

13 February 2025

Our ref: 3240008

[REDACTED]  
[REDACTED]  
Millar Merrigan

Delivery via email: [REDACTED]

Dear [REDACTED],

**Re: Community Infrastructure Needs Analysis for Baldwin Road, Traralgon North**

This Letter of Advice has been prepared to support the preparation of the Baldwin Road Development Plan in accordance with Development Plan Overlay Schedule 11. On behalf of NBA Group (the Proponent), Millar Merrigan has engaged Ethos Urban to undertake Community Infrastructure Needs Analysis to assist in this process. This Letter of Advice details the process and outcomes of the assessment, and by doing so outlines the expected demand for social infrastructure generated by the incoming population.

The assessment focuses on the population uplift triggered by the change in land use from Farming Zone (FZ) to General Residential Zone (GRZ) on the Proponent's site at Baldwin Road.

A summary of recommendations is outlined in Section 7.0 of this letter. Should you have questions, don't hesitate to reach out to discuss these matters further.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]  
Ethos Urban

[REDACTED]  
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Ethos Urban

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**Attached:** *Latrobe City Council Community Infrastructure Assessment Template - Baldwin Road Traralgon North – excel spreadsheet*

## 1.0 About the site and proposal

### 1.1 Project background

The site is located north of Baldwin Road in Traralgon, and has recently been rezoned from Farming Zone (FZ) to General Residential Zone (GRZ).

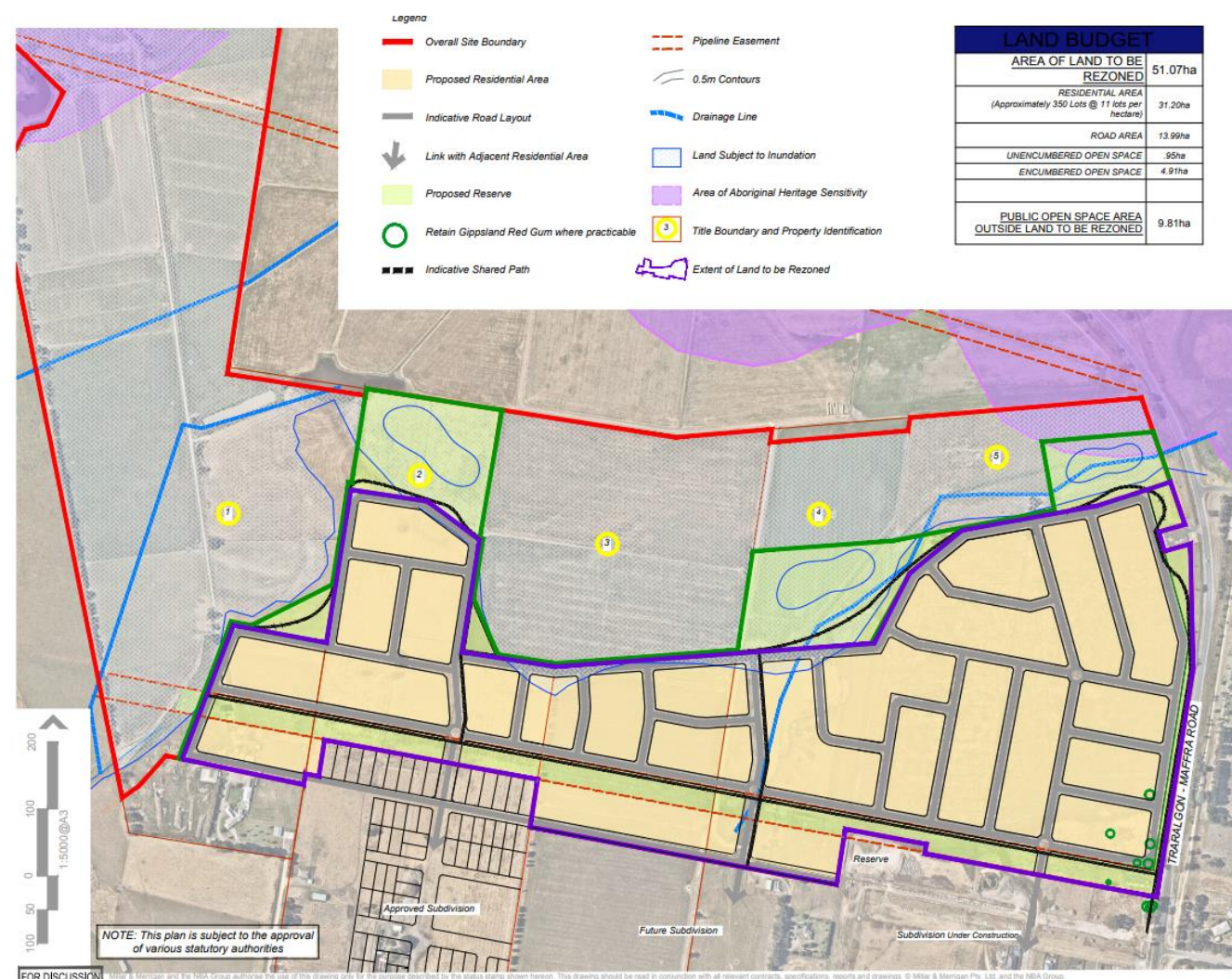
Millar Merrigan, on behalf of NBA Group, is now preparing a Development Plan for approval by Latrobe City Council. The Development Plan Overlay (Schedule 11) requires:

- In consultation with relevant agencies and authorities, the provision of appropriate community facilities, including schools, pre-schools, maternal child health centres, senior citizens centres and general community centres within a walkable range of 400-800 metres across large subdivisions.
- The location and general dimensions of a government school site must be in accordance with the Victorian Government School Site Selection Criteria and to the satisfaction of the Department of Education.

### 1.2 The proposal

The Development Plan Concept Layout (illustrated in Figure 1) includes the subdivision of approximately 350 lots. It is worth noting that the Baldwin Road Residential Area Rezoning (Amendment C138) background report indicates that the site could potentially accommodate a maximum of 450 lots. Therefore, this study considers both the likely development scenario of 350 lots as well as the maximum yield of 450 lots.

The site is bounded by a local road network, shared pathways, and public open spaces. Within the proposed layout, approximately 0.95ha of unencumbered open space is to be included.



**Figure 1** Concept Layout

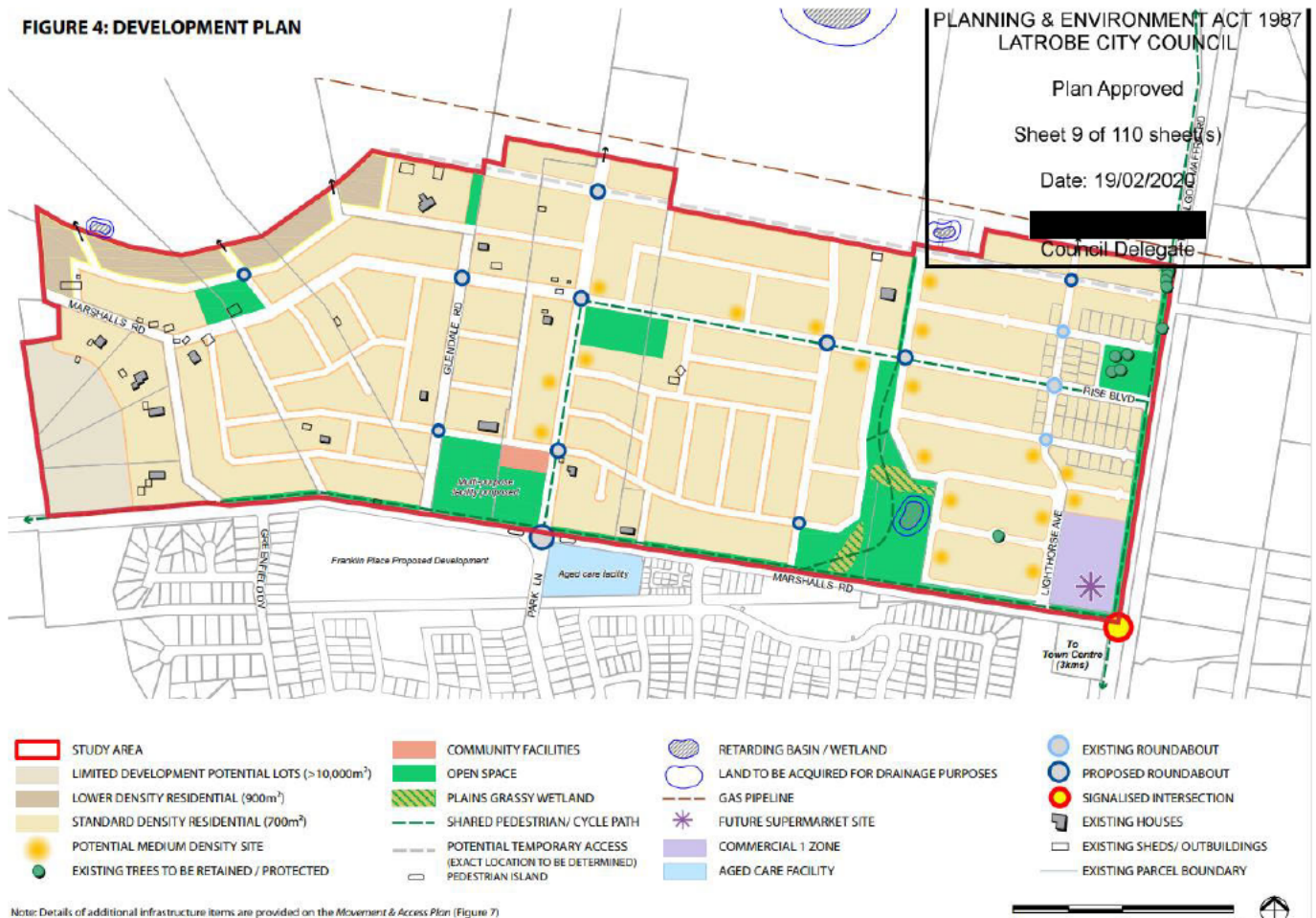
Source: NBA Group/Millar Merrigan

### 1.2.1 Traralgon North Development Plan

Located directly south of the site is the Traralgon North Development Plan. It was endorsed by Council in 2013, with amendments added in 2016 and 2020. The Traralgon North Development Plan (shown in Figure 2) has established the site's structure. The estimated lot yield of the development is approximately 1,077 lots.

The site will feature:

- Approximately 3,500sqm of space allocated for a community hub
- Approximately 8.50ha of total open space including linear open space, active open space, pocket parks and local play areas.
- Approximately 0.18ha dedicated to active open space, situated adjacent to the community hub and supporting a range of active recreation activities such as soccer, basketball/ netball, cricket and football.
- A commercial activity centre that includes a supermarket and childcare centre.



**Figure 2 Traralgon North Development Plan**

Source: Latrobe City Council



## 2.0 Approach

### 2.1 Scope

Latrobe City Council has requested that the proponent undertakes a community infrastructure needs analysis to understand the demand for community infrastructure generated by the incoming population associated with the Baldwin Road development.

Council's preferred community infrastructure needs analysis template (attached) has been used to inform this study. The template takes the form of an excel spreadsheet which sets out benchmarks for a variety of community infrastructure categories and open space in alignment with provision ratios established by ASR Research and the Victorian Planning Authority (VPA). This study has also referenced leading practice principles and approaches to community infrastructure planning (see Section 5).

Council's template provides categorisation of different types of community infrastructure into a hierarchy of Level 1, 2, 3, 4, and 5 ranging from local level to regional level infrastructure (see Table 1). While the incoming population may contribute to cumulative demand for community infrastructure classified Level 3, Level 4 and Level 5 (serving populations of 30,000 people or greater), infrastructure at this level is best planned at a district or regional level to serve populations of multiple suburbs, an entire Local Government Area (LGA) or multiple LGAs and is therefore outside the scope of this study. This includes infrastructure such as public schools and health facilities such as hospitals which are best planned for by State Government agencies, as they take into account broader considerations than benchmarks allow (such as existing capacity, catchment boundaries, opportunities to expand existing facilities etc.).

As such, this needs assessment has largely focused on the demand created for Level 1 and Level 2 community infrastructure.

### 2.2 Methodology

A community infrastructure needs analysis synthesises the findings of the following tasks to identify community infrastructure needs in a study area or areas:

- Analysis of the local social context of the site, including the demographic profile and character of the area
- Analysis of existing provision of local community infrastructure within close proximity to the site
- Analysis of strategic drivers for community infrastructure, including any planned provision in the study areas
- Analysis of demand generated by forecast population growth associated with the Baldwin Road development.

**Table 1**     *Hierarchy of community infrastructure*

Hierarchy	Provision Ratio	Items
Level 1	Up to 10,000 people	<ul style="list-style-type: none"> <li>• Government Primary Schools (including out of schools hours care)/Early Years Facility</li> <li>• Level 1 Council Community Centres/ Early Years Facility/</li> <li>• Neighbourhood House</li> <li>• Local level Active Open Space</li> <li>• Local level Passive Open Space (including local level playgrounds)</li> <li>• Long Day Child Care Centres</li> <li>• Social housing</li> </ul>
Level 2	Between 10,000 and 30,000 people	<ul style="list-style-type: none"> <li>• Government Secondary Schools</li> <li>• Catholic Primary Schools</li> <li>• District level indoor recreation centres</li> <li>• Level 2 Council Community Centres/Early Years Facility/</li> <li>• Neighbourhood Houses</li> <li>• Low Order Tennis Facilities</li> <li>• Low Order Youth Facilities</li> <li>• Maternal &amp; Child Health (within every second level 1 early years facility)</li> <li>• Occasional Child Care (as part of every neighbourhood house and leisure centre)</li> <li>• Residential Aged Care</li> </ul>
Level 3	Between 30,000 and 60,000	<ul style="list-style-type: none"> <li>• Libraries</li> <li>• Aquatic Leisure Centres</li> <li>• Community Arts Centres</li> <li>• Catholic Secondary Schools</li> <li>• Higher Order Active Open Space Reserves</li> <li>• Regional level indoor recreation centres</li> <li>• High Order Tennis Facilities</li> <li>• Lawn Bowls Facility</li> <li>• High Order Dedicated Youth Facilities</li> <li>• Level 3 Council Community Centres</li> <li>• Level 3 Council and Community Services Health Precincts (DHS Level</li> <li>• 2 Community based health precincts - dedicated outreach health precinct sites)</li> <li>• Early Childhood Intervention Service</li> <li>• PAG facility</li> <li>• Delivered meals facility</li> <li>• Regional level adventure playgrounds</li> <li>• Other independent schools</li> </ul>
Level 4	Provisions for the entire municipality	<ul style="list-style-type: none"> <li>• Main Council Civic Centre</li> <li>• Level 3 Community-based health precincts – Day hospitals that contain main or outreach Community Health Centre site (including Mental Health)</li> <li>• Synthetic athletics track</li> </ul>
Level 5	Provisions for two or more municipalities	<ul style="list-style-type: none"> <li>• Highest Order Performance Arts Facility</li> <li>• Universities/TAFEs</li> <li>• Level 4 Community-based health precincts - Hospitals with community-based health services</li> <li>• Regional Parks</li> </ul>

Source: Short Guide to Growth Area Community Infrastructure Planning (ASR Research, 2009), provided by Latrobe City Council

## 3.0 Strategic policy context

### 3.1 Summary of relevant policy directions

The following section identifies the key social drivers for this site, based on a review of local planning policies and strategies. The following documents have been reviewed:

- Gippsland Regional Growth Plan (Victorian State Government, 2014)
- Latrobe City Council Plan 2021-2025 (Latrobe City Council, 2021)
- Latrobe Planning Scheme (Latrobe City Council, 2024)
- Living well Latrobe 2022-25 Our Community's Municipal Public Health & Wellbeing Plan (Latrobe City Council, 2022)
- Plan Melbourne (Victoria State Government, 2017).

**Table 2** Summary of relevant policy directions

Policy theme	Key implications for impact assessment	Source
<b>Population and housing trends</b>	<ul style="list-style-type: none"><li>• Plan Melbourne identifies the areas around regional cities, such as Traralgon, as areas that can accommodate significant growth. The growth areas of Victoria's regional cities are expected to contain 50% of the State's population by 2031.</li></ul>	<ul style="list-style-type: none"><li>• Plan Melbourne (Victoria State Government, 2017)</li></ul>
<b>Priorities for community infrastructure</b>	<ul style="list-style-type: none"><li>• Part C of the Gippsland Regional Growth Plan encourages local social infrastructure, such as schools, community centres and health services, to be co-located on shared sites and to be designed as multi-purpose facilities.</li><li>• The Latrobe Planning Scheme encourages improved open space linkages between open spaces and destination points (Latrobe City Council 2021, p. 16).</li></ul>	<ul style="list-style-type: none"><li>• Gippsland Regional Growth Plan (Victorian State Government, 2014)</li></ul>
<b>Health and wellbeing</b>	<ul style="list-style-type: none"><li>• Communities should support a diverse range of opportunities for people to engage in sport, leisure, and recreation with a focus on affordability and accessibility (Latrobe Council 2022, p. 19).</li><li>• Provide spaces and services that support the community's physical health and mental wellbeing for the benefit of all (Latrobe City Council 2021, p. 25)</li><li>• Prioritise social planning, and infrastructure for young people and their families, which provides additional programs and opportunities for young people to engage with health, wellbeing and connection to natural and built environments within the municipality (Latrobe City Council 2021, p. 25).</li><li>• The Latrobe Planning Scheme (clause 02.03-9) states support for a range of health, social and recreational facilities including the expansion of educational facilities (Latrobe City Council 2024, p. 16).</li></ul>	<ul style="list-style-type: none"><li>• Living well Latrobe 2022-25 Our Community's Municipal Public Health &amp; Wellbeing Plan (Latrobe City Council, 2022)</li><li>• Latrobe City Council Plan 2021-2025 (Latrobe City Council, 2021)</li><li>• Latrobe Planning Scheme (Latrobe City Council, 2024)</li></ul>
<b>A connected and accessible community</b>	<ul style="list-style-type: none"><li>• Latrobe City Council seeks to connect people facing barriers to opportunities in education, recreation, sport, culture and the community (Latrobe City Council 2021, p. 33).</li><li>• The Latrobe Planning Scheme (clause 02.03-9) seeks to locate community facilities near activity centres and be accessible by public transport (Latrobe City Council 2021, p. 25).</li><li>• The Latrobe Planning Scheme (clause 02.03-9) seeks to design open space to be accessible and can be used by people of all abilities, ages and interests (Latrobe City Council 2021, p. 25).</li><li>• The Latrobe Planning Scheme (clause 11.01-1S) seeks to develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure, and community facilities (Latrobe City Council 2021, p. 29).</li></ul>	<ul style="list-style-type: none"><li>• Latrobe City Council Plan (Latrobe City Council, 2021)</li><li>• Latrobe Planning Scheme (Latrobe City Council, 2024)</li></ul>








## 4.0 Current context

### 4.1 Existing community

To understand the characteristics of the surrounding community, this study has reviewed 2021 ABS Census data for Traralgon and Traralgon East (Suburbs and Localities (SAL)), using Latrobe LGA and Regional Victoria as a benchmark where relevant.

The following table provides a summary of key demographic characteristics of the existing community.

**Table 3** Summary of existing community characteristics, 2021

Category	Context
 <b>Population and age structure</b>	<p>According to the 2021 ABS Census, Traralgon had a total population of 28,687, representing an increase of 2,028 people since 2016, with an average annual growth rate of 1.4% during that period.</p> <p>Between 2021 and 2046, Traralgon's population is projected to grow by 27.5%, increasing from 28,687 to 39,573 people. This growth rate is higher than the anticipated increase for Latrobe LGA, which is expected to grow by 18.1% over the same timeframe.</p> <p>Traralgon's age profile closely resembled that of Latrobe LGA, with median ages of 43 and 42, respectively, also aligning with the median age for Regional Victoria (43 years).</p>
 <b>Household and family characteristics</b>	<p>In 2021, there was a higher proportion of couple families with children in Traralgon (39.4%) compared to Latrobe LGA (36.9%).</p> <p>The average household size in Traralgon in 2021 was 2.5 persons per household, similar to Latrobe LGA at 2.3 persons per household.</p>
 <b>Cultural and linguistic diversity</b>	<p>Traralgon and Latrobe LGA had similar levels of cultural and linguistic diversity. In 2021, 7.6% of residents in Traralgon were born in a non-main English-speaking country, compared to 7.8% in Latrobe LGA. Additionally, 7.1% of Traralgon residents spoke a language other than English at home, which was also similar to Latrobe LGA (6.6%).</p> <p>The proportion of people identifying as Aboriginal and/or Torres Strait Islander was 1.5% in Traralgon which was slightly less than Latrobe LGA and Regional Victoria, both at 2.1%.</p>
 <b>Income and employment</b>	<p>Traralgon reported slightly higher median incomes in 2021, with individual income at \$841 and household income at \$1,895, compared to \$654 and \$1,260, respectively, in Latrobe LGA.</p> <p>Unemployment levels in Traralgon were lower than those in Latrobe LGA, at 4.8% and 6.6% respectively.</p> <p>The top industry of employment in Traralgon and Latrobe LGA was health care and social assistance, accounting for 18.2% and 17.0% of the workforce.</p>
 <b>Education</b>	<p>A higher proportion of people in Traralgon had completed Year 12 or equivalent (45.1%) compared to Latrobe LGA (39.4%).</p> <p>Similarly, a higher proportion of people who lived in Traralgon had attained a bachelor's degree qualification (22.4%) compared to Latrobe (18.5%). However, there was a lower proportion of people in Traralgon who had attained a certificate level qualification compared to Latrobe LGA (49.0% and 55.1%, respectively).</p>
 <b>Dwellings and tenure</b>	<p>Traralgon had a higher proportion of flat or apartment-style dwellings compared to Latrobe LGA, at 8.7% and 5.6%, respectively.</p> <p>Dwelling occupancy rates were similar in both areas, with 92.1% of dwellings in Traralgon and 91.2% of dwelling in Latrobe LGA occupied in 2021.</p> <p>The proportion of people owning their homes (either outright or with a mortgage) was also comparable, at 72.2% in Traralgon and 71.1% in Latrobe LGA.</p>
 <b>Health/ need for assistance</b>	<p>Within Traralgon and Latrobe LGA there were similar levels of people who required assistance (3.2% and 4.0% respectively).</p> <p>The top three reported long-term health conditions in 2021 for Traralgon and Latrobe LGA were mental health conditions, arthritis and asthma.</p>





#### Socio-economic advantage/ disadvantage

Relative socio-economic advantage and disadvantage refers to people's access to material and social resources, and their ability to participate in society.

Within the Latrobe LGA, there are varying levels of relative advantage and disadvantage. Traralgon SAL had a decile score of two out of 10 within the state indicating a high level of disadvantage. In contrast Traralgon East SAL had a decile score of eight out of 10 within the state indicating a low level of disadvantage.

Latrobe LGA as a whole had a decile score of one out of 10 within the state indicating a high level of disadvantage and was ranked as the second most disadvantaged area in Victoria.

Source: ABS 2021 Census and forecast.id, 2024

## 4.2 Existing provision of community infrastructure and open space

A review of existing community infrastructure and open space has been carried out with reference to Latrobe City Council's *Community Infrastructure Assessment* template (Attachment A).

While this review focuses primarily on Level 1 and 2 infrastructure, we have identified higher order infrastructure in certain categories, where relevant. This is in recognition that higher order facilities can provide significant capacity even where Level 1 and 2 facilities are not provided.

### 4.2.1 Sports and recreation facilities

There are currently no existing formal sport and recreation facilities located within 2km of the Baldwin Road site. However, there is one informal sports oval and half-court basketball court within 750m (further discussed in Section 4.2.8).

As part of the Traralgon North Development Plan as outlined in Section 1.2.1, there are planned sport and recreation facilities which will be located within 500m of the Baldwin Road site.

Outside of this there are a number of sport and recreation facilities located across Traralgon used for a range of sport and recreational activities including cricket, AFL, soccer, tennis, netball, BMX, baseball/ softball, swimming, and athletics.

These facilities have been mapped at Figure 3.

### 4.2.2 Childcare and early childhood

There are four childcare and early childhood facilities located within 2km of the Baldwin Road site. Of these there are three long day care centres which have 278 total approved places, and one Kindergarten facility which has 27 approved places. As of January 2025, two of the long day care centres had vacancies.

Outside of this there are an additional five long day care centres, six kindergarten facilities, and seven Outside School Hours Care (OSHC) facilities located in Traralgon. There is also one maternal and child health facility located in Traralgon as well as a maternal and child health drop-in service which operates on Tuesdays and is provided at the Traralgon East Community Centre.

These facilities have been mapped at Figure 4.

### 4.2.3 Education

There is currently one Government primary school (Traralgon Primary School) and one Government secondary school (Traralgon Secondary College) that have school zones that encompass the Baldwin Road site. Outside of this there is a range of education facilities, including both Government and non-Government primary and secondary schools within Traralgon. These include:

- Four government primary schools
- Four independent/ catholic primary schools
- Two independent/ catholic secondary schools
- One special education school

These facilities have been mapped at Figure 4.



#### 4.2.4 Seniors

There are currently two senior citizen clubs and centres located approximately 2.5km from the Baldwin Road site. Both facilities offer a main hall with seating capacity of up to 80 people as well as smaller meeting rooms (max. 20-person capacity) and kitchenette facilities.

These facilities have been mapped at Figure 4.

#### 4.2.5 Libraries and community centres

There is one library and multi-purpose community centre located within Traralgon town centre approximately 3km south west of the Baldwin Road site. The Traralgon Latrobe City Council Service Centre and Library facility is a modern facility offering a variety of services including extensive book collections, digital library facilities including public computers, meeting rooms and community spaces, and event and learning programs.

This facility has been mapped at Figure 4.

#### 4.2.6 Community facilities

The closest community facility to the Baldwin Road site is located in Traralgon town centre approximately 3km away. Traralgon has six community facilities, each providing spaces designed to accommodate between 30 and 80 people.

As outlined in Section 1.2.1, the Traralgon North Development Plan has allocated 3,500sqm for the development of a community facility. According to Figure 2 this planned community facility would be located approximately 600m south of the Baldwin Road site alongside planned open space.

These facilities have been mapped at Figure 4.

#### 4.2.7 Cultural facilities

There are currently four cultural facilities located primarily within Traralgon town centre. The VRI Hall and Latrobe Convention Centre can both hold between 150-200 people while The Latrobe Performing Arts Centre has a capacity of 400 people, and the Gippsland Performing Arts Centre has a capacity of 750 people.

These facilities have been mapped at Figure 4.

#### 4.2.8 Open space

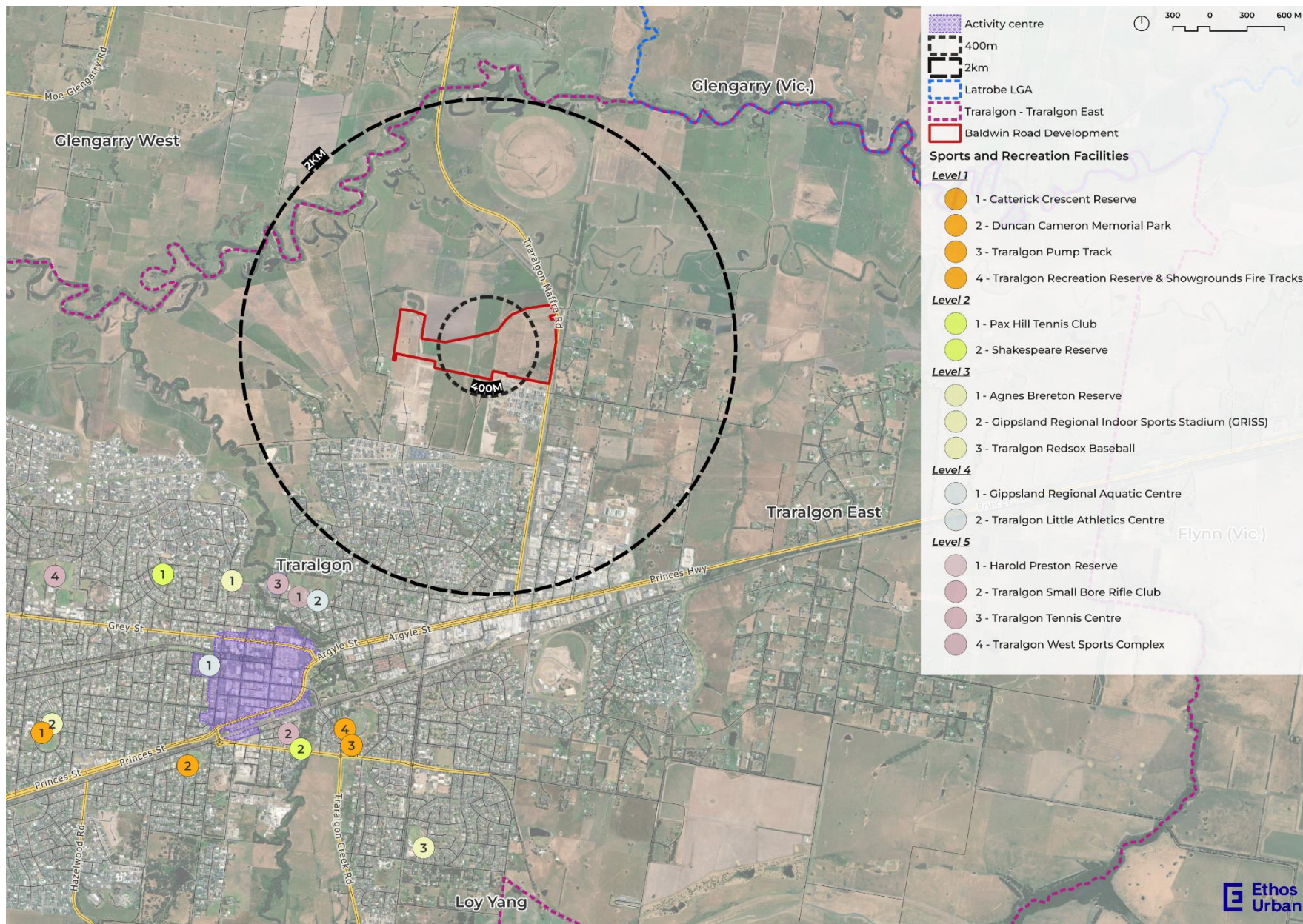
There is approximately 14.2ha of existing open space within 2km of the Baldwin Road site. The three closest open space areas to the Baldwin Road site include:

- Rise Playground – featuring a grassed area, playground, picnic shelters with tables and chairs and additional park bench seating
- Hammersmith Circuit Footy Oval – featuring a grassed area, AFL goalposts and a concrete half court with a basketball hoop
- Sir Fran Macfarlane Burnet Reserve – featuring a grassed area, fully fenced and shaded playground, and a picnic shelter with tables and chairs.

Across Traralgon there is approximately 267ha of open space which includes both passive and active open space. This equates to approximately 9.3ha of open space per 1,000 people. Passive and active open space includes all levels of parkland, linear parks, road reserves, waterways and drainage, conservation areas, and sports fields.

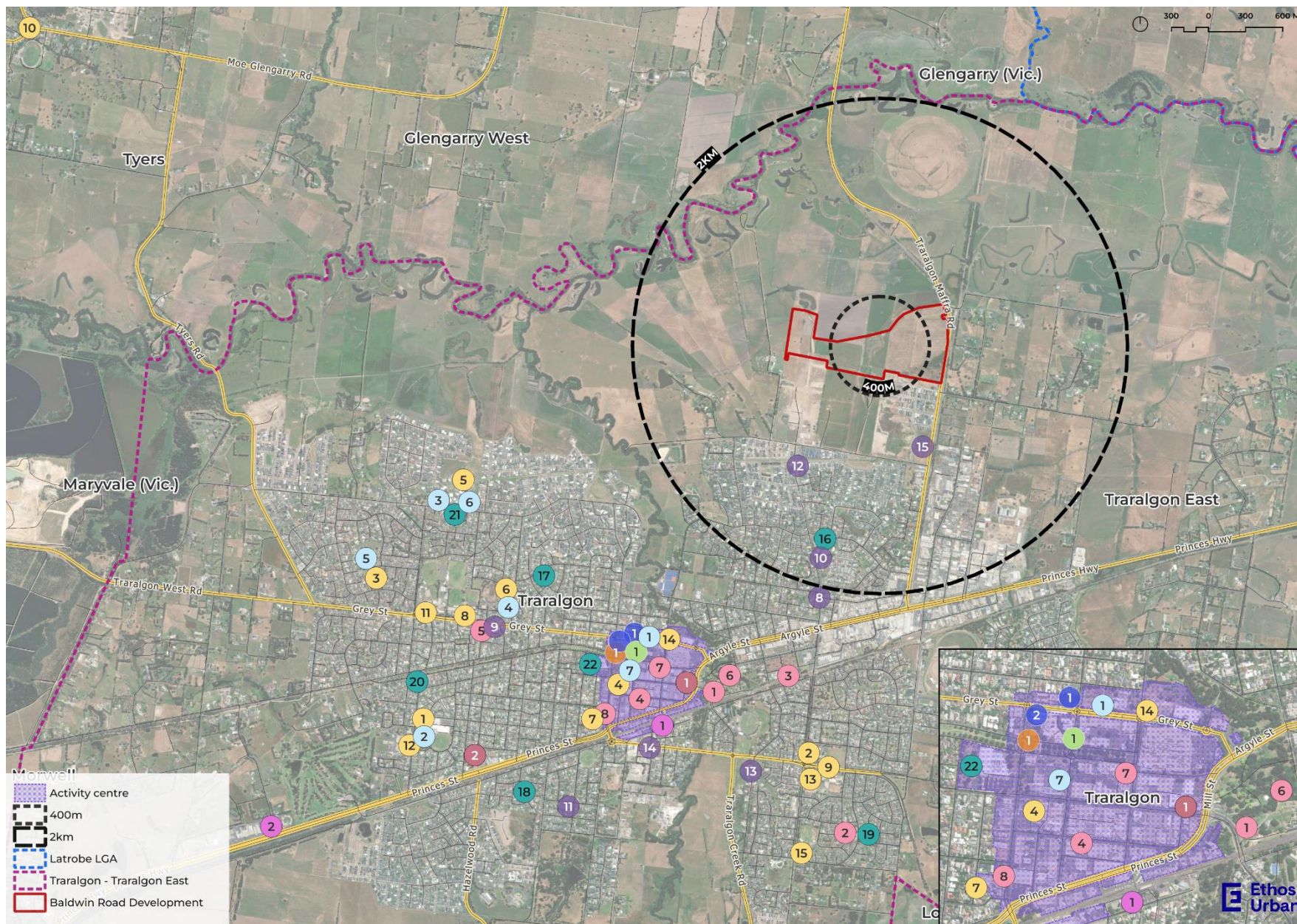
As mentioned, there is also additional open space planned as part of the Traralgon North Development Plan (see Section 1.2.1).

Open space has been mapped at Figure 5.



**Figure 3** Current supply of sports and recreation facilities





**Figure 4** Current supply of education, community and cultural facilities and childcare services



## Social Infrastructure

### Education

- 1 - Traralgon Primary School
- 2 - Liddiard Road Primary School
- 3 - St Gabriel's Primary School
- 4 - St Michael's Parish Primary School
- 5 - St Paul's Anglican Grammar School
- 6 - Stockdale Road Primary School
- 7 - Traralgon Neighbourhood Learning House
- 8 - Traralgon Secondary College
- 9 - Traralgon Secondary College, Junior Campus,
- 10 - Tyers Primary School
- 11 - Lavalla Catholic College- St. Paul's Campus
- 12 - Lavalla Catholic College
- 13 - Latrobe Special Developmental School
- 14 - Grey Street Primary School
- 15 - Chairo Christian School – Traralgon Campus

### Provision Level 1

#### Childcare

##### Outside School Hours Care

- 1 - After The Bell Aus - Grey Street PS
- 2 - Traralgon OSHClub
- 3 - St Paul's Anglican Grammar School
- 4 - Stockdale Road Primary School OSHC
- 5 - St Gabriel's OSHClub
- 6 - School Holiday Program Club House Boot Camp Traralgon
- 7 - St Michaels OSHClub

### Long Daycare

- 8 - Goodstart Early Learning - Conway Court
- 9 - Goodstart Early Learning - Grey Street
- 10 - Goodstart Early Learning - Park Lane
- 11 - Lil' Bearz Early learning centre and kindergarten
- 12 - Little Saints Early Learning Centre - Traralgon
- 13 - Traralgon Early Learning Centre
- 14 - Bluebird Early Education Traralgon
- 15 - Rising Stars Early Learning Academy

### Kindergarten

- 16 - Park Lane Preschool
- 17 - Pax Hill Preschool
- 18 - Sara Court Preschool
- 19 - Cameron Street Kindergarten
- 20 - Cumberland Park Kindergarten
- 21 - St Paul's ELC
- 22 - Kay Street Kindergarten

### Community Facilities

- 1 - Monomeath Senior Citizens Club
- 2 - Traralgon East Community Centre
- 3 - Traralgon East Senior Citizen Centre
- 4 - Country Women's Association
- 5 - Cumberland St Guide Hall
- 6 - Scout Hall, Newman Park
- 7 - Traralgon Court House
- 8 - Traralgon Neighbourhood House

### Cultural Facilities

- 1 - The VRI
- 2 - Latrobe Convention Centre

### Provision Level 2

#### Community Facilities

- 1 - Traralgon Latrobe City Council Service Centre and Library

#### Early Childhood L2

- 1 - Traralgon Maternal and Child Health Centre

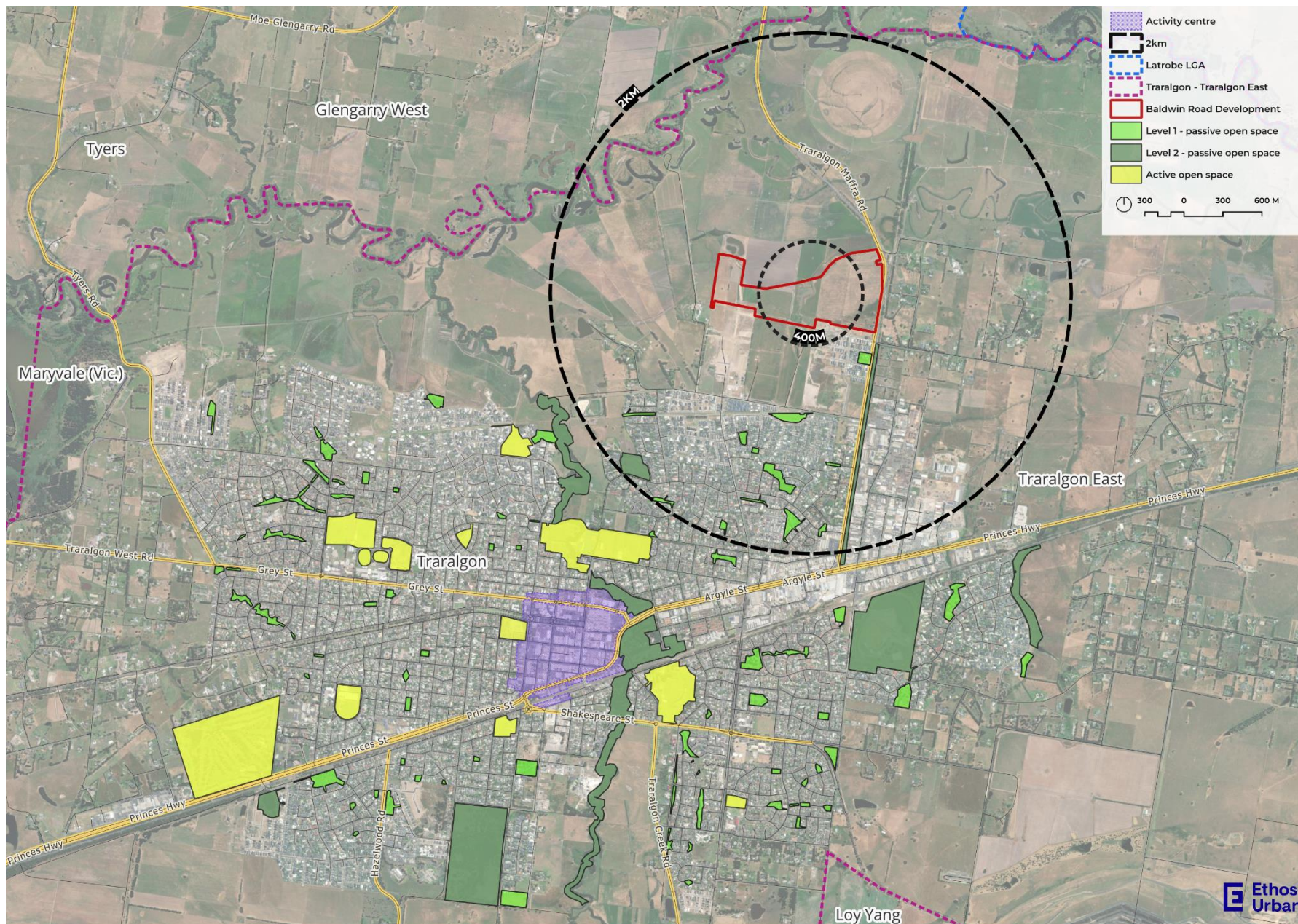
#### Cultural Facilities

- 1 - Gippsland Performing Arts Centre
- 2 - Latrobe Performing Arts Centre

#### Community Health Facility

- 1 - Latrobe Community Health Service
- 2 - Latrobe Valley Community Mental Health Services





**Figure 5** Current supply of active and passive open space



### 4.3 Population projections for Baldwin Road

Based on the Development Plan Concept Layout (detailed in Section 1.2), the proposal includes the development of approximately 350 lots.

The Baldwin Road Residential Area Rezoning (Amendment C138) background report identifies that the maximum lots the site could potentially accommodate is 450 lots. Therefore, this study has included analysis based on both the likely development scenario of 350 lots as well as the maximum yield of 450 lots.

Based on the average household size of Traralgon – Traralgon East (2.3 persons per household<sup>1</sup>), it has been assumed that a development scenario of **350 lots would generate up to 805 persons** and **1,035 persons for a development scenario of 450 lots**.

Table 4 presents an age breakdown of the potential future population. This has been based on Forecast.id projected age structure (2036) for Traralgon – Traralgon East. The purpose of this breakdown is not a demographic estimate but to understand the likely implications for key social infrastructure provision such as childcare and education.

**Table 4**      *Potential future population age breakdown*

Potential age group breakdown	Potential number (350 lots scenario)	Potential number (450 lots scenario)
Babies and pre-schoolers (0-4)	43	55
Primary schoolers (5 to 11)	61	79
Secondary schoolers (12 to 17)	49	63
Tertiary education and young workforce (18 to 24)	56	72
Young workforce (25 to 34)	81	104
Career and home building (35 to 49)	130	167
Senior workforce (50 to 64)	102	131
Retirees (65 to 74)	112	144
Seniors (75 to 84)	136	175
Elderly (85+)	35	45
<b>Total</b>	<b>805</b>	<b>1,035</b>

<sup>1</sup> This is based on Forecast.id 2036 population projections for Traralgon – Traralgon East



## 5.0 Determining community infrastructure needs

In community infrastructure planning, numerical standards have traditionally been used to provide an initial indication of requirements for a given population. They are usually expressed as the number of facilities, places, floor space or land area required for a population of a given size.

However, the use of numerical standards alone are not able to provide the full picture of community need, as they don't account for more complex indicators, such as age, socio-economic status, household structure, health, and levels of disadvantage. Neither do they factor in the local context, such as composition of the population, travel distances, and the quality and availability of existing facilities and services. Where standards are used in contemporary community infrastructure planning, they are used mostly as a reference or checking point, rather than the sole driver for the quantity of community infrastructure provision.

Leading practice social infrastructure planning now tends to favour a principle or performance-based approach, with a focus on accessibility, quality and equitable distribution, rather than a purely mathematical application of standards. This approach considers:

- the demographic characteristics of the current community and the likely characteristics of the future population to understand future needs and demands for social infrastructure
- existing provision of social infrastructure surrounding the site and current capacity
- the context of the site including the unique features and characteristics of the area as well as any planned infrastructure in the surrounding area
- the quality of existing and proposed community infrastructure
- accessibility and distribution of existing and proposed community infrastructure.

## 6.0 Community infrastructure needs assessment

Recommendations for this study have taken a wholistic approach to understanding needs as noted above and tested this against contemporary benchmarks.

Along with Council's template we have also drawn on, where relevant, standards sourced from industry leading guidelines and publications including:

- Parks and Leisure Australia Guidelines for Community Infrastructure 2020
- NSW State Library Guidelines 2016
- Victorian Planning Authority 2008, Fishermen's Bend Community Infrastructure Plan 2017
- Victoria Planning Provisions (<https://planning-schemes.app.planning.vic.gov.au>)
- Draft Greener Places Design Guide, NSW Government, 2020.

### 6.1 Libraries and multi-purpose community centres and community facilities

The closest community facilities include Traralgon Court House, Scout Hall Newman Park, Monomeath Senior Citizens Club, and Traralgon East Senior Citizen Centre which are primarily located in Traralgon town centre approximately 3km from the Baldwin Road site. The closest library is the Traralgon Latrobe City Council Service Centre and Library located on Kay Street in the town centre (approximately 3km from the Baldwin Road site). The Traralgon Library is a modern facility which includes standard library services, meeting rooms and community spaces.

The Traralgon North Development Plan has allocated 3,500sqm to the delivery of a community facility which will sit adjacent to an open space reserve. This facility would be located approximately 600m south of the Baldwin Road site. Facilities that are 2,000sqm or greater often serve catchments of multiple suburbs or 'districts' of around 20,000 – 30,000 people.

Based on Council's template and associated benchmarks, the demand generated by the development would not require the provision of additional library or community facilities within the site (see Attachment A). Given the size of the facility and its proximity to the Baldwin Road site, this new community hub will be able to absorb demand for community centre space generated by the new population.

Details regarding what the new community facility at Traralgon North will include have not yet been provided. As noted in the Traralgon North Development Plan (DP) and Development Contributions Plan (DCP), 2015, the future facilities and services provided at this community hub should be determined through a master planning process, and be based on an assessment of the demographic profile, distribution and capacity of community infrastructure. It is also recommended that community and stakeholders be consulted to understand community needs and demand for spaces.

The DP also noted that there is potential for the hub to include a facility comprising two playrooms, a fully fenced play yard as well as planning space, toilets, kitchen facility, community meeting space and office space. Future planning for this facility could also consider including a 'library kiosk' where residents could reserve books from the Traralgon Library and collect and return them from this facility.

### 6.2 Seniors facilities

There are currently two senior citizen clubs and centres located approximately 2.5km from the Baldwin Road site. Both facilities offer a main hall with seating capacity of up to 80 people as well as smaller meeting rooms (max. 20-person capacity) and kitchenette facilities.

While Council's template shows the current provision of Seniors centres is insufficient, leading practice has moved away from providing age specific community facilities and favours provision of multipurpose hubs that offer flexible space to cater for a range of demographics. This provides opportunities for intergenerational interactions as well as increased utilisation of community spaces and efficiencies in management and maintenance costs.

### 6.3 Cultural facilities

There are currently three cultural facilities located within 3km of the Baldwin Road site within Traralgon town centre. The VRI Hall (capacity 200 people), The Latrobe Performing Arts Centre (capacity 400 people), and the Gippsland Performing Arts Centre (capacity 750 people).

Based on Council's template and associated benchmarks, the additional demand generated by the development would not require the provision of additional cultural facilities within the site (see Attachment A).

The 3,500sqm community facility identified in the Traralgon North Development Plan will provide space to accommodate cultural activities and events. It is recommended that consultation with local community and relevant stakeholders be carried out to understand the types of programs, activities and events that could be offered from this facility in the future.

## 6.4 Early Childhood facilities

Within a 2km radius of the Baldwin Road site, there are currently three long day care facilities, offering a total of 278 approved places. As of January 2025 two of these facilities have vacancies. Additionally, there is one Kindergarten facility within the same radius which has 27 approved places, however no vacancies were available as of January 2025.

Based on the potential age profile (see Section 4.3), the Baldwin Road site may include approximately 43 children aged 0 to 4 years (or up to 55 children aged 0-4 years based on 450 lots scenario). Using Council's template and associated benchmarks (see Attachment A), the Baldwin Road site is likely to generate demand for:

- Approximately one new Kindergarten facility (demand for approximately 20 places)
- 9 long day care places (or 11 places based on 450 lots scenario)
- 8 new OSHC places (or 10 places based on 450 lots scenario).

As noted above, the Traralgon North Development Plan indicated there is potential for the community hub to include a facility comprising two playrooms, a fully fenced play yard as well as planning space, toilets, kitchen facility and office space which could be leased to a registered preschool or childcare operator. This facility could help address demand for kindergarten generated by the Baldwin Road development along with the demand generated by the Traralgon North development. There may also be demand for another 30 place kindergarten to meet the combined demand from the Traralgon North and Baldwin Road developments.

The recently built long day care centre (Bluebird Early Education Traralgon) within the Traralgon North Development has a capacity of up to 92 places and as of January 2025 had vacancies. It is likely that initial demand for long day care generated by the Baldwin Road site would be able to be accommodated by this facility as well as surrounding facilities.

However, it is not necessary that precise requirements for childcare are identified at this stage of the project as childcare centres are a permitted use within residential areas and do not require land to be designated at the rezoning stage. Childcare, including OSHC, responds to market demand and vacancy rates can fluctuate. Therefore, planning for specific childcare requirements can only occur as the population moves in and demand can be assessed. However, the DP should note that ancillary residential uses such as child care, maternal health and medical centres will need to be considered based on community needs, market demands and formal town planning applications as the DP area develops.

## 6.5 Open space and recreational facilities

There is approximately 14.2ha of open space (both passive and active) within 2km of the Baldwin Road site. Furthermore, across Traralgon there is approximately 267ha of open space which includes linear parks, road reserves, waterways and drainage, conservation areas and sports fields. This equates to approximately 9.3ha of open space per 1,000 people.

Additionally, the Traralgon North Development Plan, includes the provision of approximately 8.50ha of total open space including linear open space, active open space, pocket parks and local play areas.

Based on Council's template and associated benchmarks, the additional demand generated by the development would require additional Level 1 passive open space. Additional demand would equate to approximately one Level 1 passive open space reserve (between 0.7-1ha in size). As outlined in the Baldwin Road Development Plan Concept Layout (Section 1.2) the site will include approximately 0.95ha of unencumbered open space which would address this demand. Demand for Level 2 passive open space is likely to be met by the planned open space within the Traralgon North Development Plan.

The Victorian Planning Provisions provide further guidance on the quality and distribution of open space provision. Standard C13 states the following:

*The provision of public open space should:*



- 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.
  - *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.<sup>2</sup>*

To encourage a broad use of the open space planned for Baldwin Road, it is recommended that the parks be designed to facilitate a range of activities – this could include play and exercise equipment, BBQ facilities, seating, shade and other amenities.

Planned open space (both passive and active) within the Baldwin Road site and the Traralgon North Development Plan, is likely to be sufficient to service the anticipated population for the Baldwin Road site.

Consideration should be given to the aforementioned standards in future design and development phases of open space on the Baldwin Road site.

## 6.6 Education

Based on the likely age profile (see Section 4.3), the Baldwin Road population would generate demand for approximately 61 primary school places (or 79 places based on the 450 lots scenario) and 49 secondary school places (or 63 places based on the 450 lots scenario).

Currently, the project site falls within the school zones of one Government primary school, Traralgon Primary School, which had 320 students enrolled in 2024, and one Government secondary school, Traralgon Secondary College, which had a total of 899 students enrolled across its junior and senior campuses in 2024.

Council's template also shows that current provision of Government primary schools across Traralgon is sufficient but indicates there may be a potential current gap in secondary schools. This is based on a benchmark of 1 school for every 18,000 residents. Assuming around 7%<sup>3</sup> of the population are secondary school age (12-17 years), this would mean there is one secondary school for every 1,260 secondary school aged people. Given Traralgon Secondary College only has 899 students currently enrolled, there may be potential for existing secondary schools to expand to address any existing demand and potentially accommodate future growth. This should be further tested with the Department of Education to better understand existing capacity and broader planning considerations<sup>4</sup>.

However, it is likely as the broader population increases, there will be future demand for additional primary and secondary school places. As noted in Section 2.1, planning for this type of infrastructure is best done by relevant State Government agencies. Considering the site constraints, specifically the pipeline easement traversing the site, it is acknowledged that it would be inappropriate to locate a future school in proximity to this. The Department of Education's land acquisition guidelines specify the following:

<sup>2</sup> [56.05 URBAN LANDSCAPE Victoria Planning Provisions Planning Scheme - Ordinance](#)

<sup>3</sup> Based on 2021 ABS Census data for Latrobe LGA

<sup>4</sup> A meeting with representatives from the Victorian Department of Education was held in April, 2024. At that time, the Department could not comment on their internal assessment of demand in the area as they had not yet undertaken their own analysis of forecast growth and audit of current service capacity. It was noted that they are in the process of updating their Kindergarten Infrastructure and Services Plan for City of Latrobe (last published in 2020).

*“New school sites should be located away from potential hazards, including but not limited to transmission lines and high-pressure gas pipelines, exposure to excessive noise, transport pollutants or risk of exposure to toxic chemicals due to industrial fires”.<sup>5</sup>*

The site constraints were noted at the rezoning stage and it was agreed the Baldwins Road site was not suitable for school facilities. However, there are opportunities to provide a new school close by at the Traralgon East site or alternative sites Council has nominated in other estates.

## **6.7 Health**

There is one community based health facility located within Traralgon town centre offering services such as general health, aged care and disability support, nutrition, physio and occupational therapy, and reproduction health services. Additionally, there is one community based mental health facility also located in Traralgon offering services including counselling and support services.

Based on Council's template the additional demand generated by the development would not require the provision of additional health facilities within the site. While the incoming population may contribute to cumulative demand for community based health services, this type of infrastructure is best planned at a district or regional level by State Government to serve broader populations. However, the provisions of the 3,500sqm community facility identified in the Traralgon North Development Plan could include flexible meeting spaces that could accommodate community health drop-in services (maternal and child health, mental health etc.).

The provision of general practice medical centres is largely left to market forces once demand can be demonstrated. As a guide, according to the General Practice Health of the Nation 2024 report, there were 112 FTE General Practitioners (GPs) per 100,000 people in Australia in 2023 – or approximately one for every 1,000 people. Therefore, the Baldwin Road population would be likely to generate demand for approximately one GP.

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<sup>5</sup> [Land Acquisition: Guidance | education.vic.gov.au](https://www.education.vic.gov.au/land-acquisition/guidance)

## 7.0 Recommendations

The following provides a summary of the specific recommendations from the community infrastructure needs assessment above:

- Given the size of the community facility planned for Traralgon North Development and its proximity to the Baldwin Road site (within 600m), it would be expected that this new community hub would be able to absorb demand for community centre space generated by the new population.
- The future facilities and services provided at this community hub will be determined through a master planning process, but could include:
  - a 'library kiosk' where residents could reserve books from the Traralgon Library and collect and return them from this facility
  - flexible meeting and office space to support community health drop-in services
  - playrooms and fenced play yard to accommodate kindergarten programs
  - flexible, multipurpose space to accommodate a range of cultural programs and activities
- It is recommended that community members and stakeholders be consulted to understand community needs and demand for specific spaces, programs, activities and events that could be accommodated at this facility.
- There may be demand for approximately two 30 place kindergartens to meet the combined demand from the Traralgon North and Baldwin Road developments. As noted above, the community facility could include space that could be leased to a kindergarten operator. It is likely that the demand for long daycare generated by the Baldwin Road site will be able to be absorbed by the recently built childcare facility in the Traralgon North Development as well as vacancies in surrounding facilities. However, childcare, including OSHC, responds to market demand and vacancy rates can fluctuate. Therefore, specific childcare requirements can only be determined as the population moves in and demand can be assessed.
- Based on Council's template and associated benchmarks, the additional demand generated by the Baldwin Road development would require additional Level 1 passive open space. Additional demand would equate to approximately one Level 1 passive open space reserve (between 0.7-1ha in size). As outlined in the Baldwin Road Development Plan Concept Layout (Section 1.2) the site will include approximately 0.95ha of unencumbered open space which would likely address this demand. To encourage a broad use of the open space planned for Baldwin Road, it is recommended that the parks be designed to facilitate a range of activities – this could include play and exercise equipment, BBQ facilities, seating, shade and other amenities. Additionally, the Traralgon North Development Plan, includes the provision of approximately 8.50ha of total open space including linear open space, active open space, pocket parks and local play areas, which will help meet the demand for Level 2 open space and active recreation.
- It is recommended that Council continue to liaise with State Government agencies including Department of Education and Department of Health to understand broader planning considerations for education and health services in the surrounding area.

The above would ensure that the provision of appropriate community facilities and spaces would be available to the general community within a walkable range (400-800 metres) as outlined in the Development Plan Overlay (apart from schools). Therefore, it is recommended that engagement continue with the Department of Education to understand future planning for schools in the area and potential locations for future schools close to the Traralgon North development.



# Attachment A Latrobe City Council Community Infrastructure Assessment Template

Service Area	Provision Level	Benchmark	Ratio	Counter	Existing Facilities	Population in Traralgon Traralgon East, 2021	2021 Requirement	Assessment by Benchmark	Existing and Proposed Facilities	Population Baldwin Road development (350 lots)	Requirement	Assessment by Benchmark
Early Childhood												
Maternal and Child Health	Level 2	1 dual M&CH facility (assuming 20 M&CH sessions per week) for every 280 children aged 0 years of age	2	280	1	318	2.27	Insufficient	1	9	0.06	Sufficient
3 & 4 year old kindergarten	Level 1 or 2	1 30-place preschool room for every 30 (4-year olds)	1	30	7	728	24.27	Insufficient	7	18	0.60	Sufficient
Long Day Care - Level 1	Level 1	6.8 places per 0-6 year old	1	6.8	718	2369	348.38	Sufficient	718	60	8.82	Sufficient
Outside School Hours Care		150 places for 1000 children (0-5 years)	150	1000	350	2044	306.60	Sufficient	350	51	7.65	Sufficient
Education												
Neighbourhood House		1 per 10,000 residents	1	10000	1	28687	2.87	Insufficient	1	805	0.08	Sufficient
Primary School		1 school per 8,000-10,000 residents	1	8000	4	28687	3.59	Sufficient	4	805	0.10	Sufficient
Secondary School		1 school per 18,000 residents	1	18000	1	28687	1.59	Insufficient	1	805	0.04	Sufficient
Special Education		1 school per 60,000 residents	1	60000	1	28687	0.48	Sufficient	1	805	0.01	Sufficient
Independent Primary School		1 school per 5,000 households (depending on Catholicity rate)	1	5000	4	11247	2.25	Sufficient	4	350	0.07	Sufficient
Independent Secondary School		1 school per 16,000 households (depending on Catholicity rate – requires three feeder primary schools)	1	16000	3	11247	0.70	Sufficient	3	350	0.02	Sufficient
Seniors												
Senior Groups	Level 1 or 2	1 per 10,000 people (general space)	1	10000	2	28687	2.87	Insufficient	2	805	0.08	Sufficient
Libraries and Community Centres												
Library	Level 2	1 per 30,000-60,000 people	1	30000	1	28687	0.96	Sufficient	1	805	0.03	Sufficient
Multi-purpose community centre	Level 1 or 2	1 per 8,000-10,000 people	1	8000			0.00	Sufficient	1	805	0.10	Sufficient
General Spaces and Services												
Small community meeting space	Level 1	1 x 1-20 people venue per 4,000 people	1	4000	1	28687	7.17	Insufficient	1	805	0.20	Sufficient
Medium community meeting space	Level 1	1 x 21-50 people venue per 8,000 people	1	8000	4	28687	3.59	Sufficient	4	805	0.10	Sufficient
Large community meeting space	Level 1	1 x 51-100 people venue per 8,000 people	1	8000	1	28687	3.59	Insufficient	1	805	0.10	Sufficient
Extra large community meeting space	Level 1	1 x 101-200 people venue per 8,000 people	1	8000	1	28687	3.59	Insufficient	1	805	0.10	Sufficient
Conference sized community meeting space	Level 2	1 x 200+ venue per 20,000 people	1	20000	0	28687	1.43	Insufficient	0	805	0.04	Sufficient
Cultural Facilities												
Arts and Cultural Facilities: Flexible, multipurpose, shared use community art space	Level 1	Spaces to be provided within Level 1 Multi-Purpose Community Centre (1 per 8,000 to 10,000 people)	1	8000	2	28687	3.59	Insufficient	1	805	0.10	Sufficient
Arts and Cultural Facilities: Co-located, dedicated performing art and/or exhibition facilities	Level 2 or 3	1 co-located (e.g. government secondary college) performing arts facility per 40,000 to 60,000 people	1	40000	2	28687	0.72	Sufficient	1	805	0.02	Sufficient
Open Space												
Active Open Space Reserve - Level 1	Level 1	One Level 1 active open space reserve (8 ha per active open space reserve) per 6,000 people	1	6000	104.64	28687	4.78	Sufficient	104.64	805	0.13	Sufficient
passive open space reserves: Level 1	Level 1	Level 1: 0.7 to 1 ha of passive open space per 1,000 people (or 300 to 400 households)	0.7	1000	48.18	28687	20.08	Sufficient	49.13	805	0.56	Sufficient
Passive open space reserves: Levels 2	Level 2	2.5 to 4 ha of passive open space per 2 kilometre radius	4	2	115.13	28687	57374.00	Insufficient	115.13	805	1610.00	Insufficient
Health												
Community Based Health Care This level of care is currently provided in many small stand-alone community health service sites, or through the non-inpatient components of local health services. It includes services such as drug and alcohol services, counselling services, community nursing, allied health services, and integrated health promotion and primary prevention. Level 2 care can also include primary antenatal and postnatal care (for women experiencing normal pregnancy, without complications), and operate as a base for outreach services such as some HACC services (for example, home care and planned activity groups).	Level 2	1 per 10,000-50,000 people	1	10000	1	28687	2.87	Insufficient	1	805	0.08	Sufficient
Recreational Facilities												
Council Indoor Aquatic/Fitness Centres Leisure Centres:	Level 3 or 4	1 Council Aquatic Leisure Centre per 40,000 people	1	40000	1	28687	0.72	Sufficient	1		0.00	Sufficient
Council Indoor recreation centres / stadiums (hard court)	Level 2	Neighbourhood level indoor stadiums: 1 (2 court) facility per 20,000 to 30,000 people	1	20000			0.00	Sufficient			0.00	Sufficient
Council Indoor recreation centres /stadiums (hard court)	Level 3	Higher order indoor stadium: 1 (4-6 court) facility per 40,000 to 60,000 people	1	40000	1	28687	0.72	Sufficient	1	805	0.02	Sufficient
AFL fields - Level 1	Level 1	1 field per 5000 residents	1	5000	2	28687	5.74	Insufficient	2	805	0.16	Sufficient
AFL Field	Level 5	1 Regional Level (2-field) facility	1	30000	1	28687	0.96	Sufficient	1		0.00	Sufficient
Soccer fields	Level 1	1 field per 5000 residents	1	5000			0.00	Sufficient			0.00	Sufficient
Soccer fields	Level 5	1 Regional level (3 fields) facility	1	1	1	28687	28687.00	Insufficient	1		0.00	Sufficient
Athletics	Level 4	1 venue per municipality	1	1	1	28687	28687.00	Insufficient	1		0.00	Sufficient
Baseball/Softball	Level 3	1 field per 40,000 residents	1	40000	1	28687	0.72	Sufficient	1	805	0.02	Sufficient
Cricket	Level 1	1 field per 4000 residents	1	4000	1	28687	7.17	Insufficient	1	805	0.20	Sufficient
Cricket Outdoor	Level 5	Regional Level Minimum one ground, preferably two with Indoor and outdoor training	1	1	1	28687	28687.00	Insufficient	1		0.00	Sufficient
Outdoor Netball facilities	Overall	1 outdoor court per 3,500 people	1	3500	10	28687	8.20	Sufficient	10	805	0.23	Sufficient
Tennis facilities	Level 1	1 court per 3000 people	1	3000			0.00	Sufficient			0.00	Sufficient
Tennis facilities	Level 2	1 x 2 court (free to the public) facility (no pavilion) per 25,000 to 35,000 people	1	25000	3	28687	1.15	Sufficient	3	805	0.03	Sufficient
Tennis facilities	Level 3	1 x 6 to 10 court facility (with pavilion) per 25,000 to 35,000 people	1	25000	1	28687	1.15	Sufficient	1	805	0.03	Sufficient
Tennis facilities	Level 5	1 x 24 court facility (with pavilion) per municipality / region per municipality	1	1	1	28687	28687.00	Insufficient	1		0.00	Sufficient
BMX Tracks	Level 3	1 Facility per 50,000 persons	1	50000	1	28687	0.57	Sufficient	1	805	0.02	Sufficient
Shooting Sports	Level 5	1 shooting range per region	1	1	1	28687	28687.00	Insufficient	1		0.00	Sufficient
Basketball	Level 1	1 outdoor court per 3,500 people	1	3500		28687	8.20	Insufficient		805	0.23	Sufficient
Basketball	Level 4	1 indoor 5 court facility per region	1	1	1	28687	28687.00	Insufficient	1		0.00	Sufficient



Service Area	Provision Level	Benchmark	Ratio	Counter	Existing Facilities	Population in Traralgon - Traralgon East, 2021	2021 Requirement	Assessment by Benchmark	Existing and Proposed Facilities	Population Baldwin Road development (450 lots)	Requirement	Assessment by Benchmark	
Early Childhood													
Maternal and Child Health	Level 2	1 dual M&CH facility (assuming 20 M&CH sessions per week) for every 280 children aged 0 years of age		2	280	1	318	2.27	Insufficient	1	11	0.08	Sufficient
3 & 4 year old kindergarten	Level 1 or 2	1 30-place preschool room for every 30 (4-year olds)		1	30	7	728	24.27	Insufficient	7	22	0.73	Sufficient
Long Day Care - Level 1	Level 1	6.8 places per 0-6 year old		1	6.8	718	2369	348.38	Sufficient	718	77	11.32	Sufficient
Outside School Hours Care		150 places for 1000 children (0-5 years)		150	1000	350	2044	306.60	Sufficient	350	66	9.90	Sufficient
Education													
Neighbourhood House		1 per 10,000 residents		1	10000	1	28687	2.87	Insufficient	1	1035	0.10	Sufficient
Primary School		1 school per 8,000-10,000 residents		1	8000	4	28687	3.59	Sufficient	4	1035	0.13	Sufficient
Secondary School		1 school per 18,000 residents		1	18000	1	28687	1.59	Insufficient	1	1035	0.06	Sufficient
Special Education		1 school per 60,000 residents		1	60000	1	28687	0.48	Sufficient	1	1035	0.02	Sufficient
Independent Primary School		1 school per 5,000 households (depending on Catholicity rate)		1	5000	4	11247	2.25	Sufficient	4	450	0.09	Sufficient
Independent Secondary School		1 school per 16,000 households (depending on Catholicity rate – requires three feeder primary schools)		1	16000	3	11247	0.70	Sufficient	3	450	0.03	Sufficient
Seniors													
Senior Groups	Level 1 or 2	1 per 10,000 people (general space)		1	10000	2	28687	2.87	Insufficient	2	1035	0.10	Sufficient
Libraries and Community Centres													
Library	Level 2	1 per 30,000-60,000 people		1	30000	1	28687	0.96	Sufficient	1	1035	0.03	Sufficient
Multi-purpose community centre	Level 1 or 2	1 per 8,000-10,000 people		1	8000			0.00	Sufficient	1	1035	0.13	Sufficient
General Spaces and Services													
Small community meeting space	Level 1	1 x 1-20 people venue per 4,000 people		1	4000	1	28687	7.17	Insufficient	1	1035	0.26	Sufficient
Medium community meeting space	Level 1	1 x 21-50 people venue per 8,000 people		1	8000	4	28687	3.59	Sufficient	4	1035	0.13	Sufficient
Large community meeting space	Level 1	1 x 51-100 people venue per 8,000 people		1	8000	1	28687	3.59	Insufficient	1	1035	0.13	Sufficient
Extra large community meeting space	Level 1	1 x 101-200 people venue per 8,000 people		1	8000	1	28687	3.59	Insufficient	1	1035	0.13	Sufficient
Conference sized community meeting space	Level 2	1 x 200+ venue per 20,000 people		1	20000	0	28687	1.43	Insufficient	0	1035	0.05	Sufficient
Cultural Facilities													
Arts and Cultural Facilities: Flexible, multipurpose, shared use community art space	Level 1	Spaces to be provided within Level 1 Multi-Purpose Community Centre (1 per 8,000 to 10,000 people)		1	8000	2	28687	3.59	Insufficient	1	1035	0.13	Sufficient
Arts and Cultural Facilities: Co-located, dedicated performing art and/or exhibition facilities	Level 2 or 3	1 co-located (e.g. government secondary college) performing arts facility per 40,000 to 60,000 people		1	40000	2	28687	0.72	Sufficient	1	1035	0.03	Sufficient
Open Space													
Active Open Space Reserve - Level 1	Level 1	One Level 1 active open space reserve (8 ha per active open space reserve) per 6,000 people		1	6000	104.64	28687	4.78	Sufficient	104.64	1035	0.17	Sufficient
passive open space reserves: Level 1	Level 1	Level 1: 0.7 to 1 ha of passive open space per 1,000 people (or 300 to 400 households)		0.7	1000	48.18	28687	20.08	Sufficient	49.13	1035	0.72	Sufficient
Passive open space reserves: Levels 2	Level 2	2.5 to 4 ha of passive open space per 2 kilometre radius		4	2	115.13	28687	57374.00	Insufficient	115.13	1035	2070.00	Insufficient
Health													
Community Based Health Care This level of care is currently provided in many small stand-alone community health service sites, or through the non-inpatient components of local health services. It includes services such as drug and alcohol services, counselling services, community nursing, allied health services, and integrated health promotion and primary prevention. Level 2 care can also include primary antenatal and postnatal care (for women experiencing normal pregnancy, without complications), and operate as a base for outreach services such as some HACC services (for example, home care and planned activity groups).	Level 2	1 per 10,000-50,000 people		1	10000	1	28687	2.87	Insufficient	1	1035	0.10	Sufficient
Recreational Facilities													
Council Indoor Aquatic/Fitness Centres Leisure Centres:	Level 3 or 4	1 Council Aquatic Leisure Centre per 40,000 people		1	40000	1	28687	0.72	Sufficient	1		0.00	Sufficient
Council Indoor recreation centres / stadiums (hard court)	Level 2	Neighbourhood level indoor stadiums: 1 (2 court) facility per 20,000 to 30,000 people		1	20000			0.00	Sufficient			0.00	Sufficient
Council Indoor recreation centres /stadiums (hard court)	Level 3	Higher order indoor stadium: 1 (4-6 court) facility per 40,000 to 60,000 people		1	40000	1	28687	0.72	Sufficient	1	1035	0.03	Sufficient
AFL fields - Level 1	Level 1	1 field per 5000 residents		1	5000	2	28687	5.74	Insufficient	2	1035	0.21	Sufficient
AFL Field	Level 5	1 Regional Level (2-field) facility		1	30000	1	28687	0.96	Sufficient	1		0.00	Sufficient
Soccer fields	Level 1	1 field per 5000 residents		1	5000			0.00	Sufficient			0.00	Sufficient
Soccer fields	Level 5	1 Regional level (3 fields) facility		1	1	1	28687	28687.00	Insufficient	1		0.00	Sufficient
Athletics	Level 4	1 venue per municipality		1	1	1	28687	28687.00	Insufficient	1		0.00	Sufficient
Baseball/Softball	Level 3	1 field per 40,000 residents		1	40000	1	28687	0.72	Sufficient	1	1035	0.03	Sufficient
Cricket	Level 1	1 field per 4000 residents		1	4000	1	28687	7.17	Insufficient	1	1035	0.26	Sufficient
Cricket Outdoor	Level 5	Regional Level Minimum one ground, preferably two with Indoor and outdoor training		1	1	1	28687	28687.00	Insufficient	1		0.00	Sufficient
Outdoor Netball facilities	Overall	1 outdoor court per 3,500 people		1	3500	10	28687	8.20	Sufficient	10	1035	0.30	Sufficient
Tennis facilities	Level 1	1 court per 3000 people		1	3000			0.00	Sufficient			0.00	Sufficient
Tennis facilities	Level 2	1 x 2 court (free to the public) facility (no pavilion) per 25,000 to 35,000 people		1	25000	3	28687	1.15	Sufficient	3	1035	0.04	Sufficient
Tennis facilities	Level 3	1 x 6 to 10 court facility (with pavilion) per 25,000 to 35,000 people		1	25000	1	28687	1.15	Sufficient	1	1035	0.04	Sufficient
Tennis facilities	Level 5	1 x 24 court facility (with pavilion) per municipality / region per municipality		1	1	1	28687	28687.00	Insufficient	1		0.00	Sufficient
BMX Tracks	Level 3	1 Facility per 50,000 persons		1	50000	1	28687	0.57	Sufficient	1	1035	0.02	Sufficient
Shooting Sports	Level 5	1 shooting range per region		1	1	1	28687	28687.00	Insufficient	1		0.00	Sufficient
Basketball	Level 1	1 outdoor court per 3,500 people		1	3500		28687	8.20	Insufficient		1035	0.30	Sufficient
Basketball	Level 4	1 indoor 5 court facility per region		1	1	1	28687	28687.00	Insufficient	1		0.00	Sufficient

Source: Planning for Community Infrastructure in Growth Areas (ASR Research, 2008)