

SOCIAL INFRASTRUCTURE ASSESSMENT

CITY OF VICTOR HARBOR

February 2024



VICTOR HARBOR SOCIAL INFRASTRUCTURE ASSESSMENT

EXECUTIVE SUMMARY

About the study

The City of Victor Harbor (the City/Council) commissioned Intermethod to undertake an assessment of social infrastructure, with a brief to:

- ▶ Undertake investigations and review available data and mapping regarding the current supply and future demand of social infrastructure in Victor Harbor
- ▶ Complete a Social Infrastructure Assessment that provides detailed analysis against a series of categories/elements
- ▶ Determine potential gaps in social infrastructure provision and identify interventions to ensure that a future population is supported by social infrastructure provision.

This report will support preparation of the next version of the Council's Urban Growth Management Strategy. Other investigations have been undertaken as part of this strategic project including the Victor Harbor Sport, Recreation and Open Space Strategy 2023, Victor Harbor Liveability Survey 2023, Council Area Profile 2023 and Victor Harbor Childcare and Education Centre Cost-Benefit and Gap Analysis 2023. These have informed analysis undertaken for this assessment. The City falls within the boundaries of the Ngarrindjeri and Ramindjeri Peoples, the Traditional Owners and Custodians. The project team also reviewed the Reconciliation Action Plan in the context of preparing this report.

Infrastructure types assessed

The report primarily considers Council owned community centres and libraries along with outputs for:

- ▶ Early childhood education and care
- ▶ Education and training
- ▶ Primary and community health
- ▶ Facilities for young people
- ▶ Art and culture
- ▶ Aged care services
- ▶ Community spaces and halls
- ▶ Disability services and community transport services
- ▶ Availability of public toilets.

Investigations also considered social infrastructure provision in the adjoining councils of Yankalilla and Alexandrina where relevant.

Key findings summary

The following provides a summary of findings based on our full assessment. At the end of the section there is a summary of key recommendations and urban planning actions.

Population growth

- ▶ The State Government predicts that the Southern Fleurieu Region will grow to 60,038 people by 2036 with the highest level of new residential development in Goolwa and Victor Harbor
- ▶ It is predicted that the City population will grow from 16,139 people in 2021 up to 20,574 people in 2036 comprising:
 - » A general rate of 165 - 185 dwelling approvals per annum
 - » An average of 2.1 occupants per dwelling and an occupancy rate of 0.76 (noting a high number of second/holiday homes in the City)
 - » Number of 0-19 year olds doubling from 3,057 to 7,817
 - » Number of 20-24 years increasing from 5,000 to around 9,800.

Council owned community centres

- ▶ The typical benchmark for Council community centre provision is 80 square metres per 1,000 population. Current City provision is 47 square

metres per 1,000 population and future provision is 40 square metres per 1,000 population.

- ▶ There is an:
 - » Existing City wide benchmarked floorspace deficit of 531 square metres
 - » 2036 City wide benchmarked floorspace deficit of 863 square metres.
- ▶ Distance benchmarking to a community centre is not met across more than 90% of Victor Harbor
- ▶ There are no Council community centre staff (Social Planners or others). The state average is 2.3 full time equivalent (FTE) staff per centre
- ▶ Community centres with on-site staff and longer opening hours, based on state average, can generate a Benefit Cost Ratio (BCR) vs council investment of 3.5 to 1 (which is very high). BCR is an assessment used in budgeting to analyse the overall value for money (cost and benefit) of a project. A break even project has a BCR of 1.0.

Council owned libraries

- ▶ There is an:
 - » Existing City wide benchmarked floorspace deficit of 351 square metres
 - » Future City wide benchmarked floorspace deficit of 549 square metres.
- ▶ Distance benchmarking to a library is not met across more than 80% of Victor Harbor
- ▶ Currently the library meets the state average of 3.6 (FTE) staff per the facility
- ▶ The City library is open less hours than other

similar sized libraries in the state and regional towns across Australia

- ▶ Each library visitor is estimated to generate an average benefit value of \$52 per visit.

Early childhood education and care

- ▶ There are 8 operational Early Childhood Education and Care (ECEC) facilities in the City with 10 provided by private and/or community based operators for a total of 438 spaces. This includes after school care.
- ▶ There is an:
 - » Existing City wide provision of 1.8 spaces per child which meets benchmark
 - » Future City wide provision of up to 3.1 spaces per child which does not meet the benchmark
- ▶ There are child care place vacancies but a significant shortfall of Birth to 12 month and 1 - 3 year age child care places (noting only two of six providers cater for younger age groups)
- ▶ City has below average household income and associated child care cost challenges which contributes to lower women in labour force statistics
- ▶ The Victor Harbor Childcare and Education Centre lease expires in 2030 and is likely to close without intervention. Council has commissioned a Cost Benefit Analysis that supports the replacement of this centre
- ▶ There are no registered and operating family day care providers in the City limiting additional care options

- ▶ OSHC provision is relatively well served and available at schools in Victor Harbor.

Education and training

- ▶ In 2021, there were 1,027 primary school students and 691 secondary school students
- ▶ Around one-third of primary school students attended a non-Government primary school. Almost half of secondary school age children attended a non-Government school
- ▶ In 2022, there was a provision rate of 1.3 places per child who attended a Government primary school
- ▶ For a forecast 2036 population this slightly reduces to 0.94 Government primary school places per child
- ▶ There is one Government and two non-Government primary and secondary schools in the City. No Government school had a Capacity Management Plan in operation
- ▶ The majority of school students have an active travel journey in excess of 800 metres. For any journey Council need to address:
 - » A number of traffic lights and controlled intersections
 - » Changeable walking conditions
 - » Lack of shade and protected cycle lanes.
- ▶ Alexandrina Council have a predicted population increase of circa 4,000 people with the majority in Goolwa. The associated child population increase is expected to be absorbed by the new Goolwa Secondary College and non-Government Schools - Investigator College and Encounter Lutheran College

- ▶ Both non-Government schools have master plans and sufficient land to further increase their student capacity
- ▶ Victor Harbor Primary School is operating at a historically lower student count with the transfer of Year 7 to secondary school. There is anticipated capacity for student intake increase
- ▶ Victor Harbor High School has expected capacity as students from outside the council area transition to Goolwa Secondary College
- ▶ There are no known significant future primary or secondary school capacity issues within the City prior to 2036.

Primary and community health

- ▶ Primary health care comprises services that people go to first for health care including doctors, pharmacies, mental health and other services
- ▶ The City has a current focus on health and wellbeing delivered through a range of programs and events. Improving walking, cycling and active travel accessibility would have positive impacts on City health and wellbeing
- ▶ There is currently sufficient doctor to population ratio. This may not meet benchmark needs by 2036 without an increase in doctor provision
- ▶ The two larger general medical practices do not publicly offer bulk billing. They typically close at 6pm with limited weekend opening hours
- ▶ There is no GP Plus, Urgent Care Clinic or Priority Care clinic in Victor Harbor, with the closest in Noarlunga, Aldinga or Mount Barker

- ▶ There is no evening or 24 hour pharmacy in Victor Harbor.

Community halls and spaces

- ▶ There are three community owned/managed halls in the council area
- ▶ Community halls are a rural legacy and typically owned and managed by a community group. They are often under utilised with limited community benefit
- ▶ Explore reuse opportunities for vacant community owned buildings (often with high maintenance costs).

Young people

- ▶ There is a forecast increase of approximately 400 12-25 year olds living in the City by 2036
- ▶ Victor Harbor is a draw for young people and also a popular holiday destination
- ▶ There are no Council owned or operated youth centres or youth precincts in the City (a Skate Park is a start but is not a precinct for all young people)
- ▶ There is limited infrastructure or places for young people to feel safe, interact and form connections
- ▶ Council has a Youth Development Officer who runs a series of targeted programs and activities. There are limited other Government or non-Government funded organisations operating in the City.

Art and culture

- ▶ Audits and analysis identifies that

- » Council operates the Coral Street Art Space and the SA Whale Centre (with a museum component)
- » There are small, non Council run museums such as the National Trust Museum
- » There are limited rehearsal space (for local musicians, theatres or artists), storage space and community theatre space. The local community is not typically part of state or national touring events due to the lack of an appropriate and well designed theatre space
- » Private and/or community based groups operate such as the South Coast Choral and Arts Society
- ▶ Council has a priority project to develop an Arts and Cultural Centre to address some of the above shortfalls. Assessment outcomes confirm a benchmarked need for this social infrastructure before 2036.

Ageing well

- ▶ The City population of people aged 60-85 will increase by over 1,000 people to 2036
- ▶ The City is not currently designated an 'Age Friendly City'
- ▶ The City has become a popular living choice by older people seeking a coastal living environment or a 'sea change'. It has a median age of 60 years which is one of the highest in the state
- ▶ The City has existing programs, albeit funding challenges exist given changes in policy and delivery frameworks (e.g. Home care packages)

- ▶ Ageing in the City priorities focus on accessibility, health and wellbeing infrastructure and support intergenerational opportunities, dwelling, affordability, and climate change readiness.

Community Transport Services

- ▶ Limited public transport and other travel options for residents in the City
- ▶ Independence and good accessibility an integral element of achieving an age friendly city
- ▶ High level of frailty and very high median age
- ▶ Many medical facilities located in Adelaide and not accessible without assistance
- ▶ Southern Community Transport Scheme operation for more than 20 years with 2.3 FTE staff and more than 250 regular clients
- ▶ This scheme funded by Commonwealth and State Governments.

Public toilet provision

- ▶ Relatively high general public toilet provision of 10 public toilets for 10,000 population
- ▶ General requests for new toilets but no recent public survey
- ▶ There is no current adopted Public Toilet Strategy.



Social Infrastructure Benchmark compliance 2021 and 2036

Based on assessment, the following table provides a general overview of social infrastructure provision in the City against relevant benchmarks and other analysis outlined in the contents of this report.

Social infrastructure	Benchmark compliance 2021	Benchmark compliance 2036	Comment
Community centre			» Current community floorspace provision (Council owned or operated) is 47sqm per 1000 people. Benchmark is 80sqm per 1000 people » 2036 forecast community floorspace provision (Council owned or operated) reduces to 40sqm per 1000 people. Benchmark is 80sqm per 1000 people » There are no staffed community centres
Library			» Current library floorspace provision (Council owned or operated) is around 350sqm below benchmark provision » 2036 library floorspace provision (Council owned or operated) is around 550sqm below benchmark provision » Library opening hours (41 hours per week) is below comparable regional libraries
Early learning - Pre-school			» Current early learning provision is 1 space per 1.8 children that meets benchmark » Future early learning provision is 1 space per 3.1 children that does not meet (taking into account closure of the Victor Harbor Childcare and Education Centre) » Current waiting list of more than 140 children and specific Birth to 2 year shortfall in provision of sufficient spaces. Increased child population forecast for 2036 will worsen shortfall plus closure of the Victor Harbor Childcare and Education Centre
Early learning - Out of Hours School Care			» Current and future provision of Out of School Hours Care meets benchmark
Education - Primary schools			» No government schools have a Capacity Management Plan » Large number of students at local non-Government schools » Sufficient capacity at schools for forecast 2036 population taking into account changes to Year 7 as the starting year for secondary school

Social infrastructure	Benchmark compliance 2021	Benchmark compliance 2036	Comment
Education - Secondary schools	✓	✓	» No government schools have a Capacity Management Plan » Large number of students at non-Government schools » Sufficient capacity at schools for forecast 2036 population taking into account capacity at Goolwa Secondary College as regional population grows
Education - University and vocational training	✗	✗	» Potential for increase local vocational training » Based on low university attendance statistics ongoing need for development of a Regional University Hub
Primary health	✓	✗	» No local bulk bill Priority/Urgent Care clinic, no 24 hour pharmacy, potential undersupply of doctors by 2036
Community halls	N/A	N/A	» Existing provision not managed by Council. Potential to assist groups and organisations to maximise their building/space potential » Potential demand for a community hall in future growth areas
Arts and culture - Museum and galleries	✓	✗	» Existing and future demand for a gallery - addressed in planned delivery of the Arts and Culture Centre
Arts and culture - Theatre and performance spaces	✓	✗	» Existing and future demand for theatre and performance spaces - addressed in planned delivery of the Arts and Culture Centre
Arts and culture - Creative arts	✓	✗	» Existing and future demand for additional creative spaces - addressed in delivery of the Arts and Culture Centre
Young people - Recreation	✓	✗	» Existing Victor Harbor Recreation Centre operational. New and expanded centre at planning stage. Addressed if new Recreation Centre constructed
Young people - Youth centre	✗	✗	» Existing and future demand for a dedicated youth centre. Potential to be addressed, for example, with adaptive reuse of existing Recreation Centre
Aged care	N/A	N/A	» No Age Friendly Strategy
Community transport/disability services	N/A	N/A	» Likely increased demand for the Southern Community Transport Scheme » Continued under provision of public transport and related higher reliance on private motor vehicles. Modal shift changes will not occur without intervention
Provision of public toilets	N/A	N/A	» No Public Toilet Strategy

Actions and outcomes - urban planning

Type	Actions - urban planning considerations
Community centres and libraries	Forecast population uplift generates a benchmarked demand for additional floorspace, longer hours of operation and increased on-site staffing and programs (Council should consider economic studies referenced in this report that demonstrates the social and economic benefit of this type of social infrastructure). Key matters to consider: ▶ Provide increased community centre and library floorspace within the Civic Hub or Town Centre only. This includes a District Level Community Centre and additional library floorspace ▶ Design the urban environment between the existing Civic Centre, Victor Harbor High School, Recreation Centre and planned Regional Community, Sport and Recreation Precinct to maximise shared parking, integration and interaction for users and a sustainable, inclusive and accessible public realm
Community halls and spaces	Negotiate with State Government/future land developers for the construction of a community hall as part of any substantial township extension. Key matters to consider: ▶ A community hall (at least 150sqm in floorspace) should be located within a Neighbourhood level park and/or Activity Centre as part of a residential extension to the township ▶ The hall should be managed by the Council ▶ The centre should be constructed at the outset of any subdivision of land and promoted as a space for community connections, activity and events. Ideally it would be directly linked to public open space and be managed by Council.
Early childhood education and care (ECEC)	Potential population uplift and existing demand requires the retention, as a minimum, of existing ECEC places and facilities. Key matters to consider: ▶ Ensure available zoned land for the retention/replacement of the Victor Harbor Childcare and Education Centre taking into account land requirements, existing or future public transport accessibility and existing demand generators (such as near the hospitals on Bay Road) ▶ Continued working with existing schools to deliver additional after school area facilities in accordance with demonstrated demand and school master plans (where applicable) ▶ Subject to State Government forecasting for child population after 2036, explore allocation of land for a new preschool as part of the Urban Growth Management Strategy to ensure no further place deficit develops for this young age cohort as land is rezoned for residential and employment uses.

Education and training	Victor Harbor has 4 government and non-government primary and secondary schools, with limited tertiary and vocation learning facilities Key matters to consider: ▶ Ensure no changes to zoning of land at Victor Harbor Primary and High Schools to ensure long term capacity is not reduced ▶ Work with non-government schools to maximise the development of their sites to accommodate future demand for private education ▶ Subject to State Government's forecasting on child population from 2036 (and therefore potential need for a new primary school) explore allocation of land for a new primary school as part of the Urban Growth Management Strategy ▶ Identify potential sites for a Regional Study Hub and an expanded TAFE SA facility (both subject to State and Federal Government funding decision) as part of the Victor Harbor Growth Management Strategy.
Art and culture	Victor Harbor has a longstanding reputation for arts, culture and creative activities. Key matters to consider: ▶ Ensure delivery of the Arts and Culture Centre ▶ Continue delivery of existing Mainstreet Precinct and other upgrades.
Young people	Young people in urban and regional environments have a range of needs that are shaped by their surroundings and the stage of life they are in. Key matters to consider: ▶ There is a need for 2 AFL ovals, 1 cricket oval, 3 soccer fields and a skate park. These will be partially addressed as part of future master planning for the Encounter Bay Sporting Complex, Victor Harbor Oval Complex and the Regional Community, Sport and Recreation Precinct. Future residential proposed in the draft Greater Adelaide Regional Plan provides an opportunity for additional soccer fields (noting that the largest facility is located in Alexandrina Council) and a skate park (that provides an opportunity to integrate existing and future communities of young people). ▶ The Recreation Centre is generally non-compliant as a modern indoor sports facility. Its planned replacement in the Regional Community, Sport and Recreation Precinct provides an opportunity for adaptive reuse of the building as a Youth Centre (at least as an interim measure if a new Youth Centre is to be developed). The existing building is sited adjacent the Victor Harbor High School and provides an achievable opportunity for a Council owned youth based facility. This may not be a permanent solution subject to further investigation by Council however provides an initial option to address an existing shortfall in provision. ▶ Ensure sufficient land to expand the existing Victor Harbor Skate Park and develop town wide safe, active travel links to the facility.

Aged care services / Disability services	Victor Harbor has a high median age and forecasted growth of its older population. This should be viewed as a social and economic opportunity for Council to develop Victor Harbor as an 'Age Friendly City'. Key matters to consider: ▶ Plan for a mix of dwelling typologies (including residential flat buildings), allotment sizes and highly sustainable built form to offer a range of options for older people moving to Victor Harbor or seeking to age in place. Retirement living and diverse housing choice should be integrated with other residential development in existing and future neighbourhoods. Aged care facilities and retirement living should be focussed closer to public transport, public open space and activity centres. ▶ Carry out regular age accessibility audits within community buildings but also neighbourhoods and ensure age friendly design measures are initiated as part of future subdivision design
Community transport services	Demonstrated need for continuation of the Community Transport Scheme taking into account population demographics, higher level of disabilities in resident population and scarcity of public transport options. Key matters to consider: ▶ Continuation of the Scheme does not require any specific urban planning interventions.
Availability of public toilets	Modern public toilets serve a diverse range of people engaging in outdoor or other activities. There is no current legislative or mandated requirement for public toilet provision. As a coastal Council with high holiday period population there is demand for sufficient amenities provision (balanced with cost of construction and maintenance of this infrastructure). Key matters to consider: ▶ Highest demand for public toilets along desire line routes adjacent the council, within the Town Centre and public open space (including off grid tourist spots). ▶ Prepare a Public Toilet Strategy and identify future locations within any relevant Master Plans, Precinct upgrades or Structure Plans.

City of Victor Harbor social infrastructure assessment

Client: City of Victor Harbor

22 February 2024



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BACKGROUND

About this study

The City of Victor Harbor (the City or Council) commissioned Intermethod to undertake an assessment of social infrastructure, with a brief to:

- ▶ Review existing social infrastructure inclusive of community, cultural, education, wellbeing and support services
- ▶ Consider the social infrastructure needs now and into the future based on a predicted future population (determined on behalf of Council and to be used as a consistent measure), trends, stakeholder feedback and catchment analysis
- ▶ Determine potential gaps in social infrastructure provision and identify interventions to ensure that a future population is supported by appropriate social infrastructure provision.

This report forms part of a suite of investigations

What is social infrastructure ?

“Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis” (source: Infrastructure Australia)

and strategic documents, including sport and recreation, liveability, child care and education that collectivity will help inform the Council in its strategic planning including an update of the *Victor Harbor Urban Growth Management Strategy (2013)*.

The report considers:

- ▶ Council owned community centres and library
- ▶ Early childhood education and care
- ▶ Education and training
- ▶ Primary and community health
- ▶ Facilities for young people
- ▶ Art and culture
- ▶ Aged care services/Disability services
- ▶ Community spaces and halls
- ▶ Community transport services
- ▶ Availability of public toilets

The City forms part of the Southern Fleurieu Peninsula region which also comprises Alexandrina Council and District Council of Yankalilla (plus Kangaroo Island Council). There is cross boundary partnership working in selected service delivery, programs and shared community use of facilities such as the Fleurieu Aquatic Centre. On this basis, assessment has considered community needs and supply in these two council areas where necessary.

Approach

In preparing this report and responding to the client's brief, the following activities were undertaken:

- ▶ Background research
- ▶ An analysis of population change (based on the Council Area Profile 2023¹) and impacts on existing and future demand for social infrastructure. There was a focus on community centres, libraries, early childhood and government primary/secondary education and arts and culture
- ▶ Assessment of each community centre and library against high level good practice principles, review of service delivery, site visits and discussions with staff
- ▶ A review of catchments, capacity, rates of provision (benchmarks) where applicable. Consideration was also given to wider regional needs
- ▶ Meetings with City of Victor Harbor staff and discussions with external Social Planners from other councils to identify needs
- ▶ Development of recommendations based on current and future needs.

¹ Future Urban. 2023. Council Area Profile

Future use of the social infrastructure

Residential population growth is anticipated during the forecast period. The City has an important regional tourist, economic, entertainment, and retail value to this part of Greater Adelaide. Victor Harbor is a regional hub and draws people from rural areas and townships within the Southern Fleurieu region. In addition, it has a high tourist population influx during holiday periods with up to 1.2 million visitors per year.

The Council has developed other strategies such as the Economic Development Strategy to help continue growing and diversifying its economy and attract further investment.

As the City resident, worker and visitor population grows and the demographic profile evolves, there will be changes to social infrastructure needs. This is potentially polarised with a likely future population comprising a higher median population age than the state average.

Increased growth has implications for the type, location and delivery of future social infrastructure across the City. There is likely to be additional pressure on the existing social infrastructure networks to provide sufficient services in the short and longer term. A diverse and robust social infrastructure network is needed to respond to changing communities.

Benchmarking

There are no state or national benchmark templates for social infrastructure provision. For this report, benchmarks have been determined and sourced from a range of other council investigations and/or best practice state governments' guidelines.

These include:

- ▶ Social Infrastructure Audit Project Research Report, CDM Smith, 2020 (referred to as the CDM Smith in this report)
- ▶ Living Learning Libraries: a population approach Standards and Guidelines for NSW Public Libraries, NSW Government
- ▶ Guidelines for Community Infrastructure, Park and Leisure WA (PLAWA), 2020 (referred to as the PLAWA Guidelines in this report)
- ▶ Queensland Public Library Standards and Guidelines: <https://plconnect.slq.qld.gov.au/queensland-public-library-standards-and-guidelines?chapter=4525>
- ▶ Planning Social Infrastructure and Community Services for Urban Growth Areas – Theme Document, Local Government Association of South Australia, 2011.

These documents provide a comprehensive analysis of social infrastructure in the Australian urban and regional context. They are deemed suitable sources for determining rate provisions for the City of Victor Harbor. The project team has also reviewed recent studies for the District Council of Mt Barker and City of Onkaparinga as a 'check' for Greater Adelaide benchmark provision.

About the City

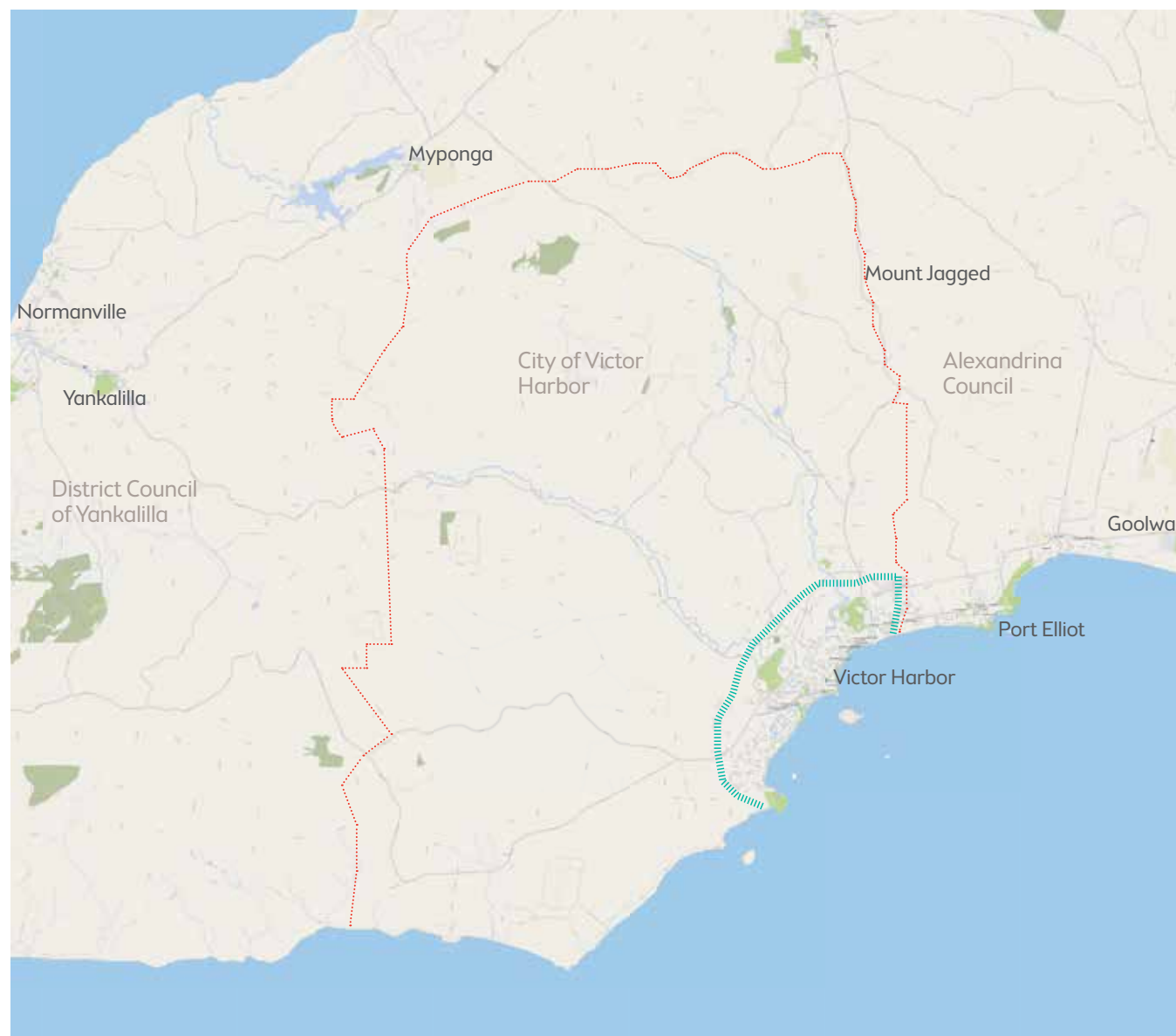
The City of Victor Harbor forms part of the Southern Fleurieu region and is located approximately 80 kilometres south of the Adelaide Central Business District. The City covers an area of 36,648 hectares and is known as South Australia's 'premier Coastal City'.

The council area is bounded by the District Council of Yankalilla to the north and west, and the Alexandrina Council to the east. The council area extends beyond the primacy of its urban centre at Victor Harbor and encompasses a large swathe of rural land extending from the Hindmarsh Tiers through Hindmarsh Valley and Lower Inman Valley. The southern edge of the council area borders the Southern Ocean (including Encounter Bay). The main township conurbation extends from Encounter Bay into Victor Harbor central and east incorporating the suburbs of McCracken and Hayborough. More than 98% of the City's population live within Victor Harbor with the balance spread across the rural areas and small hamlets.

Victor Harbor contains a range of education, tourist, cultural, retail social and sporting facilities. It is the largest town in the Southern Fleurieu region. The tourist focus area is located within the part of the city bound by Torrens Street, Esplanade and Flinders Parade.

Urban development continue eastwards across the boundary with the Alexandrina Council into Chiton, Port Elliot, Middleton and Goolwa.

City of Victor Harbor and regions map



Current City population (2021)

Source: <https://profile.id.com.au/>, Council Area Profile 2023 (Future Urban) and www.abs.gov.au

In 2021, the City had an estimated residential population of around 16,000 people which was an increase of 1,400 people from 2016. There has been a general upwards population growth trend since 2006. Notable population statistics include:

- ▶ A very high median age of 60 (state average of 41 years) with 53% being female (state average 50.7%)
- ▶ Very high level of unoccupied dwellings primarily adjacent coast/beachfront areas
- ▶ A higher proportion of lone person households at 31.4% and conversely a lower proportion of couples with children at 15.5% (state average 27%)
- ▶ University attendance is 8.3% which is half the state average of 16.7%. Vocation training (7.0%) almost aligns with the state average of 7.6%
- ▶ 89% of housing is low density compared to 78% statewide
- ▶ 33% were born overseas compared to 24% statewide albeit most being from United Kingdom or Europe
- ▶ A Socio-Economic Indexes for Areas (SEIFA) index of 1014 which is above the state or Australian figures of 979 and 1002 respectively
- ▶ 1.7% or 274 people of Aboriginal and Torres Strait Islander descent
- ▶ Average household size of 2.1 persons.

Population snapshot for City of Victor Harbor 2021

Median age

60

University qualification

15%

Couples without children

37.3%

Total dwellings

9,401

Gross Regional Product

\$659.9m

Born overseas

19%

Language other than English at home

7.3%

Lone person household

31.4%

Dwellings unoccupied

23.9%

Total jobs

5,148

2023 Australian Liveability Census

Source: all population highlights are from profile.id
<https://profile.id.com.au/> and www.abs.gov.au)

The City of Victor Harbor participated in the Australian Liveability Census as a 'Census Partner'. The census aims to measure liveability utilising four categories:

- ▶ Community values
- ▶ Place experience
- ▶ Strengths and priorities
- ▶ Community ideas.

Council performed well in the liveability survey with key strengths found in the City's ability to create a sense of neighbourhood and in nurturing the natural environment (natural features, views, vegetation, topography, water, wildlife etc).

The Council underperformed in categories relating to:

- ▶ Child services with a need to better manage child care, early learning, after school care and activities
- ▶ Lack of local education options from primary to tertiary education
- ▶ Lack of local employment opportunities.

These three areas for improvement provide important feedback for this report noting potential availability, cost, access and other challenges in adequacy of social infrastructure provision and improving community wellbeing.

Population snapshot for City of Victor Harbor (VH)

Overall liveability performance VH

71%

Highest liveability performer VH

84% natural environment

Lowest liveability performer VH

50% child services

Higher performing attribute vs national benchmark

+13% neighbourhood safety

Lower performing attribute vs national benchmark

-14% child services

Overall liveability performance SA

70%

Highest liveability performer SA

84% natural environment

Lowest liveability performer SA

50% child services

Higher performing attribute vs national benchmark

+12% Local history and buildings/
places

Lower performing attribute vs national benchmark

-7% local education options

Community trends

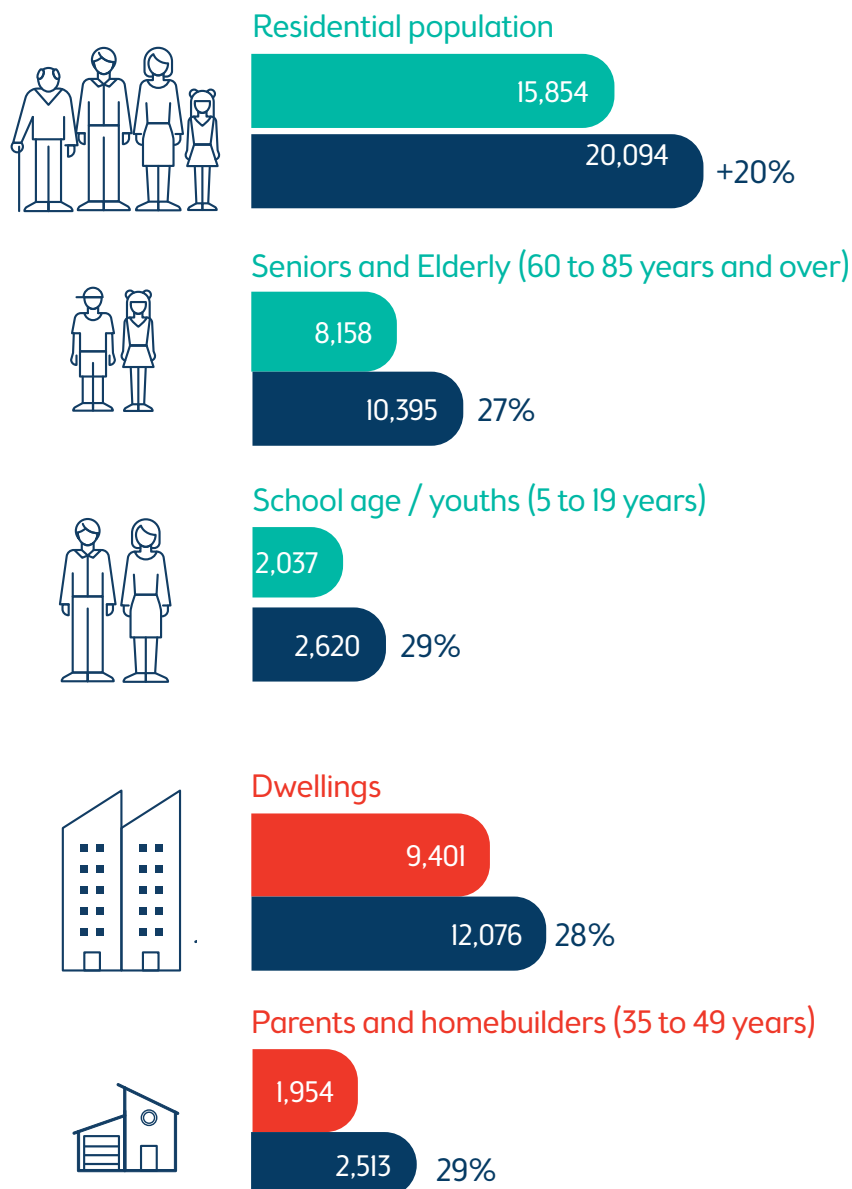
Source: all population growth forecast are from Council Area Profile (Future Urban) and ABS Quik Stats sourced 25/10/2023

Victor Harbor offers important regional services and facilities in sectors like retail, administration, government, tourism, culture, community, business, education, and recreation. In 2021, it was the second most populous area in the region, making up about 31.8% of the total population. Despite the large area of the council, the rural areas make up less than 2% of the population and are not expected to substantially alter into the period 2036 (with the exception of land adjacent Victor Harbor that may be rezoned for residential development).

Key 2021 demographic data includes:

- ▶ The 70+ age group grew by 1,016 people between 2016 and 2021 with a small decrease of 62 0-4 year olds in the same time period
- ▶ 78% of households comprise 1-2 people but almost 75% of dwellings have three or more bedrooms
- ▶ Just over 50% of dwellings are fully owned which is 20% higher than for Greater Adelaide. Conversely almost a quarter of households receive rent assistance which is 8% higher than Greater Adelaide
- ▶ Median total household income \$980/week is much less than the Greater Adelaide average of \$1,548/week
- ▶ 22% of population (15 or over) volunteered which is a reduction from 27% in 2016 - COVID 19 cited as key issue

Growth trends in the City of Victor Harbor between 2021 and 2036 - based on Future Urban Growth Scenario 1 (see explanation on Page 9)



- Typically more than double the population had long term health conditions compared to the state average.

Future Urban has reviewed State Government population projections¹. According to State Government projections Alexandrina Council is expected to grow by 5,673 people to 34,403 people, while the City of Victor Harbor is expected to grow by 2,635 people to 18,774 people during the same period.

State Government data indicates that in 2036 the region could have a total population of 60,038 persons with:

- 34,403 in Alexandrina Council (12,516 in Goolwa area and 7,871 in Strathalbyn)
- 18,774 in the City of Victor Harbor (18,503 in Victor Harbor)
- 6,861 in Yankalilla Council (2,262 in Normanville-Carrickalinga).

Victor Harbor and nearby Goolwa-Port Elliot-Middleton conurbation is predicted to increase by more than 4,000 people by 2036 with potential for significant further growth of another 10,000 people in the region by 2041. There is no indication that the general demographic profile from the 2021 ABS Census will significantly alter by 2036 unless there is an unforeseen shift in regional settlement patterns (such as during the COVID-19 pandemic) or the arrival of a large new employer/education institution that attracts a younger age cohort.

¹ Based on the Department projections released in August 2023, available here: https://plan.sa.gov.au/__data/assets/excel_doc/0007/1236256/South-Australia-and-regional-projections-summary.xls



Fleurieu Region future growth areas

Data source: Future Urban and PLUS June 2023 population projections

The Regional Plan for Greater Adelaide, which covers the Fleurieu Region, is currently under review and is expected to be replaced in 2025. The supporting Greater Adelaide Regional Plan Discussion Paper highlights that there's enough available land within Greater Adelaide for the next 15 years. However, in the coming 16 to 30 years, there will be a need to create new areas for around 10,000 new homes.

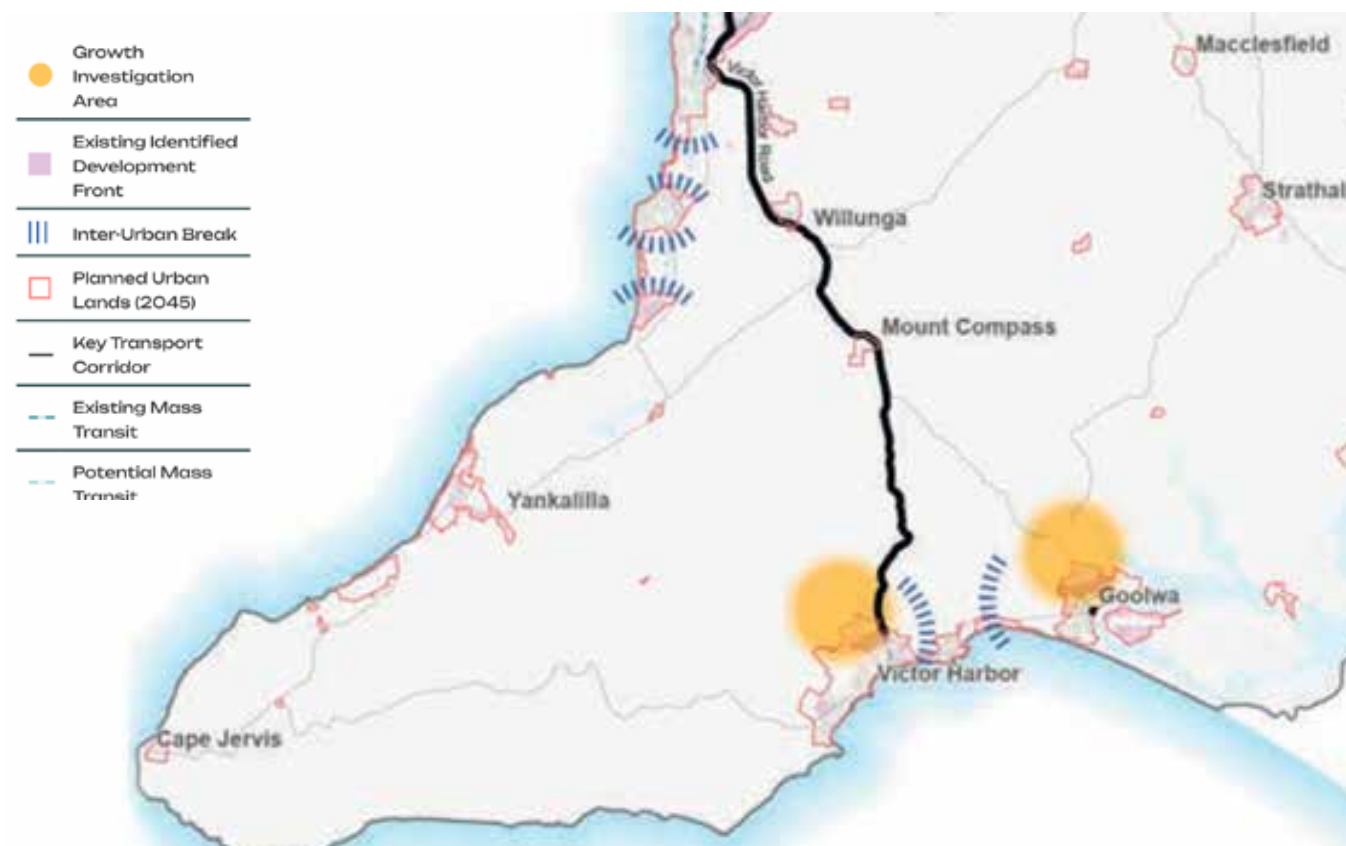
Victor Harbor has experienced ongoing and relatively steady population growth in the last twenty years, and this trend is likely to continue. The Greater Adelaide Regional Plan Discussion Paper confirms Victor Harbor and Goolwa as Investigation Areas for future employment and residential growth. Victor Harbor is also recognised as a satellite city along with Murray Bridge.

Due to the large growth areas within Victor Harbor and Goolwa, growth in the Fleurieu region will be primarily concentrated in these areas plus Strathalbyn to a lesser extent. Land supply data prepared by the State Government shows the adjoining Alexandrina Council to have significantly greater theoretical future dwelling capacity as compared to the City of Victor Harbor.

Current Greenfield Land Supply for the Fleurieu Region identifies that there is 850 allotments that are development ready with an estimated 4,900 additional zoned allotments and potential land that could accommodate 8,300 allotments to cater for

Dwelling growth focus areas 2021-2036

Source: Greater Adelaide Region Plan Discussion Paper Summary



future urban growth. This breaks into:

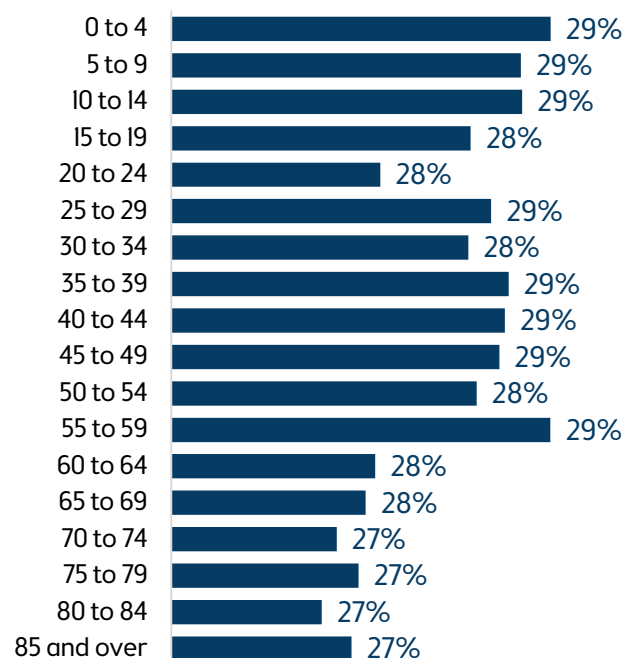
- ▶ Around 100 development ready allotments in Goolwa with potential growth of more than 4,500 allotments - the largest for the Fleurieu Region
 - ▶ Less than 100 development ready allotments in Victor Harbor with zoned land able to accommodate around 2,100 allotments plus potential growth of more than 1,500 allotments
 - ▶ Additional growth focussed in Strathalbyn,
- ▶ Yankalilla-Normanville and Milang
 - ▶ Port Elliot and Middleton having the lowest growth potential at less than 200 allotments respectively with limited undeveloped land within township boundaries.

Change in population profile 2021 to 2036

Source: ABS 2021 Census data and Council Area Profile (Future Urban)

The Council Area Profile 2023 prepared by Future Urban identifies a Victor Harbor population of 20,094 to 20,574 by 2036 based on two growth scenario 1 (lower) and 2 (higher).

City population growth 2021-2036 by age groups utilising Growth Scenario 1



Fleurieu growth 2021-2036 - Growth Scenario 1

Source: ABS 2021 Census data and Council Area Profile 2023 (Future Urban)

Age group	2021 population	% Cohort for 2021	2036 population	Population change	% Cohort for 2036
0 to 4	497	3%	641	144	4.0%
5 to 9	682	4%	878	196	5.5%
10 to 14	720	5%	927	207	5.8%
15 to 19	635	4%	815	180	5.1%
20 to 24	474	3%	605	131	3.8%
25 to 29	442	3%	568	126	3.6%
30 to 34	526	3%	675	149	4.3%
35 to 39	590	4%	759	169	4.8%
40 to 44	650	4%	836	186	5.3%
45 to 49	714	5%	918	204	5.8%
50 to 54	803	5%	1,031	228	6.5%
55 to 59	963	6%	1,242	279	7.8%
60 to 64	1,319	8%	1,683	364	10.6%
65 to 69	1,595	10%	2,034	439	12.8%
70 to 74	1,960	12%	2,495	535	15.7%
75 to 79	1,500	9%	1,912	412	12.1%
80 to 84	872	6%	1,109	237	7.0%
85 and over	912	6%	1,162	250	7.3%
Total persons				4,436	100%

This dataset has been utilised in the assessment of future needs and benchmarking in the preparation of this report

Over view of existing social infrastructure

Planning community infrastructure without a network overview can lead to duplication, wastage of resources, and not using what is available efficiently. As outlined below the City has a mix of existing facilities. We should see these facilities as part of a larger plan—a network. Each place in this network has its own role, and we need to think about how it fits into the entire area as the population grows. No single place or facility can meet every community need, but when we plan a network of facilities (such as a community hub), we can cover most of what people need. And this network can change and adjust as the community's needs change.

In the City, there is a primacy of movement to the Victor Harbor town centre and a fulcrum of community activity including the Civic Centre, library, high school, recreation centre and community centres. For a regional community not every local need can be met in every neighbourhood, the goal is to have a network of community infrastructure that balances existing population distribution, utilisation of undeveloped land within residential areas and to a future horizon where additional growth opportunities maybe designated to the souther Fleurieu region (primarily Goolwa and Victor Harbor).

An initial review of existing social infrastructure in the City identifies the following key facilities. These facilities have all been considered in this assessment as contained in the body of this report.

Type	Number	Location	Comment
Non council community meeting rooms / multipurpose hall	Lower Inman Valley Memorial Hall, Inman Valley Memorial Hall, Hindmarsh Valley Memorial Hall	Across Council	Held by other groups with limited public access
Local community centre	1 community centre - Old School Building 1 community house - Carrickalinga House Council may also enter into leases with the Encounter Centre to operate some programs (such as youth activities) from this not-for-profit organisation	Victor Harbor	Older buildings with fixed room size, no on-site staff
District/Neighbourhood community centre	Nil Council owned or operated.		
Child care	4 - Victor Harbor Childcare and Education Centre, Encounter Lutheran Early Learning Centre, Little Investigators Early Learning Centre, World of Learning	Victor Harbor/ Encounter Bay	Council investigating potential for retention of existing facility
Pre-school/kindergarten	4 - Victor Harbor Community Kindergarten, Victor Harbor Childcare and Education Centre, Little Investigators Early Learning Centre, Encounter Lutheran Early Learning Centre	Victor Harbor	Council investigating potential for an additional facility
Primary schools	1 government - Victor Harbor Primary School 2 non-government - Investigator College, Encounter Lutheran School	Victor Harbor/ Encounter Bay	No identified capacity constraints
High schools	1 government - Victor Harbor High School 2 non-government - Investigator College, Encounter Lutheran School	Victor Harbor/ Encounter Bay	No identified capacity constraints

Local libraries	Nil		
District/Neighbourhood library	1 - Victor Harbor Library - includes rooms for community use	Victor Harbor	Newer purpose designed facility with flexible floorspace, undersized for need
Recreation centre	1 - Victor Harbor Recreation Centre	Victor Harbor	Older facility with multi-court provision. Public feedback seeks additional sporting facilities
Youth and other recreation facilities	2 skate parks - Victor Harbor Skate Park a range sporting clubs/club rooms multiple ovals and play areas Nil youth centre	Victor Harbor Across council area	No stand alone youth centre provided in the Council area. Sporting provision includes recreation and aquatic centres. Limited other facilities for young people.
Primary health	1 - Southern Fleurieu Health Service	Victor Harbor	
Arts and Culture	2 - Victa Theatre, Coral Street, Town Hall	Victor Harbor	
Civic centre	1 - Victor Harbor - includes rooms for community use	Victor Harbor	
Ageing well facilities	1 - Carrickalinga House	Victor Harbor	

As part of our assessment we have considered a hierarchy of intervention based on the following:

- » Identifying and address existing council facility capacity and functionality
- » Expansion or adaptive re-use of existing council facilities
- » Co-sharing or utilisation of non-council facilities
- » Provision of a new facility - within Town Centre radius as a preferred option or within potential growth areas if required for local demand.

It is noted that Council does not employ a Social Planner or actively staff its community centres.

As outlined in this report, there is considerable economic and social benefit derived from well programmed and managed community spaces.

In addition, to the recommended infrastructure it is also important that Council adopt a more proactive approach to community facility management (particularly community centres, libraries and youth centres).

Council should learn from experiences in other growth areas where community infrastructure delivery lags behind population growth. A number of other Community Infrastructure plans or studies in Australia reinforce that the economic benefits of having these facilities are more than the costs. Having managed community places helps individuals feel better, makes businesses more competitive, and can lead to higher levels prosperity.

Further, strong community ties and cohesion, which emanates from having these facilities, can lower crime, reduce behavioural and other related issues, promote active ageing, improve resilience and education results and attainment,

COUNCIL OWNED COMMUNITY CENTRES AND LIBRARIES



Context

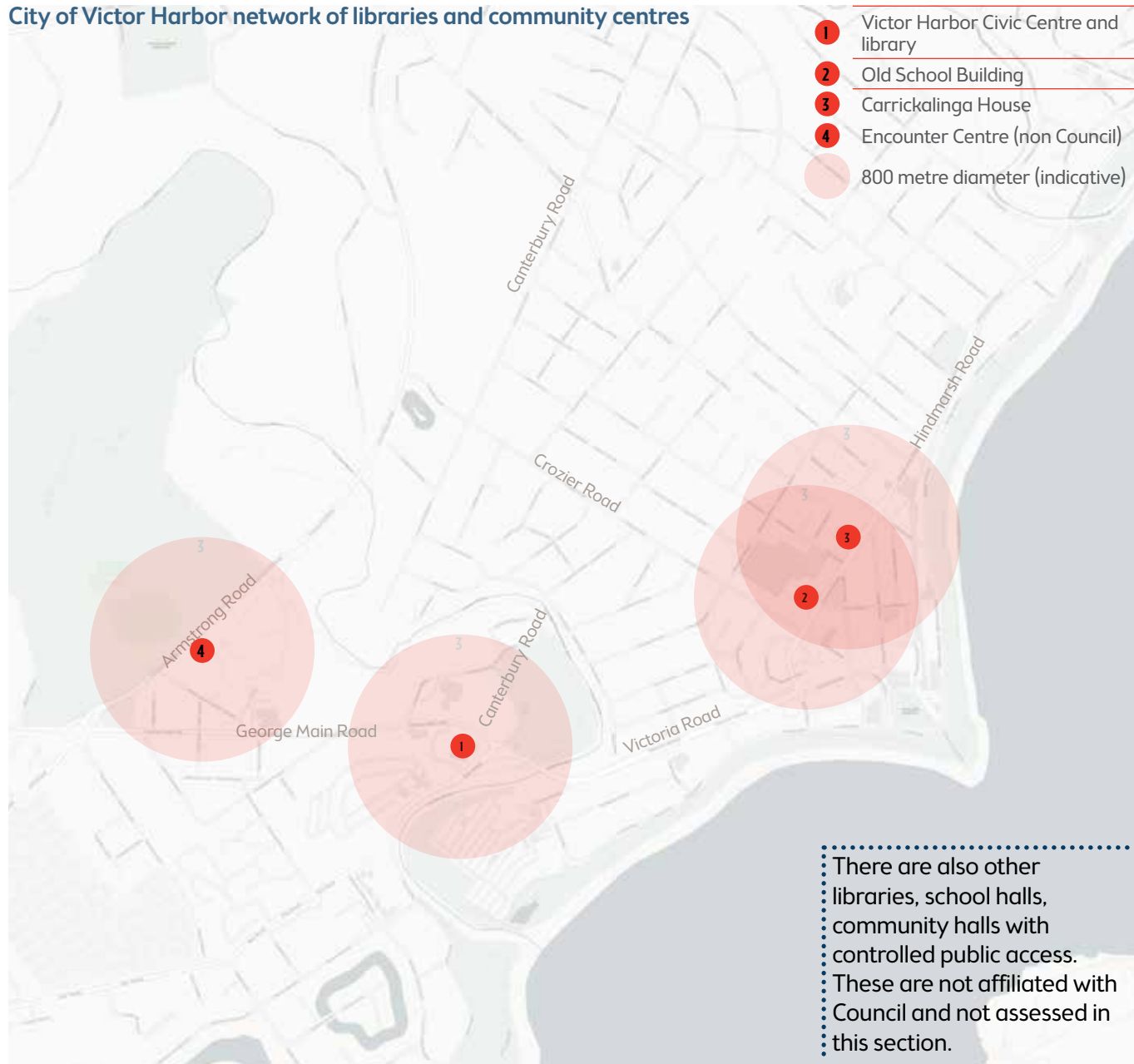
Community centres serve as vital hubs for fostering social connections, offering volunteering opportunities, and encouraging community involvement. Properly managed and funded, these centres offer local, cost-effective programs in a friendly and welcoming settings, engaging both families and individuals. Their activities generate a diverse and continuously evolving array of positive outcomes, encompassing social well-being, health, education, and economic benefits for individuals, families, and the broader community. For the City, community centres and what they can offer are integral to the implementation of Aspirations 1, 2 and 5 set out in Council's Community Plan 2030.

Libraries are traditionally where materials are lent by, or available for reference. In the last twenty years libraries have evolved from a primarily transactional place to having a relational position through increased use of technology and focus on social activities, learning and interaction. There are five main primary library types:

- ▶ State/National libraries
- ▶ Academic libraries
- ▶ Public libraries (assessed in this report)
- ▶ School libraries
- ▶ Specialised subject libraries.

The City contains a public library plus school libraries within the Government and Non-government schools. At this time, these additional libraries are not open to borrowing from the general public. They are not included in this assessment. There are no State, academic or specialist libraries in the City.

City of Victor Harbor network of libraries and community centres



Programs and users

Community centres

The City funds and helps manage two individual centres along with shared rooms/spaces within the Civic Centre, library and Recreation Centre.

Council does not have a dedicated Social Planner or on-site staff at the two centres. Library and other staff help facilitate bookings and activities at the other community available spaces. There is minimal on-site proactive management unlike best practice facilities

Community programs and activities are primarily run at the Old School Building (limited number) and Carrickalinga House plus the Victor Harbor Library. A partial breakdown is outlined:

- ▶ Old School Building - weekly singing group, 2 x weekly social exercise class
- ▶ Carrickalinga House - Movie afternoon, weekly art class,
- ▶ Victor Harbor Library - fortnightly Library Group meetings, community interest group meetings, training and workshops.

These are undertaken as part of community run programs such as Caring Neighbourhood, Fleurieu Families and as part of a collective set of initiatives for Youth, Ageing Well and Active Wellbeing.

The balance of activities and bookings for the Old School Building and Carrickalinga House are not managed by Council, however, these two facilities are highly utilised by the community with bookings

of 94.5 hours per month for the two facilities.

Libraries

The Victor Harbor Library offers a range of programs including:

- ▶ Digital literacy and lifelong learning
- ▶ Digital Help sessions and Cyber Crime Prevention
- ▶ Meet the Author events and Writers Group
- ▶ A range of workshops including language, Make and Mingle
- ▶ Children activities, workshops and shows
- ▶ Economic and workforce development.

The library held around 900 events during 2022/23 attended by approximately 8,500 participants. Library visits were reduced during 2020-21 due to COVID-19 community concerns and restrictions. Data from 2022/23 shows an upward trend, which is expected to increase further as the community readjusts to post pandemic life and more visitors come to Victor Harbor.

A 2022 library survey (with 411 responses) found that¹:

- ▶ 70% have visited the library in-person at least once a month in the past 6 months
- ▶ 78% had visited the library in the past month
- ▶ 51% had visited the library online in the past 6 months with 69% in the past month.

For users visiting the library in the last month more

¹ City of Victor Harbor. 2019 Library Satisfaction Survey Public Consultation Results

than 90% borrowed an item, 32% read a newspaper, 26% access technology and 43% attended a workshop or event.

Overall, these are very high attendance and interaction rates. These may be due to the higher median age (typically older people visit libraries at a higher rate than other age groups), the lack of other libraries in the City (next closest in Goolwa), cost effectiveness of utilising library resources and value of social connectedness and learning opportunities.

Analysis shows that the library is a very important City and regional social infrastructure asset and is highly valued by the community. It ranks first-second in terms of turnover within South Australia.

119,285

Libraries annual visitors – 2022/23 Financial year

290,624

Loan borrows

26%

Borrowers from outside the council area

Benefits of community centres and libraries

Community centres

Community centres deliver multiple different services providing significant benefit to the public.

Community centres engender benefit acting as:

- ▶ Meeting spaces for people of all ages and backgrounds to come together and engage
- ▶ Learning centres offering a wide range of services and programs
- ▶ Local hubs of accessing resources, from computers to counselling, justice of the peace and education on a variety of topics
- ▶ Places with inclusive environments, helping develop connectedness and belonging
- ▶ Homeground for community groups that do not have their own premises
- ▶ Accessible and affordable places for community-run non-commercial events
- ▶ Catalysts for civic engagement and activism
- ▶ Contributors to the local economy and conduits for creating partnerships and collaboration opportunities.



Old School Building Community Centre

Libraries

Public libraries deliver both direct and indirect benefits to their communities. The direct benefits accrue to library users and these give rise to indirect social benefits for the broader community. Direct benefits may include:

- ▶ Access to library materials, services and programs (physical and digital)
- ▶ Access to library equipment and spaces including meeting rooms
- ▶ Access to technology, including computers with internet access and online services
- ▶ Improved language and digital literacy gained at the library
- ▶ Social interaction gained at a library.

Indirect Benefits may include:

- ▶ Improved community health and career development outcomes
- ▶ Complementary support for the services of education institutions
- ▶ Efficient and equitable sharing of resources
- ▶ Enhanced local neighbourhood amenity (i.e. from visual appearance and improved local security)
- ▶ Environmental sustainability through multiple borrowings of print material.

In addition, libraries are a valuable resource in the tourist economy as they:

- ▶ Provide a place for gathering of information on local activities, businesses and events

- ▶ Provide a place of respite for tourists including older people or those with young children
- ▶ Form part of wider library networks such as the South Australian 'One Card' system that allows out of Council users to interact and borrow.

Even for current non-users, libraries offer benefit for:

- ▶ Preservation of option for future use
- ▶ Perceived value & significance to the community
- ▶ Value of preservation for future generations

Seifi & Kazemi¹ consider that libraries have some informing role whereby they support the information needs of specific groups such as tourists. In this, they can play a strong role in the promotion and reputation of a place as 'tourist friendly' (such as Wi-Fi access, weather respite, direction giving) and support the local tourism sector in their quest for growth. A separate study by Hudson Howells for the South Australian Local Government Association² examined community attitudes to libraries and considered benefits in terms of causes and effects. This report concluded that:

- ▶ Libraries are highly used across regional and metropolitan South Australia
- ▶ Digital service access means libraries are used for far more than traditional reading for education and recreation

- ▶ Libraries are a significant means for users to access government services
- ▶ Relative to the number of users, libraries are a cost effective means of ensuring community access to government services, including State and Federal government.

Library users vary widely, but are most heavily represented among youth, seniors, low income, visitor and persons from non-English speaking backgrounds. For these groups libraries increase their ability to remain or become socially active and connected, providing resources they may not otherwise have. This improves social welfare, education and employment outcomes for these user groups. Internationally, comparative studies into the value of libraries (Varheim, 2008)³ highlighted that libraries create "social capital".

That is, the presence of public libraries is associated with communities where social inclusion and resilience is high, and there is trust in the effectiveness of government institutions. A 2016 study of library use and benefits in five countries (Finland, Norway, the Netherlands, South Korea and United States) revealed some national differences in the rate of library usage and benefits claimed⁴. Finland had the highest library funding and had proportionally the highest usage and benefit. Library usage and hence benefits were closely correlated with the financial, resource and staff support given to the library. Essentially, better resourcing resulted in higher visitation numbers.

¹ Seifi, L., & Kazemi, R 2019, The Role of Iran Public Libraries in Development and Promoting of Tourism Services. *Library Philosophy and Practice*, 2953.

² Hudson Howells. 2020. Value of Libraries Study. Report, Local Government Association of South Australia.

³ A Varheim, S Steinmo, E Ide. 2008. "Do Libraries Matter? Public Libraries and the creation of social capital." *Journal of Documentation* (Journal of) 877-892

Trends analysis

Community centres

The role and function of community centres has evolved and diversified in recent decades. In response, the best community centres have become welcoming and well managed spaces that actively curate community participation. Emerging trends include:

- ▶ Increased community value on centres that function as a place where people can form connections and find groups they have interests in common with
- ▶ Emergence of community hub model with flexible spaces, sustainable design, access to open space and co-located uses
- ▶ Greater on site staff presence and active management
- ▶ A mix of large centres to accommodate more diverse programs and activities, with smaller centres that foster local connections
- ▶ More spaces for user-led activities
- ▶ Intergenerational and intercultural programming to enable communities to learn from each other
- ▶ Diverse programming that covers a broad range of needs and interests, such as language classes, job training, health and wellness programs, and cultural events
- ▶ Greater collaboration with government and third parties to bring attention to technological advancement, sustainability, inclusivity
- ▶ More focus on supporting families with children

- ▶ Greater level of evaluation and reporting on successes in programming and investment.

The co-location trend can be seen in multiple examples in Adelaide suburban councils, with examples of library uses, room bookings, administration and a cafe located under one roof. Such models increase visitations with benefits to all uses and potential savings in resourcing (though initial capital expenditure is high). Some examples of co-located facilities in Adelaide are:

- ▶ Salisbury Council – Salisbury Community Hub
- ▶ Marion Council – Cove Civic Centre
- ▶ Burnside Council – Civic Centre.

While a hub model can improve elements of provision and efficiency, the South Australian Social Planning Network reaffirm that a balanced layered model works best with complementary local facilities. This maximises community access, formation of local connections and relationships and program outreach potential. The management of community centres either as a government or non-profit entity has also evolved to

A community hub is an efficient and emerging higher order facility to deliver programs and services. It is best formed as part of a layered hierarchy of provision with smaller, local facilities positioned within walking distance of residential or mixed use areas. Community hub facilities need to be accessible and located with good public transport provision, street wayfinding and safety.



Cove Civic Centre
Photo: City of Marion



Salisbury Hub
Photo: City of Salisbury

consider such matters as:

- ▶ Diversity and maximisation of income sources
- ▶ The need for committee/board members to have governance skills, experience and the willingness to learn
- ▶ A robust and transparent approach to and adequate resources for volunteer management
- ▶ Enabling community/network groups to connect, learn and collaborate with each other
- ▶ Being responsive and ensuring that operators listen and address the needs of the community.
- ▶ Ensuring that principles of inclusivity are articulated and reinforced
- ▶ Using vision or guiding frameworks and performance measurement tools.

In South Australia, there has been previous investigations and some programs (primarily in regional townships) to use government school infrastructure as community centres, hubs and/or libraries. To our knowledge this has not progressed beyond conceptual planning in metropolitan Adelaide and is more common in regional towns.

Libraries

The rise of the internet and widespread proliferation of affordable personal information devices has meant that the demand for traditional print libraries has declined in many countries over the past 20 years. In the United States visitations were declining prior to the Covid-19 pandemic at around -3% per

annum (Albanese, 2020¹; Transport Australia Society 2022²).

However, library providers have responded to changing demand and pivoted towards library spaces that combine collections with access to computers, music and online services plus meeting/training and other spaces. Contemporary libraries are providing:

- ▶ Greater levels of natural light and environmentally sustainable designs
- ▶ Subsidised (or free) access to technology, embracing new technologies and digital platforms, for example: virtual reality, 3D printing, social media and access to specialised software
- ▶ Greater focus on digital borrowing (e-books, e-audio books and online databases)
- ▶ Spaces for play, collaboration and for independent work
- ▶ Zones for different uses, plus flexible spaces that can be adapted to need
- ▶ More inclusive and diverse collections, for example, braille, large font or foreign language collections, as well as covering broad diverse topics.

There is also a changing community perception in what libraries can offer. A 2008 State Library NSW

survey³ found people considered libraries could:

- ▶ Be a safe and pleasant place to visit
- ▶ Facilitate lifelong learning
- ▶ Encourage responsible social behaviour
- ▶ Improve the overall quality of life
- ▶ Provide and support community events, art exhibitions, local theatre and cultural celebrations
- ▶ Be a trustworthy source of news
- ▶ Provide access to legal and health information programs
- ▶ Provide important infrastructure to develop Australia as a knowledge economy
- ▶ Acting as a source of government information
- ▶ Provide and/or support outreach programs.

Library usage is not typically consistent across all age groups. The demand for library services remains highest among older age groups, young families, students and immigrant populations, especially those from non-English speaking backgrounds. For most of these groups libraries also retain a valuable function as social meeting places.

¹ Albanese, Andrew. 2020. "Are Public Libraries in Decline?" Publishers Weekly (Publishers Weekly).

² Transport Australia Society. 2022. Universal Design for Transport. Canberra: Engineers Australia.

³ State Library NSW, 2008. "Enriching communities: The value of public libraries in NSW"

Economic considerations

Community centres

This study draws on 2010 work by SGS Economics that considered the economic value of community facilities in 2010. This included a detailed benefit cost analysis of the Beaconsfield Community Centre in Victoria. Centre-specific activities and benefits valued were as follows:

- ▶ Improved social capital and engagements
- ▶ Improved mental and physical wellbeing (e.g. through yoga and activities classes)
- ▶ Calculated benefits exceeded construction and operating costs by \$17.1m (Present Value)
- ▶ The Benefit to Cost Ratio (BCR) was determined to be 3.2.

The South Australian Centre for Economic Studies undertook a study on community centre benefits¹.

This considered the history, funding and usage of community centres in South Australia, both private (independent/not for profit) and government (typically Council) funded. The report valued 107 community centres across South Australia (although none in the City) in terms of:

- ▶ Services provided (e.g. equivalent cost of child care)
- ▶ Volunteer labour generated
- ▶ Literacy programs
- ▶ Value of support provided to disadvantaged

members of the community that might otherwise create increased load on health and social welfare services.

A BCR was not calculated, however, community centre and library-based activities that were able to be quantifiable (e.g. child care, literacy) were quantified and an economic return on Council investment of 3.5 was determined, or 2.4 to 4.1 times the wages cost for libraries.

Average characteristics of SA community centres

Parameter	2013 survey output
Average Full Time staff	2.3
Average Part Time staff	14.6
Average Full Time Equivalent (FTE) staff	5.8
Volunteer FTE	7.6
Attendees per week	400
Value of volunteer Work	\$395,792
Value of child care services	\$1.3 million
Benefit of literacy programs	2.4 to 4.1 x wage cost
Benefit vs council investment	3.5 to 1

Note: The community centre staffing changed in 2020 from having specialised Centre Coordinators for each location plus community development staff; to two full time and one part time general community role plus casuals.

Libraries

The most recent study into the economic value of Libraries in South Australia in 2020². This considered

the visitation rate, services offered and benefits gained from public libraries in South Australia (SA), and compared those to national averages. Data was collected for all 90 public and 33 school community libraries in SA for 2018-19, the last complete year of records prior to the COVID-19 restrictions. In general, South Australia had higher than average library membership and usage rates compared to the national average.

There were 38 Country SA library branches with an average of 2,808 members per branch and 3.6 FTE per branch.

SGS further quantified library economic benefits by using a willingness to pay methodology as shown on Economic benefits comparative analysis table. This included direct and indirect benefits such as:

- ▶ Access to materials, services and programs
- ▶ Access to spaces and equipment
- ▶ Improved digital literacy and language
- ▶ Complementary education services
- ▶ Volunteer labour value and benefits
- ▶ Health and wellbeing
- ▶ Perceived neighbourhood amenity
- ▶ Environmental sustainability through multiple borrowing and legacy value.

For Country SA libraries, SGS identified total library costs of \$18.7million compared to library user benefits of \$31.8million and non-user benefits of \$12.0million. This demonstrates that libraries can create a benefit of up to 2.3 times their yearly costs

¹ SGS Economics, 2013 Economic and Social Impact study for Community and Neighbourhood Centre Sector

² SGS Economics, 2020, The answer is libraries: The value of public libraries in South Australia

Ad-hoc facility placement vs managed network

Looking at population growth in regional areas, the Mount Barker Community Facilities Study and Delivery Strategy¹ stated that “as is typical of growth areas, Mount Barker District Council is likely to be confronted with a number of proposals for the provision of community facilities as part of individual master planned areas or individual housing estates. While developers see this as a good outcome for their community and a sound investment for them, there is the risk that it will create a dispersed, disparate and ad hoc collection of small community spaces that are targeted specifically at very local populations but may not address whole of community and long term needs.

The report further outlines that “While the ad hoc approach could result in reasonable access for some communities to local community facility space, it is also likely that in this approach community facilities are:

- ▶ Provided as a result of series of individual agreements, rather than viewed as part of a strategic approach with a long term view to meeting community needs
- ▶ Primarily planned to serve provider’s (developer’s) immediate community needs
- ▶ Likely to result in a disparate collection of small, similar community spaces sized to meet individual community needs

- ▶ Likely to create a portfolio of community facilities that lack diversity and flexibility in terms of size and functionality
- ▶ Likely to create management, coordination, operational and maintenance issues for Council with many smaller, individual facilities to own, manage or maintain which means costs to operate will be more expensive
- ▶ Unlikely to promote integration of new communities with established Mount Barker communities
- ▶ Unlikely to address the majority of leading practice principles regarding multipurpose, flexible use, main street location, central to catchment, etc.”

These distribution issues have been considered in the assessment of social infrastructure in this report. It is important to note that:

- ▶ Victor Harbor is the primary urban centre and the balance of the Council is low density rural land
- ▶ There is a conurbation effect with adjacent Port Elliot-Goolwa that results in a larger population within a reasonable travelling distance (by car) albeit one that has its own social infrastructure
- ▶ The State Government is planning for increased residential development on the outskirts of Victor Harbor and Goolwa.

¹ Elton Consulting. 2017. Mount Barker Community Facilities Study and Delivery Strategy



Assessment of community centres/spaces and libraries for Victor Harbor

This study carried out assessment of current community centre and library provision and considered future needs based on the estimated population growth. Assessment considered provision from the point of view of five separate considerations, detailed in the figure below.

Five assessment types completed for library and community centre provision



Practice principles

Are these facilities suitable?



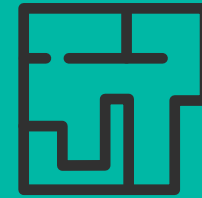
Accessibility

Do facilities locate within desirable travel catchments?



Population

Do facilities cater for current and future population numbers?



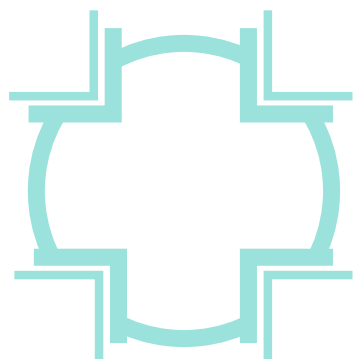
Floorspace

Do facilities offer floorspace proportionate to population numbers?



Operating hours

Do facilities offer optimal operating hours?



Assessment against practice principles

Community centres/spaces

The City has two stand alone buildings that offer space for community use - Old School Building and Carrickalinga House. There are no Social Planners, members of the Community Wellbeing Team or a dedicated community centre officer in attendance when open in either building. There are also other buildings or rooms that are available to the community. These spaces are similarly unattended and do not operate as a fully functional community centre. However, they are available and used by the community and have been included in this assessment. Each centre/space has shortfalls and weaknesses based either on location, flexibility and expansion potential or other constraints. The following observations are provided on:

- ▶ Location/street frontage
- ▶ Access (including equability of access)
- ▶ Operational restrictions
- ▶ Flexibility/adaptiveness
- ▶ Building restrictions
- ▶ Hours of operation.

Old School Building Community Centre



Location	Torrens St, Victor Harbor
Building owner	Private company
On-site staff	Nil
Floor area	119qm, contains 2 x 55sqm and 40sqm rooms with total capacity for 60 people
Operating hours	9am to 10pm daily for hire
Other users	Nil
Key strength	Established and known facility, wheelchair accessible, kitchen facility, long booking availability, central Victor Harbor location with available car parking
Main weakness	Limited number of rooms and capacity, lack of adaptiveness, no community centre staff on premises, lack of modern technology, leased building, heritage listing restrictions, negotiated car parking provision in shopping centre

Carrickalinga House



Location	Torrens St, Victor Harbor
Building owner	Victor Harbor community (managed by the Carrickalinga Board of Management)
On-site staff	Nil
Floor area	330sqm, contains multiple rooms with total capacity for 150 people
Operating hours	8.30am to 12am every day for hire
Other users	Available to Victor Harbor Seniors and approved groups
Key strength	Large room for hire (main hall with 100 person capacity), community affiliated facility (sense of belonging), central Victor Harbor location

Main weakness	Former dwelling configuration reduces flexibility i.e. movable wall partitioning, potential restrictions due to community management, age and quality of technology, heritage listing restrictions, lack of on-site car parking
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Other spaces

There are four rooms available in:
Civic Centre - Encounter room – 47sqm and Chambers – 181sqm

Library - Training room – 46sqm and Community meeting room - 37sqm

These are valuable and well used spaces, however, they have considerable drawbacks when relied upon as dedicated community spaces. Primarily, these are multi-used spaces, in particular the Council Chambers, that do not easily provide a flexible format for activities, long term security of tenure for programs and activities, quiet spaces for small groups and flexible evening/weekend availability.

The Council also works with the Encounter Centre. This is a community run centre first established in 1974. The premises was upgraded in 2001 and contains two conference/meeting rooms (84sqm and 70sqm), plus workshops, community gardens and kitchen facilities. The building is accessible for all abilities and holds a range of tutoring, art, woodwork, disability support and nursery/landscaping programs. Council staff have reviewed potential to increase the provision of Council run

programs at the centre.

Libraries

The City operates a single library facility. This library forms part of an integrated Civic Centre and is the Council hub for the Victor Harbor community.

Victor Harbor Library

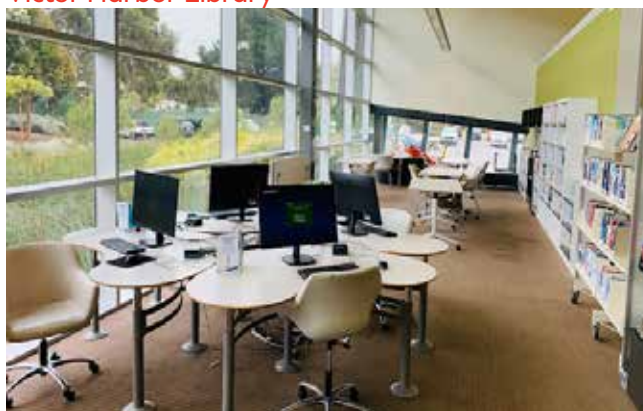


Photo: City of Victor Harbor

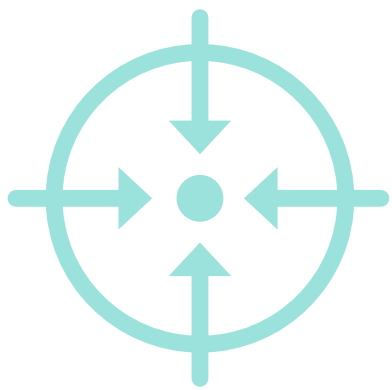
Location	Bay Road, Victor Harbor
Building owner	Council
On-site staff	Yes
Floor area	915sqm
Operating hours	10am to 6pm with later closing on Wednesday and Friday; Open on weekends
Other users	Used for community activities and programs, room hire and other council activities

Key strength	Flexible floorspace with modern technology, caters for multiple activities, high satisfaction ratings in customer service quality survey
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Main weakness	Insufficient floor area (including book collection), short opening hours, car parking provision, internal noise containment
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Other observations of the library are:

- ▶ Internal fitout and staff usage of the facility has maximised its potential. Noise complaints, room scheduling challenges and small spaces such as for a kids area reflect the undersized nature of the facility.
- ▶ The library is located opposite the Victor Harbor High School and Victor Harbor Recreation Centre, however, it does not have a main street presence and is located outside the retail core of Victor Harbor.
- ▶ There is potential to develop the entire precinct to integrate community activities either side of Bay Road. This may increase perception of available parking.
- ▶ Link SA provides a community bus routes (Routes 1255/56) that connects the library to other parts of Victor Harbor, Encounter Bay and Hayborough. There are council and/or community run services including the Southern Communities Transport Scheme. Active travel and public transport accessibility are important as Victor Harbor extends further in the future.



Accessibility assessment Approach

This assessment was undertaken using the following methodology:

- ▶ Checking walking distances within each part of Victor Harbor from the nearest community centre or library to a selected spot representative of a centroid sample distance
- ▶ This was done using aerial imagery from Google Earth to identify residential areas within each area and a centroid estimated for these
- ▶ A check was made of minimum and maximum distances to boundary points of each precinct to ensure that the centroid distances were representative
- ▶ The resulting distances from each area centroid to each facility was then compared to the catchment distance guidelines of 1 kilometre or 2 kilometres subject to classification of the facility
- ▶ Due to floorspace, the two community centres are a 'local' facility. As the library is the only facility in the City it has been classified as 'district' level
- ▶ Where average walking distance based on facility type exceeded benchmarks they fail to meet the criteria

Community centres

Local area starting point	Community centre	Maximum walking/cycling criteria	Average walking/cycling distance	Meet criteria?
Encounter Bay - 2 Davies St	Old School Building	1 km	5.2 km	✗
Encounter Bay - 30 Tabernacle Rd	Old School Building	1 km	3.1 km	✗
Victor Harbor - 25 Bartel Rd	Old School Building	1 km	2.4 km	✗
Victor Harbor - 102 Crozier Rd	Old School Building	1 km	700m	✓
Victor Harbor - Pine Ave	Old School Building	1 km	1 km	✓
Victor Harbor - 61 Cudmore Rd	Old School Building	1 km	2.4 km	✗
McCracken - 19 Heggerton Rd	Old School Building	1 km	2.3 km	✗
Hayborough - 1-9 First Ave	Old School Building	1 km	3.6 km	✗

Library

Local area starting point	Library	Maximum walking/cycling criteria	Average walking/cycling distance	Meet criteria?
Encounter Bay - 2 Davies St	City Library	2 km	4.5 km	✗
Encounter Bay - 30 Tabernacle Rd	City Library	2 km	2.2 km	✗
Victor Harbor - 25 Bartel Rd	City Library	2 km	1.2 km	✓
Victor Harbor - 102 Crozier Rd	City Library	2 km	950m	✓
Victor Harbor - 1 Pine Ave	City Library	2 km	2.2 km	✗
Victor Harbor - 61 Cudmore Rd	City Library	2 km	3.7 km	✗
McCracken - 19 Heggerton Rd	City Library	2 km	3.5 km	✗
Hayborough - 1-9 First Ave	Old School Building	2 km	4.8 km	✗



Population assessment

Approach

This assessment was undertaken using two measures:

- ▶ The recommended benchmark, adopted from the City of Brisbane (BCC)

Facility level - community centre or library	Population served	
	Min	Max
Local	5,000	20,000
District	20,000	100,000
Principal	100,000	

- ▶ The recommended benchmarks, adopted from the PLAWA guidelines

Facility type	Population served	
	Min	Max
Multi-functional library - District	20,000	50,000
Neighbourhood Community Centre (300sqm of meeting space)	No minimum	7,500
District Community Centre (900sqm of meeting space)	15,000	25,000

Community centre provision check

	Existing provision	2021	2026	2031	2036	2041	Comment
BCC guidelines							
Local	Carrickalinga House Old School Building	✓	✓	✓	✓	✓	Two centres meet numeric guidelines
District	Nil	✗	✗	✗	✗	✗	No District level centre in City
Principal	Nil	✗	✗	✗	✗	✗	Population does not meet benchmark for this facility
PLAWA guidelines							
Neighbourhood	Carrickalinga House	✗	✗	✗	✗	✗	Old School Building is undersized, Carrickalinga House not a fully functioning community centre
District	Nil	✗	✗	✗	✗	✗	No District level centre in City

Library provision check

	Existing provision	2021	2026	2031	2036	2041	
BCC guidelines							
Local	Nil	✗	✗	✗	✗	✗	No local scale library in City
District	Victor Harbor Library	✓	✓	✓	✓	✓	Guideline met, but facility undersized
Principal	Nil	✗	✗	✗	✗	✗	
PLAWA guidelines							
District	Victor Harbor Library	✓	✓	✓	✓	✓	Guideline met, but facility undersized

- ▶ Assessment outcomes indicate need for:

- » A community centre hierarchy with a District level sized community centre supported by 1-2 local scale community centres (all of appropriate size)
- » One District level library (of appropriate size)



Floorspace assessment

Benchmarking

NSW Government benchmarks have been applied to assess library demand for existing and 2036 population. Community centre benchmarking is 80sqm per 1,000 population. The City of Onkaparinga applied a similar rate of 70-100sqm for 1,000 population in a 2016 analysis of its facilities and the City of Mount Barker that applied 70-100sqm for 1,000 population.

Analysis identifies :

- Significant shortfall of between 500sqm and 860sqm in community centre provision to 2036 (includes Old School Building, Carrickalinga House, Civic Centre spaces and Library spaces)
- This demonstrates the shortfall in current provision distribution relying on two older buildings and individual rooms/spaces
- Despite the relative newness of the Victor Harbor Library this single facility is undersized with a shortfall of benchmarked space up to 549sqm by 2036 (with workers).

Community centre floorspace benchmarking

Year	Population	Calculated floorspace demand (sqm)	Current City provision (sqm)	Floorspace difference (sqm) with chambers
2021	16,139	1,291	760	-531
2036	20,290	1,623	760	-863

Notes: Library benchmarking is derived from the calculator used in the "People Places: A guide for planning public library buildings" (NSW Government updated 2022)

Library floorspace benchmarking

Year	Population	Calculated floorspace demand (sqm)	Current City provision (sqm)	Floorspace difference (sqm)
2021	16,139 + 1,000 workers	1,266	915	-351
2036	20,290 + 1,000 workers	1,464	915	-549

Notes: The external worker population is taken as 1,000. This represents a proportional number of total number of workers in the council area (currently around 5,000) who may access libraries in the City rather than in proximity to where they live.

Benchmark for council community centre provision

80 sqm per 1,000 people target

City of Victor Harbor community centre provision

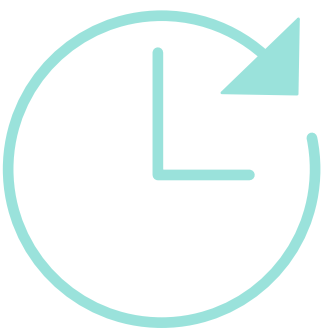
47 sqm per 1,000 people (City -2021)

40 sqm per 1,000 people (City -2036)

City of Victor Harbor library provision

57 sqm per 1,000 people (City -2021)

46 sqm per 1,000 people (City -2036)



Assessment of operating hours

The Old School Building and Carrickalinga House are open (but unstaffed) for a total of 199.5 hours per week. On this basis, no assessment based on opening hours and community program benefit has been undertaken.

The library is open for a total of 41 hours per week.

The library is open during 'regular' business hours and is only open for 3 hours on a Saturday morning.

Living Learning Libraries: a population approach Standards and Guidelines for NSW Public Libraries recommends the following:

- ▶ A tier one or main library serving a population of 20,000 - 50,000 people should be open for at least 48 hours per week
- ▶ A branch library serving a population of 10 - 20,000 people be open for at least 27 hours.

The Queensland Public Library Standards and Guidelines recommend that a library serving a population catchment of 20,000 - 30,000 should be open a minimum of 44 hours per week.

Analysis shows that many regional or larger population centres have libraries with longer opening hours than current operating hours in the City of Victor Harbor.

The amount of time the Victor Harbor Library opens is also lower compared to other locations such as:

- ▶ Salisbury Hub library (SA) - 55 hours
- ▶ Mount Gambier library (SA) - 50.5 hours
- ▶ Port Augusta library (SA) - 52 hours
- ▶ Geelong library (VIC) - 61 hours
- ▶ Mildura library (VIC) - 51 hours

It is considered that, at the very least, the Victor Harbor Library could be open longer to be comparable with other cities (i.e. open at least 50+ hours per week).

A longer opening time provides additional options for visitors and likely to be popular with young families, students, workers and may also assist some people seeking shelter in extreme weather periods.

In addition, Saturday afternoon and Sunday opening should be explored to better leverage an existing

community facility for workers, families and other.

This notes the predicted increase in young people in the City by 2036. There is also potential to synergy with the existing recreation centre to provide options for young families while some members may be playing sport.

It is recognised that longer opening hours require additional staffing and resources.

Summary of operating hours

Old School Building

91hrs/week

0 staffed hours, bookings available on weekdays, weekends and evenings

Carrickalinga House

108.5hrs/week

0 staffed hours, bookings available on weekdays, evenings and weekend.

City of Victor Harbor library

41hrs/week

Minimal weekend opening and no evening opening. Below other council opening time benchmarks

Community centres and library summary

No.	Issue	Community Centres and Library - recommendations
1.1	Community centre floorspace	Need: Increased community centre floorspace to serve existing and future population There is a current benchmarked floorspace gap of 531sqm increasing to 2,732sqm in 2036. This excludes further likely demand from Yankalilla or Alexandrina Councils (noting the proposed residential extension of Goolwa). Provide a stratified level of provision to meet community centre floorspace shortfall. This could include: 1. A new District Level community centre building preferably centrally located to the catchment and meeting good practice design principles 2. Retention and renewal of lease for the Old School Building 3. Retention and expansion of community offer at Carrickalinga House. Community floorspace delivery is a high priority matter. Maintain short term community access to spaces in the Civic Centre/Library with a mid term view to increasing the percentage of library based programs in the Civic Centre and transitioning community activities to a new District Level facility, Old School Building and Carrickalinga House. The Encounter Centre also offers floorspace that could be utilised for Council to run community activities during a transition period or to address specific local demand. Delivery of a District Level community centre should consider potential synergies with arts and culture, young people and sports and recreation.
1.2	All community centres	Need: Introduction of on site staff at all centres Extend resourcing and hours of operation to address lack of on-site staff and maximise benefits in all community centres. At least, a District Level community centre should have a minimum of 2 appropriately trained staff (SA average is 2.3 full time staff and 14 part time staff along with 8 volunteers). This is a high priority matter.
1.3	Old School Building	Need: Retain the Old School Building Retain the Old School Building for community use. Undertake a review of the site and building to identify measures to: 1. Better integrate with adjacent public realm (including interface with the rear shopping centre car park) and improve the indoor-outdoor experience for users 2. Ensure the building is fully accessible 3. Review the appearance of the building to reinforce a unique sense of place and local identity 4. Review technology options, staffing arrangements and flexible usage to encourage a wider variety of community-led events, activities and uses to increase utilisation.

No.	Issue	Community Centres and Library - recommendations
I.4	Carrickalinga House	Need: Retain Carrickalinga House Retain existing facility and examine opportunities to increase quality of building offer, wider community utilisation and greater community benefit. An initial step would be the preparation of a strategic plan for Carrickalinga House addressing potential for increased use by a wider age demographic (noting required changes in Board Management regime), audit of existing spaces and potential for room upgrades, accessibility, energy performance, increased activity in the outdoor spaces, main street presentation and technology options. Carrickalinga House offers potential for increased use and activation, in particular, as an short term action to alleviate significant community floorspace and related impacts on the Civic Centre/Library.
I.5	Library	Need: Increased library floorspace to serve future population There is a current deficit of library floorspace supply of 351sqm increasing to a 549sqm deficit in 2036. This excludes demand from outside the Council area where approximately 25% of visitors come from (adjoining councils and tourists/visitors). Measures to increase floorspace within the Victor Harbor Library should be re-investigated and implemented. Given the substantial floorspace shortfall any review should include physical expansion of the library as an option. This is a high priority matter.
I.6	Library	Need: Adequate provision of on site staff at the library Review resourcing and operational provision to address full time staff shortfall in the library to achieve parity with the minimum metropolitan Adelaide average and an intent to exceed the ratio in the longer term. This is a high priority matter.
I.7	Library	Need: Longer library opening hours to capture full potential and value benefit Review library opening hours and benchmark against local and interstate best practice. Options to explore include more evening openings and longer weekend opening hours (including Sunday openings) to a minimum of 50 hours per week. This is a high priority matter.

EARLY CHILDHOOD EDUCATION AND CARE



Source: <https://victorharborchildcare.org.au/>

Context

Early Childhood Education and Care (ECEC) is important as an enabler for workforce participation and for children's learning and development in their early years, improving both wellbeing and the transition into formal schooling. ECEC also acts as a social connector within a community.

The South Australian Government defines the main types of ECEC as:

- ▶ Long day care/child care centres – a centre/facility that provides care for 0 – 6 year old children including out of school hours
- ▶ Family day care – a child care service run by a qualified educator in a home environment. A maximum of 7 children in a home (0-12 age) is permitted at any time
- ▶ Out of school hours care (OSHC) – a before or after school (and sometimes school holidays) care
- ▶ Preschool/kindergarten –government, private or community (latter at cost) run and available to children starting school within the next year.

Typically many cities or towns have other services available including playgroups, occasional care, learning together programs and in home care services to provide support, activity or working opportunities for care givers..

Some of these often have long waiting lists and are subject to criteria testing or are not viable in smaller catchments. This applies for Victor Harbor where there are no advertised occasional or in home care services in the City.

Summary of ECEC provision in the City

**Long day care/
child care centres** **283**
0 - 5 year old children **places**

Family day care **0**
0 - 12 year old children
Care provided in private
homes **places**

**Preschool/
Kindergarten** **194**
3 - 5 year old children **places**

**OSHC (out of
school hours care)** **135**
places

The State Government is primarily responsible for funding and/or providing preschool services, program delivery, training and development and licensing regulation. Local government can influence ECEC through direct provision, program funding and advocacy, as a land owner/lessor or through its statutory and strategic planning role.

The introduction of the Child Care Subsidy by the Federal Government in 2018 reshaped how people access financial assistance for formal ECEC and OSHC. There is now an income and work activity test.

The number of people accessing assistance has increased, however, some families now can access only 24 hours subsidised child care. The State Government has published a Royal Commission report into Early Education in South Australia . Recommendations include:

- ▶ More frequent and easier access to child development checks provided through Child and Family Health Service (CaFHS) and the Office for the Early Years
- ▶ A minimum of 15 hours of preschool for 3-year-olds
- ▶ Up to 30 hours of preschool access for those 3-year-olds and 4-year-olds who need more support
- ▶ Trialing preschool Out of School Hours Care (OSHC) for government preschools, to better support working families
- ▶ Increase in availability and quality of OSHC places

across the state.

Vacancies can differ according to days of the week and or age groups. Therefore flexibility for parents and/or care givers can be limited. This means vacancies may not always align with childcare needs for all residents or workers. On this basis, decisions of the demand profile must consider the extent of provisions across the full 0-4 year age group spectrum further noting that latent demand can exist where parent's/care givers have either sourced alternative child care options (centres outside council, family or friends) or made a decision to delay or not return to work.

Generally the market will deliver facilities if there is a profitable shortfall. However, there is risk in relying on developers/private operators as childcare may not have the desired return on investment when forming project concepts.

There are no current development applications for a child care/centre and/or kindergarten in the City.

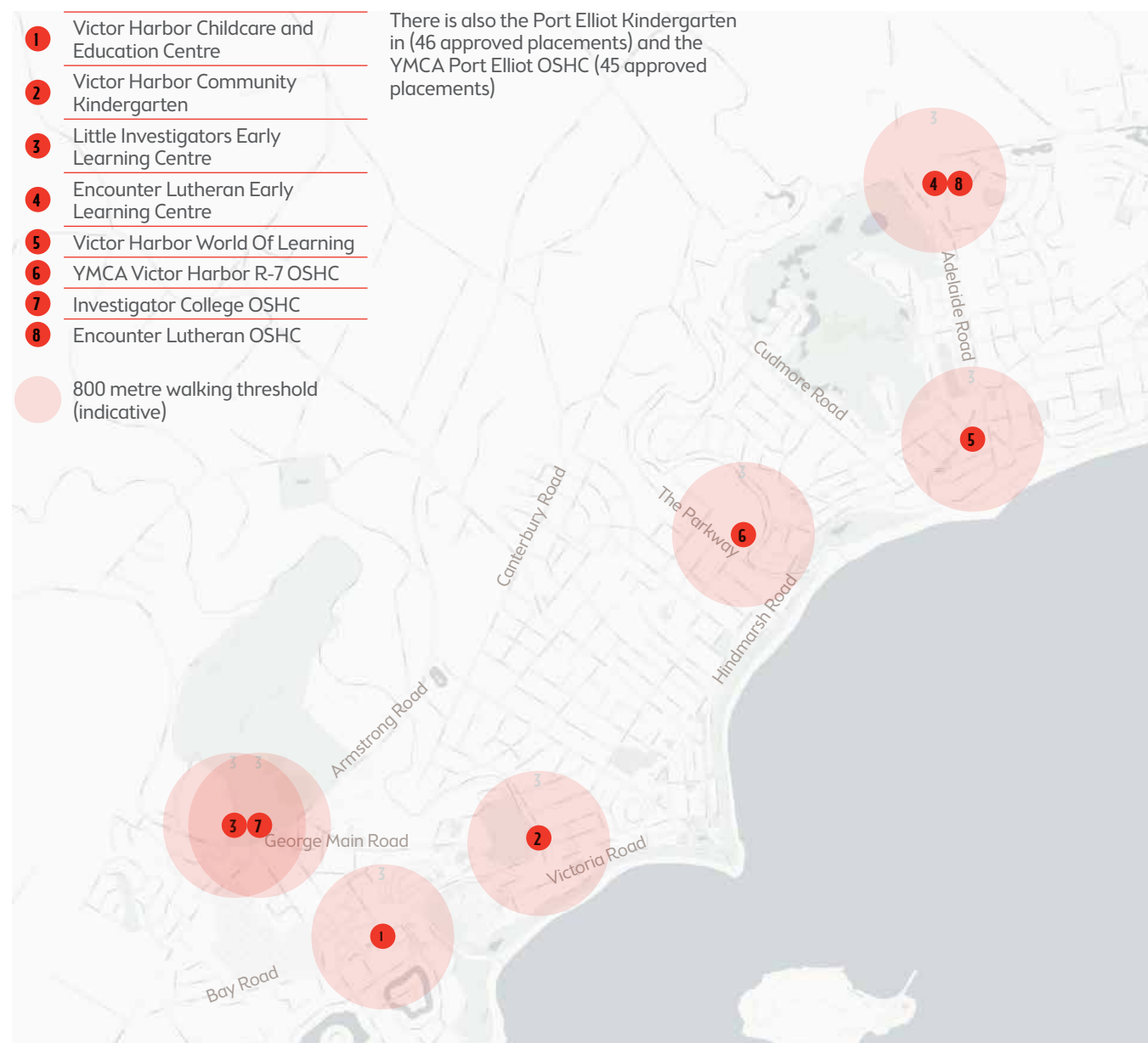


ECEC provision audit

Within the City there are 11 registered ECEC facilities comprising both Early learning and Out of Hours School Care facilities (source: Care for Kids access July 2023) providing a total of 438 places for children aged 0 to 12 years across long day care, preschool and OSHC services (note: NQSR means National Quality Standard Rating as defined by the Australian Children's Education & Care Quality Authority). This rating is for the quality of space, education facilities and not related to waitlists or cost.

Map ref	Facility	Type of service	Ownership	Location	Approved places	Vacancies	NQSR
Early learning							
1.	Victor Harbor Childcare and Education Centre	Long day care and preschool	Private	Victor Harbor	70	N - 140 child waitlist	Meet
2.	Victor Harbor Community Kindergarten	Preschool (3 - 5 years)	Gov	Victor Harbor	45	Y	Exceed
3.	Little Investigators Early Learning Centre	Preschool (3 - 5 years)	Private	Encounter Bay	50	Y	Meet
4.	Encounter Lutheran Early Learning Centre	Long day care and preschool	Private	Victor Harbor	29	Y	Exceed
5.	Victor Harbor World Of Learning	Long day care	Private	Victor Harbor	89	Y	Exceed
6.	Southern Districts Family Day Care	Long day care and preschool	Private	Victor Harbor	0	N/A	Meet
7.	Canterbury Kids Family Day Care - registered only	Long day care	Private	Victor Harbor	0	N/A	Meet
8.	Donna's Family Day Care	Long day care	Private	Hayborough	0	N/A	Meet
					283		
Map ref	Facility	Type of service	Ownership	Location	Approved places	Vacancies	NQSR
Out of Hours School Care (OHSC)							
1.	YMCA Victor Harbor R-7 OSHC	Before and after school care plus vacation care	Private	Victor Harbor	65	Y	Exceed
2.	YMCA Investigator College OSHC	Before and after school care plus vacation care)	Private	Victor Harbor	30	Y	Meet
3.	YMCA Encounter Lutheran OSHC	Before and After school care plus vacation care	Private	Encounter Bay	60	Y	Meet
					155		

ECEC mapping and analysis



There are eight currently operational centre-based childcare facilities located across the City.

Information provided by Care For Kids Group Pty Ltd notes that there are approximately 438 approved placements across the network of long day care (LDC), preschool, outside school hours care.

A report prepared by Ethos Urban to undertake a cost benefit analysis of a potential replacement of the Victor Harbor Childcare and Education Centre¹ reviewed child care provision in the City and noted that the City:

- Is a relatively more disadvantaged community when compared to the rest of South Australia
- Has significantly lower levels of female participation in the labour force when compared to the rest of South Australia
- A lower proportion of families within the Victor Harbor LGA which have children, when compared to South Australia
- 20.1% of residents within the Victor Harbor LGA provided unpaid care for a child/children during two weeks before the night of the Census
- Victor Harbor had a concentration 0.44% of all childcare centres within South Australia however, represented approximately 0.87% of the State's population demonstrating potential under provision for the local community.

¹ Ethos Urban. 2023. Cost benefit analysis: Victor Harbor Childcare and Education Centre

Victor Harbor Childcare and Education Centre

The lease for the Victor Harbor Childcare and Education Centre will expire in 2030 with no planned replacement. The loss of this centre would be highly adverse for provision in the City. The Council recognises this issue and engaged Ethos Urban to review demand and prepare a cost benefit analysis to replace the centre (taking into account specific age care shortfalls and latent unmet demand). The draft report outlines that:

- ▶ A 'do nothing' option will negatively impact the surrounding community and economy
- ▶ A relocation (with same floor area) option alone generates a Benefit Cost Ratio (BCR) of 1.39
- ▶ An expanded option with space for other uses is expected to generate the greatest value for the surrounding community and economy with a BCR of 2.15
- ▶ Based on these figures, the relocation and redevelopment of the centre has a very robust cost benefit result which delivers a high community benefit - the greatest of which is the expected benefits associated by maintaining workforce participation rates within the Victor Harbor labour market.

The report further notes that communities in regional areas with lower income levels are unlikely to attract new childcare centres and, if delivered are more likely to be for profit (therefore potentially excluding these same lower income families).

The report recommended replacement of the

centre. Importantly this centre can also provide for Birth to 2 year age group.



Rate of provision

To establish the rate of provision, this study draws on the recommended rates from the CDM Smith report. Their recommended rates are based on the City of Sydney benchmarks and are:

- ▶ 1 child care space per 2 children (0-4 years)
- ▶ 1 child care place per 75 workers.

A further rate check has also been performed based on the PLAWA Community Infrastructure Guidelines. These provision rates are:

- ▶ Child Care Centre (Long Day Care) - 1 centre per a population of 1:4,000-8,000
- ▶ Outside School Hours Care - 1 centre per a population of 1:4,000-6,000.

As shown on the table, in 2021 there is an acceptable provision of total child care places benchmarked against the two standards. However, this does

Childcare provision rates (excluding workers) using Future Urban Growth Scenario 1

	2021	2031	2036
Residential population	16,139	19,094	20,094
0 to 4 year population	525	621	669
Current childcare spaces provision	283	213	213
Provision rate	1 per 1.8 children	1 per 2.9 children	1 per 3.1 children
OSHC provision rate			
	2021	2031	2036
Residential population	16,139	19,094	20,094
5 to 11 year population	525	706	915
Number of OSHC facilities	3	3	3
Provision rate	1 per 5,300	1 per 6,100	1 per 6,500

Source: Future Urban Council Area Profile 2023, 2030 closure of Victor Harbor Childcare and Education Centre removes 70 places

not fully articulate the current deficit issues for City residents. Based on analysis undertaken for the Victor Harbor Childcare and Education Centre replacement options by Ethos Urban there is a existing shortfall for Birth to 2 years places. This is most acute for the Birth to 12 month age group. Only two centres provides places for the Birth - 3 year age group with:

- ▶ Birth to 2 years - 26 spaces per day
- ▶ 2 to 3 years - 50 spaces per day

We are advised that there is a waiting list of around 140 children for current places in the two centres (from the local and wider region).

Based on 2021 ABS Census data there are:

- ▶ 181 children in the Birth to 2 years
- ▶ 109 children aged 2 to 3 years

This equates to a ratio of 1 space per 3 children for Birth to 2 years and 1 space per 2 children for 2 to 3 years. For Birth to 2 years, this is significantly below a desired threshold of 1 space per 2 children (as extrapolated from the CDM Smith and PLAWA guidelines referenced earlier). This is unlikely to be resolved unless there is expansion of an existing centre, a new centre is established or family day care established. This sector of childcare is the most labour intensive and least profitable and is typically cross subsidised by other age groups that require a lower carer to child ratio. Without government or private investment intervention there will be a continued shortfall that will be more acute when the Victor Harbor Childcare and Education Centre ceases operations at its current leased facility in 2030.

Based on current provision of three OHSC facilities for a City population of less around 18,000 people the benchmark is met.

Future need

For 2031 (including the closure of the Victor Harbor Childcare and Education Centre) there is a significant shortfall in child care provision which rises to a very high rate of 1 place per 3 children in 2036 (excluding any demand from outside the council area). This may be slightly offset if preschool age limits are lowered (SA Royal Commission into Early Childhood Education and Care) but is unlikely to address demand including existing shortfalls in Birth to 2 year age group.

The OHSC provision marginally exceeds the benchmark in 2036. Non-government school expansion is likely subject to consumer demand and viability to address this need.

Early Learning and Childcare summary

No.	Issue	Early Learning and Childcare - recommendations
2.1	Government preschool	Need: Ensure government and/or affordable preschool places for existing and future child population Ensure there is an accessible provision of affordable preschool within the Victor Harbor township to address future predicated child population growth by 2036. Advocate for ongoing and transparent government preschool provision in both Victor Harbor and adjoining townships in Alexandrina Council. Explore allocation of land for a new preschool to ensure no further place deficit develops for this young age cohort as land is rezoned for residential and employment uses.
2.2	Child care/ community kindergarten	Need: Deliver sufficient child care provision to meet existing demand for 0-3 year olds and future demand by 2031 Replace the Victor Harbor Child Care and Education Centre based on the recommendations of Ethos Urban (excluding the Do-nothing option). This should be investigated as a priority matter. An expanded and/or co-located option (Option 3 as denoted in the Ethos Urban report¹) is considered best to explore, however, it is not considered good practice to couple a child care centre with additional community floorspace adjoined in a single building. An integrated or co-located facility should only be developed if individual elements are appropriately sized, designed and managed as separate entities serving different demographic cohorts. Advocate and work with other existing Early Learning Centres to examine and further seek to address current deficiency, in particular, for the Birth to 2 year age group. This may be an issue to be raised as part of a response to the Greater Adelaide Region Plan engagement and also continued advocacy as the State Government implements initiatives resulting from the South Australian Early Years Review (such as preschool for 3 year olds)
2.3	Government preschool	Need: Improve active travel options and walking conditions to kindergartens and government preschools Tasks may include: » Review key desire line routes to the kindergartens/preschools and identify streetscape, pedestrian safety, pedestrian priority measures to reduce walking times and increase active travel - this may include seating, children's wayfinding/art infrastructure, reduced traffic signal waiting time and better shade. » Work with the centres and collaborate with the State Government to increase the percentage of children using public transport and/or active travel methods to school. This may involve working with the Way2Go team, schools and school community to identify measures to encourage active travel. Example measures include STARS Safer Journey Planner (SSJP) and London Walking Buses. Note Federal Government funding may be available for projects. https://minister.infrastructure.gov.au/brown/media-release/grant-helps-encourage-kids-stay-safe-walking-school.
2.4	OSHC	Need: Ensure best possible after school care for primary school children (NQRS minimum of 'Meet' with aim for 'exceeding') Monitor and advocate for all OSHC facilities to be minimum rated as 'meeting' National Quality Standards.

¹ Ethos Urban. 2023. Cost benefit analysis: Victor Harbor Childcare and Education Centre

EDUCATION AND TRAINING



Context

The five main stages of education are:

- ▶ Preschool (see ECEC section in this report)
- ▶ Primary
- ▶ Secondary
- ▶ Tertiary
- ▶ Vocational.

The City contains 4 Government and non-Government primary and/or high schools. There are no university campuses however, there is a TAFE SA Victor Harbor Campus. There are no other dedicated vocational training centres in the City.

In 2018, the state government published a strategic plan¹ that outlined how it will improve the statewide standard of public education. Key elements included transitioning year 7 to high school, new schools and improvements, early years investment, recruitment, better student support, increased aboriginal workforce and new technology.¹

The overarching intent is to raise the internationally measured standard of South Australian schools from 'Good' to 'Great'.



¹ SA Government. 2018. Towards 2028: Department for Education Strategic Plan

Education and training audit

Government Primary School

Name	No of enrolments (2022)	Potential Capacity Exceedence (2024)	Capacity Management Plan
Victor Harbor Primary School	469	Not stated	No

The closest Government Primary Schools outside the Council boundary are Port Elliot Primary School with 406 students, Goolwa Primary School with 251 students and Myponga Primary School with 92 students in Quarter 3, 2023

Government Secondary School

Name	No of enrolments (2022)	Potential Capacity Exceedence (2024)	Capacity Management Plan
Victor Harbor High School	830	Not stated	No

The closest Government High School outside the Council boundary is Goolwa Secondary College with 117 students (albeit capacity for additional student growth)

Non Government School

Name	No of enrolments	Education type	Capacity
Encounter Lutheran College	685	Recptn to yr 12	Enrolments allowed
Investigator College	636	Recptn to yr 12	Enrolments allowed

Waiting lists, age of entry, scholarship participation and family preferences will influence availability at all non-Government schools. Encounter Lutheran College has significant landholdings north of the Town Centre and there are legal restrictions on where future development can occur. Investigator College has released a masterplan including a new Early Learning Centre, outdoor sports infrastructure, Innovation Centre and other projects to increase capacity and quality of education. Both schools are capable of absorbing a proportion of future student growth.



Primary and secondary school provision

- 1 Victor Harbor Primary School
- 2 Victor Harbor High School
- 3 Investigator College
- 4 Encounter Lutheran College

800 metre walking threshold (indicative)

There is also the Port Elliot Primary School, Goolwa Primary School and Goolwa Secondary College



Government primary schools

Victor Harbor Primary School

- Is the only Government primary school in the Council area (catchment zone reflects boundaries)
- Has a 2022 enrolment of 469 which is lower than the 2017-2022 average of 570 students. This is partially attributable to the transition to year 7 high school
- Has only 4% of students with a language background other than English
- Not identified as a school with a Capacity Management Plan.

Government secondary schools

Victor Harbor High School

- Is the only Government high school in the Council area
- Has a 2022 enrolment of 830 which is higher than the 2017-2022 average of 740 students. This change is attributable to the transition to year 7 high school
- Has only 2% of students with a language background other than English
- Not identified as a school with a Capacity Management Plan.

Non-government schools

- Encounter Lutheran College and Investigator College have large landholdings. They have master plans in place to accommodate student growth as the region's population increases.

Benchmarking

Education SA does not publish benchmarks or have a publicly available methodology on school placement planning.

Primary schools

2021 Census data identifies that the City had a primary school age population (5-11 years) of 1,005 children.

202 Census data further stated that 1,067 children attended a primary school with:

- ▶ 678 children attending a Government school
- ▶ 24 attending a Catholic school
- ▶ 365 attending a non-Government school.

In 2021, 549 students were enrolled at Victor Harbor Primary School. Analysis shows:

- ▶ 13% of primary school age population went to a government school outside the Council area
- ▶ 36% of primary school age population went to a non-Government school (note: this is consistent with the statewide 2022 average of 37.4%)

The 2022 Victor Harbor Primary School enrolment fell to 469 students. Yearly changes are expected in particular in a regional context where population is much smaller outside of townships, plus the transition to Year 7 in high schools.

Investigator and Encounter Lutheran Colleges will likely address local demand for non-Government

1 <https://www.abs.gov.au/statistics/people/education/schools/latest-release>

primary years education. Each school has inbuilt capacity and sufficient land to accommodate future. Masterplans have been presented to Council indicating forward planning for expansion of student facilities and capacity at these schools.

A high level analysis of existing rate of provision for Government primary schools (based on 600 students attending Victor Harbor Primary School, noting that prior to changes in Year 7 schooling there were typically 600 students at the school) shows:

Year	5-11 government primary school population	Student number estimate	Provision rate (place per child)
2022	469 (first year of grades 1 -6)	600	1.3 per child
2036	640	600	0.94 per child

Note: 2036 figure based on Council Area Profile 2023 statistics taking into account students attending a non-Government school of around 30%

School forecasting is subject to housing delivery, typology, density and ultimately proportion of families with children. Demand in growth areas is often driven by families, however, Victor Harbor traditionally attracts retirees rather than families. Therefore future growth will depend on the master planning of these growth areas and related increase in employment opportunities. Based on the Residential Land Requirements report² there is 15 years of residential supply within existing residential areas. This translates according to Future Urban to approximately 250-300 additional primary school

2 Future Urban. 2023. Victor Harbor Residential Land Requirements.

age children. Based on anticipated growth within residential areas to 2023 and retention of non-Government school attendance it is considered that the existing schools can accommodate this growth subject to continued infrastructure upgrade and targeted capacity improvements (subject to local demand).

Beyond 2036 or subject to designation of further growth areas within the Council area there may be a need for an additional primary school. School planning should be considered now in discussions with the State Government regarding the Greater Adelaide Review Discussion Paper. Further scenario analysis may be required, however, as a guide in growth areas the Western Australian Planning Commission requirement that the Department of Education and the main non-government education providers allocate land for one school in a growth area for every 1,500 housing units (dwellings) assumed.³

Based on initial thinking if existing land within the residential areas is developed then there is likely a demand for a new primary school in any growth area subject to population profile.

Secondary schools

For secondary schools, the 2021 Census identifies the breakdown of attendance as:

- ▶ 373 children attending a Government school
- ▶ 19 attending a Catholic school
- ▶ 299 attending a non-Government school.

3 <https://blog.id.com.au/2021/population/demographic-trends/planning-for-future-school-demand/>

In 2021, 741 students were enrolled at Victor Harbor High School. This means:

- ▶ 50% of high school age population came from outside the Council area
- ▶ 43% of high school age population went to a non-Government school.

In 2022, this increased to 832 with the change from Year 7 being the completion of primary schooling to the first year of secondary school.

Secondary schools enrolment and capacity demand are more difficult to assess due to the larger catchment/travel zones and acceptance criteria used by the state Government. Neither Goolwa Secondary College or Victor Harbor High School have designated spatial catchment zones. Given the large number of external council children attending Victor Harbor High School it is considered that a high percentage of these come from Port Elliot, Middleton or Goolwa.

Goolwa Secondary College only opened in Term 1 2022 on the site of the former Investigator College with less than 200 students attending. The school has capacity for 400 students with potential for expansion subject to population growth in the region. This school has been constructed in anticipation of future residential growth within the Goolwa environs. Neither secondary schools are operating under Capacity Management Plans. Forward population projections indicate up to 300 11-18 year olds living in the City by 2036. Based on the division of Government and non-Government schools and the opening of Goolwa Secondary

College there is no adverse capacity constraints identified for the City.

Active travel

Radius zone analysis identifies that:

- ▶ Victor Harbor Primary School – 80-90% of catchment area outside a 800m walking radius
- ▶ Victor Harbor Secondary School – 80-90% of catchment area outside a 800m walking radius.

The majority of students outside the immediate radius of the two government schools (plus the two non-Government schools) have an active travel journey well in excess of 800 metres. For any active travel journey students need to address:

- ▶ Long distance travel generally on road or footpath
- ▶ A number of traffic lights and controlled intersections
- ▶ Changeable walking conditions
- ▶ Lack of shade and unprotected or non-existent cycle lanes
- ▶ Wide streets and long signal times.

Victor Harbor has an elongated layout extending along the coast either side of each school. This linear form results in longer journey times for most students (even more for those outside the City). It is understood that a high percentage of students are driven to school which increases school traffic congestion and also denies an exercise opportunity.

The State Government has an active travel program called Way2Go. DIT sourced data suggests that

typically 20% of primary school children walk, cycle or ride to school, 10% use public transport and 70% drive to school. There is no public information available for the City Schools regarding travel mode split, however, it is recommended to liaise with the schools to identify measures that would improve active travel participation, in particular from areas outside a 400-800 metre radius to each school (that can be equivalent to a 10 minute walking distance).

Typically to achieve this mode share in a city context there is a base need to provide:

- ▶ Student and parent cycle and walking education initiatives and involvement in programs such as Way2Go, Active Suite and MIND.BODY.PEDAL
- ▶ Increase the amount of well designed and best practice protected cycle lanes that, at a minimum, provides integrated links to all schools from across Victor Harbor.

University and vocational training

2021 ABS Census data identifies that in the City:

- ▶ 223 students (7.0%) are studying vocational education (including TAFE and private training providers)
- ▶ 263 students (8.3%) are studying at university or other higher education facilities.

Flinders University operates a small campus attached to the South Coast District Hospital providing learning space for third year Medicine students undertaking the Doctor of Medicine Rural Stream (MDRS) program. This is a 12 month program where students work and learn alongside other

health professionals in a general medical practice and hospitals or other health centres. There are no other universities operating in the City. There is a TAFE SA Campus located at 19 George Main Road that offers Certificate and Diploma courses in:

- ▶ Aged and Disability Services
- ▶ Business and Administration
- ▶ Children's education and care
- ▶ Community and family services
- ▶ Management.

According to the Roadmap for future of TAFE SA⁴, the campus has 0.6% of all TAFE SA students (265 students) with 90.2% of all Victor Harbor students involved in award courses; Award courses with the most number of students –

- ▶ Certificate III in Health Administration (45 students),
- ▶ Certificate III in Business (33 students),
- ▶ Certificate III in Individual Support (Disability) (31 students).

Non award courses with the most number of students are Individual Support – Manual Handling Training – Non-Accredited (36 students) and Short Course in Children's Services (13 students). The number of students undertaking university or other higher education is half the state average (16.7%) with vocational training participation roughly equal to the state average of 7.6%. The highest level of education attainment for the City population is Certificate III at 15.8% (state average is 14%)

4 TAFE SA. 2023. Roadmap for the Future of TAFE SA

with persons attaining a Bachelor Degree level of above lower at 15.2% (and much less than the state average of 22.7%). The number of students who complete Year 12 is also lower than the state average with 11.9% in the City compared to 15.2% in SA.

The lower participation of higher education is partially borne from the lack of education facilities in the City with the closest university campus located approximately 50 kilometres at Flinders University. In addition, TAFE SA has undergone statewide streamlining and efficiency changes in the last decade. The former TAFE SA site has been sold and the number of local courses offered has been reduced. For TAFE SA the highest number of on-campus courses are offered at:

- ▶ Adelaide City - 197 courses
- ▶ Regency Park - 151 courses
- ▶ Tonsley - 88 courses
- ▶ Mount Gambier - 89 courses
- ▶ Berri - 71 courses
- ▶ Barossa Valley - 57 courses
- ▶ Victor Harbor - 17 courses

The Roadmap for the Future does not identify any growth plans for the Victor Harbor campus. If Council aims to reduce the outflow of young people to Adelaide and beyond then it needs to advocate for increased tertiary and vocational opportunities within the region. The Australian Government is currently preparing as part of the Jobs-ready Graduate package its response to the National Regional, Rural and Remote Tertiary

Education Strategy (Naphthine Review). This includes the establishment of Regional Study Hubs. So far, there are six in South Australia based at Kadina, Murray Bridge/Berri, Nuriootpa, Port Augusta/Port Pirie, Port Lincoln and Roxby Downs. Goal 1.23 in the Southern & Hills LGA Southern and Hills LGA Regional Public Health and Wellbeing Plan 2022-27⁵ seek the establishment of a Regional Study Hub that services the southern Fleurieu Peninsula.

Addressing predicted growth in the 19-24 age group in Victor Harbor and also in the adjoining townships within Alexandrina Council there is potential for increased demand for training and employment opportunities. The Greater Adelaide Region Plan discussion paper identifies significant residential growth and new employment lands up to 2051. There is an important opportunity to address the lack of local opportunities for learning and working by ensuring sites are available for education and training facilities.

Council should also consider investing in further partnership working and advocating strongly through the Greater Adelaide Regional Plan consultation (and any other relevant discussions with Government agencies) to be seeking an increase in vocational and tertiary education. This can only succeed with input from Regional councils, employers, universities and educational institutes, young people and schools. Without intervention there is potential for current and future generations to miss opportunities for employment and become leaders and innovators in the local area.

5 S&HA LGA. 2022. Regional Public Health and Wellbeing Plan 2022-2027

Education and training summary

No.	Issue	Education and training summary recommendation
		Need: Improve active travel options and conditions to primary and secondary schools Improve footpath conditions, shading, signage, pedestrian priority and safe road crossings to existing government preschools to reduce walking times and encourage active travel.
3.1	All schools	Work with schools and DIT (Way2Go team) to identify key desire lines, audit key routes and identify short and long term measures to improve walking and cycling journey times and encourage safe movement. Developing safe and legible cycling and walking routes to reduce travel times due to the elongated form of Victor Harbor, resolving barrier constraints such as the Hindmarsh River (near Victor Harbor Primary School) and the Inman River (near Victor Harbor High School) and safer and quicker crossings on busier roads and local street improvements (lighting, pedestrian signage and wayfining) around all schools are priority.
3.2	Government primary school	Need: Provide government primary school places for future child population Advocate for transparency from the State Government in terms of forecast demand for Victor Harbor Primary School, Port Elliot Primary School and Goolwa Primary based on increased capacity to ensure sufficient places for children now and until 2036 (noting catchment extends outside City boundary). Seek confirmation from the State Government if forward population projections beyond 2036 generate a demand for an additional primary school in the council area. If so, ensure that structure planning and/or Planning and Design Code Amendments address allocation of sufficient land.
3.3	Government secondary school	Need: Ensure priority and sufficient place allocation for children at Victor Harbor High School Advocate and seek to work with the state government to review future child uplift population in the City and Southern Fleurieu Region and forward plan to ensure all City children have access to a place at Victor Harbor High School.
3.4	Tertiary and vocational education	Need: Greater level of options, diversity of courses and accessibility for regional based vocational training Work with adjoining councils and other relevant organisations to advocate to both State and Commonwealth Governments for a review of existing vocational training demand and supply in the region (currently delivered primarily through TAFE SA). This is critical to provide more local education opportunities and address potential shortfall in labour supply as the region develops in accordance with future strategic directions in the draft Greater Adelaide Region Plan. Initial analysis should include detailed assessment of existing Victor Harbor course allocation, enrollment and graduation numbers, latent demand for courses, space requirements and employer/employment demand. Outcomes should be linked to Council aspiration to increase young people and worker population in the region with an overarching intent to reduce local outflow of population seeking study or employment opportunities.
3.5	Tertiary and vocational education	Need: Creation of a Regional University Study Hub in Victor Harbor Maintain advocacy for the creation of a Regional University Study Hub in Victor Harbor. Victor Harbor is considered a satellite city for Adelaide and travel or living in the City for tertiary study is not available as a cost, lifestyle or other reason for all residents. Council should continue to work with the State Government, Alexandrina Council and others to develop a new case for the establishment of a Hub for the Southern Fleurieu region.
3.6	Government primary school	Need: Growth area scenarios to test if a primary is needed in the future (with land to be allocated) Seek further scenario testing as part of investigations for future Planning and Design Code Amendments to identify if land should be allocated for a primary school. This will be subject to size of growth areas, anticipated densities, dwelling mix and population profile (including child density).

PRIMARY AND COMMUNITY HEALTH



Image from Leytonproperty.com.au

Context

The Australian Government's Department of Health defines primary health care as "those services in the community that people go to first for health care: general practices, ACCHS¹, community pharmacies, many allied health services, mental health services, drug and alcohol services, community health and community nursing services, maternal and child health services, sexual health services and oral health and dental services. It is differentiated from secondary health care delivered by specialists where a referral is usually required, and tertiary care delivered in hospitals."

Therefore in general terms, the health care framework is:

- ▶ Primary health - services that people go to first for health care
- ▶ Secondary health - specialists generally seen as a referral
- ▶ Tertiary health - care in hospitals (albeit often can be a source of primary care for many people through Emergency Departments).

Within South Australia there is a portfolio of health networks delivered by community and government health services, Aboriginal health services, local government and non-government organisations. The Southern Adelaide Local Health Network (SALHN) is an Australian Government funded organisation tasked with improving health outcomes and primary health care experience in this region of Greater Adelaide.

¹ www.health.gov.au

The SALHN² lists current priorities in a national context as:

- ▶ Aboriginal Health
- ▶ Aged Care
- ▶ Alcohol & other Drugs
- ▶ Digital Health
- ▶ Health Workforce
- ▶ Mental Health
- ▶ Population Health.

Their Strategic Plan 2023-2027² describes local priorities to:

- ▶ Deliver equitable services
- ▶ Provide quality care
- ▶ Drive innovation and research
- ▶ Look after the workforce
- ▶ Inspire through education and learning
- ▶ Grow cooperative partnerships.

The SALHN aims to explore current health priorities for the Southern Adelaide community and develop a robust and meaningful plan for the future which reflects the collective discussions they have held.

The Southern & Hills Local Government Association published a Regional Public Health and Wellbeing Plan 2022-2027 last year. The Plan covers six councils from Adelaide Hills Council to Kangaroo Island Council.

² <https://sahealth.sa.gov.au/SALHN>

The Plan sets a vision to have 'Healthy, liveable, connected and resilient communities for all'.

The Plan establishes 5 goals for the Plan period to:

- ▶ Promote - Stronger communities and healthier environments
- ▶ Protect - Communities are protected against public and environmental health risks
- ▶ Prepare - Communities are aware of and responding to the health risks of climate change
- ▶ Prevent - Communities are empowered for healthy living
- ▶ Progress - Councils, communities and partners working together to achieve regional public health outcomes.

Under these goals, there are a range of City specific actions. These include:

- ▶ Coordinate events, programs, initiatives and volunteering opportunities that facilitate social connection, access and inclusion and improve health and wellbeing for our ageing population
- Implement the actions, and consider the short- and long-term opportunities from the Resilient Hills & Coasts - Regional Action Plan 2020-2025
- ▶ Provide services, information and activities for families and children through the Fleurieu Families Program
- ▶ Promote and enhance access and use of open spaces, beaches and the environment for the benefit of wellbeing and health
- ▶ Support partnerships with local organisations

to provide early intervention services and safe places for young people.

Primary and Community Care Audit

In accordance with the state government definition of primary health care, an audit of SA Health identifies the following facilities/services in the City:

- ▶ **General medical practices** –three General Medical centres with at least 20 listed doctors (see map)
- ▶ **GP respiratory clinic** – nil Health SA facilities
- ▶ **Sexual health/mental health** – Southern Metro CAMHS, Headspace Victor and at least two private clinics
- ▶ **Priority care centres** – nil provided, closest centre located in Mount Barker
- ▶ **GP Plus Health Care Centres** – nil provide, closest centre located in Noarlunga
- ▶ **Immunisation** – available via general practices, pharmacies, and local clinics primarily run by local government
- ▶ **SA Community Care** – a home based care program that is managed via other agencies. Available to City community
- ▶ **Healthdirect** – Government funded helplines such as Beyond Blue, Cancer Council, Kids, Helpline and Quitline. Available to City community.

Based on SA Health information there are no General Practices with extended hours operating in the City.

The Victor Harbor Health Hub is due to open in February 2024. This will include a relocated Victor Harbor Medical Centre (private) and other medical businesses and practitioners.

Based on a conversation with the business, the new facility offers potential for higher number of doctors and/or potential for increased patient consultations. This is a valuable new space and an indication of local demand that meets the viability tests for private health businesses to improve or expand in the City. It will provide more local options for health screenings etc but only affordable where Medicare of other health concessions apply.

The after hours home based medical service such as the National Home Doctor Service are not available in Victor Harbor

There are at least 4 pharmacies in the City with current distribution:

- ▶ 64 Ocean St, Victor Harbor
- ▶ 60 Victoria St, Victor Harbor
- ▶ Central Shopping Centre, Victor Harbor
- ▶ 299 Port Elliot Rd, Hayborough.

No pharmacy (outside of the hospital) currently operates past 7pm in the City along with limited weekend opening hours.

A hospital is not classified as primary health care, however, for many regional townships they are the only accessible health care. Many City residents need to travel to Noarlunga and the City of Adelaide

for health treatments. Health empowerment and preventions is the preferred model for modern health care. The Southern Fleurieu Health Advisory Council in their 2021-22 Annual Report noted a need for improved:

- ▶ Palliative Care
- ▶ Mental Health and Drug and Alcohol Services
- ▶ Dementia Clinic
- ▶ Aged Care Services
- ▶ Extension of Radiology services at SCDH
- ▶ Development of a SFHAC Facebook page
- ▶ Continued promotion of COVID-19 vaccination for all Southern Fleurieu residents
- ▶ Promote donations and bequests to SFHAC for purchase of medical equipment and health services needs
- ▶ Continued support for the ACD Assist program

These improvements are subject to Government funding and represent the existing demand for all levels of health care in Victor Harbor.

Cost and availability

There is provision of primary health services in the City, however, there is an increasing cost associated for the community with the amount of bulk bill medical services minimal.

This can lead to community members foregoing medical visits that may lead to increased chronic illness later and greater pressure on secondary and tertiary care provision. The causation of decreased

bulk billing and cost effective primary health care is currently under investigation and review by the Commonwealth Government. A report was published in December 2022 titled 'Strengthening Medicare Taskforce Report'³. This report outlines a vision of a primary care system where:

- ▶ All Australians are supported to be healthy and well, through access to equitable, affordable, person-centred primary care service
- ▶ Coordinated multidisciplinary teams of health care professionals work to their full scope of practice to provide quality person-centred continuity of care
- ▶ Data and digital technology are better used to inform value-based care
- ▶ The primary care sector is well supported to embrace organisational and cultural change.

This is primarily a matter to be explored and instigated at Commonwealth and state government level. Future change to bulk billing practices can therefore not be accurately predicted but is a risk to community health and wellbeing. A strong focus for local government is the promotion of healthy living as a preventative measure. The City runs a range of exercise, wellbeing and other activities to encourage movement and positive lifestyle choices. The Healthy By Design manual published by the Heart Foundation¹ in 2012 stated that

“The built environment is a powerful predictor of physical activity and dietary patterns and it can be shaped to support or inhibit physical activity and healthy

eating”.

There has been progress in the City to improve walking, cycling and general movement function. However, a future City Plan should further integrate the design practices of Healthy By Design and other relative walking, cycling, landscape design, urban heat island mitigation guidance to further embed active travel and liveability/wellbeing as consideration matters in design and delivery. Additional protected cycle lanes are a key element in encouraging increased levels of cycling.

Rate of provision

The Commonwealth Department of Health and Aged Care identifies that there are 124,808 registered medical practitioners in Australia. In South Australia, there were 7,500 medical practitioners, 13,426 allied health and 29,700 nurses or midwives.

Australia wide there is an average of rate of 3.9 doctors per 1,000 people (source: Australia Institute of Health and Welfare). Based on the opening of the Victor Harbor Health Hub, individual specialists there is a current need for around 64 doctors increasing to 75-80 doctors by 2036. It is considered that without expansion of a medical centre there may be an insufficient number of doctors to serve the community by 2036.

Future need

Significant population growth is anticipated in Victor Harbor and adjoining townships as shown on the tables on page 10 of this report.

There is a predicted increase in the number of young and older people. Typically these age groups generate a higher demand for General Practices and other primary health services. It is important to provide affordable health care (bulk billing) which has declined but is subject to current Commonwealth Government investigations.

Subject to future demand, there may be opportunities for new General Practices. This cannot be mandated by Council, however, future city planning should ensure that there is sufficient zoned land in close proximity to future concentrations of residential development.

Key existing and future primary health care deficits in the City is:

- ▶ Lack of a Priority Care/GP Plus clinic with ability to bulk bill
- ▶ Lack of a 24 hour pharmacy that can relieve pressure on other elements of the health care system by providing basic medical advice and services to the community.

The state and Commonwealth Governments made two recent announcement with the:

- ▶ Release of an expression of interest for three 24-hour pharmacies to open 7 days a week (funded for a 3-year period) with one pharmacy in each of the northern, southern, and central areas of metropolitan Adelaide.
- ▶ The establishment of five additional urgent care centres including four in metropolitan Adelaide. They are to be bulked bill and have extended

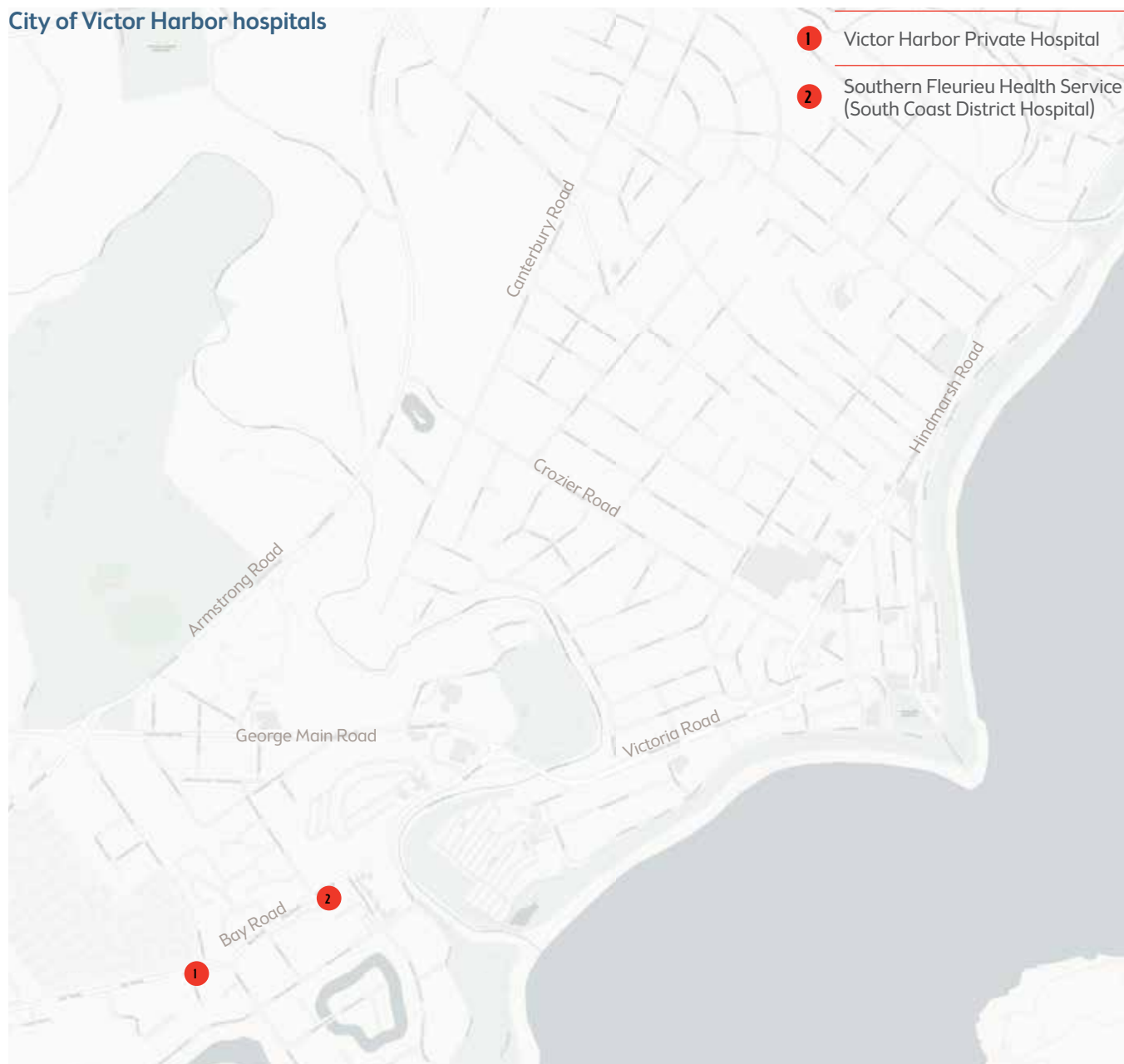
³ <https://irp.cdn-website.com/541aa469/files/uploaded/Healthy-by-Design-SA.pdf>

operating hours and open 7 days a week. The centres are expected to be operational in early 2024. Nil will be located in Victor Harbor or Goolwa. The closest will be located in Noarlunga.

The intent of both actions is to provide access to medication and medical advice when most needed and help reduce pressure on hospitals.

Council, as individual or part of the Southern & Hills Local Government Association (which also includes Adelaide Hills, Alexandrina, Kangaroo Island, Mount Barker and Yankalilla Councils) I will need to advocate for improved primary health care as an integral part of proposed population increase and future Code Amendments. To relieve pressure on the South Coast District Hospital and Victor Harbor Private Hospital, options may include the establishment of an Urgent Care Clinic. This is primarily a matter of Federal and State Governments but Council may seek to adopt an advocacy role in seeking to deliver this outcome for the Fleurieu Peninsula.

City of Victor Harbor hospitals



Primary and community health summary

No.	Issue	Primary and community health summary recommendation
4.1	Urgent health care	Need: Provision of priority or urgent health care centre in Victor Harbor Advocate for an Urgent Care Clinic to be located in Victor Harbor (or potentially as a second option in Goolwa). There are current plans for five centres in South Australia, but Council should work in partnership with Alexandrina Council, other councils and primary care health providers to advocate for a Southern Fleurieu facility. This would help alleviate pressure on Emergency Departments (such as Victor Harbor and Noarlunga Hospitals) that is likely to rise due to an older population coupled with future residential growth. If delivered, advocate for ongoing monitoring of a facility to identify proportion of use from non Council residents and centre performance in waiting times, number of patients and primary health care outcomes.
4.2	Pharmacy	Need: Provision of a 24 hour pharmacy in Victor Harbor Advocate for and input where possible for the siting of a 24 hour pharmacy within an accessible part of Victor Harbor. If not achievable within Victor Harbor or Goolwa Council should encourage provision of a late night pharmacy, for example, located adjacent an Urgent Care Clinic or larger General Practices.
4.3	General	Need: Provision of affordable primary health care Victor Harbor Advocate for a GP Plus Clinic to be established in Victor Harbor Support and advocate for improvements to the Medicare bulk billing system to maximise bulk billing services in Victor Harbor.
4.4	Planning	Need: Sufficient zoned land for future development of medical based facilities Designate an area within future residential subdivision (i.e. township extension) that allows for the establishment of a General Practice and/or consulting rooms to service the emerging community. This could be part of a Local Activity Centre Zone or similar zone extracted from the Planning and Design Code.
4.5	Planning	Need: Ensure healthy urban infrastructure to encourage active lifestyle and improve Wellbeing indicator scores Continue to develop healthier neighbourhoods in Victor Harbor with improved walking and cycling infrastructure, increased footpath shading, night time safety and lighting, access to playspace and recreation.
4.6	Family health	Need: Local access to a Child and Family Health Service within Victor Harbor Advocate for the provision of a Child and Family Health Service facility in Victor Harbor or as a second option seek a review of the Goolwa CAFHS office to ensure it has sufficient capacity and appropriate opening times for an increased population by 2036.

COMMUNITY SPACES AND HALLS



Context

Community halls are typically places where people in the community can rent indoor spaces for various activities like sports, cultural events, and social gatherings. They serve as a location where individuals and groups from the community can get together to organise events, mark important family and cultural occasions, display their community's customs, socialise, work together, and exchange ideas.

There are three community owned halls in the City along with more than 35 council owned buildings or spaces that are either leased to organisations or utilised for community benefit. These include buildings or spaces leased to specific community groups for clubrooms, meeting rooms, recreation and/or activity venues/spaces. These buildings or spaces are directly managed by Council subject to lease arrangements.

In other local government areas, such as the City of Onkaparinga, that have a wide distribution of community halls and spaces research identified that:

- ▶ Even if not used regularly, community venues can be available in times of need, crisis, and celebration
- ▶ Many community venues are dated and need a refresh
- ▶ They are under-utilised and can be activated with more attractive uses
- ▶ Most people are aware of the venues but they can be better promoted

- ▶ They need to continue being affordable for all in the future.
- ▶ Should be suitably accessible to cater to diverse user needs
- ▶ Good quality maintenance is essential to increase utilisation
- ▶ They have to be flexible and fit-for-purpose, so it can adapt to our changing needs.

Poor utilisation of halls was often due to lack of promotion, rural communities (low population), unclear and varied booking systems and fee structure, strong/restrictive ownership by committees and their resistance to hiring out the facility and failure to manage risk appropriately.

The City of Onkaparinga has investigated and implemented measures management models and delivery strategies in place to help hall owners meet legislative requirements and make them more available to the public and be fit for purpose. There can be significant disparities between the management of community owned buildings especially where there is direct council involvement.

Council does not have available data on the occupancy and use of the halls in its community. They are likely to have limited public use based on staff knowledge.

In new communities, where neighbours may not know each other well yet, local community facilities become crucial focal points. These facilities can play a vital role in fostering social cohesion, bringing diverse groups together, and creating a

genuine sense of community belonging. Research indicates that creating a sense of community is challenging, but providing spaces where friendships and neighbourhood networks can form is a significant catalyst in making it happen. In new neighbourhoods, it often takes a while for social networks to form and for community activities and organizations to take shape. Best practices acknowledge the importance of promoting and supporting 'community building' in these new areas. This involves allocating resources for community development workers and programs, alongside providing facilities and public spaces that encourage social interaction and community activities.

For the Council, there is an important balance to be achieved between space and budget constraints and developing a proactive role in improving community cohesion. This also needs to take into account the older median population and, if designated, what spatial form and demographic distribution would be created in any growth areas. This is less an issue for infill and development within established areas where existing facilities form part of the daily life pattern.

Initial network thinking suggests that unless the growth areas contains a population of up to 5,000 people (that could generate a need for a local community centre) it is better to focus resources on community centre/s within the existing township and consider delivery of a community hall/space in any future growth area (likely beyond 2036).

Rate of provision

There are no provision rates for community halls in the two source benchmarking documents used in the preparation of this report.

Future need

Community halls are often a legacy of the rural social fabric prior to the 1950's. They are a common built element in agricultural/farming areas and played important roles, such as, community meeting places. Historically there has not been any benchmarked provision of halls and spaces. Their construction and use has declined as rural populations reduced during the 20th century.

The rural population in the City is very low and not predicted to increase by 2036. None of the existing halls are located close to where future expansion of Victor Harbor is expected to occur.

The Back Valley Hall forms part of the Back Valley Recreation Ground that may increase usage as population grows, however, there is no population based reason to increase the number of community halls in the rural areas of the City.

A detailed audit of existing community owned spaces in Victor Harbor itself could provide opportunities for occupation by local groups in need of long term space. Council has a database of information about these spaces and has tried previously to liaise between an owner and a community group or organisation to match needs.

Again, an increased population within existing

residential areas does not concurrently demand any additional community owned floorspace. For potential growth areas, there is forecast need to seek construction of a community space/hall as part of future infrastructure delivery associated with residential development. Given Council resources this would likely be an unmanaged space, however, as outlined prior this offers a catalyst space for community building and interaction.

Addressing the supply of other community owned sites including older buildings within Victor Harbor there are programs such as Renew Australia that other regional cities have adopted to good success include Cairns, Burnie, Geelong, Wollongong and Toowoomba.

Case studies can be found at:

- ▶ <https://www.renewaustralia.org/project/creative-cbd-toowoomba>
- ▶ <https://www.renewaustralia.org/project/renew-geelong>
- ▶ <https://www.renewaustralia.org/project/renew-cairns>

An initial step could be to liaise with the Renew Adelaide team to understand their operations and if they could be expanded to include Victor Harbor. This could also consider peak period activation such as during Summer months when the local population increases due to tourist influx.

The key desired outcome would be for council to investigate options to help owners maintain and/or upgrade their buildings and find people that

would benefit from their occupation. This could include development of short term property leasing schemes such as Renew Adelaide/Australia that are intended to facilitate occupation of unused spaces for start-up businesses, artists and other ventures. This initiative has had good success in enabling younger people to move from a home based business to an aspiring commercial activity.

Further information regarding the not-for-profit Renew program is found at <https://www.renewaustralia.org/>

Community spaces and halls summary

No.	Issue	Community spaces and halls - recommendations
5.1	Community owned spaces/buildings	Need: Development of a strategic direction and/or policy guidelines for community halls or spaces Consider preparation of a guideline document to assist the community in the operation and management of community halls, buildings or spaces. This may include an audit of premises to identify the level of demand, co-location and/or community use opportunities and upgrade and improvement needs to ensure compliance with accessibility standards. This could assist building(s) owner(s) develop new opportunities to activate underused buildings.
5.2	Community owned spaces/buildings	Need: Development of a 'Renew' program for Victor Harbor Commence discussions and preparation of a scoping study to identify potential for a 'Renew' program to be implemented in Victor Harbor with an initial focus on vacant or underutilised community owned buildings or spaces. Initial steps could include liaison with Renew Adelaide to discuss synergies and potential for their input or role in a program.
5.3	New community hall	Need: Local community hall floorspace within future residential neighbourhoods (growth areas) Foster community connections with the provision of a community hall/space as part of future residential expansion in Victor Harbor. A hall could be constructed as part of an Activity Centre or public open space centrally within a future growth area. The space should measure at least 150 square metres providing a multi purpose community hub and social gathering point. The space could be managed by Council, however, may not have a full time staff member on site at all times.

ARTS AND CULTURE



Context

The City of Victor Harbor Culture Strategy – Arts and Heritage 2022-27 outlines that:

- ▶ “Council is seeking to deliver an arts, culture and heritage strategy in partnership with the community that keeps pace with expectations and shapes the city in a positive way together.
- ▶ Growing the arts can support liveability, attract and captivate visitors and residents alike, and support local employment and the local economy.
- ▶ A rich arts, culture and heritage program can support a resilient and engaged community. It can reflect the identity and purpose of a community that has an inherent sense of who it is, where it has come from and what it is striving to be.”

The State Government’s “Arts and Culture Plan South Australia 2019-2024” sets out six goals intended to promote the role of arts and culture in South Australia and guide investment in this sector. These are:

- ▶ To promote the role of arts and culture in enriching the lives of all South Australians
- ▶ To empower South Australia’s makers and creators
- ▶ To champion Aboriginal and Torres Strait Islander arts and culture
- ▶ To amplify South Australia’s signature strengths that define the character of the arts in the state
- ▶ To enhance the physical and organisational arts and culture infrastructure in South Australia
- ▶ To drive a connected approach to advocacy and

future government investment in arts and culture.

Underpinning the preparation of the Arts and Culture Plan was¹ “The Arts Review for South Australia”. Relevant to the City, the report identified a series of relevant recommendations including:

- ▶ Develop a space activation plan for use by independent artists and the small to medium sector to optimise existing venues and spaces across Adelaide and regional centres
- ▶ Investigate options and implement a new, cost-effective, ‘consortium’ ticketing system to support the small to medium sector and other arts organisations (including Country Arts SA) who are not serviced by existing systems
- ▶ Develop a five-year revitalisation plan of regional arts centres as creative hubs within their respective communities
- ▶ Devise a coordinated set of Arts and Culture targets across relevant ministries to support the delivery of programs achieving social outcomes and impacts from arts and cultural focused activity
- ▶ Revitalise existing regional arts centres as creative community hubs and invest in new centres to meet the needs of the local community and elevate their role and standing
- ▶ Arts South Australia and the TAFE to partner to develop lifelong learning modules for the sector, including makers, creators and administrators
- ▶ Implement the recommendations of the Cultural

¹ Lead and Gherashe Consultants. 2019. The Arts Review for South Australia

Institutions Storage initiative and the scope of CISSA (Cultural Institutions Storage Steering Committee).

No state government progress update has been published in the last two years to assess full delivery of these actions.

Valuing the arts

The IA Australian Infrastructure Audit Part 6 – Social Infrastructure² attempted to measure the quantity and value of social infrastructure in Australian cities, including “arts and culture” facilities. The audit valued Arts and Cultural commercial activity, which was found to be worth \$6.5 billion per annum, or \$260 per person per annum.

The audit acknowledged “Investment in arts and cultural infrastructure is often not prioritised because the true costs and benefits are not well integrated into government decision making. Without action, arts and cultural infrastructure will not be delivered, reducing access for communities to spaces which enhance liveability, creativity and help to create a sense of identity.”

Council actions

Based on discussions with staff, the City is progressing key projects outlined in the City of Victor Harbor Culture Strategy – Arts and Heritage 2022-27 with continued focus on:

- ▶ The Flagship project for the Arts and Culture Centre - that combines four buildings; the

² Infrastructure Australia. 2019. Australian Infrastructure Audit Part 6 – Social Infrastructure

Town Hall, Old Mechanics Institute, Librarian's Residence and the Victa Cinema.

- ▶ Residency programs
- ▶ Investing and developing future use of existing spaces such as the Coral Street Arts Space, and Railway Goods Shed Building.

Under this remit, Council has funded a part time Project Officer role to improve the management and operation of festivals, Coral Street Art Space and other arts and culture projects in the City.

Council also manages a series of grants and sponsorships for arts and culture. This has a relatively limited funding pool of \$10,000 but has been valuable in support and creating opportunities for arts and cultural organisations, groups, collectives and individuals.

Arts and culture provision audit

The SGS Arts Infrastructure Survey³ identified the following broad list of important arts and culture facilities that are not at the Capital City or metropolitan scale:

- ▶ Bars
- ▶ Churches
- ▶ Comedy venues
- ▶ Live music venues
- ▶ Local government town hall
- ▶ Open space, including streets

- ▶ Pubs and restaurants
- ▶ University halls and lecture theatres
- ▶ Vacant heritage buildings and warehouses.

The report noted that within South Australia, it was only the City of Adelaide that contained a large network of these spaces with a smaller provision also found within inner Adelaide and Port Adelaide. SGS recognised that the "Adelaide's arts sector leverages off privately operated arts venues, local government infrastructure and non-arts spaces such as public open space, schools, universities and warehouses."

There are more limited opportunities in regional townships such as Victor Harbor to support an expansive arts and culture network, however, Council seeks to build on the existing framework of facilities, people and reputation to create a stronger arts community and a more vibrant community. These aspirations are contained in the City of Victor Harbor Economic Development Strategy 2030 and the City of Victor Harbor Culture Strategy – Arts and Heritage 2022-27

The Culture Strategy recognises a need to:

- ▶ Audit Council and private spaces available and create a database resource ("Creative Space") for artists and groups to access
- ▶ Invest in enabling infrastructure that supports live performance and exhibition in Council buildings and public spaces
- ▶ Explore use of institutions outside of operating hours (e.g. local school facilities) for use by arts

and cultural groups.

The highest priority for the Culture Strategy is the construction and operation of an Arts and Culture Centre. The Centre comprises a 324 seat Proscenium Theatre, 188 seat Flexible Theatre, 148sqm Gallery Space, and the associated Back of House and Foyer space to connect it all together, along with a refurbishment of the Victa Cinema.

An economic assessment of the proposal identifies⁴ benefits associated with:

- ▶ Increased visitors to the region
- ▶ Improved access for residents to arts and culture activities and facilities
- ▶ Improved social interaction and inclusivity
- ▶ Preservation and enhancement of the local built heritage
- ▶ Offset of existing and planned building maintenance costs
- ▶ Potential opportunities to access tertiary and adult education
- ▶ Improvement to Victor Harbor's local branding and lifestyle as a desirable place to live and work
- ▶ Support for the development of local artists and art-related industries.

³ SGS. 2017. Arts Infrastructure Survey

⁴ Ethos Urban.2021. Victor Harbor Arts and Culture Centre | Economic Assessment

Type	Current facilities	Benchmark	Future need
Museums and galleries	- There are no metropolitan/ international or district scale facilities in the City - There is a Victor Harbor National Trust Museum, South Australian Whale Centre and the Encounter Coast Discovery Centre & Museum - The Victor Harbor Town Hall has capacity for art and other exhibitions (along with stage, dance performances and concerts). It has a capacity of 244 people - The Coral Street Art Space contains two galleries and has a full art exhibition calendar. It has a capacity of 100 people. The building was formerly known as The Institute and is heritage listed - The Visitor Information Centre within the Railway Goods Shed building also provides a gallery space - There are private spaces such as Newlands Church, Victor Harbor Regional Art Gallery plus curated events such as the Victor Harbor Art Show (typically held on Council owned public open space).	- Metropolitan/ international gallery or museum - one facility per 750,000 to 1 million population - District - 1 per 30,000 people maybe co-located with museum	- Victor Harbor forms part of Greater Adelaide. The South Australian Art Galley and Museum SA address provision of metropolitan/ international gallery floorspace. - Museum facilities in the City are primarily local in scale with a focus on European history including settlement, town history and the whaling industry key areas for public learning. - The 2036 forecast population of 20,290 people does not generate a benchmarked demand for a District level museum or gallery. However, taking into account a wider Southern Fleurieu population there is potential to review need beyond 2036 where a population could exceed 30,000. - If delivered, the proposed Arts and Culture Centre could provide a flagship gallery space that complements existing provision at the Coral Street Art Space, Visitor Information Centre and Town Hall (subject to it being retained as a flexible gallery space as part of the new centre).

Type	Current facilities	Benchmark	Future need
Theatre and performance spaces	▶ The Victor Harbor Town Hall has capacity for art and other exhibitions (along with stage, dance performances and concerts). It has a capacity of 244 people	▶ 1 Principal theatre and performance space per 150,000 people ▶ 1 District visual arts/ performance space per 20,000 people.	▶ Victor Harbor forms part of Greater Adelaide. The Festival Centre and other theatre spaces in the City of Adelaide address provision of Principal scale theatre and performance floorspace (notwithstanding the extended commute to these venues) ▶ With a forecast population of 20,290 people by 2036 there is a benchmarked need for a District level theatre and performance space in the City ▶ The forecast demand would be met with the delivery of the Arts and Culture Centre in its current proposed form with two theatres and a gallery space. ▶ As part of the Centre, the proposed 324 seat Proscenium theatre is slightly smaller than many regional township theatres but has been designed to maximise its footprint within the heritage listed buildings and according to Randall Arts Management¹: » Its size constraints can be at least partially offset by an engaged, respected and connected management team » The space will suit a range of professional, funded producers and enable the Centre to participate in state and national touring circuits » The new space is well above existing provision and would meet most of the service needs of local arts companies, artists, schools and community groups. ▶ The Flexible Theatre additionally provides a valuable space that can function like a 'Black Box' theatre where there is limited restriction on stage and audience configuration. This will be an important new addition to local performance space provision.

¹ Randall Art Management, 2021, Victor Harbor Business Case Further Development

Type	Current facilities	Benchmark	Future need
Creative arts	▶ The Coral Street Art Space contains two galleries and has a full art exhibition calendar. It has a capacity of 100 people. The building was formerly known as The Institute and is heritage listed. The Coral Street Arts Space is now offering two studio spaces for artists to lease on a full time basis.	▶ The City of Sydney sets a benchmark of 1 district arts centre per 20,000 - 30,000 residents.	▶ With a forecast population of 20,290 people by 2036 there is a benchmarked need for a District level arts centre in the City ▶ The forecast demand would be met with the delivery of the Arts and Culture Centre in its current proposed form with two theatres and a gallery space. However, Council should examine proactive measures such as working with owners of underutilised community based buildings to offer affordable creative and/or maker spaces (typically a place where people can come together to use, and learn to use materials as well as develop creative projects). See Makerspace adelaide.org for South Australian examples. ▶ The Coral Street Art Space should be retained with the proactive management model currently in place and programmed to continue.

Arts and culture summary

No.	Issues	Arts and culture - recommendation
6.1	Gallery and Theatre	Need for a permanent community creative arts, gallery and theatre space Deliver the construction of the Arts and Cultural Centre. This is the key piece of social infrastructure for Victor Harbor and would meet benchmarked demand for a growing population and regional township.
6.2	Arts, maker and creative spaces	Need: Increased arts and cultural spaces for production, rehearsal, performance and exhibition Investigate opportunities to increase provision of accessible and affordable rehearsal and production spaces in Victor Harbor. Target 1 -2 new spaces by 2026. This could include increased partnership working (see makerspaceAdelaide.org) and funding of spaces for arts and culture.
6.3	Storage and office space	Need: increased space for locally accessible storage and affordable administration/office spaces Advocate and help deliver affordable spaces for storage, office and other uses by artists, collectives and other creative industries. This would help make Victor Harbor an attractive place for increased creative and cultural activity. Leveraging from lower commercial costs may incentivise artists to relocate from Adelaide or other areas.
6.4	Outdoor and public provision	Need: Accessible performance and cultural spaces across the Council area Investigate options for an expanded framework of cultural infrastructure in outdoor public spaces that provides a range of opportunities for public art, performances, events and other artistic and cultural expression.
6.5	Programs and events	Need: Recognise the value of a thriving scene and encourage further cultural and arts activity in Victor Harbor Continue funding activities and develop programs supporting the arts and cultural industries including community based or not-for-profit organisations.
6.6	Community centres and libraries outdoor connections	Need: Increased availability of accessible, functional, and user-friendly outdoor public spaces connected to community facilities. Investigate options to introduce and/or improve outdoor public space directly connected to existing or future facilities. Initial actions include: 1. Conduct a thorough evaluation of existing outdoor public spaces connected to community facilities to identify areas for improvement. 2. Consider factors such as accessibility, functionality, and usability in the assessment. 3. Solicit feedback from the community to understand their preferences and needs regarding outdoor public spaces. 4. Explore partnerships with private entities for potential funding or support. The Civic Centre/Library and Carrickalinga House would be enhanced with well designed and useable outdoor spaces comprising: 1. Spaces for performances, readings, play and learning 2. Playgrounds and seating areas (such as for young people) 3. Clear connections to internal community floorspace/library 4. Public art (including local artists) and technology such as smart benches, interactive displays, and Wi-Fi accessibility.

SERVICES AND FACILITIES FOR YOUNG PEOPLE



Source: Playandgo.com.au

Context

Young people in urban and regional environments have a range of needs that are shaped by their surroundings and the stage of life they are in.

Common needs of young people include:

- ▶ Access to education: Young people need access to quality education to succeed in life. Regional city environments typically have a smaller range of educational opportunities, from public schools to private schools and universities.
- ▶ Employment opportunities: Many young people move to cities in search of employment opportunities. Cities offer a variety of job opportunities across different sectors, from retail to technology.
- ▶ Affordable housing: City living can be expensive, and young people often struggle to find affordable housing. It is important for cities to offer affordable housing options to ensure that young people can afford to live in the city and pursue their goals.
- ▶ Social opportunities: Cities are often seen as cultural hubs, and young people need social opportunities to meet new people and build relationships. Cities offer a variety of social opportunities, from clubs and bars to cultural events and festivals.
- ▶ Access to transportation: Many young people in cities rely on public transportation to get around, so it is important for cities to have reliable and accessible transportation options.
- ▶ Safe neighbourhoods: Young people need safe neighbourhoods to feel secure and thrive. City

governments need to invest in measures to keep their cities safe, such as lighting and security cameras.

- ▶ Access to healthcare: Young people need access to healthcare services to maintain their physical and mental health. City environments usually have a range of healthcare facilities, including hospitals, clinics, and mental health services.

Overall, young people in city environments need access to a range of resources and opportunities to succeed and thrive. Cities need to invest in infrastructure and services to ensure that young people have access to these resources.

Young people provision audit Programs

The City of Victor Harbor funds a Youth Development Officer position. This officer has a key program development, policy co-ordination and outreach remit and works on a number of regional and State Government networks and programs including:

- ▶ The Southern Fleurieu Youth Network
- ▶ Schools Leadership Program
- ▶ The Housing Round Table
- ▶ Local Government Youth Development Network
- ▶ Youth Affairs Council of SA (YACSA).

During 2023, Council facilitated the following events and programs.

Event or program	Venue used	People involved
Southern Environment Action Meetings	Library	Average of 5 per session
Skate Daze	Skate/Youth Park	60
Youth Climate Summit	Encounter Bay Football Club	80
Embrace Movie Night	Victa Cinemas	55
Roller Disco	Recreation Centre	25
Slow Fashion Clothing Exchange	Coral Street Art Space	60
Community Youth Support	Various	6 sessions
Safe Relationships Workshops	Gospel Centre	

Discussions with Council staff indicate demand for further outreach and program development. This is critical given the reduction in other organisations' presence in the City. For example, the closure of the YMCA office and loss of 5 support workers. In addition, a number of youth focussed programs such as Fusion Australian, SYC and Teen Challenge Inc are located outside of the region. Given the paucity of public transport they are not accessible to most young people, if needed, There is a strong reliance on Council to support and develop the networks to help young people.

Youth centre

The City has no dedicated Council operated Youth centre or space. There are no youth centres within either adjoining council areas, in particular, at Port Elliot or Goolwa.

Based on 2021 ABS Census data, Victor Harbor township had a population of 15,847 persons with an additional 12,516 persons in the Goolwa-Middleton-Port Elliot-Hindmarsh Island statistical area (for a total of 28,363). The population of this connected series of towns is forecast to increase to 32,615 persons by 2036. This excludes young workers, students and young visitors from outside the City that generates even more demand, in particular during holiday periods.

The PLAWA Guidelines recommend at least one District level Youth Centre/youth space per a population of 20,000-30,000 people. This is not currently met for Victor Harbor or adjoining townships.

There has been longstanding community and stakeholder aspiration for a youth centre within the City and the Southern Fleurieu.

A Youth Centre proposal¹ presented by the Southern Fleurieu Youth Network in 2009 noted that “young people now are more educated, stay in the parental home longer, start families later, want to participate in their communities in meaningful ways, and are the first generation to enter adulthood with debt. Young people are actively involved in their communities

¹ Southern Fleurieu Youth Network. 2009. Victor Harbor Youth Centre Proposal

through activities such as sports, the arts and volunteering”.

Even with a smaller population of 12,715 persons in 2006, there was an identified need for a youth centre in the City. Investigations noted that:

- ▶ There were groups at risk of social isolation that may need extra assistance to participate in the community
- ▶ Limited education, lack of meaningful permanent employment, insufficient support services that are high antisocial risk factors and also lead to young people leaving the region
- ▶ Lack of intergenerational activities
- ▶ Lack of year round, alternative (i.e. not just sport) or safe things to do
- ▶ Limited transport options
- ▶ Lack of services (noting at this time the YWCA left the region taking 5 youth workers away).

Youth surveys taken at the time reinforced the feeling of ‘nothing to do’, lack of places for youth to be together without harassment or causing fear in others, need to be away from drug pushers or ways to get information or involved with activities.

Discussions with staff at Council and Alexandrina Council confirm that the reality and perceptions of need are essentially unchanged and, in fact, the increased young people population since 2006 reinforces a more urgent need for a youth centre. The Southern Fleurieu Youth Network is now dormant and there is very limited funding available for other government or stakeholder led youth

initiatives.

Ideas for a youth centre in the 2009 proposal suggested it should be centrally located (including next to the Victor High School), away from housing, easily accessible and potentially located with other community uses. A centre should allow for:

- ▶ A ‘place and sense of belonging’
- ▶ Access to programs and activities on a regular basis
- ▶ Access to information and outreach services
- ▶ Opportunities to increase skills and get involved in youth and community activities
- ▶ Rehearsal and performance space and a place to make and show films
- ▶ Training and educational options in a community setting as well as act as enterprise incubator that could broaden employment opportunities for young people.

Open space, sport and recreation

The Council commissioned the preparation of a study in early 2023 to investigate existing needs and prepare a strategy to help guide Council's decision making. The initial Background Report² was published in May 2023.

Assessment outcomes

This Report created four categories of open space:

- ▶ **Recreation** - Accessed by all to play, socialise, exercise, celebrate or participate in other activities
- ▶ **Sport** - Formal structured sporting activities
- ▶ **Nature/linear** - Low impact recreation in a setting where people can enjoy nature and protect local biodiversity and natural areas
- ▶ **Public realm** - Includes shared spaces in a city for its visitors and residents to socialise and interact with others.

The Report noted that:

- ▶ The majority of physical activity across communities consisted of unstructured and non-competitive activities
- ▶ Trends in activity in the City are consistent with broader State and national trends, with residents participating in high levels of active recreation activities such as walking, running, fitness and informal sport activities such as swimming
- ▶ Sport participation is generally higher in the more

traditional sports such as Australian Rules Football (AFL), netball, soccer, tennis and golf, which is consistent with other outer of metropolitan Councils

- ▶ Facility audits conducted at 142 sites across the City found a wide array of infrastructure that supports people of all ages and abilities to improve their health through physical activity.

Of the 142 sites audited the total open space provision for the City of Victor Harbor is 1,326ha. 33.18ha is classified as sporting, 56.54ha is recreation, 7.95ha is Public Realm and 1,236ha is Nature open space.

There are 19 playgrounds, 15 tennis courts, 2 skate parks, 3 cricket ovals, archery, 1 BMX/Pump track, 4 beach volleyball courts, 2 AFL ovals, 9 netball courts, 2 lawn bowls clubs and 3 hockey pitches.

The consultant undertook an audit of each open space, walkability and access review and assessed and benchmarked existing needs at council wide and suburb level. With this analysis, the Report suggests that accessibility to the hierarchy of open spaces should be:

- ▶ Local open space (0.4 to 1 ha in size) - within 500 metres
- ▶ Neighbourhood open space (1 to 5ha) - within 1 kilometre of a 10 minute walking distance
- ▶ District open space (5ha plus) - within 3 kilometres or 5 minutes drive
- ▶ Regional open space (no size proviso) - within 10 kilometres.

The following facility types were deemed as deficit in the report:

Facility	2036 surplus/deficit	Strategy comment
AFL oval	-2 facility	New ovals needed, should be multipurpose and possibly within existing school. Should be club sport compliant
Cricket oval	-1 facility	See above
Soccer field	-3 facility	See above
Diamond sport field	-1 facility	See above
Indoor courts	-2 facility	
Skate park	-1 facility	Suggested one existing facility be upgraded to District level
Playgrounds	nil deficiency	Lack of adventure playgrounds, need to elevate some spaces to District/Regional level

The report notes there are no soccer fields in the City with reliance on a soccer precinct in Alexandrina Council. Further, the indoor courts at the Recreation Centre are not compliant due to inadequate run-off areas (space between court boundaries and walls/fixed objects) that limits the amount of competition activities.

² Inside Edge 2012. Victor Harbor Sport, Recreation and Open Space Strategy Background and Needs Analysis Report

Strategy recommendations

The authors of the Report were also commissioned to prepare a strategy for Council. The resultant Sport, Recreation and Open Space Strategy³ was adopted by Council on 24 July 2023. The strategy outlines City Wide Strategic priorities to be delivered through a series of site recommendations and a 10 year Implementation Plan. Relevant recommendations include:

- ▶ **Youth Park** - Develop a master plan for the site incorporating the skate park, playground, and foreshore courts. The spaces needs to connect to each other and offer a range of activities. High priority.
- ▶ **Encounter Bay Sporting Complex** - Develop a master plan for the site in partnership with site users. Athletics club to be involved in planning exercise to discuss their needs and whether suitable for the site. Medium priority.
- ▶ **Victor Harbor Oval Complex** - Develop a master plan for the site in partnership with site users, that will provide a coordinated and strategic planning approach to the provision and development of sport and recreation. Medium priority.

It is noted that future need for land intensive ovals and recreational facilities was identified in the City of Victor Harbor Strategic Directions Report 2013. This report outlined that as Victor Harbor continues to grow there will be a need to set aside land for recreation facilities and sports fields in appropriate locations. Council did seek to utilise former TAFE SA

land for a recreation facility, however, this land was ultimately developed for bulky goods retailing as initiated by the State Government. There is a need to identify and potentially zone land as part of a Planning Code Amendment to secure available space for this important need. This may be negotiated with the State Government as part of discussions regarding growth area designation in the Greater Adelaide Regional Plan.

The Precinct

Council has released an Expression of Interest for parties to deliver the planned development of a 11.2ha parcel of land to become the Southern Fleurieu's premier sports, leisure and entertainment precinct. A concept plan has been prepared with desired elements incorporating:

- ▶ Multipurpose indoor stadium courts of ~ 4,800 sqm GFA
- ▶ Community-driven multi-function sporting precinct
- ▶ Commercially self-sustaining precinct
- ▶ High-standards of environmental sustainability.

The Expression of Interest brochure identifies potential for leisure and entertainment uses such as bowling, tree climb, rock climbing and a pump track. This development is at the early stages and there is no guaranteed building or use outcomes at present. There are no oval(s) proposed as part of this development.

There is no current locked-in reuse decision for the existing Recreation Centre.

Other Council facilities

The nature and purpose of social infrastructure, such as libraries is changing. With good design and sufficient space they can become a destination or a 'third place' (after school or work). The current library is undersized for the level of population and it is challenging to develop a permanent youth friendly space.

Evidence based assessment from other councils identifies there is an expressed desire for more older aged based play, outdoor gyms and inviting public spaces for young people to gather. Formal and informal spaces can also provide opportunities for training, cultural activities and collaborative learning, incubation of new ideas, social enterprise, and exhibition space for young people. While there are a number of play spaces these primarily cater for younger children and are often not welcoming for youth to congregate or dwell.

Lounges, sporting facilities and cafes are also becoming an integral part of spaces for young people but this is not affordable for all. For example, the new Skate Park in the City of Adelaide has been successful, however, the lessons learned for all councils is that this only targets a proportion of youth and often excludes females and people from Culturally and Linguistically Diverse backgrounds.

There are no other council operated youth precincts in Victor Harbor. There are a range of cultural, sporting, retail and other activities in Victor Harbor, however, many are fee based and not all youth can afford to enter these premises.

³ City of Victor Harbor. 2023. Sport, Recreation and Open Space Strategy

Services and facilities for young people summary

No.	Issue	Services and facilities for young people - recommendations
7.1	Indoor youth centre	Need: There is no council operated indoor youth facility in the City Provide a youth facility in the City. Based on current and future city population there is demand for a facility that can offer a diversity of activities including accessible sport, music, podcasting, gaming and other activities. No minimum floor area is prescribed however good practice¹ indicates the following activity spaces should be included: 1. Control desk/check-in 2. Commons/game room 3. Activity rooms/classrooms - large enough for at least 12/15 children per room 4. Multipurpose room/gymnasium 5. Computer room 6. Teen room 7. Outdoor activity areas. Good practice examples are found at https://www.sitearchitecture.com.au/designing-for-youth/ One option may include the conversion of the existing Recreation Centre to a youth centre. This building contains a suitable layout with indoor sports area and rooms that could be utilised as youth spaces. The building is located adjacent the Victor Harbor High School and in close proximity to the planned Regional Community, Sport and Recreation Precinct. It is important that a youth centre can be developed with input from young people providing them a sense of security and ownership. The Recreation Centre is considered an excellent adaptive re-use opportunity based on current internal layout and built design. Conversely, the Recreation Centre is not considered suitable for a community centre (not without extensive upgrade and redevelopment).
7.2	Outdoor precinct/hub	Need: Young people precincts Continue to develop the existing Victor Harbor Skate Park but also investigate and deliver facilities and amenities that encourage other young people and a diversity of activity to create a valued space for older children to dwell without feeling unsafe or fear of being moved on. Also, ensure the future Regional Community, Sport and Recreation Precinct has facilities that are inclusive, affordable and appeal to a wide range of young people.
7.3	Programs	Need: Continuation of youth development management and programs Continue funding of the Youth Development Officer position and youth related programs.

¹ Eric Mion, 2017. Youth Centres

AGED CARE SERVICES



Context

Similar to most developed nations, Australia's population has been steadily ageing. 2021 census data from the Australian Bureau of Statistics (ABS) confirms this trend. Population profile projections indicate an increasingly top heavy age pyramid: currently 1 in 7 Australians are over 65, by 2050 this will be close to 1 in 4 (see Fleurieu growth 2021-2036 - Growth Scenario 1 on Page 9).

Some older people have additional needs in terms of services and physical infrastructure, therefore city planning needs to reflect this. Because many people wish to 'age in place', forward planning in terms of housing, infrastructure and services (particularly health and allied services) are also required.

General lessons learnt from other Greater Adelaide councils include:

- ▶ Recognition that there is a need for governments at all levels to consider approaches to overcoming social, health and mental health issues associated with ageing. Providing a strong focus on positive ageing has been implemented in recent years.
- ▶ There is a need to develop approaches to support multi-generational lifestyles rather than clustering aged people in enclaves away from the broader community (developments such as U City on Franklin Street in the City of Adelaide that caters multi-generational living are desired new forms).
- ▶ Continued advocacy for programs and schemes (often funded by other tiers of government) that support active ageing and ageing well.
- ▶ Design of public realm needs to be incorporate

universal design and to enable ageing in place.

- ▶ Mobility, safety and accessibility requirements of the elderly need to be addressed. For example, developing local services and facilities appropriate to an ageing community and supported by sufficient free or low cost transport services.
- ▶ Considering opportunities for intergenerational learning and support, for example, through education, volunteering or not-for-profit programs, initiatives and events.

In general terms, an age friendly city would:

- ▶ **Promote age-friendly design:** Ensure that public spaces, buildings, and transportation are designed to accommodate the needs of older people. This could include features like wider sidewalks, more benches, and ramps or lifts for people with mobility impairments.
- ▶ **Expand access to affordable housing:** Many older people struggle to afford safe and comfortable housing. Cities can address this by providing financial assistance for older people to retrofit their homes or by incentivising developers to build more affordable senior housing.
- ▶ **Increase access to healthcare:** Access to healthcare is crucial for older people, who often have more healthcare needs than younger adults. Cities can expand healthcare services by providing mobile clinics, offering telehealth services, and partnering with healthcare providers to bring services to older people in their communities.
- ▶ **Promote social inclusion:** Older people who are socially isolated are at a higher risk of poor health

outcomes. Cities can promote social inclusion by creating more community spaces for older people, hosting events and activities that encourage socialization, and promoting volunteerism among older people.

- ▶ **Enhance transportation options:** Lack of transportation is a significant barrier to older people's ability to remain active and engaged in their communities. Cities can enhance transportation options for older people by providing discounted or free transit passes, partnering with ride-sharing companies to offer discounted rides, and creating more pedestrian-friendly streets.
- ▶ **Support caregivers:** Many older people rely on family members or other caregivers to help them with daily activities. Cities can support caregivers by providing respite care, offering training and education programs, and creating support groups for caregivers, or changes such as on-street car parking accessibility (potentially similar to spaces for musicians).
- ▶ **Improve access to healthy food:** Good nutrition is important for older people's health, but many older people struggle to access healthy food. Cities can address this by promoting community gardens, partnering with local farmers markets to offer discounts for older people, and creating incentives for grocery stores to stock healthy food options.

Ageing well audit

Similar to many local governments in Australia, the City relies primarily on funding from the

Commonwealth or State Government to support aged care/disability services and programs. This funding typically covers expenses related to staff and program costs.

Council does not manage or develop retirement or aged care living accommodation within its boundaries (noting that councils such as the Cities of Salisbury and Charles Sturt operate in this sector). Council operates or is part of ageing well programs including:

- ▶ Caring Neighbourhood Program
- ▶ Positive Ageing Taskforce

▶ Southern Communities Transport Scheme. The Caring Neighbourhood Program is a Commonwealth funded social support program utilising 2 x staff (equal to 1.4 Full Time Equivalent) and a current team of 33 volunteers. The program offers support and capacity building to those aged 65 years with and over who are feeling isolated or disconnected.

The program runs individual support activities including library deliveries, Caddy Program (Dementia support), Pet Pals (pet support including dog walking), Garden Mates (working with someone in their garden) and other specific outings.

The program also facilitates social and group based activities including:

- ▶ 6 monthly lunch groups – held in hotels, cafes and clubs in the Southern Fleurieu region
- ▶ 1 monthly Movie afternoon – Held at Carrickalinga House

- ▶ 1 monthly Bus trip – Travelling out of the local region for a full day outing
- ▶ 1 weekly Art class – Held in the Assembly room at Carrickalinga House
- ▶ 1 weekly Singing group – Held at the Old School Building
- ▶ 2 x weekly social exercise classes – One held at the Old School Building and the other at the Gym within Exercise Physiology South premises
- ▶ 1 x fortnightly Library Group held in the Victor Harbor Library and Chat n Cino Café.

The program has high take-up membership and achieved the following outcomes during 2022 -2023 Financial year:

- ▶ Connected with 125 clients
- ▶ Provided 9,800 Social Support Group hours
- ▶ Provided 1,100 Social Support Individual hours.

It is understood that changes to Commonwealth funding can cease or change program operation make the ongoing management of the Program more challenging. The program is highly dependent on volunteers to deliver the level of social connectedness and activities. At the 2021 ABS census, 22.4% of the population aged over 15 reported volunteering for an organisation or a group(State-wide average of 17%). This is lower than 2016 ABS census count at 27.2%. COVID-19 impacted on volunteer rates statewide and there is a general lowering trend for volunteering. In this, Council does not have a Volunteer Strategy with only a 0.5 FTE position to run the entire volunteering

program for Council. Staff discussions identify the significant value of volunteers for ageing well and other community programs. There has been a reduction in volunteering levels in recent years likely due to the impacts of COVID-19 and also financial, health or other barriers to volunteering take up and/or retention. Further, Southern Volunteering (SA) does not have a permanent office in Victor Harbor anymore with office activities based in Beach Road, Christies Beach.

As part of improving daily life the Council has been working with State government, other councils and the community under the Positive Ageing Taskforce umbrella. The Taskforce works with services that support frail older people and their carers to facilitate service reform and improve service cooperation and coordination at the regional level. As part of a wider level of service, Council staff also assist community members with Advanced Care Directives (legal arrangements) for future health care and personal matters as they seek to help older family members or others in the community.

There are limited Council operated facilities dedicated to older people in the City. Carrickalinga House is owned by the Council and operated by the Carrickalinga Board of Management. The building notionally operates as a Senior Centres and provides membership based access to a range of activities from Snooker to meditation. It opens between 9am and 3pm each day.

Rate of provision

The PLAWA Guidelines suggest that the traditional notion of a 'seniors centre' is outmoded and that a place for older people to congregate (for social, physical, emotional and wellbeing needs) should be available within a community centre/hub.

Ageing well is increasingly being integrated with all local government activities, programs and plans. In addition, the funding and monitoring of aged care is a Federal and State government responsibility therefore not involving Council in its provision (unless they choose to become a housing provider).

Future population and need

The City has a median age of 60 years which is forecast to grow by 2036. As shown on the demographic tables on page 9 of the report, the 60+ years age demographic is forecast to be more than 50% of the 2036 population (10,395 persons of a 20,290 forecast population).

Discussions with Council staff seek to reverse the conversation of an ageing society and identify opportunities brought by an older population with knowledge, transferable skills, volunteering potential, disposable spending (subject to household income) and desire for activities. These messages are being replicated through Government advice and actions coming out of, for example, the SA Office for Ageing Well.

There is no internal Council funding for aged care services with staff roles dependent on external funding. There is a risk that current level of services

could be cut and/or reduced in outreach level if funding is reduced or additional contribution is not received as the older population cohort increases. Council needs to be allocate sufficient staff hours and be proactive in procuring funding and also working with other organisations and councils to maximise funding allocation, learning opportunities and skills training. These will benefit the community as staff may implement best practice service ideas and also be an exemplar within the State further enhancing the Cities appeal to older residents.

Council staff suggest a proactive and positive focus on the higher proportion of older people in the City. This shift in view could entail measures to:

- ▀ Facilitate more community-based initiatives for seniors
- ▀ Co-design initiatives involving elders
- ▀ More intergenerational projects and initiatives
- ▀ Explore further partnership opportunities with Office for Ageing Well, SA Health
- ▀ Provide more community information sessions
- ▀ Action that challenges ageism and promotes inclusive communities
- ▀ Seek grant funding to explore 'BIG' new ideas
- ▀ Initiate next practice' models of inclusivity (lead the way).

As an example, the City of Manchester has worked since 2003 to established a series of plans and actions to create a city that 'older people want to retire to'. Their latest publication titled 'Manchester: a great place to grow older' sets out three key

objectives:

- ▀ Develop age-friendly neighbourhoods
- ▀ Develop age-friendly services
- ▀ Promoting age equality.

The development of age-friendly neighbourhoods includes provision of:

- ▀ Future proofed dwellings with good design and building standards
- ▀ Diversity of housing stock including aged care but also a diversity of allotment/dwelling types and sizes more appropriate for rightsizing (noting that the premise of downsizing considers that older people who move located to smaller properties and that older people are more concerned with making a home 'manageable' rather than what they want)
- ▀ Dementia friendly street layout and design
- ▀ Seating and urban landscapes for all age groups that promote social connections, safety and independence.

South Australia has an older guide published in 2012 that offers practical guidance and design ideas². There is a significant body of research including:

- ▀ <https://researchbriefings.files.parliament.uk/documents/POST-PN-0539/POST-PN-0539.pdf>
- ▀ https://www.msa.ac.uk/media/msaacuk/documents/research/ageing/ADFL_ebook.pdf

² SA Health. 2012. Age-friendly Neighbourhoods Guidelines and Toolkit for Local Government

¹ Manchester City Council. 2017. Manchester a great place to grow older

Aged care services summary

No.	Issue	Aged care services - recommendations
8.1	Age Friendly Strategy	Need: Prepare an age friendly strategy As one of the oldest median aged communities in South Australia, Council should prepare an Age Friendly Strategy to help guide programs, strategic decision making, land use and spatial strategies and design to improve active ageing and wellbeing potential for older people. The Strategy could use the remit of the World Health Organisation as a structural guide: 1. Outdoor Spaces and Buildings 2. Transportation 3. Housing 4. Social Participation 5. Respect and Social Inclusion 6. Civic Participation and Employment 7. Communication and Information 8. Community Support and Health Services.
8.2	Age friendly neighbourhoods	Need: Delivering age-friendly neighbourhoods in residential growth areas and within established neighbourhoods Consider upgrade needs to create 'age-friendly neighbourhoods' in Victor Harbor (see examples outlined in this section such as the SA Health Age Friendly Neighbourhood Guidelines and Toolkit plus other examples such as in Manchester, England¹). This will include undertaking an accessibility audit, movement audit, dementia friendly audits and improved seating, greening, street lighting and wayfinding.
8.3	Maintain the Positive Ageing Taskforce	Need: Continued innovation, community engagement and active participation in developing and implementing positive and active ageing projects and programs Actively work with State and federal funding bodies around the Aged Care Reforms to continue to provide opportunities for ageing well in community.
8.4	Aged care living	Need: Additional mixed use retirement accommodation with the City Work with State government, aged care providers and developers to identify demand and delivery of additional mixed used, aged care living developments. This should include affordable aged care or government supplied housing. Explore opportunities for planning incentives to assist viability of future development.
8.5	Ageing well programs	Need: The growing older population underscores the continual need for aging well programs. Continue ageing well programs and maintain the current framework of customer feedback and improvement. Establish a program to match skill set of the elderly people/residents with local volunteering and mentoring opportunities.

¹ Manchester City Council. 2017. Manchester a great place to grow older

No.	Issue	Aged care services - recommendations
8.6	Climate change adaptation	Need: Climate ready housing for elderly and comfortable walking and public open space conditions Advocate for building design requirements that can help reduce the dangers of prolonged exposure to heat and cold weather noting the higher vulnerability for older people, particularly above 75 years old.
8.7	Accessibility	Need: Provision of accessible community buildings and spaces, plus provision of infrastructure that supports older people's independence of participation Audit existing community buildings and spaces to ensure they achieve highest levels of accessibility (noting some are contained in heritage listed buildings).
8.8	Planning policy	Need: More planning controls to integrate flexible housing models for older people within residential neighbourhoods 1. Advocate for planning policies that encourage models of co-living/inter-generational living and multi-generational lifestyle groups support/care. 2. Review planning and urban design strategies from the perspective of ageing population, particularly the appropriateness of current zoned locations for aged care facilities and services, and universal design for housing and the public realm. 3. Develop or advocate to State Government and other agencies for social housing policies that adapt to or are flexible enough to support an ageing population to age in place. 4. Ensure access paths and/or transport options between aged care residences and local facilities (e.g. parks and civic buildings) allowing for easy access.

There is a high degree of interconnectedness between opportunities for older people in creating extreme weather readiness, safe and legible walking conditions, improved cycling access, provision of local parks and space, multi-generational play and social spaces, city greening, indoor recreation, creative and cultural space development and community centres/libraries improvements that integrate with other recommendations in this report.

COMMUNITY TRANSPORT AND DISABILITY SERVICES



Photo: City of Adelaide

Context

Having regular, safe, affordable, and easily accessible transportation is a crucial factor in helping older individuals maintain their physical activity and social connections. It is essential to enable people to continue living independently by facilitating access to shops, medical and healthcare facilities, as well as opportunities for recreation and leisure.

There is an essential need for all members of the community to have an ability to get around the city. Baseline provision includes:

- ▶ Safe and walkable neighbourhoods
- ▶ Availability of designated seniors/disability parking
- ▶ Access to a range of suitable public and private transport options.

The strategic aims for an age friendly city should be where accessibility, affordable and modal choice are achievable outcomes for all residents.

There is longstanding recognition that transport disadvantage is higher in City fringes and rural townships due to lack of non-private travel mode options. RMIT University's Centre for Urban Research (CUR)¹ undertook research in 2008 investigating community vulnerability to lack of transport model choice. The resultant Vulnerability Indices for Mortgage, Petroleum and Inflation Risks and Expenditure (VAMPIRE) was devised for Australian Capital Cities. This research identified that

¹ <https://data.austin.org.au/dataset/rmit-cur-vampire-2016-capital-cities-sal-sal-2016>

the southern most areas of metropolitan Adelaide had a very high level of vulnerability therefore restricting travel options and access options. Researchers estimate that townships such as Victor Harbor (not connected by mass transit to Adelaide) would be further susceptible and vulnerable to the cost, lifestyle and opportunity costs of reliance on motor vehicles.

The University of Adelaide has prepared a Frail and Pre-frail estimates² for all statistical divisions across Australia. The analysis was undertaken using 2016 ABS Census data with forward projections to 2032.

Associated mapping identifies that Victor Harbor and adjacent townships have a high proportion of frail people (darker red means 600+ people defined as frail) in the community as shown on the map.

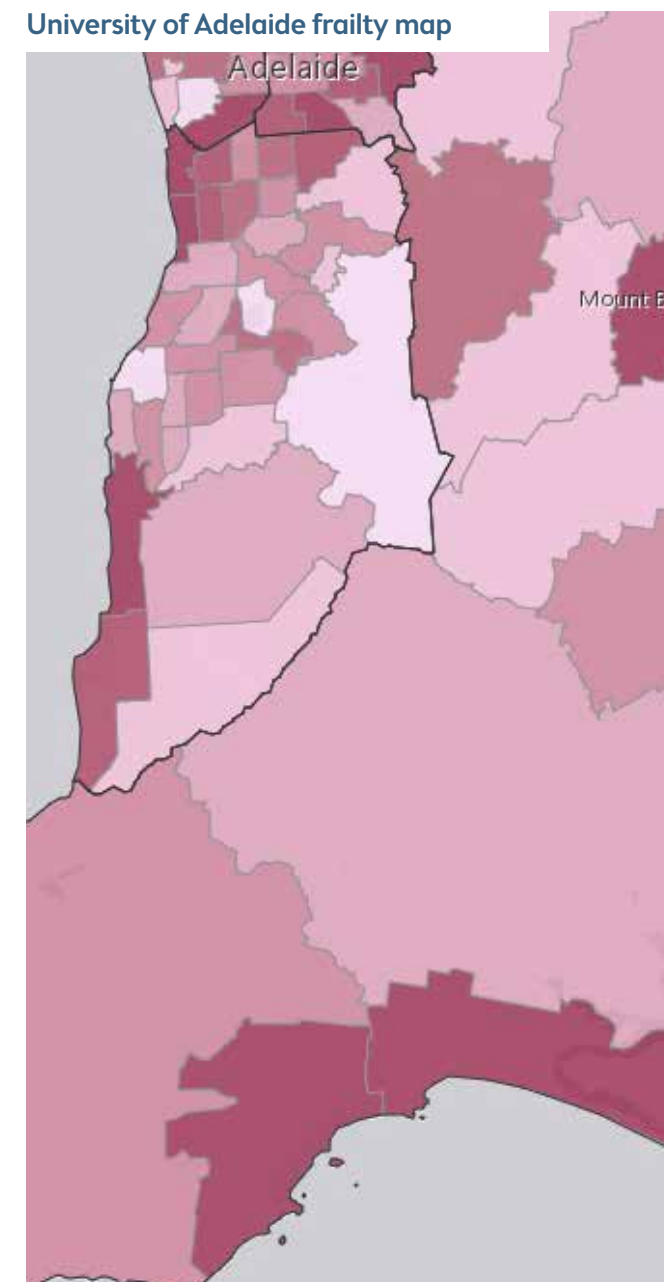
In this context, the City has an above average proportion of people aged 60+ years which is forecast to grow by more than 2,000 people by 2036 with:

Age group	2021 population	2036 population
60 to 64	1,319	1,683
65 to 69	1,595	2,034
70 to 74	1,960	2,495
75 to 79	1,500	1,912
80 to 84	872	1,109
85 and over	912	1,162

Source: Future Urban Council Area Profile 2023

² <https://health.adelaide.edu.au/frailty-healthy-ageing/research/geography-of-frailty>

University of Adelaide frailty map



2021 ABS Census data further identifies that:

- ▶ People who travelled to work by car was 62.8% (state average is 63.9%) or as a passenger 5.1% (state average is 4.3%)
- ▶ People who travelled to work by public transport was 0.7% (state average 5.3%) and people who walked at 3.1% (state average 2.5%). Cycling was 0.6% just below the state average of 0.9%
- ▶ Number of households with 1 motor vehicles was 44.5% (state average 35.9%) with the number of households with 3 or more motor vehicles at 14.7% which is lower than the state average of 19.3%.

Key reflections on these statistics are:

- ▶ Positive comparison for walking and cycling as a commute option although room for continued improvement- Council has been investing in cycling and walking trails but they are primarily for recreation purposes, albeit a higher proportion of young people may use these as a means to travel to school
- ▶ A significant disparity in public transport usage at 13% of the state average. This reflects the limited public transport options in the City.

Restricted travel options primarily affect those who are unable (age, disability, cost) to own or access a private vehicle. Within Victor Harbor there are currently no ride share (e.g. Uber), car club/share, or motorised scooter/cycle schemes

The Adelaide Hills - Fleurieu Peninsula
Regional Public Transport Study: Strategic Directions
and Public Transport Action Plan Final Report

identifies that:

- ▶ Adelaide Metro does not service Victor Harbor
- ▶ LinkSA operates a dial-a-ride and two community bus services in Victor Harbor. The Community Bus service (known as Bus 1 and Bus 2) operates only at morning and afternoon school peak travel time. The Dial-a-Ride operates between 8.45am to 3.15pm weekdays but has a limited frequency of service and poor patronage (a 15-seater minibus with an average of two passengers per service)
- ▶ There are infrequent LinkSA bus services between Adelaide, Victor Harbor and Goolwa.

As a regional city within the Greater Adelaide area, Victor Harbor has limited public transport with concurrent high demand on private vehicle usage.

Overall, for people with no licence or unable to drive for other reasons there is very restricted options without intervention by government or other agencies.

Southern Communities Transport Scheme (the Scheme)

The Scheme is supported by the City of Victor Harbor, Alexandrina Council, Department of Planning, Transport and Infrastructure, Home and Community Care South Australia, and the Department of Human Services.

The Scheme involves the coordination of local transport and volunteers as a cost effective means of improving access to services and opportunities for people living in the local area. The scheme assists

people of all ages who are transport disadvantaged.

There are two main services:

- ▶ Community Shopping Bus - a scheduled bus run which provides a door to door service to and from central Victor Harbor. Commercial operators are utilised for local transport where possible.
- ▶ Medi Ride - a door to door community car service available for transport to medical, nursing home or essential appointments both locally and in Adelaide.

The State Government seeks expansion of the service offer beyond transportation needs for medical services. This includes for social activities, visiting friends family or community group activities. In response, Council has introduced the Social Support Car Service to address this demand.

Council staff identify that funding for 65+ age group is delivered through the Commonwealth Home Support Program with under 65 age group travel funded by the State Government.

Council staff advise that most clients (and those in the wider community) who regularly use the Scheme cite age, cost, safety, distance to many services including out of council needs and lack of alternative transport options as key reasons for needing help.

The Scheme has been operational for more than 20 years and is now supported by 2.3 full time staff operating from the Civic Centre. A significant amount of staff time is required for the recruitment

and management of volunteer drivers who are vital to the success of the program.

There are currently more than 265 clients who actively utilise the Scheme with increasing demand especially since all restrictions associated with COVID-19 have been lifted. Staff advise that the common age for volunteer drivers is 60-75 years of age with many clients aged 75-80 years or over. This older age cohort is forecast to increase by more than 400 persons by 2036.

The Scheme is assisted by the Southern Communities Transport Scheme Advisory Committee. The Committee has been established to assist in addressing the needs of transport disadvantaged people by supporting a regional approach between the City of Victor Harbor and Alexandrina Council to the planning, development and coordination of services.

Future transport options

Without this Scheme, transport options are currently limited, for example, to:

- ▶ Friends, family etc assistance
- ▶ Minimal, poorly integrated, disconnect or non-accessible public transport
- ▶ Taxis (noting that some residents may be eligible for travel reimbursement such as Veterans Affairs card holders).

As part of the preparations for the Greater Adelaide Regional Plan, the State Government has released a Discussion Paper. This paper references an intent

to improve public transport, increase housing density and modal choice, plus deliver regional road improvements such as budgeted Main South Road and Victor Harbor Road duplications.

The Department for Infrastructure and Transport (DIT) has commenced preparation of the Southern Fleurieu Transport Area Plan. This strategic document will be an important catalyst to improving all modes of transport within the region, plus better public transport to metropolitan Adelaide.

As a guide, The Adelaide Hills - Fleurieu Peninsula Regional Public Transport Study recommended:

- ▶ Increasing demand for the Regular Route Service to Adelaide from Victor Harbor and surrounds operated by LinkSA
- ▶ Development of an intertown bus route between Goolwa and Victor Harbor
- ▶ Design and implementation of an on-demand transport services including Victor Harbor and Port Elliot.

Disability Services

The 2019 Australian Infrastructure Audit³ outlines a number of challenges for people living (or caring) for people with disabilities or other chronic conditions. This includes:

- ▶ Lack of purpose built living facilities for young people with disabilities
- ▶ Schemes and services to assist people with

disability that account for almost 50% of people entering prison

- ▶ Maintenance, adaptation and retrofitting of social housing for people with disabilities (now accounting for more than 40% of social housing tenants nationally)
- ▶ Higher levels of homelessness for people with a disability (particularly older or younger people)
- ▶ General demand for aged care and disability services, housing and infrastructure.

There is a complex structure of disability care, funding and services across Australia with State and Commonwealth Governments³ Programs such as the National Disability Insurance Scheme are federally funded and looked after by the National Disability Insurance Agency. This Agency partners with State Government and local service providers to deliver services and support to the community. Typically, Local Government are not service providers.

The Disability Inclusion Act 2018 requires all local government organisations to produce a Disability Inclusion Action Plan (DIAP) setting out measures enabling people with a disability to access general support and services and fully participate in the community.

Council have a strong role in creating more inclusive and accessible communities. In this space, Council adopted its Disability Access and Inclusion Plan²⁰²⁰⁻²⁰²⁴ in October 2020.

The Plan is structured around the themes and

³ Infrastructure Australia. 2019. Australian Infrastructure Audit 2019

priority areas of the Inclusive SA: State Disability Inclusion Plan 2019–2023:

- ▶ Inclusive communities for all
- ▶ Leadership and collaboration
- ▶ Accessible communities
- ▶ Learning and employment.

Under each theme there are a series of actions and measures. Relevant actions include:

- ▶ 3.1 Incorporate Universal Design principles in criteria for all new and existing building and public projects and planning for programs, services and events
- ▶ 3.7 Provide accessible transport options through the Southern Communities Transport Scheme
- ▶ 4.1 Identify and remove barriers to Council volunteering for people living with a disability
- ▶ 4.2 Promote local services and opportunities for employment and volunteering for people living with a disability.

Council staff advise that there is strong focus on creating inclusive and accessible spaces within community buildings. As an 'on-ground' example, both the future Recreation Centre and Arts and Cultural Centre will provide a higher level of functionality for people (including children and young people) with disabilities to be involved in sporting and cultural activities. This higher level of inclusivity meets Strategy 1.3 in Council's DIAP.

Rate of provision

There are no benchmarked provision rates for a community transport scheme or local government disability services.

Future needs

Community Transport Scheme

Without significant public transport or other modal choice improvement within Victor Harbor and nearby townships it is likely that reliance on private car usage will continue to increase concurrent with a larger population, rising costs of living and the proportion of older residents (with increased levels of frailty).

The Scheme provides mobility, social connectedness and independence of living benefits. This is particularly important for an older population or for those unable to drive for health or other reasons. Population increase coupled with very low public transport accessibility reinforces the long term high social value of the Scheme and its importance to the Fleurieu Region community.

Disability and inclusivity

Community feedback received as part of the preparation of the Disability Inclusion Action Plan in 2020 highlights a strong community ethos for improvements to facilities and activity opportunities.

As a positive response to a growing community Council could retain and/or introduce actions such as:

- ▶ Recognise at the strategic level the positive value of ageing well and benefit the older generation

brings to the community.

- ▶ Carry out regular age accessibility audits within community buildings but also neighbourhoods.. An age accessibility audit will help Council to promote greater level of participation in the local community and determine the support needs for the ageing residents. Conducted regularly (once every 2-3 years), the audit could review:
 - » Activities and services available locally and level of awareness of community destinations and access options (including walking routes). Support needs of older people (some who no longer drive) to access key services and facilities
 - » Support needs and infrastructure/ asset improvements (i.e. footpaths, lighting, public realm maintenance) for encouraging older people to engage in physical activity in parks and spaces
 - » The accessibility audit could inform Council's future work in improving wayfinding in the Council.
- ▶ Develop accessibility reviews for homes to identify the needs for improved safety and liveability (e.g. the need for grab bars, ramps into the home and surrounds (as well as public spaces), light switches and taps/door handles, rugs and carpets).

Community transport and disability services summary

No.	Issue	Community transport and disability services - recommendations
9.1	Southern Communities Transport Scheme	Need: Continued provision of the Scheme for existing and future population Continue to seek funding and operate the Scheme for the benefit of the community. Identify and implement measures to retain a sufficient number of volunteers to ensure ongoing viability of the Scheme. This may require additional staff support to the Council's Volunteer Officer to manage this need.
9.2	Southern Communities Transport Scheme support	Need: Additional office floorspace for the Scheme The Scheme currently has 2.3 full time staff, however, there is daily interaction and visitations from volunteers. This operational need requires additional floorspace for the Scheme team and exploration of provision of direct office access for volunteers (such as through a separate door without need to walk through other sections of the Civic Centre).
9.3	Public transport	Need: Additional regular public transport within Victor Harbor, rural hinterland and adjoining townships in Alexandrina Council Continue to advocate for improved local and regional public transport provision including: 1. Developing local public transport services to create a comprehensive, affordable, and integrated network connecting Victor Harbor through to Goolwa, providing a viable alternative to private car usage and improving accessibility and independence of movement for the community 2. Addressing other key recommendations in the The Adelaide Hills - Fleurieu Peninsula Regional Public Transport Study: Strategic Directions and Public Transport Action Plan Final Report. such as: » Fare costs, ticketing systems and flexibility » LinkSA contracts and services (including on-demand). Future public transport provision should reflect its proposed status in the Greater Adelaide Regional Plan as a growth area for residential and employment uses (with a joint population of more than 30,000 people). Limited modal choice beyond reliance on private vehicles would lead to increased congestion, amenity and pollution impacts as population grows. This can be avoided through timely delivery of coordinated public transport, cycling and walking infrastructure.

AVAILABILITY OF PUBLIC TOILETS



Source: Victor.sa.gov.au

Context

Modern public toilets serve a diverse range of people engaging in outdoor or other activities. They can also provide a relief place for those experiencing homelessness. Beyond mere functionality, public toilets contribute to the overall enjoyment and amenity of a place, ensuring that people can access basic facilities and feel comfortable while engaging with their surroundings.

Public toilets play a vital role in supporting the expanded use of open spaces and fostering increased participation in local social, economic, and recreational activities. However, without a strategic approach, the provision and maintenance of these facilities can become ad-hoc, potentially failing to align with community needs and best interests.

In a paper, Katherine Webber outlines that state and territory governments have established public health provisions concerning public toilets, with many delegating responsibility to local governments for maintaining public health and sanitation. Local governments, in turn, bear a range of responsibilities related to public toilets, including their provision and maintenance in parks, public spaces, and buildings. They also oversee sewerage and water infrastructure supporting public toilets and ensure public health compliance.

However, it's noteworthy that there is no legislative requirement in Australia mandating the provision of an adequate supply of publicly accessible toilets outside of private residences. This highlights a potential gap in regulatory frameworks that

could be addressed to better meet the needs of the community in terms of accessible and well-maintained public toilet facilities.¹

Provision of public toilets

Council currently provides 17 toilets across the City with facilities including:

- ▶ Town Hall, Coral Street, Victor Harbor (disability access, nappy access)
- ▶ Causeway Plaza, Flinders Parade, Victor Harbor (disability access)
- ▶ Soldiers Memorial Reserve, Esplanade, Victor Harbor (disability access)
- ▶ Skate Park, Flinders Parade, Victor Harbor
- ▶ Bridge Terrace, Victor Harbor
- ▶ Kent Reserve, Kent Drive, Encounter Bay (disability access, nappy service, sharps disposal service)
- ▶ Barker Reserve, Bay Road, Encounter Bay
- ▶ Franklin Parade corner Whalers Road, Encounter Bay (disability access)
- ▶ Encounter Bay Oval, Armstrong Road, Victor Harbor
- ▶ Encounter Lakes, CM Thorpe Park, Bartel Boulevard, Encounter Bay (disability access)
- ▶ Encounter Lakes, John W Crompton Jnr Reserve, Tabernacle Road (disability access, nappy service)
- ▶ Bluff Boat Ramp, Bert Puxley Reserve, Franklin

Parade (disability access)

- ▶ Kleinigs Hill Lookout, Hindmarsh Road, Victor Harbor (disability access)
- ▶ Investigator Carpark, First Ave, Hayborough
- ▶ Starfish Park, Aquamarine Drive, The Rise (disability access, nappy service).

Rate of provision

As part of the National Continence Program, a National Toilet Map website has been developed to provide information on over 19,000 publicly available toilets across Australia,

SA Health has published The Code of Practice for the Provision of Facilities for Sanitation and Personal Hygiene to assist the relevant authorities charged with the administration of the South Australian Public Health Act 2011. This is intended to ensure sufficient facilities are available for the maintenance of adequate standards of sanitation and personal hygiene within their area.

The Code contains guidance for building owners and facility managers, and local public health authorities, to ensure that facilities for personal hygiene and sanitation are properly designed and appropriately managed and maintained. However, it does address the relevant level of public toilet provision. The Code confirms that the number of facilities within buildings is defined in the National Construction Code. For public spaces there are no standardised requirements, however, it does state that an authority should consider:

- ▶ The nature and use of the premises or ;and

¹ https://policy-futures.centre.uq.edu.au/files/7702/PolicyFutures2021_Webber.pdf

concerned

- ▶ The number (or expected number), gender and needs of associated users, patrons and visitors
- ▶ The presence, number and accessibility of other public toilets in the vicinity.

Based on discussion with Council staff there is a challenging balance of provision to be determined taking into account community need, community aspirations (including for an older population), Summer peak demand, construction and maintenance costs, graffiti and vandalism, cleaning and unlawful activity.

Council's Land, Building and Open Space Asset Management Plan states that of the 17 public toilets (referred as public conveniences in the Plan):

- ▶ 6 are in buildings less than 20 years old
- ▶ 4 are in buildings between 21-40 years old
- ▶ 5 are in buildings between 41-60 years old

Some of these are legacy building with historic value. The Plan has an annual budget for building asset management and upgrade. Council staff identify that they generally address one public convenience per year.

There have been new toilets constructed such as at Franklin Parade and as part of the Bluff Master Plan.

On initial discussion, Council staff identify that they receive public request for additional toilets such as between Franklin Parade and The Bluff, plus within the Town Centre. However, in their opinion they

consider that the City has an appropriate spread, quality and level of built infrastructure (including disability access) to adequately satisfy demand. This includes along coastal areas, within public open space, tourist areas and the town centre.

As a comparison the City of Ballarat² Public Toilet Strategy identifies that

- ▶ City of Bendigo provides 4.4 toilets per 10,000 residents
- ▶ Greater Geelong provides 3.3 toilets per 10,000 residents
- ▶ City of Ballarat provides 4.8 toilets per 10,000 residents
- ▶ Greater Shepparton provides 5.5 toilets per 10,000 residents.

Victor Harbor currently provides 17 toilets for a 2021 population of 16,139 people equating to 10.6 public toilets per 10,000 population. This slightly reduces to 8.6 public toilets per 10,000 people for a 2036 predicated population of 20,290.

No recent surveys have been published regarding community views on toilet provision. Alexandrina Council is currently undertaking a survey to ascertain community views on level and nature of provision in their area. This is intended to inform preparation of a Public Toilet Strategy. A number of other regional towns have prepared a Public Toilet Strategy such as:

- ▶ Murray Bridge, SA

- ▶ Ballarat, Vic
- ▶ Woollongong, NSW
- ▶ Bayside, Vic
- ▶ Tweed Heads, Qld

There is strong value in preparing a Public Toilet Strategy in the City. Based on a desktop check, these strategies typically comprise:

- ▶ A suite of recommendations and other actions to improve the standard of existing and new public toilets
- ▶ A renewal and upgrade program of Council owned and managed public toilets
- ▶ A program for constructing new toilets based on a gap analysis
- ▶ A toolkit to guide assessment of public toilets.

Future need

As the City continues to grow, planning for a distribution of public toilets to ensure the community have equitable access to safe and clean toilets will ensure Victor Harbor remains a liveable and accessible city.

The current distribution of toilets across the Council is coastal centric and there appears to be a gap in the provision of public toilets across the district passive open space and emerging active travel network. This requires further investigation taking into account current and predicted usage levels, staying times, health related aspirations relating to encouraging people to be more comfortable with active movement (such as providing drinking

² City of Ballarat, 2023. Public Toilet Strategy

fountains, seating and public toilets).

There is also a need for consistent benchmarking to be developed addressing town centre, coastal paths, parks and playspace and passive recreation and active travel routes.

Availability of public toilets summary

No.	Issue	Availability of public toilets - recommendations
		Need: A consistent benchmark of public toilet provision across the City
10.1	Public toilet provision	Similar to other regional cities and towns it is recommended to prepare a Public Toilet Strategy to audit existing public toilet locations, identify any gaps in provision (taking into account an older population) and agree on the quality, quantity and appropriate locations for any new/updated public toilets.