



# Community Facility Provision Policy

<b>Version No.</b>	V1.0, 30 January 2015
<b>Endorsement</b>	General Manager Community Planning, 29 January 2015 Executive, 4 February 2015 Policy Review Panel, 5 February 2015
<b>Authorisation</b>	Council, 10 March 2015
<b>Expiry date</b>	1 July 2016
<b>Responsible officer</b>	Manager Community Planning
<b>Policy owner</b>	Community Infrastructure Planner

## 1. Purpose

This policy states Council's position on minimum standards for community facilities to be included within Precinct Structure Plans.

## 2. Scope

This policy applies to decisions related to planning for community facilities funded wholly or partially through a levy on development.

## 3. Definitions

Word/Term	Definition
Active Open Space	Land set aside for the primary purpose of formal outdoor sports by the community.
Children and Community Centre (Centres)	A building from which community services are delivered, and to provide the opportunity for community groups to form and meet.
Community Facility	A general term inclusive of Children and Community Centres or Sports Pavilions.
District Level	Active Open Space catering to a service catchment of residents within 1 kilometre walk or 5 minutes drive.
Level 1	Level 1 refers to the level of community facility catering to a service catchment of up to 10,000 people, as defined in the 2008 ASR Report: Planning for Community Infrastructure in Growth Areas.
Level 2	Level 2 refers to the level of community facility catering to a service catchment of up to 30,000 people, as defined in the 2008 ASR Report: Planning for Community Infrastructure in Growth Areas.
Needs Assessment	A needs assessment is a systematic process for determining and addressing needs, or "gaps" between current conditions and desired conditions. The form of this assessment will vary according to the custom and practice of relevant Council Service Units.

Word/Term	Definition
Precinct Structure Plan	A long term plan for urban development of an area describing how the land is expected to be developed and how and where services planned to support the development will be delivered.
Regional Level	Active Open Space accessible to residents across more than one Local Government Area.
Sports Pavilion	A building located within Active Open Space to primarily facilitate the operation of formal structured sporting activity.
Universal Design	The design of environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

## 4. Policy

The intent is for this policy to support Council's Strategic Planning and Urban Design team by providing an endorsed policy position on community facilities to be provided for within Precinct Structure Plans.

This policy guides decisions about the site area and indicative gross floor area required for community facilities. Actual inclusions will be subject to a detailed needs assessment and design process for a specific community facility.

### 4.1 Children and Community Centres

**4.1.1** For a service catchment catering to an ultimate residential population of approximately 9,000 people, a level 1 children and community centre (centre) will have a gross floor area of approximately 1,300 m<sup>2</sup> on a 0.8 hectare site.

**4.1.2** In addition, every second level 1 centre (serving a residential population of 18,000 people), will be expanded to a level 2 centre with a gross floor area of approximately 1,700 m<sup>2</sup> on a 1.2 hectare site.

**4.1.3** Centres should be located adjacent to schools, in visually prominent locations, ideally on a corner block, convenient to and supportive of both active and public transport infrastructure.

### 4.2 Sports Pavilions

**4.2.1** Where a Precinct Structure Plan designates district level active open space, a district level universally designed sports pavilion will be developed alongside relevant sports fields or courts. The sports pavilion will include the following minimum spatial allocations for team and umpire change rooms, club rooms, and ancillary rooms (such as first aid, kitchen facilities and public toilets):

Pavilion type	Indicative Gross Floor Area
6 Hectare Active Open Space (AOS)	714 m <sup>2</sup>
8 Hectare AOS	787 m <sup>2</sup>
10 Hectare AOS	869 m <sup>2</sup>

- 4.2.2** Where the size of the active open space does not comply with the table above a needs assessment will be undertaken by the relevant Council Service Unit to determine the appropriate size of the pavilion.
- 4.2.3** Sports pavilions may also, subject to a needs assessment conducted by the relevant Council Service Unit, include additional spatial allocations for a regional level sports pavilion.
- 4.2.4** Sports pavilions require road access and car parking (determined by a site specific needs assessment), be located adjacent to sporting fields, in visually prominent locations, convenient to and supportive of both active and public transport infrastructure.

## 5. Responsibility /Accountability

<b>5.1</b>	<b>Community Infrastructure Planner</b> <ul style="list-style-type: none"> <li>Review of the policy.</li> </ul>
<b>5.2</b>	<b>Planning Services Manager</b> <ul style="list-style-type: none"> <li>Ensure that the content of this policy is reflected in Precinct Structure Plans.</li> </ul>
<b>5.3</b>	<b>Council officers and contractors</b> <ul style="list-style-type: none"> <li>Responsible for adhering to this policy.</li> </ul>

## 6. References and links to legislation and other documents

<b>Name</b>	<b>Location</b>
The <i>Planning and Environment Act 1987</i> (Vic)	<a href="http://www.legislation.vic.gov.au">www.legislation.vic.gov.au</a>
ASR Planning for Community Infrastructure in Growth Areas	<a href="http://www.mpa.vic.gov.au">www.mpa.vic.gov.au</a>
AFL Preferred Facility Guidelines	<a href="http://www.aflvic.com.au">www.aflvic.com.au</a>
Football Federation Victoria 2014 Rules of Competition	<a href="http://www.footballfedvic.com.au">www.footballfedvic.com.au</a>
NRL Preferred Facility Guidelines for Grassroots Rugby League 2014	<a href="http://www.playnrl.com.au">www.playnrl.com.au</a>