



Shepparton North Activity Centre

*Community services and facilities needs
assessment*

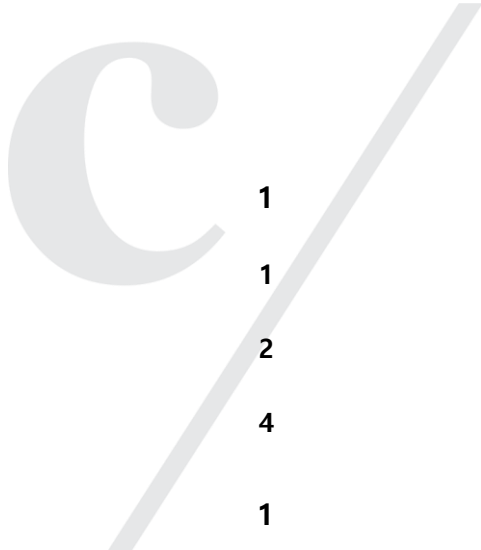
Final report, 14 June 2016

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1 Executive summary

Capire Consulting Group ('Capire') was engaged to assess the demand for community facilities and services in Shepparton North, with a specific focus on the future community requirements for both the IGA supermarket site and the proposed new development site (221-229 Numurkah Road, Shepparton) (illustrated in Figure 1).

This assessment also identified additional opportunities to be accommodated.

This report presents Capire's findings and addresses the following key objectives:

- Determine the need for community services and facilities in Shepparton North.
- Assess whether existing services and facilities can accommodate future demand.
- Identify the best locations and delivery models for new services and facilities in Shepparton North
- Assess the role of the IGA supermarket site and proposed new development site (221-229 Numurkah Road, Shepparton) in relation to community facility and service provision.

Through the needs assessment process, additional opportunities within North Shepparton have been identified at Shepparton North East Growth Area community hub, Shepparton Sports Stadium and Shepparton North Community and Learning Hub.

1.1 Key considerations

The recommendations are based on the following key considerations:

- Population growth triggers and the need for additional early years facilities, particularly childcare and kindergarten facilities.
- Capacity and supply of existing facilities indicates the need for additional meeting space, outreach space for service providers and early years facilities.

- Connectivity between local areas within Shepparton North is limited and likely to be car dependent, with poor public transport access. There is also low car-ownership in the north-west. Any options should consider trends in access, and where possible promote walkability and cycling links, including shared paths from residential areas and public transport.
- Land uses are currently dispersed, limiting opportunities for multi-purpose trips. Location of future facilities needs to be central to the service catchment zones and also needs to consider co-location opportunities with other community services, recreation facilities and/or activity nodes (such as retail).
- The north-east growth corridor and the future residential growth capacity further north is likely to shift the population centre to the east of Numurkah Road.
- There is a social divide between the north-east and north-west, which is impacting on how residents are accessing services. There is an opportunity to promote social cohesion by providing facilities that are central to the two areas.
- The Shepparton North Activity Centre currently lacks diversity, and there is an opportunity to further strengthen the role of the centre through the provision of community facilities.
- There are opportunities at existing and planned facilities to improve and to maximise utilisation and co-location opportunities, including:
 - the Shepparton Sports Stadium redevelopment
 - the proposed Shepparton North Growth Area community hub.

1.2 Key recommendations

Based on the considerations listed above the recommendations are:

1. Given the majority of the population growth will occur within the growth area, the proposed Shepparton North East Growth Area community hub is the best location to provide early years' services for the broader area. It is recommended Council partner with the Metropolitan Planning Authority (MPA) to develop a facility within this site to include:
 - long day care (if Council provides this service, the licensed capacity is recommended to be 120 places)
 - kindergarten (with a recommended licensed capacity of 66 children).
 - multi-purpose children's room suitable for occasional care and playgroups (with a recommended licensed capacity of up to 20 children).
2. The existing maternal child health (MCH) services is recommended to be relocated from the Shepparton North Community and Learning Hub to the IGA supermarket site to build on the success of the co-locating MCH within retail precincts.

It is also recommended that as part of this move:

- MCH health service provides outreach to the Shepparton North Community and Learning Hub space and the existing facility is repurposed to support broader use by visiting social support services.¹
 - The new MCH facility includes two consulting spaces and waiting room/breast-feeding facilities.
3. To maximise opportunities of building on existing proposals, additional general community meeting space should be provided at the Shepparton Sports Stadium. This facility supports a co-location of community facilities and given the close proximity of this facility to the IGA site, the use of this facility by the maternal child health service for information and parenting sessions should be considered in the design.

¹ The need for additional consultation space for visiting services needs to be further explored, with potential service providers who currently support residents in the Shepparton north-west area, or those who plan to expand services to this area in the future.

1.3 Conclusion

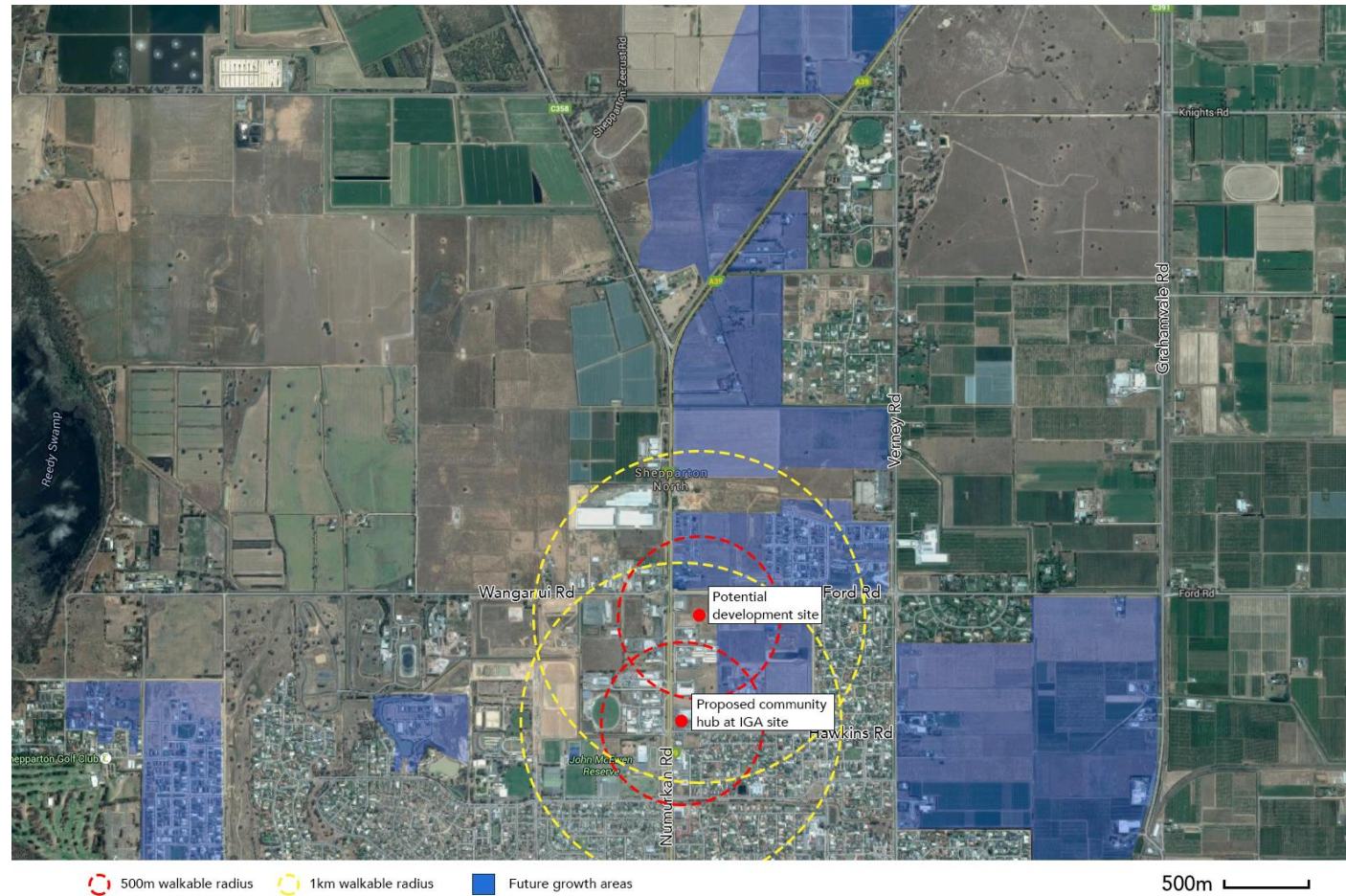
Therefore, based on these recommendations, **the potential development site located at 221-229 Numurkah Road is surplus to community facility needs.**

The IGA site is a more suitable site for the location of a MCH service and is a more central location to support both the existing residential population and the areas of projected residential growth, including the Shepparton North-East Growth Area (illustrated in Figure 2).

In the event that the IGA site is not redeveloped, the following sites could be alternatives for relocation of the MCH service:

- Shepparton Sports Stadium redevelopment: This facility is well located within the existing North Shepparton activity centre area, central to existing residential areas, and supports shared use of community facilities.
- Shepparton North East Growth Area Hub: This option supports the model of collocating MCH services with other early years services, however due to the hub's proposed location, there may need to be a stronger emphasis on outreach services to the north-south residential areas.

Figure 1: Comparison of 500 metre and one kilometre radius of the potential development site and the IGA site in relation to existing and future residential areas.



2 Introduction

The Shepparton North Sub-Regional Activity Centre ('activity centre') is located approximately three kilometres north of Shepparton's city centre. The area is located within Greater Shepparton City Council ('Council'). The activity centre is focused around the IGA Supermarket and a small number of shops and caters to the local Shepparton North area, as well as regional areas to the north and north-west and is surrounded by industrial land uses and small pockets of low-density residential development. As highlighted in this assessment, both Council policy and projected population growth support the provision of additional community facilities within the activity centre.

Shepparton North is likely to experience additional demand for existing community facilities given:

- projected growth for commercial and residential land uses
- area east of the activity centre forms part of the Shepparton North-East Growth area.
- population growth forecasts residential growth increase by 65 per cent between 2011 and 2036 (equivalent to an additional 6,615 people).

3 What community facilities does the Shepparton North community need?

3.1 Background

A number of community facility and infrastructure assessments have been previously prepared for Shepparton North. One assessment recommended the development of a community hub as part of the IGA Supermarket site redevelopment, and another recommended a hub in the Shepparton North-East Growth Area. Council has recently been approached to consider the rezoning and development of land on 221-229 Numurkah Road, Shepparton (see 2). The proposal request permission to develop a large retail supermarket that will form a neighbourhood centre for the north, supporting new and proposed residential areas.

3.2 Current and future development context

Numurkah Road is a major northern gateway into Shepparton, connecting the centre with smaller townships to the north, such as Congupna and Tallygaroopna and therefore Shepparton North is a mix of low-density residential development and a gateway for commercial and retail uses.

The activity centre is located on Numurkah Road at the northeast corner of Hawkins Street. The centre is generally defined as comprising the IGA Supermarket and the immediately adjacent shops. The centre has been identified as having capacity to expand to include land

to the north between Hawkins Street and Ford Road². There are several smaller consolidated pockets of residential development to the east of the activity centre, and the Shepparton Sports Stadium is located on the western side of Numurkah Road, adjacent to the IGA Supermarket.

Pine Road is located approximately one kilometre south of the activity centre and is the previous northern settlement boundary of Shepparton. Traditional residential subdivision makes up the south of Pine Road with a large proportion of public and affordable housing to the west of Numurkah Road.

New residential development has recently been established north of Pine Road, generally on the eastern side of Numurkah Road. New residential areas have also been established around the Shepparton Golf Club, approximately four kilometres west of Numurkah Road. Connections between the golf course development and the subject site are generally limited to Wanganui Road.

There are a number of approved or proposed developments and infrastructure projects in Shepparton North, each likely to impact the future residential population, including the demand for community facilities and services. These are summarised below.

- **Township bypass route** – located to the north of Shepparton, this bypass proposes to divert freight and through-traffic from Numurkah Road to Wanganui Road. The bypass is anticipated to strengthen the connection between the Shepparton North Activity Centre and residential areas to the west.
- **Shepparton North-East Growth Area** – the Metropolitan Planning Authority is currently preparing the *Shepparton North-East Growth Area Structure Plan*, due for completion in December 2017. The growth area comprises 168.5 hectares and is located just east of the Shepparton North Activity Centre. The area will be developed over two stages and is projected to accommodate 1,836 dwellings and house approximately 4,140 residents.
- **IGA Supermarket site development** – in April 2012, Council issued a planning permit (number 2008-436) for 177-193 Numurkah Road, Shepparton. The permit

² Essential Economics, 2015, *City of Greater Shepparton Commercial Activity Centres Strategy*.

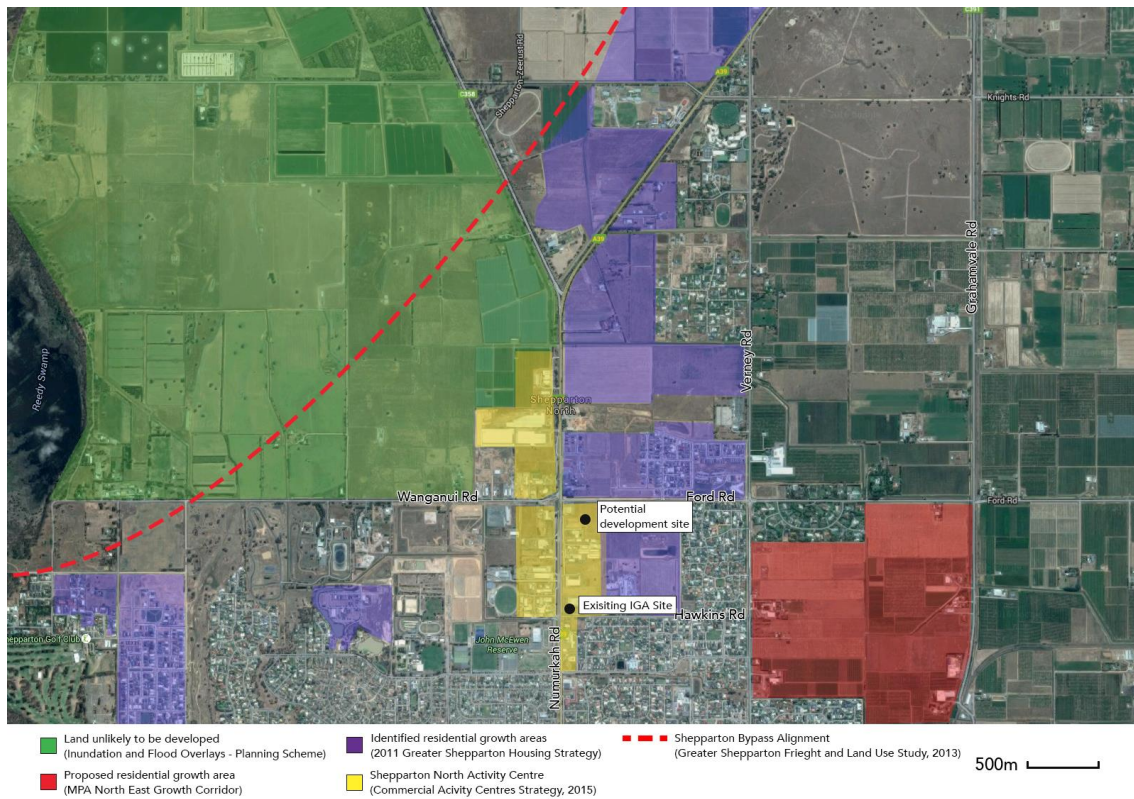
relates to the future development and extension of the existing IGA Supermarket on this site and includes allowance for the development of a neighbourhood centre incorporating shops. The permit requires the development to include a community facility with a minimum floor area of 195 square metres. The permit has not yet been acted upon and will expire in April 2017 if development has not commenced. Council has advised that redevelopment is unlikely and expect that an amendment to the existing permit will be lodged in the near future. The previous recommendations for this site are being reviewed as part of this assessment.

- **221-229 Numurkah Road** – Council understands that there is potential for commercial development at this site. The site is located on the corner of Numurkah Road and Ford Road, being currently vacant and zoned for commercial use.

Council is currently considering a proposal to rezone this land for the development of a neighbourhood centre, and as a result this site is also being considered in this assessment as a potential site for future provision of community facilities and services for Shepparton North.

The Greater Shepparton Housing Strategy (updated by David Lock Associates in 2011), identified that while most substantial change will occur closer to central Shepparton, (particularly land close to Shepparton Train Station), there is a line of significant growth potential along the west edge of Numurkah Road, including low density development surrounding the primary school to the north.

The Greater Shepparton Housing Strategy illustrates the various staging of housing growth in North Shepparton (as shown in Appendix B). The land to the east of the Numurkah Road and Shepparton Barmah Road intersection is expected to experience growth within five years. Within 15 years, the growth is expected to spread north and south of Numurkah Road, joining the proposed north-east growth area. Residential growth in the north-west region (the area surrounding the Shepparton Public Cemetery near the Goulburn River) is also expected to occur within 15 years.

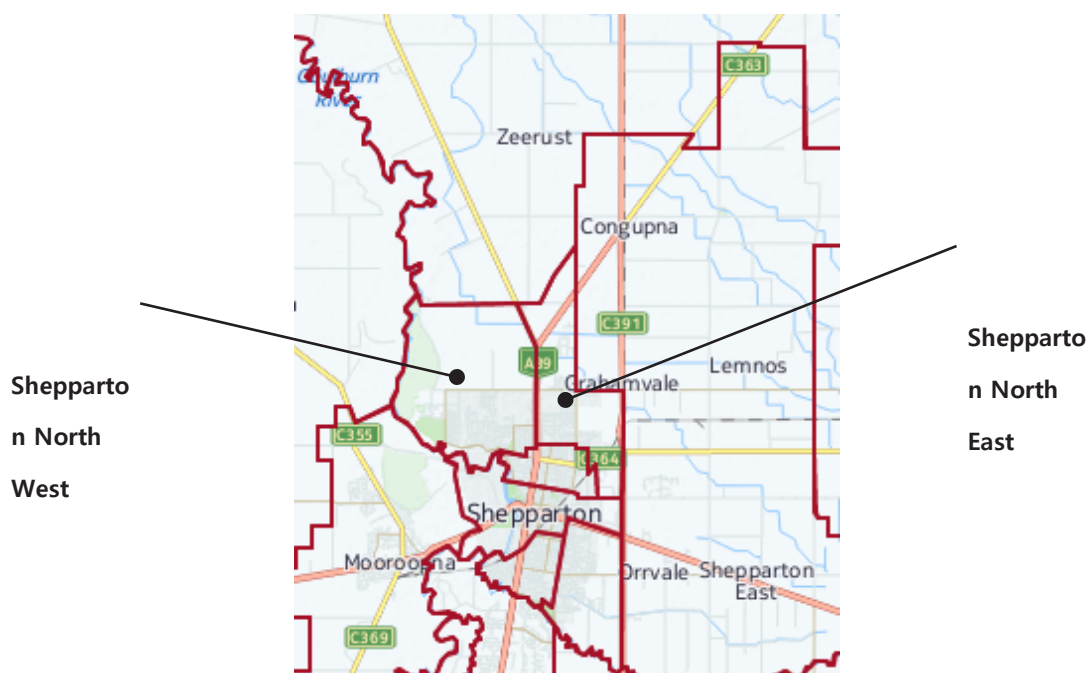
Figure 2. Current and future development context

3.3 Current and future population

There are two areas that make up the Shepparton North area; North-East Shepparton and North-West Shepparton (these areas are illustrated in Appendix A). The demographic analysis of these areas shows that while they share a similar age structure, they are two distinct communities defined by their socio-economic characteristics. The north-west area includes a high proportion of affordable and social housing residents, while the north-east area has more comparatively affluent households.

This section provides a high-level demographic review of the two primary areas that make up Shepparton north, which are Shepparton north-east and Shepparton north-west. These are illustrated in the below map.

Figure 3. Map identifying Shepparton North-West and Shepparton North-East



Source: id.com.au.

The following table provides a demographic summary of these two areas.

Table 1: Summary of demographic profile for Shepparton North³

Characteristic	North-East Shepparton	North-West Shepparton
Total population	4,546 people	5,510 people
Age profile	Young age structure – over 68% under the age of 50 years.	Young age structure – over 68% under the age of 50 years.
Households	Young families – a high proportion of parents and home-builders, and primary school aged children.	A mix of households: <ul style="list-style-type: none"> • Young and older families – 17.5% of children aged under 10 years and 17.9% aged 11 to 24 years • High proportion of single parent households • High proportion of lone person households.

³ Source: .id Community Profile – City of Greater Shepparton (<http://profile.id.com.au/shepparton>)

SHEPPARTON NORTH ACTIVITY CENTRE, COMMUNITY SERVICES AND FACILITIES NEEDS ASSESSMENT

Characteristic	North-East Shepparton	North-West Shepparton
Tenure	High home ownership – 77.4% either fully- own or have a mortgage.	Mixed ownership: <ul style="list-style-type: none"> • 54.3% fully own or have a mortgage • 37.5% rent • 18.4% are social housing rentals.
Dwellings	Low density – over 96% of dwellings are separate houses.	Low density – almost 87% of dwellings are separate houses, 13% are medium density.
Cultural diversity	Comparatively diverse – 12% of residents are from non-English speaking countries (9.9% for Greater Shepparton).	Low cultural diversity – 8% of residents are from non-English speaking countries.
Car ownership	High car ownership – 66% of dwellings have two or more cars and 25% have one car.	Mixed car ownership levels – over 10% of households do not own a car, 34% own one car, and 47.6% have two or more cars.
Income ⁴	Mix of low and high income households: <ul style="list-style-type: none"> • Lowest group 20% • Medium lowest group 28% • Medium highest group 28.9% • Highest group 23.1%. 	Low income households: <ul style="list-style-type: none"> • Lowest group 36.2% • Medium lowest group 26.4% • Medium highest group 20.6% • Highest group 16.7%.
Employment	Low unemployment – 1.5% of labour force are unemployed, compared to 5.5% for Greater Shepparton.	High unemployment – 6.9% of labour force are unemployed.
Disadvantage	Evidence of some disadvantage – however, comparatively less when compared to Greater Shepparton, with a SEIFA score of 1039.4 compared to 951.9 for Greater Shepparton.	High levels of disadvantage – third lowest SEIFA score of 890.6.
Population change ⁵	Significant residential growth expected, with an increase of 5,042	Low residential growth expected, with an increase of 1,573 residents between 2011 and

⁴ Assessment is based on ABS 2011 equivalised household income quartiles. Equivalised household income puts all households on an equal footing independent of household size and composition, to enable true comparison between areas and over time. 2011 quartiles are defined as *lowest group* (\$0-\$430 weekly income), *medium lowest group* (\$431-\$751 weekly income), *medium highest group* (\$752-\$1,203 weekly income) and *highest group* (\$1,204 and over weekly income).

⁵ .id Population Forecasts – City of Greater Shepparton (<http://forecast.id.com.au/shepparton>)

Characteristic	North-East Shepparton	North-West Shepparton
	<p>residents between 2011 and 2036.</p> <p>Most significant growth is expected in couple family households with children (additional 674 households) and coupled family households with no children (additional 612 households) as a result of an increase in empty nesters/retirees and seniors.</p>	<p>2036.</p> <p>High proportion of growth is expected to be a mix of seniors and parents/homebuilders.</p> <p>High increase in lone person households expected.</p>

Based on the demographic analysis of Shepparton North, it is likely that the following community service and facility needs would be required to support the local communities:

- High proportions of young families indicate the need for early years services and facilities, including kindergarten, childcare, playgroup, maternal and child health (MCH), and specialist early years services such as early childhood intervention.
- The levels of disadvantaged households indicate the need for affordable/low cost recreation and social activities, access to social services and low cost health services.
- A high number of lone person households and increasing numbers of older residents indicate the need for opportunities to connect and socialise, as well as ensuring access to appropriate health services.

3.4 Community services and facility needs identified in Council's planning

Shepparton North-East Growth Area planning

A structure plan is currently being prepared for the Shepparton North-East Growth Area.

A social infrastructure assessment was prepared for the area in 2008⁶. This assessment

⁶ Maunsell AECOM, 2008, *Shepparton North-East Growth Area ODP and DCP Social Infrastructure Assessment*

recommended that the precinct should provide a community hub with a total floor area of 1,680 square metres and include:

- Maternal child health
- Kindergarten
- Occasional childcare
- Flexible spaces for community services.

In 2012, Council reviewed the recommendations of the 2008 assessment and mostly supported the recommendations. Council recommended that the hub be located on Verny Road, just north of Hawkins Street, in the Shepparton North-East Growth Area. This location is approximately 1.3 kilometres from the IGA supermarket site and the proposed new development site.

The assessment also identified the following key issues in relation to existing provision of community facilities and services in Shepparton North:

- **Education** – both Grahamvale Primary School and Shepparton Christian Community School are likely to have capacity to accommodate future growth generated by the North-East Growth Area.
- **Childcare and preschools** – there are limited childcare facilities in close proximity to the structure plan area. There is limited capacity in existing kindergartens to accommodate additional demand.
- **Health care facilities** – additional maternal child health services would be required to cater for residents in the Shepparton North-East Growth Area over the long-term.
- **Aged care** – there are sufficient aged care facilities in Shepparton, however there is a need for medium density lots to be provided in appropriate locations nearby, to cater for independent accommodation for older residents.
- **Neighbourhood centre** – a need was identified for supporting walkable neighbourhoods.

Commercial Activity Centres Strategy, Essential Economics (2015)

The *Commercial Activity Centres Strategy* sets out activity centre roles and the direction for their future growth and use across all centres in Shepparton.

The Strategy recognises that, in addition to environmental and economic roles, activity centres are also hubs for community contact and interaction. They accommodate community services and facilities, as well as help to create community identity and provide a focus for cultural activities for the surrounding community.

Shepparton North is identified in the Strategy as being one of three subregional centres. The neighbouring township settlements to the north and east are categorised as 'local centres' or 'township centres'. Numurkah Road is also identified as one of three 'enterprise corridors'. A definition of these categories is provided below:

- **Local/township centres** – small activity centres serve a localised convenience role to a surrounding urban (local centre) or rural (township centre) locality.
- **Enterprise corridors** – informal activity centres comprising mixed business areas, relying on exposure to passing traffic and accessibility to the regional road network.
- **Sub-regional centres** – provide retail and commercial services for residents of the surrounding urban areas, as well as a broader rural and regional hinterland connected via regional road networks.

While Shepparton North is identified as a sub-regional centre, the Strategy recognises the centre currently serves a more limited role, dominated by a single use. The Strategy notes that the centre lacks retail and commercial diversity and contains approximately 4,000 square metres of retail floor space, which is well below the allowable shop floor space cap of 8,000 square metres in the planning scheme.

The centre services the northern areas of urban Shepparton and the rural and regional areas to the north and north-west. The IGA supermarket is 'one of the best-performing independent supermarkets in Victoria', however the Strategy notes; '... the role of the centre in meeting community need is limited by the lack of supporting speciality shops and other non-retail uses that would typically characterise a centre of this type.'

The Strategy identifies a growing need for community facilities to accommodate the expanding population of Shepparton North, particularly the north-east growth area, recommending opportunities to expand the activity centre away from the IGA site.

Shepparton North IGA Site Social Planning Report, Coomes Consulting (2008)

As identified in section 2.1, the IGA supermarket currently has a permit to develop its site, including provision of a community facility. In 2008, Coomes Consulting prepared the *Shepparton North IGA Site Social Planning Report*, commissioned by Council to inform the planning permit requirements.

The report recommended the provision of a neighbourhood centre with community facilities as part of the development. Specifically, the report recommended:

- Including provision of community facilities comprising approximately 20 per cent of the total development floor space and including outdoor play equipment, cycle and pedestrian pathways, and seating.
- Community facilities at the IGA supermarket would provide a focus for community meetings, improving access to community services, and complementing the Shepparton North Community and Learning Hub.
- Including approximately 950 square metres of community space, comprising 200 square meters of floor space designated for Council and community group-managed services such as meeting rooms and flexible spaces, and approximately 750 square metres of open space, pedestrian and cycle paths and privately operated community health and wellbeing spaces.
- The hub should include the following services to meet community needs:
 - Community meeting rooms
 - Flexible indoor floor space for outreach occasional care
 - Maternal child health consulting rooms
 - Outdoor meeting space
 - Community information.

As this permit has not yet been acted upon, this report does not recognise the permit requirement for 950 square metres of community space as existing provision in the

Shepparton North Activity Centre and the suitability of this proposal is analysed further in section 4.

The report identified the following key needs – determined in consultation with Council – for the North Shepparton community, in the short-term:

- Childcare services, particularly occasional and long day care
- Community meeting space
- Early years services for young families to meet each other – particularly playgroups and parent groups
- Maternal child health
- Newcomers information, a community notice board
- Facilities and services to foster community connections.

The report also highlights that the recommended hub would assist in addressing local concerns around meeting the needs of families moving into the growth area.

Shepparton Sports Stadium Future Directions Plan, Greater Shepparton City Council

Council is currently in the process of redeveloping the Shepparton Sports Stadium, which includes significant improvements to facilities and amenities.

The redevelopment will enable the stadium to become the largest facility in the municipality in terms of seating capacity and exhibition floor space.

The feasibility of the redevelopment identified the following issues for the stadium and existing supply for facilities:

- A need for additional indoor netball courts within the city
- Existing squash facilities operate from a private facility, are in poor condition and provide an uncertain future for the association
- A need to enhance the status of this facility to host regional, state and national events
- There is no performing arts venue with capacity for 1,500 or more people, and the provision of such would support a number of higher profile attractions to the city.

3.5 Consultation with Council

Consultation was undertaken with a number of council officers to further understand the current provision of community facilities and services and the existing social context. The following section provides a summary of the consultation findings.

Family and children's services

Consultation identified that the existing kindergarten, playgroups, and maternal and child health services are well resourced and match current need. However, long day care with integrated kindergartens was shown to be required in response to continuing development.

The current condition of facilities was identified as good to very good, and well maintained.

The maternal and child health facilities located at the Shepparton North Community and Learning Hub are relatively new and purpose built with adequate consulting space, however this service is not co-located with other children's services. Council also pointed out that there is some social stigma associated with the hub in Shepparton North. Parents have expressed concerns that the area is not perceived as a safe or desirable area to visit. The hub is also isolated from any other service.

The North Shepparton Community and Learning Hub has a comprehensive youth program as well as being a registered training organisation and alternate education provider.

However, Council noted that public transport access is poor in Shepparton, which limits young people's ability to access services in outer areas.

The majority of playgroups are run by community groups or schools. Council only operates one facilitated playgroup from the Patricia Smith Children's Centre. Most schools in the area also provide space for community-led playgroups.

Council noted that there is currently no unmet demand for playgroups in Shepparton. The existing playgroups have capacity to accommodate future demand; for example, Gowrie Street Primary School has capacity to take an additional playgroup. Council did state that there is currently a lack of suitable space if there were to be additional future playgroups in Shepparton North.

In response to the previous recommendations made for maternal and child health services to be located at the IGA site redevelopment, Council noted that this would be staffed by redistributing existing staff, as there is not the need for additional service provision over the existing supply.

Council's preferred model of MCH provision is to provide one equivalent full time ('EFT') nurse per 130 infants. However, in practice Council noted that the ratio is more likely to be one EFT per 125 infants due to different staff running group sessions. It was noted that maternal and child health facilities have historically not been fit-for-purpose.

Council also believes that there are benefits in co-locating MCH with retail (shopping centres and town centres). This model is popular in Shepparton, however has not been implemented widely due to a lack of purpose-built facilities.

Council highlighted that the size of consulting rooms is important. Rooms need to be able to accommodate an interpreter when required, or new graduates, and when training new staff.

Sport and recreation services

Consultation with Council's Sport and Recreation Department found that the Shepparton Stadium precinct masterplan has been adopted and is now a part of Council's capital works program. The completed masterplan is expected to be delivered within four to five years, pending funding arrangements. The masterplan includes a café, eating spaces, meeting rooms, and office and administration facilities. It is intended that these spaces will be available for broader community use, not only for sport and recreation groups. Council noted that this precinct has capacity to provide facilities in lieu of the community facilities at the potential development site and IGA site, provided that the developer contributions from those projects contribute to the Shepparton North area in general.

Community strengthening

Consultation with Council highlighted that there is some social stigma attached to Shepparton North-West stemming from the perception of social housing. The Parkside Estate has recently been re-named and re-branded in an effort to change perceptions.

South Shepparton is seen as a much more active and open community compared to Shepparton North, where high fences on houses and poor street lighting are perceived to isolate the community. Commercial and industrial land usage also make it difficult for Shepparton North to form an identity.

The main service gaps that were identified for the lower socio-economic residents of Shepparton North were in access to health services. The lack of public transport is also a crucial issue for this community and the freeway is a barrier to transport. There is also a lack of justice services in Shepparton North, with residents having to travel to the city to access such services. The need for meeting spaces that have natural light was also identified as desirable and currently lacking in the area.

4 Can existing community services and facilities accommodate future need?

4.1 Existing community services and facilities

Figure 4 and Table 2 detail the current supply and distribution of community facilities and services in Shepparton North.

Figure 4. Shepparton North current and proposed community services and facilities

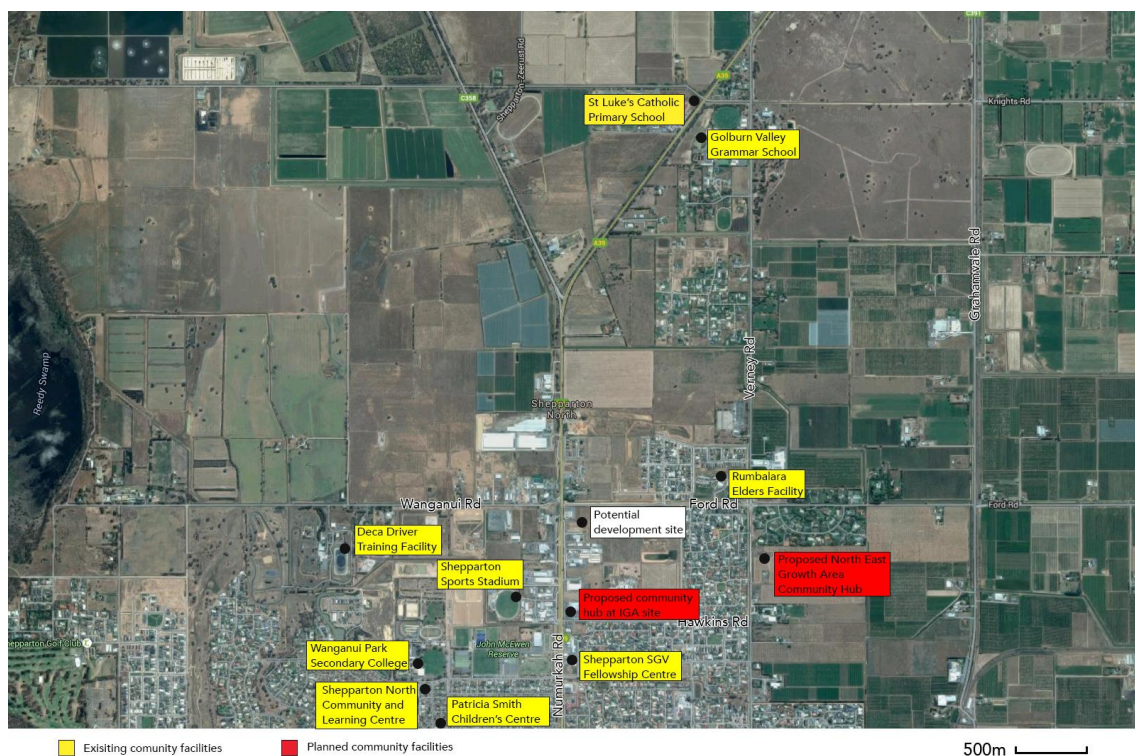


Figure 4 illustrates that provision is focused to the south, apart from the two schools to the north. These existing facilities do not support local access for the newer residential areas to the north and the planned future growth of Shepparton North.

Table 2. Shepparton North existing community facilities and services audit

Facility	Health	Kindergarten	Playgroup	Occasional Care	Vacation Care	Long Day Care	Aged Care	Meeting space	Classrooms	Indoor Recreation	Exhibition space
Shepparton North Community and Learning Centre	1	0	0	0	1	0	0	1	1	0	0
Patricia Smith Children's Centre	0	1	1	0	0	0	0	0	0	0	0
Rumbalara Elders Facility	0	0	0	0	0	0	1	1	0	0	0
Shepparton GV Fellowship Centre (SCA Mobile Playscheme)	0	0	1	0	0	0	0	0	0	0	0
Shepparton Sports Stadium	0	0	0	0	0	0	0	1	0	1	0
Deca Driver Training Facility	0	0	0	0	0	0	0	0	0	0	0
St Luke's Catholic Primary School	0	0	0	0	0	0	0	0	1	1	0
Goulburn Valley Grammar School	0	0	0	0	0	0	0	0	1	1	0
Wanganui Park Secondary College	0	0	0	0	0	0	0	0	1	1	0
Total	1	1	2	0	1	0	1	3	4	4	0

4.2 Capacity of existing services and facilities to accommodate future needs

Family and children's services

Childcare and kindergarten

As illustrated in Figure 4, there is currently only one children's centre and one maternal child health centre located in Shepparton North. There are currently no kindergartens or childcare centres located to the north of Hawkins Street, where significant residential growth is expected in addition to the north-east growth area.

In 2012, Greater Shepparton had a kindergarten participation rate of 94.6 per cent⁷. Of total enrolments, approximately 33.5 per cent⁸ of kindergarten enrolments were in long day care or an integrated children's service across Greater Shepparton. 66.5 per cent of enrolments were in a sessional kindergarten setting. The likely demand for sessional kindergarten enrolments can be calculated by applying the participation rate and percentage of four year-olds enrolled in sessional kindergarten to the projected number of four year-olds in Shepparton North.

By 2036, Shepparton North is expected to have a total of 242 four-year-olds⁹. Applying the participation rate of 94.6 per cent it is anticipated that 229 four-year-olds will require access to kindergarten. Of that 229, 152 (76.8 per cent) are likely to require access to sessional kindergarten. There is currently one sessional kindergarten located in Shepparton North; Patricia Smith Children's Centre. The location of the Patricia Smith Children's Centre means that it primarily services the social housing families located in Shepparton north-west. The next closest kindergarten that offers sessional kindergarten is the Dolena Young Preschool. Dolena Young Preschool was identified in the *Shepparton North-East Growth Corridor Social Infrastructure Assessment Review* (2012) as unlikely to be able to accommodate additional demand.

Regarding childcare, it is anticipated that by 2031 there will be a total of 1,197 zero to four year-olds. There are currently no childcare centres operating in Shepparton North. The closest centres Community Kids Shepparton Early Education Centre and Balaclava Road Childcare Centre. The *Shepparton North-East Growth Corridor Social Infrastructure Assessment Review* (2012) identified that both centres as having capacity to accommodate additional demand. However, consultation with Council identified the need for a long day care and on-site sessional kindergarten for the north to respond to continuing development. Council's 2012 review of community infrastructure provision in the North-East Growth Area found that the current provision of occasional care was also limited and additional services need to be provided within a walkable catchment of residential areas.

⁷ Source: VCAMS Portal, Indicator 31.1a: Kindergarten participation rate, Department of Education and Training.

⁸ Source: VCAMS Portal, Indicator 31.4: Number of four-year-old kindergarten enrolments in a long day care or integrated children's service setting, Department of Education and Training.

⁹ .id Population Forecasts – City of Greater Shepparton (<http://forecast.id.com.au/shepparton>)

Maternal Child Health

The maternal child health service at the Shepparton North Community and Learning Hub was identified by Council as currently operating at 50 per cent capacity. The negative perception of this hub is impacting on the demand for the service, as discussed in section 2.4. Often parents relocate to the Balaclava Road Maternal Child Health Centre, co-located with a childcare centre. The Balaclava Road Maternal Child Health Centre has only one office (which is a converted tearoom) and the centre is exceeding its capacity (5.5 days a week) with a number of staff from this centre doing outreach work in nearby towns on some days.

By 2036, it is anticipated that there will be a total of 235 zero year-old infants¹⁰ across Shepparton North. Applying Council's ratio of between 125 to 130 infants per one EFT maternal child health nurse to the total expected number of zero year-olds equates to the need for between 1.8 to 1.9 EFT maternal child health nurses – equivalent to approximately one dual-room facility. Irrespective of location and access, from a population growth perspective, the maternal child health service at the Shepparton North Community and Learning Hub has capacity to accommodate future population need.

Playgroups

There are currently two venues in Shepparton North accommodating playgroups, one of which Council operates (Patricia Smith Children's Centre). As previously noted, the location of the centre indicates that this playgroup is likely to primarily cater for social housing families. Council noted that existing playgroups in Shepparton have capacity to accommodate additional demand. However, it was also highlighted that there is currently no suitable facility in Shepparton North to accommodate an additional playgroup.

General community facilities

The Shepparton North Community and Learning Hub is the key multi-purpose community facility for Shepparton North, providing local access to the following programs and services:

- Adult and community education

¹⁰ .id Population Forecasts – City of Greater Shepparton (<http://forecast.id.com.au/shepparton>)

- Lifelong learning programs
- Vacation care
- Social and support groups
- Public computer access
- Community meeting space.

There are also a number of visiting services operating from the hub, including youth services and support groups. Consultation with Council identified that this hub is well utilised and operating at capacity.

It was also highlighted that there is currently a lack of community meeting space in Shepparton North that has good natural light and provides access to catering.

Sport and recreation

The Shepparton Sports Stadium is currently the main recreational facility for Shepparton North, however it also acts as a regional facility. As previously mentioned, this facility is currently being redeveloped. The redevelopment includes:

- Two new courts with seating
- Improved amenities and seating areas
- New multi-purpose foyer
- A new mezzanine
- A new squash facility.

It is likely this facility will have capacity to meet the needs of the Shepparton North community with regards to indoor recreation. In consultation, Council said that there are a number of spaces that will be available for broader community use, including the café, eating areas, meeting rooms, office and administration areas.

4.3 Requirements for additional services and facilities to service the Shepparton North population

Based on the findings from section two and three, the following additional community services and facilities will likely be required to meet the future needs of the Shepparton North population:

- Long day care
- Occasional childcare
- Sessional kindergarten
- Community meeting space – suitable for playgroups and general community use
- Flexible consulting rooms – suitable for maternal child health and outreach community services, such as health services or legal/justice services.

Appendix

Appendix A – Detailed demographic analysis

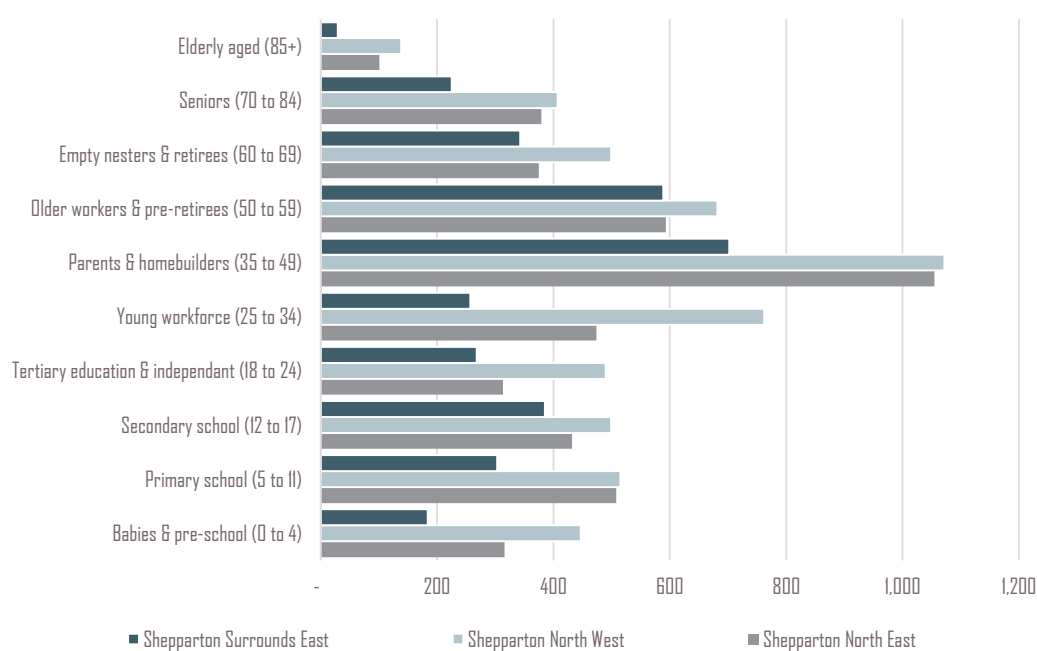
This section provides a high-level demographic review of the two primary areas that make up Shepparton north, which are Shepparton north-east and Shepparton north-west.

Table 3: Residential population (place of usual residence)

	Residents		Households		Population Change 2006-2011	% change
	2006	2011	2006	2011		
Shepparton North East	3,781	4,546	1,188	1,445	765	20%
Shepparton North West	4,729	5,510	1,763	2,065	781	17%
Total	8,510	10,056	2,951	3,510	1,546	18%
Greater Shepparton	57,088	60,442	21,122	22,799	3,354	6%

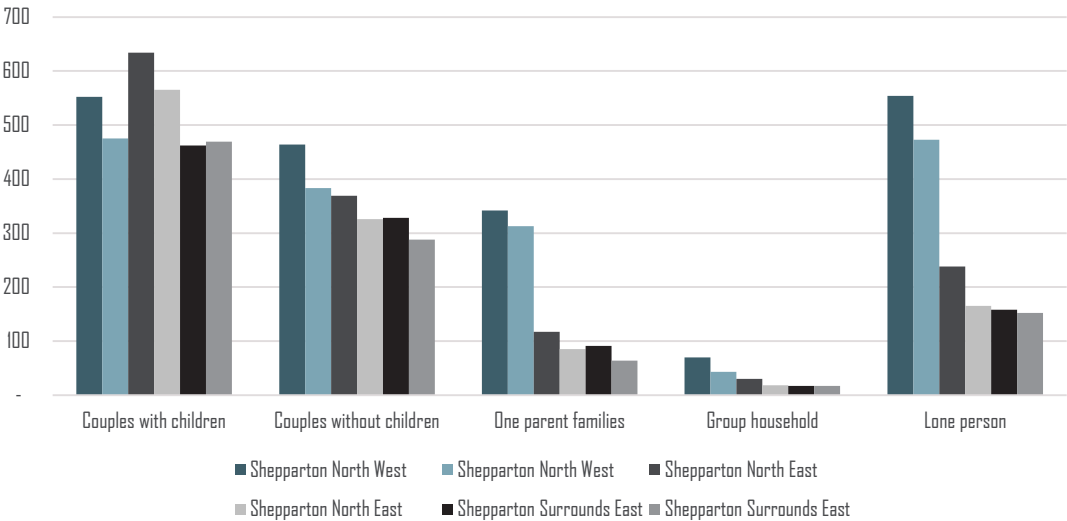
Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled by .id Consulting

Figure 5: Population profile of surrounding small areas, 2011



Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled by .id Consulting

Figure 6: Household and dwelling types



Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled by .id Consulting

Table 4: Housing tenure summary, 2011

Housing tenure	City of Greater Shepparton	Shepparton North West	Shepparton North East
Fully owned	7,206	479	526
Mortgage	7,561	647	595
Renting – social housing	1,225	380	13
Renting - private	4,914	378	214
Renting - not stated	175	18	4
Other tenure type	231	19	11
Not stated	1,485	149	85
Total Households	22,797	2,071	1,448

Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled by .id Consulting

Table 5: Cultural diversity summary, 2011

Birthplace	City of Greater Shepparton	Shepparton North West	Shepparton North East
Total overseas born	7,929	640	704
Non-English speaking backgrounds	5,988	444	546
Main English speaking countries	1,941	196	157
Australia	48,850	4,543	3,591
Not stated	3,663	331	246
Total population	60,442	5,513	4,541

Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled by .id Consulting

Table 6: Car ownership, 2011

Car ownership	City of Greater Shepparton	Shepparton North West	Shepparton North East
No motor vehicles	1,598	209	41
1 motor vehicle	7,199	712	366
2 motor vehicles	8,197	711	651
3 or more motor vehicles	4,178	274	307
Not stated	1,626	161	86
Total Households	22,799	2,067	1,451

Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled by .id Consulting

Table 7: Equivalised household income quartiles, 2011

Household income quartile 2011	City of Greater Shepparton	Shepparton North West	Shepparton North East
Lowest group	31%	36%	20%
Medium lowest	30%	26%	28%
Medium highest	25%	21%	29%
Highest group	15%	17%	23%
Total Households	19,631	1,744	1,254

Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled by .id Consulting

Table 8: Population growth between 2011 and 2036, by service age group

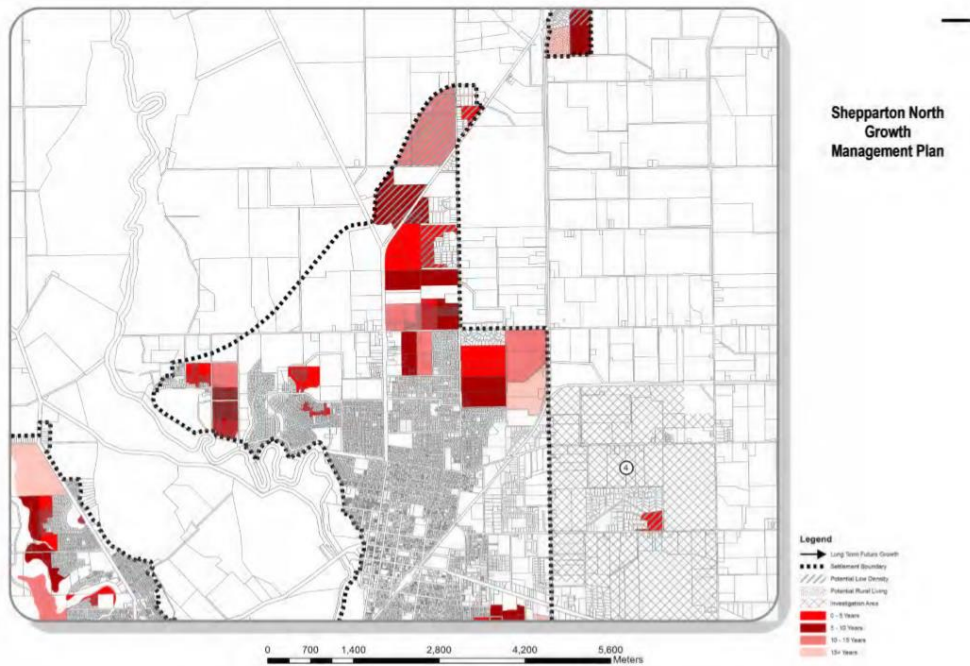
Age group	Shepparton North West			Shepparton North East		
Year	2011	2036	Change	2011	2036	Change
Babies and pre-schoolers (0 to 4)	456	512	+56	317	685	+368
Primary schoolers (5 to 11)	528	715	+188	518	1,022	+504
Secondary schoolers (12 to 17)	503	604	+101	417	808	+390

SHEPPARTON NORTH ACTIVITY CENTRE, COMMUNITY SERVICES AND FACILITIES NEEDS ASSESSMENT

Age group	Shepparton North West			Shepparton North East		
Year	2011	2036	Change	2011	2036	Change
17)						
Tertiary education and independence (18 to 24)	520	627	+107	317	609	+293
Young workforce (25 to 34)	799	923	+124	485	968	+483
Parents and homebuilders (35 to 49)	1,082	1,323	+240	1,050	2,002	+952
Older workers and pre-retirees (50 to 59)	679	820	+141	576	1,172	+596
Empty nesters and retirees (60 to 69)	496	680	+183	384	968	+584
Seniors (70 to 84)	413	723	+310	379	985	+607
Elderly aged (85 and over)	141	263	+123	110	375	+265
Total population	5,619	7,191	+1,573	4,552	9,594	+5,042

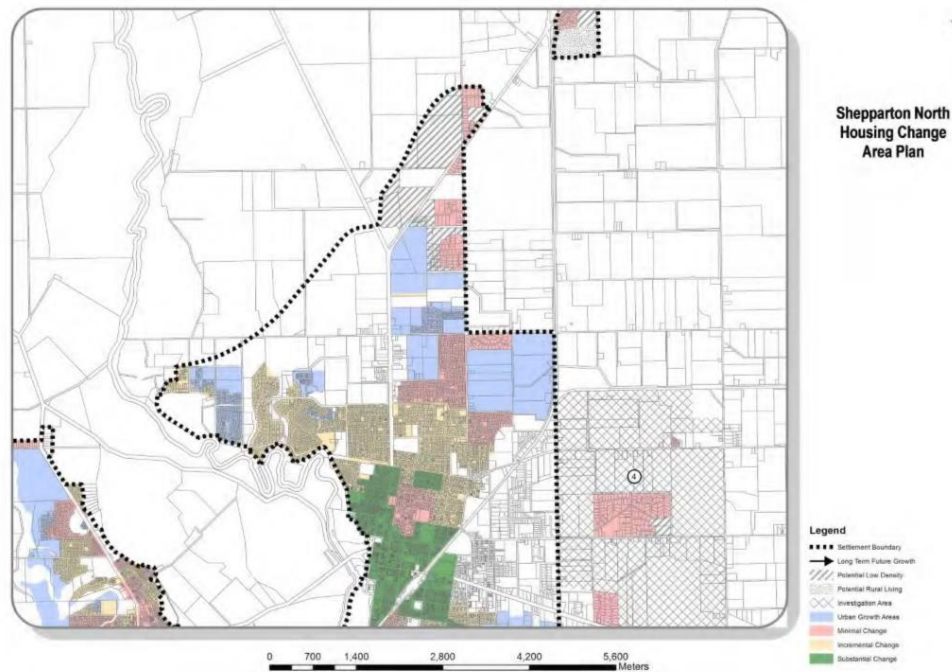
Appendix B – Greater Shepparton housing growth

The following image illustrates the areas identified for housing growth in Shepparton North and an indicative timeframe



Source: David Lock Associates, 2009 (Updated 2011), Greater Shepparton Housing Strategy

The following image illustrates the indicative level of change expected in housing growth in Shepparton North.



Source: David Lock Associates, 2009 (Updated 2011), Greater Shepparton Housing Strategy