

South Shepparton Community Infrastructure Needs Assessment Update

July 2011

A Review of the 2009 South Shepparton Community Infrastructure Needs Assessment



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Acronyms

| | |
|-------|---|
| GSCC | Greater Shepparton City Council |
| CINA | Community Infrastructure Needs Analysis |
| DEECD | Department of Education and Early Childhood Development |
| MCH | Maternal and Child Health |
| SSEGC | Shepparton South-East Growth Corridor |

Key Terms

South Shepparton: Refers to the entire project area. It comprises three localities identified in the Greater Shepparton Community Profile (i.d. Consulting). The localities are based on communities of interest and have been aggregated from Australian Bureau of Statistics Census Collector Districts. These localities include Shepparton South, Shepparton South-East and Kialla-Shepparton Surrounds South.

Shepparton South: Refers to one of the three statistical localities comprising the wider south Shepparton project study area.

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1. Introduction

1.1. Background

The South Shepparton Community Infrastructure Needs Analysis (2009 CINA) was completed in February 2009. The objectives of the 2009 CINA were to:

- Assess the likely nature and extent of community infrastructure required to meet current and future population needs in South Shepparton.
- Identify the appropriate nature and scale of community infrastructure for five sites identified by the Shepparton City Council (see Figure 1), including:

1. **Karibok Park and Youth Club Hall**
2. **Riverside Plaza (Former Shepparton Drive-In Site)**
3. **South-East Shepparton Growth Corridor**
4. **Future Kialla South**
5. **Vibert Reserve**

Since the 2009 CINA was completed, a number of community infrastructure and strategic planning initiatives have been undertaken by Council and external stakeholders, including:

1. Development at Vibert Reserve

- Stage 1 of the Vibert Reserve Masterplan has been completed, which has included construction of a sporting pavilion and change room facility. Stages 2-3 of the Masterplan will be undertaken in the next 3-5 years and will include duplication of the existing change rooms and the construction of a community and training room.

2. Future planning for the South-East Shepparton Growth Corridor

- A structure plan has been developed for the future South-East Shepparton Growth Corridor. The structure plan identifies community infrastructure sites as well as services and facilities required in the corridor to service the future population.

3. Potential development of vacant land owned by Vision Australia

- Vision Australia owns a parcel of vacant land (approximately 900-1000 sqm) on the corner of Archer and Channel Roads next to its current facility. Vision Australia is currently investigating opportunities to develop a Men’s Shed on the site; however there will still be a significant portion of the site that will remain undeveloped. The site is also located next to Mercy Aged Care.

4. Development of Riverside Plaza

- The former drive-in cinema site, located on the corner of Riverside Drive and Goulburn Valley Highway, has now been developed as a retail precinct known as Riverside Plaza. A community facility and office and meeting spaces have been developed in the precinct.



Photo: Vibert Reserve (2010)



5. Development at Karibok Park/Youth Club Hall

Shepparton Adult and Community Education (ACE) currently utilises one third of the Youth Club Hall. The remaining space is used for community groups and activities such as a dancing school. ACE has recently extended its facility in order to increase the capacity of the service. The Shepparton Search and Rescue has located at the site.

Photo: Karibok Park/Youth Club Hall (2010)



Greater Shepparton City Council commissioned Capire Consulting Group to undergo a review of the recommendations made in the 2009 South Shepparton CINA in the context of these new developments and initiatives.

1.2. Review of the South Shepparton Community Infrastructure Needs Analysis - Methodology

The following tasks were undertaken during the review of 2009 CINA:

1. **Policy and literature review update:** A review of new and updated state and local government policy directions, principles and priorities in regard to community services and infrastructure.
2. **Stakeholder consultation:** A series of one-on-one, face-to-face interviews were conducted with both internal Council officers and external service providers. The interviews provided detailed information in relation to:
 - The capacity and suitability of current facilities;
 - The key issues affecting infrastructure provision and service delivery;
 - The capacity and interest amongst service providers to co-locate operations with other services; and
 - Future service planning initiatives and directions.
3. **Site visits:** A number of site visits were undertaken to provide context to the consultation.
4. **Update of the 2009 CINA recommendations:** Based on tasks 1-3, a number of recommendations were developed to update the 2009 South Shepparton CINA.

PART A: Summary of the South Shepparton Community Infrastructure Needs Analysis (2009)

This section provides an overview of the key data and findings from the 2009 CINA.

2. Key Population and Socio-Economic Trends

The 2009 CINA identified that South Shepparton's needs in regard to community infrastructure are changing as a result of significant population growth in Kialla-Shepparton Surrounds South and South-East Shepparton. The key population trends across the three localities included in the study area are:

- **Shepparton South**
 - Stabilisation of population growth.
 - A significant increase in lone person households and couples without dependent children, reflective of the area's ageing population.
 - 4.3% of residents are Indigenous Australians.
 - 10% of residents come from non-English speaking backgrounds.
 - 19% of residents born overseas and have limited to no English proficiency skills.

- **Shepparton South-East**
 - Shepparton South-East has the third highest level of disadvantage in the municipality.
 - Significant growth in population across all age groups will result in a mix of family and lone person households.
 - South-East Shepparton has the highest concentration of residents from non-English speaking backgrounds (17%).
 - 27.8% residents that were born overseas have limited or no English proficiency skills.
 - 5.7% of residents are Indigenous Australians.

- **Kialla-Shepparton Surrounds South**
 - Expected to experience the highest population growth in the study area, with relatively high numbers of young families, along with increases in the ageing population, resulting in a mix of housing needs.
 - Comparatively small proportions (6%) of residents are from non-English speaking backgrounds.

3. 2009 CINA Policy Context

This section summarises the state and local government policies reviewed as part of the 2009 CINA (*Refer to Appendix 1 for a list of policies and strategies reviewed*).

The following key state and local policy directions and concepts were identified in the 2009 CINA:

- Community Infrastructure is central to the health and wellbeing of a local community. It allows individuals to strengthen social connections and engage in community life.
- Community Infrastructure must be responsive to the needs and interests of the local community. Future service provision should reflect these local needs and interests.
- Joint service planning and delivery is encouraged, particularly cross-government service provision and partnerships between local government, developers and the community.
- Both state and local government policy supports the development of community hubs where services are co-located in accessible locations.
- Community infrastructure needs to be developed with flexibility and adaptability. This ensures infrastructure is suited to an array of multiple, evolving uses.
- State government policy promotes the shared use of school facilities for community purposes.
- A hierarchical approach to community infrastructure provision is adopted in state government policy. The hierarchical infrastructure typology adopted in the 2009 CINA report is shown in Table 1, below.

Table 1: Community Hub Hierarchy

| Hub Type | Description |
|--------------------------|--|
| Neighbourhood hub | Provides some community infrastructure for the community that lives close, or within walking distance of the hub. |
| Local hub | Provides a greater range of community infrastructure than a neighbourhood hub for the community that lives within surrounding suburbs. |
| Regional Hub | Provides community infrastructure for the community that lives within a region such as a local government area. |

4. 2009 CINA Recommendations

The 2009 CINA provided recommendations regarding the co-location of community infrastructure in South Shepparton at five sites identified by the Greater Shepparton City Council. These sites are referred to as **Community Infrastructure Clusters**.

The recommendations detailed the nature, size and mix of community infrastructure to be provided in each cluster. These recommendations are detailed below.

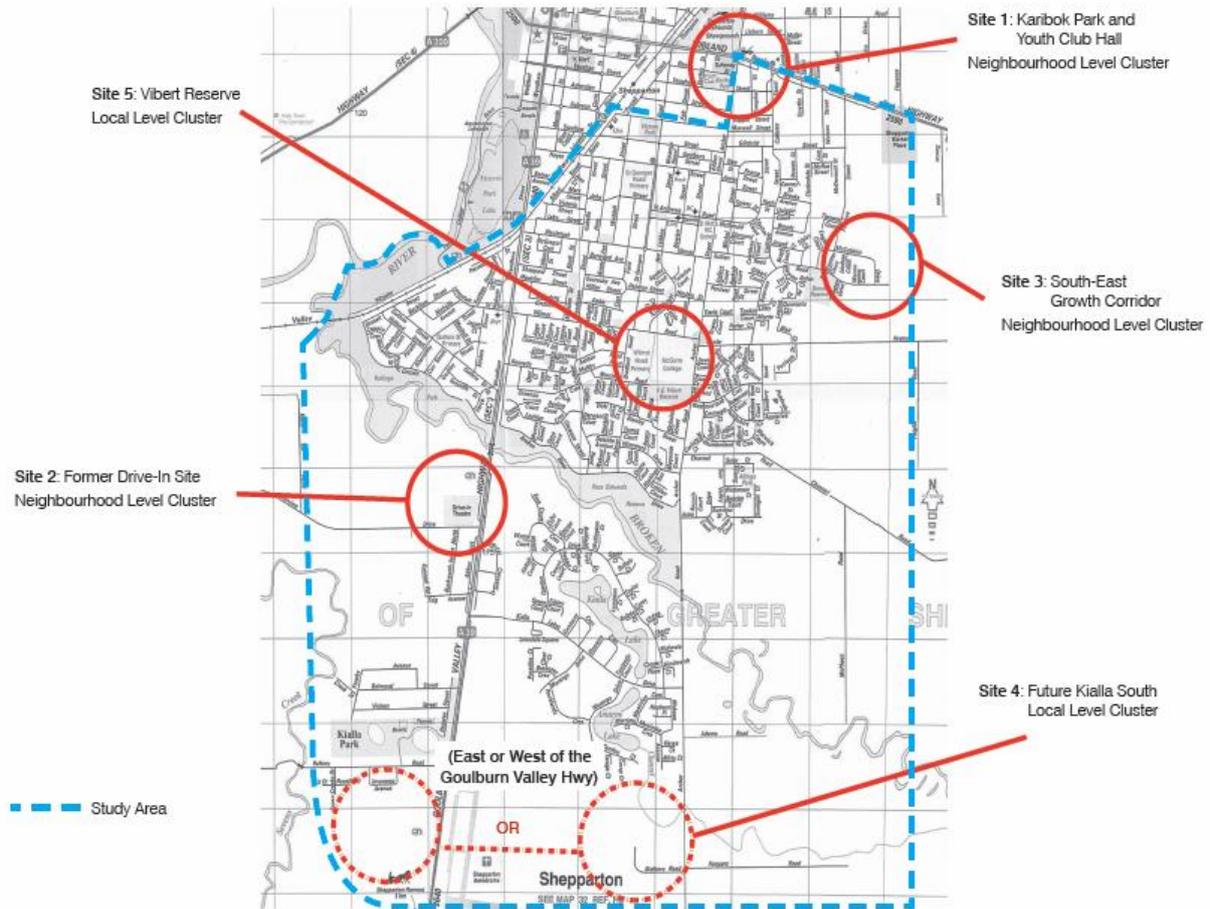
Recommendation 1:

That the five sites identified in Figure 1 are the focus for future development of Community Infrastructure Clusters in South Shepparton.

Recommendation 2:

That the Greater Shepparton City Council continues to work with relevant stakeholders to plan for the relocation of existing community infrastructure and identify appropriate funding, floor space requirements and governance arrangements for community infrastructure clusters at the proposed sites (see Table 2).

Figure 1: South Shepparton Community Infrastructure – Recommended Location and Scale of Community Infrastructure Clusters



Recommendation 3:

That the Greater Shepparton City Council adopts the revised Master Plan for Vibert Reserve, consisting of five integrated components:

- Shared community facility (for the re-location of existing services recommended in the study)
- Shared sports facility
- Sports playing surfaces
- Pedestrian network
- Landscaping

Recommendation 4:

That the Greater Shepparton City Council progresses community infrastructure clusters at Karibok Park/Youth Hall, the former Shepparton Drive-in, the South-East Shepparton Growth Corridor and Future Kialla South by undertaking consultation with service providers and developing Master Plans for the sites (see Table 2)

Recommendation 5:

In order to progress the Vibert Reserve Master Plan, the Greater Shepparton City Council should:

- Adopt the Vibert Reserve Master Plan at a formal Council Meeting;
- Enter into a Memorandum of Understanding with DEECD, detailing management responsibilities for the Reserve; and
- Develop an expression of interest opportunity for agencies potentially wanting to co-locate services at Vibert Reserve Community Infrastructure Cluster through a Memorandum of Understanding.

Table 2: Summary of sites and their proposed functions in the 2009 CINA

| Site | Function | Recommended Community Infrastructure |
|--|---|---|
| Site 1: Karibok Park and Youth Club Hall (existing site) | Neighbourhood level community infrastructure cluster with a focus on adult/education and community meeting spaces | <ul style="list-style-type: none"> - Adult education - Employment services - Community meeting space - Possible men's shed - Outreach MCH program - Redevelopment of active open space to provide for informal recreation setting |
| Site 2: Riverside Plaza (Former Shepparton Drive-In Site) | Neighbourhood level community infrastructure cluster with a focus on community meeting rooms | <ul style="list-style-type: none"> - Community meeting space - Outreach MCH program - Community notice board - Neighbourhood house - Community office space - Council and cultural displays and meeting spaces |
| Site 3: South-East Shepparton Growth Corridor (Future) | Neighbourhood level community infrastructure cluster with an inter-generational focus | <ul style="list-style-type: none"> - Multi-purpose space - MCH - Playgroups - Youth activities - Seniors hobby groups - Additional sport fields and amenities - Pedestrian and cycling network - Incorporate re-location of Westmorland Crescent MCH and Leslie Gribble preschool (at appropriate time) |
| Site 4: Future Kialla South | Local level community infrastructure cluster with an activity/community meeting space focus | <ul style="list-style-type: none"> - Large, multi-purpose facility co-located with primary school - Potential for future sport facilities - MCH and preschool - Youth space and services - Possibly seniors services and hobby groups - Pedestrian and cycling network - Consider future operations and planning for Kialla children's centre |
| Site 5: Vibert Reserve | Local level community infrastructure cluster with family/migrant support focus | <p>Early Years Services (0-5 yrs):</p> <ul style="list-style-type: none"> - MCH, preschool, child care and occasional childcare with the reconfiguration and associated relocation of three existing stand alone children's services 1km from Vibert Reserve (Colliver Road, Scoresby Avenue Westmoreland Crescent) to Vibert Reserve and the South East Shepparton Growth Corridor Community Infrastructure Cluster - Designated Community outreach services: Family, MCH, counselling etc <p>Neighbourhood/community house program</p> <ul style="list-style-type: none"> - Neighbourhood house - Community meeting space - Explore incorporating family services (above) into neighbourhood house |

PART B: Review of the 2009 CINA Recommendations

5. Summary of New and Updated Local and State Policies

A number of new local policies and strategies have been developed since the 2009 CINA, and a number of policies have been updated (see Appendix 1 for full list). The following policies were considered as part of this review, in addition to those reviewed in the 2009 CINA:

- Council Plan and Strategic Resource Plan 2009-2013 (GSCC)
- Greater Shepparton Public Health Plan 2009-2013 (GSCC)
- Positive Ageing Strategy 2009-2014 (GSCC)
- Greater Shepparton Best Start Municipal Early Years Plan 2008-2010 (GSCC)
- Greater Shepparton Housing Strategy 2009 (GSCC)
- Implications on the population growth of infrastructure and resources in regional cities (Essential Economics, 2009)

The following additional policy directions were identified that are relevant to planning community infrastructure provision in South Shepparton:

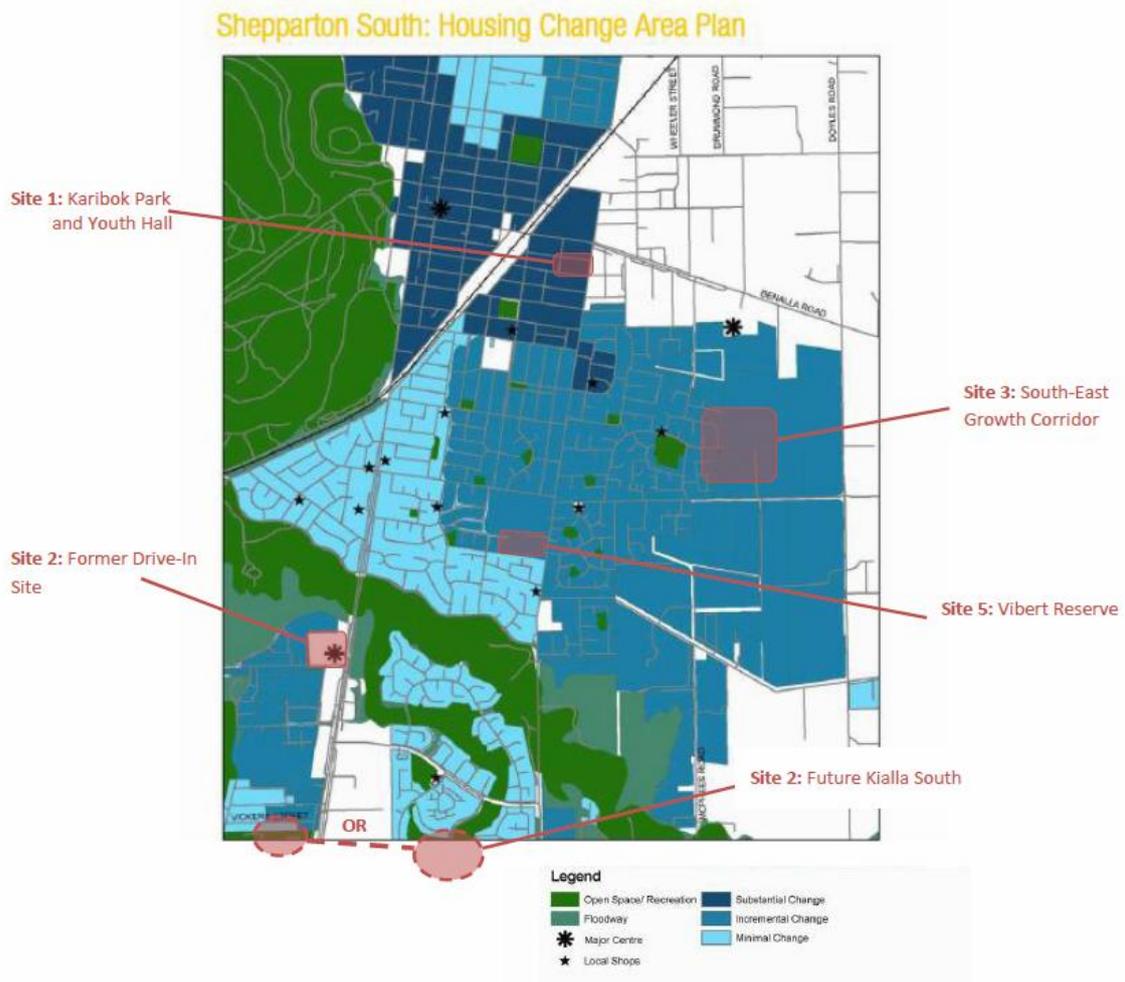
- State government strategies promote the re-distribution of population growth to regional centres. However, large population increases in Victoria's regional centres will have significant impacts on the capacity of infrastructure to support communities.
- Affordable and accessible community services and programs are important to enhance the liveability of the municipality and provide for a diverse community.
- Community infrastructure needs to be developed in a manner that allows Greater Shepparton's ageing population to 'age in place'. This will involve increasing access to responsive housing stock, relevant support services, information, employment and lifelong learning opportunities. Increasing local walkability and the provision of services that encourage mobility will also be required.
- Community infrastructure plays a large role in the health and wellbeing of residents. Access will influence education, social connectedness, social inclusion and physical health opportunities.
- Future early years' service provision in Greater Shepparton will be focussed around enhancing education, connecting families and parents with services and opportunities for skill development, along with improving awareness and meeting the needs of the local community.
- Community infrastructure in Greater Shepparton needs to be provided in appropriate locations, must respond to current needs, whilst remaining adaptable to the needs of an evolving community.

The GSCC Housing Strategy highlights the areas that are expected to experience the significant residential growth, which will impact greatly on the planning for future community infrastructure provision. The areas relevant to the South Shepparton study area are:

- CBD – substantial change
- South East Corridor, Central South Shepparton and around Kialla Green (West) – incremental change
- Kialla Lakes and areas north-west of the study area – minimal change

Figure 2 illustrates housing growth in relation to the five recommended sites for community infrastructure clusters, which further supports the need for enhanced community infrastructure provision in the south.

Figure 2: Shepparton South Housing Change Area Plan in relation to community infrastructure sites



6. Key Population and Socio-Economic Trends

No changes have been identified in population and social-economic trends since the development of the 2009 CINA.

7. Developments and strategic planning initiatives since the 2009 CINA impacting on community infrastructure provision in South Shepparton

7.1. Possible Shepparton Secondary School Regeneration:

There have been discussions around the possibility of amalgamating the four existing secondary schools across Greater Shepparton into one senior campus (years 10-12) and establishing a number of ‘community education hubs’ (See Figure 3) across the municipality. The community education hubs would most likely include:

- A middle years campus (years 7-9 or 5-9);
- A primary setting (prep-5 or prep-6); and
- An early childhood development setting (birth-4 years).

The State Government is currently undertaking a review of the school regeneration project and therefore the project is on hold. The outcomes of the review are expected to be delivered later in 2011. It should be noted that whilst the review may conclude that the regeneration project continues as proposed, it may also recommend that the regeneration progresses with changes, or that it does not go ahead at all.

Description of the Current Regeneration Proposal:

Senior Campus – Educational Rationale

Key Features:

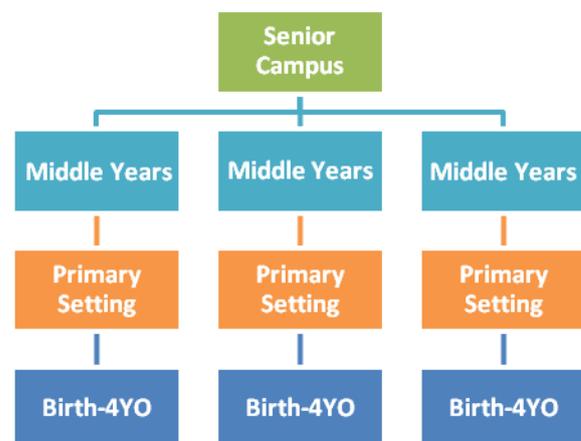
- Teacher student learning teams
- Integrated pathways (Seamless)
- Key partnerships – TAFE, University links
- All facilities on one central site
- Open flexible learning spaces
- Specialisation focus around central hub
- 21st Century Learning: Online/eLearning Focus
- Koori/cultural focus
- Differentiated learning
- Adult learning environment

Early Childhood Development

Key Features:

- Community spaces for meeting and courses etc.
- Playgroups
- Childcare
- Kindergarten
- Maternal and child health spaces etc
-

Figure 3: Greater Shepparton School Regeneration Vision



Middle Years Campus

Key Features:

- Middle Years focus
- Literacy/Numeracy focus in all years
- Enhances leadership opportunities
- Applied learning (year 9)
- Effective links with co-located primary school
- Community Hub Focus
- Extension courses
- Teacher student learning teams
- Differentiated learning
- Open flexible learning spaces
- 21st Century Learning: Online/eLearning Focus
- Structure of sites to be finalised after further consultation with Primary Schools

7.2. South-East Growth Corridor Structure Plan

The Greater Shepparton City Council developed a structure plan for the Shepparton South-East Growth Corridor (SSEGC) in 2009. The following community infrastructure requirements were identified in the plan:

Table 3: Physical Community Infrastructure Requirements for the SSEGC

| Facility | Location within Corridor |
|---|---|
| Primary school | Centrally located in the SSEGC |
| Maternal and Child Health facility | The MCH should be co-located with the kindergarten (and potentially a community meeting space) and sited opposite the primary school. An early years hub will provide integrated services to allow for ease of access and provide a community focal point |
| Kindergarten | The kindergarten is to be located with the MCH facility and the community meeting space. |
| Community meeting space | The community meeting space can be co-located with the kindergarten and MCH facility, or a space can be established at the primary school for community use. |
| Private consulting rooms | Private consulting rooms should be located in the commercial area of the SSEGC. |

7.3. Vibert Reserve

Stage 1 of the Vibert Reserve Masterplan has been completed, which has included the construction of a sporting pavilion and change room facility. Stage 2 is scheduled to commence in November 2011, which will include duplication of the existing change rooms, construction of a meeting and training room, as well as change rooms and storage for referees.

7.4. Riverside Plaza (Former Drive-In Cinema Site)

The former drive-in cinema site, located on the corner of Riverside Drive and Goulburn Valley Highway, has now been developed as a retail hub called Riverside Plaza, which includes a community facility with office and meeting spaces. It is likely to be predominantly occupied by family and children's services. At this stage, it has been confirmed that Scoresby Avenue MCH will be relocating to the site. The size of the community centre is 290 sqm.

7.5. Mercy Aged Care Expansion

Construction has commenced on the expansion of the Mercy Aged Care facility on land adjacent to the current facility owned by Greater Shepparton City Council. Stage 1, which is currently underway, comprises the expansion of 30 beds at the rear of the facility. The Stage 2 expansion will comprise:

- A 30 bed dementia unit
- A chapel
- Additional administration space
- A multi-purpose space that can accommodate community activities such as programmed activity groups and other activities for seniors
- A café that allows family and friends to take residents 'out of the facility' in a safe and convenient manner and that enhances the interface between the facility and the broader community.

8. Stakeholder Consultation

As part of this review of the 2009 CINA, a number of one-on-one interviews were conducted across Council and external service providers (*see appendix 2 for list of stakeholders interviewed*). The aim of the stakeholder consultation was to discuss and identify the changes that have occurred in South Shepparton since the 2009 CINA, and how these may influence future community infrastructure provision. The consultation outputs have been summarised in the following three categories:

- Limitations of existing community infrastructure
- Perceived gaps in community infrastructure provision
- Opportunities for community infrastructure

7.6. Limitations of Existing Infrastructure

A number of limitations in regard to current community facilities were identified through stakeholder consultation:

Early Years Facilities:

A municipal wide problem with early years' facilities is that they are located in ageing buildings that are operating at full capacity.

- **Westmorland Crescent Children's Centre:** This Centre is seen as an important facility for vulnerable residents. The MCH has enough demand to be operating 6 days per week, however staff shortages do not allow for this. The building has a large waiting room and until recently could accommodate immunisation which was well attended. However, the building is ageing. The Centre also has a strong relationship with Wilmot Road Primary School.
- **Kialla Central:** A centre with increasing demand. The kindergarten and childcare are very popular and the MCH generates demand through these co-located services. The MCH facility is not purpose built. It has a small, shared waiting room which cannot accommodate immunisation sessions. These sessions are conducted out of the Kialla Recreation Reserve Club.
- **Colliver Road Children's Centre:** This Centre was closed due to Occupational Health and Safety concerns. There are currently no plans to re-open the centre. Former clients have been absorbed by Westmorland Crescent Children's Centre which has popular outreach services.
- **Riverside Plaza (Former Drive-in site):** This recently developed community facility is currently awaiting the final internal fit out. The facility will have four consulting rooms, two for Maternal Child Health and two for community groups including a space for parenting groups which is currently up and running. There are concerns regarding the ability of CALD groups to access the service as there is limited public transport to the site and walkability is inhibited by a number of physical barriers.
- **Vibert Reserve:** It was identified through consultation that Vibert Reserve is not an appropriate location for early years' services.



Photo: Leslie Gribble & Westmoreland Crescent MCH (2010)

- **St Andrews Kindergarten:** Currently on a church owned site, however, the church is selling site. The kindergarten service is secured on the site for 12 months and then will relocate to St Georges Road Primary School.

Karibok Park and Youth Club Hall Site:

- The park requires revitalisation to allow for wider passive recreation use, and the existing building requires upgrading.

South Shepparton Community House:

- The current facility is inadequate with no space to expand programs. The service has expressed an interest in relocating to a community hub, and was initially to be relocated to Vibert Reserve. Its main concern regarding relocation is that it needs to be close to public transport, have adequate car parking and adequate space for programming and for a mobile library.

8.1. Perceived Gaps in Community Infrastructure

The following community infrastructure gaps in South Shepparton were identified through stakeholder consultation:

Community Spaces:

- A number of stakeholders identified a lack of community spaces in South Shepparton, as well as across the municipality more generally.
- Limited space for use by Shepparton’s CALD communities was also identified by stakeholders. The challenge in providing spaces for CALD groups includes access to information, language barriers, cultural needs and the familiarity of a space.
- Older adults were also identified as having limited access to community spaces.
- In order for community spaces to be well utilised, they need to be co-located with other services and facilities.

Recreation and Leisure Facilities:

- A number of stakeholders indicated that there is an inadequate supply of recreation and leisure facilities in South Shepparton. Specifically, it was suggested there is a need for:
 - Facilities that are culturally appropriate for CALD communities;
 - More opportunities and support for ethnic groups to start and manage sporting groups;
 - Recreation and leisure opportunities that are not centred around competition; and
 - Recreation and leisure opportunities for older adults which include facilities that support the needs of older residents as spectators e.g. shelter, disabled parking etc.

Early Years Services:

- Stakeholders identified the need for outreach Maternal and Child Health (MCH) services to target ethnic communities that may have education, language and transport barriers to accessing services.
- There are also issues with the lack of space for immunisation sessions and parenting groups in existing MCH infrastructure.

Public Transport:

- Consultation indicated that there are gaps in the public transport system for residents in the inner south as well as the outer areas of Shepparton.
- There are also significant access issues for migrants.

Community Notice Board/Website:

- Several stakeholders were of the opinion that there is limited access to information about community services and facilities and that enhanced information provision would allow organisations and community groups to network and share resources.

Public Health Services:

- A lack of health services, particularly for the aged, was identified by stakeholders. A specific example given was the lack of dental services in meeting the current needs of older residents.

8.2. Opportunities for Community Infrastructure

A number of sites that should potentially be considered for locating new community infrastructure or reconfiguring existing infrastructure were identified, in addition to those identified in the 2009 CINA.

McGuire College Site:

- If the secondary school regeneration project proceeds as currently proposed, (see section 7.1) it will create the potential for McGuire College to become a middle school campus and potentially relocate. This would allow for the development of community infrastructure on the site. The college is located adjacent to Vibert Reserve.
- A new language centre is currently being developed by McGuire College. The facility will have a flexible design which in the short term will house the College's CALD programs. In the long term it will have the potential to have broader community uses.
- Saint Andrews Tennis Club will be relocating to a site on McGuire College land at the end of the school oval, adjacent to Vibert Reserve in 2015.
- There is potential for the site to become a 'sporting precinct' for South Shepparton, if McGuire College moves to a new site, with the retention of the College's existing sports fields.

Vision Australia Site

- There is a vacant parcel of land on the corner of Archer Road and Channel Roads, currently owned by the Country Fire Authority CFA.
- Vision Australia has previously indicated an interest in potentially locating a Men's Shed on the site, however discussions appear to be on hold.
- The site has a number of strengths, including:
 - Its location opposite a commercial strip
 - Its location next to an aged care facility (Mercy Aged Care)
 - Vision Australia services facility adjacent to the site
 - Bus stop and pedestrian crossing on Archer Road
 - Proximity to schools and recreation reserves
- There is an opportunity for this land to be recognised as an additional site for a community infrastructure cluster.

Wilmot Road Primary School:

- The school currently has a strong relationship with CALD communities.
- The school is interested in locating early years' facilities on the site, including MCH, playgroups, kindergarten and long day care – this reflects DEECD's plans for the Shepparton School Regeneration Project (see section 7.1).
- Wilmot Road Primary School currently has a strong relationship with Westmorland Crescent Children's Centre.

Ethnic Communities Council:

- Currently applying for funding to expand their facilities to include community meeting space for cultural groups. However, land constraints limit the size of the space.

Uniting Church - Cutting Edge (Youth)

- Recently received funding to redevelop their sites. The organisation is currently considering whether its service delivery will be in the form of one central youth centre or a series of dispersed facilities.

St Georges Road Primary School

- Council have future plans to collocate early years' services (Colliver Road Children's Centre and St Andrews Kindergarten) with this primary school.

8.3. CALD Community Considerations for Community Infrastructure Planning in South Shepparton

Consultation with Council and service providers identified some key points to consider when planning for the location and configuration of community infrastructure for CALD communities. These are described below.

- **Familiarity:** CALD communities tend to use services that they are familiar with or those that have strong connections with other services that they access. It was suggested through the consultation process that the CALD community does not access a number of services in South Shepparton due to a lack of knowledge about services.
- **Transport limitations:** Many women in CALD communities do not drive and are not confident in using public transport, therefore walkability is a very important factor in planning for the location of community facilities.
- **Size of facilities:** CALD communities often require large meeting spaces for 100+ people for gatherings and festivals.
- **School readiness:** Through consultation it was identified that there are a high number of children from CALD communities that are not school ready when they begin primary school. Creating opportunities to facilitate early years' education pathways is important. This can be achieved through facilitating relationships/partnerships between services and/or co-location of services.

9. Review of the South Shepparton 2009 CINA Findings

Table 4: Review of South Shepparton 2009 CINA findings and implications

| Site | Recommended Community Infrastructure | Review of Findings | Implications |
|--|---|---|--|
| Site 1: Karibok Park and Youth Club Hall (existing site) Neighbourhood level community infrastructure cluster with a focus on adult/education and community meeting spaces | <ul style="list-style-type: none"> - Adult education - Employment services - Community meeting space - Possible men's shed - Outreach MCH program - Redevelopment of active open space to provide for informal recreation setting | <ul style="list-style-type: none"> - Karibok Park requires revitalisation - A need for recreation and leisure opportunities that are not centred around competitive sports - ACE have extended their facility - Shepparton Search and Rescue have located at the site which has improved passive surveillance | <ul style="list-style-type: none"> - Maintain current focus on adult/community education and meeting spaces - A need for Karibok Park to be revitalised to create quality passive space and increase activity at the site - A retardation basin will need to be located on the site, therefore it will need to be developed in combination with a drainage plan |
| Site 2: Riverside Plaza (Former Shepparton Drive-In Site) (proposed) Neighbourhood level community infrastructure cluster with a focus on community meeting rooms | <ul style="list-style-type: none"> - Community meeting space - Outreach MCH program - Community notice board - Neighbourhood house - Community office space - Council and cultural displays and meeting spaces | <ul style="list-style-type: none"> - Community facility has been developed - fit out for early years' service to occur shortly - Community facility size is not suitable to support 2009 CINA recommendations - Space is suitable for parent groups and immunisation sessions - Significant population increases in surrounding subdivisions - Access to site is an issue – public transportation and walkability limitations - Limitations for CALD community access- rely on walkability of services - Scoresby Avenue MCH will close and relocate to Riverside Plaza. | <ul style="list-style-type: none"> - Need to reconsider suitable services for the size of the space and the location - Also need to consider who will be using the services, how they will be accessing the site and possible transport alternatives e.g. community transport for CALD community |
| Site 5: South-East Shepparton Growth Corridor (Future) Neighbourhood level | <ul style="list-style-type: none"> - Multi-purpose space - MCH - Playgroups - Youth activities | <ul style="list-style-type: none"> - Westmoreland Crescent MCH is in an important and well-utilised service for the surrounding CALD community - Since the 2009 South Shepparton CINA the South- | <ul style="list-style-type: none"> - Update the configuration of the community infrastructure cluster as per the South East Shepparton Growth Corridor Structure Plan |

| | | | |
|---|---|---|--|
| <p>community infrastructure cluster with an inter-generational focus.</p> | <ul style="list-style-type: none"> - Seniors hobby groups - Additional sport fields and amenities - Pedestrian and cycling network - Incorporate re-location of Westmorland Crescent MCH and Leslie Gribble Preschool (at appropriate time) | <p>East Growth Corridor Structure Plan has been developed with updated research on community infrastructure requirements.</p> | |
| <p>Site 4: Future Kialla South Local level community infrastructure cluster with an activity/community meeting space focus</p> | <ul style="list-style-type: none"> - Large, multi-purpose facility co-located with primary school - Potential for future sport facilities - MCH and preschool - Youth space and services - Possibly seniors services and hobby groups - Pedestrian and cycling network - Consider future operations and planning for Kialla children's centre | <ul style="list-style-type: none"> - High population growth - Existing high numbers of 3rd and 4th home owners - Expected increases in first homebuyers - Ageing population - High levels of car ownership | <ul style="list-style-type: none"> - Development of a range of services to meet growing population - Need to consider service and facility needs across different service groups e.g. from young families to senior citizens |
| <p>Site 5: Vibert Reserve Local level community infrastructure cluster with family/migrant support focus</p> | <p>Early Years Services (0-5 yrs):</p> <ul style="list-style-type: none"> - MCH, preschool, child care and occasional childcare with the reconfiguration and associated relocation of three existing stand alone children's services 1km from Vibert Reserve (Colliver Road, Scoresby Avenue Westmoreland Crescent) to Vibert Reserve and the South East Shepparton Growth Corridor Community Infrastructure Cluster - Designated Community outreach services: Family, MCH, counselling etc <p>Neighbourhood/community house program</p> <ul style="list-style-type: none"> - Neighbourhood house - Community meeting space - Explore incorporating family services (above) into neighbourhood house | <ul style="list-style-type: none"> - Site is not suitable for early years' services - There is a need for a sporting precinct in South Shepparton - St Andrews Tennis Club is relocating to the McGuire College adjacent to Vibert Reserve - McGuire College and Wilmot Road Primary School are part of DEECD's proposed Shepparton school regeneration, which includes options for co-locating community facilities with schools | <ul style="list-style-type: none"> - Consider an alternative location for early years' services - A school site would be better suited to early years services - Consider an alternative location for neighbourhood house functions |

10. Final Recommendations

10.1. Existing Community Infrastructure Clusters from the 2009 CINA:

The five sites for community infrastructure clusters identified in the 2009 CINA, have been reassessed to reflect the research undertaken for this review. The revised recommendations for each site are provided below.

Site 1: Karibok Park and Youth Club Hall

- Maintain adult/community education facilities (ACE).
- Redevelop multi-purpose community space (existing Youth Club Hall) to allow for increased community group use.
- Enhancement/revitalisation of Karibok Park to allow for passive recreation and increased activity at the site. Consider incorporating a community garden (working in partnership with ACE) for education and community uses.

Site 2: Riverside Plaza

- Focus on family and children services with space for parenting group meetings/sessions.
- Potential location for Maternal and Child Health outreach.
- Scoresby Avenue MCH will close and relocate to Riverside Plaza. Accessibility issues need to be addressed before the relocation.

Site 3: South-East Growth Corridor

Based on Shepparton South East Growth Corridor Structure Plan:

- Primary School.
- Maternal and Child Health, kindergarten and community meetings spaces collocated with the primary school.
- Private consulting rooms.

Site 4: Future Kialla South

To meet both existing and projected populations, an intergenerational hub incorporating the 2009 CINA recommendations of:

- Large, multi-purpose facility co-located with primary school, which would potentially be located on the current aerodrome site.
- Potential for future sports facilities, in partnership with primary school development.
- Early years – Maternal and Child Health and kindergarten.
- Youth facility and youth services.
- Seniors services and hobby groups.
- Pedestrian and cycling network to connect to residential areas with established and future community facilities.
- Consider future operations and planning for Kialla Children's Centre.

Site 5: Vibert Reserve

- Enhance Vibert Reserve as a sport and recreation cluster with St. Andrews Tennis Club relocating adjacent to the Reserve.
- The community meeting/training space should be designed in a manner that allows the facility to cater for large functions for up to 100 people. There is a lack of large community spaces in South Shepparton. This space could be utilised by sporting clubs for functions and CALD community festivals and events.

Figure 4: Map of Existing and New Identified Site for Community Infrastructure Provision



10.2. Recommendations for Additional Community Infrastructure Sites

In addition to the five previously identified sites for community infrastructure clusters, three additional sites have been identified through this study, including the vacant site (owned by the CFA) adjacent to Vision Australia, the McGuire College/Wilmot Road Primary School Site and St Georges Road Primary School (see Figure 3). These three sites were identified through stakeholder consultation as potential locations for both previously and newly identified needs for community infrastructure in South Shepparton. Below are the recommendations for these sites:

Site 6: McGuire College/Wilmot Road Primary School Site (if the school regeneration project goes ahead as currently proposed)

- Early years services (Westmoreland Crescent MCH and Leslie Gribble Preschool) co-located with the primary school.
- Establish an arrangement with the primary school for use of school facilities for community purposes.
- Investigate opportunities to use McGuire College's language school for broader community purposes when the middle school is relocated.

Site 7: Vacant land (owned by the CFA) adjacent to Vision Australia

- It is recommended that Council partners with Vision Australia to develop an intergenerational hub that is complimentary to the Mercy Aged Care expansion and includes:
- Neighbourhood house/lifelong learning (potential relocation of South Shepparton Community House to site).
- Men's Shed.
- Community garden/sensory garden.
- Secure playground and shelter for playgroups.

Site 8: St Georges Road Primary School

- Early years services (Colliver Road Children's Centre and St Andrews Kindergarten) co-located with the primary school.

Note: If the school regeneration project does not proceed and it is not possible to relocate Westmoreland Crescent MCH and Leslie Gribble Preschool to the McGuire College/Wilmot Road Primary School site, the service should remain in its current location and the facility should be renovated as it is well attended and easily accessible by walking.

Appendix

1. Policy Review

The following is an updated list and themes of state and local government policies considered for this review:

State:

- Melbourne 2030 (Department of Infrastructure, 2002)
- A Fairer Victoria: Strong People Strong Communities (state Government of Victoria, 2008)
- Growing Victoria Together (Department of Premier and Cabinet, 2001)
- Development of a New Framework for Promoting Health and Wellbeing: A Discussion Paper (Vic Health, 2007)
- Strengthening Local Communities: An Overview of Research Examining the Benefits of Neighbourhood Houses (department of Victorian Communities, 2005)
- Schools as Community Facilities: Policy framework and Guidelines (Department of Education and Training)
- Blueprint for Early Childhood Development and School Reform: early Childhood Development Discussion Paper (Department of Education and Early Childhood Development, 2008)
- Implications on the population Growth on Infrastructure and Resources in Regional Cities (Essential Economics, 2009) new

Local:

- Greater Shepparton 2030 Strategy Plan (2005)
- Greater Shepparton 2030 Background Analysis Report No. 3: Community Life (Coomes Consulting, 2006)
- Council Plan and Strategic Resource Plan 2006-2010 (reviewed 2007) (*superseded*)
- Council Plan and Strategic Resource Plan 2009-2013 (*new*)
- Greater Shepparton Public Health Plan 2006-2008 (*superseded*)
- Greater Shepparton Public Health Plan 2009-2013 (*new*)
- Strategy for Tertiary Education in Shepparton 2005-2009
- Shepparton Tertiary Education Precinct Development Plan 2005
- Result of the South Shepparton Community Survey 2005
- Vibert Reserve Master Plan 2004
- Shepparton Sports Precinct Master Plan Report
- Maroopna Recreation Reserve Master Plan
- Young People Building Our Community 2002-2020
- Feasibility of Subdivision of Childcare Site 2006
- Shepparton Drive In Site – Social Planning Report 2006
- Positive Ageing Strategy 2009-2014 (*new*)
- Arts and Culture in Greater Shepparton 2009 (*new*)
- Greater Shepparton Best Start Municipal Early Years Plan 2008-2010 and Demonstration Project (*new*)

The following section provides a summary of the policies and strategies that have been developed since the 2009 CINA.

Implications of Population Growth on Infrastructure and Resources in Regional Cities (Essential Economics, 2009)

This report was prepared by Essential Economics for Regional Cities Victoria to undertake an assessment of future infrastructure and resource requirements and associated costs for Victoria’s 10 largest regional centres for the period of 2006-2036. The report focuses on the need for significant additional infrastructure and resources to support large population increases. These requirements include additional infrastructure and resources for: utilities (water, gas, electricity), public transport (rail, bus), land development (residential, industrial), communications (broadband), health (hospital beds, emergency services), education (schools, TAFE, university), social (kindergarten, childcare, aged care), community needs (libraries, arts, recreation) and waste services (kerbside collections).

Greater Shepparton Positive Ageing Strategy 2009-2014

This five year plan was developed to promote the wellbeing of the older community. The goal of the plan is to provide opportunities for those over the age of 55 to age positively within the Greater Shepparton City Council. Four key themes were identified for the strategy:

1. Settlement, Housing and Infrastructure: The outside environment, design of public and private buildings including housing and transportation all have a major impact on the mobility and independence of older people and their ability to ‘age in place’.

Objectives (relating to community infrastructure):

- Increase people’s access to a diverse range of housing options.
- Increase access to support services that allow older people to remain living in the community and/or connected to community if living in a residential care facility.
- Increase information available to the community about the transport and mobility options available in Greater Shepparton.
- Increase local walkability in all urban areas.
- Increase the provision of facilities that encourage mobility.

2. Participation in Community Life: The level of positive involvement of people in the community is related to their individual health and wellbeing.

Objectives (relating to community infrastructure):

- Provide access to facilities where older people can come together for social, recreational and leisure activities that promote connection and inclusion.
- Enhance the diversity of recreational and physical activity opportunities.
- Increase older people’s access to health information and education.

3. Workforce participation, transition for retirement and financial wellbeing: Access to opportunities for meaningful employment, lifelong learning, planned retirement and the security of an adequate income to meet the cost of living now and into the future contributes significantly to positive ageing.

Objectives (relating to community infrastructure):

- Increase access to opportunities for lifelong learning.
- Increase awareness of current volunteering opportunities and continue to increase and promote volunteer opportunities.

4. Community planning and wellbeing: Developing an environment where ‘healthy ageing’ or ‘positive ageing’ is a key platform that informs the planning and delivery of services and facilities.

Objectives (relating to community infrastructure):

- Promote the principles of ‘healthy ageing’ across the relevant areas of Council’s service and program planning and delivery.

Council Plan and Strategic Resource Plan 2009-2013:

Through the development of this plan, Council identified 6 key strategic objectives, which were; settlement and housing; community life; environment; economic development; infrastructure; and Council organisation and management. The two key directions linked with the provision of community infrastructure are ‘community life’ and infrastructure’.

Community Life: To enhance social connectedness, physical and mental health and wellbeing, education and participatory opportunities in order to improve liveability and a greater range of community services.

- Embrace and strengthen cultural harmony and diversity – ensure Council activities support and enhance cultural harmony and inclusiveness.
- Increase education and learning opportunities for our community:
 - Continue to work with education providers to increase the range of locally available education options and promote life- long learning.
 - Ensure that there are opportunities for arts education in the region.
- Develop and pursue strategies to improve community health and wellbeing:
 - Develop a new universal access plan and implement the identified outcomes and objectives.
 - Pursue the highest standard of accessibility and inclusion for all services and activities.
- Develop a range of active and passive recreational facilities at the former Kialla landfill site.
- Provide affordable and sustainable community services.
- Value arts and culture as in integral part of a dynamic community.

Infrastructure: The provision of urban and rural infrastructure to enhance the performance of the municipality and facilitate growth.

- Provide affordable sustainable community infrastructure.

Greater Shepparton Public Health Plan 2009-2013

The Greater Shepparton Public Health Plan identifies existing and emerging priority areas of public health that the Greater Shepparton City Council needs to address, and provides a range of responding strategies, along with actions required to achieve them.

Two key themes were identified by council to guide the formation of the actions for the Greater Shepparton Health Plan; Greater Shepparton is growing strong when we are:

1. Engaged, and socially inclusive, and

- Participating in community activities:
 - Promote neighbourhood houses and education centres as community centres
- Gathering Places and Neighbourhoods are conducive to social connectedness
 - Ensure the following principles are in the GSCC Municipal strategic statements for new developments: Healthy by Design; CPTED; Universal Access; Tool kit for connectedness and Environmental Best Practice
 - Complete Community Infrastructure Plan for all growth areas of Greater Shepparton
 - Develop and implement community space policy as part of developer contributions for all future developments
- Equitable access to information and resources to the Greater Shepparton Community:
 - Develop and implement procedures relating to best practice for the provision of information in Greater Shepparton. These procedures to include information for culturally and linguistically diverse, hearing and visually supported individuals in an accessible format.

- Our Community's Arts and Culture:
 - Promote the municipality's cultural precincts and art spaces

2. Physically healthy

- Access and support for community members to be physically active;
 - Provides places, spaces, events and programs that are accessible and inviting which encourage participation in physical activity for people of all ages and abilities
 - Promote current infrastructure and program services and commit to maintaining a minimum level that supports physical activity in Greater Shepparton
-

Arts and Culture in Greater Shepparton 2009:

This report is based on extensive consultation with a wide range of people involved or interested in arts and culture in Greater Shepparton.

Recommendations (relating to community infrastructure):

11. Prioritise the delivery of appropriate facilities that address issues raised around the affordability of venues, gaps in available community spaces, and care of assets including:

- Making existing Council venues affordable for not for profit community groups.
- Identify existing Council buildings and opportunities of a community art space for use by local art groups, such as rehearsals, meetings, art making and small performances.
- Seek opportunities and partnerships for the creation of a standalone gallery with expanded workshop facility to enable workshops with school groups, and a resolution to the occupational health and safety and asset management issues facing the collection.

Greater Shepparton Best Start Municipal Early Years Plan 2008-2010:

Seven major visions and associated actions have been identified for the Greater Shepparton Best Start Municipal Early Years Plan. These are that:

- All children enjoy a healthy start to life
 - Objectives:
 - To enhance the capacity of MCH services to better engage those families currently not using or under-using the services.
- All children grow up feeling safe.
- All children are supported to become confident learners.
- All parents feel confident and support in their parenting role.
 - Objective:
 - To research and implement specialised parenting education programs to reach those families who currently do not participate in current parenting education activities.
- Greater Shepparton – a child and family friendly community.
 - Objective:
 - To increase the involvement of parents and children in playgroups.
 - To establish an integrated family centred culture within universal early childhood services.

Greater Shepparton Best Start Demonstration Project:

Best Start is a 3 year project that aims to improve health, development, learning and wellbeing of all children from before birth through to early childhood (8 years of age). Best Start focuses on how the local community can more effectively support parents.

Project Aims:

- *Assist early childhood services to work more closely together:* Help local services to communicate and work together more effectively to make the best use of the resources we have, share good ideas and work closely to build better services.
- *Improve community awareness about early childhood services:* Provide information to parents and service providers about local services and activities.
- *Look at ways of connecting families and local services to and parent activities:* Bring families and children together for social activities such as family fun days, school holiday activities and playgroups.
- *Provide learning opportunities in relation to child development and parenting:* Look at ways of providing information and resources in a way that parents would enjoy.
- *Promote the importance of early childhood literacy skills:* Provide information and resources about ways parents can encourage their children to enjoy reading and literacy activities and promote local literacy services.
- *Reshape early childhood services to better meet the needs of families:* Identify opportunities to make services more flexible and meet the needs of families, i.e. review operating times, outreach services and location of services.
- *Support skill development of early childhood services staff:* Provide opportunities for local early childhood health professionals and staff to enhance their knowledge and skills.

Greater Shepparton Housing Strategy (GSHS) 2009:

The GSHS was initiated by Council to provide further strategic direction regarding housing and residential development following the adoption of the Greater Shepparton 2030 Strategic Plan.

Key Issues and Challenges:

- Significant population growth driven by overseas immigration, internal migration and projected growth in a number of economic sectors.
- Overseas migration is a key population factor with migrants drawn to good access to jobs and relatively affordable housing.
- Strong demand for a broad range of housing options and choice due to shifts in household types examples are:
 - Ageing population and
 - Cultural needs
- Limited opportunities for rural residential growth.
- Strong diverse local economy.
- Environmental impacts of housing growth and sprawl e.g. car dependency.
- Infill development will accommodate 10% of new dwellings through existing areas and redevelopment of higher densities.
- The additional 90% will be accommodated in greenfield developments.

Strategic Directions:

- Minimise the impacts of housing on the natural environment.
- Manage development outcomes and change to the benefit of the entire community.
- Locate residential development in locations appropriate to its intended use.
- Create sustainable living environments which conserve land and energy and are integrated with existing urban networks and systems.
- Promote social equity and safety for all citizens in residential areas.
- Ensure housing and residential areas contribute to the health and well-being of its citizens.
- Provide a diversity of housing options which become long-term assets to their neighbourhood.
- Ensure housing contributes to the public spaces and streetscapes it defines.

Strategies (relevant to community infrastructure):

- To ensure future residential development is provided for in appropriate locations, the following selection criteria were developed:
- Achieve effective integrated neighbourhood planning and infrastructure delivery:
 - Action (A.A7): Identify opportunities to integrate the identification of community needs into the strategic directions
 - Action (A.A8): Work with infrastructure providers to ensure that servicing infrastructure requirements are incorporated into their planning processes
- Achieve integrated transport/land use planning of neighbourhoods.
- Improve the safety of neighbourhoods.
- Integrate neighbourhoods with quality, usable open/natural spaces.
- Encourage active transport modes.
- Encourage space for local fresh food production.

Residential Development Principles (relevant to community infrastructure):

- Appropriate development in towns with excess community services capacity such as schools and commercial facilities.

Residential Growth areas (in South Shepparton):

- Substantial Change – CBD.
- Incremental Change – South East Growth Corridor, Central South Shepparton and around Kialla Green (West).
- Minimal change – Kialla Lakes and North-West of South Shepparton.

2. List of Stakeholders Interviewed

1. Kathleen McBain – GSCC – Coordinator Community Planning
2. Anna Janson – GSCC Strategic Planner - Communities
3. Chris Widdicombe – GSCC MCH Coordinator
4. Rachel Reed – GSCC Strategic Planning
5. Greg Hughes – GSCC Strategic Planning
6. Sarah Ingham – GSCC LEAD Coordinator
7. Sally Rose – GSCC Children’s Services
8. Simon Rose – GSCC Aged and Children’s Services
9. Peter Green – GSCC Youth Services
10. Brendan Gosstray – GSCC Recreation, Leisure and Open Space
11. Chris Hazelman – Ethnic Council
12. Kerry Strauch – Vision Australia
13. Bronwyn Rose – ACE
14. Jan Brown – Mercy Aged Care
15. Diane O’Brian – St Mels Primary School
16. John Sciacca – McGuire College
17. Jennifer Manual - Wilmot Road Primary School
18. Leonie Wilson – South Shepparton Community House
19. Don Gargon – DEECD
20. Robyn Howards – Westmoreland Crescent MCH Services
21. Peter Harriot – GSCC Asset Management
22. Julie Salomon – GSCC GM – Community Development