

Wonthaggi North East Precinct Structure Plan

Community Infrastructure Needs Assessment



November 2020

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1 EXECUTIVE SUMMARY

To support the preparation of a Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) for the Wonthaggi North East growth area the Victorian Planning Authority (VPA), in consultation with Bass Coast Shire Council (Council) have undertaken a Community Infrastructure Assessment. This report contains justification for community infrastructure provision in the Wonthaggi North East PSP and DCP.

The recommendations for community infrastructure provision were developed through analysis of the Bass Coast Shire demographic information, data provided on community facilities within Wonthaggi, and guidelines for the planning of greenfield PSPs on a regional context.

A site visit and interviews with key staff from the Bass Coast Shire Council and key stakeholders were undertaken to outline existing conditions and future need within Wonthaggi North East. Meetings were also conducted with the Department of Education and Training (DET) as well as Catholic Education to determine education needs in Wonthaggi.

Based on the analysis of demographic information and existing community services and facilities in and around the Wonthaggi North East area, the estimated future population of the PSP will trigger the need for the following community infrastructure provisions:

- 1 Maternal and Child Health room
- Double *Kindergarten rooms*
- Childcare service
- *Community Centre Level 1 - meeting rooms – subject to configuration. (multi-purpose community centre)*
- Community meeting and *hall space*
- 1 *Sports reserves and associated pavilions*

It is acknowledged that the 50-year residential land supply represents a significant timeframe for development and will require careful consideration as to the appropriate community infrastructure response within the PSP and DCP. To support this, the PSP identifies a staged approach to the provision of community infrastructure in line with the development of the Precinct. Periodic monitoring and updating of the population projections and demographic breakdown will also be undertaken to ensure that facilities are being delivered in line with demand.

2 INTRODUCTION

2.1 Project Scope

The VPA in partnership with the Bass Coast Shire Council has prepared the Wonthaggi North East Precinct Structure Plan Community Infrastructure Needs Assessment to understand the demand and nature of community infrastructure required to support the future residential population of the Precinct. This assessment is part of the ongoing precinct structure planning process and will inform the preparation of a Precinct Infrastructure Plan and Development Contributions Plan (DCP) for the PSP. This assessment has specifically focused on the following community infrastructure items:

- Multipurpose community centres
- Early childhood facilities
- Community meeting spaces
- Primary schools
- Active recreational facilities
- Local parks

This assessment identifies the facilities required to support the future community arising directly from the projected population of the Wonthaggi North East Precinct. It provides recommendations for the location and size of facilities, and responsibilities for their funding and delivery.

The wider Wonthaggi area contains a range of existing community infrastructure and services that will service the future PSP community. This report will consider existing facilities and services accessible by the future community surrounding the PSP area. The report specifically aims to identify the need for community infrastructure of a local order. The population forecasts for Wonthaggi North East do not meet the benchmarks for high order infrastructure. The scale of the Precinct requires a Level 1 and Level 2 community infrastructure and facilities. Level 1 includes neighbourhood level community facilities providing for catchments of up to 10,000 people. Level 2 refers to district level facilities providing for catchments between 10,000-30,000 people. Level 3 and 4 provides for sub-municipal and municipal level facilities for catchments between 30,000 - 60,000 people and beyond.

In assessing demand for future community infrastructure, the following local policy and information has been considered to guide responses:

- Active Bass Coast 2018
- Bass Coast Open Space Plan, 2008
- Bass Coast Education Plan 2013-17
- Bass Coast Municipal Early Years Plan 2016-2020
- Bass Coast Shire Open Space Review – Open Space Contributions, July 2016
- Bass Coast Public Open Space Policy 2017
- Bass Coast Playspace Strategy, 2017
- Bass Coast Skate Strategy, 2017
- Bass Coast Pathway Plan, 2017
- Public Open Space Policy, 2017
- Bass Coast Shire Council Land Supply and Demand Assessment 2017/2018
- Bass Coast Open Space Asset Management Plan 2018-2022
- Bass Coast Living Young Plan, 2020-2024

- Bass Coast Towards 2030
- Disability Action Plan 2016-2020
- Gippsland Regional Growth Plan May 2014
- Guide to Social Infrastructure Planning, 2009
- Planning for Community Infrastructure in Growth Areas, 2008
- Shaping a better Bass Coast 2019 includes the Council Plan 2017-2021 and Municipal Health and Wellbeing Plan 2017-2021
- Sports and Recreation Needs Assessment, 2016
- The Victorian Planning Authority's Precinct Structure Planning Guidelines 2009
- Wonthaggi - Dalyston Structure Plan, 2008
- Wonthaggi North East Growth Area Development Plan, November 2009
- Wonthaggi Recreation Reserve Master Plan, 2018
- Wonthaggi Structure Plan, April 2018

2.2 Methodology

This assessment has been undertaken over two stages: an audit of existing facilities and services, and recommendations and reporting.

Consultation has been undertaken with Bass Coast Shire and a range of services providers who operate and manage most of the facilities in the area. Opportunities were identified for the delivery of community infrastructure, considering existing work prepared by Council and subsequent discussions with Council's community services/facilities teams and key agencies.

Standards and provision triggers were applied to the population projections based on full development including proposed dwelling yields, to determine the community infrastructure items to support the future community.

Discussions with Bass Coast Shire, DET and Catholic Education has informed the inclusion of community facilities into the PSP.

3 STUDY AREA

The Wonthaggi North East PSP is located on the eastern side of the regional centre of Wonthaggi, within the Bass Coast Shire Council. The PSP is bound by the Bass Highway to the south and east. The precinct covers an area of around 632 hectares of existing General Residential and Farming zoned land. The area has undergone some change in recent times, with the development of new residential estates, a new State secondary school campus which replaced an existing campus, a catholic primary school and a planned development of a local convenience centre.

Wonthaggi provides for major sporting and recreational facilities, including the Rail Trail which acts as a connection from Wonthaggi to Phillip Island and into South Gippsland. The area is anticipated to continue to grow and provide for the next 30 to 50 years of residential land supply for Wonthaggi, which will result in considerable population increase and demographic change.

3.1 Regional Context

Wonthaggi is considered a regional centre within the Gippsland Region of Victoria. In 2018, Wonthaggi had an estimated population at 14,328 people (ABS 2018). Wonthaggi is located on the south eastern coastline of Victoria and is located in the Bass Coast Shire approximately 135 kilometres from the Melbourne CBD and currently has a population of 35,534 (2020 .id consulting). It has a mix of commercial, industrial, open space and public parks, a large foot print of residential area. Wonthaggi has established itself as a regional hub providing for employment, education, health, sports and recreation. It is host to a large employment base and serves the surrounding towns including Dalyston, Kilcunda, Cape Paterson and Inverloch as well as the rural hinterland, and parts of South Gippsland through its supermarkets, hospital, schools and markets.

Wonthaggi's foundation is built on the State Coal Mine which was opened in 1909. By 1912 the mine employed 1,200 workers who moved to the town. This led to the early construction of civic buildings, Churches, Workers Club, Hospital, Union Theatre and several other buildings across Wonthaggi which are considered significant at a state and local level.

Road infrastructure within the township has been a legacy of previous land use practices such as the co-location of industrial land with an internal highway system and highways that traverse the town centres. Mining ceased in 1968.

The Gippsland Regional Growth Plan (*Department of Transport, Planning and Local Infrastructure, 2014*) identifies Wonthaggi as a regional centre and part of a key sub regional network of towns to accommodate growth in regional Victoria. Significant investment in physical and social infrastructure is required to support such growth. It specifically identifies the future Precinct as a "Key residential growth front" (see Figure 1). The plan nominates future growth population within the Precinct as accommodating an additional 12,000 residents, equating to approximately 5,000 new dwellings. The Wonthaggi Dalyston Structure Plan 2008, provides a framework plan to facilitate development of the growth front and unlock the next 50 years of residential land supply for Wonthaggi. This area has been identified for future growth through progressive policy since the early 2000's.

Wonthaggi is a Regional Centre and the largest town within the Bass Coast Shire and is the municipality's regional centre. The town provides for employment, shopping and business environment, having multiple supermarkets, national chain store retail and independent traders.

It also provides for a new State Secondary School, primary schools and a specialist school as well as early learning services. Wonthaggi also has major sporting and recreational facilities including the Rail Trail which acts as a connection from Wonthaggi to Phillip Island and into South Gippsland.

Plan Melbourne identifies Wonthaggi as a peri-urban town that has the potential to accommodate housing and employment generating development. Wonthaggi is identified as a 'high growth' regional centre through the state and local policy and sits at the top of the Bass Coast Settlement hierarchy (at Clause 21.02 of the Bass Coast Planning Scheme). Clause 21.02-1 identifies Wonthaggi with high spatial growth capacity and encourages large scale residential growth within the township boundary, particularly within the north east growth area.

A land supply analysis of Wonthaggi has indicated that the Wonthaggi North East Growth Area combined with existing vacant lots (zoned as GRZ or LDRZ) is adequate to meet the demand for residential land for the next 30-50 years.

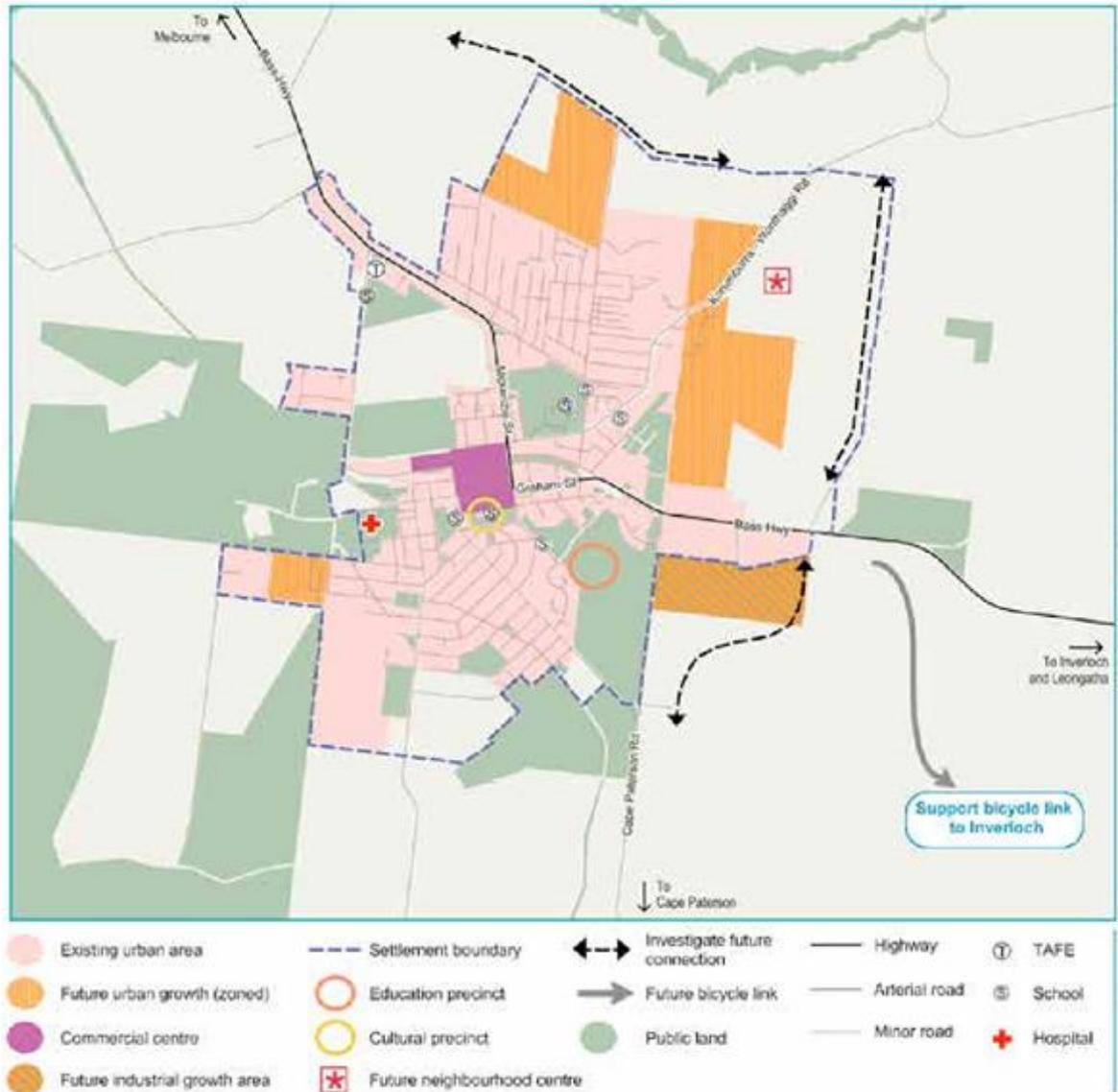
The area will undergo a full transition of land use as part of large-scale residential development with considerable population increase and demographic change, with commercial areas and community facilities to support it. Wonthaggi North East will be home to 12,000 residents in the next 30-50 years, contributing to the projected population increase to 46,429 within the Bass Coast Shire by 2036 (.id consulting). The 2020 population for the 'Wonthaggi District' which includes Wonthaggi North, Wonthaggi, South Dudley and Cape Paterson, is 6,958 and is forecast to grow to 9,269 by 2036. The population growth in 'Wonthaggi District', is significantly higher than overall population growth for Bass Coast Shire. (.id consulting)

Wonthaggi is an established regional hub that services areas both within and beyond the municipal boundary. It provides for employment, education, health, sports and recreation. The PSP is envisaged to be a multi-functional regional employment area that provides a greater mix of jobs. A significant industrial and commercial employment area is identified on the Bass Highway to the south east of the development area. Providing an addition to the existing employment land in this part of the Shire. Village hubs and a convenience centre will also provide opportunities for employment within the centre of the growth area. The delivery of community infrastructure such as a school, community centre also provides employment opportunities.

The Precinct will include and be serviced by a Village Hub and Local Convenience Centre (LCC) that incorporates retail, specialty retail, and mixed use/commercial areas. It will provide local employment for the community and reduce the need to travel outside of the precinct for daily shopping needs.

Figure 1 Wonthaggi Urban Growth Framework in the Gippsland Regional Growth Plan (Map 15)

Map 15: Wonthaggi framework plan



4 KEY CONSIDERATIONS

4.1 Collocated facilities and services

Best practice approaches to community infrastructure promote the collocation of community infrastructure with other complementary services to strengthen the development of community hubs. There may or may not be interaction between these facilities. Together, however, they create a focal point for community activity and allow people to make a single trip to access a wide variety of services. These hubs can be large in size and include facilities (Council and non-Council) which serve a major town centre catchment or smaller in size and comprise facilities that cater for a local town centre or local convenience catchment area.

Collocation can provide greater land use efficiencies through the sharing of resources, for example through the collocation of public open space with schools in strategic locations. Three school sites have been located adjacent to areas of public open space, creating an opportunity for their shared use. Other potential benefits of collocation include various recreation and/or community facility options being available in one destination and opportunities to minimise infrastructure duplication (e.g. car parking). The proposed land uses within Pakenham East have been considered in terms of providing configurations of related activities in a compact manner in order to optimise the use of and achieve synergies.

The opportunity to collocate or share spaces depends on a number of key considerations. These include, but are not limited to:

- Ensuring that uses and activities are compatible, complementary and can support each other
- Ensuring that the types of facilities and services provided are adequate with the scale of the overall facility and the area in which it is located
- Ensuring that there is a shared and agreed understanding of usage requirements
- Ensuring that the catchment is not reduced from the collocation of multiple community uses.

The DET have several examples of opportunities for schools and community partners (local Councils, community organisations, sport and recreation providers, other education and training providers and 'not for profit' organisations) to work together and share the use of school facilities. These examples include:

- Using school premises for community halls and meeting spaces
- Opening school facilities up for use as community recreation facilities
- Creating spaces to support school-aged holiday, before- and after- school programs
- Providing information technology centres for community use
- Sharing libraries or resource centres
- Sharing performing arts spaces
- Collocating preschool centres on school grounds
- Sharing sporting facilities

4.2 Accessible and connected facilities

The location of community facilities will affect people's use and connection to the services provided. The location should also maximise accessibility through good access to public transport (multi-nodal where possible), pedestrian and cycle paths.

Planning for new facilities should consider the broader precinct's context and, linkages and connections that provide good access and placement in a high profile and visible location in addition to the collocation and siting near other compatible services such as schools, commercial and retail opportunities and open space. Providing infrastructure in central locations improves the community's capacity to access facilities and services by public transport and active transport such as walking and cycling.

4.3 Early and staged delivery of community facilities

Wonthaggi North East PSP is designed to provide local services and facilities, however during the early stages of development, infrastructure contributions may not yet be sufficient to fund the purchase of public land and construction of community facilities. During the early stages of development, opportunities for use of shared or temporary spaces should be sought to assist in the delivery of early services.

Examples of integration may include:

- Expansion of existing public buildings for community services to provide meeting rooms and educational spaces
- Negotiated shared use of school facilities for meeting spaces and sport facilities for local sports clubs
- Provision of maternal and child health services through schools
- Designing facilities to accommodate interim uses (e.g. planning for playgroup equipment on land nominated as ultimate development for a future public use).

Forging partnerships with the private and public sector can assist in delivering early facilities and services to the community. In some instances, partnerships between organisations have assisted in early provision of services. For example, partnerships can be developed with non-government providers (such as education institutions, clubs and places of worship) to allow general public access to underutilised facilities at certain times of the day/week for social services and programmes.

Community centres have been established in new areas by developers to provide flexible early community space at low cost, for example in a converted display home at Selandra Rise in Cranbourne. Churches and schools will often include potential meeting spaces. Relocatable buildings have also been used by Council's in some Greenfield precincts to enable the provision of services to newly established communities.

Engaging in partnerships with the private and public sector can assist in delivering early facilities and services to the community. In some instances, partnerships between organisations have assisted in early provision of services. For example, partnerships can be developed with non-government providers (such as education institutions, clubs and places of worship) to allow general public access to underutilised facilities at certain times of the day/week for social services and programmes. Community centres have been established in new areas by developers to provide flexible early community space at low cost. Churches and schools will often include potential meeting spaces.

Relocatable buildings have also been used by Councils to enable the provision of services to newly established communities.

Partnerships and collaborative arrangements will be critical in Wonthaggi North East to support the delivery of community infrastructure and local services during the earlier stages of development. Local and state government, non-government organisations and developers will have a role to play in developing innovative delivery models to ensure resources are available to the community.

4.4 Multipurpose facilities

Planning for infrastructure must avoid being overly prescriptive for communities whose needs will evolve over the life of the development of the Precinct. This is particularly important in this instance as the PSP is anticipated to develop over a 30-50 year timeframe. As the community grows, facilities will need to become more responsive to cater to the needs of different target groups, including young people, older people and people from different cultural backgrounds.

It is important that the corresponding services are relevant to local residents and can be flexible enough in their design to respond to changing needs of a growing and maturing community. Fundamentally, the infrastructure provided must be capable of adapting to local circumstances and cater to the changing community needs and aspirations of its users and support a more diverse population.

It is important when planning for future community infrastructure that consideration is given to the staging of provision of facilities and to reassess population projections, demographics and aspirations at appropriate intervals. This may give some guidance as to where future capacity may be required in facilities that are planned for.

4.5 Existing Community Facilities

There are no existing facilities within the precinct boundary however the precinct is within close proximity to a range of essential community facilities and services as identified below. These include:

- Wonthaggi Primary School
- Wonthaggi North Primary School
- St Joseph's Primary School
- Wonthaggi Secondary College (senior and junior campus)
- Bass Coast Specialist School
- Mitchell House – Community House
- Wonthaggi Union Community Arts Centre
- Multiple Kindergartens Public and Private
- Bass Coast Health
- Bass Coast Hospital
- Aged Care
- Chisholm Institute of Tafe
- Civic Library

Maternal and child health (MCH)

There is one MCH service in Wonthaggi which is run by Bass Coast Health and services the Bass Coast Shire.

Table 1 Maternal and child health services in Wonthaggi

Location	Type	Councils role	Address
Wonthaggi	MCH Services Centre – Councils role is contract management	Partner with Bass Coast Regional Health (BCH) and joint	110 Watt Street, Wonthaggi and the Hospital

		funding between Council and State Government	
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Kindergartens

Council works in partnership with the DET, families, children, youth and relevant stakeholders to support and provide coordinated services, programs and infrastructure within the community.

There is a total of 4 funded Kindergartens in Wonthaggi. Council support the delivery of quality kindergarten and childcare programs. Council will co-design a Central Registration and Enrolment system Scheme to ensure kindergarten enrolment is equitable, streamlined and gives priority to vulnerable families.

Table 2 Kindergarten facilities and services in Wonthaggi

Location	Councils role / operator	Type of program	Capacity	Address
Bass Coast Children's Centre	Partner / committee managed	Long day care and 3 and 4 year old	60	244 White Rd, Wonthaggi
Drysdale Street Kindergarten	Early Years Manager - YMCA	3 and 4 year old	25	27 Drysdale St, Wonthaggi Wonthaggi Primary School site
McKenzie Street Children's Centre		3 and 4 year old		106-110 McKenzie St, Wonthaggi
Wonthaggi North Kindergarten	Early Years Manager - YMCA	3 and 4 year old	70	136 White Rd, Wonthaggi

The four sessional kindergartens offer one group of 3 year old kinder and one group of 4 year old kinder at each kindergarten for around 5 hours per week per kindergarten service.

The State Government has introduced two years of funded kindergarten. From 2022, three-year-olds will have access to five hours per week in a kindergarten program, with a plan to increase to a full 15-hour per week program by 2029.

The Living Young Plan sets out a number of actions to ensure that the benefits of 3-year-old kindergarten can be accessed and enjoyed by all children and families. In particular, the Plan recommends the introduction of a central registration and enrolment scheme (CRES) for Bass Coast to provide the following benefits:

- Equitable opportunities
- Support for families
- Support to kindergarten service providers
- Streamlined processes
- Accurate planning information.

The Plan recognises the need to collaborate with experts in the early years education, development and management industries to provide a more detailed plan into the future.

State Government has committed to additional 3-year-old kinder funding with the new services expected to begin in 2021. BCSC will partner with DET and kindergartens to increase the availability

and accessibility of 3 year old kindergarten services across the Shire in line with the introduction of 5-15 hours per week of universal access to 3 year old kindergarten. (*Living Young Plan*)

An action from the plan is to deliver Council’s 10-year Infrastructure Plan to ensure Bass Coast Shire is able to accommodate the introduction of 3 year old kindergarten from 2022. It includes partnering with the YMCA to expand the Wonthaggi Kindergarten (Drysdale Street) in preparation for 3-year-old funded kinder in 2029.

Long day care and occasional care

Council own and operate one long day care centre in Wonthaggi. Private operators provide supply for the remainder of the demand in council area.

The Council’s Living Young Plan will continue to support the delivery of quality accessible childcare programs.

Table 3 Long day care/occasional care facilities and services

Services	Ownership	Name	Address	Places
Long Day Care,3 & 4 year old kindergarten	Public	Bass Coasts Children’s Centre	244 White Rd, Wonthaggi	104
Long Day Care,3 & 4 year old kindergarten	Private	Cowes Childrens Centre	245 Church Street, Cowes	70
Long Day Care and 4 year old kindergarten	Private	Inverloch Childcare	11-13 Williams Street Inverloch	60
Long day Care and 4-year-old kindergarten	Private	McKenzie Street Children's Centre	106-110 McKenzie Street Wonthaggi	70
Long Day Care and 4 year old kindergarten	Private	Phillip Island Early Learning Centre	161 Settlement Road, Cowes	139

Government Schools

Government schools are planned, managed and operated by the DET. Wonthaggi currently has two Primary Schools, one Secondary School divided into two campus’s being a senior and junior and one Specialist School in operation.

Skills, knowledge, creativity and adaptability will be central in our future economy and community and is reliant upon quality primary and secondary education and access to tertiary education. Whilst education is primarily the responsibility of the State Government, in partnership with families, BCSC has an important role in supporting local education services and professionals. Over the last few years, BCSC has successfully advocated for additional facilities to improve our learning environments.

Table 4 Government school facilities

	Name	Address	Enrolments
Primary	Wonthaggi Primary School	18 Billson St, Wonthaggi	340
	Wonthaggi North Primary School	White Rd & Wentworth Rd Wonthaggi	250

Secondary	Wonthaggi Secondary College Dudley Campus (7-9)	South Dudley Rd, Wonthaggi	640
	Wonthaggi Secondary College Senior Campus (10-12)	2 McKenzie Rd, Wonthaggi	860
Specialist	Bass Coast Specialist School	6 McKenzie St, Wonthaggi	60

Non-Government Schools

Non-government schools are owned and operated by the private sector. There is one non-government primary school in operation in Wonthaggi and a new non-government school in the planning stage. State and Local Government are committed to planning for non-government schools, however specific sites for non-government schools are not identified within the precinct and acquiring the land is the responsibility of the private provider.

Provision for non-government schools is monitored by private providers.

Table 5 Non-government school facilities

	Name	Address
Primary	St. Josephs (P-6) (236 children)	94 Korumburra Rd, Wonthaggi
Secondary	Mary MacKillop	Land purchased by the Catholic Diocese of Sale within Powlett Ridge Estate, Wonthaggi which is within the PSP

Tertiary education

A lack of opportunities for school leavers to continue education or training or successfully transition into the workforce was one of the most cited challenges during our community consultation. Many Bass Coast students find access to tertiary education difficult due to long travel distances, the need to re-locate and leave their community and financial implications.

At present the only further education institution that exists in Wonthaggi is the Chisholm Institute of TAFE. In addition to the TAFE, a new Regional University Centre, will be located in Wonthaggi in 2021 that will give students a variety of options to access higher education without having to leave Bass Coast. Bass Coast is also experiencing a shortfall in skilled workers. This shortfall will be amplified by forecasted industry growth particularly in the areas of health and education. A challenge for this Plan is to partner with education and training institutes and businesses to deliver relevant and inclusive education and training options for our young people so they have the opportunity to be employed in local growth industries.

Residential and aged care

There is currently two aged care services within Wonthaggi.

Need and priority for provision of services are calculated upon application. Demand for aged population care will be monitored by the Department of Health and Human Services (DHHS) Council and associated providers.

Table 6 Residential and aged care facilities and services

Name and Location	Provider	Capacity
Kirrak House 55 Baillieu St Wonthaggi	Operated by Bass Coast Health	30 beds
Rose Lodge 233 Graham Street, Wonthaggi	Operated by a not for profit organisation owned by the Wonthaggi Community and governed by the Wonthaggi and District Elderly Citizens Homes Committee.	98 beds Operates 14 independent living units

		Respite
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Youth Facilities and Services

Council operate and manage a range of youth services and events and additionally support private sector services and events. The YES Youth Hub opened in 2019, is governed by a steering committee with representatives from key support organisations including Council. The Youth Hub will be further developed over time through targeted partnerships and expanded programs, in turn this will position the service well to attract new funding grants.

It is anticipated that youth support services and events will occur with support of Council within existing facilities.

Cultural, Community Information and Emergency Services

Council own, manage and provide support for a range of community based cultural and information facilities and services as to a range of private operators within Bass Coast.

Demand and supply of community based culture and information facilities are anticipated to continue to be provided upon both a local and regional basis to support the community of Wonthaggi and Bass Coast as a whole. The below table identifies these facilities across Wonthaggi.

Table 7 Cultural and information facilities and services

Community & Information Services		
Library	West Gippsland Regional Library Corporation	6 Murray St, Wonthaggi
Community Hubs/Neighbourhood House	Neighbourhood Centre - Mitchell House	6 Murray St, Wonthaggi
	Community Foundation	140 Graham St, Wonthaggi
Community Meeting Spaces	Bass Coast Civic Centre	Baillieu St, Wonthaggi
	Bass Coast Community Support Services	235 Graham St, Wonthaggi
Health	Bass Coast Regional Hospital Currently undergoing extension and refurbishment	235 Graham St, Wonthaggi
	Aged care	Bass Coast Health provides aged cares services (30 beds) in Kirrak House Rose Lodge, Wonthaggi
Arts & Cultural		
Cultural Centre / Performing Arts	Wonthaggi Union Community Arts Centre	Graham St, Wonthaggi
History	Wonthaggi Historical Society	Railway Station
	State Coal Mine	Garden St, Wonthaggi
Emergency Services		

Country Fire Station	Volunteer service - for south east region	White Rd, Wonthaggi
Victoria Police	24-hour Police Station	75 Watt St, Wonthaggi
Wonthaggi Magistrates Court	Provides for civil and criminal matters, intervention orders.	Watt St, Wonthaggi
Wonthaggi Justice Service Centre	Range of community services	7 Korumburra Rd, Wonthaggi
State Emergency Service	Volunteer service to assist other emergency services	319 White Rd, Wonthaggi
Ambulance	Emergency service provision	Bass Highway, Wonthaggi

Open Space

Wonthaggi is well served by a variety of areas of useable, passive and active open space. The key parks and public open space in Wonthaggi area:

Table 8 Playspaces in Wonthaggi

Location	Hierarchy	Size
Apex Park	Local playspace - Community gathering space, events, playspace	1.72ha
Bass Coast Rail Trail	Links to the George Bass Coastal Walk. 21km trail from old Wonthaggi Railway Station in Murray St, Wonthaggi and runs to Woolamai Racecourse and ends in Nyora.	23km
Causen Reserve – Gordon St	Local playspace - basic playground facilities.	0.23ha
Guide Park	Local playspace – play ground, car parking, toilet facilities, BBQ areas	4ha
McMahon Reserve	Local playspace – open reserve and facilities	2.36ha
Rodney Court Reserve	Local playspace – play equipment and parkland	0.32ha
Strong's Reserve	Local playspace - play equipment and open parkland, part of a larger open ground	0.5ha
South Dudley Reserve	Local playspace – playground, shelter, BBQ and toilet facilities	0.15ha
Sussex Court – Jacobs Park	Local playspace – basic playground facilities.	0.23ha
Wonthaggi Recreational Reserve	Regional recreation reserve. Approximately 700m west of the PSP precinct boundary.	15.51ha
Wonthaggi Wetlands – Graham Street	Wetland reserve, sand gravel walking trails amongst bushland	33.49ha

During consultation of the 2018 Wonthaggi Structure Plan, the community included playspace for all ages, shaded spaces, public amenities, accessible playspaces with variety of features. The current provision of playspaces across Bass Coast is generally limited to in catering across the 0-12 age group, in particular for children under 10 years old. (Source: *Playspace Strategy 2017*)

The key issue identified in the structure plan, was the inequitable distribution of open spaces in Wonthaggi North. This is expected to be partly addressed by the provision of open spaces under the PSP.

Figure 2 Playground Map - Wonthaggi



Table 9 Recreational Facilities in Wonthaggi

Facility name	Sports	Facilities
Wonthaggi Bowls Club	Lawn Bowls	Lawn Bowls green (2 – natural grass)
Wonthaggi Recreational Reserve Aquatic & Leisure Centre	AFL	Oval, clubhouse, gymnasium
	Cricket	Ovals (2), synthetic and turf pitches, pavilion, training nets
	Netball	Netball court (7) and club house
	Croquet	Croquet lawn (2) and clubhouse
	Tennis	Tennis courts (8) and club house
	Table Tennis	Hall space
	Fishing	Club house
	Dog Obedience	Club house and open space/dog off leash area

	Swimming / Underwater hockey	25m indoor pool
	Badminton	1 indoor court
Wonthaggi Secondary College (Dudley Campus)	Sports fields and athletics tracks and Athletics Club	Athletics track
	Cricket	Oval
Wonthaggi Secondary College (McBride Campus)	Indoor gym has occasional use by local sports clubs	
Wonthaggi Future Education Precinct		3 court stadium
Wonthaggi Golf Course	Golf	18 hole golf course
Wonthaggi Pony Club	Horse riding	Cross country course, 4 sand arenas and club house
Bass Coast Rail Trail	Walking, running, cycling, horse riding and dog walking	Shared pathway
McMahon Reserve	Cricket	Oval
	Soccer	2 junior soccer
Wonthaggi Primary School	Indoor netball/basketball facility often used by local netball and football clubs for training	1 indoor court
Wonthaggi North Primary School	Basketball	1 indoor court
Wonthaggi Gun Club	Shooting	

Source: SARNA 2017

Capacity and demand

The proposed Bass Coast Aquatic and Leisure Centre Redevelopment Plan has strong support from the local community, particularly the swimming and indoor sporting club user groups (basketball and netball mainly). The impacts the proposed redevelopment will have on the Wonthaggi Croquet Club and Wonthaggi and District Tennis Club require clarification in the short to midterm, with both clubs uncertain of their future facility location, hence impacting on facility planning and development. A Reserve Master Plan that considers the relationship between existing tenants and buildings and subsequent multi-use opportunities to enhance the site's capacity and efficiency was considered a priority of tenant clubs consulted during the need's assessment.

- Both Inverloch and Wonthaggi Soccer Clubs are experiencing healthy growth, however require additional supporting infrastructure to accommodate future expansion (e.g. sports field floodlighting, change rooms, storage)
- Improving the condition of existing and number of shared pathways for bike riding, running and walking along with an indoor heated pool received the most support from the local community during the Inverloch Farmers' Market
- Opportunities exist for increased utilisation of primary and secondary school facilities however there is a reluctance (from schools) to hire out facilities due to a concern of injury and/or insurance claims from local clubs or the public. Indoor stadiums present the best opportunity for greater usage however most are non-compliant for competitions (dimensions do not meet preferred standards), meaning midweek training is the only programming option

- As was the trend across the Shire, a demand for improved and/or more skate and BMX facilities was supported throughout project consultation
- With the youngest age profile of the three project planning areas (and forecast growth in 5-14 year olds), greater engagement and opportunities for the youth of Wonthaggi and Inverloch received strong support and was viewed as being crucial to maintaining a balanced demographic spread across the Shire
- There is a need to develop the greenfield site adjacent the Wonthaggi Education Precinct to cater for forecast population growth and demand for purpose built sporting facilities. This site is also an alternate venue for high ball as it is not reliant on the staged redevelopment of facilities at the Bass Coast Aquatic and Leisure Centre.

Future sport and active recreation provision principles

Planning for sport and active recreation provision and facility development will be based on justifiable demand and make allowance for growth which is to be informed by appropriate information and data. The provision of sport and active recreation facilities shall maximise shared usage and flexibility to meet changing community needs and aspirations.

Future facility developments, (particularly those funded or part funded by the Shire) should be publicly accessible and available for community usage.

Recreation facilities shall provide safe and supportive environments for participants and an emphasis on the provision of new (unstructured) recreational pursuits and open space should be considered.

5 COMMUNITY PROFILE

Bass Coast Shire has an estimated population 35,534 in 2020 and is expected to grow to 46,429 by 2036.

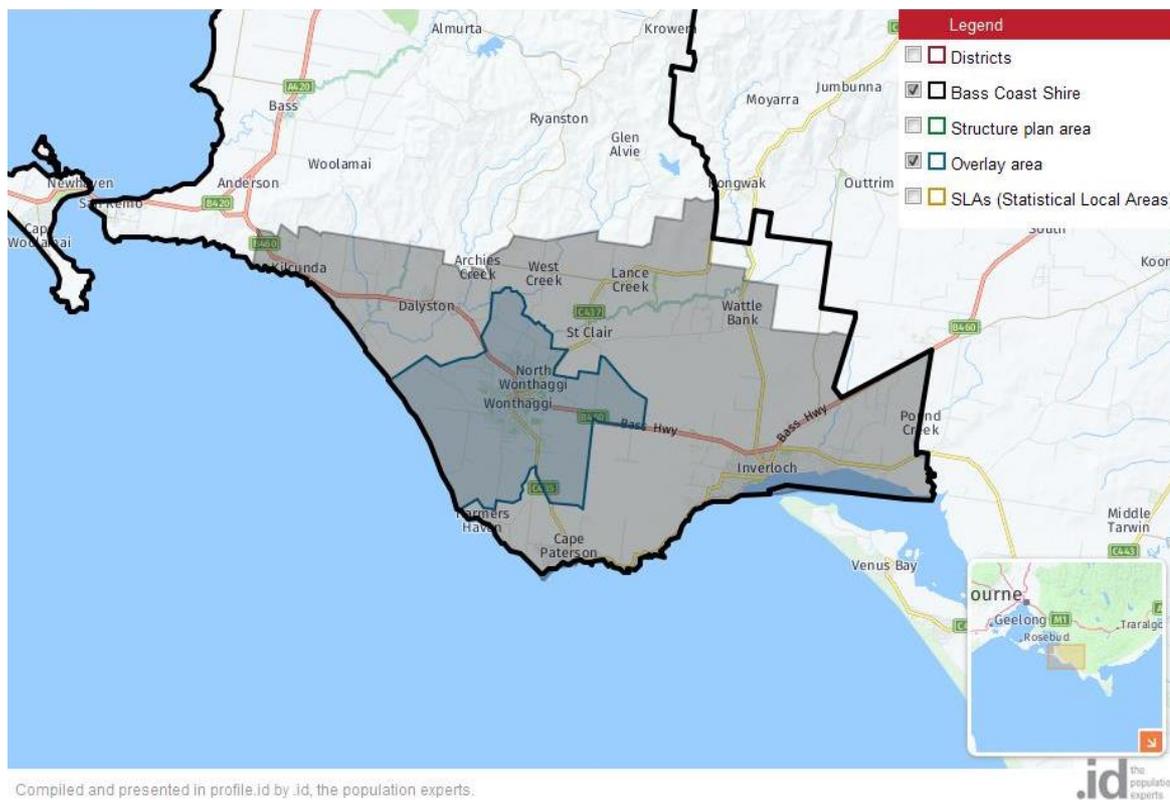
Wonthaggi District is bounded by the Powlett River to the north, the locality of St Clair, Heslop Road, Korumburra-Wonthaggi Road, the localities of St Clair, Inverloch, the Bass Highway and Boundary Road in the east, the localities of Cape Paterson and Harmers Haven in the South and Bass Strait, Lower Powlett Road, White Road and Local-Wonthaggi Road in the west.

Wonthaggi District encompasses the localities of North Wonthaggi, South Dudley and Wonthaggi and has a population in 2019 was 8,788. Between 2016 and 2036, the population for Bass Coast is forecast to increase by 13,118 persons (39.38% growth) at an average annual change of 1.67%.

This demographic makeup is not anticipated to diverge greatly from this throughout the lifetime of the PSP.

Bass Coast Shire employ Forecast ID to undertake the demographic analysis and projections across the Shire. These numbers are derived from ABS data. Both of these sources have been utilised in assessing the existing and future community profile for Wonthaggi and the Wonthaggi North PSP area.

Figure 3 Wonthaggi District (id forecasting)



5.1 Existing demographic profile

This section deals with the existing community profile and anticipated projections, however these anticipated projections do not take into consideration growth associated with the PSP area which is considered above and beyond and dealt with in Section 6.2 of this report.

Population and age structure

The population within the Wonthaggi District is currently 6,958 and the population by age identifies that the age group that is expected to grow the most is 60-74 age bracket.

In 2016, the total population of Wonthaggi - South Dudley - Cape Paterson was estimated to be 6,349 people. It is expected to increase by over 2,185 people to 8,534 by 2026, at an average annual growth rate of 3.00%. This is based on an increase of over 812 households during the period, with the average number of persons per household rising from 2.11 to 2.23 by 2026.

Table 10 Population by age structure

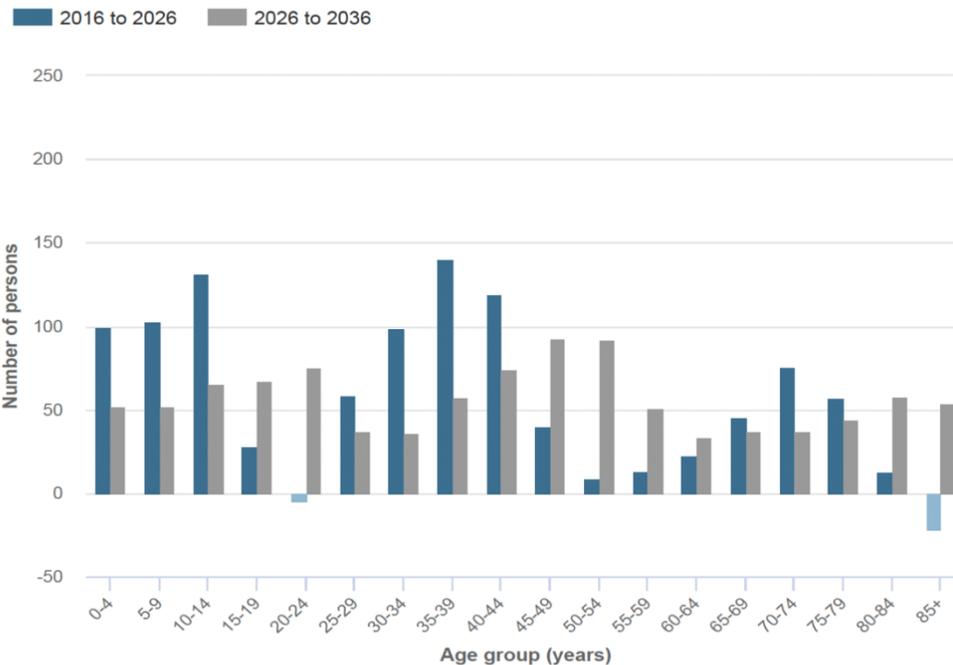
Population by age	2016	2026	2036
0-14	3,780	4,180	4,590
15-29	3,060	3,900	4,650
30-44	3,400	3,870	4,350
45-59	4,560	5,010	5,380
60-74	5,350	6,890	8,000
75+	2,630	4,060	5,700

Source - Victoria in the Future 2019 (VIF)

Figure 4 Forecast change in age structure – 5-year age groups

Forecast change in age structure - 5 year age groups

Wonthaggi - South Dudley - Cape Paterson - Total persons



Population and household forecasts, 2016 to 2036, prepared by .id the population experts, November 2017.

In 2016, the Wonthaggi District showed a median age range of over 48. Significantly, there were 356 people over the age of 85 living in the Wonthaggi District in 2016 with largest age group being 65-69 year olds. The next age group average was the 50 to 59 age group.

The largest increase in persons between 2016-2026 is forecast to be in the ages 35-39, which is expected to increase by 200 and account for 5.7% of the population.

Dwellings and tenure

In comparison to regional Victoria, Bass Coast Shire has a higher number of one person and two-person households. In 2016, 33 percent of households in Bass Coast Shire were one-person households as compared to 29 percent in Regional Victoria.

The average household size in Bass Coast Shire has decreased in the last decade. According to the Census, the average household size in Bass Coast Shire decreased from 2.21 in 2011 to 2.17 in 2016. Victoria in Future (VIF) data on households for Wonthaggi District states that the average household decreased from 2.20 in 2011, to 2.18 in 2016 and is expected to further reduce to 2.17 in 2031. The forecast population of Wonthaggi - South Dudley - Cape Paterson was estimated at 6,349 people. It is expected to increase by over 2,185 people to 8,534 by 2026, at an annual growth rate of 3%. This is based on an increase of over 812 households during the period, with the average number of persons per household rising from 2.11 to 2.23 by 2026.

In 2016, the dominant household type in Wonthaggi District was 'Lone person households', and by 2026 the largest forecast increase is expected in 'Couple families with dependents'.

5.2 Future Projections

Population forecasts through Forecast ID to 2036. Between 2011 to 2016, the population of Wonthaggi District increased by 2,200 people (2.1%). Bass Coast Shire Council's population forecasts estimate that the population of the Wonthaggi District will reach 32,660 residents by 2036.

These forecasts do not take into account population growth associated with the Wonthaggi North East PSP.

The forecasts were taken before COVID 19 so it will be uncertain as to whether the growth of Bass Coast will occur as forecast, fall or increase.

Wonthaggi North East Precinct Structure Plan

The Wonthaggi North East PSP will provide for the next 30-50 years' of residential land supply for the regional town. By 2056 the population of the Wonthaggi North East PSP is forecast to add up to an additional 12,000 residents to the area. This will increase the number of dwellings in Wonthaggi North East by up to 5,000 by 2056.

Table 11 Wonthaggi North East PSP yield projections

Summary	2036	2046	2056
Population	12,000	8950	13,425
Households (dwellings)	5,000	2,983	4,475
Average House Hold Size	2.5	3	3

Impact on COVID 19 on population growth

COVID-19 is a significant health crisis which has resulted in major social and economic disruption across the world. In Australia, the closure of borders (both external and internal) will have impacts on the size and distribution of future population growth. At a local level, the impacts on population growth and demographics outcomes will be felt differently.

Id forecasting has researched what the population looks like pre COVID in 2031 with a population of 29,792.000 in 2031. The primary driver is net migration at a rate of 225,000 each year. The updated forecasts, net overseas migration is dramatically altered in the next two to three years. In the medium

to longer term it is assumed that net overseas migration recovers to 200,000 per annum which is based on Australia resuming its role in attracting overseas migrants.

2031 population post covid is estimated at 28,923,000 people which is 868,000 below the pre-covid scenario. The impact on Australia's growth rate will be from a relatively high growth rate of between 1.5 to 2% over the past 10 years to less than 1% by 2050.

6 DEMAND CALCULATIONS

The PSP does not need to cater for the full range of facilities and services generally required as part of metropolitan greenfield PSP, due to its context and accessibility to an established community facilities and services.

Acknowledging the range of facilities and services required by the growing community, this report emphasises a need to determine social infrastructure facilities suitable for delivery using infrastructure contributions, as well as land uses that have a spatial impact (land take) associated with their provision.

The needs assessment identifies:

- Some items not suitable for delivery in the infrastructure contribution plan
- Items suitable for delivery in the infrastructure contributions plan
- Items that affect land take
- Provision ratios and identification of each infrastructure item affecting net developable area in the precinct.

6.1 Items not suitable for delivery through a Development Contributions Plan (DCP)

The following facilities, whilst essential to the ongoing development of the precinct and the well-being of the future community, will not be funded through a development contribution plan:

- Town centres
- Hospitals
- Medical centres
- Places of worship
- Emergency services
- Residential aged care centres
- Community/public art
- Government Schools
- Non-Government School

These facilities will be delivered through either private or not-for-profit organisations, state government funding and other forms of funding. Local parks are provided through Clause 53.01 of the Bass Coast Planning Scheme.

6.2 Future infrastructure requirements

The future population scenario has been projected based on the Bass Coast Shire – Forecast ID, and VIF. These assumptions have been used to inform a range of technical background reports for the PSP. These scenarios are an important input in determining the type and scale of future community infrastructure required at the precinct.

Recommendations for future community infrastructure have been developed with consideration for existing policy and understanding of existing facilities provided from public information, consultation with Council officers and service providers.

It is acknowledged that the 40 year residential land supply represents a significant timeframe for development and will require careful consideration as to the appropriate community infrastructure response within the PSP and DCP. To support this the VPA suggests that a time/population trigger based approach be employed if/when the need for the above identified facilities to come online. It is

recommended that periodic monitoring and updating of the included population projections and demographic breakdown be undertaken to ensure that facilities are being rolled out in line with demand.

6.3 Planned community facilities

Passive and active recreation provision

Council's approach to identification, supply and operation of active and passive recreational facilities and services is governed by a range of local and state policies and guidelines. Existing facilities from regional to local in nature and function are available in Wonthaggi and surrounding areas and the provision of open space within the PSP has taken into account current provision of open space across Wonthaggi has been considered in the planning for open space provision with the PSP.

Council's Active Bass Coast Plan considers all public recreation activities and focuses on those that occur within open space. Council's Public Open Space Policy 2017 provides guidelines to ensure that adequate open space is provided in new growth areas.

A needs analysis of open space and recreation facilities has been undertaken based on Council's Open Space Policy and the forecast population projections for the precinct.

The 'Active Bass Coast 2018-2022' identifies the need for a 'new township recreation reserve for future growth area in Wonthaggi North East.' The facilities to be provided include:

- Playspace
- Two playing fields
- Two courts

The PSP provides a multipurpose active space reserve that delivers a flexible option for active open space consistent with that identified in the Active Bass Coast 2018-2022 Plan.

The provision of this reserve is to be complemented by the review of the Wonthaggi Recreation Reserve and upgrade to:

- Construct a new soccer pavilion
- Expansion of oval
- Construction of cricket nets
- Resurface of tennis courts
- Construction of new shared pavilion
- Construction of croquet pavilion
- Construction of new netball change rooms
- Construction of new croquet lawns
- Improved drainage and stormwater harvesting
- Football pavilion upgrade
- Skate park redevelopment

The provision of public open space for network parks is to be contributed through the subdivision of land within the PSP. Each landowner will be required to provide a percentage contribution of land or in lieu cash contribution. The 'Active Bass Coast 2018-2022 Plan' advises that local parks be provided within 400 metres safe walking distance of at least 95 per cent of all dwellings. Where not designed to include active open space, local parks should be generally be up to one hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences. Additional small local parks or public squares in activity centres and higher density residential areas should also be provided.

The VPA's guidelines also recommend that local parks be located within 400 metres safe walking distance of 95% of all households. They are considered as local level infrastructure and generally include paths, seats, trees, open area with basic playgrounds in most cases. These spaces are highly valued in areas where provision of open space is limited and serve to create a purpose for land that may be underdeveloped. Pocket parks are proposed within the employment area of the precinct to provide amenity and respite for future workers.

At the preparation of this report, 11.12 hectares of land is set aside for local parks at varying sizes across the residential component of the PSP, and .90ha is set aside for local parks within the employment areas of the PSP area. The Future Urban Structure has been designed to ensure that 95% of residents are within 400m of an open space reserve. A number of open space reserves are proposed to abut significant remnant vegetation, and historical features to connect people to the landscape and heritage features.

New and refurbished community facilities

A needs assessment for new community facilities required to service the new community in Wonthaggi North East was undertaken (see Table 12 below). The assessment identified the need for the provision of a Level 1 and 2 community facility.

Table 12 Needs Analysis of Community Infrastructure

Summary	Level 1	Level 2			
	Multipurpose Community Centre	Neighbourhood House	Kindergarten rooms		Maternal Child Health Consulting Rooms
Land Take for facility	0.32ha	0.10ha	To be delivered on land for community facilities	To be delivered on land for community facilities	To be delivered on land for community facilities
Provision ratio	1 per 8,000 people	1 per 20,000 people	Short term 1 per 1,400 dwellings	Short term 1 per 1,400 dwellings	Short term 1 per 1,400 dwellings
Demand analysis	1.5	0.6	3.6	2.4	0.8
Proposed provision	1	1	2	2	1

**When establishing the provision of facilities, the services provided within Wonthaggi Township has been considered.*

Multipurpose Community Centres

Multi-purpose community centres play an important role in accommodating flexible spaces (including large format meeting spaces) for a combination of community uses and activities. They cater for

maternal and child health, kindergartens, childcare, youth services, lifelong learning, community art, senior citizens clubs and cultural groups as well as being available to hire for community and private functions.

ASR Research's provision ratios recommend one multipurpose community centre (Level 1) per 8,000 people and one neighbourhood house per 20,000 people (Level 2). Table 12 indicates there is a demand for 1 Level 1 multipurpose community centre in the Precinct, and 1 smaller community centre that provides a flexible community meeting space. In regard to delivery models, community centres are typically co-located with government primary schools as part of a community hub.

Kindergarten Rooms and Maternal Child Health

Kindergarten rooms are typically delivered as part of a multipurpose community centre with the provision of two to three kindergarten rooms per facility.

Kindergarten and maternal and child health rooms should allow for flexibility and re-adaption. Flexibility enables accommodation for a range of users and groups and a focus for the potential service delivery of playgroups, youth services and consulting suites for outreach services. This reflects the move away from single purpose facilities in order to better meet the needs of diverse community groups. This allows for more efficient use of infrastructure and supports the delivery of community services such as Early Years Services, Youth Services, Community Arts and Cultural Diversity.

The link between population growth and demand for specific activities such as senior centres, youth centres or community learning centres as needs vary over time and between communities as demographics, socioeconomics and local circumstances change. Flexibility can provide for most of these activities and can be modified when required to meet changing needs. Nonetheless, Table 12 indicates two kindergarten rooms should be delivered at a ratio of one room per 2,100 dwellings. In the short term the provision ratio allows for two rooms per 1,400 dwellings.

The delivery model from the short term to the long term requires flexibility in the design of the facility to enable a change in the use if required. A single nurse maternal and child health consulting room facility is recommended for the Precinct to be collocated with the kindergarten facility. These facilities should be integrated with the Level 1 community centre, requiring no additional land take. Building in a level of flexibility within the community centre for multi-purpose rooms that can accommodate additional demand should be considered.

7 RECOMMENDATIONS

Overall, the provision of existing services and facilities will meet most of the future needs of the Wonthaggi North East PSP. As the PSP develops, further review of the infrastructure required and delivered will be undertaken to ensure it meets the needs of the current community.

This Community Infrastructure Assessment has been prepared by the Victorian Planning Authority and the Bass Coast Shire Council to support the population growth of the Wonthaggi North East Precinct. It provides an assessment of the future demand for community infrastructure and open space in the Precinct area and includes spatial recommendations and proposed infrastructure delivery models to meet that demand.

To deliver the necessary community infrastructure and open space in a manner that simultaneously satisfies the needs of local community catchments and attempts to provide connections between them, a 'community hub' model of delivery that links to the open space network is proposed for the residential area of the Precinct. The inventory of community infrastructure and open space outlined for each community hub will directly inform infrastructure contributions required as part of its development. It is intended that the community infrastructure and open space will be delivered by the Development Contributions Plan, where applicable, wholly or in part. The main key opportunities to be considered include:

The co-location of facilities and services

- Community infrastructure should be co-located with complementary services as this will give the opportunity to strengthen community hubs. The precinct structure plan provides suitable conditions and opportunities for shared use facilities.
- Potential efficiencies and partnerships with private providers and non-government organisations should be explored.

Well-connected and accessible facilities

- Facilities should be placed in high profile location to maximise the accessibility to public transport and pedestrian and cycle paths. The location of facilities should be placed in convenient areas and visible locations that are co-located with other services.

The provision of flexible and adaptable community facilities

- Facilities must be able to cater the needs of different target groups. As such, planned infrastructure must avoid being overly prescriptive and be highly flexible to respond to the evolving needs of the precinct's development.

Respecting physical site constraints

- It is important to acknowledge and respect significant physical site constraints. Where possible some of these constraints such as native vegetation, drainage infrastructure and stony rises should be incorporated into the design of place to ensure people are connected to their environment.

Timing and delivery of social infrastructure

- Timing and delivery of social infrastructure should be directly linked to the staging of residential and commercial development within the precinct.
- Individual community facilities may be delivered in stages to appropriately respond to need as it emerges.
- During the early stages of development, opportunities for use of shared, multi-purpose or temporary spaces should be sought to assist in the delivery of early services.

This will ensure that the community facilities provided in the Precinct will provide opportunities for education, health and well-being, recreation and leisure and social and cultural interaction for the emerging community.

APPENDIX A: COMMUNITY INFRASTRUCTURE HIERARCHY

Source: ASR Community Infrastructure Hierarchy

Community Hub	Facilities
<p>Level 1 <i>Provisions ratios up to 10,000 people</i></p>	<ul style="list-style-type: none"> Government Primary Schools (including out of schools hours care)/Early Years Facility Level 1 Council Community Centres/ Early Years Facility/ Neighbourhood House Level 1 Active Open Space Level 1 Passive Open Space (including level 1 playgrounds) Long Day Child Care Centres Social housing
<p>Level 2 <i>Provision ratios between 10,000 and 30,000 people</i></p>	<ul style="list-style-type: none"> Government Secondary Schools Catholic Primary Schools Level 2 indoor recreation centres Level 2 Council Community Centres/Early Years Facility/ Neighbourhood Houses Low Order Tennis Facilities Low Order Youth Facilities Maternal & Child Health (within every second level 1 early years facility) Occasional Child Care (as part of every neighbourhood house and leisure centre) Residential Aged Care
<p>Level 3 <i>Provision ratios between 30,000 and 60,000 people</i></p>	<ul style="list-style-type: none"> Libraries Aquatic Leisure Centres Community Arts Centres Catholic Secondary Schools Higher Order Active Open Space Reserves Level 3 indoor recreation centres High Order Tennis Facilities Lawn Bowls Facility High Order Dedicated Youth Facilities Level 3 Council Community Centres Level 3 Council and Community Services Health Precincts (DHS Level 2 Community based health precincts - dedicated outreach health precinct sites) Early Childhood Intervention Service PAG facility Delivered meals facility Level 3 adventure playgrounds Other independent schools
<p>Level 4 <i>Provision for the total municipality</i></p>	<ul style="list-style-type: none"> Main Council Civic Centre Level 3 Community-based health precincts – Day hospitals that contain main or outreach services Community Health Centre site (including Mental Health) Synthetic athletics track
<p>Level 5 <i>Provision for two or more municipalities</i></p>	<ul style="list-style-type: none"> Highest Order Performance Arts Facility Universities/TAFEs Level 4 Community-based health precincts - Hospitals with community-based health services Regional Parks