

SOUTH GIPPSLAND SHIRE COUNCIL

blueprint

for social community infrastructure

2014 - 2029





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1. EXECUTIVE SUMMARY

The Blueprint for Social Community Infrastructure considers the utilisation of Council and other community managed and owned facilities in the Shire with the aim of providing support for socially, economically and environmentally sustainable infrastructure into the future.

It sets out a series of actions, guiding principles together with infrastructure standards and triggers that will guide Council's and the Community's infrastructure decision making for the next fifteen years.

The Blueprint is the culmination of an extensive Community and Council document review resulting in the development of several documents that underpin the blueprint:

- ♦ The *Social Community Facilities Resourcing Strategy 2014*;
- ♦ The *Town Community Infrastructure Audit* with accompanying maps and project tables that forms Appendix 1 of the above document.

From the town audit, over 905 community facilities were identified within the Shire with Council owning or managing 525 (or 58%) of these facilities. The other 380 are either community owned, managed by the community on behalf of the Crown or are in the private sector. The audit highlights the role of volunteers and their significant contribution in supporting Council's community infrastructure.

Outcomes of the audit established that:

1. There is not a large demand for new infrastructure;
2. The number of facilities has potential to place a large time/organisational burden on the community resulting in the loss of volunteer support;
3. There is a need for a range multifunction facilities that allow for the co-location of a number of existing services and functions that can operate collaboratively;
4. Existing non-council facilities are ageing resulting in more urgent need for condition upgrades to maintain usability and increase functionality, e.g. commercial kitchens, rooves, access and other structural deficiencies;
5. There are some discrepancies in resourcing for some facilities which in most cases are historical, i.e. Council has inherited some facilities where community groups have been unable to continue for a variety of reasons;
6. There are issues around equity of access and cost to community groups. Where Council owns and/or manages these facilities the above issues can be directly addressed. If issues surround a community managed facility the issues could be raised in a forum such as the Halls Network.

The blueprint reviews existing population data and notes that:

- ◆ The population is anticipated to grow at an annual rate of 1.43% to 2013;
- ◆ The population will grow at a greater rate in the age 60+; group;
- ◆ Growth across the Shire will be centred in areas with sewer, reticulated water, suitable geography, and land availability recognising that the lack of these attributes may constrain growth in some areas of the Shire.

The existing community infrastructure has developed organically over the past 120 years of settlement. Retro-fitting infrastructure to meet current *'urban standards'* will always be problematic and generally inappropriate for the Shire given the low population/facility ratio and the large number of facilities that already exists.

Therefore facility standards and triggers have been developed to address the demands on community infrastructure managed and/or owned by Council; the table applies a set of criteria to the asset types by town/catchment population for any infrastructure renewal and extension, all of which are to be accompanied by a business case justifying a proposal whether by Council or the Community.

The recommended actions identified in the Blueprint will be included in Council's 15 year Capital Works budget, Council's Asset Management Plan and relevant recurrent budgets in accordance with the timeframes and responsibilities laid out in the table below.

Recommended Actions in collaboration with the community**Short Term (0-5 years)**

1. Review underutilised community facilities with the aim of optimising use. This may include disposal of some facilities, redevelopment of others and change of use for some community facilities.
2. Define a variety of funding sources for future multipurpose facilities.
3. Investigate staffing of future multipurpose community centres by identifying a lead agency and funding sources.
4. Work with the community to investigate the need for new and/ or upgraded indoor leisure facilities in Mirboo North and the Shire.
5. Identify and provide youth specific spaces.
6. Plan and implement walking and cycling projects from existing Council strategic documents.
7. Complete the Great Southern Rail Trail linkages at the Black Spur
8. Investigate the expansion of Mirboo North Kindergarten with inclusion of Maternal and Child Health service and follow on impact on the Mirboo North Library.

Medium Term (5-10 years)

9. Develop two strategically located community hubs in Leongatha and Korumburra
10. Initiate planning for the expansion or upgrade of multipurpose facilities in all towns.
11. Plan for infrastructure in the coastal towns that reflects seasonal population variations and projected growth of Coastal Towns.
12. Plan for new multi-purpose recreation facilities in the Shire that complements the existing recreation infrastructure.
13. Investigate floor space expansion for the Foster library in order to meet current population needs.
14. Develop a Shire wide Recreation Reserve Infrastructure Plan.

Long Term (10-15 years)

15. Continue the Great Southern Rail Trail from Welshpool to Yarram.
16. Investigate the extension of the Rail Trail from Nyora to Anderson.
17. Investigate the need for a community hub in Nyora when population triggers are activated.

Council Resources

18. Council has an ongoing role of facilitating community networks of type- specific infrastructure that promotes and builds community connections, promotes access, the sharing of information, costs, resources, and facility information.
19. The town facility audit and blueprint is a snapshot in time. To remain relevant resources need to be allocated for the continued updating of the database and the transfer of information on community facility condition and usage into the Council's Geographical Information System for future community infrastructure planning.

2. INTRODUCTION

The South Gippsland Shire identified the need “To develop an integrated planning approach for the location of social community infrastructure in townships and villages in South Gippsland, to ensure it is located in areas where it is most appropriate for future growth of the Shire”.

This Blueprint considers the utilisation of Council and other community managed and owned facilities in the Shire with the aim of providing support for socially, economically and environmentally sustainable infrastructure into the future.

The Social Community Infrastructure Blueprint is a key action of Council’s 2013-14 Annual Plan and will guide the delivery of a sustainable and equitable network of multipurpose and quality community facilities located in strategic and accessible positions across the Shire.

Council currently owns and/or manages over 525 community facilities with the community owning and/or managing another 380 sites.

Council recognises the importance of maximising use of existing facilities and in developing multi-purpose spaces in the future in order to provide best value for its investment. It acknowledges the role of volunteers and their significant contribution in supporting Council’s community infrastructure.

Functionality and quality is key to forward planning and community dialogue in relation to community infrastructure whilst maintaining the character of the towns. Quantity is not an issue.

3. CURRENT & FORECAST COMMUNITY PROFILE

The Shire is a rural, residential and tourist area. It encompasses 3,308 square kilometres, including extensive coastal areas and the spectacular Wilsons Promontory National Park.

Much of the rural area is used for and agriculture; with dairy, beef, sheep, and snow pea farming being the main agricultural pursuits. Fishing, viticulture, forestry and tourism are also important industries that contribute economic diversity to the Shire.

The community of South Gippsland is a diverse and dispersed community, as is its infrastructure. Below is a statistical snapshot of South Gippsland Shire provided by the Australian Bureau of Statistics from the 2011 Census and id.com:

The Shire has a resident population of 27,506¹ (current estimate to 2014 is 28,332) – an increase of 1,769 residents from the 2006 Census. Refer to Table: 1.

Table: 1 Forecast population, households and dwellings²

South Gippsland Shire	Forecast year					Changes 2011 -2031
	2011	2016	2021	2026	2031	
Population ³	27,512	28,670	30,126	31,644	33,054	5542
Change in population (5yrs)		1,654	2,457	2,444	2,447	9002 32%
Average annual change %		1.17	1.63	1.50	1.40	1.43%
Households	11,377	12,209	13,236	14,281	15,339	3962
Average household size	2.39	2.36	2.35	2.35	2.35	-0.04
Population in non-private dwellings	318	378	468	468	468	150
Dwellings	15,247	16,295	17,553	18,834	20,127	4880
Dwelling occupancy rate	75	75	75	76	76	+1

¹ ABS 2011 Census

² info@id.com.au

³ State Government Forecast Data 2014

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- ◆ The resident population (Census 2011) was 27,506 ERP (2006: 25,737);
- ◆ Average annual population growth since last Census was 1.42 %;
- ◆ The most populous age group was 60-64 years (2,394 persons);
- ◆ The 5 most populous towns are Leongatha (5332), Korumburra (4373), Mirboo North (2,296), Foster (1,677) and Nyora (1,332);
- ◆ The main family type is "couples without children" 46% of the population;
- ◆ The average household size is 2.4 people;
- ◆ The median age is 44 years;
- ◆ Couples with children make up 26% of the population; and

In 2031:

- ◆ The Shire population is forecast to be 36,511 residents, an increase of 9001 or 1.42% per annum from 2011.
- ◆ The average household will be smaller with 2.35 people.
- ◆ Household types with the largest growth will be in couples without dependents, an increase of 1,517 households. The next largest group will be lone person households.
- ◆ Children aged between 0 and 4 (5.8% of pop.) will increase by 410 children from 2011 to represents 5.5% of the population, showing little change from 2011.
- ◆ School aged people aged between 5-19 years (19% of pop.) are forecast to increase by 1,664 people from 2011 to remain at 19% of the population.
- ◆ Adults aged between 20-59 years (48%) are forecast to increase by 3154 from 2011 to represent 44.8 % of population.
- ◆ People aged over 60 years (27.2%) are forecast to increase by 3774 from 2011 to represent 30.8 % of the population.

These forecasts indicate an aging population at one end of the scale with the children, school and adult year's percentages of the population reducing slightly in 2031. Therefore the planning for infrastructure should reflect these demographic changes.



4. GROWTH AREAS

Council recognises that the entire Shire is growing, with some areas to a greater degree than others. The highlighting of the '*Growth Areas*' below does not exclude other areas from consideration when assessing infrastructure needs. This approach is supported by the table of infrastructure triggers in Appendix 1 which incorporates the entire Shire.

Outside the growth areas identified in this Blueprint, there will continue to be growth. However, that may be constrained by one or more of the following; the lack of sewer, reticulated water, geography, planning restrictions and available land.

Strategies and actions that address the current and future community facility needs are therefore considered primarily in the context of these growth areas and applied to all areas on a sliding scale in relation to the town hierarchy, catchment/population figures (amongst other criteria).

For the purposes of this study the towns described include their local catchments. Town activity areas are structured around their main streets, offer access to goods, services, transport, facilities and therefore provide a focal point for community social interaction for the district.

These areas have been determined by: population growth, housing demand, available land, designated growth areas (from the *Housing and Settlement Strategy 2013*), available growth data to date and future population growth analysis.

These '*Growth Areas*' are defined as:

1. Nyora, Loch, Poowong district.
2. Leongatha.
3. Korumburra.
4. Venus Bay and Tarwin Lower.
5. Meeniyan, Stony Creek, Dumbalk, Buffalo.
6. Foster (South East Coastal District).
7. Mirboo North and Baromi.

Population forecast by Growth area

Table 2 provides an overview of the population increase forecast by town and district, the greater growth will be in the larger towns and have been ranked in order by the 'change percentage' which represents growth rate.

Table: 2 Population forecasts by Growth Area⁴

Growth Area	2014	Est. 2031	Change No	Change %
*Nyora, Loch, Poowong district	2692	4243	1,551	57.0%
Leongatha	5,721	8,009	2288	40.0%
Korumburra	4,516	6300	2126	39.5%
*Venus Bay and Tarwin Lower	992	1228	236	23.8%
*Meeniyah, Stony Creek, Dumbalk, Buffalo	2064	2555	491	23.8%
*Foster (South East Coastal District)	5474	6676	1302	23.7%
*Mirboo North and Baromi	2,275	2,796	540	22.9%

*Note: Based on available data (ABS & id) at an annual growth rate of 1.4% (Shire average).

- ♦ Nyora; growth identified after being seweraged;
- ♦ Venus Bay and Sandy Point may experience a greater growth percentage than forecast if the large number of unoccupied dwellings (80.8% and 84.8%) and available allotments (692 and 99 respectively) are filled by sea changers and retirees over time.

⁴ ABS Census and id Community Profile



5. AUDIT OF COMMUNITY FACILITIES

There are currently over 905 community facilities provided within the South Gippsland Shire. Council owns or manages 525 (or 58%) of these facilities.

A full audit and maps of all community facilities located within the Shire is provided in Appendix 1 of the *Social Community Facilities Resourcing Strategy 2014* that underpins this document. Table 3 shows the total number of community facilities located in the Shire by facility type. It is intended that this table will be an updatable reference together with the accompanying full towns audit and maps for the Community and Council.

Table: 3 Audit of Community Social Infrastructure as of 29 April 2014

Building Asset Group	Definition	Total No.	No. of Council facilities
Community Hall	Unstaffed hall for meetings, gatherings, events, functions, and program delivery	46	15
Function Centre	Staffed facilities providing places for events, functions, and conferences. Often provided within catered and licensed premises, such as RSL.	5	0
Meeting Room	Spaces set up for meetings (includes tables, chairs, and equipment).	99	32
Multipurpose District Community Centre	A district level facility that provides more than one function and multiple spaces that can be adapted and changed for various uses.	4	3
Cultural Facilities	Art galleries, theatres, museums, outdoor venues for public events.	35	15
Parks	Parks with infrastructure (e.g. BBQ, rotunda, playgrounds). Does not include open space.	105	96
Playgrounds	Children's playgrounds in parks.	53	40
Public Open Space	Parcels of land owned by Council and accessible to the public including Community Gardens.	153	147
Indoor Leisure Centre	An indoor public or private facility providing spaces for health, fitness and recreation activities, including pool and/or courts, such as Splash.	7	5
Outdoor Pools	Public outdoor pools (Splash is listed above).	6	5
Recreation Reserves	Ovals, tennis courts, skate parks, velodrome, hockey field, netball, basketball, golf courses, bowling clubs, lifesaving clubs.	72	25
Aged and Disability	Facilities such as senior's centres, adult day care, seniors' groups' venues such as U3A (if separately provided), disability services, aged care accommodation.	14	6
Caravan Parks	Council managed or privately owned.	12	5
Early Childhood Education and Care	Staffed facilities or that provides pre-school, long day care, occasional care or playgroups for children aged 0 to 5 years.	26	15
Education	Facilities such as public and private primary and secondary schools, TAFES, and Universities.	35	0
Emergency Services	CFA, SES, Ambulance.	30	1
Health	Facilities that provide health services, such as a community health centres, hospitals or allied health service, dentists.	26	1
Library	Local permanent library services mobile library service points.	5	5
	Mobile library service points.	6	6
Maternal and Child Health Centre	Centres providing baby health services.	5	5
Men's Sheds	Spaces used for meetings and Men's Shed activities.	6	3
Neighbourhood Houses	A neighbourhood house that includes neighbourhood services.	6	6
Toilets	Public toilets.	68	34
Tourism Centres	Coal Creek, Visitor Information Centres.	17	12
Walking Trails	As identified in the Paths & Trails Strategy 2010.	43	25
Youth Centre	Facility providing space for programs and services for young people.	8	7
Other	Venues providing internet access.	13	11
TOTALS		905	525

Towns and their catchments

Below is the Shire Map highlighting major towns and their respective district catchments. These catchments have evolved organically over the past 120 years of settlement and vary in relation to service/function accessibility.

The development of the existing district townships and their corresponding structural size and population, to a large degree reflect those natural service catchments. Factors that have influenced their development include geography, pre amalgamation boundaries, and their historic transport connections (eg. Rail).

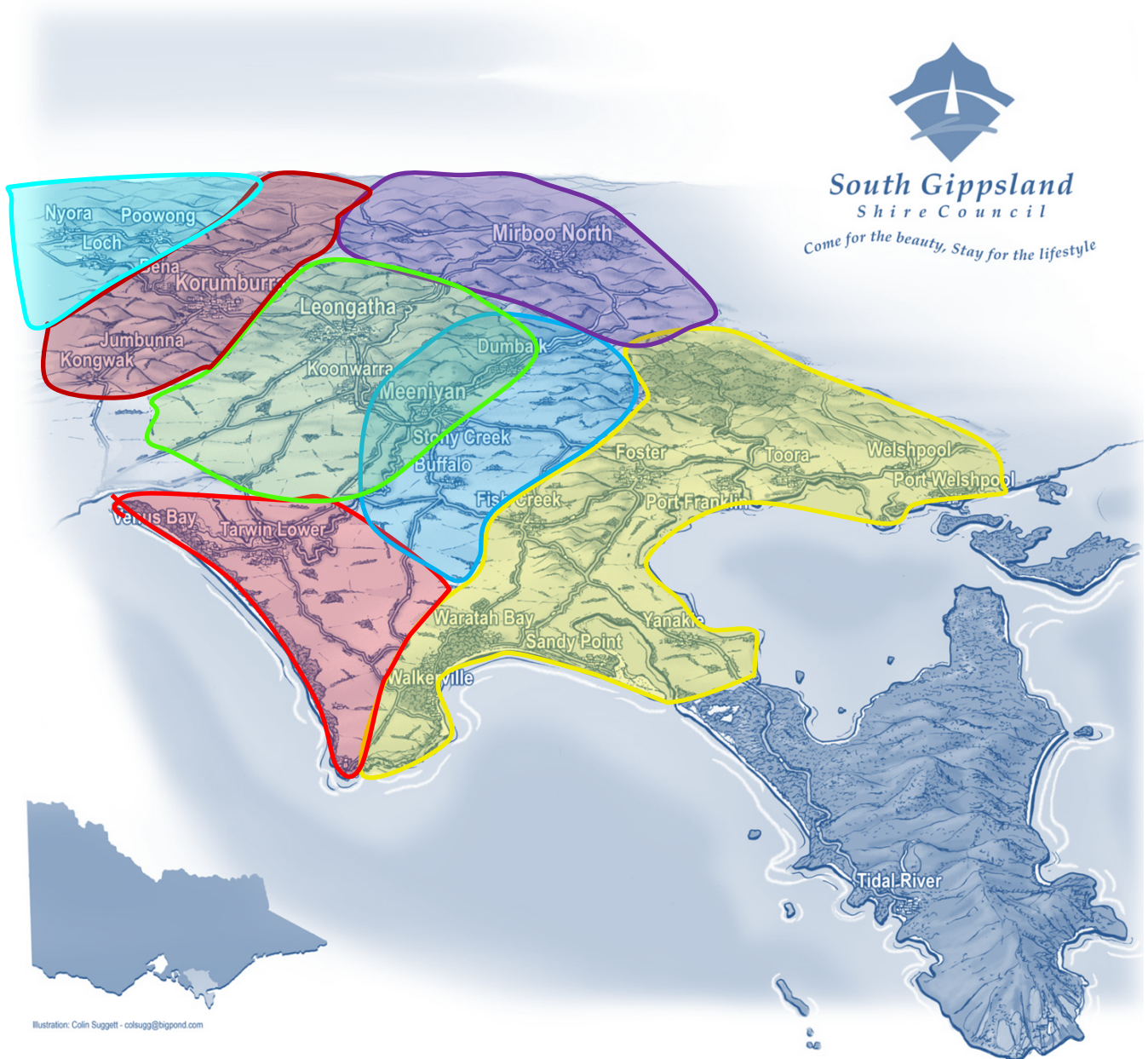


Illustration: Colin Suggitt - colsugg@bigpond.com

6. IDENTIFIED COMMUNITY FACILITY NEEDS

A range of community facility needs were identified using multiple sources including:

- ◆ Current and forecast demographic profile Shire wide and by settlements;
- ◆ Existing local, State and national policies and plans;
- ◆ Audit and assessment of existing Council and non-Council community facilities.
- ◆ Best practice trends in community facilities;
- ◆ Consultation with Council, community and Government stakeholders utilising existing community plans, strategies and other consultation documents;
- ◆ Benchmarking against industry and internal standards.

Overview

1. There is not a large demand for new infrastructure;
2. The number of facilities has potential to place a large time/organisational burden on the community resulting in the loss of volunteer support.
3. There is a need for a range multifunction facilities that allow for the co-location of a number of existing services and functions that can operate collaboratively;
4. Existing non-council facilities are ageing resulting in more urgent need for condition upgrades to maintain usability and increase functionality, e.g. commercial kitchens, rooves, access and other structural deficiencies;
5. There are some discrepancies in resourcing for some facilities which in most cases are historical, i.e. Council has inherited some facilities where community groups have been unable to continue for a variety of reasons;
6. There are issues around equity of access and cost to community groups. Where Council manages these facilities the above issues can be directly addressed. If issues surround a community managed facility the issues could be raised in a forum such as the Halls Network.

Multipurpose District Community Hub

- ◆ Although best practice, there are only two purpose-built Multipurpose District Community Hubs (MDCH) in the Shire, Venus Bay and Sandy Point. The remaining facilities identified are halls or other structures that operate with a multiple function;
- ◆ Three strategically placed MDCHs have been identified for in Nyora, Korumburra and Leongatha to co-locate a number of existing functions. Proportionally scaled MDCHs for other settlements (to small town level) will also be considered by Council;
- ◆ Funding has been allocated in the SGSC capital works budget for Nyora in 2021 that may include a meeting space, pre-school, library, child care, commercial space etc. Other community infrastructure may require significant external funding.

Community Halls and Meeting Spaces

- ◆ There are sufficient community halls and meeting rooms across the Shire managed by a range of providers;
- ◆ The only gap in provision Shire wide may be in Waratah Bay where the meeting space is a tin shed used by the Fish Creek and District CFA;
- ◆ Council will work with Community Halls Committees (Non Council), to promote increased independence and utilisation of these venues as low cost community meeting space and community program space if that is a community identified need.

Early Years

- ◆ There is no current gap in services; however there is an identified gap in existing facilities capacity (floor space) to provide future service provision in the growth areas – Leongatha, Korumburra, and the western end of the Shire;
- ◆ Any new or significantly upgraded early year's facility should be multi-purpose. For sustainability and service accessibility, Council will consider relocation of some of these services into future multipurpose community hub facilities which could include school precincts. E.g. Korumburra Integrated Children's Centre Project relocated to the Korumburra education precinct;
- ◆ The *Nyora Community Structure Plan* recommends a kindergarten in the proposed Nyora community hub for the anticipated population growth to 2021 and beyond;
- ◆ Upgrades are required at Mirboo North and Poowong early year facilities to meet current facility standards and increased demand.

Health facilities

- ◆ Health facilities are not Council operated and are primarily private sector medical centres, hospitals and consulting rooms;
- ◆ Some smaller towns have identified a need for medical facilities/consulting rooms in their plans and strategies;
- ◆ Currently residents outside the larger towns need to travel to access the health facilities.

Education

- ◆ Across the area there is currently a sufficient supply of primary and secondary school places;
- ◆ Council will continue its broad based advocacy role;
- ◆ Council will continue working with individual schools that encourage integration of school facilities with community programs and activities such as playgroups and use of school recreational facilities by local community groups.

Function centres

- ◆ The *Economic Development and Tourism Strategy* identifies the need for a dedicated function/conference centre in the Shire;
- ◆ There is a proposal for the specialisation of Mesley Hall in Leongatha as a performing arts centre and conference centre;
- ◆ Although five function centres have been identified in the audit, three are community halls staffed by volunteers only for events and the other two are hotels;
- ◆ Any new facilities should be funded by the private sector based on commercial considerations.

Aged and Disability

- ◆ There is a general demand for more aged care services across the Shire which are identified in the Community Plans;
- ◆ All aged care accommodation is owned/managed by the private sector/health organisations and have limited spaces available;
- ◆ There is an increasing need for space for older people's programs (e.g. U3A) with computer access, health and fitness and Home and Community Care services;
- ◆ An opportunity exists to better utilise the existing senior citizens centres to accommodate a broader range of services and functions.

Library

- ◆ Council's five library buildings are highly utilised and popular community facilities within the Shire;

- ◆ They are functioning as libraries and community centres providing space for youth programs, social groups, and community exhibitions;
- ◆ A review of the current site of the Leongatha library is underway, due to space and operational costs. Options include incorporating the library into a future Leongatha Municipal Hub or by occupying a vacant main street commercial space;
- ◆ Although the Poowong library has recently resolved some structural issues it is an inappropriate structure for library services. A future option may be that the service is located to a future Nyora community hub that will service Loch, Nyora and Poowong;
- ◆ Floor space issues and access to community meeting/program space in Mirboo North needs to be addressed.

Parks

- ◆ New parks may be required in new growth areas to meet the open space standards, these parks are usually created by developers as part of their open space contribution;
- ◆ Develop strategic linkages, linear parks, walking cycling links between parks/open space and activity centres;
- ◆ SGSC Parks and Gardens have a continuous improvement program within budgetary limits.

Playgrounds

- ◆ There is no gap in playground provision; however Poowong does not have a Shire managed playground, Council to include the Apex playground located at the Poowong Recreation Reserve in their playground audit, management and replacement programs;
- ◆ No new playgrounds are required, except in new sub divisions and are to be supplied by developers in accordance with the SGSC open space provisions;
- ◆ SGSC Parks and Gardens have a continuous improvement program that address' safety, quality of experience and maintenance issues within budgetary limits.

Outdoor Pools

- ◆ Council will build no new outdoor pools;
- ◆ Review the outdoor pools in accordance with the SGSC Aquatic Strategy and subsequent updates.

Indoor Leisure Centre

- ◆ 3 school sites provide indoor basketball stadiums/gymnasiums and are available to the community after school hours;
- ◆ Indoor gymnasiums have been identified in the Mirboo North and Nyora Community Plans. Council will support these communities in their aims;
- ◆ Plan for the implementation of the final stage of the Splash Master Plan.

Caravan Parks

- ◆ There is no current shortfall in caravan park provision;
- ◆ In the future, a private sector business case will be made for any new privately operated caravan park;
- ◆ Sandy point has identified a need for camping opportunities in their community plan due to the changes made to the existing site from camping and caravans to cabins;
- ◆ Mirboo North has a parcel of Crown Land reserved for camping; the Walter J Tuck Reserve allows limited camping.

Walking trails

- ◆ Includes shared paths and cycle paths;
- ◆ High community demand in almost all communities for shared paths linking existing infrastructure;
- ◆ Community Plans identify that there is a need in coastal settlements for more shared/walking paths due to safety, high seasonal demand, access and vegetation issues in Sandy Point and Venus Bay in particular;
- ◆ Continue the Great Southern Rail Trail (GSRT) from Welshpool to Yarram. A long term project;
- ◆ Develop the Black Spur missing link of the GSRT;
- ◆ Investigate the extension of the Rail Trail from Nyora to Anderson.

Youth Spaces

- ◆ There are many informal meeting/gathering spaces such as skate parks, shops, parks, and recreation reserves;
- ◆ Skate parks, BMX and mountain bike riding (growing alternate activities) facilities need to be strategically placed across the Shire and youth specific spaces can designed into any proposal;
- ◆ Youth spaces should be designed into and co-located within a multipurpose community centre;
- ◆ Traditional facilities such as sporting clubs and Scouts/Guides (and youth groups) although still well used do not meet the need for specific space for all youth;
- ◆ Plan/design for dedicated youth spaces in Libraries.

Public Toilets

- ◆ The need for public toilets has been identified for Loch (Sunnyside Park in their community plan). This will not proceed until Loch has been seweraged;
- ◆ Further investigate the extra provision of public toilets required due to seasonal population influx in coastal towns (Venus Bay and Sandy Point);
- ◆ A replacement toilet has been budgeted by SGSC capital budget for Waratah Bay Foreshore Reserve. Relocation to the adjacent park may be a better option.

Recreation Reserves

- ◆ There is a growing demand for space for additional sports. These could be accommodated when considering replacement or upgrades of existing facilities if space allows;
- ◆ Most facilities require upgrading of their ageing infrastructure to meet current peak sporting body standards and legislative requirements e.g. When hiring out a facility, a commercial kitchen that meets Health regulations may be required to help remain relevant and financially sustainable;
- ◆ Continue to support the recreation reserve committees within the Shire, focusing on sharing information and resources relating to management, operating and maintenance costs, sourcing infrastructure grants and labour similar to the Halls Network example;
- ◆ Planning for multipurpose surface for various sports in Leongatha South (between Simons Lane and current town boundary⁵) using population numbers and sub division capacity percentage triggers to initiate planning;

Neighbourhood Houses/Community Hubs

- ◆ Upgrade existing facilities to meet demand;
- ◆ Co-locate into Community hubs where required;
- ◆ Council to assist Neighbourhood Houses to review staff funding options with the aim of improving service delivery and function from a range of sources including; commercial income and Local and State government funding programs;
- ◆ Welshpool Rural Transaction Centre could be used as a self-sustaining model for any proposal in the smaller settlements.

7. EIGHT KEY DIRECTIONS

1. Improve the function of Council-owned single use facilities in partnership with the community;
2. Focus Council's capital investment in the major growth towns of the Shire by consolidating existing community infrastructure in those towns;
3. Support the development of smaller multi-purpose social infrastructure projects in smaller towns, villages and hamlets through the development of a business case which also includes funding sources.
4. Korumburra: Identified in the Korumburra Infrastructure Plan and opportunity with the Korumburra Integrated Children's Centre. Leongatha: Due to the need for a new location of the Library and other facilities. Population justifies both and availability of ageing and little used infrastructure to sell to fund the hubs through the development of a business case which also includes funding sources.
5. Community hubs will incorporate a range of compatible groups and functions, be designed with ultimate flexibility in order to cater for more than one concurrent activity and may incorporate a commercial component;
6. Appropriately resource the maintenance of community social infrastructure information into GIS to enable Council's and the Communities' future infrastructure planning;
7. Plan for the potential future growth areas such as Nyora and the Coastal towns;
8. Develop a Shire wide Recreation Reserve Infrastructure Plan, addressing community expectations for facility improvement and equity.

8. COMMUNITY FACILITY ACTIONS 2014 - 2029

Table: 4 Actions for South Gippsland Shire Community Facilities

	Action	Timeframe ⁶	Opportunities and Constraints	Responsibility
1.	In collaboration with the community, review underutilised facilities to optimise use to a smaller number of strategically located multipurpose facilities. This may include a reassessment of some facilities, redevelopment of others and change of use for some community facilities.	Short Term	This will require the identification and planning for facilities that are currently under-utilised to be redeveloped into multipurpose facilities.	Community Services and Engineering Services
2.	Investigate staffing of future multipurpose community centres by <ul style="list-style-type: none"> ◆ Identifying a lead agency such as a neighbourhood house, library or Visitor Information Centre and ◆ Incorporate Council customer service into the model. ◆ Consider the location of commercial activities on site and a range of government and non-government services should also be considered. 	Short Term	Staffing. It is important to identify not only staff funding sources but to clearly define and articulate any benefits to the community and/or Council. Council to investigate methods to staff future community facilities. Investigate the Welshpool RTC model for providing extended services based on commercial principles	Community Services
3.	Provide spaces for the delivery of youth programs and services within future multipurpose community facilities	Short Term	Initially focus on Leongatha and Korumburra e.g. Skate parks, Flexible Youth Spaces and Drop-In Centres. To be determined on a case x case basis.	Engineering Services and Community Services
4.	Prioritise and implement Paths and Cycle paths as identified in community plans and the SGSC Paths and Trails Strategy 2010 and include in the Capital Works 15 yr. budget;	Short Term	Noted as a consistent theme in community plans, and consistent with the direction of Open Space and Recreation Strategy.	Engineering Services
5.	Investigate the need for additional indoor leisure facilities in particular to service the Mirboo North catchment	Short Term	Secondary College has an existing facility consider upgrading. Co-locate with any pool upgrade/extension/ relocation.	Engineering and Community Services
6.	Investigate the expansion of Mirboo North Kindergarten with inclusion of Maternal and Child Health service and follow on impact on the Mirboo North Library.	Short Term	Part of community hubs plans	Engineering and Community Services
7.	Continue to gather community facility information data and build community connections through networks with the aim of sharing information, resources and	On Going	Community facility data may address the discrepancies in the Council facility resourcing across the Shire.	Community Services

⁶ Short term: 0 to 5 years.
Medium term: 5 to 10 years.
Long Term: 10 to 15 years

blueprint for social community infrastructure

	Action	Timeframe ⁶	Opportunities and Constraints	Responsibility
	equipment		Some staff resourcing will need to be considered.	Engineering Services (GIS)
8.	Liaise with non-Council community facility owners and managers through specific networks seeking agreement to promote access to the wider community and promote shared access to these facilities networks.	On Going	These volunteer groups will need some support to minimise volunteer disenchantment.	Community Services
9.	Develop a Shire wide Recreation Reserve Infrastructure Plan, addressing community expectations for Reserve improvement and equity.	Short to medium term	A strong Recreation Reserve Network has been established and this work should be undertaken collaboratively with them.	Community Services and Engineering Services
10.	Complete the GSRT linkages at the Black Spur	Short to medium term	Dependent on government funding	Engineering Services
11.	Develop 2 strategically located community hubs in Leongatha and Korumburra that are well connected to public transport (where available), pedestrian and cycle links, commercial, retail and community activity centres;	Medium Term	This will require the identification of appropriate sites and funding opportunities. The need for a new library in Leongatha and the relocation of the Birralee Child Care Centre and the Korumburra Kindergarten to the Integrated Children's Centre are drivers	Engineering, Community and Development Services
12.	Plan for new recreation multipurpose facilities in Leongatha South (north of Simons Lane) using a predetermined % completion (50%) of sub division target as a trigger for budgeting, design and implementation.	Medium Term	May be negotiated with any new proposal prior to approval.	Engineering and Development Services
13.	Plan to upgrade or extend the existing and available library floor space for current population needs in Foster. Investigate new static libraries in growth towns and as demanded by the community and growth within multipurpose facilities	Medium Term	Part of community hubs plans	Engineering and Community Services
14.	Plan for infrastructure in the coastal towns	Medium to Long Term	To meet projected population growth, retiree influx and seasonal population variations	Development and Engineering Services
15.	Initiate planning for the expansion or upgrade of multipurpose facilities in the smaller towns using a range of triggers and standards	Medium to Long Term	Population triggers used in conjunction with a range of criteria as set out in Appendix 1	Engineering Services
16.	Seek external funding for future multipurpose facilities including developer contributions, community contributions, facility rationalisation, voluntary community management agreements, commercial arrangements and government grants;	Long Term	Will require initial planning, and design work	Community, Engineering and Corporate Services
17.	Continue the GSRT from Welshpool to Yarram	Long Term	Community support and funding required beyond Welshpool	Engineering Services
18.	Investigate the extension of the Rail Trail from Nyora to Anderson	Long Term	Community support, adjoining LGA support and funding required	Engineering Services
19.	Investigate the need for a community hub in Nyora when population triggers are activated	Long Term	Population triggers used in conjunction with a range of criteria as set out in Appendix 1	Engineering Services



9. WHAT ARE COMMUNITY FACILITIES

Community facilities are those spaces for individuals and organisations to participate in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing. For the purposes of this Blueprint, community facilities include facilities owned, leased or managed by the South Gippsland Shire Council, the community, private individuals, government and non-government organisations.



10. GUIDING PRINCIPLES

The following seven Principles will guide the planning, building, refurbishment and redevelopment, acquisition and sale of community facilities across the South Gippsland Shire.

Principle :1. Multi-purpose and flexible;

Principle :2. Promote a positive local identity and social connection;

Principle :3. Managed in partnership and consultation with key stakeholders and communities;

Principle :4. Socially, financially and environmentally sustainable;

Principle :5. Access for all;

Principle :6. Safe and fit for purpose;

Principle :7. Equitably and appropriately located.

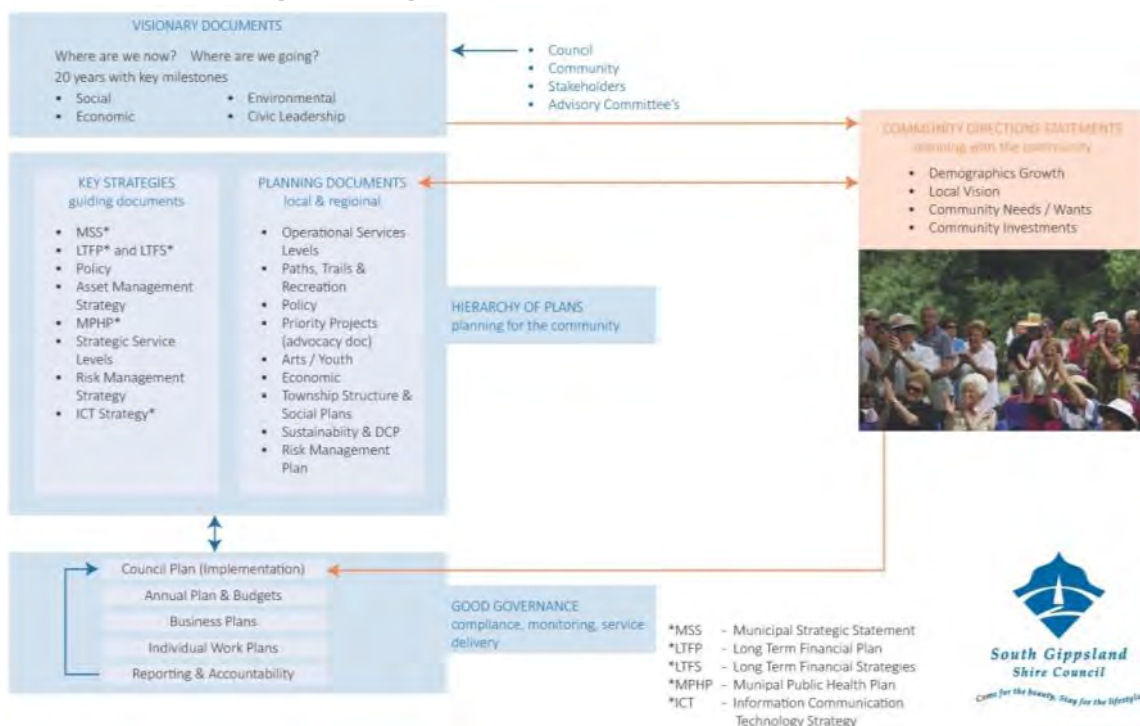
11. HOW WILL THE PLAN BE RESOURCED?

The recommendations of the *Social Community Infrastructure Blueprint* will be included in Council’s 15 year Capital Works budget, Council’s Asset Management Plan and relevant recurrent budgets in accordance with the timeframes and responsibilities recommended above in Table 4 – Actions for South Gippsland Shire Community Facilities.

Council will investigate a range of funding options for future multipurpose facilities, including developer contributions, community contributions of a negotiated pre-set percentage, realisation of existing assets, government grants partnerships with both government and non-government organisations and by providing income generating spaces within multipurpose facilities (e.g. a café or gym).

Consideration should be given to how a community centre might be staffed to prevent the facility from being underutilised. Options for staffing multipurpose centres include a designated lead service providing front of house staff to manage the facility, thereby increasing the available services such as selected Council functions. An alternate option could include accommodating non-Council services onsite and incorporating income generating activities.

Figure:1. SGSC Strategic Planning Framework



12. BEST PRACTICE TRENDS

There are a number of key best practice criteria relating to community facilities that aim to be sustainable. These have been sourced from current best practice research including the following documents:

- ◆ *Benchmarks for Community Infrastructure a PLA WA working document;*
- ◆ *Planning for Community Infrastructure in Growth Areas Apr'08* Victorian Department of Planning and Community Development.

Current best practice in community facility design and provision recommends a range of different spaces and functions within the one building or a cluster of buildings. Where, in the past, these spaces may have been provided in standalone buildings, the benefits of co-locating these spaces onsite with a range of other services and activities have been widely recognised.

Managing facilities as networks allow co-operation between managers on similar management, equipment and cost issues. E.g. the Halls Network.

Benefits of co-location or community hubs include:

- ◆ A range of community, government and retail functions located in the one area;
- ◆ A range of facilities and services located in a purpose built facility or a cluster of smaller facilities co-located on the same site;
- ◆ Shared or joint use of facilities and the integrated delivery of services;
- ◆ Integrated, efficient use of facilities, builds social networks encourages service users to use other facilities and services co-located on site, reducing the number of vehicle trips made;
- ◆ Fully accessible to community by being centrally located and linked to the public domain. Can be connected to transport links, pedestrian and cycle ways supporting community access across all age groups and abilities;
- ◆ Provide spaces in community facilities that are independently accessible and can be used concurrently;
- ◆ Allows sustainable management and maintenance practices to support community facilities to be financially viable in the longer-term.

13. TRIGGERS FOR INFRASTRUCTURE DEVELOPMENT

The available benchmarks and standards for community facility provision provide a guideline only for the type of community facilities required by population size. State Government Departments and Planning Consultants developed the standards in the late 1990s and early 2000s, primarily for community facilities planning in metropolitan green-field areas prior to development, where there is no existing infrastructure.

Population benchmarks only give an indication of facility needs and not the specific issues raised by other indicators such as the unique:

- ◆ Demography of the area;
- ◆ Best practice;
- ◆ Available funding;
- ◆ Consultation with key providers.

The standards should achieve the following desired outcomes:

- ◆ Meet the community infrastructure needs and demands of population projections;
- ◆ A level of provision of services and facilities which is considered sustainable by the Council and their community;
- ◆ Accessible, integrated, well designed and connected facilities providing for a broad range of community services;
- ◆ A mix of community infrastructure that will stand 'the test of time' and be able to cater for a changing service environment and fluctuating and sometimes significant increase in demand.

Types of standards

Two types of inter-related standards are required:

- ◆ Quantity: supply linked clearly to current demand or assumptions about future demand (often described as provision ratios).
- ◆ Quality: the function, size, configuration, meets legislative requirements, location and cost of providing the community infrastructure.

The table of infrastructure standards and triggers developed for the South Gippsland Shire's dispersed and established social community infrastructure can be found below in Appendix 1.

14. APPENDIX 1: FACILITY TRIGGERS

The infrastructure triggers below need to be considered in conjunction with additional assessment criteria and included in a business case.

Note: Some infrastructure items have not been included as Council cannot influence their management other than through advocacy.

- ◆ Multi-purpose and flexible;
- ◆ Co-located; equitably and appropriately located; Linked to pedestrian and cycle networks and public domain spaces;
- ◆ Linked to other commercial, retail and community activities;
- ◆ Viable in the longer-term through sustainable (financial and environmentally) management and maintenance;
- ◆ Promote a positive local identity and social connection;
- ◆ Managed in partnership and consultation with key stakeholders and communities;
- ◆ Near public transport, parking walking and cycling path/routes;
- ◆ Provide access for all;
- ◆ Safe and fit for purpose;
- ◆ Legislative, Aus. standards changes require infrastructure modification;
- ◆ Change of service delivery and/or function;
- ◆ Business Case supports changes to triggers;
- ◆ Extent of community shared contribution.

	Private sector commercial decision			Town Hierarchy proportional to population, for any proposal it may include district catchment population if justified in the Business Case							
	State/Federal Government authority										
	Council										
Building Asset Group	Urban Standard example for reference only	Total No.	Current SGSC pop/facility ratio Using 2011 - 27,506	Municipal Centre 5,000+	Large District Centre 4,000+	District Town 1,500+	Small Town 300-1,000+	Villages 100-300	Coastal Villages Seasonal Variance	Hamlet <100	Localities
Community Hall	1: 6,000 - 15,000 people	46	1:598	No Gap in supply (upgrade/ optimise multi- purpose use for single use facilities) For new = 70% community and/or external contribution Upgrade = 70% community and/or external community contribution							
Function Centre	1:20,000 – 30,000	5	1:4000	Identified Shire need, Private sector commercial decision							
Neighbourhood Houses Community (centres)s	1:20000	6	1:4584	No Gap in supply (upgrade/ optimise multi- purpose use for single use facilities) New = 1:4,000							
Meeting Room	1: 6,000 - 15,000	99	1:61	No Gap in supply (upgrade/ optimise multi- purpose use for single use facilities)							

	Private sector commercial decision			Town Hierarchy proportional to population, for any proposal it may include district catchment population if justified in the Business Case							
	State/Federal Government authority										
	Council										
Building Asset Group	Urban Standard example for reference only	Total No.	Current SGSC pop/facility ratio Using 2011 - 27,506	Municipal Centre 5,000+	Large District Centre 4,000+	District Town 1,500+	Small Town 300-1,000+	Villages 100-300	Coastal Villages Seasonal Variance	Hamlet <100	Localities
Multipurpose District Community Centre	1: 20 – 30,000	4	1:5000	1:4,000 Purpose built centre	1:4,000 Purpose built centre	No Gap in supply (upgrade/ optimise multi- purpose use for single use facilities) For new = 70% community and/or external contribution Upgrade = 70% community and/or external community contribution					
Cultural Facilities	1:25,000	35	1:571	New = Private sector commercial decision or For new = 50% community and/or external contribution Upgrade = 50% community and/or external contribution							
Parks	Regional Park; 1:250,000 Size dependent on function but generally greater than 20ha serving a regional population.	6	1:4584	Regional Parks.	Regional Parks.	N/A					
	Town Park 1:4,000 – 6,000 5-20ha up to 2km from facility or 5 minute drive	15	1:1834	District Park	District Parks	District Park	N/A		District Park	N/A	
	Neighbourhood Park 1:150; 1-5ha for population within 800m or 10 mins walk away	16	1:1719	N' hood level	N' hood level	N' hood level	N' hood level	N' hood level	N' hood level	N' hood level	N' hood level
	Local Park 1:50 Or within 400m	59	1:466	Local Parks	Local Parks	Local Parks	Local Parks	Local Parks	Local Parks	Local Parks	Local Parks
	Other parks	147	1:187	No Gap in supply, refer to 'Open Space'							
Playgrounds	Neighbourhood 1:2000	63	1:437	Regional level. 1:4000	Regional level. 1:4000.						
	District 1:8,000 to 10,000			District level 1:1,500	District level 1:1,500	District level 1:1,500			District level 1:1,500		

Town Hierarchy proportional to population, for any proposal it may include district catchment population if justified in the Business Case											
Building Asset Group	Urban Standard example for reference only	Total No.	Current SGSC pop/facility ratio Using 2011 - 27,506	Municipal Centre 5,000+	Large District Centre 4,000+	District Town 1,500+	Small Town 300-1,000+	Villages 100-300	Coastal Villages Seasonal Variance	Hamlet <100	Localities
	Regional 1:50,000			N' hood level 1:50	N' hood level 1:50	N' hood level 1:50	N' hood level 1:50	N' hood level 1:50	N' hood level 1:50	N' hood level 1:50	N' hood level 1:50
Public Open Space	1:1,000 , 0.4 - 1ha within 400m or 5 minute walk (local)	153	1:393	Any new Public Open Space per the SGSC Planning Scheme developer contribution of 5 %							
Aged and Disability	1:30,000 – 40,000	14	1:1965	Private sector commercial decision HACC services driven by demographic demand and the social outcomes							
Indoor Leisure Centre	1:50,000 – 100,000	7	1:3929	For new = 50% community and/or external contribution Upgrade = 50% community and/or external contribution							No Gap in supply
Outdoor Pools	Regional: 1:150:000 (50m pool – FINA competition standard) – District: 1:75,000 (25m or 50m pool for recreational, club, water polo, diving and competitive swimming) – Neighbourhood: 1:30,000 (25m and leisure pool–	6	1:5501	No Gap in supply	For new (extension of existing) = 70% community and/or external contribution Upgrade = 70% community and/or external community contribution Ref; Aquatic Strategy to be updated in 2015			No Gap in supply			
Recreation Reserves	1:4,000 - 5,000	72	1:382	For new = 70% community and/or external contribution (including developer contribution) Upgrade = 70% community and/or external contribution (including developer contribution)							
Early Childhood Education and Care	Kindergarten and child care 1:4,000 – 6,000	26	1:1058	1:1500				1:1000			
	Play Group - 1:4,000 – 6,000			1:1000				1:1000			

				Town Hierarchy proportional to population, for any proposal it may include district catchment population if justified in the Business Case							
Private sector commercial decision											
State/Federal Government authority											
Council											
Building Asset Group	Urban Standard example for reference only	Total No.	Current SGSC pop/facility ratio Using 2011 - 27,506	Municipal Centre 5,000+	Large District Centre 4,000+	District Town 1,500+	Small Town 300-1,000+	Villages 100-300	Coastal Villages Seasonal Variance	Hamlet <100	Localities
	Outside school hours care - 1:4,000 – 6,000 0-4 year olds 1:4,000 – 8,000			1:1000					1:1000		
	Occasional Care 1:12,000 – 15,000			1:4,000 No Gap in supply upgrade existing							
Education	Primary Schools : 1:9000 DEECD Secondary Colleges, 1:30000 Catholic Primary School, 1:18000 TAFE	35	1:786	Driven by DEECD and Independent school boards based on demographic demand and commercial decisions							
Emergency Services	1:4000	30	1:917	Driven by State Government Departments' own standards and triggers							
Health	Private sector	26	1	Driven by the commercial decisions of the private sector and State Government departments							
Library Building	1:4000	5	1:5501	1:6000 = new/ extend 1:1,500 = upgrade			N/A				
Mobile		6	1:4564	Mobile to Building = 1:3,000			No Gap in supply, upgrade & extend existing service		N/A		
Maternal and Child Health Centre	1:30,000 – 50,000	5	1:5501	Driven by demographic demand and the social outcomes							
Men's Sheds		6	1:4584	100% community and/or external contribution Council to support community initiatives							
Toilets		68	1:404	Assess on merits per Asset Management Plan and capital works program No Gap, upgrade existing			Review need / demand	Review supply on demand	Assess on merits per Asset Management Plan and capital works program		

				Town Hierarchy proportional to population, for any proposal it may include district catchment population if justified in the Business Case							
Private sector commercial decision											
State/Federal Government authority											
Council											
Building Asset Group	Urban Standard example for reference only	Total No.	Current SGSC pop/facility ratio Using 2011 - 27,506	Municipal Centre 5,000+	Large District Centre 4,000+	District Town 1,500+	Small Town 300-1,000+	Villages 100-300	Coastal Villages Seasonal Variance	Hamlet <100	Localities
Tourism Centres		17	12	No Gap in supply,							
Walking Trails		43		Safety = keep walkers off road formation ;Refer to Paths & Trails Strategy & Community Plans							
Youth	1:9000	8	1:3438	1:4000 and/or consider specific space in the design of other facilities (recreation reserves, MDCH, libraries)							



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