AGENDA APPENDIX

Council Meeting

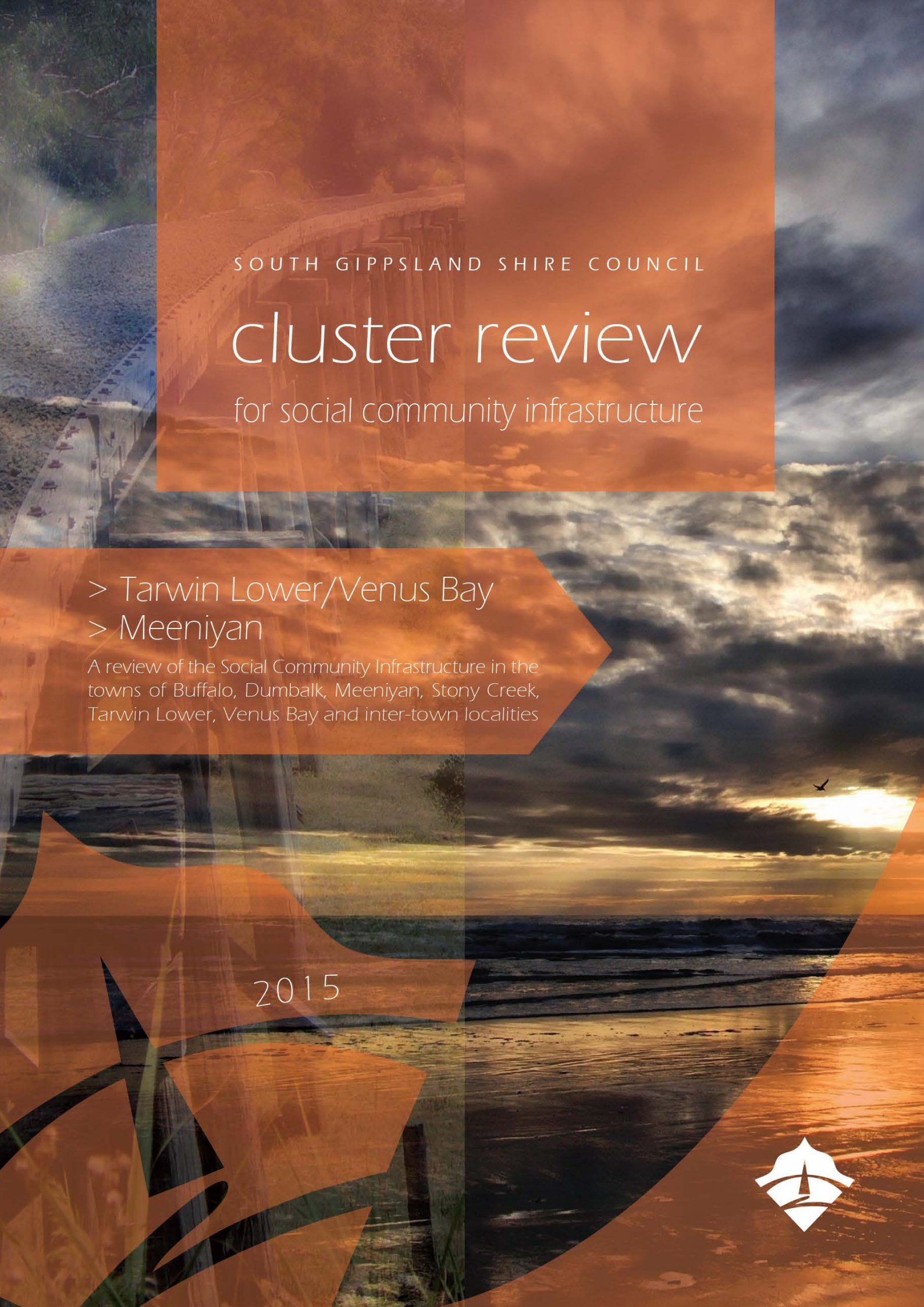
Wednesday 22 July 2015

AGENDA ITEM FOR SEPARATE DISTRIBUTION TO COUNCILLORS AND EXECUTIVE LEADERSHIP TEAM DUE TO DOCUMENT SIZE.

THE ITEM IS ACCESSIBLE VIA THE COUNCIL WEBSITE OR BY CONTACTING COUNCIL ON 03 5662 9200.

E.10 FINAL SOCIAL COMMUNITY INFRASTRUCTURE CLUSTER REVIEW FOR TARWIN/LOWER AND MEENIYAN

Appendix 1 – Social Community Infrastructure Cluster Review for Tarwin/Lower and Meeniyan



SOUTH GIPPSLAND SHIRE COUNCIL

cluster review

for social community infrastructure

> Tarwin Lower/Venus Bay
> Meeniyan

A review of the Social Community Infrastructure in the towns of Buffalo, Dumbalk, Meeniyan, Stony Creek, Tarwin Lower, Venus Bay and inter-town localities

2015

Contents

1 Executive Summary

As the sun set in the west over Venus Bay, the President sat back, relaxed and opened a much awarded local red wine in the comfort of the new corporate box to watch the night show jumping event at the Tarwin Lower Recreation Reserve and contemplated how far the district had progressed since the formation of the Tarwin Valley Community Foundation in 2015.

From humble beginnings the foundation had grown to a point in 2025 where community donations, bequests and grants had dramatically outstripped the original seed funding from a local power generator by a ratio of five to one. Supported by crowdfunding from the world wide heavy metal music community, the Tarwin Valley community had been able to upgrade their social community facilities to be the envy of not only the Shire but communities across Victoria.

While corporate boxes and night show jumping events may seem a little far-fetched, it has been this type of community vision and the legacy left to the community by public-spirited visionaries in the late 19th and 20th centuries that have resulted in over 214 (a conservative estimate) pieces of social community infrastructure in the two clusters servicing a population of just over 4000 people.

There is more than an adequate quantity and type of community infrastructure (with a few exceptions) in the study area. With an increasing population, declining volunteer capacity, limited funding opportunities and an aging demographic, how does the existing infrastructure maintain its purpose and relevancy to meet current and future pressures?

This study has reviewed the community infrastructure in the Tarwin Lower and Meeniyan Clusters, provided a costed project list (Appendix 1) and addressed those underlying issues by exploring the reasons for the community's concerns and has proposed some solutions as to how the community, together with Council, may resolve them.

With Council's limited budgetary capacity, reduced Federal grants and looming rate capping in 2015-16, the community is aware of the need to increase its own funding capacity. The study looks at how this may be achieved through the creation of community foundations and trusts, accessing crowdfunding, government and philanthropic grants. While the latter two may be able to fund capital projects, it is the community foundation structure that could provide long term sustainability by being able to address the capital and the ongoing maintenance issues that weigh down many committees.

An ever increasing population and popularity of these coastal communities are exacerbating infrastructure and social issues already evident over thirty years ago. Large areas of public land in the coastal areas (and elsewhere) are managed by State Government authorities that have different priorities and appear, at least on the surface, indifferent to the adjacent communities' needs.

A brief benchmarking exercise was carried out comparing Venus Bay with other coastal communities, concluding that in summer parking, public toilets and waste facilities are problematic everywhere along the Victorian coastline. It is hoped some of the proposed solutions to the Venus Bay infrastructure issues may at least improve the current situation, if not fully resolve it. These include providing additional parking away from the beaches in the peak visitor period by leasing adjacent farm land and a regular a *'pick up bus*' service to and from the beach. This type of service is currently being used in Venus Bay with some success. This service could be expanded with a larger bus with an increased pick up cycle.

Although there is existing vacant Council land in the estates, pushing increased traffic onto unsealed roads would cause or contribute to an undesirable dust problem and create other traffic issues for residents.

Private land could include existing vacant blocks in town or utilising adjacent farmland. The purchase of vacant blocks for parking only needed for the summer months is expensive and only contributes to the traffic concerns in the estates. However leasing adjacent farm land has several benefits.

By far the most costly of all, the community infrastructure needs lie with the recreation reserves committees of management, all are on Crown land. Where they have created master plans, the list of works identified is extensive. The Stony Creek Reserve Committee is proposing an equestrian centre comparable to the Werribee Centre and providing an economic offset to the slow decline of the Stony Creek Racing Club. Other reserves, halls and venues are undertaking similar studies, highlighting the enthusiasm for their towns and facilities in the study area.

The concept of community foundations needs further discussion and work; however there are several opportunities in the area that may hasten this process. The time is ripe for Council to initiate community forums to ensure information flow is both accurate and appropriate. Those facilities best suited for this form of community funding are those identified ''big ticket items'' noted in the four community managed recreation reserves' plans and strategies.

As walking consistently ranks as the highest recreational activity undertaken by the Australian community,[1] combined with the popularity of cycling and horse-riding, the value of shared trails and footpaths that link community assets should not be underestimated. Not only do they provide a cost effective motivation for healthy activity but also provide an economic stimulus. This is clearly recognised by the community as evidenced by the prominence given to paths and trails in all the strategic community documents reviewed for this study.

Despite the plethora of strategic documents available, the implementation of recommendations appears to be slow and understandable due to Councils' budgetary constraints. The community appears to be tiring of being constantly asked ''what do you need/want?'' when there is a substantial backlog of ideas already available ready to design and implement.

A constant source of community frustration is dealing with the Department of Environment, Land, Water and Planning (DELWP) and Parks Victoria. Council is already a strong advocate for the community in this area but a stronger working relationship and partnering is needed. Although the issues prevalent at Venus Bay are to the fore, the inability to achieve timely results relating to a range of issues with State Government authorities was expressed by most committees throughout the two clusters.

A block of land was identified as superfluous to community needs in Buffalo, other parcels maybe identified in the future as an outcome of Councils' 'Strategic Land Review'. Further vacant land could also be identified by reviewing the unused roads that criss-cross the area.

In Appendix 1 and throughout the study the initiatives identified should be considered as being more suggestions as many are not included in the Long Term Plan. Many are the responsibility of the relevant community organisations. Where Council does not own or manage the site and has been identified, it generally will be in a partnering or advisory role.

It is important that the community, in partnership with Council, weighs up all processes by considering some proven alternate funding options, look to the future and perhaps even dare to dream of corporate boxes and night show jumping.

[1] *ERASS and ABS census data*

Key Recommendations

1. Initiate community forums and provide an advisory function to communities on funding models which will assist them to achieve financial sustainability.

2. Continue to promote volunteering and support volunteers through existing and innovative programs.

3. Enable community facility committees to achieve savings through infrastructure networks by grouping similar infrastructure initiatives, such as solar panel installation, into a single contract.

4. Provide strong advocacy to State and Federal Government Departments to take responsibility for investing in appropriate infrastructure on land owned and managed by them.

5. Initiate and build on existing infrastructure programs to alleviate seasonal pressures in coastal towns, in partnership with the community.

6. Continue to monitor population changes in respect to future social community infrastructure needs, particularly in Venus Bay and Tarwin Lower.

7. Assess the community project list against Council's Long Term Financial Plan and Capital Works budget, confirm the resulting project priorities with each town/cluster and implement where appropriate.

8. Continue Council' 'Strategic Land Review', in consultation with the community to identify further opportunities for income generation which could be reinvested in more suitable community infrastructure programs.

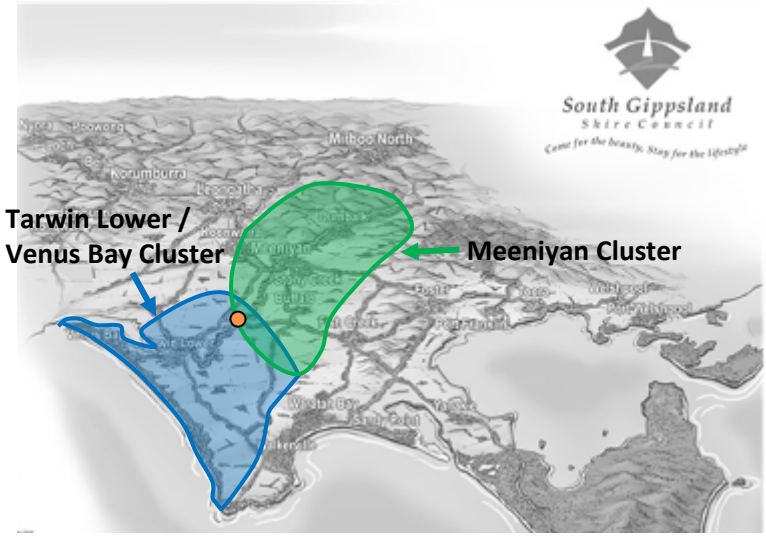
2 Introduction

South Gippsland Shire Council has identified the need "*To develop an integrated planning approach for the location of social community infrastructure in its townships and villages, to ensure it is located in areas where it is most appropriate for future growth of the Shire*"[2]. Upon the completion of the ''*Blueprint for Social Community Infrastructure'', s*tage 1 of this process, Council decided that the principles and guiding triggers for infrastructure management from the ''*Blueprint*'' should be applied to a real community situation.

Two community clusters were selected for a Social Community Infrastructure review from the five clusters identified in the *Blueprint* (refer to Map 1 below). One being the Venus Bay/Tarwin Lower cluster (Venus Bay, Tarwin Lower and Middle Tarwin, approximately 281 square kilometres) and the other the Meeniyan cluster (townships of Meeniyan, Dumbalk, Buffalo, Stony Creek, approximately 390 square kilometres in area).

The resulting document reviews all social community infrastructure in the two clusters and includes both community and Council owned and managed infrastructure. The review also considers, to a lesser degree, infrastructure owned and managed by private businesses and State Government authorities where the site significantly impacts on the capacity of the community to function. The latter are usually purpose built with their future existence and function determined by the market or State Government requirements.

Map:1 Township Clusters



Note: In figure 1 above; the Middle Tarwin locality is in the cluster overlap, primarily a dispersed farming community that uses facilities in both clusters and beyond (Leongatha, Foster, Melbourne).

[2] *blueprint for social community infrastructure*

The resulting data from the two stages is intended to be made available to the community on the SGSC website. It is anticipated that with this information, communities will be better able to assess their own infrastructure needs, shortfalls and its capacity to better utilise existing infrastructure sites.

An example of a community already applying these principles is in Meeniyan; the need for a men's shed was identified and supported by many in the town and an existing site was located. The old CFA building was selected, however negotiating with the owners (CFA) was time consuming, so when the old Scout Hall was found to be vacant the group seized the opportunity. This is a perfect example of a community already applying several principles of stage 1 of the *Social Community Infrastructure Project (Blueprint).*

Council recognises the importance of maximising all existing facilities and developing multi-purpose spaces in the future in order to provide best value for the community's investment while providing suitable infrastructure and services. It also acknowledges the role of volunteers and their significant contribution in supporting Council's community infrastructure.

3 Community Infrastructure Review

3.1 Background

The existing social community infrastructure has developed organically over the past 120+ years of settlement. The development of the existing townships and their corresponding structural size and population, to a large degree reflect the size of those natural service catchments (clusters). Factors that have influenced their development include geography, pre amalgamation boundaries but most importantly it has been their historic transport connections, such as the Great Southern Rail Line, now the Great Southern Rail Trail (Meeniyan, Stony Creek and Buffalo), road junctions, the Tarwin River (Tarwin Lower) and significant infrastructuree such as the location of the butter factory at Dumbalk.

The anomoly is Venus Bay which was created as a large residential sub division (2344 lots) in the early 1960's. The other major influence in the infrastructure development over time has been the drive of the respective communities. This factor cannot be underestimated and contributes, in part, to disparity in quantity and quality of infrastructure between the towns/communities.

3.2 Audit

There are a total of 214 (a conservative estimate) pieces of social community infrastructure in the two clusters, of which Council currently owns and/or manages over 86 community facilities. Most are directly managed by the community, with Council providing administrative and financial assistance) with the community owning and/or managing another 128 sites. Many of these are on Crown land.

The populations and demographics of the towns in the study area have changed over the past thirty years. Towns such as Meeniyan and Venus Bay have grown with the influx of people from outside the Shire seeking a lifestyle change and/or retirement. Other townships have experienced only minor variations to their populations. Many of these smaller settlements are limited by a lack of basic infrastructure such as reticulated water and sewerage and other services such as medical support, combine to reduce a towns' attractiveness. Venus Bay appears to be the anominly to this rule, many people move there by choice because of the basic (not suburban) infrastructure.

These growth restricictions however do not dampen the communities' enthusiasum and vision for their town's future.

In undertaking this review the two primary issues that became apparent were:

- The number of volunteers available to spread the load, and
- The funding required to meet their strategic objectives.

3.3 Volunteers

The number of people living on farms that in times past may have supported several large families has significantly reduced.This combined with better transport connections that have allowed wider travel patterns has seen the the decline of long established community volunteer basesresulting, in some cases, in a reduction in infrastructure use and management capacity.

Common volunteer pressures:

- Work commitments;
- Less people living and working in the agricultural sector because of modern farming techniques;
- Competition for time from other activities;
- Smaller families.

On a positive note, the influx of people from outside the area can and does invigorate a community with enthusiasum, professional skills and access to larger networks. As difficult as it is for newcomers to influence well established committees, the committees do appreciate people willing to help and over time they dobecome accepted, particularly in newly formed groups, that can provide fresh opportunities unencumbered with traditional baggage.

Despite the population change, the community infrastructure is still utilised, in some cases to near capacity (Meeniyan Hall) and is highly valued by the community, the facility volunteers and users. Volunteer burnout, which leads to an inconsistency of governance and a decline in facility conditions, is a major concern to all who were interviewed.

The need for volunteer succession planning is understood by all groups and Council provides support to volunteers through a range of programs.

Feedback from community organisations on how Council can assist them include:

- Provide access to Council equipment, graders, tree crews, horticultural expertise (oval management) that they currently have to employ at commercial rates. Funds could then be better spent on building and grounds maintenance;
- Develop an internet booking system. This could be Shire wide, designed to include all committees seeking to increase site usage (although some areas still lack reliable internet services);
- Source expertise from specific skill sets such as accounting, grounds management and trades. These volunteers could operate across committees. This model could appeal to those not particularly interested in doing broader committee work;
- Assist in developing strategies for volunteer recruitment and succession, including focus groups to encourage new and young volunteers.
- Provide a seasonal turf management guide.

Models for volunteer support include:

- Providing an internet based conduit to short term projectbased volunteerism by grey nomads visiting the area and other potential volunteers not interested in full time committee involvement;
- Encouraging and supporting more grant writing groups (such a group has emerged in the Tarwin Lower District);
- Development of a skills register of volunteers accessible to community groups and individuals;
- Council providing advice on models that will enable groups to employ staff across facilities by infrastructuree type or even town/cluster asset maintenance based employment;
- Having overarching management committees responsible for several facilities with administration supplied and funded by a Community Foundation board that could act as ‘’*cluster committee*’’.
- A constant theme in discussions with the community groups has been the desire to see more town/cluster asset maintenance based employment. A successful foundation group could support this concept thereby adding value to Council’s work program.
- Access to volunteer training or funding to increase skills of volunteers

These ideas will require more research to define a workable model that would suit each site and or town/cluster.

3.4 Funding Mechanisms and Strategies

Explores achievable and financially sustainable funding options for developing new social community infrastructure and renewing existing facilities. .

3.4.1 Community Capacity to Fund/Contribute to Financing Projects

Historically the community had a significant capacity to fund and build social community infrastructure. This capacity appears to have waned in the latter parts of the twentieth century, and perhaps it is time to regain that capacity.

Today there are several outstanding community based funding opportunities, through traditional philanthropic and government grants, community foundations and crowdfunding.

At each meeting held throughout the study area, the issue of how a community might become more financially robust and self-sustaining was a major agenda item.

Community groups recognise that Council has limited resources for infrastructure development other than their own and are actively seeking practical alternatives. Community based foundations appear to be a readily embraced solution. This acceptance would appear to be partly due to the integrity and success of the Mirboo North and District Community and Greenhills Foundations that currently operate in the Shire.

3.4.1.1 A brief overview of Community Foundations and Trusts

There is an embryonic proposal for a foundation or community trust to be established in the Tarwin Lower/Venus Bay cluster by community members. This is being driven by an opportunity for the community to receive seed funding from a private company. Now would be the time for Council to facilitate a community forum regarding such a proposal.

For any public fund raising structure to be successful it needs to be driven and run by the community, however Council can certainly initiate the discussion by being a catalyst in providing details and contacts, foundation structure examples etc. The size, locality, structure, management and future direction of any proposal must be then decided by community consensus.

The area that this foundation would encompass could be restricted to Tarwin Lower/Venus Bay or have a broader catchment that includes the area up to and including Meeniyan.

For the Tarwin Lower/Venus Bay cluster:

- Limited seed funding or corpus spread over a wider area may reduce or dilute the capacity for large scale projects;
- Proposed seed funding may have area specific limits;
- Meeniyan is not seen as part of the immediate area.

A larger catchment including Meeniyan has benefits:

- Provides a larger catchment for community fundraising, including corporate sponsorships, partnerships with other bodies, bequests and local community asset realisation programs;
- Provides a larger net for the recruitment of suitable board members of high credibility and integrity;
- The Mirboo North & District Community Foundation reaches south to Dumbalk but not Meeniyan and the development of a specific Tarwin Lower/Venus Bay cluster foundation would leave the Meeniyan area without a community foundation. The Meeniyan area is generally regarded as being too small for a standalone foundation to be sustainable (formed from a series of discussions with current foundation representatives).

The outcome will however ultimately be directed by an adequately informed community.

The Value of a Community foundation

''One inhibitor to maximising donations is that most community organisations that are raising funds for local projects do not have Deductable Gift Recipient (DGR) status-which allows a donor to claim their financial donation as a tax deduction.

Formally established community foundations can gain DGR status for some or all of their work. Essentially, a community foundation acts as an organisation that attracts funds that can then be used for a range of community benefit purposes. Typically, a community foundation can receive fundfrom private individuals, organisations, businesses and through the Foundation's own fundraising activities. There are limitations on how funds received under the DGR status are applied, and this is governed essentially by tax legislation, however most activities that provide a service to the general community, or are of a charitable nature, will be eligible to receive funds from a community foundation''[3].

[33] Extract from ''Community fundraising into the future'' a discussion paper by Ned Dennis

Adding another layer of community involvement could further increase the already stretched volunteer commitments. An alternative of having a foundation entirely community governed could be to enter a partnership with a third entity that could bear part of the administrative load. For example the *Community Enterprise Foundation*™ the philanthropic arm of the Bendigo and Adelaide Bank Group, is a flexible gifting structure that provides professional administrative support and advice to individuals, businesses and governments seeking to invest their goodwill back into charitable projects and outcomes.

Advantages:

- Administers a management account on behalf of committee/board representing a specific area, thereby minimising governance and administration duties required of a community foundation;
- Places at arm's length the politically fraught responsibility of distributing grants where many members sit on those committees requesting funding;
- The foundation is also able to make donating easier by utilising the Bank's network of branches and systems to accept public donations for fundraising appeals, ensuring that those who want to give are efficiently matched to those who need to receive;
- Taps into existing structures e.g. Bendigo Bank branches.

Disadvantages:

- Relinquishes control of the funds;
- Relinquishes control of the funding distribution;
- May require people external to the area to sit on board/committee e.g. Trustee's representatives who may not appreciate local vagaries.

3.4.1.2 Crowdfunding an overview

Crowdfunding is the practice of funding a project or venture by raising monetary contributions from a large number of people, typically via the internet. One early-stage equity expert described it as "*the practice of raising funds from two or more people over the internet towards a common service, project, product, investment, cause, and experience, or auspice.*"

The crowdfunding model is fueled by three types of proponents: the project initiator who proposes the idea and/or project to be funded; individuals or groups who support the idea; and a moderating organization (the "platform") that brings the parties together to launch the idea.

In 2013, the crowdfunding industry grew to be over $5.1 billion worldwide and continues to grow at a substantial rate.

Council has an important advisory role to play for communities who wish to pursue crowdfunding and alternate funding opportunities.

3.4.1.3 Grants

Government Grants

Federal, State and local governments provide grants to local councils and communities. There is a multitude of grants available, information on the suitability and availability of grants can be sourced via the internet or through Council's Grants Officer.

- http://www.dtpli.vic.gov.au/grants/find-a-grant
- Council has a successful Community Grants Program open to all non-profit entities within the Shire.

Philanthropic and business partnership/sponsorship opportunities

There are many philanthropic organisations (generally foundations and trusts) that provide grant funding for areas defined in their articles or charters:

- The Foundation for Rural and Regional Renewal (FRRR) is a philanthropic foundation successfully used by several groups in South Gippsland;
- Bendigo Bank branches distribute profit in the form of grants to local communities.

3.4.1.4 Asset Sales

Potential of sale of both Council and community land and buildings deemed excess to requirements for reinvestment back into improved local social infrastructure.

There were few opportunities identified for assets sales, either Council or community based in the study area.

Council already has an excess land/asset sale review process as does DELWP. As Council is reluctant to reinvest asset sales directly back into the sale area (SGSC *Council Land Ownership Policy 2011),* communities are reluctant to support the sale of land in their community (e.g. Venus Bay 2014).

One opportunity for land sale is:

- 18 Main Street Buffalo is a Council owned vacant block. This site has previously been considered but could not achieve the estimated value at the time.

Other parcels may be identified in the future as an outcome of Council's 'Strategic Land Review'. Further vacant land could also be identified by reviewing the unused roads that criss-cross the area.

Under-utilised non-council sites consist primarily of infrastructure on Crown allotments. As the revenue from the sale of Crown land will go back to State Government and not the local area, communities are reluctant to consider this option also. Communities generally do not support this approach to asset realisation without some direct benefit.

3.4.2 Funding the Project List (Appendix 1)

Council owned and managed sites are funded through several programs:-

- Council's capital works fifteen year budget;
- Community grants and facility assistance programs;
- Councillor discretionary funding.

Non Council facilities are funded by:

- Community fundraising;
- Government grants;
- Philanthropic grants;
- Community bequests.

3.5 Analysis of Social Community Infrastructure

3.5.1 Infrastructure Benchmarks and Triggers Analysis

The infrastructure benchmarks and triggers from the *Blueprint* have been applied in reviewing the existing social community infrastructure and when making any recommendations or providing options for Council to consider. These triggers are there to provide guidelines for the community and

Council when assessing the level of involvement in any proposal. Proposals therefore should be assessed through the prism of these benchmarks and triggers.

3.5.2 Review Outcomes of Study Area

Although there are over 214 infrastructure items noted in the study area, the primary message heard from the community has been about upgrading existing sites to meet condition deficiencies, future legislative, peak body competition requirements, population demographic and activity changes. The most extensive and costly proposals are with the four recreation reserves and several community halls, none of which are Council owned/managed sites. Several of these facilities have either developed their own management plans and strategies or intend to in the future. Several are ambitious e.g. Stony Creek Equestrian Centre proposal. Other items included are major upgrades that meet peak body standards to enable high level completion within the district and upgrades needed to increase usage (hiring). From the benchmark table, most will require a sound business case and then community funding of 70% before Council will consider any financial support.

Many issues raised during the consultation were related to State Government authorities, mainly the DELWP and Parks Victoria. DELWP manage all Crown Lands in Victoria and Parks Victoria manages National Parks and Coastal Reserves in the area. While Council works closely with both authorities and acts as community advocates on issues raised, it is a continuing source of frustration to the community that State Government departments fail to respond. This lack of action results from being under resourced, underfunded and having a different set of management objectives (and legislation) that at times appears to be at odds with the adjacent communities.

There are energy cost savings available to community facilities by installing solar hot water or photovoltaic solar systems. The facility will achieve long term operational cost savings by directly using the solar power they generate, but also by being able to sell any excess power generated to the energy distribution companies.

A number of incentive schemes for installing these systems have been implemented by both the State and Federal Governments over the past few years.

Awareness of this saving opportunity is high within the community as is evident by the inclusion of several alternate energy projects in Infrastructure strategy plans and by the number of solar energy applications to Council's Community Grants Program.

Further savings could be made by grouping capital projects of a similar nature into a larger contract to achieve savings through volume.

This approach has already proved successful in the Shire with the '*Five Halls Network'.*
By applying this network model to the solar panel installation program suggested above (and other capital programs) potential savings for community facilities on several levels could be achieved.

4 Review of existing infrastructure

4.1 Meeniyan Cluster

This section reviews the existing social infrastructure by town in the Meeniyan cluster which includes the following towns and localities:

- Buffalo;
- Dumbalk;
- Meeniyan;
- Stony Creek;
- Middle Tarwin.

Estimated Cluster Population: 1,999[4]

Estimated Cluster Forecast for 2031: 2,555 *(based on ABS 2011 and id Community Profile data)*

4.1.1 Buffalo

Town Population: 496 *(ABS 2011)*

Many of the residents outside the immediate town boundary may shop locally for newspapers and other small items but generally use the larger neighbouring towns (Meeniyan, Fish Creek and further afield to Leongatha and Foster) for education, meetings, socialising, shopping, recreation and business. Since the primary school closed in early 2000's the community fabric has weakened. Now educational sources are dispersed. Evidence of this community change can be seen in part by the reduced number of volunteers now available for the Buffalo Community Hall and fewer activities held at the hall compared to its heydays in the 1990's.

Many activities are combined with neighbouring Fish Creek 10 km (7minutes) away and Meeniyan 10.8 Km (9 minutes).

Summary:

- The Buffalo Public Hall is an excellent facility, however the committee needs support due to dwindling volunteer numbers;
- The Great Southern Rail Trail (GSRT) provides the only opportunity for open space development in the town and could act as the town park with corresponding infrastructure;
- Sell the vacant block at 18 Main Street. Currently unused by the community;
- Construct a linking path between the hall and shop. There are no footpaths in Buffalo;

[4] Population estimate using ABS state suburb statistical area level 1 (smallest available)

- To remain viable, the hall tennis courts require upgrading and will be addressed in the forthcoming SGSC Strategic Tennis Court Strategy.

4.1.1.1 Buffalo Community Hall

Description: Constructed 1989; 520 square metre brick building, steel decked roof with a sprung timber floor on stumps. The building generally is in very good condition.

Management: Crown land, DELWP with local Committee of Management.

Current Functions:

- Buffalo Indoor based Bowls Club.
- Meetings
- Parties, weddings etc.

Capacity: This hall has the capacity to significantly increase usage. Current usage is limited for several reasons:

- Small committee volunteer base limits time available for promotion, marketing, cleaning, maintenance and management.
- Small and dispersed community currently insufficient for any organised function/club. Many are members of clubs in adjacent towns.
- Distance from larger populated areas discourages use, travel/accommodation.
- Non-commercial level kitchen.

4.1.1.2 Buffalo Community Hall Tennis Courts

Management: Crown land, DELWP with local Committee of Management.

Located at the rear of the Hall

- Two concrete based tennis courts.
- Club has ceased to exist.
- Courts are in disrepair and require resurfacing and are not to competition standard.

4.1.1.3 Great Southern Rail Trail

Runs along the western border of the township. Located on Crown Land the GRST is managed by the Great Southern Rail Trail Committee of Management on behalf of DELWP.

The GSRT provides a recreational open space for the Buffalo community and users of the Rail Trail. Infrastructure includes a public toilet and a small playground which are both are new and in good condition. There is a functioning weighbridge at Buffalo railway station that may form the nucleus for a museum in the future.

4.1.1.4 Vacant Land

Address: 18 Main Street Buffalo

Area: 1478 m^2

A cleared, grassed and fenced vacant block. The adjoining landowner's assets overflow onto this site. In the past, Council has unsuccessfully tried to sell this land. There is an opportunity to sell this site. Valued at $80,000.

4.1.2 Dumbalk

Town Population: Dumbalk: 412, Dumbalk North: 227 *(ABS 2011)*

The enthusiasm of this community is reflected in the condition of their facilities and their future vision for the Recreation Reserve, Dumbalk Hall, CFA and the Community Hub facilities. The Hall and the Hub are '*fit for purpose*' although the hub requires some structural and operational upgrades. The committee has received some funding and are forging ahead. Further discussion with Council is still required around the how the leasing terms with the Community Hub are resolved. The Community Hub provides a venue for smaller activities and has provided an opportunity for newer community members to contribute.

The Dumbalk Recreation Reserve is about to undertake a Management Strategy funded by Council's Community Grants program. Resurrecting this reserve is very important to the community. How any of proposed programs are funded and operational costs minimised will be the primary focus of this committee in the future.

Extensions of the existing shared paths are limited by accessible land, therefore an upgrade to the existing path by asphalting between the Recreation Reserve and shops will improve this link. This will be become more important as the Reserve upgrades their facilities.

Volunteer succession planning is an important issue clearly recognised by all groups. Dealing with volunteer burnout will be a major priority.

Summary:

- The Dumbalk Hall is in excellent condition with a strong committee and will continue to be the primary social focus for larger functions;

- The Dumbalk Community Hub and committee are starting out with a vision for the future. In the short term funding is required to achieve structural modifications aimed at increasing functionality and capacity.
- The linking path between the Reserve and shops needs sealing (spray seal).
- The Dumbalk Recreation Reserve is developing a master plan and will be included in the Shire's Tennis Strategy outcomes yet to be determined. A small committee with big plans!

4.1.2.1 Dumbalk Hall

Description: The Dumbalk Hall built in 1950 is brick walled; timber floored (including dance floor), 712 m^2 building with a corrugated steel roof and supper room. Structurally the building is sound condition. A new commercial grade kitchen which provides full catering facilities was installed recently. There are new unisex toilets which were built in 2014, adjacent on the same title.

Management: The Dumbalk Hall and Ladies Auxiliary Committee, a locally appointed Section 86 committee, manages the hall in conjunction with Council's maintenance program.

Overall Condition: Very good.

Volunteer status: There is a very well established committee group and active volunteer base, but requires new, younger members to carry on. Volunteer succession planning is needed.

The committee finds being a S86 demanding, i.e. having to file minutes, financial reporting etc.

Community Impact: High.

Current Functions:

- Community and group meetings;
- Election site; political meetings;
- Dances;
- Fund raising nights;
- Indoor Bowls;
- Hire for community events (larger scale).

Capacity: This hall has the capacity to increase usage. Current usage is limited due to a small population base providing less opportunity/demand; changes over time to population type (older now) and the relative remoteness.

4.1.2.2 The Dumbalk Community Hub (formerly the Pre School)

Infrastructure Class: Multipurpose community hub.

Owner: South Gippsland Shire Council owned/freehold title. Leased to the Dumbalk & District Progress Association (DDPA).

Management: The DDPA has recently secured a three year lease and anticipates a future 3x3 year arrangement.

Description: Formerly the Dumbalk Pre School, built in 1971, 201 m^2 in area. Concrete slab floor, brick walls with a galvanised, corrugated steel roof with an adjoining vacant block (too small for a dwelling, no sewer).

Current functions:

The DDPA is planning for the site to become a multipurpose, multifunctional community hub:

- Working Bees for historical information;
- Dumbalk CFA meetings and training sessions for juniors and seniors;
- Relay for Life meetings, storage area;
- Card group, twice a month;
- Craft group, twice a month, wool spinning group; weekly;
- Seminars and other small group functions; such as grant writing sessions;
- Computer games evenings;
- Tarwin Valley Landcare group;
- Bee Keeping Group meetings.
- Reunions and special events.

Volunteer status: '*With limited number of people within the community willing to commit to being a part of any community group there is competition between community groups for members. The DDPA has a broader scope of interests in the Lower Tarwin Valley as a whole, rather than being defined by more specific interests. There are always members of the community willing to participate with a group that has the betterment of the whole district as its main focus'*.[5]

Comments: If the DDPA is successful in all their proposed endeavours and achieve the usage rates indicated, the community hub will be an excellent example of the community making the most of an underutilised existing facility to create opportunities that would not otherwise exist.

The potential for consulting rooms and training facilities is excellent. Providing these functions in a local setting will not only underpin its worth to the community but also provide much needed income.

4.1.2.3 The Dumbalk Recreation reserve

Infrastructure Name: Dumbalk Recreation Reserve.

Owner: Crown Land Reserve, DELWP.

Management: DELWP with a local Committee of Management.

Community Impact: Medium.

Overall Condition Rating: Structures are in fair to poor condition.

[5] DDPA Business Plan for site

Description: Crown land reserved in 1929 for community use and recreation. Zoned Farm Zone (FZ), an Environmental Significance overlay schedule 6 (ESO6). Area 12.8 hectares.

Facilities include:

- Cricket club rooms;
- Cricket oval;
- Camp Draft facilities;
- 4x tennis courts (in disrepair);
- Public toilets

Current Functions:

- Cricket;
- Camp Draft x 5 per year, some by local groups;
- Horse riding;
- Open space.

Volunteers: The Dumbalk Recreation Reserve Committee of Management has nine members with a few doing the maintenance. The Camp Draft pays an annual lease to the committee, some proceeds from individual events return to the committee. The land at the rear of the oval is leased to an adjoining farmer for grazing.

Capacity:

Dumbalk Recreation Reserve Committee of Management, have recently received $8580 to develop a Dumbalk Recreation Reserve Master Plan to address current amenity shortfalls and plan for better usage in the future. Items include:

- Drainage;
- Upgrade public toilets;
- Upgrade change rooms add undercover awning to front, hire out for special occasions.
- Build one new tennis court, remove existing;
- Install play equipment.

Comments: The large reserve has a significant capacity to increase usage due to the area available. Some innovative thinking has already seen the successful development of the Camp drafting area. Upgrade change rooms, tennis court and cricket nets. The site complements existing facilities.

4.1.2.4 Parks

Parks with infrastructure (e.g. BBQ, rotunda, playgrounds). Does not include open space.

Infrastructure Name: Memorial Park.

Address: Nerrena Rd Dumbalk.

Management: Three freehold parcels owned and managed by South Gippsland Shire Council

Usage: Medium.

Community Impact: Medium/high.

Overall Condition Rating: Structures are in fair condition.

Description: Crown land reserved in 1929 for community use and recreation. Zoned Farm Zone? (FZ) and well used by families and for community events such as Christmas parties, RSL commemorative days and Australia Day events.

Condition: Good

Functions:

- Playground,
- BBQ in park;
- Rotunda;
- Established trees and gardens;
- Open Space;
- Playground equipment.

Infrastructure Name: Heritage Park.

Address: Cnr Farmers and Dollar Rd Dumbalk.

Infrastructure Class: Park.

Owner: Two freehold parcels owned and managed by South Gippsland Shire Council

Usage: Medium.

Community Impact: Medium.

Overall Condition Rating: Fair.

Description: Small open space strategically located on the cross roads, provides historical information and shelter/shade.

4.1.2.5 Emergency Services

Infrastructure Class: Emergency Services.

Name: CFA, Dumbalk Fire Station.

Address: 7-11 Nerrena Rd.

Owned and Managed: CFA.

Structure description: Older, 2 x steel decked buildings.

Volunteer Status: Good.

Capacity:

Suitable for vehicle and equipment storage and small brigade meetings. Training and meetings are currently held in the Community Hub in Tarwin St.

4.2 Meeniyan

Town Population: 645 *(ABS 2011);* with the town providing local services to over 2,064 people. While the town has been under economic stress in recent years, confidence over the past year has been boosted by the reopening of the supermarket in mid 2011, the success of several new art and craft boutiques and the completion of the reticulated sewerage scheme.

The town has Wi-Fi coverage installed by the community, adding significantly to the community and visitor experience.

Summary:

- The Meeniyan Hall is well run with a strong committee. Usage would be among the highest in the Shire. A covered area shared with Council (title boundary is in the middle) requires a new roof and is one amongst many of the upgrades needed.
- Paths that link community infrastructure are needed along Hanily St and between the Recreation Reserve and Tanderra Park;
- Meeniyan Recreation Reserve**:** Refer to the *Meeniyan Recreation Precinct Master Plan*, a high priority for the Meeniyan community and local young people has been the need to develop a play space that includes a playground, skate park and connecting pathways to Tanderra Park and public toilets. The proposed facilities have been designed to be cost effective, easy to maintain, user friendly and can be implemented in stages. It is hoped that visitors will use the rail trail as a link to the precinct as a rest stop. There have been discussions around creating an Australian Animal theme for the space which will be explored further by the Committee.
- Maintenance of this area could be undertaken by Council staff, given that 'Peoples Park' currently maintained by staff will be sold and that the recreation precinct will become a designated community recreation hub and stopover for visitors.
- The Meeniyan Recreation Precinct Master Plan addresses the many upgrades required to the existing infrastructure in detail, including lighting, car parking and road surfaces, buildings etc.
- Develop vacant area adjacent to the Basketball stadium for overflow parking.
- A *streetscape* redesign is recommended to reflect the modern vibrant nature of this community.

4.2.1 Meeniyan Social Community Infrastructure

4.2.1.1 Meeniyan Hall

Address: 97 Whitelaw Street (South Gippsland Hwy).

Management: DELWP, Crown Land reserve, the Meeniyan Hall Committee is a Committee of Management for DELWP.

Overall Condition Rating: Excellent.

Volunteer Status: Thenine member committee are enthusiastic and dedicated as is evidenced not only by the hall's condition by also by the number of events, functions and activities held throughout the year.

Description: The Meeniyan Hall was built in the 1930's. It is a timber framed and clad, timber floor (Red gum floor @ 25mmm thick) with a corrugated steel roof. There isa main hall, commercial kitchen, kiosk, dining room, foyer, toilets and wash rooms, stage and two storage areas.

Current Functions:

- Community and group meetings;
- International acts.
- Lyrebird Arts Council;
- Meeniyan Amateur Dramatics Society
- Meeniyan Art & Craft Exhibition;
- Meeniyan Town Tavern Nights

Capacity: This hall has a small capacity to increase usage. Current usage is limited for several reasons:

- Cost to user groups;
- Capacity of the volunteers;
- Funding;
- Room to expand.

Comments: Requires upgrades to meet the needs of international and local acts that draw significant numbers of people to the Hall and Meeniyan having these performers has givenMeeniyan's profile in State, National and International recognition.. It is important to Shire as a whole that this Hall and its Management Committee are supported.

Upgrades:

- Replacement of roof to covered area;
  Note: this a shared area with Council as it straddles the title line;
- Kitchen renewal;
- Improved stage lighting;
- New sound equipment;
- Main hall redecoration;
- Improvements to storage;
- Provision of a "Stars bathroom" in toilet block at rear.

4.2.1.2 Meeniyan Recreation Reserve

Reference document: *Meeniyan Rec Precinct Management Plan final Oct 2012*

Infrastructure Class: Recreation.

Management: Crown Land, DELWP, Meeniyan Recreation Reserve Committee of Management.

Functionality: Exceeds the current functional needs.

Community Impact: Significant.

Overall Condition Rating: Good.

Volunteer status: Struggling, there are less young to middle aged volunteers available in the community.

Description: The Meeniyan Recreation Reserve, 8.9 hectares in area**;** consists of

- A main oval and associated infrastructure;
- Netball and tennis courts;
- Public toilets x 3;
- Football club rooms/Function centre;
- Home and away change rooms;
- Bowls clubrooms and synthetic greens;
- Old Guide Hall which is now used as a Men's Shed and Yoga;
- BBQ area;
- Playground;
- Cricket Nets;
- Archery Facilities;
- Open Space.

Capacity: Demand 65% to 85% of capacity. An increase in capacity is limited by volunteer numbers, time and age and infrastructure condition to meet the respective regional state and national competition facility requirements.

Comments: The Great Southern Rail Trail runs past the reserve, a shared path link between these key recreation areas and the town is proposed.

User groups of the reserve are proactive and capable, contributing an enormous amount to the operation and running of the facilities. Council provides an annual maintenance grant, grants for capital works projects and ongoing advice and support to the various committees. The Meeniyan Recreation Reserve is the primary recreation area in the town, along with the Meeniyan Basketball Stadium, Golf Club and local Primary School.

A new Playground and mobile skate park are about to be installed in the reserve. There is an existing toilet block in the south east corner (map 2 below) that either needs upgrading or replacement. The

committee suggested that the area highlighted could be maintained by Council for the following reasons:

- Peoples Park in Whitelaw St. will be sold by DELWP in the near future which is currently maintained by Council. This capacity could be transferred (with a small increase) to the recreation precinct to ensure a high level of maintenance as Meeniyan's' premier activity centre;
- Council is contributing a substantial amount of money to the development via grants and existing playground replacement budgets;
- Amenity maintenance is Council's area of expertise;
- The Reserve Committee manages the playing areas well but longer term will find the high level of maintenance a burden, and as a result, may not achieve the maintenance levels required for such a high profile area.

4.2.1.3 Meeniyan Basketball Stadium

Infrastructure Class: Recreation.

Owner: SGSC.

Management: Council with a S86 Meeniyan Recreation Reserve Committee of Management;

Functionality: Excellent, exceeds the current functional needs.

Capacity: Currently underutilised. Although fit for purpose the specialised floor required does limit any functional expansion of use.

Overall Condition Rating: Good.

Volunteer status: Struggling.

Description: A timber and brick construction built in 1989 with a sprung timber basketball floor.

Comments: Vacant land.

There is an undeveloped area of land next to the Basketball Stadium (same title). Community comments indicate that this site could be developed to take overflow parking i.e. surfacing, drainage and some directional signage will be required.

4.2.1.4 Meeniyan Youth Club Hall

The Youth Club Hall is attached to the Basketball Stadium, owned by Council and is leased to the Meeniyan Youth Club Inc. to run youth activities for the community. The building is serviceable, structurally sound and has been refurbished to provide a kitchen and a place for congregation. It has a new roof and painted exterior. The three quarter basketball court is still used for activities.

4.3 Stony Creek

Town Population: 446 *(ABS 2011 stats combine Foster North)*

Most amenities and services are provided in Meeniyan only three minutes' drive away from each other.

The Stony Creek Recreation and Racing Reserve is the recreational, social and economic heart of Stony Creek. The Racing Club historically provided financial support for many of the town's groups and committees. This is slowly being eroded by Racing Victoria's lack of support which is reducing training status and the number of race days available. The Committee, in anticipation of the racing club being less influential, has proposed a Regional Equestrian Centre in the Reserve to help offset this unfortunate circumstance. This proposal is the largest new infrastructure proposal in the study area (by far). A business case will be undertaken to better assess the feasibility, sustainability and the economic impacts of the proposal. A reserve master plan will also be undertaken (it will assume the equestrian centre is successful). These together will guide the committee into the future. It is not this review's intention to pre-empt the outcomes of these proposed documents, however from discussions with the Reserve Committee representatives it is clear that the management will be split between the Racing Club and the Equestrian Centre to provide full time positions and funding will sought from a variety of sources, not necessarily Council.

The funding requirements for this project could be the catalyst needed for the formation of a community foundation or trust.

4.3.1 Stony Creek Infrastructure

4.3.1.1 Stony Creek Recreation reserve

Stony Creek has a large recreation reserve (37.5 ha) on Crown land managed by the DELWP and the Stony Creek Racecourse and Recreation Reserve Committee of Management Incorporated. The reserve includes an oval for the Stony Creek football team competing in the Alberton Football League and equestrian facilities for the Meeniyan/Stony Creek Pony Clubs together with the Stony Creek Racing Club, which schedules around five race meetings a year including the Stony Creek Cup meeting in March.

Stony Creek also has a commercial go-kart circuit located next to the race track on the highway within the reserve boundaries.

The Stony Creek site currently has significant existing infrastructure which includes:

- Ample parking;
- Toilets;
- Power & water;
- 130 horse stalls;
- Large open space and cross country course and jumps;
- Existing dressage ring;
- Open space.

How a major expansion of equestrian facilities affects the current users needs to be considered carefully.

The existing oval is in good condition and is well used over winter by the football club.

The go-kart track is a commercial enterprise. It exists on land leased from the committee, providing some income to the Reserve Committee.

4.3.1.2 Stony Creek Tennis Courts & Park

This site is on Council land and is maintained by a local group. It has a single tennis court in good condition and there is suitable fencing together with a colorbond steel shelter shed.

This facility receives the occasional recreation grant to assist in the maintenance.

Across the road there is an unused dilapidated tennis court on the Great Southern Rail Trail land.
The adjoining park (same title) is managed by Council and provides some basic play equipment and seating.

4.3.1.3 Stony Creek Mechanics Hall

This Mechanics Institute is on Crown land and is managed by the DELWP and the Stony Creek Hall Committee Inc. for DELWP. The hall has received small grants in the past from Council's Public Hall grants program.

4.4 Tarwin Lower Cluster

This cluster includes the towns of Tarwin Lower and Venus Bay which are seen by the residents as sister towns, separated by 5.2 km or a five minute drive. When considering the social community infrastructure in the cluster they should be seen as complementary. The permanent Tarwin Lower and Venus Bay communities are demographically different; Tarwin Lower provides the commercial, limited medical and formal recreational infrastructure while Venus Bay has a strong social, informal recreational and holiday infrastructure focus.

Residents travel to Inverloch (23.5km), Wonthaggi (37.5km) and Leongatha (37.5km) for many services including medical, education, retail and entertainment.

The foremost issue is how the towns, Venus Bay in particular, deal with the large influx of holiday makers and visitors over the summer school and Easter holidays and the resulting impacts on the existing infrastructure and the community.

Estimated Cluster Population: 952[6]

Estimated Cluster Forecast for 2031: 1,228 *(based on ABS 2011 and id Community Profile data)*

4.4.1 Tarwin Lower

Town Population: 363 *(ABS 2011)*; which does not include the rural catchment which may increase this figure to over 450.

The amount of Tarwin Lower township's social community infrastructure currently meets the community's needs. It is the quality of the facilities that the community is endeavouring to improve, following the consistent theme found throughout the study area.

The *Tarwin Lower Recreation Reserve Master Plan* is a detailed strategic document and many of the items identified are costly. The committee's funds will not allow implementation of these programs in the foreseeable future without external assistance.

The Mechanics Institute (public hall) and Tarwin Lower Community Health Centre committee suffer from a lack of volunteers and funding. The latter Committee, whilst being reasonably healthy and strategically astute, are struggling to attract funding to implement these strategies to ensure long term sustainability and cope with the area's growing and aging population.

[6] Population estimate using ABS state suburb statistical area level 1 (smallest available)

There is a significant opportunity to model community based funding structures in this community. Although it is being discussed broadly, only tentative steps have been taken so far. A Council initiated forum that provides detailed options to community members is a suggested way forward. The information will ideally allow the community to take the next steps.

The recent music event in Tarwin Lower is a great story. Lessons learned are currently being digested by the many local groups involved and may lead to many interesting outcomes in the future. How this event can be built on and used to the community's benefit in the future may also tie into any proposed community funding initiative.

Summary:

- Footpaths; River Drive. south side CBD to hall & Walkerville Rd. (This project is on Council's Capital Works program);
- Upgrade riverside path to a shared path;
- Tarwin Lifestyle Villas- explore retirement options;
- Kindergarten at the Tarwin Lower Community Health Centre to service Venus Bay and Tarwin Lower;
- Community Garden next to Hall on land owned by Council;
- Assist the community to set up a community funding entity;
- Combine Tarwin Lower with Venus Bay at the Venus Bay CFA site, then remove or find other uses for the existing building;
- Review the number of public bins to ensure they meet public demand at peak season;
- Support the Tarwin Lower Recreation Reserve Committee to achieve their aims.

4.4.1.1 The Tarwin Lower Recreation reserve

The *Tarwin Lower Recreation Reserve Master Plan* is the reference document for this facility; it clearly outlines a strategy for the facility's development and provides a prioritised and costed project list that will guide the Committee of Management.

The Recreation Reserve constitutes the majority of land available for organised recreation in the cluster. The majority of the land on which the reserve is located is Crown Land (2 x allotments, 4.3 + 3.2 ha).

Management:

Crown Land, managed by DELWP, Council and a Crown appointed Committee of Management. The remaining land is Council owned land (3.2 ha).

Volunteers:

The committee and volunteers require ongoing support and assistance to ensure they continue to maintain this facility to a high standard. The committee is reliant on expensive equipment and machinery or contractors to keep the facility safe and in good condition. It is estimated that on average, more than 60 volunteer hours per week are spent maintaining the facilities which are often completed by just a few dedicated committee members. In the past many of the Capital Works projects have been completed by volunteers.

The annual Council maintenance grant is essential to help cover some of the expenses, as is the income from the hire of the facilities for the many events held there during the year.

Comments:

This reserve is well patronised, the committee has been active in not only the running of the day to day operations but also in future strategic planning. The broader community (i.e. residents of the cluster) regard the area as a recreation and emergency services (room for helicopters) hub and a major asset for the region. With land being owned by both the Crown (DELWP) and Council, both of which are cash strapped, finding a funding solution for this essential community facility's strategic programs is vital (refer to the funding section).

4.4.1.2 Tarwin Lower Hall

The Tarwin Lower Memorial Hall was constructed in 1890 and extended between 1926 to 1933 and is located on Crown land at River Drive, Tarwin Lower. The Tarwin Lower Memorial Hall is of local historic, social and aesthetic significance to the Shire. Historically, it is the oldest existing Mechanics Institute Hall in the Shire and illustrates the early development of the Tarwin Lower district.[7].

The hall consists of a main hall, stage, 2x meeting rooms and kitchen and is managed by a local Committee of Management.

Comments:

[7] *South Gippsland Heritage Study, David Helms with Trevor Westmore, 2004*

A non-council facility, the hall is in fair condition and has the capacity to increase its current usage. It could be a suitable site for any groups or events that cannot access the Venus Bay Community Centre if space is driving criteria. However the lack of volunteers for the committee, maintenance and events severely limits the halls' functional and earning capacity to enable upgrades. The markets run by the Committee on the adjacent vacant block five times per year provide a good revenue source.

4.4.1.3 Tarwin Lower/Venus Bay CFA

The CFA building sits on the Crown land river reserve and Council is the Committee of Management. The EPA has been pressuring the CFA to move off the site over the past 15 years (*Classon*) due to environmental concerns.

As Venus Bay is the area of greatest fire concern, the Tarwin Lower brigade could amalgamate with the Venus Bay CFA at their present site (Council owned) with the needed upgrades but this ultimately is a CFA decision. Moving from the existing riverbank site may free up the existing building for other community uses if the EPA concerns are addressed, otherwise it may have to be removed.

4.4.1.4 Tarwin Lower Tennis courts

The Tarwin Lower Tennis Club operates from three courts (2 x asphalt and 1 concrete) surrounded by 3.5 m high chain mesh fence and a concrete block shed located on the River reserve between the CFA and the Public toilets in the township. The club maintains and manages the site.

Club competition has declined in recent years due to the changing youth demographic, however the courts are well used by visitors that can get the key at the shops for a small fee. Being in a highly visible position allows this club to continue and feel that any site changes may prove detrimental to the club accessibility in the long term.

The club have had several grants in the recent past that have financed the resurfacing of the two asphalt courts.

Council's Tennis Strategy, currently being developed, will review all these options and more in the coming months.

4.4.1.5 Tarwin Lower Community Health Centre

A brick building with a colorbond roof in good condition located at 19 Walkerville Road. The site is owned by Council, leased to Tarwin Lower District Community Centre Committee of Management with health services provided by Gippsland Southern Health Service and used by a variety of community groups. The building is managed by the Tarwin Lower & District Community Health Centre Inc., a local volunteer committee responsible for the day to day operation and maintenance.

The committee has developed several strategic documents:

- Strategic Plan 2014-2015
- Strategic Plan outcomes 2013

These documents are the result of a community survey and provide a clear insight into the Centre's future direction.

The Committee is healthy with many active volunteers.

Functions:

A district nurse provided by Gippsland Southern Health Services is available for two hours each morning to provide a range of services including pathology.

A General Practitioner and a range of other health professionals consult at the Community Health Service weekly in a private capacity.

Gippsland Southern Health Service provides an allied health assistant to support the doctor on her consultation days, following up calls, making arrangements with District nursing staff and supporting the volunteers.

The Community Health Centre Committee of Management has prepared a proposal to invite the services of a nurse practitioner to work from the centre. A nurse practitioner is licenced to prescribe, undertake radiology and is funded from a combination of State and Commonwealth funding.

Comments: After discussions with the committee representatives, it is felt that the many relatively small maintenance, equipment and structural changes could be dealt with in the existing committee meeting framework. One main concern identified was the lack of Council representation as the building owner in these meetings. Simple open discussion between the committee, GSHS and Council may easily resolve this.

4.4.1.6 Parks/ Open Space:

Fisher Park

This small park on the corner of School and Walkerville Roads is a well frequented local park, with excellent facilities and is maintained and owned by Council. The site, with its public toilets, playground and seating caters mainly to residents, the nearby school and the occasional traveller.

Roundabout Riverbank Park, River Drive.

Council, as Committee of Management maintains the Crown land river frontage with several unique facilities. It is used by fishers, water-skiers, canoeists/kayakers and families having picnics at the long table.

River side walk

A gravel one metre wide walking path that stretches from the Riverbank Park east along the river bank to the fishing platforms on Inverloch-Venus Bay road in the west, is not really suited to cycling due to its narrow width (min shared path requirement is 2.5 m). There is an opportunity to increase the width and formally link it with the Tarwin Lower/Venus Bay shared path.

4.4.1.7 Public Toilets:

Tarwin Lower is serviced by three public toilet blocks.

- Fisher Park;
- Roundabout Park;
- Next to the tennis courts on river drive. These are the oldest and least appealing, constructed from older concrete blocks and the urinal and bowls are stained from bore water. Being directly on the river is of concern to the EPA due the lack of reticulated water and sewerage. Being across the road from the shopping precinct and next to the popular tennis courts suggests that they are also the most used. They need substantial upgrading.

4.5 Venus Bay

Town Population: 589 *(ABS 2011)*

The *Tarwin Lower Venus Bay Community Infrastructure Plan June 2014* is a primary referral document for this Venus Bay review; refer to Appendix 1 for other referral documents.

''Venus Bay has highest percentage of unoccupied dwellings (82%) in South Gippsland and has a permanent population of 589 people.''[8].

The unique nature of this settlement and the resulting infrastructure concerns requires further discussion.

Permanent Residents

There are currently 2371 allotments, if every allotment had a dwelling, multiplying allotments by the Shire average of 2.4 people per dwelling could result in 5690 people. This figure represents a town the size of Leongatha today.

It will be important to monitor the level of population movement to the settlement as a result of the conversion of holiday homes to permanent residences, as well as the construction of new permanent homes when planning for social community infrastructure. The benchmarks from the ''*Blueprint*'' provides those population triggers in relation to the various social infrastructure classifications.

The community *Stratplan 2005* and Council strategies clearly articulate that the majority of permanent community members wish to keep the town as 'low key' as possible, with a focus on the environmental values of the area.

Seasonal population variations.

Due to the high influx of visitors (holiday housing and day visitors) over the peak summer/Easter holiday periods, the demand on some existing infrastructure is high (approximately 200,000 day visits occur at the Venus Bay Beaches per annum)[9]. All surveys indicate that primary activity for people visiting Venus Bay is "*Going to the Beach*". It is the facilities associated with this activity that

[8] *Tarwin Lower Venus Bay Community Infrastructure Plan June 2014*
[9] *Cape Liptrap Coastal Park Management Plan Parks Vic 2003*

are under the most duress during the peak periods This demand needs to be considered when reviewing the Venus Bay infrastructure.

Primary impact is on the following infrastructure and services:

- Parking; shops (Council) and beaches (Parks Victoria);
- Toilets, (Parks Victoria at beaches);
- Passive recreational facilities: Walking, cycling, play grounds, BBQs and shelters.(Council);
- Waste management (Council).

4.5.1.1 Key considerations

Crown Land

Venus Bay is bounded by Crown land reserves (Cape Liptrap Coastal Park and the Anderson Inlet Coastal Reserve) with a single road entry/exit point. This situation, and in particular the infrastructure constraints shaped by Cape Liptrap Coastal Park management and topography require further discussion as they are major features to consider when addressing some of the infrastructure shortcomings continually raised by Venus Bay residents.

Given that many coastal towns along the Victorian coastline are separated from the water by Crown land reserves, there are several circumstances that exacerbate those common coastal seasonal problems in Venus Bay.

The coastal strip of Crown land that separates coastal communities from the beaches is often managed by councils acting as Committees of Management to the Crown (DELWP). Over time the foreshores have been significantly modified to cater for the seasonal visitor influx. These modifications include vegetation clearance, construction of toilets, parking spaces, open areas, track access formation (both formal and informal) and buildings for clubs etc. In the past there were fewer constraints on how the foreshore was modified compared to current public expectations, planning conditions and in particular vegetation controls. Much of what is seen today on Victorian foreshores has evolved from pre-war modifications with the towns themselves developing from the mid 1800's onwards.

The Cape Liptrap Coastal Park managed by Parks Victoria existed in some form prior to Venus Bay township being developed in the mid-sixties. This has resulted in limited access to the ocean beaches - compared to the older settlements.

Alternatively, while still Crown land, most town foreshores in Victoria; are managed by the local Council acting as the committee of management such as the Inverloch Coastal Reserve managed by the Bass Coast Shire Council. In Inverloch much of the foreshore in the town has been modified to accommodate a variety of users, from angling, bowling clubs to playgrounds and open space. Council as a Committee of Management provides a much greater level of management flexibility for two crucial reasons:

1. Foreshores are Crown land reserved for public purposes and recreation. This enables a Committee of Management to:

- Recognise and provide areas for public recreation and open space;
- Protect and conserve areas of significance where appropriate;
- Provide for commercial uses where appropriate.

2. The National Parks Act provides for much stricter environmental management aims. The Act's focus is on the reserve's natural values and to a lesser extent, human convenience. This approach is supported in the Cape Liptrap Coastal Park Management Plan by the area being described as a ''*Conservation and Recreation Zone: a more heavily used area accessible from the neighbouring township of settlements at Venus Bay''*. Values include; ''*Broad natural areas that can sustain significant levels of recreation*''. The management aim being the most telling, to ''*Protect less sensitive natural environments and provide for sustainable dispersed recreational activities and small-scale recreation facilities without significant impact on natural processes''.*

It must be said at this point that the summer holiday peak influx and consequent overflow and overuse of facilities occurs right along the Victorian coast. Victoria's/Melbourne's rapidly increasing population adds to this influx annually and none of the coastal infrastructure copes adequately during this period nor is it designed to.

One solution to this management conundrum could be for Council to become the Committee of Management for the access points, thereby assuming a greater, more flexible management role. However, annexing road reserves from a national park would be a long and torturous process. There is some irony in that Council recently handed back management of beach 1,2, and 3 access roads to Parks Victoria for inclusion in the coastal park, and before that, the Woorayl Shire was once the Committee of Management for the then Venus Bay Foreshore Reserve but relinquished management responsibilities to State Government in the early 1960's.

Lack of alternate access opportunities.

The topography of the dune system also impacts on accessibility. At Venus Bay the primary, secondary and tertiary dunes are much higher and steeper than elsewhere along the coast (such as the Mornington Peninsula). This fact, coupled with the thick coastal vegetation and the actual width of the reserve (compare Mornington Coastal Park's 225m average width to Cape Liptrap Coastal Park's 680m average reserve width) combine to deter the formation of informal access tracks.

A comparative example is the Parks Victoria managed Mornington Peninsula National Park that separates the settlements of Gunnamatta, St Andrews, Rye, Sorrento and Portsea from the ocean beaches. This is a narrow coastal reserve backed on to by a large growing urban population. The park has over forty informal tracks leading from adjoining roads with limited parking ending at the end of each on the park boundary. These, combined with the seven formal access points with parking for 300 cars, add up to over 50 access points and this figure does not include the internal reserve track system that provides non beach linkages. Given that the Mornington Coastal Park has many more accessible alternate access points and parking opportunities than Venus Bay, the same issues of overflowing parking, toilets and rubbish still prevail.

Parking:

Parking from beaches 1 to 5 overflows down the access roads and into the surrounding residential areas at time of high peak use. These times coincide with high temperatures, offshore winds and low tides during the peak holiday season. Parks Victoria is the management authority for parking along the roads to the beach from the park boundary. In the Cape Liptrap Coastal Park Management Plan (*Parks Victoria 2003*) one outcome was to be the development of the master plan for Venus Bay beaches, but at the time of writing; this document could not be sourced.

Section Five 5 Strategies for Visitors 5.2 access P19 the management plan notes:

''Upgrade car parking at the Venus Bay Beaches with improved layout and defined parking spaces, including the separation of vehicle and pedestrian access;

Evaluate the future of Venus Bay No. 4 Beach Track as part of the development of the master plan for Venus Bay Beaches; and

Liaise with adjoining landowners regarding unauthorised access tracks to the Park's beaches''.

The first part has been started with the installation of bollards, signage identifying and delineating walkways, emergency vehicle access and directional information. Although necessary, these actions have actually decreased available parking.

These parking scenarios occur across the state at all coastal access points at similar times with similar results. It is assumed most people wish to park at the beach, walking over a kilometre with a family and all their gear in the summer heat is not much fun!

The Venus Bay community consider the Pipi collectors to be a substantial contributor to the parking issue with many coming from Melbourne as day visitors. As long as they are permitted to do so, they should be considered in the beach infrastructure user ''mix''.

Below are some ideas that may at least help alleviate the parking dilemma and are worth considering:

1. **At Beach N^{o} 1**: Remove the central island and seal or at least reduce the perimeter for angled parking up to 35 + carparks. This idea was mooted in the 1990's by the Wooryal Shire Council but was rejected by Parks Victoria.
2. **Beaches N^{o} 1,2,3,4 and 5**: cut the western side of the access road back to allow parking, will require retaining walls. This action has the potential to significantly increase parking within walking distance to the beaches.
3. Provide parking away from the beaches serviced by a *'pick up bus*'. This type of service is currently being used in Venus Bay with some success. ''*The Free Venus Bay Summer Beach Shuttle was well utilized again this year, with over 100 people each day using the free service provided by the Community Centre for 17 days over summer.''*[10] This service could be expanded with a larger bus with an increased pick up cycle, and funding contributed to by Council, Parks Victoria, State transport programs and the community (volunteer drivers?).
4. Parking on private land. Although there is existing vacant Council land in the estates, pushing increased traffic onto unsealed roads would cause or contribute to an undesirable dust problem and create other traffic issues for residents.

Private land could include existing vacant blocks in town or utilising adjacent farmland. The purchase of vacant blocks for parking only needed for the summer months is expensive and only contributes to the traffic concerns in the estates.

However short term leasing adjacent farm land has several benefits:-

- Less cost;

[10] *Matter of Fact Feb 2015*

- Potentially larger areas for a single pick up point;
- No costly infrastructure that remains unused for most of the year;
- Can be returned to the owner for agriculture;
- Provides an income for the owner when pasture/grazing is at its lowest productive state;
- Minimal construction input, however the site would have to be returned in an agreed 'condition'.

Waste Services:

The seasonal influx also brings considerable pressure on waste services. This is the responsibility of Parks Victoria within the Cape Liptrap Coastal Park.

Parks Victoria had suggested that they remove rubbish bins from all the beach access points. This follows with their general management policy of "*taking your rubbish with you when you leave"* which generally works but will increase the amount of rubbish left at the beach etc. and can transfer the problem to the public bins within the township. The public bins - already full from visitors filling them with general waste and some household rubbish, then overflow. Fortunately Parks Victoria has, through Council intervention, temporarily pulled back from this decision.
There is an optional kerbside garbage and recycling collection service available to Venus Bay residents, which, since introduced, has led to a reduction in the amount of household waste dumped in public litter bins. It is proposed that the schedule for collection of public litter bins during peak visitor periods be reviewed, to minimise or avoid overflowing bins.

The transfer station is available where fees apply for the disposal of general waste, but household recyclables can be disposed of at no cost. The cost of kerbside services and of using the transfer stations are at least anecdotally a major reason for the household waste disposal in the public bins. Council is reviewing all these practices and is looking for innovative solutions to resolve this issue.

Public Toilets:

There are public toilets at beaches 1 & 5 (Parks Victoria), Jupiter Boulevard park, and Fisherman's Jetty (Council). The toilets at beaches 1 and 5 are insufficient for peak use, resulting in the unsatisfactory use of the surrounding vegetation. There is room for additional infrastructure; however with the area being unsewered it will also require an ever increasing scale of treatment infrastructure which would negatively impact on the Park's values. The management plan does not provide any guidance on future planning for this issue.

The introduction of "porta loos'' similar to those used at large events may be a viable solution to the seasonal variation. This needs a more detailed investigation by Parks Victoria if they are willing to entertain the idea.

The Council managed public toilets within the township, although busy, do not experience the same amount of use over the summer season due to their location away from the beaches, i.e. it is a long way to run.

4.5.2 Venus Bay Infrastructure

4.5.2.1 Venus Bay Community Centre

The building was constructed as a local community centre in 1995 with considerable community fundraising and support, in partnership with the Shire. It has a colour bond roof, 375 square metres of internal space, a pleasant front veranda, a solid wood floor, two small side rooms, kitchen, office, store room, toilets, and a main hall. It sits on a concrete slab. The grounds provide a demonstration orchard and community gathering space along with community veggie boxes. The property includes a three door aluminium shed on a concrete slab and a small garden shed. The structure is in good condition and is well maintained through a partnership between South Gippsland Shire Council and the tenant – Venus Bay Community Centre Inc.

Venus Bay Community Centre Inc (VBCC) was incorporated in 2007 and runs a range of programs which change and develop in response to community needs. These include:

- Community recycling op shop as a social enterprise of the organisation.
- A range of education and community programs.
- Summer shuttle bus
- School holiday programs for kids
- Public forums and discussions

VBCC also publishes a free community newspaper called Matter of Fact every month.

Currently the space available is adequate for the needs of the community; however consideration and planning for future needs is required now in anticipation of the projected population growth in ten to fifteen years' time. It has been surprising that there hasn't been a community desire to seek a structure similar to the Community Centre recently constructed at Sandy Point. There are two options available although further study may identify others more suitable:

1. Extend the existing building by:
    a. Extending onto the four car parks on the eastern wall; least costly

b. Adding a second storey; most expensive structurally plus there would be a need for a lift to ensure equitable access;

c. Extending out from the northern face of the building at an estimated cost of $800,000; this option provides the opportunity to significantly increase the building area without reducing the number of valuable car parks. Unfortunately this option would remove most of the community plantings recently established.

2. Build a new community centre at the current playground site in Jupiter Boulevard. (Estimated Cost $2 million dollars (Sandy Point hub was $1.4 m in 2013).

The proposal does have some distinct benefits:

- Create a larger purpose built community hub that can accommodate a range of functions;
- Is next to the CBD;
- Would have high visibility;
- Toilets already exist;
- Can include space for a commercial venture such as the op shop;
- Provide a greater range of services such as Council services, banking, visiting medical practitioners, financial and legal consultants, State and Federal agencies to name a few.

And the drawbacks:

- Cost;
- What will be the future use of existing building (may stay as op shop) if it is not sold?
- Relocation of the park/playground to another lower profile site with associated costs e.g. Saturn Drive (Council land), est. $200,000 for picnic facilities, playground, toilets etc.).

Either option will be triggered by the *"Blueprint"* benchmarks for population size, and driven by business case outcomes.

4.5.2.2 Public Toilets

The public toilets at the beaches 1 and 5 are managed by Parks Victoria and during the peak load times these become ineffectual, forcing visitors elsewhere. See previous notes regarding the option of portable toilets to meet the demand.

Council manages two public toilet blocks, at Jupiter Boulevard and Fisherman's Jetty. Fisherman's Jetty is a new block constructed from colorbond steel etc. with a septic outfall.

Jupiter Boulevard toilets were constructed in 2000 of brick, timber and colorbond; both blocks are in very good condition and currently meet the needs of the public.

4.5.2.3 Parks & Open Space

There are seven parks with playgrounds (6), paths and park furniture in varying degrees of quality and number. There are a further ten pocket parks without infrastructure, vegetated and some cleared. These, together with the Cape Liptrap Coastal Park and Andersons Inlet Coastal Reserve, provide a large range of open space experiences.

There are two medium to long term opportunities for Park development:

1. Van Cleef Reserve is a 3.9 hectare semi bush reserve with a rudimentary path network, playground, signage and some picnic tables and seating. There is an opportunity to significantly upgrade the infrastructure to that of a "town'' park (refer to Blueprint benchmarks). This may include a more substantial park network (wider better surface), a larger more interesting playground, shelter and BBQs etc. The park is vegetated with remnant Banksia woodland (EVC 2) in good condition. This must be retained although better structured to address user concerns such as fire, weed management, snakes (slash grass for summer more often) and visibility for safety. Cost est. $100,000+.
2. From the previous section (Venus Bay Community Centre), the long term option (10+ years) of constructing a community hub at the Jupiter Boulevard site will necessitate the relocation of this major park and associated facilities to another site. It is noted that the Venus Bay Community Centre does not support the option of a new hub on Jupiter Boulevard.

   Site options are:

   - Saturn Parade 0.4 ha cleared and flat,20 Saturn undulating 0.42 ha partially vegetated block,
   - Pandora Ave a 0.4 ha partially vegetated flat site with an existing small playground
   - Either option would be suitable. This would require extensive consultation with the community and in particular the adjoining landowners. Estimated cost $2,000,000.

4.5.2.4 Streetscape

A high priority on the community identified needs list. The community has put forward a proposal and design to update and modify the existing CBD in Venus Bay with the aim of improving traffic flow, beautifying the public space and improving the communal atmosphere. Several studies and strategies have been undertaken looking at the Venus Bay CBD, *StratPlan Report 2005 (*Tarwin Lower Venus Bay), *Venus Bay Urban Design Framework (UDF) 2006* from which originated the *Venus-Bay-*

CBD-Transport-Study-March-2009. From the latter study the key recommendation was that Council should undertake a 'Venus Bay Car Parking Master Plan', taking into account the following considerations:

- Existing car parking supply is considered to be sufficient to cater for current car parking demands throughout the bulk of the year;
- Council should ensure that any future commercial developments provide sufficient car parking for both customers and employees;
- Council consider the construction of a pedestrian or shared path, linking Jupiter Boulevard Park, the CBD and Surf Drive. *Note: This was completed in 2012*.

Although proposed in a report to Council, a 'Venus Bay Car Parking Master Plan' was never actioned. The *StratPlan Report 2005,* whose stated purpose was to be able to identify the desires of the community for the future of their two towns and develop a broad direction or future "vision". That process was very successful and a report was developed with a community feedback session in March 2003. The report is still relevant today as many of the issues identified by the community have yet to be resolved.

A streetscape study and design could be considered by Council in the short to medium term with construction budgeted for in the medium to long term that takes into consideration all the previous consultation, studies and recommendations. Study and design, estimated cost $30,000, construction would be approximately $300-500,000 depending on design outcomes.

4.5.2.5 Shared Paths

With the completion of the Tarwin Lower shared path and the sealing and marking of road shoulders between Estate 2 and Lees Road along Canterbury Road, the final link is the shoulder sealing, using a buff stone which provides a visual signal to road users and dune retention along Canterbury Road between Lees Road and Jupiter Boulevard, matching the existing shoulders to the west. Cost $40,000.

Appendix 1: Community Infrastructure Projects

Item	Where	Detail	Priority	Who	Why	Cost Cr credit	Linking Document
Buffalo							
Vacant land	18 Main ST Buffalo	Sell, being used by neighbour	High	SGSC	No identified need	**$80,000 Cr**	*From this review and Trim data*
Footpath construction	Between Hall and shops	237 x 1.5 x 0.1 m concrete	Low	SGSC	Buffalo lacks paths	**$42,000**	*Paths & Trails Strategy 2010* *Housing and Settlement Strategy 2013* *SGSC capital works 15 year plan*
Youth	GSRT	Buffalo Railway Park Development	High	SGSC GSRT COM	Town lack youth spaces		*Buffalo & Fish Creek Community Plan*
Men's Shed	TBD	Fish Creek Buffalo Men's Shed	High	Local Community	Men lack something to do	**$10,000**	*Buffalo & Fish Creek Community Plan*
Dumbalk							
Meeting/training spaces	Community Hub	Ensure sites are fit for proposed uses	High	SGSC/Local COM		**$82,000+**	*Dumbalk Community Hub business plan*
Recreation Reserve	Dumbalk Recreation Reserve	upgrade recreation reserve facilities	Medium	DELWP/ Local CoM	Upgrade of facilities	**TBD**	*Dumbalk & District Community Plan 2013* *Dumbalk Rec Reserve master plan*
Town Infrastructure	Sewerage Telephone/internet coverage	South Gippsland Water/SGSC NBN rollout	High	SGW/SGSC NBN	Currently Septic		*Dumbalk & District Community Plan 2013* *Housing and Settlement Strategy 2013*
Footpath construction Shared Paths	Between Recreation Reserve and Shops	Upgrade existing -seal	Medium	SGSC	Sub standard	**$50,000**	*Paths & Trails Strategy 2010* *Housing and Settlement Strategy 2013* *Dumbalk & District Community Plan 2013* *Housing and Settlement Strategy 2013* *SGSC capital works 15 year plan* *Town audit 2014*
Youth	Dumbalk Recreation Reserve	Skate Park (ramps, half pipe) Mobile, similar to Meeniyan	Medium	SGSC/Local CoM	Fill gap in facilities	**TBA**	*Dumbalk & District Community Plan 2013* *Dumbalk Rec Reserve master plan*

Item	Where	Detail	Priority	Who	Why	Cost Cr credit	Linking Document
Playground	Dumbalk Recreation Reserve	Playground for children of users etc	Medium	Rec Res CoM/DELWP	Identified need	**TBA**	*Dumbalk Rec Reserve master plan*
Meeniyan							
Upgrade Meeniyan Hall	Meeniyan Hall	Replacement of roof o covered area. Kitchen renewal Improved stage lighting New sound equipment Main hall redecoration Improvements to storage Provision of a "Stars bathroom" in toilet block at rear	High	MH CoM / SGSC MH CoM MH CoM MH CoM MH CoM MH CoM MH CoM	To meet the high level use demands particularly for international and local acts.	**$5,000**	Tarwin Valley Community Infrastructure Survey Meeniyan Hall 2015
Footpath construction	As identified	Infill gaps in footpath network infrastructure CBD to Rec res via Hanily St :150x1.5m	Medium	SGSC	Support walking and access for all	**$27,000**	*Paths & Trails Strategy 2010* *Housing and Settlement Strategy 2013* *Meeniyan Structure Plan 2011* *Meeniyan & Stony Creek Community Plan Update 2011* *Meeniyan Community Plan 2010*
Shared paths connecting infrastructure	Link Rail Trail to	Meeniyan Rec Res Shared Path from res to Tanderra park via Rail Trail	High	SGSC/ MRR CoM GSRT CoM	Provides trail users access to toilets/shops/ Parks/Public transport/ recreation reserve	**$6590**	*Paths & Trails Strategy 2010* *Meeniyan Structure Plan 2011* *Meeniyan & Stony Creek Community Plan Update 2011* *Meeniyan Community Plan 2010* *Meeniyan Recreation Precinct Master Plan*

Item	Where	Detail	Priority	Who	Why	Cost Cr credit	Linking Document
Recreation	Meeniyan Rec Res	Playground/ landscape Skate Park Public toilets Seal Driveways and access, parking Oval improvement works Ground reserve landscaping	High High High	SGSC/ MRR CoM MRR CoM	Identified community need	**$140,000** **$40,000** **$100,000** **$300,000** **$200,000**	*Meeniyan & Stony Creek Community Plan Update 2011* *Meeniyan Community Plan 2010* *Meeniyan Recreation Precinct Master Plan*
	Meeniyan indoor stadium	Resurface court floors Improve adjacent vacant site for parking	Med High	SGSC SGSC	Meets basketball standards For overflow parking Meeniyan events, hall etc.	**$15,000** **$10,000**	Tarwin Valley Community Infrastructure Survey Meeniyan Basketball Stadium 2015
Aged Care	At new site TBD	Nursing Home / Aged Care Housing Services New roads and paths support access for all especially in town centre Ensure access for all into shops and offices	Med-High Low	Private/ SGSC	Access ; Expansion of both high and low care residential aged care is to be expected with the ageing population	**TBD**	*Home & Community Care (HACC)* *Paths & Trails Strategy 2010* *Meeniyan & Stony Creek Community Plan Update 2011* *Meeniyan Community Plan 2010*
Youth Space	Youth hall	Refurbish	Med	SGSC Youth groups/ lease	Lack of youth facilities, Pop growth	**$20,000**	*Meeniyan & Stony Creek Community Plan Update 2011* *Meeniyan Community Plan 2010*
Parks & Gardens	Recreation precinct /Rec Res Public toilet	Pick up maintenance of recreation precinct instead of Peoples Park Toilet block at recreation precinct	High High	SGSC/ MRR CoM SGSC	Ensure adequate POS Current Public toilets inadequate, links to rail trail	**See recreation**	Parks & Gardens Asset Management Plan *Meeniyan & Stony Creek Community Plan Update 2011* *Meeniyan Community Plan 2010*
Open space reserve	Develop Wetlands	enhancing existing rail trails and possible linkages	low	SGW/ Friends group	Wetlands to be developed community open space		*Meeniyan & Stony Creek Community Plan Update 2011* *Meeniyan Community Plan 2010*

Item	Where	Detail	Priority	Who	Why	Cost Cr credit	Linking Document
Cultural Spaces	Streetscape	New landscaping	med	SGSC	Improve visual amenity and function	**$100,00**	*Meeniyan & Stony Creek Community Plan Update 2011* *Meeniyan Community Plan 2010*
Tourist Hub	Meeniyan Art Gallery and cafe	Tarwin Valley Sustainability Centre	Med	Private	Promote farm productivity, sustainability and the environment		Meeniyan & Stony Creek Community Plan Update 2011
Stony Creek							
Equestrian Centre	Stony Creek Recreation & Racing Club Reserve	Develop regional Equestrian Facilities Stage 1	Medium	SCRR CoM		**$410,000**	Stony Creek Recreation Reserve Master Plan SC Equestrian Centre Business Case
Stony Creek Hall	Stony Creek CoM	Upgrade facilities	Medium	SCMI CoM /DELWP		**Shire Grants**	
Tarwin Lower							
Footpath construction	Along Major roads	River Dve south side CBD to hall Walkerville rd This project is on the SGSC capital works program	High	SGSC	Sub standard	**$80,000**	*Paths & Trails Strategy 2010* *Housing and Settlement Strategy 2013*
Shared paths connecting properties	Along the Tarwin river	Upgrade Riverside to a shared path	Medium	SGSC	Sub standard	**$150,000**	*Paths & Trails Strategy 2010* *Housing and Settlement Strategy 2013*
Aged Facilities	TBD	Tarwin Lifestyle Villas	Medium	Private	Plan for growth	**$1.2 million**	Tarwin Lower & Venus Bay Community Plan Tarwin Lower Community Centre Strategy 2015
Early Years	Tarwin Lower Community Health Centre?	Kindergarten	Medium	SGSC /Private	Plan for growth in cluster	**$250,000**	Tarwin Lower & Venus Bay Community Plan
Open Space	Community Garden and Kitchen	Next to Hall, land is owned by SGSC	Medium	SGSC/land Hall CoM	Land is available See Foster garden	**$10,000**	Tarwin Lower & Venus Bay Community Plan
Public Toilets	River drive , opp shop	Replace	high	SGSC	Polluting/sub standard	**$,150,000**	Tarwin Valley Infrastructure review 2015 – Tarwin Lower

Item	Where	Detail	Priority	Who	Why	Cost Cr credit	Linking Document
Rubbish Bins	Riverside drive	Insufficient bins on peak days	High	SGSC	Overflowing bins & dumped rubbish	**$5,000**	Tarwin Valley Infrastructure review 2015 – Tarwin Lower
Venus Bay							
Shared paths	Canterbury rd Lees Rd to Jupiter Blvd. Van Cleef reserve	Connect estates 1 & 2 with sealed shoulders To allow safe access throughout the park	Medium Medium	SGSC	Sub standard Existing access on roads dangerous Sub standard Fire access	**$40,000** **Part of park proposal**	*Paths & Trails Strategy 2010* *Tarwin Lower & Venus Bay Community Plan 2011* *Venus Bay CBD Transport Study March 2009*
Parking	Venus Bay Streetscape	Lease farm land for car park & úpgrade bus pick up Improve traffic flow, parking , amenity Design and Construct	High High-medium	Parks Vic/ SGSC Community /SGSC	Peak season traffic chaos Currently poor design & Amenity	**$15,000** **Design: $30000** **Construct $500000**	*Tarwin Lower Venus Bay Community Infrastructure Plan June 2014* *Venus Bay Community Consultation 2013* *Venus Bay Urban Design Framework (UDF) 2006* *Venus Bay CBD Transport Study March 2009* *Srtatplan 2005*
Community Centre	Venus Bay Community Centre	Relocate to Jupiter Blvd Upgrade existing Could sell old VBCC or find alternate use	Low	SGSC/ Community	Plan to Meet Future growth	**$1.4 million** **$500,000** **$300000 Cr**	Venus Bay Community Consultation 2013 Tarwin Valley infrastructure review 2015 Infrastructure Blueprint 2014
Parks	Relocate Jupiter blvd park to new location (see above) Upgrade Van Cleef reserve	Main town park (see above) Playground, shelter, BBQs , paths, furniture etc	Low	SGSC/ Community	Plan to Meet Future growth	**$200,000** **$100,000**	Infrastructure Blueprint 2014

Item	Where	Detail	Priority	Who	Why	Cost Cr credit	Linking Document
Waste Management	▪ Beaches 1 & 5	▪ Event portable toilets ▪ Rubbish collection Several Options Compulsory kerb side pick up (6 months) Reduce transfer station costs Extra pick ups on peak days	High High	▪ Parks Vic/SGSC ▪ Parks Vic/SGSC	Existing toilets Insufficient to meet demand Rubbish overflows on peak days	**Annual $25,000**	*Infrastructure Blueprint 2014* *Cape Liptrap Coastal Park MP*

Appendix 2: Facility Assessment Tool

Non Council Facilities	Council Facilities	Tarwin Valley Community Infrastructure Hierarchy/Condition							
		5 = 260 days a year or 5 days a week **4** = 208 days a year or 4 days a week **3** = 156 days a year or 3 days a week **2** = 104 days a year or 2 days a week **1** = 52 days a year or 1 day or less a week	Typical visit duration **1** = Full Day **.6** = 1/2 Day **.3** = Short Visit	**Usage =** Days of use X Typical visit duration	Average full day or 1/2 day occupancy on days of use/year **5** = > 50 on days of use **4** = 35 to 49 on days of use **3** = 20 to 34 on days of use or > 50 short visits **2** = 5 to 19 on days of use or < 50 short visits **1** = < 5 on days of use	Impact on the community if the building was non-functional **5** = Catastrophic (Shire wide) **4** = Major (Town & surrounding district) **3** = Moderate (Town only) **2** = Minor (Building User Group only) **1** = Insignificant (No Impact)	Level 5 Sites = 13 to 15 Level 4 Sites = 10 to 12 Level 3 Sites = 7 to 9 Level 2 Sites = 4 to 6 Level 1 Sites = 1 to 3	**Condition 0-10**	**Volunteer Support Depth** **0 = poor** **5= adequate to continue** **10= excellent**

N°.	SGSC Asset No.	Infrastructure Name	Infrastructure Class	Owner/ Manager	Days/year rating	Visit duration	Usage	Occupancy	Community Impact	Hierarchy Level	Overall Condition Rating	Volunteers
1.		Buffalo Mechanics Institute	Hall	CoM/DELWP	2	.6	1.2	2	3	2	7	3
2.		Great Southern Rail Trail	Shared Paths	CoM/DELWP	5	.6	3.0	3	3	4	7	8
3.	188896	Vacant Land	Open Space	SGSC	0	0	0	0	0	0	N/A	
4.		Recreation Reserve	Open Space/Agriculture	DELWP/Private	0	0	0	0	0	0	N/A	
5.	11	Dumbalk Public Hall	Hall	SGSC/CoM	5	0.6	3	4	4	4	5	7
6.	12	Dumbalk Toilet Block	Public Toilet	SGSC/CoM	5	0.3	1.5	2	3	3	7	N/A
7.	13	Dumbalk Hall Shed	Hall	SGSC/CoM	1	0.3	0.3	1	1	1	4	N/A
8.	14	Dumbalk Community Hub	Community hub	SGSC/CoM	4	0.6	2.4	2	3	3	6	7
9.	14	Dumbalk Community hub shed	Community hub	SGSC/CoM	1	0.3	0.3	1	1	1	5	
10.	16	Dumbalk Memorial Park BBQ Rotunda	Rotunda	SGSC	5	0.3	1.5	2	3	3	6	N/A
11.	17	Dumbalk Picnic Park	Rotunda	SGSC	5	0.3	1.5	2	3	3	4	N/A
12.		Rec Res to Town Shared path	Shared Paths	SGSC	2	.3	.6	2	2	2	4	N/A
13.		Memorial Park	Park	SGSC	4	.3	1.2	3	4	3	7	N/A
14.		Heritage Park	Park	SGSC	3	.3	0.9	1	3	2	3	N/A
15.		Dumbalk CFA	Emergency	CFA	3	.6	1.8	3	5	5	3	6
16.		Dumbalk Rec Res	Club rooms	DELWP/CoM	1	1	1	4	4	3	4	5
17.	18	Tennis Courts Milford Road Dumbalk North	Recreation	SGSC	5	0.3	1.5	2	4	3	4	5
18.	19	Dumbalk East Tennis Courts	Recreation	SGSC	1	0.6	0.6	3	4	3	8	5
19.	170	Meeniyan Sports Stadium	Sport Centre	SGSC/CoM	4	0.6	2.4	3	4	4	4	6
20.	171	Meeniyan Pre-School Centre	Pre School	SGSC/CoM	4	1	4	3	4	4	3	6
21.	172	Meeniyan Pre-School Centre Shed	Pre School	SGSC/CoM	1	0.3	0.3	1	2	2	2	N/A
22.	173	Meeniyan Baby Health Centre & Comfort Station	Buildings of Various Use	SGSC/CoM	5	0.3	1.5	3	3	3	6	N/A
23.	174	Meeniyan Youth Club Hall	Buildings of Various Use	SGSC/lease	5	0.3	1.5	3	4	3	5	6
24.		Tanderra Park	Park	GSRRT/Com	4	.3	1.2	3	3	3	7	5
25.		People's Park	Park	SGSC/DELWP	5	.3	1.5	3	3	3	6	N/A

Non Council Facilities	Council Facilities	Tarwin Valley Community Infrastructure Hierarchy/Condition							
		5 = 260 days a year or 5 days a week **4** = 208 days a year or 4 days a week **3** = 156 days a year or 3 days a week **2** = 104 days a year or 2 days a week **1** = 52 days a year or 1 day or less a week	Typical visit duration **1** = Full Day **.6** = 1/2 Day **.3** = Short Visit	**Usage =** Days of use X Typical visit duration	Average full day or 1/2 day occupancy on days of use/year **5** = > 50 on days of use **4** = 35 to 49 on days of use **3** = 20 to 34 on days of use or > 50 short visits **2** = 5 to 19 on days of use or < 50 short visits **1** = < 5 on days of use	Impact on the community if the building was non-functional **5** = Catastrophic (Shire wide) **4** = Major (Town & surrounding district) **3** = Moderate (Town only) **2** = Minor (Building User Group only) **1** = Insignificant (No Impact)	Level 5 Sites = 13 to 15 Level 4 Sites = 10 to 12 Level 3 Sites = 7 to 9 Level 2 Sites = 4 to 6 Level 1 Sites = 1 to 3	**Condition 0-10**	**Volunteer Support Depth** **0 = poor** **5= adequate to continue** **10= excellent**

N°.	SGSC Asset No.	Infrastructure Name	Infrastructure Class	Owner/ Manager	Days/year rating	Visit duration	Usage	Occupancy	Community Impact	Hierarchy Level	Overall Condition Rating	Volunteers
26.		Brennan Street Park	Park	SGSC	4	.3	1.2	3	2	2	6	N/A
27.		Great Southern R/T	Shared Paths	SGSC/CoM/DELWP	5	.6	3.0	4	3	4	6	7
28.		Rec Res to town	Shared Paths	SGSC/DELWP/CoM								
29.		Meeniyan Hall	Hall	DELWP/CoM	5	.6	3.0	5	5	5	8	8
30.		Public toilets x2	Public toilets	CoM/DELWP	5	.3	1.5	3	4	3	6	N/A
31.		Meeniyan Rec Res	Recreation/ Buildings of Various Use	DELWP/CoM	5	1	5	4	4	3	7	7
32.		Uniting Church,	Meeting room	Uniting Church	2	.6	1.8	4	2	3	6	7
33.		Meeniyan Stony creek CFA	Emergency	CFA	4	.6	2.4	3	4	4	9	8
34.		Meeniyan Art Gallery	Cultural Facilities	Private								N/A
35.		Meeniyan Golf Club	Meeting room	Private	5	.6	3.0	3	4	4	7	7
36.		Meeniyan Primary School	School	DEECD						5		
37.		Stony Creek Mechanics Institute	Hall	DELWP/CoM	2	.3	.6	2	2	2	6	5
38.		Stony Creek Park	Park	SGSC	4	.3	1.2	2	2	2	6	N/A
39.		Tennis Crts Stony Crk	Recreation	SGSC/CoM								
40.		Stony Creek Racecourse and Recreation Area	Recreation/ Buildings of Various Use	DELWP/CoM	5	.6	3.0	4	4	4	6	7
41.	242	Tarwin Lower Riverside Craft Group Building	Buildings Of Various Use	SGSC	3	0.6	1.8	2	2	2	5	6
42.	243	Tarwin Lower Toilet Block At Roundabout	Public Toilet	SGSC	5	0.3	1.5	3	3	3	3	N/A
43.	244	Tarwin Lower CFA	Buildings Of Various Use	SGSC/DELWP	5	0.3	1.5	3	4	3	5	6
44.	245	Tarwin Lower Tennis Pavilion	Buildings Of Various Use	SGSC/DELWP	2	0.3	0.6	1	2	2	4	4
45.	246	Tarwin Lower Toilet Block Jetty	Public Toilet	SGSC/DELWP	5	0.3	1.5	3	2	3	5	N/A
46.	247	Tarwin Lower Toilet Block Fisher Park	Public Toilet	SGSC	5	0.3	1.5	2	2	2	6	N/A
47.	248	Tarwin Lower Toilet Bbq Rotunda Fisher Park	Rotunda	SGSC	5	0.3	1.5	2	3	3	7	N/A
48.		Fisher Park	Park		5	.3	1.5	3	3	3	6	N/A
49.	249	Tarwin Lower Community Health Centre	Community Centre	SGSC/COM/LEASE	5	0.6	3.0	5	4	4	4	8

Non Council Facilities	Council Facilities	Tarwin Valley Community Infrastructure Hierarchy/Condition							
		5 = 260 days a year or 5 days a week **4** = 208 days a year or 4 days a week **3** = 156 days a year or 3 days a week **2** = 104 days a year or 2 days a week **1** = 52 days a year or 1 day or less a week	Typical visit duration **1** = Full Day **.6** = 1/2 Day **.3** = Short Visit	**Usage =** Days of use X Typical visit duration	Average full day or 1/2 day occupancy on days of use/year **5** = > 50 on days of use **4** = 35 to 49 on days of use **3** = 20 to 34 on days of use or > 50 short visits **2** = 5 to 19 on days of use or < 50 short visits **1** = < 5 on days of use	Impact on the community if the building was non-functional **5** = Catastrophic (Shire wide) **4** = Major (Town & surrounding district) **3** = Moderate (Town only) **2** = Minor (Building User Group only) **1** = Insignificant (No Impact)	Level 5 Sites = 13 to 15 Level 4 Sites = 10 to 12 Level 3 Sites = 7 to 9 Level 2 Sites = 4 to 6 Level 1 Sites = 1 to 3	**Condition 0-10**	**Volunteer Support Depth** **0 = poor** **5= adequate to continue** **10= excellent**

N°.	SGSC Asset No.	Infrastructure Name	Infrastructure Class	Owner/ Manager	Days/year rating	Visit duration	Usage	Occupancy	Community Impact	Hierarchy Level	Overall Condition Rating	Volunteers
50.	250	Tarwin Lower Community Health Centre Bus Shed	Community Centre	SGSC/CoM lease	5	0.3	1.5	5	3	3	4	5
51.		Mobile Library	Library	SGSC/WGLC							2	N/A
52.	251	Tarwin Lower Pony Club	Buildings Of Various Use	SGSC	1	0.6	0.6	2	2	2	4	4
53.		Riverside Walk	Shared Paths	SGSC/DELWP	4	0.6	1.2	4	3	3	4	N/A
54.		Fishing Platforms	Recreation	WGCMA/SGSC	3	0.6	1.8	3	4	3	6	N/A
55.		Tarwin Lower Boat Ramp/Jetty	Recreation	WGCMA/SGSC	3	0.3	0.9	3	4	3	8	N/A
56.		Tarwin Lower Flora Reserve	Public* Open Space	SGSC	2	0.3	0.6	2	2	2	6	N/A
57.		Tarwin River Reserve	Public Open Space	SGSC/DELWP	3	0.6	1.8	3	3	3	6	N/A
58.		Tarwin Lower Mechanics Institute	Hall	DELWP/CoM	2	0.3	0.6	2	4	2	5	5
59.		Tarwin Lower Rec Res	Recreation/ Buildings of Various Use	DELWP/CoM	4	0.6	2.4	4	4	4	7	7
60.		Tarwin Lower Primary School	Education	DSE						5		
61.	265	Venus Bay Toilet Block - Jupiter Boulevard	Public Toilet	SGSC	5	0.3	1.5	3	3	3	4	N/A
62.	266	Venus Bay - Jupiter Boulevard & Shelter	Rotunda	SGSC	5	0.3	1.5	2	3	3	1	N/A
63.	267	Venus Bay - Jupiter Boulevard Pump Shed	Buildings of Various Use	SGSC	1	0.3	0.3	1	3	2	3	N/A
64.	268	Venus Bay Community Centre	Community Centre	SGSC	5	0.6	3	3	3	3	4	8
65.	269	Venus Bay Community Centre Shed	Community Centre	SGSC	5	0.3	1.5	1	1	2	0	N/A
66.	270	Venus Bay CFA	Buildings of Various Use	SGSC	5	0.3	1.5	3	4	3	3	7
67.	271	Venus Bay Observation Tower	Rotunda	SGSC	5	0.3	1.5	1	1	2	4	N/A
68.	272	Venus Bay Toilet Block - Fishermen's Jetty	Public Toilet	SGSC	5	0.3	1.5	2	3	3	2	N/A
69.	274	Venus Bay BBQ Rotunda - Fishermen's Jetty	Rotunda	SGSC	5	0.3	1.5	2	3	3	6	N/A
70.	275	Venus Bay Angling Club	Buildings of Various Use	SGSC/road res	3	0.6	1.8	2	2	2	6	7
71.	381	Venus Bay Tarwin Lower & District Men's Shed	Buildings of Various Use	SGSC/CoM lease	5	1	5	5	3	4	6	8
72.		Venus Bay SLSC	Recreation/ Emergency	SLSC/PV	2	0.6	1.2	3	5	4	7	7
73.		Fisherman's Jetty Reserve,	Park	SGSC/Crown	3	0.3	0.9	3	3	3	5	N/A
74.		Doyles Rd	Park	SGSC	2	0.3	0.6	3	2	2	5	N/A

Non Council Facilities	Council Facilities	Tarwin Valley Community Infrastructure Hierarchy/Condition							
		5 = 260 days a year or 5 days a week **4** = 208 days a year or 4 days a week **3** = 156 days a year or 3 days a week **2** = 104 days a year or 2 days a week **1** = 52 days a year or 1 day or less a week	Typical visit duration **1** = Full Day **.6** = 1/2 Day **.3** = Short Visit	**Usage =** Days of use X Typical visit duration	Average full day or 1/2 day occupancy on days of use/year **5** = > 50 on days of use **4** = 35 to 49 on days of use **3** = 20 to 34 on days of use or > 50 short visits **2** = 5 to 19 on days of use or < 50 short visits **1** = < 5 on days of use	Impact on the community if the building was non-functional **5** = Catastrophic (Shire wide) **4** = Major (Town & surrounding district) **3** = Moderate (Town only) **2** = Minor (Building User Group only) **1** = Insignificant (No Impact)	Level 5 Sites = 13 to 15 Level 4 Sites = 10 to 12 Level 3 Sites = 7 to 9 Level 2 Sites = 4 to 6 Level 1 Sites = 1 to 3	**Condition 0-10**	**Volunteer Support Depth** **0 = poor** **5= adequate to continue** **10= excellent**

N°.	SGSC Asset No.	Infrastructure Name	Infrastructure Class	Owner/ Manager	Days/year rating	Visit duration	Usage	Occupancy	Community Impact	Hierarchy Level	Overall Condition Rating	Volunteers
75.		Pandora Reserve	Park	SGSC	2	0.3	0.6	3	2	2	5	N/A
76.		Saturn Reserve	Park	SGSC	2	0.3	0.6	3	2	2	5	N/A
77.		Van cleef Reserve	Park	SGSC	3	0.3	0.9	3	3	3	6	N/A
78.		Jupiter Boulevard Park	Park	SGSC	5	0.3	1.5	5	4	4	7	N/A
79.		10 pocket parks	Public Open Space	SGSC	2	0.3	0.6	1	2	2	6	5
80.		VB to TL shared path	Shared Paths	SGSC	3	0.6	1.8	3	4	3	6	N/A
81.		Beach No 1 Toilets	Public Toilets	PV/SLCV	5	0.3	1.5	5	4	4	7	N/A
82.		Beach No 5 Toilets	Public Toilets	PV/SLCV	5	0.3	1.5	5	4	4	7	N/A
83.		Venus Bay Jetty & Boat Ramp	Recreation	PV	3	0.6	1.8	3	3	3	8	N/A
84.		Venus Bay Caravan Park	accommodation	Private						5		
85.		Middle Tarwin Hall & Tennis courts	Hall	Middle Tarwin Hall Inc.	2	0.6	1.2	2	2	2	5	7
86.		Other										

Appendix 3: Methodology

This infrastructure review has sought direct consultation with key infrastructure tenants through face to face meetings, telephone interviews and a short infrastructure survey. The review methodology has also:

- Made site inspections of all facilities/towns.
- Sought a collaborative approach with key stakeholders, tenants and management through telephone discussions and face to face meetings and listened (to everything!).
- Set up a process that compares (at least superficially) Council infrastructure data with non-council facilities so meaningful comparisons can be made by distributing a short survey(The results are in Appendix 2).
- Reviewed opportunities for rationalising, redevelopment, and change in a town/cluster context with committees.
- Made a preliminary determination /assessment on what is affordable to build and maintain in a town/cluster context (Appendix 1 project list).
- Reviewed all existing up to date documentation, (i.e. Infrastructure and planning studies, management and business plans, and community plans) pertinent to the town/facility.
- Identified any future reasonable need for the respective facilities from information gathered from the above points.

Taking into account the above information, this review also considers disposal of some facilities, redevelopment of others and change of use for some community facilities.

Consultation

Consultation was targeted to all the major sites of social community infrastructure in each town. Other items such as the CFA, schools (State Government) and private infrastructure sites were considered in the overall town context where applicable. Meetings were held with key stakeholders and while usually limited to committee members, all were welcome if they wished to attend, many did.

Face to Face Meetings

By far the most effective contact proved to be the meetings with infrastructure committees with issues being discussed in detail and possible solutions fleshed out. Over twenty such meetings were held throughout the study area. Two central issues that arose with all committees were financial capacity and a limited volunteer base.

Survey

A short infrastructure survey was handed out prior to each meeting. The aim was to match community managed assets with Council asset data gathered for their own owned and or managed sites to make some basic comparisons. Measures sought were function, use patterns, site condition, issues with the facilities and volunteer capacity. The latter perhaps being the most crucial, for without an adequate volunteer base, repairs, functionality, improved capacity will render many sites not fit for purpose over time.

Use of existing documentation

A review of the existing Community, Council and State Government documentation for each site and town was also undertaken. This documentation was used to inform this study and provide important background data and is listed in the *Appendix 1* against town and project.

Limitations of this approach

Accuracy of data – Council, in managing its infrastructure, has developed an in-depth asset management system using a variety of measures used to determine an assets' functionality, current and future use capacity, condition, community support, risk score, alignment with Council plans, replacement values, and building hierarchy all feeding into the Capital Works budget. The measures are determined primarily from survey results returned from facility management groups etc. These values are considered to 70 % accurate at best. This review has used a modified version of these surveys to determine similar values for non-Council owned/managed facilities so comparisons could be made using the same measures. Given the importance of volunteers, a volunteer capacity measure was added to provide some reference against site hierarchy . There has been a poor response to the survey. To overcome this, interviews were used to target the survey headings; this approach was much more successful than the e-mail method. Any asset management data provided by community infrastructure groups also has to be considered in the context of their management aims, suspicion of Council motives and possible perceived end gains that the committees may have.

Assessment principles

The following principles were developed for the *Blueprint* and are applied in this review

Social Community Infrastructure should ideally be multi-purpose, flexible and:

- Promote a positive local identity and social connection;
- Be managed in partnership and consultation with key stakeholders and communities;
- Be financially and environmentally sustainable;
- Provide access for all;
- Be safe and fit for purpose; and
- Be equitably and appropriately located.

The Social Community Infrastructure ''*Blueprint*'' (stage 1) drives and underpins this document.

South Gippsland Shire Council
9 Smith Street, Leongatha Vic 3953
03 5662 9200
www.southgippsland.vic.gov.au