

**PRELIMINARY ASSESSMENT CRITERIA FOR THE DEVELOPMENT OF
NEW OR REDEVELOPMENT OF EXISTING SENIORS FACILITIES**

PREAMBLE

The City receives requests from existing groups or new groups seeking support from the City to provide land and or funding towards development of new facilities or for the redevelopment of existing facilities. Each of these requests is currently assessed against criteria contained in the “Application for Financial Support For The Construction or Upgrade of Community Facilities”.

Based on the findings in the Seniors Master Plan - Leisure and Social Activity Needs it can be seen that no gaps in facility provision have been identified. Further, the decline in “club” membership and the impact of the baby boomer generation may impact on the viability of current proposals before the City.

However, community needs change and the City's assessment of any project should change in accordance with changes in community need. A preliminary assessment criteria for seniors related projects has been developed against which all requests for development can be measured to determine the need prior to completing the comprehensive “Application for Financial Support For The Construction or Upgrade of Community Facilities”.

Assessment of “Community Needs” can be difficult to quantify due to the varying demands placed on the City. For instance the need for additional meeting space at one facility may be seen as vital to the existing users, whereas another locality may have no accessible facility.

ASSESSMENT CRITERIA

To aid in the determination of need, the following criteria have been developed to assist the community and the City to quantify “need”.

The criteria takes into account the need for the City to proactively identify “gaps” in provision, demography and utilisation trends (such as the decline in club membership) as well as assessment of the community group, where one exists.

The need for the service will be assessed by the following:

- A minimum growth in participation in an existing activity of at least five percent over the last three years and clear evidence that this trend will continue for another five years;
- Evidence of the demand for a new service that is consistent with documented trends for the demographic profile of the City;
- Evidence of demand for a new service that demonstrates a capacity for the service to be viable in accordance with the management options that have been proposed; and
- At least 60% of the growth or new demand must be created by residents of the City.

The essential nature of the service will be assessed by the following:

- The lack of any existing or planned service or any opportunity for another similar service within the City to meet the expressed need; and
- The lack of any suitable or planned service with the capacity to meet the need within a five-kilometre distance of the proposed development.

The innovative nature of the service will be assessed by the following:

- A comparison of the model that is proposed for the service with models in other places;
- Clear evidence of planned outcomes that will achieve new experiences for users of the service; and
- Clear evidence of key performance indicators and tools that will be used to measure those outcomes.

The need to facilitate the service will be assessed by the following:

- Evidence that if the need is not met by the applicant organisation, the City should meet the need.

The viability of the service will be assessed through the following:

- Historical evidence from an existing service;
- An examination of the capacity of the organisation to meet the commitments of any loan repayments from existing or planned resources;
- An examination of the capacity of the organisation to meet the commitments required under any lease arrangement with the City; and
- An examination of the capacity of the organisation's officers to manage the service in an appropriate and competent manner.

METHODOLOGY

Any proposal for development or redevelopment should in its initial stages be assessed against these Preliminary Assessment Criteria. Should the proposal meet over 75% of the criteria, then the proposal should proceed to more detailed assessment as contained within the "Application for Financial Support For The Construction or Upgrade of Community Facilities".