.18
Delivery	Environmental Management	1	%	0.50	24925.06	0.50	28797.80
	Survey/Design	1	%	5.00	249250.60	5.00	287977.96
	Supervision & Project Management	1	%	9.00	445651.08	9.00	518360.33
	Site Establishment	1	%	2.50	124625.30	2.50	143988.98
	Environmentally sustainable design	1	%	2.00	86839.01	2.00	115191.18
Total	Contingency	1	%	15.00	74751.90	15.00	86393.88
	Excluding Delivery Including Delivery			4,985.012	6,941.629		5,759.559
							8,020.186



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Appendix C	
Description:	Item 43 - Sporting & Recreation Facilities (8-10 Ha)
Civil Component Number:	Item 43

Group	Sub Item	Qty	Unit	Rate (\$50)	Amount (\$50)	Rate (\$90)	Amount (\$90)
Playing Fields	Football Field	2	No	80074.24	160148.48	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
Lighting	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 Netball Court	2	No	22802.95	45605.90	24396.01	48792.02
	Lighting Tennis	2	No	21415.84	42831.68	24493.23	48986.46
Landscaping	Lighting Soccer	0	No	73003.03	0.00	97409.90	0.00
	Lighting Football	2	No	163494.28	326988.56	201714.52	403429.04
	Landscaping Construction	38000	m2	20.28	770640.00	26.19	99220.00
	Landscaping Establishment (12wk)	38000	m2	1.12	42560.00	1.29	49020.00
Car Parking	Landscape maintenance-1 year/2 summers	38000	m2	2.90	110200.00	2.94	111720.00
	Pavement	3462	m2	94.73	326994.45	109.24	378596.60
	Kerb and Channel	510	m	55.04	28070.40	60.11	30656.10
	Drainage Pipes	560	m	177.49	99354.40	192.51	107805.60
Site Works	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	3.26	8100.70	4.07	10062.25
	Site Preparation	100000	m2	3.68	368000.00	4.71	471000.00
Services	Footpaths and paved areas	875	m2	63.65	55608.75	71.96	62965.00
	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
Miscellaneous	Gas	1	Item	16727.49	16727.49	20125.23	20125.23
	Light & power	1	Item	231657.53	231657.53	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
Irrigation	Gates	2	Item	889.27	1778.54	740.17	1480.34
	Interchange shelter	10	Item	8443.47	84434.70	9944.59	99445.90
	Fencing	1300	m	91.87	119431.00	106.27	138151.00
	Signage	20	No	0.00	0.00	0.00	0.00
Other	Irrigation Soccer	0	m	40441.04	0.00	43757.35	0.00
	Irrigation Football	2	Item	72462.96	144925.92	82023.35	164047.70
	Access Road	1980	m2	217.50	430650.00	225.71	446905.80
	Playground	1	m2	415357.14	415357.14	464304.86	464304.86
Delivery	Tree Planting	40	No	200.00	8000.00	230.00	9200.00
	Council Fees	1	%	3.25	210259.96	3.25	216353.44
	Authority Fees	1	%	0.00	0.00	0.00	0.00
	Traffic Management	1	%	2.00	129415.36	2.00	148711.04
Total	Environmental Management	1	%	0.50	32353.94	0.50	37177.76
	Survey/Design	1	%	5.00	32338.99	5.00	37177.60
	Supervision & Project Management	1	%	9.00	582369.11	9.00	669199.68
	Site Establishment	1	%	2.50	161769.20	2.50	184888.80
Total	Environmentally sustainable design	1	%	2.00	101418.39	2.00	148711.04
	Contingency	1	%	15.00	970615.18	15.00	1119382.79
	Excluding Delivery				6,470,768		7,435,552
	Including Delivery				9,010,544		10,354,006