

Appendix E Maunsell Social Assessment Report





Mooroopna West Growth Corridor

Demographic and Community Centre Analysis

City of Greater Shepparton

3 December 2008

Mooroopna West Growth Corridor

Prepared for

City of Greater Shepparton

Prepared by

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ABN 20 093 846 925

3 December 2008

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Quality Information

Document Mooroopna West Growth Corridor

Ref 6001 0332

Date 3 December 2008

Prepared by Alice Foster

Reviewed by Greg Harrison

Revision History

Revision	Revision Date	Details	Authorised	
			Name/Position	Signature
1	28/11/2008	Final Draft Report	Greg Harrison Group Manager - Environmental Management and Planning	
2	3/12/08	Final Report	Andrew McCulloch Associate Director Environmental Management and Planning	

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Executive Summary

Maunsell AECOM was appointed by City of Greater Shepparton (CoGS) to undertake a Demographic and Community Centre Analysis (incorporating a Children's Centre) for the Mooroopna West Growth Corridor. This scope of work is to inform the panel process for Amendment C75 involving the Mooroopna West Growth Corridor and more particularly, the finalisation of the Outline Development Plan (ODP) and the Development Contributions Plan (DCP). The methodology employed by Maunsell AECOM has both the quantitative and qualitative assessments and the application of provision ratios to the projected Mooroopna West Growth Corridor population.

The analysis undertaken by Maunsell AECOM involved;

- A review and analysis of the Council's community profile, in particular projected population growth and demographic characteristics for the local area using Council and community databases and township maps, as well as previous studies.
- An analysis of a community centre including:
 - Why a Community Centre is needed; and
 - Why a Children's Centre component would be justified.
- Telephone interviews with key social planning and community services staff to gather details about the current provision of social infrastructure in the local area, issues and future demand.
- Documenting existing community services within the local area and outside of the growth corridor.
- Providing recommendations for the location and size of the community centre, as well as the type of services suitable for the local community, in particular child related services, such as maternal and child health, childcare and preschools.
- Reviewing Victorian Government legislation, *Children's Services Act 1996* and the *Children's Services Regulations 1998* and *Design Guide for Victorian children's services*, supporting the legislative framework.
- Preparation of associated maps to illustrate the location of the recommended community facilities.

Findings

The demographic analysis of Mooroopna relates to the urban and surrounding area (this area is defined by the statistical ID area for Mooroopna as identified in the City of Greater Shepparton's Community id Profile) and presented a community which has a higher level of disadvantage than the rest of the whole municipality of Greater Shepparton; i.e. lower income levels, higher unemployment, a high number of single parents, indigenous people and an aging population. The predicted number of 0 to 4 year olds in 2012 was estimated to be 291.

The investigation into the benefits of community centre/hub facilities and the existing community services in Mooroopna established the need to build an integrated community centre collocated with local retail shops, public places and transport nodes (Precinct A is the nominated location). In particular a Children Centre incorporating a Maternal and Child Health Services and Kindergarten facility would be required.

Based on the *Design guide for Victorian children's services* (Department of Education and Early Childhood Development, 2007), the 300 square metre community centre identified within the DCP (page 24) was undersized.

Recommendations

Based on our analysis the following recommendations are made for the Mooroopna West Growth Corridor:

- A Children Services Centre is developed as the first part of Mooroopna West Community Centre;
- Four Weekly Maternal and Child Health sessions to be provided at the Mooroopna West Community Centre;
- A Kindergarten is built which accommodates 36 children; and
- A total of 1,950 square metres (3x650 square metres) is reserved for the Community Centre - Children's Services Centre.

Figure 1 Proposed Community Hub Facilities

COMMUNITY CENTRE	SIZE/CAPACITY		
	FLOOR AREA	SITE AREA	TOTAL
Maternal and Child Health facility	120 sq metres		
Kindergarten 36 child capacity	10 sq metres per child 360 sq metres		
Kindergarten Outdoor play area		10 sq metres per child 360 sq metres	
Parking Facilities Kindergarten		480 sq metres 16 car parks	
Parking facilities Community Centre		180 sq metres 6 car parks	
Landscaping		160 sq metre	
Total	480 sq metres	1,180 sq metres	1,660 sq metres

Note (1): The Maternal and Child Health facility includes a consulting room and meeting room.

Note (2) To accommodate the above requirements a total of 3 convention lots (650m²) will be required.

These recommendations will help to create a more sustainable and liveable community, create a greater sense of community and belonging, enhance social connectedness, improve physical and mental health and improve liveability through a diverse range of community services.

1.0 Introduction

1.1 Project Background

Maunsell AECOM was engaged by the City of Greater Shepparton in 2004 to prepare an Outline Development Plan (ODP) and Development Contributions Plan (DCP) to support new residential and commercial development within the Mooroopna West Growth Corridor. The Mooroopna West Growth Corridor is 329 hectares of land located west and north-west of the existing Mooroopna urban area.

The ODP had identified that population growth within the Mooroopna West Growth Corridor will necessitate a new, small community centre (the Mooroopna West Community Hub). The recommended size for the community hub was 300 square metres and would include air conditioning, a kitchen and toilets along with peripheral landscaping (p. 25). The recommended community hub would be a fundamental driver in creating an inclusive, liveable and sustainable community.

A Panel Hearing is currently underway for Amendment C75 which will finalise the statutory implementation of the ODP and DCP within the Greater Shepparton Planning Scheme. The Panel has requested that an analysis of demographics and community facilities be undertaken to determine the overall need for a community centre, particularly a child focused community centre, within the Mooroopna West Growth Corridor.

The purpose of this report is to determine the need for social infrastructure in the Mooroopna West Growth Corridor as identified in the ODP and DCP. This will be based on demographic information and an analysis of community facilities. The most appropriate form for a community centre will be recommended considering prevailing opportunities and constraints within the growth corridor.

The report will provide recommendations in relation to the location of the community centre and the particular type and size of the facilities that could be housed with the community centre, in particular a Children's Centre. In this report the community centre in the Mooroopna West Growth Corridor will be referred to as the Mooroopna West Community Centre.

1.2 Project Methodology

The Mooroopna Demographics and Community Centre Analysis will involve the following tasks:

- Review and analysis of the Council's community profile, in particular projected population growth and demographic characteristics for the local area using Council and community databases and township maps, as well as any previous studies.
- Analysis of a community centre including:
 - Why a community centre is needed; and
 - Why a Children's Centre component would be justified.
- Telephone interviews with key social planning and community services staff to gather details about the current provision of social infrastructure in the local area, issues and future demand.
- Document existing community services within the local area and outside of the growth corridor.
- Provide recommendations for the location and size of the community centre, as well as the type of services suitable for the local community, in particular child related services, such as Maternal and Child Health, childcare and preschools.
- Preparation of associated maps to illustrate the location of the recommended community facilities.

2.0 Community Profile

This section of the report will provide a review and an analysis of Mooroopna's community profile, in particular demographic characteristics, projected population growth of Mooroopna and projected growth of relevant age groups. This information will be used to strategically justify the recommended community infrastructure at the Mooroopna West Community Centre.

2.1 Demographics

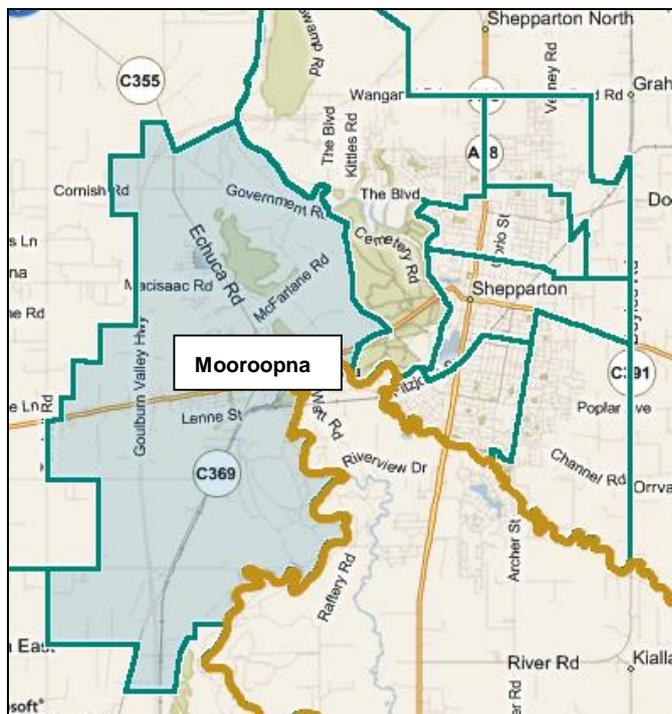
The following demographics will be analysed:

- Age structure
- Indigenous persons
- Income
- Household structure
- Socio-Economic Indexes for Areas of disadvantage.

The demographic information has been sourced from the City of Greater Shepparton's Community Profile (provided by profile.id) which is based Australia Bureau of Statistic (ABS) Census data. It is noted that references to the City of Greater Shepparton relate to the whole municipality.

The demographics for Mooroopna are based on the statistical ID area for Mooroopna as identified in the City of Greater Shepparton's Community Profile. Mooroopna's statistical ID area is shown in Figure 2. Further references to Mooroopna relate to the Mooroopna's statistical ID area,

Figure 2 Mooroopna Statical Area (as defined by profile.id)



Source: profile.id, <<http://www.id.com.au/profile>>.

2.1.1 Age Structure

Table 1 outlines the age structure of Mooroopna and the City of Greater Shepparton from the 2001 and 2006 ABS Census.

In 2001 8.1% of Mooroopna's population was between the age of zero and four years, which is 0.5% higher than the percentage of City of Greater Shepparton's residents in this age group (7.6%). In 2006 the number of children in this age group in Mooroopna dropped to 6.8%. This figure was equivalent to the percentage of children in that age group for the City of Greater Shepparton.

In both 2001 and 2006 the largest age group in Mooroopna was 35 to 49 years, at 20.8% and 20.5% respectively. Similarly, this was the largest age group in the City of Greater Shepparton in 2001 and 2006 was 22.0% and 21.8%, respectively.

Persons aged between 60 and 69 years in Mooroopna in 2006 was 8.9%. This is an increase from 2001 figures which identified there were 7.0% persons in this age group. The age group 70 to 84 years had a similar trend over the five year census period. In 2006 there were 7.0% of persons in this age group in Mooroopna, an increase from 2001 which had 6.7% of persons in this age group. The aging population in Mooroopna is a continued trend in Australia, often a result of low fertility and increased life expectancy.¹

As identified in the submission presented by Maunsell AECOM on behalf of the City of Greater Shepparton for the Amendment C75 Panel Hearing, Mooroopna has a relatively young population. 9.9% people are between the ages of 12 to 17 years and 7.8% between the ages of 18 and 24 years. Mooroopna also has a relatively high proportion of people of working age, 13.4% of residents are aged between 25 and 34 years, 20.5% are aged 35 to 49 years and 12.7% are aged 50 to 59 years.

Table 1 Age Structure, 2001 and 2006

Age Group (years)	2001			2006			
	Mooroopna		City of Greater Shepparton	Mooroopna		City of Greater Shepparton	Victoria
	Number	%	%	Number	%	%	%
0 to 4	600	8.1	7.6	509	6.8	6.8	6.2
5 to 11	836	11.3	11.3	817	10.9	11.0	9.1
12 to 17	668	9.0	9.6	738	9.9	9.6	8.2
18 to 24	653	8.8	8.4	584	7.8	8.3	9.7
25 to 34	1,158	15.6	14.1	1,002	13.4	12.3	13.8
35 to 49	1,548	20.8	22.0	1,536	20.5	21.8	22.4
50 to 59	833	11.2	11.1	951	12.7	12.7	12.6
60 to 69	517	7.0	7.3	667	8.9	8.2	8.3
70 to 84	501	6.7	7.2	521	7.0	7.7	7.9
85 and over	111	1.5	1.4	150	2.0	1.7	1.7
Total	7,425	100.0	100.0	7,474	100.0	100.0	100.0

¹ Australian Bureau of Statistics, 2006 Census QuickStats, Australia, viewed 22 September 2008, <<http://www.censusdata.abs.gov.au>>.

2.1.2 Indigenous Persons

Indigenous persons include both aboriginals and Torres Strait islanders. In 2006 0.6% of Victoria's population were of Aboriginal and/or Torres Strait Islander descent. In 2006 approximately 3.3% of the City of Greater Shepparton's population were indigenous persons, which is five times higher than the proportion in Victoria. In 2006 there were 491 indigenous persons in Mooroopna, which equates to approximately 6.6% of Mooroopna's population. The percentage of indigenous persons in Mooroopna is twice the proportion of indigenous persons living in the whole municipality of the City of Greater Shepparton.

2.1.3 Socio-Economic Indexes For Areas

Socio-Economic Indexes for Areas (SEIFA) is an index which identifies the Relative Socio-Economic Disadvantage in particular areas. The index is derived from attributes such as low educational attainment, high unemployment, low income, unskilled occupations and other factors which may contribute to disadvantage, for example Indigenous persons and poor English. Areas of lower SEIFA index of disadvantage have a greater level of disadvantage compared to areas which have a higher SEIFA index of disadvantage.²

Table 2 identifies the SEIFA index of disadvantage of small areas with the City of Greater Shepparton and its surrounds, including Mooroopna.

Mooroopna has SEIFA index of 923.9, which is lower than the overall figure for the City of Greater Shepparton of 967.8, thus Mooroopna has a higher level of disadvantage when compared to the overall municipality. However, it is noted that Mooroopna has areas of public housing estates, which tends to influence the overall demographic figures relating to the level of disadvantage, when in fact many residents in Mooroopna are not disadvantaged, particular in areas of new subdivisions. The demographics in these newer areas tend to be middle class (middle to low income earners) and first home buyers.

Table 2 SEIFA

SEIFA index of disadvantage	2006 SEIFA index of disadvantage
Shepparton North West	877.0
Shepparton Central	900.5
Shepparton South East	901.8
Mooroopna	923.9
Shepparton South	934.3
Shepparton Urban Centre	940.2
City of Greater Shepparton	967.8
Shepparton North Central	974.0
Tatura	979.2
Rural North West	992.7
Rural South	1011.4
Shepparton Surrounds North	1025.4
Rural North East	1037.4
Shepparton North East	1064.2
Kialla – Shepparton Surrounds South	1066.9

² Profile.id, City of Greater Shepparton, Community Profile, viewed 3 October 2008, <<http://www.id.com.au/profile>>.

2.1.4 Household Types

Table 3 outlines the various household types in Mooroopna in 2006 compared to the City of Greater Shepparton.

In 2006 39.7% of households in Mooroopna were couples with children which is lower than the City of Greater Shepparton (45.2%). In 2006 Mooroopna had a larger number of one parent families (22.7%) than the City of Greater Shepparton (16.5%).

New subdivisions being developed in Mooroopna are attracting a larger number of first home buyers. First home buyers are typically young couples and are likely to have young children when they purchase the home or have children in the near future. The number of couples with children may therefore rise in Mooroopna due to increased numbers of first home buyers.

Table 3 Household Types, Mooroopna and City of Greater Shepparton, 2006

Household Types	Mooroopna		City of Greater Shepparton
	Number	%	%
Couples with child(ren)	817	39.7	45.2
One parent families	467	22.7	16.5
Total with children	12844	62.4	61.7
Couples without child(ren)	750	36.5	37.0
Other families	21	1.0	1.2
Total families	2,055	100.0	100.0

Overall there is a higher percentage of families in Mooroopna 62.4% compared with 61.7% in the City of Greater Shepparton.

2.1.5 Household Income

Table 4 outlines the weekly household income in Mooroopna and the City of Greater Shepparton in 2006. The most common average weekly household income in Mooroopna and the City of Greater Shepparton in 2006 was \$500 to \$649, at 13.6% and 12.4% respectively.

In Mooroopna there were 23.2% of households earning a weekly income between \$1 and \$499 and 29.1% earning \$500 to \$999. The City of Greater Shepparton had a lower proportion of households earning income in these income brackets (\$1 to \$499 – 20.8%; \$500 to \$999 – 27%). The City of Greater Shepparton had a larger percentage of household income in higher income brackets than Mooroopna (e.g. from \$1700 onwards). The income bracket \$2000 to more than \$3000, was earned by 6.6% of households in Mooroopna compared to 9.6% households in the City of Greater Shepparton.

Table 4 Weekly household income, Mooroopna and City of Greater Shepparton, 2006

Weekly household income	Mooroopna		City of Greater Shepparton
	Number	%	%
Negative / Nil	22	0.7	0.8
\$1 to \$149	53	1.8	1.6
\$150 to \$249	185	6.2	5.3
\$250 to \$349	290	9.7	8.0
\$350 to \$499	163	5.5	5.9
\$500 to \$649	405	13.6	12.4
\$650 to \$799	223	7.5	7.0
\$800 to \$999	237	8.0	7.6
\$1000 to \$1199	352	11.8	12.1
\$1200 to \$1399	201	6.8	6.2
\$1400 to \$1699	205	6.9	6.7
\$1700 to \$1999	114	3.8	5.2
\$2000 to \$2499	124	4.2	4.8
\$2500 to \$2999	40	1.3	2.6
\$3000 or more	34	1.1	2.2
Partial income stated	201	6.8	7.8
All incomes not stated	123	4.1	3.8
Total	2,972	100.0	100.0

2.2 Demographic Conclusions

The demographic information from Mooroopna presents a picture of an area which has a higher level of disadvantage when compared to neighbouring areas in Greater Shepparton. This has a level of correlation with Mooroopna's lower income levels, and a higher number of single parents and Indigenous people. It is noted that the higher level of disadvantage is generally related to public housing and more affordable housing in Mooroopna and a large proportion of Mooroopna residents do not necessarily experience this level of disadvantage. It is likely that new residents in the Mooroopna West Growth Corridor would be middle to low income earners and first home buyers, and would not have a high level of disadvantage.

In 2006 there were a reduced number of young children aged 0 to 4 years and 5 to 11 years in Mooroopna and the City of Greater Shepparton. It is anticipated that the proportion of children in these age brackets will increase due to first home buyers and higher birth rates as discussed in section 2.3.1. Early child development should be provided as part of the services at the Mooroopna West Community Centre because it is the foundation for each child's future. The World Health Organisation's report *Closing the gap in a generation* (2008) identifies that equity from the start "including physical, social/emotional, language/cognitive domains – has a determining life influence on subsequent life chances and health through skills development, education, and occupational opportunities". Early child development can therefore be used as a technique to help reduce levels of disadvantage in Mooroopna. Mooroopna is also experiencing an aging population. Services would need to be provided to cater for their changing needs. In short, a range of services and facilities would be required to meet the needs of various life stages of the community.

The number of Indigenous persons in Mooroopna is thirteen times more than the average for Victoria. Indigenous persons often have a "lower level of education, are more likely to be unemployed, earn less money, and are less likely to own their homes" and often have multiple health risks when compared to non indigenous Australians.³ Services need to cater to for indigenous persons to help reduce levels of disadvantages.

As identified by the SEIFA index of disadvantage, Mooroopna is the fourth most disadvantaged community in Shepparton, which means the area may need more resources to reduce the level of disadvantage of the community. Improved educational attainment could improve the level of disadvantage by increasing opportunities for more skilled occupations and increased income. Services for people with poor English skills could also help reduce their level disadvantage.

There are a larger number of single parents in Mooroopna than the City of Greater Shepparton. If the single parent in the family needs to use child care for their child(ren) then it can be a significant financial burden on the family, particularly if they are a low income earning family.⁴ VicHealth identifies that in general single parent families in Australia continue to have a low wellbeing. It is encouraged to provide support to these families to ensure that their level of disadvantage does not increase.⁵ Mooroopna is a family friendly area and is attractive to first home buyers. As indicated in 2.1.4 Household Types, first home buyers in this area tend to be families with young children or will have children in the near future. The proportion of single parents may therefore decline in the future as more couples with children move into the area.

³ Better Health Channel, State of Victoria 2004, Aboriginal health – physical activity, viewed 7 October 2008, <<http://www.goforyourlife.vic.gov.au>>.

⁴ Better Health Channel, Working Mothers – common issues, viewed 7 October 2008, <<http://www.goforyourlife.vic.gov.au>>.

⁵ VicHealth 2008, Research Summary: Burden of disease due to health inequalities, viewed 7 October 2008, <<http://www.vichealth.vic.gov.au>>.

⁶ VicHealth 2008, Research Summary: Burden of disease due to health inequalities, viewed 7 October 2008, <<http://www.vichealth.vic.gov.au>>.

Mooroopna has a lower income than the City of Greater Shepparton. Low income can influence the level of disadvantage in the area. VicHealth has shown that people from low income households have greater difficulty being able to afford health care, poorer levels of health than more affluent people and can experience depression.⁶

2.3 Population Growth

Population growth can be used to determine the demand for particular types of services and facilities.

2.3.1 Children

The predicted number of children between the ages of zero and four years can be used to identify the type and size of child facilities required for servicing an area.

There will be approximately 4,403 residents in the Mooroopna West Growth Corridor once it is complete. This figure is based on a dwelling yield of 1,790 and an average of 2.46 persons per household.⁷

It is anticipated that of the 4,403 predicted residents at the Mooroopna West Growth Corridor the number of persons aged between zero and four years will be similar to the number predicted for Mooroopna, which is 6.8% in 2008 dropping to 6.6% from 2012 onwards. Refer to Table 5. From the statistics it is estimated approximately 291 persons will be aged between zero and four years in the Mooroopna West Growth Corridor from 2012 onwards (6.6% of the predicted number of residents in the Mooroopna West Growth Corridor).

However, it is predicted that the declining percentage of children aged zero to four years is likely to change due to the increased fertility rates. Information from Mooroopna's Maternal and Health birth notifications are as follows:

- July 2005 to June 2006 there were 125 births;
- July 2006 to June 2007 there were 159 births; and
- July 2007 to June 2008 there were 160 births.

It is therefore likely the number of children aged zero to four years will be greater than 291 in 2012..

Table 5 Population Growth in Mooroopna, persons aged 0 to 4 years

Year	Number	%	Total Population
2006	554	6.9	7,998
2008	556	6.8	8,194
2010	558	6.7	8,375
2012	567	6.6	8,558
2014	580	6.6	8,748
2016	590	6.6	8,929
2018	605	6.6	9,128
2020	617	6.6	9,333
2022	632	6.6	9,572
2024	645	6.6	9,823
2026	664	6.6	10,120
2028	683	6.5	10,449
2030	703	6.5	10,774

Source: Profile.id, viewed 3 October 2008, <<http://www.id.com.au/shepparton/forecastid>>.

It must be noted these population figures are estimated and if Mooroopna West develops faster than the timeframes indicated in the report, the growth would occur earlier than projected.

⁷ Maunsell AECOM (2008), *Mooroopna West Growth Corridor Amendment C75: Submission on behalf of the Greater Shepparton City Council*.

2.3.2 Aged Persons

As shown in Table 6 the trend for an aging population is evident in Mooroopna. In 2008 there were 1,248 persons in Mooroopna that will be over the age of 65 years (15.2% of Mooroopna's population). In Mooroopna West Growth Corridor there will be approximately 709 persons aged 65+ years in 2012. In the next twenty years 18.7% of Mooroopna's population will be aged over 65 years, which is nearly one fifth of the population.

Senior citizen services and programs would assist aged persons being connected to community and prevent social isolation, having a positive impact on their overall health and wellbeing.

Table 6 Population Growth in Mooroopna, persons aged 65 years and over

Year	Number	%	Total Population
2006	1135	14.2	7,998
2008	1248	15.2	8,194
2010	1309	15.7	8,375
2012	1382	16.1	8,558
2014	1454	16.6	8,748
2016	1541	17.3	8,929
2018	1594	17.5	9,128
2020	1663	17.9	9,333
2022	1717	17.8	9,572
2024	1800	18.3	9,823
2026	1864	18.5	10,120
2028	1954	18.7	10,449

Source: Profile.id, viewed 3 October 2008, <<http://www.id.com.au/shepparton/forecastid>>.

3.0 Community Hubs

This section outlines what is a community hub/centre and its benefits; support for community hubs in State and local policies; and appropriate locations for a community hub.

3.1 What is a Community Hub?

There are many definitions of a community hub. As outlined in *Planning for Community Infrastructure in Growth Areas* (Australian Social & Recreation Research, 2008) there is a trend for community infrastructure to be included in activity hub and can vary in size. Larger sized hubs serve a municipal/sub municipal catchment, whereas as smaller hubs have facilities which serve a smaller district or neighbourhood areas.

There is a hierarchy status of multipurpose community centres that can be used to identify the type of facilities suitable for different sized community centres. Larger sized hubs serve a municipal/sub municipal catchment, whereas smaller hubs have facilities which serve a smaller district or neighbourhood area.

As identified in *Planning for Community Infrastructure in Growth Areas* a hierarchy to follow is:

- Neighbourhood (Level 1 – Services a catchment area of up to 10,000 people)
- District (Level 2 – Services a catchment area between 10,000 and 30,000 people)
- Sub-municipal (Level 3 – Services a catchment area between 30,000 and 60,000 people)
- Municipal (Level 4 – Services a total municipality)

As recommended in this report, the community services and facilities which are suitable for various levels of community centre includes the following:

Neighbourhood

- 4 year old kindergarten programs
- 3 year old supervised activity group
- Playgroups
- Neighbourhood House Programs
- Meeting space for community activities
- Youth services
- Shared use community art space
- Seniors' groups
- Active open space reserves (including sports such as football, cricket, soccer, basketball, softball, hockey, netball etc).
- Active open space reserve pavilions (including sports such as football, cricket, soccer, basketball, softball, hockey, netball etc).
- Neighbourhood level passive open space reserves
- Government Primary Schools

District

- 4 year old kindergarten programs
- 3 year old supervised activity group
- Maternal and Child Health Service (Centre Based Sessional)
- Playgroups
- Occasional Child Care

- Neighbourhood House Programs
- Meeting space for community activities
- Arts and cultural facilities (exhibition facilities)
- Seniors' group
- Neighbourhood level passive open space reserves
- Government Secondary Schools
- Community based health (drug and alcohol services, community nursing, counselling, and can provide outreach services such as dental health and community mental health services).

Sub-municipal

- Library
- Meeting space for community activities
- Youth resources centre
- Arts and cultural facilities (exhibition facilities)
- Seniors' group
- Home and Community Care (Planned Activity Group provides programs for frail, aged and/or disabled people)
- Council Indoor Aquatic/Fitness Centre (which could include sports such as basketball, netball, volleyball, badminton, indoor soccer, martial arts, dance etc.)
- Higher order space reserves (including sports such as football, cricket, soccer, basketball, softball, hockey, outdoor, netball, rugby, lacrosse, cycling, athletics, tennis etc).
- Higher order passive open space reserves
- Community based health care (including GP care, nursing, some specialist care)

Municipal

- Library
- Meeting space for community activities
- Youth resources centre
- Arts and cultural facilities (regional arts centre)
- Council Indoor Aquatic/Fitness Centre (which could include sports such as basketball, netball, volleyball, badminton, indoor soccer, martial arts, dance etc.)
- Higher order passive open space reserves
- Community based health care (including day surgical procedures, specialist services including mental health, outreach services such as Ambulance and Aged Care Assessment Services).

At present the existing Mooroopna Hub on Morrell Street is classed as a neighbourhood centre, however consideration should be given to reclassifying it to a district because its services the wider surrounding population areas rather than just Mooroopna. The proposed community centre in the Mooroopna West Growth Corridor is moderately smaller in scale than Mooroopna Hub. It is still defined as a neighbourhood centre as it serves a catchment of less than 10,000 people.

Community hubs/centres have many associated social benefits including more equitable access to services; increased connectivity within the community; improved wellbeing and social capital; and building community capacity. Social exclusion can also be reduced by having good access to community services and facilities. Social exclusion occurs when “*people or places experience a series of problems such as unemployment, poor skills, poor housing, high crime, ill health and family breakdown*”⁸ which in turn affects general wellbeing of individuals.

⁸ Housing New Zealand Corporation (2006) *Community Renewal Strategic Policy Framework*.

Economic benefits also arise from the development of a community hub/centre, such as service providers combining their resources for maintenance and administration.

3.2 State and Local Policy Support

Community hubs and neighbourhood centres are supported and encouraged by State policies and the City of Greater Shepparton's local policies.

3.2.1 State Policy

Melbourne 2030: Planning for Sustainable Growth presents the Victorian Government's vision and long-term plan for sustainable growth. Many of the principles can be applied to development of the Mooroopna West Growth Corridor. Two of the nine aims in Melbourne 2030 are applicable to development of the Mooroopna West Community Centre:

- Direction 6.2 supports planning for more equitable distribution of social infrastructure
- Direction 1.1 encourages Neighbourhood Activity Centres with key features such as:
 - Accessible by walking and cycling; and
 - Local community focal point, which is close to community facilities such as schools, child care, health services and have good public transport.

The Department of Sustainability and Environment's *Safer Design Guidelines for Victoria* were developed to help facilitate planning for safer urban environments and create more liveable and attractive neighbourhoods. It is noted in the document that a 'strong sense of place and community is formed when activity centres are well designed, integrated and conveniently sited'.

Design guidelines that should be considered from the *Safer Design Guidelines* when developing the Mooroopna West Community Centre:

- **Objective 1.2 Activity:** *to develop urban areas with 'walkable neighbourhoods' and active neighbourhood centres.*
 - *Design Suggestion 1.2.1 – Ensure all parts of the neighbourhood are within five minute walk (400 metres) of the neighbourhood centre.*
 - *Design Suggestion 1.2.2 – Make neighbourhood centres the focus of public transport stops, local shopping facilities, and cultural or community facilities.*

3.2.2 Local Policy

Clause 21.05 (Community Life) of the Greater Shepparton Planning Scheme is the foundation of social policies and objectives in Greater Shepparton. "Community Hubs" and multipurpose community infrastructure are encouraged by Council as it is considered to be a good physical and social focal point for communities, and contributes to making community facilities and services more accessible for users. It is noted that community hubs/centres should include community, recreational and business services and facilities.

Clause 21.05-3 (Strategies) outlines approaches for achieving Council's vision for community wellbeing, including:

- *Locate facilities and services where they can be accessed by public transport and/or walking/cycle paths;*
- *Promote clustering of facilities to enable multi use and sharing of facilities; and*
- *Encourage new development and redevelopment of existing areas to include community gathering spaces, such as village greens and local public open spaces.*

3.2.3 Comments

The Mooroopna West Community Centre needs to ensure it has excellent pedestrian access and bike access to ensure equitable and convenient access to community facilities. As encouraged in Melbourne 2030 design principles, Mooroopna West's Community Centre should be located close to other community facilities, such as schools and child care, to create a strong focal point in the community.

3.3 Location

Social research has revealed a number of sources for identifying where to locate community infrastructure. The *Design Guidelines for Victorian children's services* (2007) has guidelines for determining a suitable site for child based community facilities. A suitable location should include the following:

- *The potential for the candidate to fulfil the demand for children's services in the particular catchment areas*
- *Compatibility with the neighbourhood e.g. protecting children from excessive noise*
- *Safety of neighbourhood and its roads*
- *Proximity to public transport*
- *Pedestrian accessibility*
- *Proximity to other community services such as schools, which will complement, not duplicate facilities*
- *Absence of noxious neighbourhoods, including heavily trafficked roads, heavy industry and power lines*
- *Availability of services such as gas, electricity and sewerage*
- *Likelihood of flooding*
- *Benefits or potential problems with existing vegetation and other features*
- *Potential of bushfire.*

The *Design Guidelines for Victorian children's services* also supports multi-use facilities which can be used for a broader range of services.

Further research investigation found the "*Study of Community Hubs for the Parramatta Local Government Area – Briefing Paper*" (2007) by Elton Consulting which similarly identifies criteria for assisting the selection of possible sites for future community hubs/centres. The criteria are listed in Table 7.

Table 7 Criteria for developing community hubs

Factor	Criteria
1. <i>Community need</i>	<ul style="list-style-type: none"> • <i>Current and projected demand for community facility and services</i> • <i>Projected population increases</i> • <i>Key demographic factors</i> • <i>Availability and use of existing facilities</i> • <i>Support for community hub from local community</i>
2. <i>Accessibility</i>	<ul style="list-style-type: none"> • <i>Public transport services</i> • <i>Parking</i>
3. <i>Public gathering</i>	<ul style="list-style-type: none"> • <i>Adjacent to public space or potential to incorporate public space in design</i>
4. <i>Integration</i>	<ul style="list-style-type: none"> • <i>Proximity to local shopping and activity centres</i> • <i>Potential integration with adjacent compatible uses</i>
5. <i>Recognition / visibility</i>	<ul style="list-style-type: none"> • <i>Visible street frontage</i> • <i>Recognised and valued by the community</i>
6. <i>Potential for strong partners</i>	<ul style="list-style-type: none"> • <i>Existing community organisations, resident and neighbourhood groups etc</i> • <i>Availability of other sources of funds through project partners</i> • <i>Levels of social capital and community involvement with the community</i>
7. <i>Potential for service collaboration / coordination</i>	<ul style="list-style-type: none"> • <i>History of cooperation and collaboration in the community</i> • <i>Other plans and projects in the area (including structure/strategy plans)</i>

Factor	Criteria
8. Availability and opportunity	<ul style="list-style-type: none"> • Council either owner of the site • Land acquisition opportunities
9. Financial viability	<ul style="list-style-type: none"> • Availability of funds for capital cost of building

One of the important aspects of the above criteria is how to accurately identify the needs of the community. For the Mooroopna West Community Centre, community needs will be identified through analysing demographic factors and projected population growth, as well as documenting current utilisation and future demand of existing facilities in the local area.

An accessible location needs to be chosen for the Mooroopna West Community Centre, in particular, via pedestrian access because at present Mooroopna has very limited and infrequent public transport services (buses are the primary mode of public transport).

A key consideration also needs to be the location of public space adjacent to the Mooroopna West Community Centre and possible integration with compatible uses. These will aid the development of Mooroopna West Community Centre into a strong focus point in the community.

Overall, these aspects demonstrate how good planning can create connectivity and social inclusion within a community.

4.0 Analysis of Existing Community Infrastructure

This section of the report will document existing community infrastructure in Mooroopna, in particular, children based services and facilities including child care centres, preschools and kindergartens, primary schools, health services. Aged care facilities will also be documented.

Existing utilisation and future demand of community infrastructure will also be assessed to identify the type facilities and services required for meeting the needs of residents in the Mooroopna West Growth Corridor.

Thresholds for new community infrastructure will also be outlined to determine whether population growth in the Mooroopna West Growth Corridor meet their threshold requirements. The Thresholds are based on the report *Planning for Community Infrastructure in Growth Areas 2008*⁹. The *Planning for Community Infrastructure in Growth Areas* provides a good model for thresholds of various community uses and will therefore be adopted as part of this study. The expected outcomes of this document was to “document a framework of principles, standards and benchmarks for the planning of community infrastructure” and “to recommend a process for determining community infrastructure needs” to make recommendations ensuring needs of the local community are met in the future.

This information will be used to justify the co-location of community facilities, which will be further discussed in section 5.0 of this report.

4.1 Existing Community Infrastructure

The map in Figure 3 identifies the location of existing community facilities in Mooroopna and their location in relation to the Mooroopna West Growth Corridor.

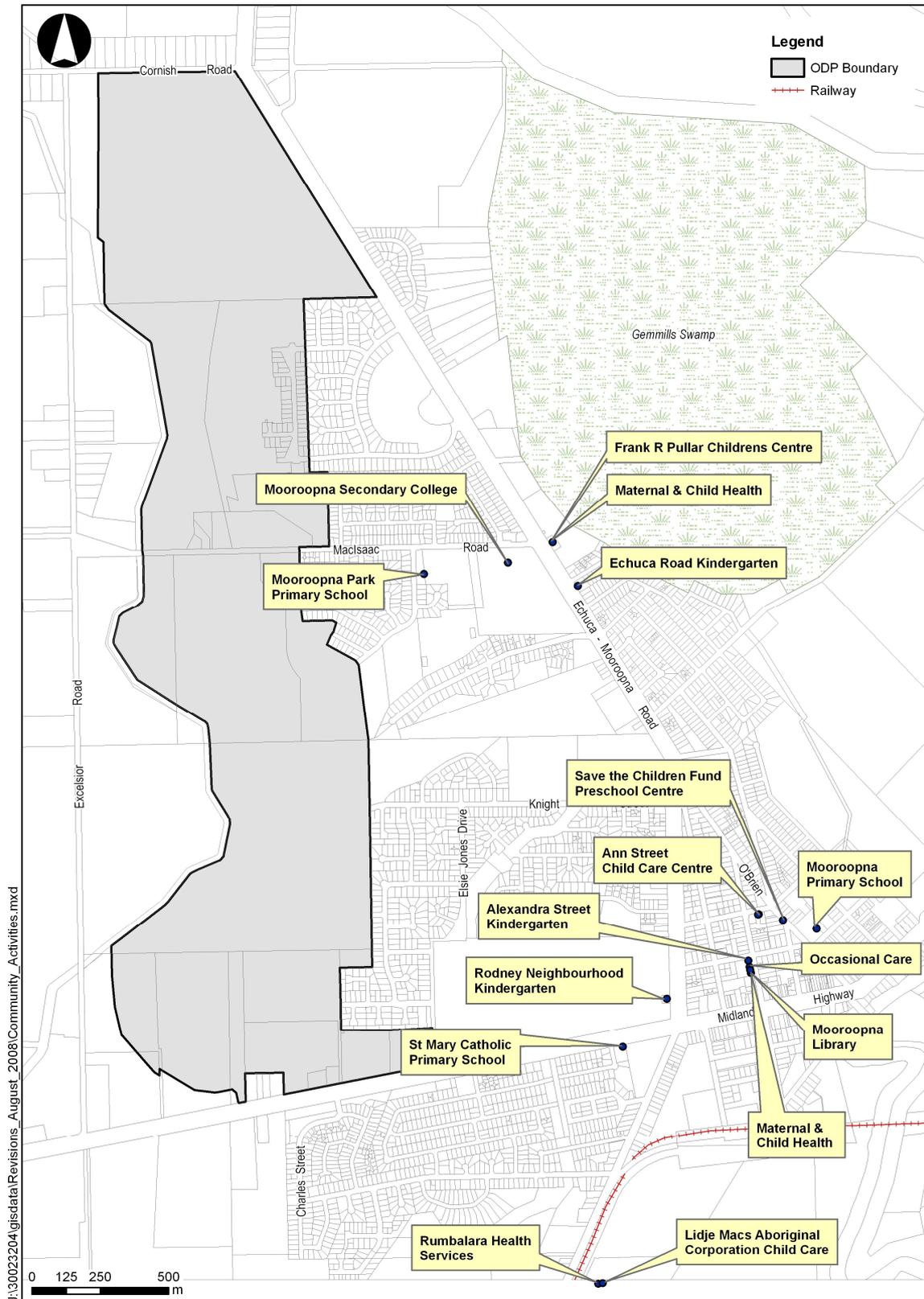
4.2 Provision of Future of Community Infrastructure

To define the number of people using the proposed community facilities in the Mooroopna West Growth Corridor, it is estimated that approximately 80% of the future population within the Mooroopna West Growth Corridor and 20% of the Mooroopna population outside the growth corridor (existing residential areas in Mooroopna and surrounding rural areas) will use the community facilities.

These percentages will be factored into the calculations to determine the number of people who require community infrastructure and the utilisation of these services.

⁹ Australian Social & Recreation Research PTY Ltd April (2008) *Planning for Community Infrastructure in Growth Areas*

Figure 3 Existing community facilities in Mooroopna



4.2.1 Child Care Centres

There are three child care centres and services in Mooroopna. The Lidje Macs Aboriginal Corporation Child Care provides a child care service for Indigenous people. There is also an occasional care service which is run at a site next to the Mooroopna Library.

The capacity and current utilisation of the centres are listed in Table 8.

Table 8 Child Care Centres in Mooroopna

Name	Address	Capacity	Current Utilisation
Ann Street Child Care Centre	21 Ann St, Mooroopna	69 places	55 places
Frank R Pullar Childrens Centre	168 Echuca Road, Mooroopna	75 places	70+ places
Out of school care (Council)		7 places	7 places
Vacation care		30 places	15 places
Lidje Macs Aboriginal Corporation Child Care	20 Rumbalara Rd, Mooroopna	Not available	Not available

Frank R Pullar Children Centre is the closest child care centre to the Mooroopna West Growth Corridor. It is located approximately 1.5 kilometres from the south-east corner of the Mooroopna West Growth Corridor, which is not considered to be a reasonable walking distance for the majority.

The Frank R Pullar Children's Centre has sufficient land capacity to expand and cater for a larger number of children as required.

4.2.1.1 Thresholds

Information from the Australian Bureau of Statistics (ABS) can be used to predict the number of children who will use a child care service and the number of hours of care that each child requires.

The ABS released a report titled *2005 Child Care Survey for children aged 0-12 years*, in 2005. The report outlines the child care utilisation within Melbourne and the Balance of Victoria (which includes regional areas such as Mooroopna).

The report outlines that in Victoria 23% of children aged 0 to 2 years and 43% of children aged 3 to 4 years use formal child care.

The hours of formal care in the Balance of Victoria are:

- 62% people using less than 10 hours per week;
- 27% people using 10 to 19 hours per week; and
- 12% use more than 20 hours per week.

In the Mooroopna West Growth Corridor in 2012 there will be approximately 291 children aged 0 to 4 years. In the existing areas of Mooroopna will be 276 children aged 0 to 4 years in 2012. (This is based on the population projections for Mooroopna for 2012, which is 567 minus the children projected for Mooroopna West Growth Corridor (291 children), equals 276).

Also, consideration must be given that 80% of children from the Mooroopna West Growth Corridor (80% of 291 children is 233 children) and 20% of children of existing areas in Mooroopna (20% of 276 children is 55) may use the facility. Thus, there are approximately 288 children aged 0 to 4 years who may require the use of a child care service.

Based on the ABS figures only 23% of children aged 0 to 2 years (approximately half of 288) and 43% of children aged 3 to 4 years (approximately half of 288) use formal child care. Using these

percentages for Mooroopna approximately 33 0 to 2 year olds and 62 3 to 4 year olds require formal child care. This is total of 95 children aged 0 to 4 years.

Using these figures it would not be reasonable to provide full-time places for this number of children as not all children would need this level of care.

Again, based on ABS figures, this is a breakdown of the hours of care required by children:

- Less than 10 hours – 59 children;
- 10 to 19 hours – 26 children; and
- 20 or more hours – 11 children.

Based on these figures, approximately 30 full time child care places would be required for children from the Mooroopna West Growth Corridor. These places could be created at the Frank R Pullar Children’s Centre as there is sufficient land and capacity to expand the existing facilities at this location.

Table 9 Threshold for child care centres

Service	Mooroopna	Child care places	Requirement
Child care 0 to 4 years	~ 300	~ 30	30 additional spaces should be provided for at the Frank R Pullar Children’s Centre to cater for children from the Mooroopna West Growth Corridor.

4.2.1.2 Size

To accommodate the children from the Mooroopna West Growth Corridor who require child care, approximately 30 additional places would be needed at the existing Frank R Pullar Children’s Centre. The *Design Guidelines for Victorian children’s services (2007)* specify the following physical size requirements for child care centres:

- Gross building figure of approximately 10 square metres for each child place;
- Useable outdoor play space of 10 square metres per child; and
- Approximately 30 square metres per car space.

An additional 600 square metres of indoor and outdoor space would be required at Frank R Pullar Children’s Centre to cater for 30 more places.

Area	Size
Gross building area	300 sq metres
Outdoor play space	300 sq metres
Total	600 sq metres

Recommendations

A full child care centre would not be necessary in the initial development phases of the Mooroopna West Growth Corridor because child care needs could be catered for upon expansion of the Frank R Pullar Children’s Centre. However, an occasional child care service could be provided at the Mooroopna West Community Centre in the first incidence if funding is not available to support a fulltime service, as the existing facilities in the township are almost at capacity.

4.2.2 Preschools and Kindergartens

There are several preschools and kindergartens in Mooroopna, refer to Table 10. The locations of these facilities are shown in Figure 3.

Table 10 Preschools and Kindergartens in Mooroopna

Name	Address	Capacity	Current Utilisation
Echuca Road Kindergarten	160 Echuca Rd, Mooroopna	60 places	54 places
Rodney Neighbourhood Kindergarten	5 Echuca Rd, Mooroopna	30 places (building for 60 places)	26 places
Alexandra Street Kindergarten	Alexandra St, Mooroopna	36 places (building for 60 places)	27 places
Save the Children Fund Preschool Centre	17 Obrien St, Mooroopna	28 places (building for 24 places)	40 plus 27 3 year olds, half from Shepparton
Ann Street	21 Ann Street, Mooroopna	15 places	15 places

There is limited capacity at the existing kindergartens in Mooroopna. Rodney Neighbourhood Kindergarten is located approximately one kilometre from the south eastern corner of the Mooroopna West Growth Corridor. Rodney Neighbourhood Centre is a Steiner kindergarten and caters for children not just from Mooroopna but the whole of the municipality. It is very unlikely that this kindergarten would be able to meet the demands from Mooroopna West residents. The Save the Children Fund Preschool provides a kindergarten program for indigenous children.

The other three preschools and kindergartens are at near capacity and are located more than one kilometre from the Growth Corridor and are therefore not considered to be within convenient walking distance.

4.2.2.1 Thresholds

There are no state requirements for the thresholds needed for preschools and kindergartens. These are generally provided by local government. Again the *Planning for Community Infrastructure in Growth Areas* can give some guidelines to follow. Another example of a threshold by a local government is found in the *Yarrawonga Strategy Plan* it is recommended one preschool should be provided for every 167 children aged 2 to 4 years.

It is estimated there will be approximately 146 children aged 2 to 4 years in the Mooroopna West Growth Corridor (based on half the number of children aged 0 to 4 years, in 2006 there were 304 children aged 2 to 4 years in the existing areas of Mooroopna). The number of children aged 2 to 4 years is slightly under the recommended threshold for a new preschool or kindergarten. However, based on international research, limited capacity at existing child care centres and increasing fertility rates there is justified evidence to suggest a preschool, (even operating part time) would be required.

Overwhelming evidence shows that early childhood intervention is considered a key to breaking the poverty cycle in disadvantaged areas. "Closing the Gaps", the recently published World Health Organisation's (WHO) strategy states "*the inequities in how society is organised mean that the freedom to lead a flourishing life and to enjoy good health is unequally distributed between and within societies. This inequity is seen in the conditions of early childhood and schooling, the nature of employment and working conditions ... Experience in early childhood and in early and later education lay critical foundations for the entire life course. Preschool educational programmes and schools, as part of the wider environment that contributes to the development of children, can have a vital role in building children's capabilities*".

The OECD Economic Surveys Australia 2008 report, showed Australia lags well behind the best performing OECD countries in preschool education, with only 42 per cent of children aged three to four in formal programs. By comparison, more than 90 per cent of children in Belgium, France, Germany and New Zealand attend preschool the report says children with a disability and those from non-English-speaking backgrounds “are significantly under-represented in both childcare and preschool services, and fewer than half all indigenous children receive an early-childhood education”.¹⁰ Both of these reports emphasised the need for early childhood prevention in disadvantaged communities to break the social exclusion cycle.

Table 11 Threshold for pre-school services

Service	Threshold	Mooroopna West	Requirement
Preschool 2 to 4 years	167 ¹¹	~ 146	A preschool/kindergarten is required based on the level of disadvantage shown in the demographics.

4.2.2.2 Size

A kindergarten in Mooroopna West would need to cater for 36 places and sessions would be run twice a week. (This number would be logical due to the Children’s Services Regulation Review which is likely to recommend moving from 1 teacher per 15 children to 1 teacher per 12 children, to be consistent with other states). The *Design Guidelines for Victorian children’s services (2007)* specify the following physical size requirements for a kindergarten:

- Gross building figure of approximately 10 square metres for each child place;
- Minimum outdoor play space of 10 square metres per child; and
- Approximately 30 square metres per car space.

A kindergarten for places 36 would therefore require a total area of 1,200 square metres.

Area	Size
Gross building area	360 sq metres
Outdoor play space	360 sq metres
Car parking	16 car spaces - 480 sq metres
Total	1,200 sq metres

¹⁰ Caroline Overington 2008 “We’re failing at preschools. OECD says”, The Australian”, 11 October viewed 11 October 2008.

¹¹ Adapted from Moira Shire (2004) *Yarrawonga Strategy: Looking to the future*, pp.11.

4.2.3 Maternal and Child Health Services

There are three Maternal and Child Health service locations in Mooroopna. They are located at Morrell Street (at Mooroopna Hub) and Echuca Road (at Frank R Pullar Children’s Centre). There is also a health care service provided for Indigenous people at the Rumbalara Health Service located at No. 20 Rumbalara Road, Mooroopna.

As identified by Australian Social and Recreation Research the benchmark for Maternal and Child Health services are one session per 60 people aged 0 to 3 years. Refer to Table 12.

Table 12 Thresholds for Maternal and Child Health Sessions

Service	Threshold	Mooroopna West	Requirement
Maternal and Child Health sessions	60	~ 218	Four Maternal and Child Health sessions

As detailed in section 2.3.1 of this report it is estimated the number of children aged 0 to 4 years in the Mooroopna West Growth Corridor will be 291 upon its completion. Three quarters of the 291 children predicted for the Mooroopna West Growth Corridor is 218. Of the 218 children in the 0 to 3 age cohort it is estimated there will be approximately 73 children aged 0 to 1 years, 73 children aged 1 to 2 years, and 73 children aged 2 to 3 years.

This number of children in Mooroopna West Growth Corridor would require four Maternal and Child Health sessions each week

It is recommended that a Maternal and Child Health service be provided in the Mooroopna West Growth Corridor to cater for the needs of parents and children, also help improve child’s health and provide a more convenient, (therefore encouraging usage) service for parents.

4.2.3.1 Size

Based on the *Design guide for Victorian children’s services* and previous models used by City of Greater Shepparton, we have identified indicative floorspace for various types of facilities, including consulting rooms, meeting rooms and classrooms (shown in Table 13).

Table 13 Indicative floorspace allocations for Maternal and Child Health Facility

Facility	Indicative floorspace		Total (square metres)
	Square metres	Persons per room	
Consulting Room	17.5	2	38
Meeting Room/Classroom	2.7	30	82
Kitchen	-	-	(20) ¹²
Car parking	30	6 car spaces	180

A consulting room could be used for visiting health services (including Maternal and Child Health sessions).

When these facilities are not being used by nurses for Maternal and Child Health sessions, the facilities can be used by other community groups as a multipurpose room.

The meeting room/classroom could also be used for a visiting library service, activities for people of all ages (e.g. learning programs, health programs and senior citizens) as well as the occasional child care service. This service could be provided as additional services from the existing occasional care

¹² *The 20 square metres for the kitchen has been already been included in the kindergarten and can be used as a multiuse facility

service at the Mooroopna Hub. Play group sessions could also be provided for zero to two year olds. This session help to connect people and build relationships, especially for new mothers, contributing to a sense of community.

A total of 120 square metres of floor space is required for the recommended community facility plus 180 square metres for car parking.

Recommendations

It is recommended for four weekly Maternal and Child Health sessions be provided at the Mooroopna West Community Centre to cater for the needs of parents and children in the Mooroopna West Growth Corridor. Establishing Maternal and Child Health sessions in the growth corridor would provide more convenient access to this service as Mooroopna's existing centres are more than 1.5 kilometres from the site.

Providing Maternal and Child Health sessions would also help improve child's health and possible reduce the level of disadvantage in the local area. One objective in Greater Shepparton's *Best Start Municipal Early Years Plan 2008-2010* is to "enhance the capacity of Maternal and Child Health Services to better engage those families currently not using or under using the service". As identified in the plan, investment in children in their younger years can help reduce their level of disadvantage in the future.

The Maternal and Child Health sessions could be provided for in a meeting room space at Mooroopna West Community Centre and function as outreach service from one of the existing Maternal and Child Health Centres in Mooroopna.

Outreach sessions from the Rumbalara Health Service could be held at Mooroopna West Community Centre to provide health services for Indigenous persons living in or close to the Mooroopna West Growth Corridor.

A total of 120 square metres of floor space is required for the recommended community facility, Mooroopna West Community Centre, plus 180 square metres for car parking.

4.2.4 Schools and Education Facilities

There are four schools in Mooroopna and are identified in Table 14.

Table 14 Education Facilities

Name	Address
Mooroopna Park Primary School	45 Macisaac Road, Mooroopna
Mooroopna Primary School	16-24 O'Brien St, Mooroopna
Mooroopna Secondary College	141-179 Echuca Road, Mooroopna
St Marys Catholic School	McLennan St, Mooroopna

As outlined in the ODP section 7.1.7 a new primary is required given there is a limited number of places at Mooroopna's current State primary schools. Mooroopna Park Primary School has a 240 students¹³ and Mooroopna Primary School has approximately 350 students.¹⁴ St Marys Catholic School has 310 pupils¹⁵

Mooroopna has one secondary college, Mooroopna Secondary College. The school has approximately 875 students.¹⁶

When planning for new schools the Department of Education and Early Child Development bases the need for infrastructure on the following enrolment thresholds:

- New primary schools: 451 plus students; and
- New secondary colleges: 1,100 students.

These thresholds can be used as a target enrolment for existing primary schools and secondary colleges.¹⁷

In regards to primary schools there were 817 primary school aged children (5 to 11 years) in existing areas of Mooroopna in 2006. In 2006, 10.9% of the Mooroopna's population was aged 5 to 11 years. Using this proportion of the population, there would be approximately 480 primary school aged children in the Mooroopna West Growth Corridor. The three current primary schools in Mooroopna would not be able to sufficiently meet this additional demand. As identified in the ODP, a new primary school is sufficiently supported. Additional research is needed to inform this decision to develop a new school.

4.2.5 Aged Care Services

There are several aged care facilities in Mooroopna, as shown in Table 15. There is also the Greater Shepparton Citizens Action Group based at No. 5 Kalimna Drive Mooroopna.

Table 16 Aged care facilities

Name	Address
Mooroopna Community Aged Care	35b O'Brien Street, Mooroopna
Rodney Park Village	30-50 Knight Street, Mooroopna

¹³ Mooroopna Park Primary School, viewed 20 November 2008, <<http://www.daretolead.edu.au>>.

¹⁴ Mooroopna Primary School, viewed 20 November 2008, <<http://www.mooroopna.vic.edu.au/schoolintro.htm>>.

¹⁵ St Marys Catholic School, viewed 20 November 2008

¹⁶ The National Education Directory of Australia, 2008 Edition, viewed 20 November 2008, <<http://www.education.net.au>>.

¹⁷ Department of Education and Early Child Development, Infrastructure Planning, viewed 23 September 2008, <<http://www.education.vic.gov.au>>.

Name	Address
Masonic Court Mooroopna	45 McKean Street, Mooroopna

As discussed in section 2.2.2 of this report, as of 2008 15.2% of Mooroopna's population is above the age of 65 years. This will increase to 18.7% in the next twenty. This represents a significant proportion of the overall population.

The ODP for the Mooroopna West Growth Corridor identifies the need for senior citizen facilities as part of the Mooroopna West Community Centre. Senior citizen programs and activities could also be provided to encourage aged persons contact and engagement with the whole community, assisting to prevent social isolation.

Recommendations

As part of Mooroopna West Community Centre it is recommended for senior citizens facilities, programs and activities are provided. The programs and activities could be provided within a meeting room as part of the Community Centre.

4.2.6 Libraries

As shown in Figure 3 a library is located in Morrell Street, Mooroopna. The library is part of the Goulburn Valley Regional Library service.

There are many benefits associated with the provision of a library service. Public libraries make technologies, such as the internet, more available to people from less affluent families. This also helps to provide IT literacy, which in today's generation can be as important as literacy itself. Libraries also create a supportive learning environment for people of all ages. Building of social capital also occurs through libraries as it brings together people from a range of social demographics and provides a connection to the community for people who may otherwise be excluded.¹⁸

One objective in Greater Shepparton's *Best Start Municipal Early Years Plan 2008-2010*, is to increase the literacy of children before they start school. Providing a library service at the Mooroopna West Community Centre could help work towards to this objective by providing the "Early Learning is Fun" program, as recommended in the early years plan.

Recommendations

Libraries help build strong communities therefore it recommended that a library service be provided in the Mooroopna West Growth Corridor. However, rather providing a full library service, a mobile library service the existing Mooroopna Library could be provided at the Mooroopna West Community Centre until funding is provided to build all the community services.

4.2.7 Neighbourhood Centres

There is an existing co-location of community facilities at Mooroopna Hub on Morrell Street in Mooroopna. Community facilities located in this area include the Mooroopna Library, Mooroopna Community Group and Occasional Care, Alexander Street Kindergarten, Mooroopna Senior Citizens Centre and a Maternal and Child Health Centre.

Research of a number reports, including *Planning for community Infrastructure in Growth Areas* have shown there is a variety of thresholds or catchment areas which can vary from 2,000 to 10,000 people, which is generally considered to be the local community. A neighbourhood hub provides day to day and weekly service needs in a mixed use environment. The hub should be walkable and facilitate strengthening of the community. Facilities generally included are multiuse facilities which are a range of complementary service types within one building, for example community information, meeting rooms and meeting space, child access, close to primary education and open space.

Table 17 Threshold for a neighbourhood centre

Service	Threshold	Mooroopna West	Requirement
Neighbourhood hub	2,000 to 10,000	4,403	One neighbourhood centre/hub would be required

The number of residents predicted for the Mooroopna West Growth Corridor is well within the recommended threshold, as shown in Table 17. Given that the Mooroopna West Growth Corridor requires several types of community services it is recommended for these to be co-located at the one site to maximise on the associated benefits (e.g. creating a physical and social focal point or gathering place in the community, makes a range of services accessible at the one location, and economic benefits of shared space). It is therefore justified for a neighbourhood hub to be provided in the Mooroopna West Growth Corridor.

¹⁸ Library Board of Victoria & The Victorian Public Library Network (2005), *Libraries Building Communities*. State Library of Victoria. Victoria.

Recommendations

Provision of a community centre in the Mooroopna West Growth Corridor is justified as it would enable community infrastructure to be easily accessed, particularly by walking. This would help reduce social exclusion and encourage community building, thus assisting to reduce the level of disadvantage in Mooroopna. Outreach programs from the existing Mooroopna Hub could be provided at the Mooroopna West Community Centre. This would help link the community facilities.

5.0 Recommendations

The following recommendations outline the type of community facilities and serviced needed for meeting the social requirements of the Mooroopna West Growth Corridor.

5.1 Community Infrastructure

Based on the analysis of demographics information and utilisation of existing community facilities it is recommended that a community centre be included as part the Mooroopna West Growth Corridor.

The following services are recommended to be included in Mooroopna West Community Centre in the first instance:

- Occasional child care service
- Preschool/kindergarten
- Maternal and Child Health sessions

Once the Children's Centre is developed, the following community services could be expanded to provide and encourage social interaction, a sense of belonging and create a community focal point;

- Services and activities for senior persons
- Mobile library service

The recommended facilities tend to have a focus on children's needs as this is where the greatest need has been identified and will have the best impact on the future health, wellbeing, safety and economic security, creating a greater sense of community.

Benefits of providing these services include reduced inequalities, creating a sense of belonging and social connectedness, creating supportive learning environments, increase social capital, and reduce levels of disadvantage.

The services can be provided through outreach services from the existing community hub in Mooroopna (Mooroopna Hub). This will help link the Mooroopna West Community Centre with Mooroopna Hub and ensure that the services are not provided in isolation to one another.

It is recommended that in the first instance a Children Centre be developed as the first part of a community centre. However, further land would need to be reserved at the Mooroopna West Community Centre, so it can be developed in the later stages when there is a larger population and more demand for a full community centre and services as required.

5.2 Facility Size

Table 18 identifies the physical size requirements of the various community centre services facilities recommended for the Mooroopna West Growth Corridor.

Table 18 Proposed Community Centre Facilities

COMMUNITY CENTRE	SIZE/CAPACITY		
	FLOOR AREA	SITE AREA	TOTAL
Maternal and Child Health facility	120 sq metres		
Kindergarten 36 child capacity	10 sq metres per child 360 sq metres		
Kindergarten Outdoor play area		10 sq metres per child 360 sq metres	
Parking Facilities Kindergarten		480 sq metres 16 car parks	
Parking facilities Community Centre		180 sq metres 6 car parks	
Landscaping		160 sq metre	
Total	480 sq metres	1,180 sq metres	1,660 sq metres

It was recommended in the Development Contributions Plan for 300 square metres to be allocated for the community centre in the Mooroopna West Growth Corridor, however as demonstrated above, the size of the community centre has been underestimated when in fact a larger community centre is required. As shown in Table 18 the actual required size of the community is 1,660 square metres. It is recommended that three conventional house lots (3x650 square metres), a total of 1,950 square metres, is reserved for the community centre.

5.2.1 Parking Requirements

The identified space for the community facilities requires a certain number of car spaces as outlined in the Greater Shepparton Planning Scheme.

According to Clause 52.06 of the Greater Shepparton Planning Scheme, a provision of eight car spaces to each 100 square metres of leasable floor area is required for the majority of retail developments. Community facilities demand the same number of spaces as retail developments.

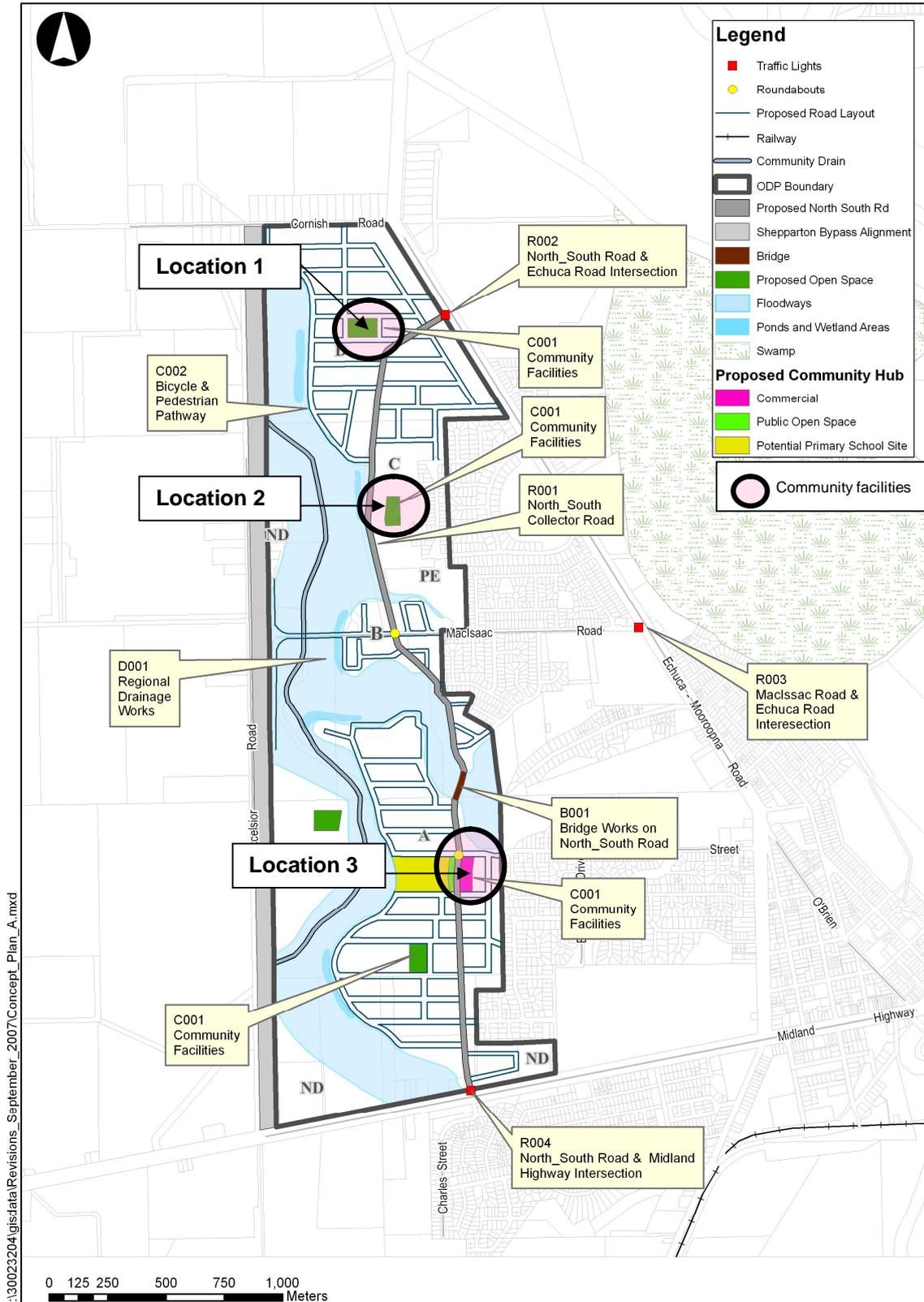
Recently, the Department of Planning and Community Development (DPCD) facilitated a state wide review of planning scheme parking rates. In general the proposed changes to parking rates are lower or equal to the existing parking rates in Clause 52.06, specifically parking rates of 4.0 car spaces per 100 square metres of leasable floor area for retail developments (for standard retail developments, as in this case).

Therefore, despite the planning scheme rate of 8 spaces per 100 square metres of leasable floor area, it is expected that a rate of 4.5 spaces per 100 square metres of leasable floor area will be considered suitable for this future development.

5.3 Location Options

The Mooroopna West Growth Corridor DCP (April 2008) identifies three sites for the location of community facilities. It is acknowledged that the scope and number of projects will be refined and changed as a result of the C75 Panel Hearing. The locations identified in the DCP are shown Figure 4.

Figure 4 Recommended locations for community facilities



Location 3 has been noted as the most appropriate location for the community centre at the Mooroopna West Growth Corridor. Location 3 is considered most suitable because it facilitates the co-location of several uses and facilities at the one site, including a retirement village, primary school and retail. Locating the community centre at this site would therefore provide convenience for residents in the growth corridor by situating several facilities at the one location.

A physical and social focal point in the community would be created at Location 3 as it is centrally located to southern area of the Mooroopna West Growth Corridor, which provides good walkable access. Facilities which are within walking distance (400 metres or a 5 minute walk¹⁹) help reduce social isolation and decrease level of disadvantage.

Being conveniently located near the primary school, the community centre will be able to create links with the primary school. This can help transition children who use the community centre to the local primary school.

Clustering various uses together can provide a greater level of security by increasing activities taking place.

¹⁹ Department of Sustainability and Environment & Crime Prevention Victoria 2005, *Safer Design Guidelines for Victoria*.

6.0 Conclusion

As outlined in the State and Local policies, there is support for a multipurpose community infrastructure, namely a community centre, to enable sharing of facilities and creating a social focal point in communities. It is noted that community centres should include community, recreational and business services and facilities and should be centrally located in neighbourhoods to provide convenient access, particularly via walking. Co-location of uses has countless benefits, including reduced inequalities due to improved accessibility to services, social connectedness and sense of belonging.

Based on Mooroopna's demographic information and analysis of existing community facilities and services, a community centre can be justified for the Mooroopna West Growth Corridor. It is recommended that the proposed Mooroopna West Community Centre to provide the following services:

- Preschool/kindergarten
- Maternal and Child Health sessions
- Services and activities for senior persons
- Mobile library service
- Community information services

The community centre will have a child focus, as the recommended facilities predominately cater for children's needs. Focusing on the learning and development needs of children is one way to reduce levels of disadvantage in the future.

The net floor space required for the Mooroopna West Community Centre, including kindergarten, is 480 square metres. A total gross area of 1,660 square metres is required for the community centre, which includes building floor space, outdoor space, landscaping, setbacks from boundaries and car parking. A total of 22 car spaces are required at the community centre. Based on the space requirements it is recommended that a total of 1,950 square metres (3x650 square metres) is reserved for the Community Centre - Children's Services Centre

The recommended site for Mooroopna West Community Centre is at location 3.

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Appendix F Cardno Lawson Treloar Flood Report

